ONE COMMISSION
For Miami-Dade

COMPREHENSIVE DEVELOPMENT MASTER PLAN AND ZONING

April 29, 2025

9:30 A.M.

111 NW 1ST STREET MIAMI, FL 33128
COMMISSION CHAMBERS 2ND FLOOR

BOARD OF COUNTY COMMISSIONERS

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Chairman

Kionne L. McGhee
Vice Chairman

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Marleine Bastien
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District 13

Daniella Levine Cava
Mayor

County Commission Rules

Rule 6.05 DECORUM

Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission, shall be barred from further appearance before the commission by the presiding officer, unless permission to continue or again address the commission is 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.

Miami-Dade County provides equal access and equal opportunity and does not discriminate on the basis of disability in its programs or services. If you need a sign language interpreter, Communication Access Real-time Translation (CART) services or materials in accessible format for this event, please contact the Miami-Dade County Agenda Coordinator's Office at 305-375-2035 or agendco@miamidade.gov at least five days in advance.

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.

Rule 5.06(g) PRIME SPONSORSHIP AND CO-SPONSORSHIP

When a resolution or ordinance is placed on the agenda at the request of a commissioner, the commissioner who requested the preparation of the item shall be designated as the prime sponsor. Any other commissioner who wishes to sponsor the resolution or ordinance shall be designated as a co-sponsor.

1A INVOCATION AS PROVIDED IN RULE 5.05(H)

1B PLEDGE OF ALLEGIANCE

1C ROLL CALL

3 SMALL-SCALE AMENDMENTS

OCTOBER 2023 CYCLE SMALL-SCALE APPLICATION WITH CONCURRENT ZONING APPLICATION

3A

241601 **Ordinance**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20230026, LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF SW 232 STREET AND SW 112 AVENUE, FILED BY LENNAR HOMES, LLC., AS AN OCTOBER 2023 CYCLE APPLICATION TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE [SEE AGENDA ITEM NO. 8C2] (Regulatory and Economic Resources)

CDMP Public Hearing

9/17/2024		*To be advertised in accordance with Section 2-116.1 of the Code of Miami-Dade County by BCC to BCC - Comprehensive Development Master Plan*
9/17/2024	4E	*Adopted on first reading Passed 13 - 0*

3A SUPPLEMENT

250805 **Supplement**

SUPPLEMENTAL INFORMATION ON OCTOBER 2023 CYCLE APPLICATION NO. CDMP20230026 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT AND UPDATE, AS WELL AS (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20230026 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES NOT INCLUDED IN THE INITIAL RECOMMENDATION REPORT [SEE AGENDA ITEM NO. 8C2]

3A1

250806 **Resolution**

RESOLUTION PERTAINING TO OCTOBER 2023 CYCLE APPLICATION NO. CDMP20230026, FILED BY LENNAR HOMES, LLC., REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. CDMP20230026, LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF SW 232 STREET AND SW 112 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20230026; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS [SEE AGENDA ITEM NO. 8C2] (Regulatory and Economic Resources)

CDMP Public Hearing

4 STANDARD AMENDMENTS AT TRANSMITTAL

OCTOBER 2024 CYCLE STANDARD APPLICATION WITH CONCURRENT ZONING APPLICATION

4A

250807 **Resolution**

RESOLUTION PERTAINING TO OCTOBER 2024 CYCLE APPLICATION NO. CDMP20240015, FILED BY BLUENEST AT KROME I, LLC, REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. CDMP20240015, LOCATED SOUTH OF SW 272 STREET, BETWEEN SW 177/KROME AVENUE AND SW 172 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20240015; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS (Regulatory and Economic Resources)

CDMP Public Hearing

4A SUPPLEMENT

250808 **Supplement**

SUPPLEMENTAL INFORMATION ON OCTOBER 2024 CYCLE APPLICATION NO. CDMP20240015 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20240015 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES NOT INCLUDED IN THE INITIAL RECOMMENDATION REPORT

4A1

250809 **Ordinance**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20240015, LOCATED SOUTH OF SW 272 STREET, BETWEEN SW 177/KROME AVENUE AND SW 172 AVENUE, FILED BY BLUENEST AT KROME I, LLC IN THE OCTOBER 2024 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

CDMP Public Hearing

7 STANDARD AMENDMENTS AT ADOPTION

MAY 2023 CYCLE STANDARD APPLICATIONS

7A

232318 **Ordinance**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20230008, GENERALLY LOCATED SOUTH OF THEORETICAL SW 400 STREET BETWEEN THEORETICAL SW 217 AVENUE AND THEORETICAL SW 227 AVENUE, FILED BY EIP IV FL ROUND HAMMOCK LAND CO. LLC, IN THE MAY 2023 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

CDMP Public Hearing

12/13/2023	4A1	*Deferred by BCC - Comprehensive Development Master Plan 8 - 0*
1/24/2024	4A1	*Adopted on first reading by BCC - Comprehensive Development Master Plan 11 - 0*

7A SUPPLEMENT

250810 **Supplement**

SUPPLEMENTAL INFORMATION ON MAY 2023 CYCLE APPLICATION NO. CDMP20230008 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) THE FINAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20230008 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES AFTER THE TRANSMITTAL HEARING ON JANUARY 24, 2024

7B

232321 **Ordinance**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20230010, LOCATED EAST OF 147 AVENUE, BETWEEN SW 258 STREET AND SW 260 STREET, FILED BY INFINITY GARDENS APARTMENTS, LLC, IN THE MAY 2023 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE [SEE AGENDA ITEM NO. 8C1] (Regulatory and Economic Resources)

CDMP Public Hearing

12/13/2023	4B1	*Deferred by BCC - Comprehensive Development Master Plan 8 - 0*
1/24/2024	4B1	*Adopted on first reading by BCC - Comprehensive Development Master Plan 12 - 0*

7B SUPPLEMENT

250811 **Supplement**

SUPPLEMENTAL INFORMATION ON MAY 2023 CYCLE APPLICATION NO. CDMP202300010 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) THE FINAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP2022300010 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES NOT INCLUDED IN THE INITIAL RECOMMENDATIONS REPORT [SEE AGENDA ITEM NO. 8C1]

OUT-OF-CYCLE STANDARD APPLICATIONS

7C

240588 **Ordinance** **Raquel A. Regalado Prime Sponsor**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20240004 FILED BY THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, AS AN OUT-OF-CYCLE APPLICATION TO AMEND THE URBAN CENTER TEXT OF THE LAND USE ELEMENT OF THE COMPREHENSIVE DEVELOPMENT MASTER PLAN RELATED TO THE DOUGLAS ROAD METROPOLITAN URBAN CENTER; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

CDMP Public Hearing

1/30/2025 4A1 *Adopted on first reading by BCC - Comprehensive Development Master Plan & Zoning Passed 10 - 0*

7C SUPPLEMENT

250812 **Supplement**

SUPPLEMENTAL INFORMATION ON OUT-OF-CYCLE APPLICATION NO. CDMP20240004 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) THE FINAL RECOMMENDATION REPORT ADDRESSING APPLICATION NO. CDMP20240004

8 ZONING ITEMS

8A-8B (No items were submitted for these sections.)

8C CURRENT ITEM(S)

8C1

250820 **Zoning**

PH NO: Z2023000187 -- DISTRICT(S): 08 -- APPLICANT: INFINITY GARDENS APARTMENTS, LLC. -- LOCATION: 14505 SW 260 STREET, MIAMI-DADE COUNTY, FLORIDA [SEE AGENDA ITEM NOS. 7B, 7BSUPPLEMENT] (Regulatory and Economic Resources)

Zoning Public Hearing

8C2

250821 **Zoning**

PH NO: Z2023000447 -- DISTRICT(S): 08 -- APPLICANT: UL 112, LLC. -- LOCATION: LYING ON THE NORTHEAST CORNER OF THE INTERSECTION OF S.W. 232 STREET AND S.W. 112 AVENUE, MIAMI-DADE COUNTY, FLORIDA [SEE AGENDA ITEM NOS. 3A, 3ASUPPLEMENT, 3A1] (Regulatory and Economic Resources)

Zoning Public Hearing

8C3

250822 **Zoning**

PH NO: Z2024000125 -- DISTRICT(S): 03 -- APPLICANT: 14TH STREET MIAMI INVESTMENTS, LLC. -- LOCATION: 101 NE 14 STREET, 115 NE 14 STREET, 119 NE 14 STREET, 121 NE 14 STREET, 125 NE 14 STREET, LYING ON THE NORTHWEST CORNER OF NE 14 STREET AND NE 1 COURT, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

Zoning Public Hearing

8C4

250823 **Zoning**

PH NO: Z2024000128 -- DISTRICT(S): 10 -- APPLICANT: WEST GABLES PROPERTY, LLC. -- LOCATION: 9025 SW 72 STREET, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

Zoning Public Hearing

8C5

250824 **Zoning**

PH NO: Z2024000131 -- DISTRICT(S): 11 -- APPLICANT: EXTRA SPACE PROPERTIES TWO, LLC. -- LOCATION: 11851 SW 147 AVENUE, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

Zoning Public Hearing

ADJOURNMENT

MIAMI-DADE COUNTY

04-15-25 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: APRIL 29, 2025
TIME OF MEETING: 9:30 AM

CURRENT ITEM	**8C1** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2023000187**
Applicant	**INFINITY GARDENS APARTMENTS, LLC.**
District	**08**
Summary of Requests	The applicant is seeking to Expand the 2030 Urban Development Boundary (UDB) to include ±8.48-acre portion of the application site currently designated "Agriculture" by rezoning the subject property to the Naranja Community Urban Center District (NCUCD). As part of this request, the applicant proposes to rezone the property from AU (Agricultural District, minimum 5-acre lots) and NCUCD to NCUCD in its entirety, along with amendments to the regulating plans to designate a portion of the site as Industrial (ID) within the Edge sub-district. Additionally, the applicant requests modifications to the new streets and street types regulating plan.
Location	14505 SW 260 Street, 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:	**Z2023000447**
Applicant	**UL 112, LLC.**
District	**08**
Summary of Requests	The applicant seeks to permit a rezoning of Parcel "A" from Agricultural (1 residence per 5 acres) to BU-1A (commercial use) in order to build a commercial shopping center and a rezoning of Parcel "B" from Agricultural (1 residence per 5 acres) to PAD (Planned Area Development), in order to build a total of 257 dwelling units. Additionally, the applicant seeks to permit the proposed lots to have no frontage on public streets, with access provided via private drives, and to permit parking within private garages instead of on-street parking for 160 dwelling units.
Location	Lying on the northeast corner of the intersection of S.W. 232 Street and S.W. 112 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:	**Z2024000125**
Applicant	**14TH STREET MIAMI INVESTMENTS, LLC.**
District	**03**
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the School Board and the Adrienne Arsht Metromover Stations, 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	101 NE 14 Street, 115 NE 14 Street, 119 NE 14 Street, 121 NE 14 Street, 125 NE 14 Street, lying on the northwest corner of NE 14 Street and NE 1 Court, City of Miami, 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:	**Z2024000128**
Applicant	**WEST GABLES PROPERTY, LLC.**
District	**10**
Summary of Requests	The applicant seeks to permit a group residential facility (180-bed nursing home) on the subject property. Additionally, the applicant seeks to allow a greater floor area for the proposed development than permitted, and to have less number of parking spaces than required by code.
Location	9025 SW 72 Street, Miami-Dade County, Florida

CURRENT ITEM	**8C5** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2024000131**
Applicant	**EXTRA SPACE PROPERTIES TWO, LLC.**
District	**11**
Summary of Requests	The applicant seeks to modify a condition of a previous resolution, as well as a previously recorded covenant running with the land, to submit a revised site plan reflecting the expansion of the previously approved self-storage facility. The proposed expansion includes the construction of a new four (4) story self-storage building. Additionally, the applicant seeks an ancillary non-use variance to permit the proposed addition to have more Floor Area Ratio (FAR) than permitted by Code.
Location	11851 SW 147 Avenue, Miami-Dade County, Florida

COUNTY COMMISSION MEETING OF APRIL 29, 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

CURRENT ITEM
INFINITY GARDENS APARTMENTS, LLC. Z2023000187 **BCC/District 08**

The application is to permit a rezoning of the subject property from AU, Agricultural District (minimum 5-acre lots) and Naranja Community Urban Center District (NCUCD) to NCUCD. Additionally, the application proposes an amendment to the NCUCD Regulating Plans to include the subject property within the urban center and designate it as Industrial (ID), located within the Edge sub-district, and to amend the proposed street layouts.

REQUEST #1 ON OVERALL PARCEL

(1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District., and Naranja Community Urban Center District (NCUCD), to Naranja Community Urban Center District (NCUCD).

REQUESTS #2 THROUGH #5 ON PARCEL A

(2) AMENDMENT of the NCUCD Land Use Regulating Plan to designate the subject property as Industrial (ID).

(3) AMENDMENT to the NCUCD Sub-district Regulating Plan to designate the subject property as Edge Sub-district.

(4) AMENDMENT to the NCUCD New Streets Regulating Plan to designate SW 258 Street, SW 147 Avenue, and the western portion of SW 260 Street, as new “A” Streets.

(5) AMENDMENT to the NCUCD Street Type Regulating Plan to designate SW 258 Street, and SW 147 Avenue and the western portion of SW 260 Street, as Minor Streets.

LOCATION: 14505 SW 260 Street, Miami-Dade County, Florida.
SIZE OF PROPERTY: ±13.75-gross (±13.24-net) Acres

Department of Regulatory and Economic Resources Recommendation:

Approval of request #1, subject to the Board’s acceptance of the proffered declaration of restrictions, and approval of requests #2 through #5. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20230010 and it becoming effective) *

Protests: 0 Waivers: 0

APPROVED: DENIED WITH PREJUDICE:

DENIED WITHOUT PREJUDICE: DEFERRED:

CURRENT ITEM
UL 112, LLC. Z2023000447 **BCC/District 08**

The application seeks a rezoning of Parcel "A" from Agricultural (1 residence per 5 acres) to BU-1A (commercial use) in order to build a commercial shopping center. In addition, the application seeks a rezoning of Parcel "B" from Agricultural (1 residence per 5 acres) to PAD (Planned Area Development), in order to allow more units than currently allowed. Additionally, the application seeks to allow the proposed lots to have no frontage on public streets and to permit access to such lots by way of private drives, and to allow the units to have no on-street parking but to provide it within private garages instead.

REQUEST #1 ON PARCEL A - COMMERCIAL PARCEL

(1) DISTRICT BOUNDARY CHANGE from AU, Agricultural to BU-1A, Limited Business District.

REQUESTS #2 THROUGH # 4 ON PARCEL B - RESIDENTIAL PARCEL

(2) DISTRICT BOUNDARY CHANGE from AU, Agricultural District to PAD, Planned Area District.

(3) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to waive same to permit residential dwelling units to front on private roadways, and to permit such units to have access to public streets by means of private drives.

(4) NON-USE VARIANCE to permit 160 multi-family units with 0 parking spaces (2 parking spaces required for each) and to allow the required parking spaces to be provided within private garages (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Canals 20 Acres," prepared by Pascual, Perez, Kiliddjian, Starr and Associates, consisting of 19 sheets dated stamped received October 9, 2024, and 10 sheets dated stamped received January 3, 2025; entitled "Proposed Community Residence," prepared by Bellon Architecture, consisting of 12 sheets dated stamped received October 9, 2024; civil plans entitled "Silver Palms Canals 20 Acres," prepared by Ford Engineers, Inc., consisting of 4 sheets dated stamped received February 24, 2025; and landscape plans entitled "Canals 20 Acres," prepared by Witkin Hults and Partners, consisting of 16 sheets dated stamped received January 3, 2025, for a total of 61 sheets. Plans may be modified at the public hearing.

LOCATION: Lying on the northeast corner of the intersection of S.W. 232 Street and S.W. 112 Avenue, Miami-Dade County, Florida.
SIZE OF PROPERTY: ±30.71-gross (±28.52-net) Acres

Department of Regulatory and Economic Resources Recommendation: **Approval of requests #1 and #2, subject to the Board's acceptance of the proffered PAD covenant, and approval with conditions of requests #3 and #4 (Subject to approval of the concurrent CDMP amendment Application No. CDMP20230026 and it becoming effective) ***

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

CURRENT ITEM
14TH STREET MIAMI INVESTMENTS, LLC. Z2024000125 **BCC/District 03**

The application is to permit approval of the general development plans for a subject property located in close proximity to the School Board and the Adrienne Arsht Metromover Stations, 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: 101 NE 14 Street, 115 NE 14 Street, 119 NE 14 Street, 121 NE 14 Street, 125 NE 14 Street, lying on the northwest corner of NE 14 Street and NE 1 Court, City of Miami, Miami-Dade County, FL
SIZE OF PROPERTY: ±0.567-gross (±0.275-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
WEST GABLES PROPERTY, LLC. Z2024000128 **BCC/District 10**

The application is to permit a 180-bed skilled group residential facility to wit; a skilled nursing facility on the subject property. Additionally, the application seeks to permit a greater floor area than permitted and less parking spaces than required by code.

1. UNUSUAL USE to permit a group residential facility to wit; a skilled nursing facility.

2. NON-USE VARIANCE to permit a Floor Area Ratio of 1.15 (0.85 maximum permitted).

3. NON-USE VARIANCE to permit 81 parking spaces (117 required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled “Marquis Health”, as prepared by Kimley Horn, dated stamped received 11/5/2024, consisting of nine (9) sheets and plans dated stamped received 09/19/2024, consisting of four (4) sheets, together with plans entitled “Marquis Health”, as prepared by GHA, 09/19/2024, consisting of one (1) sheet and plans dated stamped 06/15/2024, consisting of seven (7) sheets for a total of twenty-one (21) sheets. Plans may be modified at public hearing.

LOCATION: 9025 SW 72 Street, Miami-Dade County, FL
SIZE OF PROPERTY: 2.50 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

EXTRA SPACE PROPERTIES TWO, LLC. Z2024000131 **BCC/District 11**

The application is seeking to modify a condition of a previous resolution, as well as a previously recorded Covenant running with the land in order to submit a new site plan showing the expansion of the previously approved self-storage facility located on the subject site in the form of a new 4-story self-storage facility building. Additionally, the application seeks to allow the proposed expansion with a greater floor area than permitted by Code.

(1) MODIFICATION of Condition #2 of Resolution No. CZAB11-21-08, passed and adopted by the Community Zoning and Appeals Board 11, and reading as follows:

FROM: "(2) That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Commercial Complex for: Extra Space Storage, Inc,' as prepared by TM Design Assoc. P.A., Sheets S1, LA1 and LA2 dated stamped received 10/30/08 and dated stamped received 05/09/08 on pages F-1, F-2, F-3, F-4, F-5, E-1, E-2 for a total of 10 sheets."

TO: "(2) That in the approval of the plan, the same be substantially in accordance with the plans, entitled "Extra Space Storage #1424", prepared by Colliers Engineering & Design, consisting of 6 sheets, and Landscape Plans as prepared by Witkin Hults + Partners, consisting of 3 sheets, for a total of 9, all stamped received on 01/07/2025."

(2) MODIFICATION of Paragraph #1 of a Covenant Running with the Land in Lieu of Unity of Title, recorded in Official Record Book 27090, Pages 4894-4909, reading as follows:

FROM: "1. The Property will be developed in substantial conformity with the site plan entitled Proposed Commercial Complex for: Extra Space Storage, Inc., as prepared by TM Design Assoc. P.A., Sheets S1, LA1 and LA2 dated stamped received 10/30/08 and Sheets F-1, F-2, F-3, F-4, F-5, E-1, E-2 dated stamped received 5/9/08, comprising a total of 10 sheets, a copy of which is attached hereto as Exhibit "B", said plan being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this instrument.

No modification shall be effected in said site plan without the written consent of the then owner(s) of the Property, and the Director of the Department of Regulatory and Economic Resources ("Director"); provided the Director finds that the modification conforms with the standards established in Section 33-257 of the Code of Miami-Dade County, and provided further, that should the Director withhold such approval, the then owner(s) of the Property shall be permitted to seek such modification by application to modify the plan or covenant at public hearing before the Community Zoning Appeals Board or Board of County Commissioners of Miami-Dade County, Florida, whichever by law has jurisdiction over such matter."

To: "1. The Property will be developed in substantial conformity with the plans, entitled "Extra Space Storage #1424", prepared by Colliers Engineering & Design, consisting of 6 sheets, and Landscape Plans as prepared by Witkin Hults + Partners, consisting of 3 sheets, for a total of 9, all stamped received on 01/07/2025."

No modification shall be effected in said site plan without the written consent of the then owner(s) of the Property, and the Director of the Department of Regulatory and Economic Resources ("Director"); provided the Director finds that the modification conforms with the standards established in Section 33-257 of the Code of Miami-Dade County, and provided further, that

should the Director withhold such approval, the then owner(s) of the Property shall be permitted to seek such modification by application to modify the plan or covenant at public hearing before the Community Zoning Appeals Board or Board of County Commissioners of Miami-Dade County, Florida, whichever by law has jurisdiction over such matter."

The purpose of Requests #1 and #2 is to allow the applicant to modify a prior resolution and a Covenant Running with the Land in Lieu of Unity of Title, in order to submit a new site plan that shows the addition of a new 4-story self-storage building to the existing self-storage facility on the subject site.

(3) NON-USE VARIANCE to permit a Floor Area Ratio of 1.035 (0.73 maximum permitted).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

LOCATION: 11851 SW 147 Avenue, Miami-Dade County, Florida.
SIZE OF PROPERTY: 2.94 Acres

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

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

T H E E N D

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: Z23-187 **April 29, 2025**
Item No. 8C1

Recommendation Summary	
Commission District	8
Applicant	Infinity Gardens Apartments, LLC
Summary of Requests	The applicant seeks approval for a rezoning of the property from Agricultural (1 residence per 5 acres) and Naranja Community Urban Center District (NCUCD) to NCUCD in its entirety. In addition to this rezoning, the applicant is requesting amendments to the regulating plans to designate a portion of the site (±8.48-acre) as Industrial (ID) within the Edge sub-district. Furthermore, the applicant is seeking modifications to the new streets and street types regulating plan.
Location	14505 SW 260 Street, Miami-Dade County, Florida.
Property Size	±13.75-gross (±13.24-net) Acres
Existing Zoning	AU, Agricultural District, Naranja Community Urban Center District (NCUCD)
Existing Land Use	Agriculture Use
2030-2040 CDMP Land Use Designation	Special District **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20230010) *** *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan, Section 33-311 District Boundary Change, *(See attached Zoning Recommendation Addendum)*
Recommendation	**Approval of request #1, subject to the Board's acceptance of the proffered declaration of restriction, and approval of requests #2 through #5. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20230010 and it becoming effective) ***

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20230010 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 33-314(C)(7) which states "Applications to amend any Urban Center or Urban Area District regulating plans, as provided in Section 33-284.89.3 of this chapter, or for any zoning action for any property located within the Downtown Kendall Urban Center District or Palmer Lake Metropolitan Urban Center District or to modify or delete declarations of restrictive covenants or conditions of zoning actions addressing property wholly located within the Downtown Kendall Urban Center District, as defined in Section 33-284.55 of this Code," and 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 OVERALL PARCEL

(1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District and Naranja Community Urban Center District (NCUCD) to Naranja Community Urban Center District (NCUCD).

REQUESTS #2 THROUGH #5 ON PARCEL A

(2) AMENDMENT of the NCUCD Land Use Regulating Plan to designate the subject property as Industrial (ID).

(3) AMENDMENT to the NCUCD Sub-district Regulating Plan to designate the subject property as Edge Sub-district.

(4) AMENDMENT to the NCUCD New Streets Regulating Plan to designate SW 258 Street, SW 147 Avenue, and the western portion of SW 260 Street, as new "A" Streets.

(5) AMENDMENT to the NCUCD Street Type Regulating Plan to designate SW 258 Street, and SW 147 Avenue and the western portion of SW 260 Street, as Minor Streets.

PROJECT HISTORY AND DESCRIPTION:

The application site consists of a single parcel with a total area of approximately ±13.75-gross (±13.24-net) acres, identified by Folio No. 30-6927-000-0320. Located east of 147 Avenue, between SW 258 Street and SW 260 Street, the site is situated in the unincorporated Miami-Dade County. Approximately two-thirds (±8.48 acres) of the site lies outside the Urban Development Boundary (UDB) and outside the designated Urban Expansion Area (UEA) in the Comprehensive Development Master Plan (CDMP). The remaining one-third (±5.27 acres) of the property is located within the UDB and within the Naranja Community Urban Center District. Additionally, the portion of the site inside the UDB is within the SMART Plan buffer area.

As part of this application, the applicant seeks an approval of a district boundary change on the entire property in order to unify the zoning on the subject site from AU, Agricultural District, and Naranja Community Urban Center District (NCUCD), to NCUCD. The portion of the site outside of the UDB is zoned AU on the County's Official Zoning Map while the portion inside the UDB is zoned within the NCUCD. This zoning application accompanies the submittal of a concurrently filed Comprehensive Development Master Plan ("CDMP") Amendment application (CDMP20230010) to bring the portion of the site that is currently designated "Agriculture" inside the UDB, and to redesignate it as a "Special District". Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20230010 and it becoming effective.

Pursuant to Resolution No. Z-13-05, the ±5.27-acre eastern half portion of the subject property was a part of a larger tract of land that was approved in 2005 for a district boundary change from multiple zoning districts to the Naranja Community Urban Center District (NCUCD). All of the parcels within the boundaries of the approved Naranja Community Urban Center District are regulated by plans and descriptive standards described in Ordinance No. 05-145. As amended, the subject property's density is consistent with the Urban Center interpretative text. The NCUCD regulations provide the regulatory framework for all development within the NCUCD. In addition, the ordinance designated the ±5.27 acres eastern portion of the subject parcel Industrial, ID with a maximum residential density of 18 dwelling units per acre, a

maximum height of 2 stories, and located within the Edge Sub-district. Subsequently, in October 2018, the BCC adopted Ordinance No. 18-124, which amended the Standard Urban Center (SUCO) standards for most urban centers and deleted density and building height regulating plans, allowing up to 45 residential units per acre and a maximum building height of six stories for properties within the Community Urban Center, particularly those located in the Edge Sub-district. Staff notes that this approximate ±5.27-acre eastern portion of property located within the NCUCD is currently approved for a mixed-use development consisting of 152 residential units and 3,222 sq. ft. of retail space under ASPR No. A2019000049. As such, if the subject application and its zoning requests are approved, the applicant intends to abandon the previously approved ASPR and submit a new ASPR application encompassing the entire parcel.

The applicant now seeks to rezone the subject parcel to NCUCD (request #1), and also as part of this application, to amend the NCUCD regulating plans to designate the two-thirds (±8.48 acres) of the site located outside the Urban Development Boundary (UDB) as Industrial (ID), and within the Edge Sub-district (requests #2 and #3). Additionally, the applicant seeks to designate SW 258 Street, SW 147 Avenue, and the western portion of SW 260 Street as new "A" Streets, as well as classify these streets as minor streets (requests #4 and #5).

As part of this application, the applicant has submitted a zoning Declaration of Restriction that, among other provisions, limits the development of the subject property to a maximum of 773 dwelling units, and a maximum of 10,000 square feet of retail space. The proposed density is consistent with the maximum permitted density in the NCUCD when participating in the workforce housing Development Program (WFH) (25% Density Bonus). Additionally, the proposed covenant includes conditions regarding the separation and height limitations to the agricultural uses located to the north and west of the subject parcel. The covenant also mandates that at least 15% of the development be dedicated to open space and that 30% of the proposed dwelling units be made affordable to households earning up to 140% of the Area Median Income (AMI) for Miami-Dade County. Furthermore, although no site plan has been submitted for this application, staff notes that any future development of the property, which would undergo an Administrative Site Plan Review (ASPR) process, must comply with the requirements of the Standard Urban Center Ordinance (SUCO) standards, including adequate buffering, site planning, and design features.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU & NCUCD/ID; agricultural groves, warehouse storage	Community Urban Center, and Special District **(Subject to approval of the concurrent CDMP amendment)**
North	AU & NCUCD; agricultural groves and vacant land	Agriculture, and Community Urban Center
South	AU & NCUCD; agricultural groves, vacant land and townhomes	Agriculture, and Community Urban Center
East	NCUCD; townhomes	Community Urban Center
West	GU; plant nursery	Agriculture (outside the existing UDB)
*** Land subject to CDMP Amendment Application No. CDMP20230010, filed concurrently by the applicant, which, if approved by the Board, would change the land use designation to "Special District" ("The West Naranja Bus Rapid Transit Multifamily Access District").**		

NEIGHBORHOOD COMPATIBILITY:

The subject property is bifurcated by the Urban Development Boundary (UDB), with the approximate ±5.27-acre eastern portion of property located within the Naranja Community Urban Center District (NCUCD) and being used for warehouse storage, while the remaining northern portion is zoned AU and currently used as agricultural groves. To the south, the properties are developed as townhomes within the NCUCD, with some vacant land situated outside the UDB. To the east, the properties are similarly developed as townhomes under the NCUCD. To the west, the property is zoned GU (Interim District) and is currently utilized as a plant nursery.

SUMMARY OF THE IMPACTS:

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 ±13.75-gross (±13.24-net) acres subject parcel under the NCUCD regulations, while fostering easier vehicular and pedestrian traffic with the expanded urban center district. Further, based on the accompanying 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 or traffic on the surrounding roadways and that the proposed development will generate approximately 330 PM peak hour vehicle trips. Similarly, based on the memorandum from the Department's Division of Environmental Resource Management (DERM), approval of the application will not reduce the Level of Service (LOS) standards for an initial development order. Further, staff's zoning analysis below indicates that, subject to the acceptance of the proffered zoning covenant, any visual impacts on the surrounding residences and agricultural groves 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 (CDMP20230010) 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 proposes to expand the 2030 Urban Development Boundary to include the ±13.75-gross (±13.24-net) acres application site; redesignate the application site from "Agriculture" to "Special District;" revise the CDMP Land Use Element "Special District" text to create the "The West Naranja Bus Rapid Transit Multifamily Access District"; and add the proffered CDMP Declaration of Restrictions.

The applicant seeks to rezone the subject parcel from AU and Naranja Community Urban Center District to the Naranja Community Urban Center District, along with amendments of the regulating plans to designate the subject property as ID, Industrial within the Edge Sub-district regulating plan. This application proposes transit-oriented development and based on the proposed CDMP special district restrictions, and the proffered Declaration of Restrictions committing to a development limited to 773 multi-family residential units at a residential density minimum of 10 dwelling units per acre and a maximum of 56 dwelling units per acre when incorporating the additional 25% WFH bonus, as required by CDMP Land Use Element Policy LU-8H(b). Given the concurrent nature of the planning and zoning applications, this zoning analysis and recommendation anticipates approval of the requested CDMP amendment application, which includes Declarations of Restrictions. The proffered CDMP covenants restrict the subject property

future development to a minimum floor-area ratio (FAR) of 0.25 and requires a minimum of 15% of the gross area to be maintained as open space and includes minimum building setbacks of 85-foot distance from the residential buildings on the western portion of the property to the agricultural property west of SW 147th Avenue and a distance of 40 feet from the residential buildings on the northern portion of the property to the agricultural property to the north of SW 258th Street. Said CDMP covenant also state that the development shall utilize the design guidelines of the County's Standard Urban Center District Regulations, which require use of pedestrian and bicycle friendly site layouts and building configurations to provide access to transit stations.

UDB expansions must demonstrate consistency with CDMP Policy LU-8H, which calls for the coordination of necessary infrastructure with future expansions of the UDB. Policy LU-8H further requires that the application addresses how the proposed development will satisfy the criteria set forth under the LU-8H policy. Specifically, **Policy LU-8H** requires such UDB Land-use map amendment applications to be evaluated according to factors including: *(a) minimum acreage requirement, (b) mix of housing types, (c) minimum Floor Area Ratio, (d) phasing schedule, (e) adequate public facilities and infrastructure, (f) non-residential needs of future residents, including shopping, schools, parks and necessary public uses (g) jobs to housing ratio, (h) sound urban design, (i) bicycle and pedestrian accessibility, (j) adequate buffering to adjacent agricultural land, (k) minimum open space requirement, (l) protection of environmentally-sensitive areas, (m) positive net fiscal impact to Miami-Dade County, (n) minimum affordable housing requirement, (o) commitments for mass transit, (p) commitments to maintain roadway level of service, and (q) preservation of agricultural land.* As explained in detail in the zoning analysis below, staff has assessed each of the above-referenced factors, including as to how the proposed development ensures that the associated impacts to public facilities and services are appropriately quantified and mitigated. Based on that analysis, staff opines that this zoning application is **consistent** with each of the criteria set forth in CDMP **Policy LU-8H**.

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 Special District (The West Naranja Bus Rapid Transit Multifamily Access District) on the CDMP LUP map, and subject to the acceptance of the proffered zoning covenant, staff opines that the proposed amendments of the regulating plans to designate the subject property as ID, Industrial within the Edge Sub-district regulating plan would be **consistent** with the CDMP Land Use Element interpretative text and the maximum density threshold permitted for the **Special District** 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 subject parcel, identified as 14505 SW 260 Street, Miami-Dade County, Florida, is part of a larger property generally located east of SW 147 Avenue, between SW 258 Street and SW 260 Street. The property is bifurcated by the Urban Development Boundary (UDB) line with the southeast third (±5.27 acres) of the site is also inside the SMART Plan buffer area and within a designated Urban Center. High density, transit-oriented-development should be encouraged within SMART Plan buffer area to create pedestrian and bicycle friendly environments that promote mobility for people of all ages and abilities through the use of rapid transit services. A large part of the property to the north, a smaller area to the south, and the entire section to the west are outside the UDB and zoned AU and GU, mostly consisting of agricultural groves and vacant land. To the east, as well as a small area to the north and a larger section to the south, the

properties are within the NCUCD and designated as an ID in the regulating plans, located within the Edge sub-district. The applicant proposes to rezone the entire subject property from AU and NCUCD, to NCUCD (Request #1), and amend the regulating plans to designate it as Industrial (ID), within the Edge sub-district (Requests #2 and #3). Additionally, the applicant seeks to designate SW 258 Street, SW 147 Avenue, and the western portion of SW 260 Street as New "A" Streets and Minor streets (Requests #4 and #5). As previously noted, the subject property is bifurcated by the Urban Development Boundary (UDB) line and located within the Community Urban Center radius of 700 to 1,800 feet. The radius guidelines state that Community Centers should have a radius of 700 to 1,800 feet but may be extended up to one-half mile if recommended in a professional area plan for the center, which is then approved by the Board of County Commissioners after an advertised public hearing. However, Urban Center development shall not extend beyond the UDB. However, given the unique circumstances of the site, with the property being split by the UDB, the department understands that the guideline prohibiting Urban Center development beyond the UDB is not applicable in this case. The proposed NCUCD designation could allow residential development of up to 45 units per acre and a maximum of six (6) stories in height for properties within an Edge Sub-district designated as ID. This would permit the development of the ±13.75-gross (±13.24-net) acre parcel with a maximum of 618 residential units. Additionally, staff notes that the proposed CDMP Land Use Element Interpretative Text states that developments utilizing the workforce housing program are eligible for a 25% density increase. This would result in a total permitted maximum density of 773 dwelling units. Consequently, the applicant has provided a covenant that, among other provisions, restricts the maximum density for the subject property to 773 dwelling units. This restriction is **consistent** with the CDMP amendment application (CDMP20230010) currently being processed concurrently with this zoning application, as well as with the NCUCD Urban Center designation.

The BCC enacted Ordinance No. 18-124 in recognition of the fact that the character of the area surrounding the subject property has evolved. Specifically, the requested re-designation furthers the vision for the future development of the County expressed in Policy LU-1A of the Land Use Element Interpretative text, which states that "high intensity, well designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility". Further, as previously mentioned, the applicant has proffered a CDMP Declaration of restrictions which among other things includes a commitment to improve compatibility of the site with the agricultural land uses to the north and west, through buffering, lighting controls, and notifications for future residents. As a result, the proposed covenant limits the development along SW 147 Avenue and SW 258 Street to four (4) stories in height. Furthermore, the minimum building setbacks from adjacent agricultural land is forty (40) feet that includes a 25' landscaped buffer within the property where a dissimilar land use on the subject property adjoins agricultural land outside the UDB. The proposed covenant also stipulates that the development will provide additional physical, public amenities such as a pedestrian crosswalk, shaded public sidewalks, on street parallel parking and screened lighting within the development. Thus, staff finds the requests to amend the land use regulating plans of the NCUCD due to the unusual condition of the site, which can result in the increase in the intensity of development on the subject parcel, is **compatible** with the abutting high-density residential uses approved at the south and east of the subject property located within the NCUCD. As such, staff opines that the rezoning of the subject parcel from AU and NCUCD to NCUCD (request #1), along with the designation of the residential portion as ID, Industrial District located within the Edge sub-district, on parcel "A"(requests #2 and #3) would be essential to facilitate the uniform development of the contiguously parcels, while maximizing the allowable intensity of development within close proximity to the Community Urban Center, and its location within the SMART Plan buffer. For the reasons set forth in this recommendation, and because these zoning recommendations assume approval of, and cannot revisit the legislative decisions regarding, CDMP Amendment Application

No. CDMP20230010, staff opines that when the request to rezone the portion of the parcel outside the UDB is analyzed under Section 33-311, District Boundary Change, the approval of the requests, subject to the Board's acceptance of the proffered zoning covenant, would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code provides 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. Contingent on the approval of the CDMP amendment to re-designate the area to "Special District", approval of the NCUCD zoning districts on the aforementioned subject parcel would be **consistent, subject to the modifications,** with the proposed CDMP designation of the parcel on the CDMP Land Use Plan map and would be **compatible** with the surrounding area. Additionally, for the reasons that were explained in the Comprehensive Development Master Plan Analysis section above, the requests for the district boundary changes would be **compatible** with the surrounding properties, as they will provide for housing within SMART Plan corridor and would help to implement the County's transit-oriented SMART Plan development policies by introducing a mix of uses.

Based on the foregoing, and assuming that CDMP Amendment Application No. CDMP20230010 is adopted as requested, staff opines that, subject to acceptance of the proffered Zoning Covenant with the modifications recommended below, the request for the district boundary change would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the surrounding area. **Therefore, subject to the Board's acceptance of the proffered zoning covenant with the modifications recommended by staff, staff recommends approval of the requests #1, under Section 33-311, District Boundary Change and request #2 under Section 33-284.89.3 Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan.**

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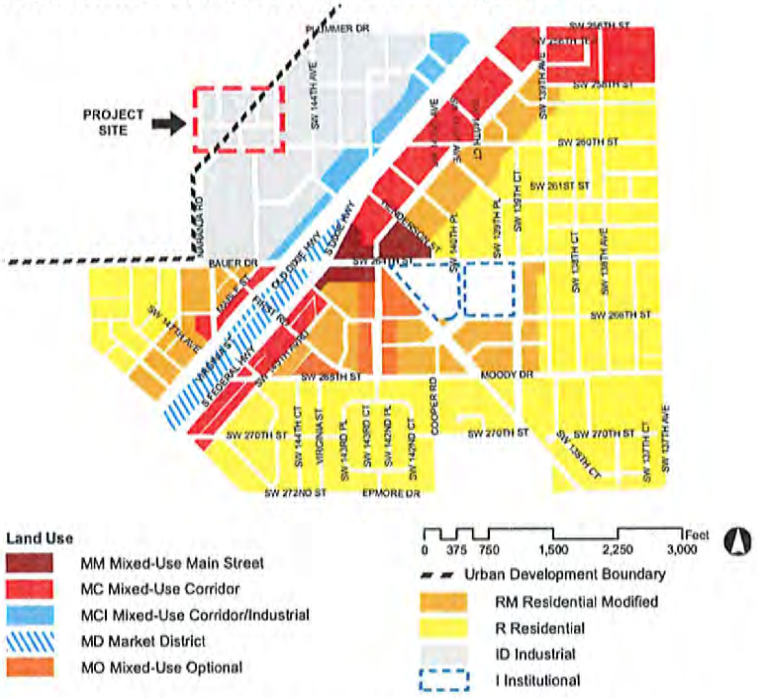
PROPOSED LAND USE REGULATING PLAN



PROPOSED SUB-DISTRICTS REGULATING PLAN

Staff notes that approximately one-third (±5.27 acres) of the application site is located within the UDB and the Naranja Community Urban Center. Additionally, properties to the south and east of the subject property are within the Urban Center District, also part of the Naranja Community Urban Center, and are developed with townhouses. The regulating maps controlling the urban center's intensity and density show the properties located to the south and east as lying inside the Edge Subdistrict and with a land use category of ID, Industrial District. As previously stated, a maximum density of 45 units per acre developed and buildings can be a maximum of 6 stories

is allowed for those ID designated properties.

PROPOSED STREET TYPES PLAN

PROPOSED NEW STREETS PLAN

PROPOSED NEW BIKE ROUTE PLAN

PROPOSED OPEN SPACE PLAN

Number	Type	Area
1	S	15,000 sq. ft.
2	S	17,000 sq. ft.
3	G	32,200 sq. ft.
4	G	28,000 sq. ft.
5	G	25,000 sq. ft.
6	P	10,000 sq. ft.
7	P	5,000 sq. ft.
8	G	ExistingPark
9	G	50,200 sq. ft.
10	P	5,200 sq. ft.
11	P	26,000 sq. ft.
12	G	9,600 sq. ft.
13	G	120,500 sq. ft.
14	G	35,000 sq. ft.
15	G	2,600 sq. ft.
16	G	7,000 sq. ft.
17	G	4,000 sq. ft.
18	G	18,000 sq. ft.

G: Green, S: SquareP: Plaza
N/A: Not applicable

Staff opines that the rezoning to Edge Sub-district (request #3), along with the height proffered by the applicant, provides a more appropriate transition to the less intensive agricultural land uses to the north and west of the subject parcel. Staff also opines that approval of this request is necessary to facilitate the development of the property under the urban center regulations, which as previously stated, permits development up to a maximum of 45 units per acre. As such, staff opines that approval of the request would not be out of character with the future development of the surrounding properties to the south and east, currently designated ID within the Urban Center, or the properties to the north and west which the applicant has agreed in the proffered zoning covenant to limit the height of such residential units to a maximum of four (4) stories along SW 258 Street (north) property line and along SW 147 Street (west) property line which are also in close proximity to the Urban Center and would be **compatible** with same. **Therefore, subject to the Board's acceptance of the proffered zoning covenant with the modifications recommended by staff, staff recommends approval of the request #3, under Section 33-284.89.3 Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan.**

To implement the proposed mixed-use development, the applicant seeks to designate SW 258 Street, SW 147 Avenue, and the western portion of SW 260 Street as a new "A" Street, and as Minor Streets (Requests #4 and #5). Staff opines that approval of same will further facilitate the uniform development of the subject property with the properties to the south and east, which are within the NCUCD, and provide for easier vehicular and pedestrian traffic with the expanded urban center district. As part of the NCUCD, a 25' landscaped buffer is required within the property where a dissimilar land use on the subject property adjoins agricultural land outside the UDB. The properties to the north and west are designated as agricultural. Therefore, the proposed street design for SW 258 Street and SW 147 Avenue shall, at a minimum, include a 10-foot building setback, a 6-foot sidewalk, a 25-foot landscape strip within the private property, and a right-of-way that includes a 6-foot shared bike and pedestrian sidewalk, an 8-foot landscape strip and a 10-foot travel lane. Additionally, SW 260 Street and SW 145 Avenue shall be developed with street design parameters that, at a minimum, include a 10-foot building setback, a 6-foot pedestrian sidewalk, an 8-foot landscape strip, and a 10-foot travel lane, with the 6-foot sidewalk along SW 260 Street serving as a shared bike and pedestrian sidewalk.

Staff opines that these requests will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). The CDMP establishes urban centers primarily as transit-oriented, pedestrian-oriented hubs of urban development intensification around and along existing and proposed premium transit facilities. In doing so, the CDMP acknowledges the deterioration of roadway levels of service and the improvement of transit levels of service within these areas. This is also furthered in the CDMP by exempting properties within the County's designated Urban Infill Area, Redevelopment Concurrency Exception Areas and urban centers from the "concurrency" requirement for transportation facilities. Staff notes that approval of the requests will not adversely impact the County's adopted Level of Service (LOS) standards for non-transportation County services. The memoranda from the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources (RER), the Traffic and Platting Section (RER), the Water and Sewer Department and Miami-Dade Fire Rescue, indicate that the request will not generate or result in excessive noise, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, or other such facilities which have been constructed or which are planned and budgeted for construction. **Therefore, subject to the Board's acceptance of the proffered zoning covenant**

with the modifications recommended by staff, staff recommends approval of the requests #4 and #5, under Section 33-284.89.3 Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan.

Furthermore, Policy LU-8H requires that a zoning application be filed concurrently with the CDMP amendment application and that it addresses how the proposed development will satisfy the criteria set forth in that CDMP policy. Staff notes that the applicant has submitted the subject zoning application, to be processed concurrently with the CDMP amendment application, which addresses a ±13.75-gross (±13.24-net) acres site.

Policy LU-8H requires evaluation of UDB amendment applications according to the following factors: *(a) minimum acreage requirement, (b) mix of housing types, (c) minimum Floor Area Ratio, (d) phasing schedule, (e) adequate public facilities and infrastructure, (f) non-residential needs of future residents, including shopping, schools, parks and necessary public uses (g) jobs to housing ratio, (h) sound urban design, (i) bicycle and pedestrian accessibility, (j) adequate buffering to adjacent agricultural land, (k) minimum open space requirement, (l) protection of environmentally-sensitive areas, (m) positive net fiscal impact to Miami-Dade County, (n) minimum affordable housing requirement, (o) commitments for mass transit, (p) commitments to maintain roadway level of service, and (q) preservation of agricultural land.* Staff's assessment below addresses each of the factors as it relates to said policy and as to how the proposed development may ensure that the associated impacts to public facilities and services are appropriately quantified and mitigated, and it is premised on the Development Agreement, including staff's recommended modifications identified below, being accepted:

a) *Contain a minimum of 10 acres unless the Board of County Commissioners determines a lesser acreage is appropriate*; and:

   Staff notes that the total acreage under the zoning application is approximately ±13.75-gross (±13.24-net) acres. Therefore, the application conforms with the requirement under **Criteria (a)**.

b) *Provide a mix of housing types at a minimum density of 10 du/acre for applications that include residential development*; and:

   This application mostly satisfies this criterion. The application exceeds the minimum density requirement and the applicant's concurrent zoning application proposes a variety of unit sizes and configurations, even though all of these would be in multi-family buildings. Therefore, the application conforms with the requirement under **Criteria (b)**.

c) *Provide a minimum FAR of 0.25 for applications that include non-residential development, excluding public uses, public utilities, public institutions, and public facilities, except when such non-residential uses are provided to support residential uses located on the same sites*; and:

   Staff notes that the proposed development will have a maximum FAR of 0.25. and proposed non-residential, commercial, uses are proposed to be provided to serve residential uses on the same site. Therefore, the application conforms with the requirement under **Criteria (c)**.

d) *Where multiple project phases are proposed, include a phasing schedule that demonstrates that the minimum density and FAR outlined in subsections (b) and (c) will be accomplished in the first phase of development in a recordable instrument in favor of the County*; and:

Neither the "Special District" text nor the Declaration of Restrictions indicate that development would occur in phases. Furthermore, the concurrent zoning application reflects only one phase of development. Therefore, the application conforms with the requirement under **Criteria (d)**.

e) *Demonstrate that the project will be served by utility water and sewer service and that adequate public facilities and infrastructure (including water, sewer, roadways, mass transit, solid waste, flood protection, parks and schools) are available or, where not available, ensure the provision of such improvements through a recordable instrument in favor of the County*; and:

One-third of the application site is within the UDB and is served by public utilities for which connections can serve the entire site, and the applicant has provided the necessary commitments in the proffered covenant to ensure adequate public facilities and infrastructure are available or will be available for the development in compliance with this criterion. As such, the approval of the application will not result in a deficiency in the Level-of-Service (LOS) standards, and notes that the applicant has provided data and analysis in support of the application(s) within the proposed CDMP text amendments and the proffered zoning covenant. Therefore, the application conforms with the requirement under **Criteria (e)**.

f) *Provide for the non-residential needs of the future residents including but not limited to shopping, schools, parks, and necessary public uses or demonstrate that such uses are available within an acceptable distance of the subject property*; and:

The applicant proposes up to 10,000 square feet of retail space to serve a development with 773 dwelling units. Staff deems that the proximity of the site to a transit station and a major commercial corridor would allow future residents to access non-residential needs through transit access, walking, bicycling, or short drives. Therefore, the application conforms with the requirement under **Criteria (f)**.

g) *Demonstrate that a jobs to housing ratio of at least 1.5:1 is available within five miles of the subject property or will be provided on-site for future residents*; and:

This criterion has not been met. While applicant's analysis does not adequately assess the jobs to housing ratio criterion, the application's support of the County's efforts to advance the implementation of the South Dade Transitway project while appropriately addressing a long-standing issue of a parcel being bifurcated by the Urban Development Boundary (UDB) leads to a recommendation of approval. Additionally, the application site is within the County's Transportation Infrastructure Improvement District (TIID) in further support the County's decades long efforts at providing premium Transit service within the South Dade Transitway.

h) *Demonstrate that the proposed development will utilize sound urban design principles contained in the County's Urban Design Manual or other document approved by action of the Board of County Commissioners and will provide for compatibility and connectivity with adjacent urban land uses.*

Staff notes that, based on the proffered zoning covenant and proposed Urban Center designation, the proposed development will utilize sound urban design principles, as outlined in the County's Article XXXIII(K). - Standard Urban Center District Regulations, to ensure compatibility and connectivity with adjacent urban land uses. Therefore, the application

conforms with the requirement under **Criteria (h)**.

i) *Incorporate bicycle and pedestrian accessibility throughout the development with connections to adjacent areas, where appropriate*; and:

Staff notes that the proposed development will be required to comply with the Street Types Development Parameters for NCUCD, which, among other requirements, mandates the integration of pedestrian and bicycle accessibility throughout the development. This includes providing connections to adjacent areas through the inclusion of, at a minimum, sidewalks, landscape strips, and parallel parking. As such, the application meets the requirements set forth under **Criteria (i),** with particular emphasis on pedestrian connectivity and accessibility.

j) *Provide adequate buffering to adjacent agricultural land*; and:

The applicant modified the proposed text for the West Naranja Bus Rapid Transit Multifamily Access District to add a requirement for buffering between future residential buildings and agricultural properties on lands to the north and west. At least a 40-foot setback separation, which shall include right of way, shall be provided between residential buildings on the north and the agricultural use to the north of the Property. In addition, at least 85 feet of separation, which shall include right of way, shall be provided from the residential buildings on the west and the
agricultural property west of SW 147th avenue. Therefore, the application conforms with the requirement under **Criteria (j)**.

k) *Provide a minimum of 15% of the gross area as open space*; and:

Staff notes that the language in the proposed "Special District" text requires a minimum of 15% of the gross area to be retained as open space, in accordance with the site's proximity to properties zoned AU, Agricultural. Additionally, as outlined in the proffered zoning covenant, a minimum of 15% of the site's gross acreage will be designated as open space, consistent with the open space regulations of the Special District. Therefore, the application meets the requirements under **Criteria (k)**.

l) *Protect environmentally-sensitive areas to the maximum extent feasible including consideration of impacts to threatened and endangered species*; and:

There are no environmentally pristine nor endangered species on this site. **This criterion is not applicable**.

m) *Demonstrate that the proposed development will have a positive net fiscal impact to Miami-Dade County*; and:

The application site is within the County's Transportation Infrastructure Improvement District (TIID) and supports the County's decades long effort to provide premium Transit service within the South Dade Transitway. The planned for Bus Rapid Transit (BRT) service improvements to the South Dade Transitway have a total estimated capital cost is $300 million while the TIID, to date, has generated approximately $89,475,657.00 in funds for all six SMART Plan corridors. The application if approved would facilitate greater tax revenue generation from the site to the TIID, and greater intensity of development proximate to the South Dade Transitway supports the County's efforts in providing premium Transit service on that line. Instead of a fiscal impact analysis and in light of the site's location and its anticipated increase in

contributions to the TIID, if the site is developed as proposed, it is appropriate to evaluate this application on the basis of its contribution to TIID and the County's efforts to support transit within the South Dade Transitway. **This application is supportive of the County's transit investments**.

n) *At least 12.5% of the proposed residential units must be priced affordably for individuals earning up to 140% of the Area Median Income*; and:

Staff notes that the applicant has proffered a covenant that among other things commits to a minimum thirty percent (30%) of the proposed dwelling units on the site shall be provided at rents affordable to individuals earning up to 140% of the Area Median Income (AMI). Therefore, the application conforms with the requirement under **Criteria (n)**.

o) *Include commitments to ensure that the proposed development will be served by mass transit with at least 20-minute peak hour headways or include a plan to provide such service*; and:

The application enables transit-oriented development within one-half mile of the SW 264 Street station of the South Dade Busway, and is served by transit service with 10-minute peak hour headways. Therefore, the application conforms with the requirement under **Criteria (o)**.

p) *Include commitments to ensure that the proposed development will not cause a roadway to exceed its adopted level of service standard or further erode the level of service on a failing roadway*; and:

The impacts from the proposed development if the application were to be approved would not cause a violation of the level of service standards for roadways. That said, US-1 is an evacuation route that is currently failing, so any impact from this project requires mitigation, hence the roadway has to be improved by the applicant by entering into a proportionate fair share agreement with the County. The applicant committed through its Declaration of Restrictions that the project will provide roadway improvements or pay its proportionate share to address this LOS issue. Therefore, the application conforms with the requirement under **Criteria (p)**.

q) *Provide for the preservation of agricultural land commensurate with the impacts of the application on agriculturally-designated land which may include participation in a Transfer of Development Rights program, Purchase of Development Rights program or other similar effort; however, notwithstanding anything in this paragraph to the contrary, in no event shall properties within the Urban Expansion Area be obligated to preserve agricultural land at a 1-to-1 ratio.*

The applicant committed in its Declaration of Restrictions to contribute to Miami-Dade County $8,750.00 per acre ($74,200 in total) for its impact to the portion of the Application site that is agriculture and outside the UDB towards the preservation of other Agricultural land. Therefore, the application conforms with the requirement under **Criteria (q)**.

Therefore, based on the foregoing analysis, staff opines that the application would be **consistent in part** with the aforementioned criteria for compatibility that are set forth within the CDMP Land Use Element, **Policy LU-8H**.

As mentioned previously, this zoning application has been filed concurrently with CDMP Amendment Application No. CDMP20230010, which seeks to bring the ±8.48-acre portion of the

±13.75 gross acre inside the UDB and re-designate it from "Agriculture" to the "West Naranja Bus Rapid Transit Multifamily Access District," a new "Special District" designation. In staff's opinion, and as previously stated, the purpose of the West Naranja Bus Rapid Transit Multifamily Access District is to provide a well-planned, thriving employment center for this South Dade area of the County. The Special District proposes to provide affordable residential, multi-family and townhome housing to meet the needs of the underserved Southwest Miami-Dade County region. The applicant has submitted a covenant with the required written and graphic exhibits, which consist primarily of proffered regulating plans. The approval and acceptance of the proffered covenant will ensure that future uses on the subject site remain consistent with the proposed Special District, and that appropriate infrastructure will be in place and available to serve the development, that uses that are not consistent or compatible be excluded, and that the proposed future development will occur to satisfy the market demand on a timely basis.

As previously stated, the proposed development plan and the zoning covenant restrict the development program to 773 dwelling units and 10,000 square feet of retail space through a Special District. The proposed "Special District" CDMP text amendment sets a minimum FAR of 0.25 and text language also requires a minimum of 15% of the gross area must be maintained as open space and includes minimum building setbacks of forty (40) feet from adjacent agricultural land. Staff further notes that within the proposed "Special District", 15% of the subject parcel's net acreage is required to be improved with landscaped open space due to the site's proximity to properties that are zoned Agriculture. Staff notes that the proposed Special District would permit rural residential development in conjunction with the agricultural areas. Based on the submitted plans, staff further notes that a minimum of 15% of the site's gross acreage will be set aside as open space in keeping with the aforementioned open space regulations of the Special District.

In conclusion, staff finds that, assuming CDMP Amendment Application No. CDMP20230010 is approved as requested by the applicant, approval of request #1, for a district boundary change on the subject site from AU, Agricultural District, to Naranja Community Urban Center District (NCUCD), subject to acceptance of the proffered zoning covenant, would result in a development that (1) satisfactorily mitigates its impacts on the environment, infrastructure, and services, (2) is compatible with the surrounding area, (3) is in character with other mixed-use developments located within close proximity, and (4) favorably contributes to the County's economy. Staff also finds that the requested ancillary amendments to the NCUCD (Requests #2 through #5), are necessary to provide for a cohesive development of the subject property, given the nature of the proposed development and the configuration and location of the subject property. **Therefore, staff recommends approval of the application, subject to acceptance and approval of the proffered Zoning Covenant.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered declaration of restrictions, and approval of requests #2 through #5. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20230010 and it becoming effective)

CONDITIONS FOR APPROVAL: None

ES:JB:SS:EA

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

ZONING RECOMMENDATION ADDENDUM

Infinity Gardens Apartments, LLC
Z23-187

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resources Management (DERM)	No objection
Platting and Traffic Review Section (RER)	No objection
Building and Neighborhood Compliance (BNC)	No objection
Department of Transportation and Public Works (DTPW)	No objection*
Water and Sewer Department (WASD)	No objection
Transit (DTPW-Transit)	No objection*
Fire Rescue	No objection
Department of Solid Waste Management (DSWM)	No objection
Parks, Recreation and Open Spaces Department (PROS)	No objection
Miami-Dade Police Department	No objection
**Subject to conditions in their memorandum.*	

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

Special District ***(*as proposed pursuant to CDMP application CDMP20230010)***	*Please see* ***Exhibit 'A'*** *titled "Out-of-Cycle Amendment Request to the Land Use Element & Land Use Plan Map Miami-Dade County Comprehensive Development Master Plan, Concurrent District Boundary Change, Modified Requests," submitted by the applicant in May 2023.* ***(*as proposed pursuant to CDMP application CDMP20230010)***
Uses and Zoning Not Specifically Depicted (Pg. I-33)	*Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the parcel exists, including all the provisions for density averaging and definition of gross density.*
Policy LU-4A (Page. I-11)	*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.*
Policy LU-4D (Page. I-8)	*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.*
Policy LU-8H (Pg. I-16)	*In addition to conformance with Policies LU-8F and LU-8G, applications requesting expansion of the UDB must request designation as a "Special District" on the CDMP Land Use Plan map and include a text amendment under the "Special District" CDMP text to outline the allowable uses, maximum density, maximum floor area ratio, and how the proposed development will satisfy the criteria set forth in this policy. A zoning application must be filed concurrently with the CDMP Land Use Plan map amendment and should meet the following criteria to be approved:* *a) Contain a minimum of 10 acres unless the Board of County Commissioners determines a lesser acreage is appropriate; and* *b) Provide a mix of housing types at a minimum density of 10 du/acre for applications that include residential development; and* *c) Provide a minimum FAR of 0.25 for applications that include non-residential development, excluding public uses, public utilities, public institutions, and public facilities, except when such non-residential uses are provided to support residential uses located on the same site; and*

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	d) Where multiple project phases are proposed, include a phasing schedule that demonstrates that the minimum density and FAR outlined in subsections (b) I-17 and (c) will be accomplished in the first phase of development in a recordable instrument in favor of the County; and *e) Demonstrate that the project will be served by utility water and sewer service and that adequate public facilities and infrastructure (including water, sewer, roadways, mass transit, solid waste, flood protection, parks and schools) are available or, where not available, ensure the provision of such improvements through a recordable instrument in favor of the County; and* *f) Provide for the non-residential needs of the future residents including but not limited to shopping, schools, parks, and necessary public uses or demonstrate that such uses are available within an acceptable distance of the subject property; and* *g) Demonstrate that a jobs to housing ratio of at least 1.5:1 is available within five miles of the subject property or will be provided on-site for future residents; and* *h) Demonstrate that the proposed development will utilize sound urban design principles contained in the County's Urban Design Manual or other document approved by action of the Board of County Commissioners and will provide for compatibility and connectivity with adjacent urban land uses; and* *i) Incorporate bicycle and pedestrian accessibility throughout the development with connections to adjacent areas, where appropriate; and* *j) Provide adequate buffering to adjacent agricultural land; and* *k) Provide a minimum of 15% of the gross area as open space; and* *l) Protect environmentally sensitive areas to the maximum extent feasible including consideration of impacts to threatened and endangered species; and* *m) Demonstrate that the proposed development will have a positive net fiscal impact to Miami-Dade County; and* *n) At least 12.5% of the proposed residential units must be priced affordably for individuals eaming up to 140% of the Area Median Income; and* *o) Include commitments to ensure that the proposed development will be served by mass transit with at least 20 minute peak hour headways or include a plan to provide such service; and* *p) Include commitments to ensure that the proposed development will not cause a roadway to exceed its adopted level of service standard or further erode the level of service on a failing roadway;* *q) Provide for the preservation of agricultural land commensurate with the impacts of the application on agriculturally-designated land which may include participation in a Transfer of Development Rights program, Purchase of Development Rights program or other similar effort; however, notwithstanding anything in this paragraph to the contrary, in no event shall properties within the Urban Expansion Area be obligated to preserve agricultural land at a 1-to1 ratio.*

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PERTINENT ZONING REQUIREMENTS/STANDARDS

Sec. 33-284.89.3. - Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan.	*Notwithstanding any other provision of this Code to the contrary, for properties that have a zoning classification of urban center or urban area district, an application (i) to amend a land use regulating plan to change the land use category to which a specific property is designated or (ii) to amend any other element of a regulating plan as applicable to the particular property (iii) or to expand the boundaries of an urban center or urban area district shall be processed as an application for a district boundary change in accordance with the procedures set forth in Article XXXVI of this chapter.*
Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

INFINITY GARDENS APARTMENTS, LLC	14505 SW 260 ST MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2023000187
DATE	**HEARING NUMBER**

FOLIO: 30-6927-000-0320

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
April 4, 2025

NEIGHBORHOOD REGULATIONS:
Case No. 202301001528 was opened on 08/11/2023. Warning Notice W409632 was issued on 08/11/2023 for *STORING OR MAINTAINING SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS AS STATED IN 19-14(A)(2), TO WIT: JUNK/TRASH OBSERVED ON VACANT LOT CONSISTING OF MISCELLANEOUS ITEMS (METAL, PLASTIC, WOODEN, AND CONCRETE DEBRIS).* Since compliance was not met, Civil Violation Notice T114385 was issued on 08/22/2023 for *FAILURE TO REMOVE SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS AS STATED IN 19- 14(A)(2), TO WIT: JUNK/TRASH OBSERVED ON VACANT LOT CONSISTING OF MISCELLANEOUS ITEMS (METAL, PLASTIC, WOODEN, AND CONCRETE DEBRIS).* A lien was recorded on 03/20/2024 under book 34142/page 4839. Lien payment was received on 03/21/2025. There are no outstanding fees. This case is pending lien satisfaction.

Case No. 202401000319 was opened on 02/16/2024. Citation T118123 was issued on 02/17/2024 for *REPEAT) FAILURE TO PERFORM LOT MAINTENANCE AND/OR REMOVE SOLID WASTE, JUNK, TRASH AND/OR DEBRIS IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14 (A)(2) & (A)(1), TO WIT: REPEAT VIOLATION, REFERENCE 202301001870. OVERGROWTH AND JUNK/TRASH ALONG IMPROVED ROAD (SW 143 PATH AND SW 232 ST).* A Notice of Intent to Lien was issued on 09/26/2024. A settlement payment was received on 12/30/2024 and the citation was closed on 01/29/2025. Case is closed.

Case No. 202401002448 was opened on 10/18/2024. Warning Notice W448070 was issued on 10/18/2024 for *OVER-HEIGHT FENCE, BARBED WIRE, WALL, OR HEDGE, TO WIT: REMOVE MESH ALONG SOUTH AND EAST FENCE. Since compliance was not met, Civil Violation Notice*

T125254 was issued on 11/08/2024 for FAILURE TO REMOVE, CUT OR TRIM, TO WIT: MESH ALONG SOUTH AND EAST FENCE. Citation was paid on 03/18/2025. A compliance inspection conducted on 03/19/25 revealed that the violation was corrected. Case is closed.

Case No. 202401002449 was opened on 10/18/2024. Warning Notice W448068 was issued on 10/18/2024 for *NO STRUCTURE, LAND OR WATER, SHALL BE USED OR ANY EXISTING USE ENLARGED, OR ANY NEW USE MADE WITHOUT FIRST OBTAINING A CERTIFICATE OF USE (C.U.), TO WIT: OPERATING NURSERY, CONDUCTING VEHICLE SALES AND OTHER BUSINESS USES WITHOUT CERTIFICATE OF USE.* A compliance inspection conducted on 10/19/2024 revealed that the violation was corrected. Case is closed.

Case No. 202401002455 was opened on 10/19/2024. Citation T124731 was issued on 10/19/2024 for *REPEAT)FAILURE TO PERFORM LOT MAINTENANCE AND/OR REMOVE SOLID WASTE, JUNK, TRASH AND/OR DEBRIS IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19- 14(A)(2) & (A)(1), TO WIT: REPEAT VIOLATION, REFERENCE 202301001870, 202401000319. OVERGROWTH AND JUNK/TRASH ALONG IMPROVED ROAD (SW 143 PATH AND SW 232 ST).* A compliance inspection conducted on 11/25/2024 revealed that the violation was corrected. Citation was paid on 03/24/2025. Case is closed.

BUILDING SUPPORT REGULATIONS:

Building Support Case# 20250234067-B: was opened on 10/18/2024. A Notice of Violation was issued on 10/18/2024 for "*Failure to obtain required building permit(s) prior to commencing work on: detached structure at west side of property. Failure to maintain a building or structure or devices in safe condition: chain-link fence in disrepair*.". A compliance inspection conducted on 03/26/2025 revealed that the violation was corrected. Case is closed.

VIOLATOR:

INFINITY GARDENS APARTMENTS, LLC

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: March 25, 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: Z2023000187-5th Review
Infinity Gardens Apartments, LLC, a Florida limited liability company
14505 SW 260th Street
DBC from Agricultural (AU) to Naranja Community Urban Center District (NCUCD).
Future multi-unit residential development and retail
(AU) (13.75 acres)
27-56-39

DERM is currently reviewing concurrent application No. CDMP2023000010. 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 section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

Pursuant to section 24-43.1(6) of the Code "Notwithstanding any provision of this Code, no County or municipal officer, agent, employee, or Board shall approve, grant or issue any building permit, certificate of use and occupancy, municipal occupational license, platting action (final plat, waiver of plat or equivalent municipal platting action) or zoning action (district boundary change, unusual use, use variance or equivalent municipal zoning action) for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than utility sanitary sewers or any source of potable water supply other than a utility water main without obtaining the prior written approval of the Director or the Director's designee."

Further, "The Director or the Director's designee determines that the existing nonresidential land use for the property or the nonresidential land use requested for the property is a nonresidential land use served or to be served by an onsite domestic well system and is not an establishment primarily engaged in the handling of food and drink (except factory prepackaged products and food preparation facilities on

agricultural properties which serve prepared food and drink on site), educational institutions, intermediate care facilities and health care facilities and is not one (1) or more of the nonresidential land uses permitted under the following Miami-Dade County zoning classifications:(i) BU-1A (excluding those land uses permitted by BU-1 except an establishment primarily engaged in the handling of food and drink (except factory prepackaged products), educational institutions, intermediate care facilities and health care facilities), (ii) BU-2 (excluding those land uses permitted by BU-1 except an establishment primarily engaged in the handling of food and drink (except factory prepackaged products), educational institutions, intermediate care facilities and health care facilities), (iii) BU-3 (excluding those land uses permitted by BU-1 except an establishment primarily engaged in the handling of food and drink (except factory prepackaged products), educational institutions, intermediate care facilities, and health care facilities), (iv) IU-1 (excluding commercial vehicle storage facilities with approved groundwater monitoring), (v) IU-2 (excluding commercial vehicle storage facilities with approved groundwater monitoring), (vi) IU-3 (excluding commercial vehicle storage facilities with approved groundwater monitoring), (vii) IU-C (excluding commercial vehicle storage facilities with approved groundwater monitoring), (viii) Unusual uses (excluding lake excavation; concrete batching plant; concrete block plant; rock crushing and screening plant; filling of rock pits; rock quarries; radio and television towers and transmitting stations; trailers as watchman's quarters)".

Currently, the portion of the property subject to this application for a district boundary change is located outside the Urban Development Boundary and does not have access to public water and sanitary sewers. Further, this application is being analyzed under CDMP Policy LU-8H which in pertinent part states "A zoning application must be filed concurrently with the CDMP Land Use Plan map amendment and should meet the following criteria to be approved: (d) demonstrate that the project will be served by utility water and sewer service and that adequate public facilities and infrastructure (including water, sewer, roadways, mass transit, solid waste, flood protection, parks, and schools) are available or, where not available, ensure the provision of such improvements through a recordable instrument in favor of the County"

The Declarations of Restrictions reviewed by DERM staff for the concurrent CDMP application CDMP20230010, states under #4 "the Owner hereby acknowledges and agrees that any habitable structure that requires connection to public water and public sewer shall connect to public water and public sanitary sewer infrastructure" Further, in the response letter submitted with this application it states that the property will connect to public water and sewer infrastructure.

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

Water Control Review

The west portion of the proposed development is located outside the Urban Development Boundary (UDB) where flood protection is required, but not fully defined. Therefore, prior to approval of any future development order the applicant must provide a conceptual stormwater management master plan demonstrating the retention of the 100-year/3-day storm event on site.

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 collection 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

Pollution Remediation Review

DERM has records of current contamination issues on the subject site tracked under Paradise One/Napoli (DERM file no. UT-6951/HWR-1232). All construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) 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

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources, including specimen trees (trees with a trunk diameter at breast height of 18 inches or greater) and non-specimen trees. Section 24-49 of the Code provides for the preservation and protection of specimen tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

The site plan entitled "Infinity Gardens Apartments" prepared by Nidia Cardona, R.A., and dated as received by Miami-Dade County on February 13, 2025, shows the proposed removal of non-specimen tree resources. Tree Permit application #2400856 was submitted on September 18, 2024, however, the permit has not been issued yet. 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.

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 property.

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: March 26, 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: Zoning Application Comments - Infinity Gardens Apartments, LLC
Application No. Z2023000187 (Revision 1) - (Previous App. No. Z23-172)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. The subject zoning application is bifurcated by the Urban Development Boundary line (UDB), thus rendering a portion of the property to be outside the UDB. The applicant submitted a CDMP Land Use Amendment (CDMP20230010) to 1) redesignate the portion of the subject property outside the UDB (approximate 8.48 acres) from Agricultural to "Special District", and 2) expand the UDB to include the portion of the application area outside the UDB within the UDB.

The water and sewer comments provided below are subject to the approval of the above mentioned CDMP amendment. Any development for the subject application will have to be done by the developer at their own expense and according to WASD's Rules and Regulations and Specifications and Standards. Please note that the water and sewer information provided for the subject application might change at the time of development and capacity modeling evaluation will be required. **Please note that there is a WASD Agreement No. 30462a for the subject project which is expired and will need to be re-activated and revised to reflect the proposed development with this application.**

Due to the project's proximity to the UDB, at the time of development, the proposed development will be subject to review and approval by a WASD proximity to UDB project review team, as required by Policy WS-2E in the County's CDMP.

Application Name: Infinity Gardens Apartments, LLC

Location: The proposed project is located on approximately 13.24 acres at 14505 SW 260th Street, with Folio No. 30-6927-000-0320, in unincorporated Miami-Dade County, bifurcated by the Urban Development Boundary (UDB), of which 4.76 acres of the property are inside UBD and the remaining portion of 8.48 acres are outside the UDB.

Proposed Development: The applicant is seeking the following request to Amend NCUC Regulation Plans: 1) District Boundary Change from AU to Naranja Community Uran Center (NCUC), 2) Amendment of the NCUC land Use Regulation Plan to designation the subject property as Industrial (ID), 3) Amendment to the NCUC Sub-district Regulating Plan to designate the subject property as Edge Sub-district, 4) Amendment to the NCUC New Streets Regulating Plan to designate SW 258 Street, and SW 147 Avenue as new "A" Streets and to designate the internal streets as Minor, and 5) Amendment to the NCUC Street Type Regulating Plan to designate SW 258 Street, and SW 147 Avenue, and the internal streets as Minor, in order to accommodate the development of a mixed-use project with 773 Apartments (High Density) and 10,500 sq. ft. of Retail within the 13.24 acres site.

The estimated total water demand for the proposed project will be 105,405 (gpd).

Water: Upon approval of the CDMP amendment to bring a portion of the subject site within the UDB, the proposed development will be located within the WASD's water service area. The water supply will be provided by the Alexander-Orr Water Treatment Plant (Plant). Currently, there is adequate treatment capacity at the Plant, consistent with Policy WS-2 A (1) of the CDMP.

On October 21, 2022, WASD Agreement No. 30462a was offered for the subject development, however, said Agreement has expired. Please note that said Agreement was issued for the construction of 103 apartment units and 1,479 square feet of retail (14,053 gpd) and the development being proposed with the subject application is for 773 Apartments (High Density) and 10,500 sq. ft. of Retail. As such**, said Agreement must be re-activated and revised** to reflect the proposed development with this zoning application.

There is an existing 12-inch water main (E30168D01A-11) along SW 260th Street, partially abutting the southern boundary of the subject property (within the UDB) to where the developer may connect and extend the same 12-inch water main to the southwest corner of the subject property, to provide service to the future development. Additional water mains extensions will be required and will be determined at the time the WASD agreement is re-offered. At the time of development, the subject project is subject to approval by WASD's proximity to the UDB project review team.

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 the WASD Agreement is re-offered.*

A Water Supply Certification (WSC) letter from WASD was issued on October 21, 2022, through expired WASD Agreement No. 30462a for the construction of 103 apartment units and 1,479 square feet of retail (14,053 gpd). Said Certification will be revised to reflect the proposed development with this zoning application at the time the WASD Agreement is re-offered. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit

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

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

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

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

Sewer: Upon approval of the CDMP amendment to bring a portion of the subject site within the UDB, the proposed development will be located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. This SWWTP 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.

A Public Pump Station will be required. Therefore, there is an existing 24-inch force main (ES6877-12) at the intersection of SW 260th Street and South Dixie Highway to where the developer may connect and extend a minimum 8-inch force main westerly, along SW 260th Street to the subject property as required to provide sewer service to the proposed development.

Please be advised that the new Public Pump Station site dimensions must be 45 ft X 65 feet and shall be deeded to WASD and must be shown on the plat without the encroachment of any other utility easements, having direct access to either a dedicated public right-of-way or to an ingress-egress paved access and utility easement with a minimum width of 20 feet.

Additionally, the developer shall connect to the aforementioned proposed Public Pump Station and extend 8-inch minimum gravity sewer mains at Full Depth in public Right-of-Way (R/W) or easements as required to provide 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, and the WASD Agreement 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.

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

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

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

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

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

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

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

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

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

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: March 11, 2025

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

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

Subject: DIC 23-187
Name: Infinity Gardens Apartments, LLC
Section 27 Township 56 South Range 39 East

I. PROJECT LOCATION:

The property is located north of SW 260 Street and east of SW 147 Avenue.

II. APPLICATION REQUEST:

This application is requesting a district boundary change from AU to NCUCD.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the east and west by SW 260 Street and from the north and south by SW 147 Avenue.

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)

330 PM Peak Hour trips are generated by the proposed 773 multifamily residential units and 10,000 square feet of retail use.

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	46 %	East	17 %
South	28 %	West	9 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9842 located on SW 147 Avenue south of SW 232 Street, has a maximum LOS **"C"** of **1,359** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **582** vehicles and **98** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9842** with its PHP and assigned vehicles is at LOS **"C"**. The **55** vehicle trips generated by this development when combined with the **582** and those previously approved through Development Orders, **98**, equal **735** and will cause this segment to remain at LOS **"C"** whose range is up to 1359.

Station 9918 located on SW 248 Street east of SW 177 Avenue, has a maximum LOS **"C"** of **1,359** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **514** vehicles and **35** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9918** with its PHP and assigned vehicles is at LOS **"C"**. The **15** vehicle trips generated by this development when combined with the **514** and those previously approved through Development Orders, **35**, equal **564** and will cause this segment to remain at LOS **"C"** whose range is up to 1359.

Station 9916 located on SW 248 Street west of US 1, has a maximum LOS **"D"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **505** vehicles and **156** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9916** with its PHP and assigned vehicles is at LOS **"C"**. The **42** vehicle trips generated by this development when combined with the **505** and those previously approved through Development Orders, **156**, equal **703** and will cause this segment to remain at LOS **"C"** whose range is up to 1,359.

Station 9971 located on US 1 south of SW 248 Street, has a maximum LOS **"E+20%"** of **4,296** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,133** vehicles and **1,247** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9971** with its PHP and assigned vehicles is at LOS **"C"**. The **65** vehicle trips generated by this development when combined with the **2,133** and those previously approved through Development Orders, **1,247**, equal **3,445** and will cause this segment to have an LOS **"D"** whose range is from 3,41 to 3,580.

Station 9822 located on SW 137 Avenue south of US 1, has a maximum LOS **"E+20%"** of **3,866** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,006** vehicles and **598** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9822** with its PHP and assigned vehicles is at LOS **"C"**. The **44** vehicle trips generated by this development when combined with the **1,006** and those previously approved through Development Orders, **598**, equal **1,648** and will cause this segment to remain at LOS **"C"** whose range is up to 3,078.

Station 9919 located on SW 264 Avenue west of SW 147 Avenue, has a maximum LOS **"E"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **480** vehicles and **240** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9919** with its PHP and assigned vehicles is at LOS **"C"**. The **59** vehicle trips generated by this development when combined with the **480** and those previously approved through Development Orders, **240**, equal **779** and will cause this segment to remain at LOS **"C"** whose range is up to 1,359.

Station 9860 located on SW 157 Avenue south of SW 272 Street, has a maximum LOS **"D"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **525** vehicles and **127** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9860** with its PHP and assigned vehicles is at LOS **"C"**. The **13** vehicle trips generated by this development when combined with the **525** and those previously approved through Development Orders, **127**, equal **665** and will cause this segment to remain at LOS **"C"** whose range is up to 1,359.

Station F-2521 located on US 1 north of SW 272 Street, has a maximum LOS **"E+20%"** of **4,296** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,832** vehicles and **957** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2521** with its PHP and assigned vehicles is at LOS **"E+6%"**. The **37** vehicle trips generated by this development when combined with the **2,832** and those previously approved through Development Orders, **957**, equal **3,826** and will cause this segment to remain at LOS **"E+7%"** whose range is from 3,580 to 4,296.

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. PLATTING REQUIREMENT:

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: February 19, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2023000187

The Miami-Dade Fire Rescue Department has **no objection** to request for district boundary change and amendments to the NCUC outlined in the Letter of Intent uploaded to "EnerGov" on 2/13/2025. Any future site plans will need separate approval.

Note: A cursory review of the site plan provided with this application identified the following items:
The fire department aerial apparatus set-up sites identified on SW 147 Ave are not acceptable as they are blocked by over-head powerlines. Provide secondary set-up site for northwest and northeast corner buildings. Note fire department aerial apparatus set-up sites identified on the north side of the property cannot be located over swale areas. Fire department aerial apparatus set-up sites shall be provided at each building over 3 stories in height. Set-up sites shall be located at a minimum on two sides of the building at the approximate center of each side for firefighting and rescue operations. Depending upon the building configuration, additional set-up sites may be required by the AHJ. Sites shall be no closer than 10 feet and no further than 30 feet from any building. Dimensions between set-up site and building must be identified on plan. Each site shall be a minimum 21 feet wide and 47 feet long with a cross slope no greater than 5 percent. Sites shall not be located over parking spaces, curbs, swales, or landscape areas. Sites must be located so that overhead power lines do not obstruct aerial ladder access to the building. Sites shall be designed and maintained to support a minimum of 32 tons and shall also be capable of withstanding any point forces resulting from outriggers.
Site plan must identify the roadway dimensions for the new fire department access road located on the north side of the project. The minimum dimensions for fire department access roads shall be 20 feet unobstructed width for two-way traffic or a minimum of 15 feet unobstructed width for one-way traffic lanes.

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: April 1, 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. Z2023000187
Infinity Gardens Apartments, LLC
DTPW Project No. OSP 173

Miami-Dade County Department of Transportation and Public Works (DTPW) Infrastructure Planning Division and Traffic Engineering Division have reviewed the above referenced application and have no objections to this application, subject to the following conditions and recommendations:

PROJECT LOCATION:

The property is located at 14505 SW 260th Street, Miami-Dade County, FL in unincorporated Miami-Dade County, Florida (the "Property").

CONDITIONS/RECOMMENDATIONS:

The applicant is to provide written responses to all of the following comments and recommendations in this memo upon submittal of the ASPR.

I. Infrastructure Planning Division:

A. Conditions

1. The Applicant shall ensure that the sidewalks throughout the entirety of the project are installed, thus improving public access to the existing bus stop at the SW 184th Street and SW 136th avenue. Connections to the Black Creek trail will provide a more direct connection to the transit stop along SW 184th Street. The sidewalk along SW 184th Street shall have a minimum of 6' ft clear pedestrian path, free of any obstructions, i.e. street furniture or signage.

B. Recommendations

2. The applicant is encouraged to provide connections to the Black Creek Trail, evaluate improvements needed to encourage transit use in the proposed project area and promote accessibility to the proposed retail uses along SW 184th Street.

3. The applicant is encouraged to provide safe connections to the existing bicycle and pedestrian network where applicable.

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

II. Traffic Engineering Division

The following comments must be addressed at the time of administrative site plan review (ASPR).

A. Traffic Study Review Comments

1. Please submit a traffic impact study level II which provides operational analysis for nearby intersections. Please schedule a methodology meeting with TED to discuss the intersections that must be evaluated. Please ensure to include the following committed developments as part of the traffic study:
    - Roma Towers
    - Napoli Towers
    - Grandville Place
    - Artisan Pointe (A2021000045)
    - Palms at Parker (A202200077)
    - Naranja Apartments (A2022000054)
    - Naranja 2
    - Down South (DR 2022004159)
2. A queuing analysis is required 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. Study must evaluate the need and provide recommendations for dedicated left and right turn lanes at the proposed entrances.

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. 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. Wider sidewalks should be considered as heavy pedestrian activity is expected. As a minimum a 6’ sidewalk is required.
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. The Highway Division must approve the typical section/driveway connections for all section/half section line roadways.
8. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from property line to driveway.

Please contact Anamersy Arce at Anamersy.Arce@miamidade.gov if you have any questions on the conditions above.

If you have any questions concerning the overall review conditions and recommendations, or wish to discuss this matter further, please contact Francisco Arbelaez at (786) 469-5310.

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Paola Baez, Chief, Transportation Planning and Policy, 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:	HERRERA, ANA I
To:	"miriam.solerramos@hklaw.com"; Alessandria.SanRoman@hklaw.com
Cc:	Simon, Nathaly; Garcia, Jeannette C.; RODRIGUEZ, IVAN M; Concurrency Management; Stillings, Noel (RER)
Subject:	Preliminary School Concurrency Analysis for Infinity Gardens Apartments, LLC (Z2023000187) (PH3025041000184)
Date:	Friday, April 18, 2025 10:27:00 AM
Attachments:	Infinity Gardens Apartments, LLC (Z2023000187) (PH3025041000184).pdf

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (School Planning Level Review).

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 773 units, which generate 154 students (75 at the elementary, 35 at the middle, and 44 at the senior high school level). At this time, the elementary and middle school levels have sufficient capacity available to serve the application. Conversely, the senior high school level does not meet the Level of Service for this review. However, 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 our office at 305-995-7285.

Regards,

Ana Herrera
District Coordinator
Growth Management
Office of Governmental Affairs and Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4603

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH3025041000184**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**4/10/2025 10:40:58 AM**	LG Application Number:	**Z2023000187**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**

Applicant's Name:	**Infinity Gardens Apartments, LLC**
Address/Location:	**14505 SW 260 ST**
Master Folio Number:	**3069270000320**
Additional Folio Number(s):	

PROPOSED # OF UNITS	**773**
SINGLE-FAMILY DETACHED UNITS:	**0**
SINGLE-FAMILY ATTACHED UNITS:	**0**
MULTIFAMILY UNITS:	**773**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4581	REDLAND ELEMENTARY	-143	75	0	NO	Current CSA
4581	REDLAND ELEMENTARY	-39	75	0	NO	Current CSA Five Year Plan
6761	REDLAND MIDDLE	135	35	35	YES	Current CSA
7701	SOUTH DADE SENIOR	-112	44	0	NO	Current CSA
7701	SOUTH DADE SENIOR	0	44	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
3261	MIAMI HEIGHTS ELEMENTARY	241	75	75	YES	Adjacent CSA
7781	FELIX VARELA SENIOR	38	44	38	NO	Adjacent CSA
7731	MIAMI SOUTHRIDGE SENIOR	-105	6	0	NO	Adjacent CSA
7151	HOMESTEAD SENIOR	-341	6	0	NO	Adjacent CSA
7781	FELIX VARELA SENIOR	0	6	0	NO	Adjacent CSA Five Year Plan
7731	MIAMI SOUTHRIDGE SENIOR	0	6	0	NO	Adjacent CSA Five Year Plan
7151	HOMESTEAD SENIOR	0	6	0	NO	Adjacent CSA Five Year Plan
*An Impact reduction of **33.68%** 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: March 17, 2025

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

From: AT Alejandro Zizold, PROS Chief of Planning and Research
Planning, Design and Construction Excellence Division A. Zizold
Parks, Recreation and Open Spaces Department (PROS)

Subject: Z2023000187– Infinity Gardens Apartments (Pre-app: Z2023P00144)

Applicant Name: Infinity Gardens Apartments, LLC.

Project Location: The applicant site is located on ±13.75 acres located at 14505 SW 260th Street, in unincorporated Miami-Dade County (Folio: 30-6927-000-0320).

Proposed Development: The applicant seeks a pre-application review for a district boundary change for a portion of the property from Agricultural (AU) to Urban Development Boundary Planned Area Development (UDBPAD) for their proposed development of 773 multi-family residential units and 7,500-10,000 square feet of commercial uses. The portion of the property subject to the district boundary change is also outside the Urban Development Boundary (UDB). The portion of the property that is within the UDB is part of the Naranja Community Urban Center. The property is subject of a concurrent CDMP amendment application to permit a proposed mixed-use project by expanding the UDB to encompass the portion of the property that is currently outside of the UDB.

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 (PBD 3) are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

Table A - County Parks (Local) Within a 3 Mile Radius of Application Area.

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
Princetonian Park	12755 SW 252ND TER	Neighborhood Park	6.54	Local
Naranja Lakes Park	14410 SW 272 ST	Neighborhood Park	1.55	Local
Modello Park	28450 SW 152ND AVE	Community Park	8.23	Local
Royal Colonial Park	14850 SW 280TH ST	Community Park	26.27	Local
Silver Palms Park 7	23800 SW 118TH PL	Neighborhood Park	6.2	Local
Goulds Wayside Park	22650 SW 123RD RD	Neighborhood Park	2.68	Local
Naranja Park	14150 SW 264 ST	Community Park	12.7	Local
Modello Wayside Park	28800 S DIXIE HWY	Neighborhood Park	2.5	Local
Joe & Colleen Griffin Park	12821 SW 232ND ST	Neighborhood Park	5	Local
Live Like Bella Park	29305 ILLINOIS RD	Community Park	8.3	Local
Leisure Park	15355 HARDING LN	Neighborhood Park	1.86	Local
Kevin Broils Park	26150 SW 125TH AVE	Neighborhood Park	5.19	Local
South Dade Park	16350 SW 280TH ST	Community Park	8.61	Local
Palmland Park	15351 SW 304TH ST	Neighborhood Park	5.09	Local

Pine Island Lake Park	12970 SW 268TH ST	Neighborhood Park	17.45	Local

Impact and Demand: The proposed 773 multi-family dwelling units would generate a population of 1,647 and an impact of 4.53 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 subject property is located near the existing South Dade Trail, a 20.9-mile pedestrian and bicycle path along the South Miami-Dade Busway that connects communities from South Miami to Florida City and is part of the envisioned Miami LOOP, a 225-mile non-motorized trail network within Miami-Dade County.

Recommendation: This is an updated memo from August 21, 2023. No further review has been conducted since. PROS offers the following recommendations:

- As requested on pre-application review Z2023P-144, the subject location is in a gap area, as well as local public parkland impact of 4.53 acres is considerable for PROS to request a total or partial public park conveyance in-lieu of park impact fees. Any level of service analysis is for the impact inside the UDB, a full conveyance is requested for the impact outside of the UDB. Please contact PROS for additional information.
- Due to the 4.53-acre impact to local parkland, PROS requests the proposed development also includes adequate private recreation open space. Please label all proposed recreational amenities and provide areas of private recreation open space to help mitigate the service gap in this area. In addition to the proposed clubhouse and pools, PROS recommends elements such as indoor recreation room, fitness center, outdoor shaded seating area, lighted walkways, play area, picnic tables, grills, bike racks, and pet waste stations.
- As requested on pre-application review Z2023P-144, Provide a detailed landscape plan that includes tree-lined streets and pedestrian pathways to provide more shaded and walkable areas per the Great Streets Vision identified in the Miami-Dade County OSMP.
- Provide pedestrian connectivity between the buildings and recreational amenities. PROS recommends adding high visibility markings, flashers, or additional signage to make both pedestrians and drivers aware of people coming in and out of the clubhouse/pool area.
- Provide bike racks in highly visible areas to serve the resident and visitors and encourage pedestrian and bicycle connectivity between the project and the South Dade Trail.
- Include wayfinding signage directing residents to the existing South Dade Trail to encourage non-motorized mobility.

These recommendations are based on the following Recreation and Open Space policies and objectives in the CDMP:

> Objective ROS-1 Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population, 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 Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

Policy ROS-3E The Parks, Recreation and Open Spaces Department shall seek to increase public awareness of available recreation opportunities through education and information programs and signage on roadways, at park entrances, and within large parks.

Objective ROS-8 The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Based on our findings described herein, **PROS has no objection to this application.** Should you need additional information or clarification on this matter, please contact Natalia Neira, Park Planner 3, at natalia.neira@miamidade.gov.

AZ: nn

Signature: Alissa Turtletaub
Email: alissa.turtletaub@miamidade.gov

Signature: Alejandro Zizold
Email: alejandro.zizold@miamidade.gov

Memorandum

Date: 03/26/2025

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

From: Achaya Kelapanda, Deputy Director, Operations *Achaya Kelapanda*
Department of Solid Waste Management

Subject: Infinity Gardens Apartments LLC (Z2023000187) - Update

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The Department of Solid Waste Management's review of the above-referenced item is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

Application: The Applicant, Infinity Gardens Apartments LLC, is requesting a seeking to rezone the portion of the Property located outside of the UDB from "Agricultural (AU)" to "Naranja Community Urban Center District (NCUCD)".

Size: The subject property is approximately 13.75 acres in size.

Location: The property is located at generally located north of SW 260 Street and east of SW 147 Avenue, in unincorporated Miami-Dade County.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 20, 2024, which is valid through September 30, 2025, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There are no solid waste disposal or transfer facilities within 2.5 miles of this property or collection facilities within a 0.25 mile from this property.

2. Garbage and Trash Collection Services

Should the referenced request be approved, the resulting development is likely to be "mixed use" incorporating both residential uses (multi-family and possibly single-family) and "commercial establishments" as described in Chapter 15 of the Code of Miami-Dade County.

Any single-family homes and townhomes (depending on design and configuration) will likely receive DSWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the DSWM solid waste collection service area. Any attached residential units developed as a part of this project may require alternative collection service (such as deletion of the recycling service and provision of dumpster garbage service), depending on the final configuration and layout of the units.

Additionally, "commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." The landlord or property owner is required to arrange for waste and recycling collection services. While the Department can provide waste collection services, multi-family and commercial establishments most typically work with a permitted private hauler to provide both (waste and recycling) in one contract.

3. Recycling

The DSWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single-stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained on the Department's website at http://www.miamidade.gov/solidwaste/recycling.asp.

Applicants are ***required*** to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

Section 15-2.3a of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

1) High grade office paper
2) Mixed paper
3) Corrugated cardboard
4) Glass (flint, emerald, amber)
5) Aluminum (cans, scrap)
6) Steel (cans, scrap)
7) Other metals/scrap production materials
8) Plastics (PETE, HDPE-natural, HDPE-colored)
9) Textiles
10) Wood

Section 15-2.3b of the Code states that the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs may be found on the website at http://www.miamidade.gov/solidwaste/business-recycling.asp.

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of recyclables and solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of recycling and solid waste collection and storage facilities.

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

a. Cul-de-sac with a minimum 49-foot turning radius (no "dead-ends")
b. "T" shaped turnaround 60 feet long by 10 feet wide
c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no "dead-end" alleyways developed. A sufficient waste set-out zone should be preserved between the edge of the pavement and any possible obstructions (such as parked cars, fencing, etc.) that would interrupt or preclude waste collection.

Memorandum

Date: March 18, 2025

To: Nathan Kogon, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Jeff Ransom, Historic Preservation Specialist
Department of Regulatory and Economic Resources

Subject: Zoning Application Z2023-000187 Infinity Gardens Apartments, 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 Jeff Ransom at (305) 375-3412 or via email at jeff.ransom@miamidade.gov .

Memorandum

MIAMI-DADE COUNTY

Date: March 3, 2025

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

From: Amina N. Newsome, HCD Division Director
Housing & Community Development (HCD)

Subject: Zoning Application Comments
Application No.: Z2023000187
Applicant: Infinity Gardens Apartments, LLC
Location: 14505 SW 260 ST
Folio No(s).: 30-6927-000-0320

Housing and Community Development (HCD) has reviewed the proposed development for the subject zoning application.

This is not an Infill Housing Program property.

For assistance with HCD programs, please contact the following:

- Workforce Housing Agreements/Rental Regulatory Agreements/Compliance: Phyllis Tynes - (786) 469-4167 or Phyllis.TynesSaunders@miamidade.gov
- Contribution-in-lieu fee requests and Acknowledgment of Payment: Shawn Topps - (786) 469-2209 or Shawn.Topps@miamidade.gov
- Impact fee waiver requests: Leyani Sosa/Mayra Diaz - (786) 469-2185 or Leyani.Sosa@miamidade.gov or Mayra.Diaz2@miamidade.gov
- Infill Housing Reviews: Oscar Barco - (786) 469-4226 Oscar.Barco@miamidade.gov
- Workforce/Affordable Housing zoning reviews: Jamila Llewelyn - (786) 469-4124 or Jamila.Llewelyn@miamidade.gov

Cc: Maria Elena Cedeno, Principal Planner, RER
Susan Furney, Development Services Intake Manager, RER

Miami-Dade Sheriff's Office

Memorandum

Date: March 26, 2025

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

From: Rosie Cordero-Stutz, Sheriff
Miami-Dade Sheriff's Office

Subject: Review – Zoning Application – Case: No. Z2023000187
Infinity Gardens Apartments, LLC

APPLICATION:

The applicant, Infinity Gardens Apartments, LLC., is requesting to rezone the Property from Agricultural (AU) to the Urban Development Boundary Planned Area Development "UDBPAD" in order to accommodate 773 residential units and approximately 10,000 square feet of retail space. The residential units will consist of 289 (1) bedroom units, 404 (2) bedroom units, and 80 (3) bedroom units. The 13.75-acre property is located at 14505 SW 260 Street in unincorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The project would be serviced by our South District, located at 10800 SW 211 Street, Miami, Florida. This calendar year, South District has received a total of three zoning requests to increase the residential, commercial, and educational institution development within the district. With the total accumulation of development, there will be a need for an increase in police services.

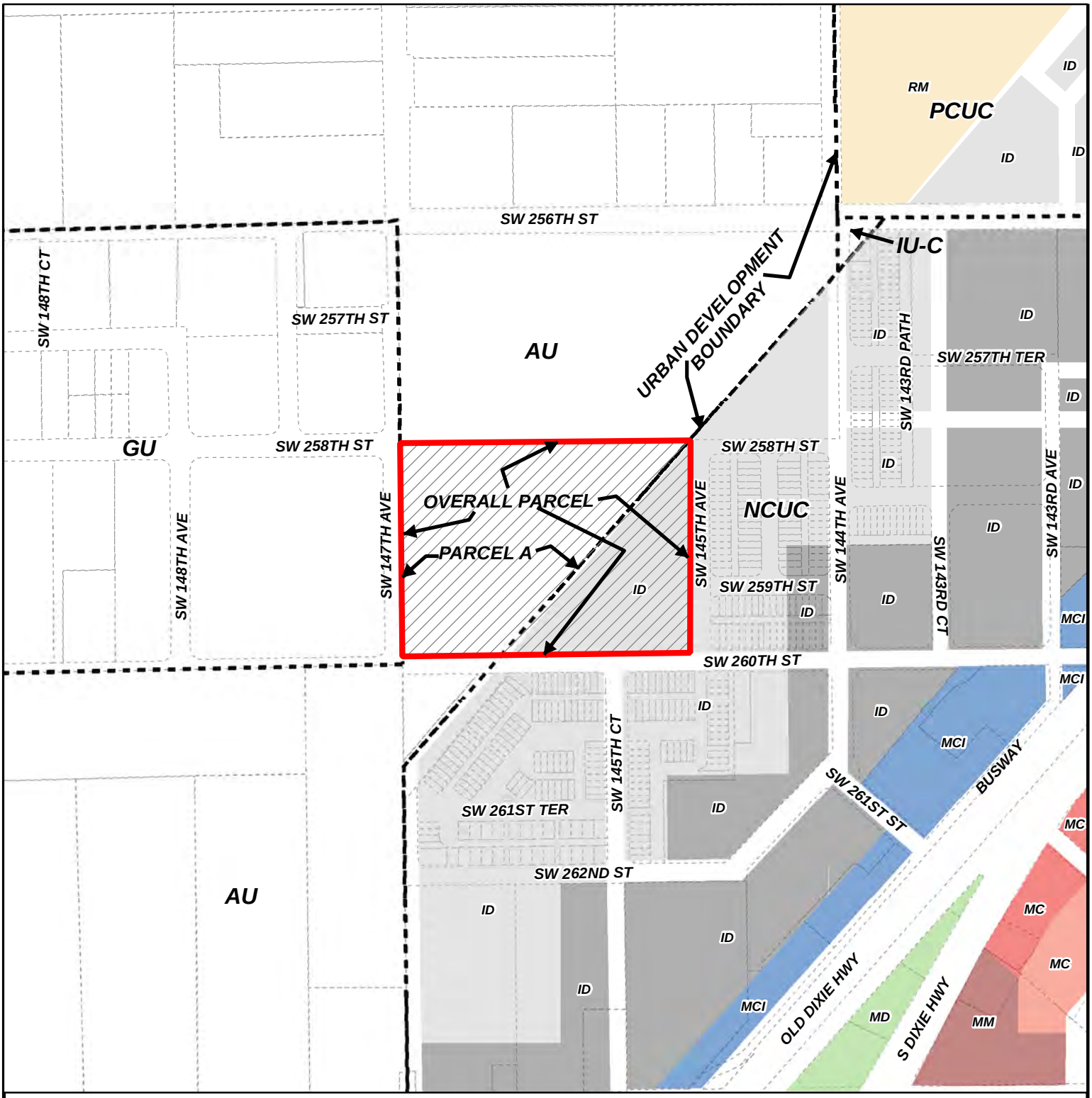
APPLICATION REVIEW:

A review of the application and related documents was conducted to predict its impact on the Miami-Dade Sheriff's Office resources, and the impact the project could have on any zoning modification changes. This application is requesting to rezone the Property from Agricultural (AU) to the Urban Development Boundary Planned Area Development "UDBPAD" in order to accommodate 773 residential units and approximately 10,000 square feet of retail space. The residential units will consist of 289 (1) bedroom units, 404 (2) bedroom units, and 80 (3) bedroom units.

Current data of police staffing, population, and crimes/calls for service were also examined to project any increase in calls for service. The current police officer staffing at the respective police district would not accommodate the anticipated increase in the volume of calls for service to the area. To maintain current police staffing levels, police officer staffing would need to increase by eight additional police officer, at an estimated cost of $986,680. Should demand for police services increase beyond the current levels, additional sworn personnel, support staff, and equipment will be required.

Should you require any further assistance, please contact Chief Gina Beato-Dominguez, of our Planning and Special Projects Office, at (305)471-2167 or via e-mail at gbd@mdso.com.

RCS/jhb



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2023000187

Section: 27 Township: 56 Range: 39
Applicant: Infinity Gardens Apartments LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, March 11, 2025

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2023000187

Legend

Subject Property

UDB

N
W E
S

Section: 27 Township: 56 Range: 39
Applicant: Infinity Gardens Apartments LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 21, 2023

REVISION	DATE	BY

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2023000187

RADIUS: 2640

Section: 27 Township: 56 Range: 39
Applicant: Infinity Gardens Apartments 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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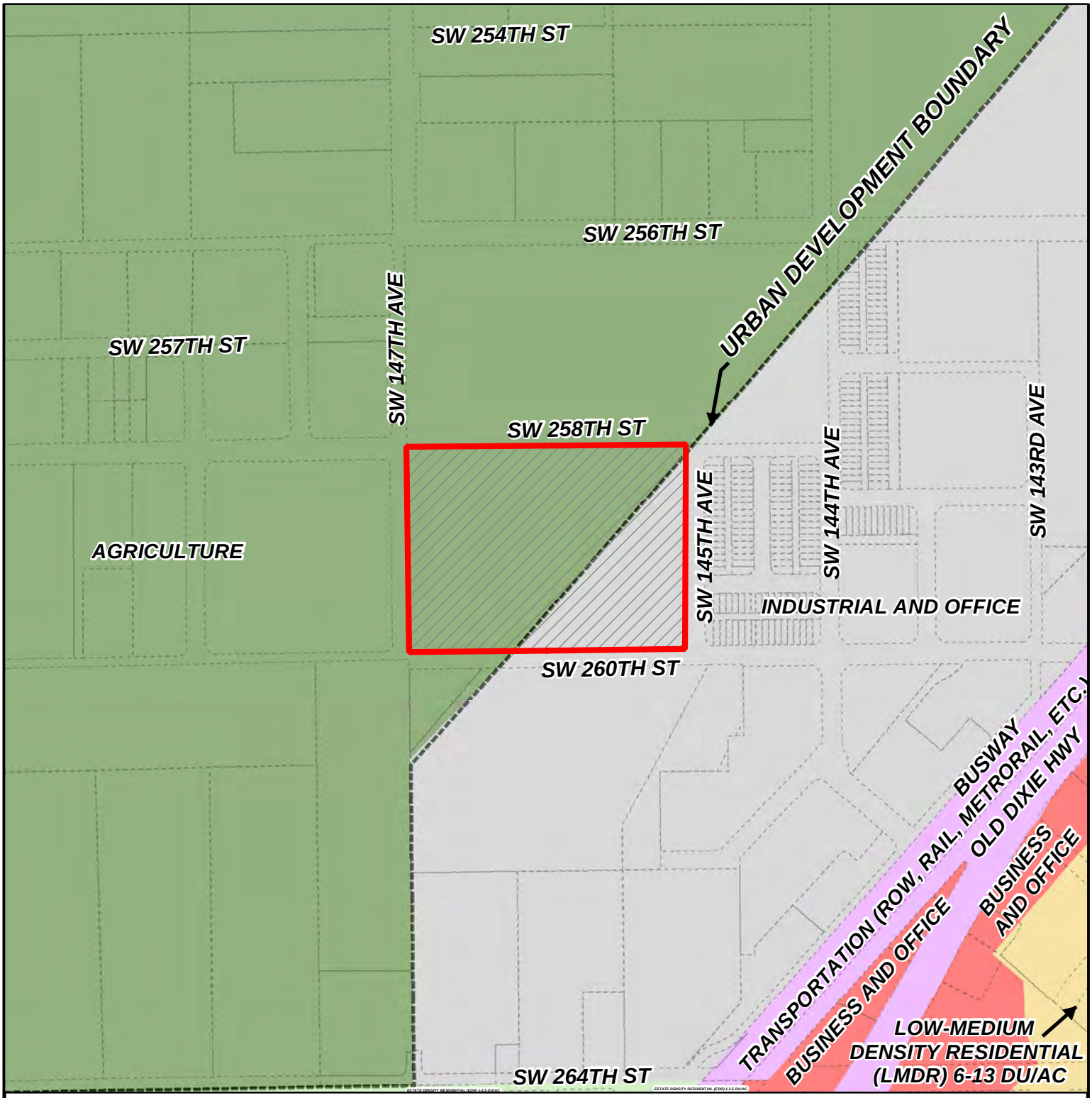
MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 21, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2023000187

Section: 27 Township: 56 Range: 39
Applicant: Infinity Gardens Apartments 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: Wednesday, June 21, 2023

REVISION	DATE	BY

This instrument was prepared by:

Name: Pedro Gassant, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue Suite 3300
Miami, Florida 33131

H&K DRAFT 2.27.2025

DECLARATION OF RESTRICTIONS

WHEREAS, Infinity Gardens Apartments, LLC, a Florida limited liability company (the "Owner"), holds 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 filed an application with the County's Department of Regulatory and Economic Resources (RER) for a district boundary change from AU to Naranja Community Urban Center ("NCUC") with accompanying modifications to the NCUC Regulating Plans, which is currently pending under Public Hearing Application No. Z2023000187 (the "Application"), to permit the development of multifamily residential uses on the Property and associated retail; and

WHEREAS, the Owner applied concurrently to amend the County's Comprehensive Development Master Plan ("CDMP") in the May 2023 Cycle, which is currently under Application No. CDMP20230010 to redesignate the Property from Agriculture to the "West Naranja Bus Rapid Transit Multifamily Access District" on the CDMP Future Land Use Map and to expand the Urban Development Boundary to include the Property.

Section-Township-Range: 27-56-39
Folio Number: 30-6927-000-0320

NOW, THEREFORE, IN ORDER TO ASSURE the County that the representations made by the Owner during its consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress, hereby makes the following Declaration of Restrictions (the "Declaration") covering and running with the Property:

1) R**ecitals.** The foregoing recitals are true and correct and are incorporated herein by reference

2) **Density Limitation.** The proposed development of the Property shall be limited to a maximum of seven hundred and seventy-three (773) residential dwelling units ("Density Limitation") and up to 10,000 square feet of retail uses (the "Project") on the Property.

3) **Separation from, and Height Consideration of, Agricultural Uses**. The Property shall be developed in accordance with the text amendment proposed in Application No. CDMP20230010, which provides for an 85 foot distance separation from the proposed residential buildings on the western portion of the Property to the agricultural property west of SW 147th Avenue and a distance of 40 feet from the proposed residential buildings on the northern portion of the Property to the agricultural property to the north of SW 258th Street. The Property shall limit the residential buildings on the western portion of the Property facing SW 147th Avenue to a height of 4 stories. In addition, the Property shall restrict the height of the residential buildings fronting the northern portion of the Property along SW 258th Street to a height of 4 stories, so long as the property to the north is designated Agriculture on Miami Dade County's Adopted 2030 and 2040 Land Use Plan.

4) **Diversity of Housing and Open Space.** The Owner shall provide a mix of housing unit types and at least fifteen percent (15%) minimum of open space on the Property.

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5) **Workforce Housing.** Thirty percent (30%) of the dwelling units on the Property shall be made affordable to households whose annual income is up to one-hundred forty percent (140%) of the Area Median Income of Miami Dade County. Notwithstanding the Density and Intensity Limitation provided in Paragraph No. 2, should the Owner participate in the Workforce Housing Program, pursuant to Chapter 33, Article XIIA of the Miami-Dade County Code of Ordinances, the Owner may be entitled to transfer any applicable density bonus in excess of the Density and Intensity Limitation to another property permitted to receive such bonus, to the extent permitted by the Code of Miami-Dade County, as may be amended.

6) **Agricultural Notice.** The Owner, its successors, and assigns shall provide in all contracts granting any interest in any portion of the Property a written notice, acknowledgement, and waiver acknowledging that the Property is abutting AU zoned land outside of the UDB. All contracts for sale or lease or otherwise granting any interest in any portion of the Property shall contain the following statement:

> LAND INVOLVED IN THIS TRANSACTION LIES ADJACENT TO LAND THAT IS ZONED AU, OR IS DESIGNATED FOR AGRICULTURAL USE BY THE MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP), OR IS SUBJECT TO AU REGULATIONS. AGRICULTURAL ACTIVITIES WHICH MAY BE LAWFULLY CONDUCTED WITHIN THIS AREA INCLUDE BUT MAY NOT BE LIMITED TO CULTIVATION AND HARVESTING OF CROPS; PROCESSING AND PACKING OF FRUIT AND VEGETABLES; BREEDING OF LIVESTOCK AND POULTRY; OPERATION OF IRRIGATION PUMPS AND OTHER MACHINERY; GROUND OR AERIAL SEEDING OR SPRAYING; APPLICATION OF CHEMICAL FERTILIZERS, CONDITIONERS, PESTICIDES AND HERBICIDES; GENERATION OF TRACTOR AND TRUCK TRAFFIC AND OF NOISE, ODORS, DUST AND FUMES ASSOCIATED WITH THE CONDUCT OF

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THE FOREGOING ACTIVITIES; AND THE EMPLOYMENT AND USE OF AGRICULTURAL LABOR. SUCH AGRICULTURAL ACTIVITIES MAY BE PROTECTED FROM NUISANCE SUITS BY THE "FLORIDA RIGHT TO FARM ACT," SECTION 823.14, FLORIDA STATUTES. IN ADDITION, THE GRANTEE(S) HEREBY ACKNOWLEDGES AND AGREES TO PROVIDE THE DISCLOSURE IN THIS PARAGRAPH IN ANY AND ALL FUTURE CONTRACTS FOR SALE OR LEASE IN ANY PORTION OF THE PROPERTY.

7) **Connection to Public Water and Sanitary Sewer Service.** The Owner hereby acknowledges and agrees that any development of the Property shall connect to the public water and public sanitary sewer system at the Owner's expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the County Code and WASD rules and regulations and design standards. The right to connect the Property to the County's sewage system is 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 Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the "Consent Decree), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.

8) **Public Sanitary Sewer Pump Station.** If at the time the water and sewer Agreement is requested for the Property, it is determined that a public pump station is needed, the Owner will install a public sanitary sewer pump station at the Owner's expense that may be required to serve the Property, subject to any applicable DERM and WASD approval. The public pump station shall be designed to provide service to the pump station basin as determined by WASD.

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9) **Road Mitigation.** In furtherance of the CDMP, the Owner acknowledges and agrees that because the Application has an impact on a segment of Harriet Tubman Highway, a hurricane evacuation route, mitigation is required. The Owner acknowledges that Policy LU-8E and the Capital Improvement Element of the CDMP provides that applications to amend the CDMP Land Use Map are evaluated for, among other things, whether the proposed application would impact emergency management. At the time of any subsequent development order approval (subsequent to the above-referenced concurrent zoning application), including, but not limited to, building permit, Tentative-plat approval, final plat approval, site plan approval or any other development order or development permit approval, the proposed development of the Property will be reanalyzed for concurrency in accordance with Chapter 33G of the Miami-Dade County Code, and at that time the Owner must provide the proportionate share mitigation payment for impacts to the hurricane evacuation route along the impacted segment of Harriet Tubman Highway unless it is otherwise demonstrated by the applicant, through a traffic analysis, to the satisfaction of the County, that the impact mitigation is no longer required. The proportionate share mitigation payment shall be in accordance with Section 163.3180, Florida Statutes and shall be creditable against the roadway share of the mobility fees applicable to affected roadways due as part of the development of the Property.

10) **Stormwater Management.** The Owners must submit a signed and sealed "Conceptual Stormwater Master Plan" to the Division of Environmental Resources Management (DERM) for review and approval prior to approval of the first tentative plat, soil improvement permit, building permit, ERP, or paving and drainage. It is specifically acknowledged that such Conceptual Stormwater Master Plan may be different from the

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stormwater plan adopted for the Property based on data obtained during the permitting process.

11) **Agricultural Preservation.** Prior to the issuance of the first building permit, the Owner agrees to contribute to Miami-Dade County $8,750.00 per acre for the UDB Portion of the Application for the preservation of agricultural land.

12) **Urban Center District Regulations.** The Owner acknowledges that part of the Property is located within an Urban Center and therefore subject to the Standard Urban Center District Regulations and the Naranja Community Urban Center as articulated in Article XXXIII (J) and Article XXXIII (K) of Chapter 33 of the County Code.

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,

H&K DRAFT 2.27.2025

acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

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

D. Modification, Amendment, Release**.** This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

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

H&K DRAFT 2.27.2025

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

H&K DRAFT 2.27.2025

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

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

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

[[Signature Pages Follow]]

H&K DRAFT 2.27.2025

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

WITNESSES:

_____
Signature

_____
Printed Name

_____
Signature

_____
Printed Name

Infinity Gardens Apartments, LLC, a Florida limited liability company

By: _____
Name: _____
Title: _____

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by _____, as Manager of INFINITY GARDENS APARTMENTS, 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 _____, 2025, in the County and State aforesaid.

_____
Signature

Notary Public-State of _____

_____
Print Name

My Commission Expires:

H&K DRAFT 2.27.2025

Section-Township-Range: 27-56-39
Folio Number: 30-6927-000-0320

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION: PARCEL 1 - APPLICATION AREA

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS: THAT PORTION OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA;

THENCE RUN N89°37'04"E ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 27 FOR A DISTANCE OF 1,345.01 FEET (DEED), 1345.18 (MEASURED) TO THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 27;

THENCE RUN S 00°37'11" E ALONG THE EAST LINE OF SAID NW 1/4 OF THE SW 1/4 OF SAID SECTION 27 FOR A DISTANCE OF 666.70 FEET;

THENCE RUN S27°59'18"W FOR A DISTANCE OF 9.13 FEET (DEED) 9.14 FEET (MEASURED);

THENCE S89°29'43"W (DEED), S89°29'44"W (MEASURED), ALONG THE NORTHERLY PROPERTY LINE OF A PARCEL DESCRIBED ON OFFICIAL RECORDS BOOK 18158 AT PAGE 2639. BEING ALSO THE NORTH LINE OF THE S 1/2, NW 1/4, SW 1/4 OF SAID SECTION 27, A DISTANCE OF 454.63 FEET TO THE POINT OF BEGINNING;

THENCE S00°37'11"E, A DISTANCE OF 675.71 FEET TO THE SOUTH LINE OF THE NW 1/4, SW 1/4 OF SAID SECTION 27, BEING ALSO THE CENTER LINE OF SW 260TH STREET;

THENCE S89°22'22"W (DEED) S89°22'23"W (MEASURED) ALONG SAID LINE, A DISTANCE OF 884.91 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 27, ALSO BEING THE CENTER LINE OF SW 147TH AVENUE;

THENCE N00°40'24"W (DEED) N00°40'23"W (MEASURED) ALONG SAID LINE, A DISTANCE OF 677.61 FEET (DEED), 677.60 FEET (MEASURED);

THENCE N89°29'43"E (DEED) N89°29'44"E (MEASURED) ALONG THE NORTHERLY PROPERTY LINE OF A PARCEL DESCRIBED ON OFFICIAL RECORDS BOOK 18158 AT PAGE 2639, BEING ALSO THE NORTH LINE OF THE S 1/2, NW 1/4, SW 1/4 OF SAID SECTION 27, A DISTANCE OF 885.54 FEET TO THE POINT OF BEGINNING. AND LESS AND EXCEPT THE SOUTH 25 FEET FOR RIGHT-OR-WAY PER DEED RECORDED IN BOOK 2824, PAGE 411.

LEGAL DESCRIPTION: UDB EXPANSION AREA

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA AND DESCRIBED AS FOLLOWS: THAT PORTION OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA;

THENCE RUN NORTH 89°37'04" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27 FOR A DISTANCE OF 1,345.01 FEET (DEED), 1345.18 (MEASURED) TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27;

THENCE RUN SOUTH 00°37'11" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27 FOR A DISTANCE OF 666.70 FEET;

THENCE RUN SOUTH 27°59'18" WEST FOR A DISTANCE OF 9.13 FEET (DEED) 9.14 FEET (MEASURED);

THENCE RUN SOUTH 89°29'43" WEST (DEED), SOUTH 89°29'44" WEST (MEASURED), ALONG THE NORTHERLY PROPERTY LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 18158, PAGE 2639, BEING ALSO THE NORTH LINE OF THE SOUTH 1/2 , NORTHWEST 1/4, SOUTHWEST 1/4, OF SAID SECTION 27, A DISTANCE OF 480.05 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 41°24'32" WEST 876.19 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 260TH STREET; THENCE SOUTH 89°22'22" WEST ALONG SAID NORTH RIGHT OF WAY LINE 272.89 FEET TO A POINT ON THE CENTERLINE OF SOUTHWEST 147TH AVENUE; THENCE NORTH 00°40'24" EAST ALONG SAID CENTERLINE 652.61 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, SOUTHWEST 1/4 OF SECTION 27,TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, THENCE NORTH 89°29'45" EAST ALONG SAID NORTH LINE 860.13 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. CONTAINING 369,463 SQUARE FEET (8.48 ACRES) MORE OR LESS. BEARINGS MENTIONED ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA (NORTH 89°37'04" EAST).

Section-Township-Range: 27-56-39
Folio Number: 30-6927-000-0320

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 Declaration of Restrictions pursuant to Public Hearing No. Z2023000187, it is hereby certified that I have examined First American Title Insurance Company Owners Policy No. 5011412-1090125e covering the period from the beginning to October 28, 2022 at 9:41 a.m., and First American Title Insurance Company Property Information Report No. 110527730, covering the period from October 28, 2022 at 9:41 a.m., to March 18, 2025 at 8:00 a.m., and inclusive, of the property described on **Exhibit A** hereto. All title instruments, policies, and documents referenced above are collectively referred to as the "Title Evidence". I know of no reason that this Title Evidence is inaccurate or incomplete.

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Infinity Gardens Apartments, LLC, a Florida limited liability company (the "Company")

Further, I am of the opinion that Brandon Shpirt as President of BSB Global Enterprises, Inc., the Manager of the Company is hereby authorized to execute all documents on behalf of the Company. This is based on the State of Florida Division of Corporations Sunbiz website.

Subject to the following encumbrances, liens, and other exceptions:

1. **RECORDED MORTGAGES:**

    1. Florida Real Estate Mortgage, Assignment of Leases and Rents and Security Agreement from Infinity Gardens Apartments, LLC, a Florida limited liability company, et al, to New Wave Loans Residential, LLC, a Delaware limited liability company, recorded October 28, 2022, in Official Records Book 33443, Page 1609, of the Public Records of Miami-Dade County, Florida.

    2. UCC-1 (Financing Statement) from Infinity Gardens Apartments, LLC., a Florida limited liability company, Goldwell Investment Group, Inc., a Florida corporation, 28 BS, LLC, a Florida limited liability company, 13 Homes, LLC, a Florida limited liability company to New Wave loans Residential, LLC, a Delaware limited liability company, recorded October 28, 2022 in Official Records Book 33443, Page 1636, of the Public Records of Miami-Dade County, Florida.

3. Subordination, Non-Disturbance and Attornment Agreement by New Wave loans Residential, LLC, a Delaware limited liability company, All Fresh Produce Inc, a Florida corporation, and Infinity Gardens Apartments, LLC, a Florida limited liability company filed of record October 28, 2022 in Official Records Book 33443, Page 1643, of the Public Records of Miami-Dade County, Florida.

4. Assignment of Mortgage and Other Loan Documents by New Wave Loans Residential, LLC, in favor of NWL 2016 Evergreen LP filed of record November 3, 2022, in Official Records Book 33452, Page 3411, of the Public Records of Miami-Dade County, Florida.

5. Collateral Assignment of Mortgage by NWL 2016 Evergreen LP in favor of BankUnited, N.A., as Administrative Agent filed of record January 10, 2023, in Official Records Book 33537, Page 2029, of the Public Records of Miami-Dade County, Florida.

6. Assignment of Mortgage by BankUnited, N.A. in favor of NWL 2016 Evergreen LP filed of record January 20, 2023, in Official Records Book 33549, Page 1716, of the Public Records of Miami-Dade County, Florida.

7. Mortgage Modification and Notice of Future Advance Agreement recorded December 3, 2024, in Official Records Book 34517, Page 3402, of the Public Records of Miami-Dade County, Florida.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

1. Order of the Code Enforcement Hearing Board filed of record March 20, 2024, in Official Records Book 34142, Page 4839, of the Public Records of Miami-Dade County, Florida.

2. Courtesy Notice of Violation filed of record October 25, 2024, in Official Records Book 34461, Page 4802, of the Public Records of Miami-Dade County, Florida.

3. **GENERAL EXCEPTIONS**:

1. All taxes which may be due and payable.

2. Rights of persons other than the above owners who are in possession.

3. Facts that would be disclosed upon accurate survey.

4. Any unrecorded labor, mechanics' or materialmen's liens.

5. Zoning and other restrictions imposed by governmental authority.

6. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land and any adverse claim to all or part of the land that is or was previously under water.

7. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the property.

4. **SPECIAL EXCEPTIONS:**

1. Terms and conditions of the Agreement for Water and Sanitary Sewage Facilities between Miami-Dade County, a political subdivision and Tabos, Inc., a Florida corporation, recorded in Official Records Book 18575, Page 4476; as affected by that Addendum Number One recorded December 10, 1999, in Official Records Book 18899, Page 2052, all of the Public Records of Miami-Dade County, Florida.

2. Terms and conditions of the Maintenance Agreement of Landscaping within Right of Way recorded August 6, 1999 in Official Records Book 18727, Page 3324, of the Public Records of Miami-Dade County, Florida.

3. Terms and conditions of the Agreement for Water and Sanitary Sewage Facilities between Miami-Dade County, a political subdivision and Tabos, Inc., a Florida corporation, and FS Paradise Gardens I, LLC, a Florida limited liability company recorded in Official Records Book 31291, Page 1964, of the Public Records of Miami-Dade County, Florida.

4. The terms, provisions, and conditions contained in that certain Unity of Title, recorded in Official Records Book 31861, Page 1642, of the Public Records of Miami-Dade County, Florida.

5. Terms and conditions of the Agreement for Water and Sanitary Sewage Facilities between Miami-Dade County, a political subdivision and Tabos, Inc., a Florida corporation recorded in Official Records Book 31861, Page 1609, of the Public Records of Miami-Dade County, Florida.

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 Declaration of Restrictions.

Therefore, it is my opinion that the following party must join in the agreement in order to make the Declaration of Restrictions a valid and binding covenant on the lands described herein.

Name	Interest
Infinity Gardens Apartments, LLC, a	Owner

Florida limited liability company

NWL 2016 Evergreen LP, a Delaware
Limited partnership Mortgagee

The following is a description of the aforementioned abstract and its continuations:

Company Certifying	No. of Entries	Period Covered
First American Title Insurance company Owners Policy No. 5011412-1090125e	*5*	*Beginning – 10/28/2022*
First American Title Insurance Company Property Information Report No. 110527730	*0*	*10/28/2022 – 3/18/2025*

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 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 1st day of April, 2025.

Jonathan S. Marcus
Florida Bar No. 333591
Holland & Knight LLP
P.O. Box 14070 (Zip Code 33302-4070)
515 East Las Olas Boulevard, Suite 1200
Fort Lauderdale, FL 33301
Telephone: (954) 468-7924

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of __X__ physical presence or _____ online notarization, on this 1st day of April, 2025, by Jonathan S. Marcus, who is personally known to me.

Notary Public, State of Florida at Large

EXHIBIT "A"

THAT PORTION OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN N89°37'04"E ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 27 FOR A DISTANCE OF 1,345.01 FEET (DEED), 1345.18 (MEASURED) TO THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 27; THENCE RUN S 00°37'11" E ALONG THE EAST LINE OF SAID NW 1/4 OF THE SW 1/4 OF SAID SECTION 27 FOR A DISTANCE OF 666.70 FEET; THENCE RUN S27°59'18"W FOR A DISTANCE OF 9.13 FEET (DEED) 9.14 FEET (MEASURED); THENCE S89°29'43"W (DEED), S89°29'44"W (MEASURED), ALONG THE NORTHERLY PROPERTY LINE OF A PARCEL DESCRIBED ON OFFICIAL RECORDS BOOK 18158 AT PAGE 2639. BEING ALSO THE NORTH LINE OF THE S 1/2, NW 1/4, SW 1/4 OF SAID SECTION 27, A DISTANCE OF 454.63 FEET TO THE POINT OF BEGINNING; THENCE S00°37'11"E, A DISTANCE OF 675.71 FEET TO THE SOUTH LINE OF THE NW 1/4, SW 1/4 OF SAID SECTION 27, BEING ALSO THE CENTER LINE OF SW 260TH STREET; THENCE S89°22'22"W (DEED) S89°22'23"W (MEASURED) ALONG SAID LINE, A DISTANCE OF 884.91 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 27, ALSO BEING THE CENTER LINE OF SW 147TH AVENUE; THENCE N00°40'24"W (DEED) N00°40'23"W (MEASURED) ALONG SAID LINE, A DISTANCE OF 677.61 FEET (DEED), 677.60 FEET (MEASURED); THENCE N89°29'43"E (DEED) N89°29'44"E (MEASURED) ALONG THE NORTHERLY PROPERTY LINE OF A PARCEL DESCRIBED ON OFFICIAL RECORDS BOOK 18158 AT PAGE 2639, BEING ALSO THE NORTH LINE OF THE S 1/2, NW 1/4, SW 1/4 OF SAID SECTION 27, A DISTANCE OF 885.54 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE SOUTH 25 FEET FOR RIGHT-OF-WAY PER DEED RECORDED IN DEED BOOK 2824, PAGE 411.

JOINDER BY MORTGAGEE

The undersigned, NWL 2016 Evergreen LP, a Delaware limited partnership and Mortgagee under that certain mortgage, as assigned from BankUnited, N.A., and as collaterally assigned from Infinity Gardens Apartments, LLC a Florida limited liability company (As to Parcel 1), Goldwell Investment Group, Inc., a Florida corporation f/k/a Goldwell Investment Group, Inc., a Nevada corporation (As to Parcel 2), and 28 BS, LLC, a Florida Limited Liability Company (As to Parcel 3), and 13 Homes, LLC, a Florida limited liability company (as to Parcels 4 and 5) to the New Wave Loans Residential, LLC, a Delaware limited liability company, recorded October 28, 2022, in Book 33443, Page 1609, of the Public Records of Miami-Dade County, Florida, and that certain UCC-1 Financing recorded on October 28, 2022 in Official Records Book 33443, Page 1636, of the Public Records of Miami-Dade County, Florida covering all/or a portion of the property described in the foregoing Declaration, does hereby acknowledge that the terms of this Declaration are and shall be binding upon the undersigned and its successors in title.

Witnesses:

Signature

ALAN FELD
Print Name

Signature

Ryan Powers
Print Name

NWL 2016 Evergreen LP,
a Delaware limited partnership

Address:
3323 NE 163rd Street, Ste PH-704
North Miami Beach FL 33160

BY: _____
(Manager or Authorized Signatory)

Print Name: JOEL EIDELSTEIN

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

The foregoing instrument was acknowledged before me by means of physical presence [✓] or online notarization [ ] by Joel Eidelstein, as Authorized Signatory of NWL 2016 Evergreen LP, and for the purposes stated herein on behalf of said company. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this 1 day of April, 2025, in the County and State aforesaid.

Alexandra Nussenbaum
Comm.:HH 192571
Expires: Feb. 1, 2026
Notary Public - State of Florida

Notary Signature

Alexandra Nussenbaum
Print Name

HH192571
Commission Number

My Commission Expires: Feb 1, 2026

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this 1 day of April, 2025

WITNESSES:

Signature

Carlo Tamayo

Printed Name

Signature

Alejandro Betancourt

Printed Name

INFINITY GARDENS APARTMENTS, LLC, a Florida limited liability Corporation

By:

Name: Brandon Shpirt

Title: Manager

STATE OF FLORIDA)
) SS
COUNTY OF ~~MIAMI-DADE~~ Broward)
AX

The foregoing instrument was acknowledged before me by means of physical presence [✓] or online notarization [ ] by Brandon Shpirt, as Manager of Infinity Gardens Apartments, LLC, a Florida limited liability company, and for the purposes stated herein on behalf of said limited liability company. He is personally known to me or has produced Florida Driver License as identification.

Witness my signature and official seal this 1 day of April, 2025, in the County and State aforesaid.

Notary Signature

Andres Yepez

Print Name

HH 512510

Commission Number

My Commission Expires: 04-04-2028

ANDRES YEPEZ
MY COMMISSION # HH 512510
EXPIRES: April 4, 2028

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: 223-187
DATE: JUN 12 2023
BY: GONGOL

3D RENDER 1

3D RENDER 2

3D RENDER 3

3D RENDER 4

		REV. #	DATE
PROJECT No.:		1	
DESIGNED BY:	O.M.	2	
DRAWN BY:		3	
CHECKED BY:	O.M.	4	
ISSUE DATE:	11-12-2021	5	
DRAWING SCALE:	AS SHOWN	6	
		7	
		8	
		9	
		10	

INFINITY GARDENS APARTMENTS

14505 SW 260 ST, MIAMI, FLORIDA

CAYMARES MARTIN
Architectural & Engineering Design
AA 26001552 CA 27136
5001 SW 74th Ct. Ste 100
Miami, FL 33155
Ph: (305) 669-5040 Fax: (305) 669-5041
www.caymartidesign.com

ARCH. CARMEN T. DIAZ
LIC # AR 96290
5001 S.W. 74th. COURT
SUITE 100
MIAMI , FL 33155
TEL. (305) 669-5040
FAX (305) 669-5041

SHEET No:

A-5.0

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: 223-187
DATE: JUN 12 2023
BY: GONGOL

3D RENDER 5

3D RENDER 6

3D RENDER 7

3D RENDER 8

		REV. #	DATE
PROJECT No.:		1	
DESIGNED BY:	O.M.	2	
DRAWN BY:		3	
CHECKED BY:	O.M.	4	
ISSUE DATE:	11-12-2021	5	
DRAWING SCALE:	AS SHOWN	6	
		7	
		8	
		9	
		10	

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SHEET No:

A-5.1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: 223-187
DATE: JUN 12 2023
BY: GONGOL

3D RENDER 9

3D RENDER 10

3D RENDER 11

3D RENDER 12

		REV. #	DATE
PROJECT No.:		1	
DESIGNED BY:	O.M.	2	
DRAWN BY:		3	
CHECKED BY:	O.M.	4	
ISSUE DATE:	11-12-2021	5	
DRAWING SCALE:	AS SHOWN	6	
		7	
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		10	

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MIAMI , FL 33155
TEL. (305) 669-5040
FAX (305) 669-5041

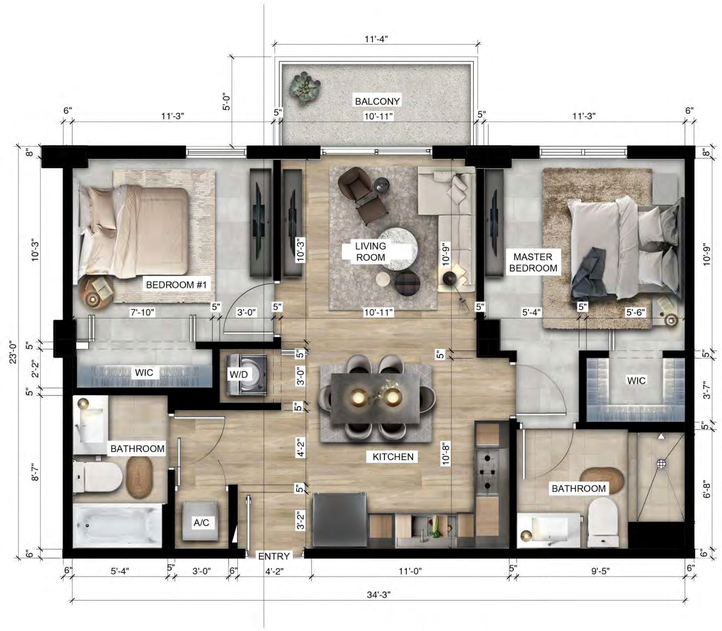
SHEET No:

A-5.2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z23187
DATE: JUN 12 2023
BY: GONCOL

UNIT 1B/1B

SCALE: 1"= 1/4"



UNIT 2B/2B

SCALE: 1"= 1/4"

INSPIRATION

UNIT 1B/1B

SCALE: 1"= 1/4"

UNIT 1B/1B/D

SCALE: 1"= 1/4"

PROJECT No.:		REV. #	DATE
DESIGNED BY:	O.M.	1	
DRAWN BY:		2	
CHECKED BY:	O.M.	3	
ISSUE DATE:	11-12-2021	4	
DRAWING SCALE:	AS SHOWN	5	
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INFINITY GARDENS APARTMENTS

14505 SW 260 ST, MIAMI, FLORIDA

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

PH: Z23-447 **April 29, 2025**
Item No. 8C2

Recommendation Summary	
Commission District	8
Applicant	UL 112, LLC
Summary of Requests	The applicant seeks to permit a rezoning of Parcel "A" from Agricultural (1 residence per 5 acres) to BU-1A (commercial use) in order to build a commercial shopping center and a rezoning of Parcel "B" from Agricultural (1 residence per 5 acres) to PAD (Planned Area Development), in order to build a total of 257 dwelling units. Additionally, the applicant seeks to permit the proposed lots to have no frontage on public streets, with access provided via private drives, and to permit parking within private garages instead of on-street parking for 160 dwelling units.
Location	Lying on the northeast corner of the intersection of S.W. 232 Street and S.W. 112 Avenue, Miami-Dade County, Florida.
Property Size	±30.71-gross (±28.52-net) Acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant lot
2030-2040 CDMP Land Use Designation	"Business and Office" and "Low Density Residential" (2.5 to 6 dwelling units per acre) to "Business and Office" and "Low-Medium Density Residential with 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. CDMP20230026) *** (*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 requests #1 and #2, subject to the Board's acceptance of the proffered PAD covenant, and approval with conditions of requests #3 and #4 (Subject to approval of the concurrent CDMP amendment Application No. CDMP20230026 and it becoming effective) ***

This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20230026 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:

REQUEST #1 ON PARCEL A - COMMERCIAL PARCEL

(1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, to BU-1A, Limited Business District.

REQUEST #2 THROUGH # 4 ON PARCEL B - RESIDENTIAL PARCEL

(2) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, to PAD, Planned Area District.

(3) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to waive same to permit residential dwelling units to front on private roadways, and to permit such units to have access to public streets by means of private drives.

(4) NON-USE VARIANCE to permit 160 multi-family units with 0 parking spaces (2 parking spaces required for each) and to allow the required parking spaces to be provided within private garages (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Canals 20 Acres," prepared by Pascual, Perez, Kiliddjian, Starr and Associates, consisting of 19 sheets dated stamped received October 9, 2024, and 10 sheets dated stamped received January 3, 2025; entitled "Proposed Community Residence," prepared by Bellon Architecture, consisting of 12 sheets dated stamped received October 9, 2024; civil plans entitled "Silver Palms Canals 20 Acres," prepared by Ford Engineers, Inc., consisting of 4 sheets dated stamped received February 24,2025; and landscape plans entitled "Canals 20 Acres," prepared by Witkin Hults and Partners, consisting of 16 sheets dated stamped received January 3, 2025, for a total of 61 sheets. Plans may be modified at the public hearing.

PROJECT DESCRIPTION:

Staff notes that the applicant has concurrently filed a standard amendment application (CDMP20230026) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the subject property from "Business and Office" [±10.1-gross (±8.75-net) acres] and "Low Density Residential" [±20.70-gross (±19.77-net) acres], to "Business and Office" [±11.52-gross (±10.01-net) acres] and "Low-Medium Density Residential with One Density Increase (DI-1)" (13 to 25 dwelling units per gross acre with sound urban design) [±19.19-gross (±18.51-net) acres]. The CDMP amendment would be subject to the Board's acceptance of a proffered Declaration of Restrictions (CDMP covenant) requiring that would limit the residential development on the property to a maximum of 257 units. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20230026 and it becoming effective.

Under the current zoning application, the applicant proposes to rezone the approximately ±10.1-gross (±8.75-net) acre portion of the property (Parcel 'A') from AU, Agricultural District, to BU-1A, Limited Business District, with the intent to develop the western portion of the site with commercial uses in a future phase. Additionally, for the remaining ±19.19-gross (±18.51-net) acre of the property (Parcel 'B'), the applicant proposes to rezone it from AU, Agricultural District, to PAD, Planned Area District, with the goal of developing the eastern portion of the property with 257 residential units. The applicant also seeks approval to allow the proposed residential lots to

access public streets via private driveways, and to permit 160 multi-family units to provide their required 2-parking spaces each within private garages, a provision that is otherwise not permitted by code.

The applicant has submitted plans that depict a development with 257 residential units on the eastern portion of the property, with the western portion of the site reserved for commercial uses to be developed in a future phase. The proposed residential development will consist of 97 villas and 160 hybrid units. The residential development will be served by both internal private drives and public roadways. Site amenities, as depicted in the submitted plans, include a 46,885-square-foot park with a pool and cabana, pedestrian walking paths, mail kiosks, parallel parking, and landscaped common open space. The development will include one ingress/egress vehicular and pedestrian access point along SW 109 Avenue, another access point along SW 232 Street, and a third egress-only access point along SW 232 Street. Parking and driveways are internal to the site, with the required parking provided as surface parking and two (2) required parking spaces within the garages for 160 multi-family units, together with parallel parking spaces dispersed throughout the cluster developments internal roadways. The submitted plans indicate that the proposed lots and blocks are designed along a network of private and public drives to provide connectivity for both pedestrians and vehicles. Additionally, the units along SW 109 Avenue and SW 232 Street are oriented to front the streets, with parking concealed at the rear. The placement of these units near the street edge helps define the block and ensures consistency with the urban design guidelines required by the CDMP under the "One Density Increase (DI-1)" overlay designation. Additionally, the proposed development includes a gated pedestrian connection to the adjacent Miami-Dade County Debbie Curtin Park, located to the north of the subject property. This access will provide residents with convenient recreational opportunities and enhance the overall livability of the development. Furthermore, the integration of this park access is consistent with the urban design guidelines, as it promotes connectivity between the residential community and public amenities, fostering a walkable and cohesive environment. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided withing the residential, as well as along the western and northern perimeters of the proposed residential development, with street trees provided along all the abutting roadways. The applicant has submitted a Planned Area Development (PAD) Agreement (also referred herein as PAD covenant), which, among other provisions, restricts the subject parcel to the submitted site plans, outlining a total of 257 multi-family dwelling units, development parameters, and roadway/infrastructure improvements. Staff notes that the PAD Agreement is required by the code for applications requesting a PAD Zoning District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; vacant parcel	Business and Office and Low-Medium Density Residential w/ One Density Increase (DI-1) **(Subject to approval of the concurrent CDMP amendment)**
North	RU-3M; Miami-Dade County Public Park	Low Density Residential, 2.5 -6 dua
South	RU-3M & BU-1A; townhouses and commercial	Low Density Residential, 2.5 -6 dua and Business and Office
East	RU-1MA; single-family residences	Low Density Residential, 2.5 -6 dua
West	RU-3M; Townhouses	Low Density Residential, 2.5 -6 dua and Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property comprises approximately ±30.71 gross acres (±28.52 net acres) and is currently vacant. To the north, the property adjoins Miami-Dade County's Debbie Curtin Park. To the south and west, the site is bordered by existing townhomes and commercial developments, which is consistent with the proposed commercial uses for Parcel "A". To the east, the property is surrounded by single-family residential developments.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to rezone the property for the development of additional commercial space and housing in this area of the County. According to memoranda from the departments reviewing the application, any potential impacts will not result in the facilities and services operating below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) has stated in their memorandum that the application meets the traffic concurrency criteria and is expected to generate approximately 630 PM peak hour vehicle trips. This includes the proposed commercial development, with up to 174,384 square feet of retail space permitted under the "Business and Office" CMPD Land Use Category, as outlined in the development impact table in the CDMP amendment under application No. CDMP20230026. Staff further notes that the proposed development will increase the local population and may introduce additional noise to the surrounding neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously mentioned, the subject property is the subject of a standard CDMP amendment application (CDMP20230026) 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 proposes to re-designate the ±30.71-gross (±28.52-net) acres subject parcel. This includes the redesignation of the ±10.1-gross (±8.75-net) acre "Business and Office" portion of the site to ±11.52-gross (±10.01-net) acres of **Business and Office**, and the re-designation of the ±20.70-gross (±19.77-net) acre of "Low-Density Residential" (2.5 to 6 dwelling units per acre) portion to ±19.19-gross (±18.51-net) acres of **Low-Medium Density Residential with One Density Increase (DI-1)** (13 to 25 dwelling units per gross acre with sound urban design principles incorporated into the design of the proposed development).

The current "Business and Office" and "Low Density Residential" designations on the property allow the development of the site with 152,500 sq. ft. of retail space, and with 124 residential units, or, with a maximum total of 254 residential units if the site is developed entirely for residential use. The proposed redesignation to increase the total square footage of "**Business and Office**" from ±10.1-gross (±8.75-net) acres to ±11.52-gross (±10.01-net) acres will permit the development of the western portion of the subject site along SW 112 Avenue and the southwestern portion of SW 232 Street, with a maximum of 174,384 square feet retail uses. It is important to mention that SW 112 Avenue is designated as a half-section line road by the County, which requires a minimum right-of-way (ROW) of 70 feet. However, it is owned and maintained by the Florida Department of Transportation (FDOT), with a ROW of 100 feet, which meets the County's standard for a major roadway intersection. Similarly, SW 232 Street is a section line road with a minimum ROW of 80 feet in width. These roads support commercial development by providing enough space for traffic,

future expansion, and easy access to nearby businesses, helping ensure that the area remains suitable for commercial use. In addition, the proposed commercial development aligns with the CDMP-designated commercial node at the intersection of SW 112 Avenue and SW 232 Street. The proposal is consistent with CDMP Land Use Element Policy **LU-1G**, which states that "*Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.*" Consequently, the proposed rezoning of the western portion of the subject property (Parcel 'A'), from AU, Agricultural to BU-1A, Limited Business District, will be **consistent** with the CDMP Land Use Element interpretative text and **compatible** with the established pattern of commercial development along SW 112 Avenue and SW 232 Street.

As previously mentioned, as part of the CDMP application (CDMP20230026), the applicant also intends to redesignation of ±20.70-gross (±19.77-net) acre "Low-Density Residential" to ±19.19-gross (±18.51-net) acres of "**Low-Medium Density Residential with One Density Increase (DI-1)**" (13 to 25 dwelling units per gross acre with sound urban design principles incorporated into the design of the proposed development). *The residential densities currently allowed in the **Low-Density Residential** use category shall range from a minimum of 2.5 to a maximum of 6 units per gross acre.* Furthermore, the re-designation to Low-Medium Density Residential with One Density Increase permits the subject property to be allowed to develop one category higher, at the Medium Density Residential category which allows residential development at 13 to 25 units per gross acre. This would allow the applicant to develop the ±19.19-gross acre eastern portion of the subject site with a maximum of 479 residential units instead of the currently allowed maximum of 124 residential units. Staff notes that the applicant seeks a district boundary change on the eastern side of the subject site from AU to PAD. Staff also notes that the CDMP Covenant proffered by the applicant will limit the development of the site to a maximum of 257 residential units which is the equivalent to 13.39 units per acre. Additionally, staff notes that the proposed development on the site is to contain a total of 257 residential units which is within the maximum number of residential units permitted on the site. The proffered PAD Covenant would restrict the development of the site to the development parameters per the submitted site plan 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 allowed under the CDMP Density threshold, as well as within the maximum unit count approved under the concurrent CDMP application.

A section of the CDMP Land Use Element interpretative text indicates that *Compatibility 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 *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable*. Staff opines that the proposed development would be consistent with CDMP policies that require the County to accommodate projected population or economic growth, and that development be prioritized on parcels that are compatible with abutting and nearby land uses. Staff opines that the proposed development containing 257 multi-family residential development will act as a reasonable transition between the CDMP designated commercial node at the intersection of SW 112 Avenue located west of the subject property and the single-family residential areas to the site's east property line, and will not have a significant

visual impact on the surrounding properties and would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policy LU-4A**.

Therefore, subject to the Board's approval of the CDMP amendment to allow the redesignation of the subject parcel to "Business and Office" and "Low-Medium Density Residential with One Density Increase (DI-1)" on the CDMP Land Use Plan (LUP) map, and subject to the acceptance of the proffered PAD covenant, staff opines that the proposed rezoning of Parcel 'A' to BU-1A and of Parcel 'B' to PAD, along with the requested non-use variances to allow residences on private drives and provide parking in private garages for the 160 units, would be **consistent** with the CDMP Land Use Element. It also complies with the density threshold limits for these land uses on the LUP map. Staff further concludes that approval of the application will not have significant negative impacts on the safety or tranquility of neighboring properties and will be **compatible** with the surrounding area, as outlined in the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change on Parcel "A" from AU, Agricultural District, to BU-1A, Limited Business District, in order to have commercial uses on that western portion of the site at a future time (request #1), and for a district boundary change on Parcel "B" from AU, Agricultural District, to PAD, Planned Area District, in order to build a 257-unit residential development on said portion of the site (request #2). For the reasons stated above and below, staff opines that when the requests to rezone the subject parcel is analyzed under Section 33-311, District Boundary Change, the approval of these requests, subject to the Board's acceptance of the PAD agreement, would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. In addition, the design of the units along SW 232 Street and SW 109 Avenue will prioritize urban design principles by orienting the buildings to face the streets, with parking located at the rear. This layout ensures compliance with urban design guidelines, fostering a walkable, visually appealing neighborhood that enhances the public realm and promotes connectivity. Furthermore, to further encourage walkability, the applicant proposes a four-foot landscape strip adjacent to the street, followed by an eight-foot sidewalk along SW 232 Street and a six-foot sidewalk along SW 109 Avenue, with five-foot internal sidewalks throughout the proposed residential development. Therefore, staff supports the district boundary changes and opines that contingent on the approval of the CDMP land use map amendment to redesignate to Business and Office and Low-Medium Residential w/ One Density Increase (DI-1), the requests for a zone change on the subject property for Parcel "A" to BU-1A, Limited Business District and for Parcel "B" to PAD, Planned Area District, would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the surrounding area.

The subject parcel is located within the Urban Development Boundary (UDB) and, according to the submitted survey map, encompasses approximately ±30.71 gross acres (±28.52 net acres) of land. Staff notes that the parcel is situated within a developed area, with both commercial and residential uses in proximity. It is the opinion of staff that the proposed BU-1A zoning district on the western portion and the PAD zoning district on the eastern portion, along with the proposed residential development with 257 units, will create a seamless transition between the planned commercial uses along SW 112 Avenue to the west and the existing single-family residential

areas to the east, thereby preserving the character of the surrounding neighborhood with minimal disruption to the existing development pattern. The applicant has proffered a Planned Area Development Agreement, which among other things limits the development of the Property to a total of 257 residential units and spells out the specific development parameters. The application proposes to develop the subject parcel with 257 multi-family residential development with a total of 31 buildings. The site amenities depicted on the submitted plans include private park consisting of 46,885 square feet, mail kiosks, and landscaped common open space. Submitted plans indicate that the proposed dwelling units are designed along a network of private drives to allow connectivity for pedestrians and autos alike, ensuring better traffic dispersal within and outside of the future residential development. Additionally, the applicant is providing a network of sidewalks providing pedestrian connectivity to the common areas proposed within the development. In addition to ample landscaping in the form of trees and shrubs provided along the common areas and boundaries of the development which will minimize any visual impacts of the proposed development on the surrounding area. As designed, the proposed PAD development, with the pedestrian and auto connectivity, buildings with an intensity similar in scale to the surrounding uses as well as the proposed landscaping, will produce a development that will be compatible with the existing residential neighborhood. Staff further opines that the proposed development depicts the applicant's intent to comply with the regulations towards utilizing development parameters in a manner that maintains the development in the area as well as complying with the standards spelled out in the CDMP covenant and the DI-1 density increase standards of the urban design manual.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the requests would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. Staff notes that Department of Transportation and Public Works (DTPW) also reviewed the requests and has no objection to the application, subject to conditions, as specified in their memorandum. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum state that they have no objections to the requests subject to conditions in their memorandum including that the application meets traffic concurrency criteria and that the development of 257 dwelling units and a maximum of 174,384 square feet of retail space would generate approximately an additional 630 PM peak hour vehicle trips. It should be noted that, pursuant to the CDMP development impact table, the proposed commercial development will be restricted to a maximum of 174,384 square feet of retail space, which is approximately 103,999 square feet below the maximum allowed under the BU-1A zoning district. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a negative impact on fire rescue services in the area. The memoranda submitted by the Department of Water and Sewer, and the Park, Recreation and Open Spaces (PROS) Department indicate no objections to the application as well. Further, the Miami-Dade County Public Schools (MDCPS) memorandum, indicates that all current levels have sufficient capacity available to serve the application. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the requests to rezone the subject parcel to BU-1A and PAD, subject to the proffered PAD covenant, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Therefore, staff recommends approval of requests #1 and #2, subject to the Board's acceptance of the proffered Planned**

Area Development Agreement, for a district boundary change to BU-1A, Limited Business District, for parcel "A", and to PAD, Planned Area Development, for Parcel "B", under Section 33-311, District Boundary Change. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20230026 and it becoming effective)

In order to implement the proposed residential development the applicant is also requesting ancillary Non-Use Variances. These include a request to permit the proposed dwelling units to have no frontage on public streets and to permit access to such lots by way of private drives (request #3), as well as a request to permit 160 dwelling units to have no on-street parking and provide parking within private garages instead (Request #4). When these requests are analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval of these requests would be **compatible** with surrounding area. The submitted plans depicts a layout showing the proposed 257 multi-family residential development which provides for private drives throughout the proposed development. The private drives offer connectivity between the proposed residential units and SW 109 Avenue, which is designated as a local road with a minimum width of 50 feet, as well as SW 232 Street, which is classified as a Section Line Road. Staff notes that the proposed multi-family residential development as indicated in the provided site plan complies with all other minimum requirements of the Code with regards to frontage and area albeit on a private drive. Staff further notes that the Platting and Traffic Review Section does not object to the requested variance to permit the proposed lots to front on private drives. **Therefore, staff recommends approval with conditions of requests #3 and #4, 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. CDMP20230026 and it becoming effective)**

ACCESS, CIRCULATION AND PARKING: The submitted site plan indicates two (2) points of ingress/egress providing direct vehicular and pedestrian access: one from the east along SW 109 Avenue and another from the south along SW 232 Street. Additionally, there is one (1) egress-only vehicular access point along SW 232 Street. Parking and driveways are designed internally within the site, with surface parking lots located towards the rear of the proposed residential buildings. Parking will also be provided in garages, with parallel parking spaces along the internal roadways

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval of requests #1 and #2, subject to the Board's acceptance of the proffered PAD Covenant, and approval with conditions of requests #3 and #4. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20230026 and it becoming effective)

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

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

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitle "Canals 20 Acres," prepared by Pascual, Perez, Kiliddjian, Starr and Associates, consisting of 10 sheets dated stamped received 4/3/2025 and 24 sheets dated stamped received 10/9/2024; plans entitled "Proposed Community Residence," prepared by Bellon Architecture, consisting of 15 sheets dated stamped received 10/9/2024; landscape plans entitled "Canals 20 Acres," prepared by Witkin Hults and Partners, consisting of 16 sheets dated stamped received 01/03/2025; and civil plans entitled "Silver Palms Canals 20 Acres," prepared by Ford Engineers, Inc., consisting of 4 sheets dated stamped received 02/24/2025, for a total of 69 sheets.

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

4. That the private garages shall not be enclosed in any manner and shall remain for parking of vehicles and storage only.

5. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

6. 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.

7. 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.

8. 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.

ES:JB:SS:PM:EA

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

ZONING RECOMMENDATION ADDENDUM

UL 112, LLC
PH: Z23-447

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (DERM)	*No objection**
Platting and Traffic Review Section (RER)	*No objection**
Department of Transportation (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*
Parks, Recreation and Open Spaces Department (PROS)	*No objection*
Miami-Dade County Police Department	*No objection*
Miami-Dade County Aviation Department	*No objection*
Miami-Dade County Solid Waste	*No objection*
**Subject to conditions in their memorandum.*	

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

Low Density Residential (Pg. I-29)	*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.*
Low-Medium Density (Pg. 31)	*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.*
With One Density Increase (DI-1) w/ Urban Design (Pg. I-32)	***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*

ZONING RECOMMENDATION ADDENDUM

UL 112, LLC
PH: Z23-447

	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. CDMP20230026)***
Business and Office (I-42)	*This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Light industrial uses are also permitted in the Business and Office category within an approved Employment Center. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant Policies LU-9O and LU-9P, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas. Residential uses, and mixing of residential use with commercial, light industrial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this 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 commercial use of the site.*
Policy LU-1G (Page I-3)	*Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.*
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,*

ZONING RECOMMENDATION ADDENDUM

UL 112, LLC
PH: Z23-447

	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.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

UL 112, LLC/ARCE, MERCY	N/A MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2023000447
DATE	**HEARING NUMBER**

FOLIO: 30-6018-000-0691

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
January 14, 2025

NEIGHBORHOOD REGULATIONS:
Case No. 202302002496 was opened on 05/26/2023. Citation T112947 was issued on 05/31/2023 for REPEAT)FAILURE TO PERFORM LOT MAINTENANCE AND/OR REMOVE SOLID WASTE, JUNK, TRASH AND/OR DEBRIS IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14 (A)(2) & (A)(1), TO WIT: PREVIOUS CASE #202302001480. OVERGROWTH AND SCATTERED JUNK & TRASH ON ABUTTING RIGHT OF WAY. Citation was paid on 07/06/2023 and compliance was confirmed on 07/31/2023. Case is closed.

Case No. 202402005257 was opened on 08/24/2024. Companion citations T123361 and T123362 were issued on 08/25/2024 for FAILURE TO OBTAIN A CERTIFICATE OF USE, TO WIT: UNLAWFULLY OPERATING A BUSINESS ON A VACANT LOT WITHOUT CERTIFICATE OF USE, TO WIT; FRESH CONCH SALAD MOBILE TRUCK. Citations are on appeal. There are no outstanding fees.

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

VIOLATOR:
UL 112, LLC/ ARCE, MERCY

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: January 27, 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: Z2023000447-4th Review
UL 112, LLC
SW 232nd Street and SW 112nd Avenue
DBC from AU to PAD and BU-1A and NUVs to front on private roadways and to permit access to public streets by means of private roads, in addition to permit parking for the multifamily units w private garages. Development includes 257 total residential units (97 villa units and 160 hybrid units).
(AU) (30.70 acres)
18-56-40

DERM is currently reviewing concurrent application no. CDMP20230026. 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 of the Code related to potable water service and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to DERM records, public water and public sanitary sewers are currently abutting the subject property. Pursuant to the Code and based on the site plan submitted in support of the requested district boundary change, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. Please note that this development will need to obtain water and sanitary sewer extension permits prior to DERM approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

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

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

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.

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

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

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

Water Control 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. The drainage system must be designed for the 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

Wetlands Resources
The subject property does not currently contain wetlands as defined by section 24-5 of the Code. Therefore, it is anticipated that a Class IV permit will not be required for this property.

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 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 property indicates the presence of tree resources. A landscape plan entitled "Canals 20 Acres" prepared by Steven C. Eaves, R.L.A., and dated as received by Miami-Dade County on October 09, 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.

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 sections 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Pollution Remediation Review
DERM has records of current contamination issues on the subject site tracked under Canals 20 Acres (DERM file no. HWR-1456). All construction plans (inclusive of drainage) and dewatering plans shall require DERM review and approval as it relates to environmental contamination issues. Be advised that DERM review of this application does not constitute approval of any site plans, drainage plans, or development plans that may be included as part of this application.

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

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

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

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans. Please contact Thomas Kux, P.G. of the DERM Environmental Monitoring and Restoration Division at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

Conditions of Approval: None

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

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: March 11, 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: Zoning Application Comments - UL 112, LLC
Application No. Z2023000447 - Revision # 2 - (Pre-App. No. Z23P-229)

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

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement and/or a Verification Form will be required.

Application Name: UL 112, LLC

Location: The proposed project is located on approximately 30.70 acres at the northeast corner of the intersection of SW 232nd Street and SW 112th Avenue, with Folio No. 30-6018-000-0691, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a district boundary change from AU (Agricultural District) to PAD (Planned Area Development District) and BU-1A (Limited Business District) in order to develop a horizontal mixed-use project, consisting of a residential community with 97 townhomes and 160 apartment units on the portion of the residential parcel, plus a future neighborhood retail center on the commercial parcel to be develop with up to 174,384 sq. ft. of commercial space. The subject application includes the proposed development plans for the residential parcel. The development plans for the commercial parcel will be submitted at a later point in time under a separate application.

The subject project has a concurrent CMDP application No. CDMP20230026 and seeks to modify the subject property's land use designation on the Land Use Plan map from "Business and Office" and "Low Density Residential" (2.5 to 6 dwelling units per gross acres) to "Business and Office" and "Low-Medium Density with One Density Increase (DI-1)" (13 to 25 du/ac with Sound Urban Design).

The estimated total water demand for the residential parcel will be 37,605 gallons per day (gpd). The estimated total water demand for the commercial parcel will be 17,438 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.

On December 6, 2024, WASD Agreement No. 32854 was offered for the residential parcel of the subject development, with approved points of connection (P.O.C.) dated November 19, 2024. Please note that WASD Agreement No. 32854 was issued for the construction of 96 townhomes and 158 apartment units, and the development being proposed with the subject application is for 97 townhomes and 160 apartment units. As such, said Agreement must be revised to reflect the proposed development with this zoning application.

Per approved points of connection (P.O.C.) dated November 19, 2024, the developer shall connect to an existing 16-inch water main (E13624-2) in SW 232nd Street, east of SW 112th Avenue and extend the same 16-inch water main easterly along proposed SW 232nd Street to SW 109th Avenue, interconnecting to an existing 20-inch water main at that location.

If the Fire Department requires a new fire hydrant and/or fire lines and/or if services are required from SW 109th Avenue, the developer shall connect to an existing 8-inch water main (E11672-5) in SW 109th Avenue, abutting the eastern boundary of the property. Also, if the Fire Department requires a new fire hydrant and/or fire lines and/or if services are required from SW 112th Avenue, the developer shall connect to an existing 12-inch water main (E12326-3-5) in SW 112th Avenue and extend an 8-inch water main across SW 112th Avenue, as required to provide such service.

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.

A Water Supply Certification (WSC) letter from WASD was issued on December 6, 2024, through WASD Agreement No. 32854 for the construction of 96 townhomes and 158 apartment units. Said Certification will need to be revised to reflect the proposed development with this zoning application. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

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

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

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

Per said P.O.C., a new Public Pump Station will be required. The developer shall connect to an existing 12-inch force main (ES8472-10) in SW 232nd Street and SW 112th Avenue and extend an 8-inch force main easterly along SW 232nd Street to SW 109th Avenue, thence northerly along SW 109th Avenue as necessary to provide service to the new development's proposed Public Pump Station.

Please be advised that the new public Pump Station site dimensions must be 45 ft X 65 ft, shall be deeded to the WASD and must be shown on the Plat without the encroachment of any utility easements, must have direct access to either a dedicated public right-of-way (R/W) or to an ingress-egress paved access and utility easement with a minimum width of 20 ft.

Additionally, the developer shall connect to the aforementioned proposed Public Pump Station and extend a minimum of 8-inch gravity sewer mains at full depth in public R/W as required to provide service to all the properties within the proposed development.

If Unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

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

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

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

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

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

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

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

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

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

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: March 12, 2025

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

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

Subject: DIC 23-447
Name: UL 112, LLC
Section 18 Township 56 South Range 40 East

I. PROJECT LOCATION:

The property is located at the northeast intersection of SW 232 Street and SW 112 Avenue.

II. APPLICATION REQUEST:

This application is requesting a district boundary change from AU to PAD and BU-1A with a commercial parcel.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and south by SW 112 Avenue and from the east and the west by SW 232 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)

630 PM Peak Hour trips are generated by the proposed 257 multifamily residential units and 174,384 square feet of Retail use.

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

A. Cardinal Distribution

North	67 %	East	8 %
South	11 %	West	14 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9736 located on SW 112 Avenue north of SW 232 Street, has a maximum LOS **"D"** of **3,580** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,475** vehicles and **427** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9736** with its PHP and assigned vehicles is at LOS **"C"**. The **333** vehicle trips generated by this development when combined with the **2,475** and those previously approved through Development Orders, **427**, equal **3,235** and will cause this segment to remain at LOS **"C"** whose range is up to 3,420.

Station 9103 located on SW 232 Street west of US 1/ SR 5, has a maximum LOS **"D"** of **1,197** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **404** vehicles and **35** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9103** with its PHP and assigned vehicles is at LOS **"C"**. The **69** vehicle trips generated by this development when combined with the **404** and those previously approved through Development Orders, **35**, equal **508** and will cause this segment to remain at LOS **"C"** whose range is up to 594.

Station F 0050 located on SW 112 Avenue north of Florida's Turnpike (HEFT), has a maximum LOS **"D"** of **3,580** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,531** vehicles and **347** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 0050** with its PHP and assigned vehicles is at LOS **"C"**. The **188** vehicle trips generated by this development when combined with the **2,531** and those previously approved through Development Orders, **347**, equal **3,066** and will cause this segment to remain at LOS **"C"** whose range is up to 3,420.

Station 9896 located on SW 216 Street east of Florida's Turnpike (HEFT), has a maximum LOS **"D"** of **2,628** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,544** vehicles and **10** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9896** with its PHP and assigned vehicles is at LOS **"D"**. The **40** vehicle trips generated by this development when combined with the **2,544** and those previously approved through Development Orders, **10**, equal **2,594** and will cause this segment to remain at LOS **"C"** whose range is from 1,180 to 2,628.

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: February 26, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2023000447

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 2/24/2025.

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 5, 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. Z2023000447
UL 112, LLC
DTPW Project No. OSP 173

PROJECT DESCRIPTION:

According to the Letter of Intent (LOI), the applicant, UL 112, LLC, is requesting approval to develop a horizontal mixed-use project, consisting of a residential community of 255 attached, single-occupancy family homes.

I. PROJECT LOCATION:
The property is located on the northeast corner of the intersection of SW 232 Street and SW 112 Avenue.

II. APPLICATION REQUEST:
The application is requesting approval of the following:

- Zoning modification
- Utilization of a workforce housing intensity bonus

COMMENTS/RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) has reviewed the subject application and provides the following comments:

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

This property is served by Metrobus Routes 35 and 70 at the nearest bus stop located at SW 112th Ave and SW 232nd St. adjacent to the site (less than a minute walk). The property is also served by Metrobus Route 52 at the nearest bus stop located at Old Cutler Rd. and SW 109th Avenue approximately 0.7 miles away (15-minute 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	
35	20	60	60	n/a	20	20	L
70	60	60	60	n/a	60	60	L
52	30	60	60	n/a	30	30	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 all sidewalks along SW 112th Ave will be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impede public access to the existing bus stops. **Approval Condition.**
2. The applicant shall provide a covered and secure space for bicycles and micro-mobility device parking near the entrance of each residential building(s). **Approval Condition.**
3. The applicant shall provide connections to transit by adding to the existing bicycle and pedestrian network where possible. **Approval Condition.**
4. The applicant shall provide enhanced crosswalks or additional pavement markings to clearly delineate where pedestrians should be at all intersections within the proposed project, if approved by Transit Enhancements Division (TED). **Approval Condition.**
5. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all transit options available is provided. **Approval Condition.**

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

II. Traffic Engineering Division

A. Traffic Study Review Comments

~~1. Figure 1 (Site Location), please clarify why the site does not include the portion of land directly on the northeast corner of the SW 232 Street and SW 112 Avenue. It is important to note that the letter of intent does show the complete land and a comprehensive traffic study must be performed.~~

The boundaries of the Property are depicted in yellow on the aerial below:

~~2nd Follow-up 6/21/2024: **Comment partially addressed.** *As per response to comments, the portion of land directly west of the proposed residential development will be a future commercial development and is not part of this application. However, given that both parcels are part of the same property/owner, a traffic study that evaluates the proposed future commercial development and the residential component must be submitted for review.*~~

~~3rd Follow-up 11/08/2024: **Comment partially addressed.** *An updated traffic study addressing the previous review comment has not been submitted, nor has a response document been provided. Please ensure both documents are submitted as required.*~~

4th Follow-up 01/30/20245 **Comment addressed.** *The traffic study has updated to include the commercial space.*

~~2. Please provide operational analysis for the intersection of SW 109 Avenue and SW 232 Street to determine what type of traffic control will be required for this new intersection.~~

2nd Follow-up 6/21/2024: **Comment addressed.** *As per traffic study, this intersection will operate at a LOS A with the project's impact as an all-way stop-sign controlled intersection and a two-way stop sign controlled intersection. However, the all-way stop-sign control based on the volume warrant analysis from the MUTCD is not warranted.* ***Therefore, the existing all-way stop sign control can be removed and allow traffic on SW 232 Street to operate under free-flow conditions with stop-control on SW 109 Avenue approaches only.***

~~3. Figure 8 (Driveway Volumes), please ensure to show the trips entering/exiting through the driveways connecting to SW 109 Avenue.~~

2nd Follow-up 6/21/2024: **Comment addressed.** *Based on the projected driveway volumes shown in Figure 8, dedicated left and/or right turn lanes are not warranted at the proposed driveway connections.*

4. Please provide mitigation for any movements and/or approaches in which the LOS/delay increases beyond the County's acceptable LOS (LOS E) due to the additional trips added by the proposed development. Please also consider the delay for each individual movement which must be operating at LOS E or better. In addition, the study must specify if the existing turn lanes have sufficient storage capacity to accommodate the future 95th percentile queues at the intersections impacted by the subject project.

   2nd Follow-up 6/21/2024: **Comment partially addressed.** *Please refer to comment # 1.*

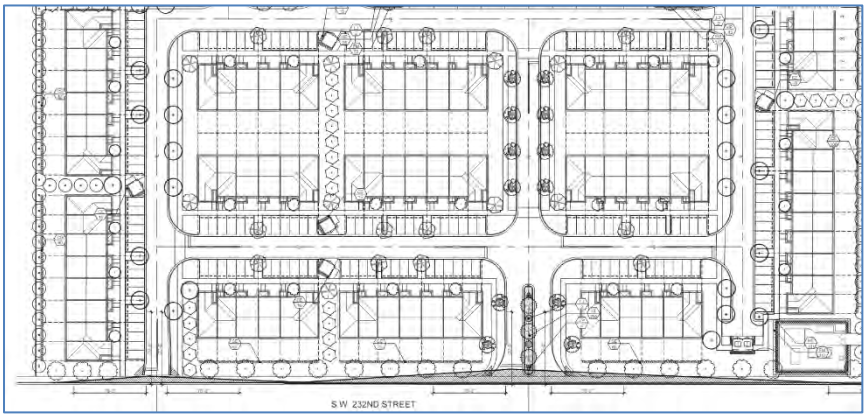
   3rd Follow-up 11/08/2024: **Comment partially addressed.** *Please refer to comment # 1.*

   4th Follow-up 01/30/20245 **Comment partially addressed.** *The westbound approach of the intersection at US-1 and Bailes Road is projected to operate at an unacceptable Level of Service (LOS) during the AM peak hour under future conditions. Additionally, the analysis indicates that the westbound approach of Driveway 2 is expected to operate at LOS F. Please provide mitigation to ensure that both the intersection and the driveway operate at an acceptable LOS.*

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. Please provide the sight triangles for the driveways connecting to SW 109 Avenue.~~

~~2nd Follow-up 6/21/2024: **Comment partially addressed.** *Please provide the distances for the vehicular sight triangles as the two triangles shown for the driveway connecting to SW 232 Street do not seem to be the same dimensions.*~~



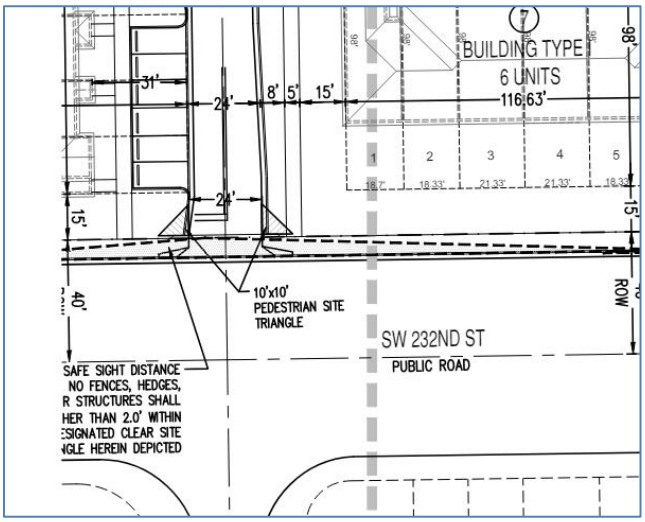
~~3rd Follow-up 11/08/2024: **Comment partially addressed.** *The vehicular sight triangles shown in the submitted site plan do not appear to be correct. Please note that the vehicular sight triangles and associated distances (dL, dr) in*~~

~~*accordance with FDOT Standards are determined by the design speed. For further details, please refer to the FDOT Design Manual, Section 212.*~~

4th Follow-up 01/30/20245 **Comment addressed.**

~~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).~~

~~2nd Follow-up 6/21/2024: **Comment not addressed.** *Please provide a minimum of 25' from the property line to the parking space for the driveway connection shown below.*~~



~~3rd Follow-up 11/08/2024: **Comment partially addressed.** *Please include throat length dimensions for all proposed driveways on the site plan.*~~

4th Follow-up 01/30/20245 **Comment addressed.**

~~3. A minimum of a 6' sidewalk must be kept within public right-of-way.~~

2nd Follow-up 6/21/2024: **Comment addressed.**

~~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.~~

2nd Follow-up 6/21/2024: **Comment addressed.**

~~5. Driveways must be designed as per FDOT standard 515.~~

2nd Follow-up 6/21/2024: **Comment addressed.**

~~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.~~

~~2nd Follow-up 6/21/2024: **Comment partially addressed.** *Please refer to comment # 8.*~~

~~3rd Follow-up 11/08/2024: **Comment partially addressed.** *Please refer to comment # 8.*~~

4th Follow-up 01/30/20245 **Comment addressed.**

7. Please provide signing and pavement marking plans.

   2nd Follow-up 6/21/2024: **Comment partially addressed.** *Please note that the signing and pavement marking plan must show markings/signage for SW 232 Street and SW 109 Avenue including the removal of the stop-signs provided for the eastbound/westbound approached at the SW 109 Avenue and SW 232 Street and the addition of the stop-sign for the southbound approach.*

   3rd Follow-up 11/08/2024: **Comment partially addressed.** *The submitted plans do not address the comments from the previous review. Please revise accordingly.*

   4th Follow-up 01/30/20245 **Comment partially addressed.** *The submitted plans does not address the previous review comment. Please upload an independent Signing and Pavement Marking Plan that includes markings and signage for SW 232 Street and SW 109 Avenue. This plan should indicate the removal of stop signs for the eastbound and westbound approaches at SW 109 Avenue and SW 232 Street, as well as the addition of a stop sign for the southbound approach.*

~~8. Please provide written approval from the Highway Division (Leandro Ona – Leandro.ona@miamidade.gov) for the proposed typical section on SW 232 Street.~~

   ~~2nd Follow-up 6/21/2024: **Comment not addressed.** *Please provide written approval from Leandro Ona for the proposed typical section on SW 232 Street.*~~

   ~~3rd Follow-up 11/08/2024: **Comment not addressed.** *Please note that an email must be sent to the Highway Division (Leandro Oña), and a confirmation email with the preliminary approval of the proposed typical section on SW 232 Street must be included as part of the submitted documents.*~~

   4th Follow-up 01/30/20245 **Comment addressed.**

9. 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.

   2nd Follow-up 6/21/2024: **Comment partially addressed.** *Please refer to the outstanding comments.*

   3rd Follow-up 11/08/2024: **Comment partially addressed.** *Please refer to Comment No.7.*

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
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

Date: January 23, 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 *Alejandro Zizold*
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

SUBJECT: Z2023000447 Silver Palms Canals 20 Acres (Associated Applications: Z2023P00229). Based on revised plans submitted on January 03, 2025.

Applicant Name: Hugo P. Arza, Esq on behalf of UL 112, LLC.

Project Location: The property consists of approximately +/30-Acres and the property is located northeast corner of SW 232nd Street and SW 112th Avenue, in unincorporated Miami-Dade County (Folio No.: 30-6018-000-0691).

Proposed Development: The applicant seeks a zoning review for the approval of a district boundary change from Agriculture (AU) to Planned Area Development District ("PAD") and Limited Business District (BU-1A), in order to develop a horizontal mixed use project, consisting of a residential community of 255 attached, single-occupancy family homes and multi-family home, on the portions of the Residential Parcel. A 10 acre neighborhood retail center on the Commercial Parcel will be submitted to the county under a separate application at a later date.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A.

Table A – County Parks (Local) Within a 3 Mile Radius of Application Area

NAME	ADDRESS	CLASS	ACRE	TYPE
CARIBBEAN PARK	11900 SW 200 ST	NEIGHBORHOOD PARK	5.23	LOCAL
CHARLES BURR PARK	20200 SW 127 AVE	NEIGHBORHOOD PARK	4	LOCAL
CUTLER RIDGE SKATE PARK	SW 211 ST AND HEFT	SINGLE PURPOSE PARK	3.6	LOCAL
DEBBIE CURTIN PARK	22820 SW 112 AVE	NEIGHBORHOOD PARK	9.78	LOCAL
GOULDS WAYSIDE PARK	SW 227 ST AND US 1	NEIGHBORHOOD PARK	2.9	LOCAL
JL (JOE) & ENID W. DEMPS PARK	11350 SW 216 ST	COMMUNITY PARK	30	LOCAL
JOE AND COLLEEN GRIFFIN PARK	12821 SW 232 ST	NEIGHBORHOOD PARK	5	LOCAL
KEVIN BROILS PARK	26150 SW 125 AVE	NEIGHBORHOOD PARK	5.24	LOCAL
LAKES BY THE BAY PARK	SW 216 ST AND 85 AVE	COMMUNITY PARK	47.4	LOCAL
LINCOLN CITY PARK #1	SW 220 ST AND 102 AVE	MINI-PARK	1	LOCAL
LINCOLN ESTATES PARK	22210 SW 108 AVE	MINI-PARK	0.8	LOCAL
PINE FOREST PARK	20751 SW 129 AVE	NEIGHBORHOOD PARK	6.63	LOCAL
PRINCETONIAN PARK	12755 SW 252 TERR	NEIGHBORHOOD PARK	6.5	LOCAL
ROBERTA HUNTER PARK	SW 117 AVE AND 200 ST	NEIGHBORHOOD PARK	15	LOCAL
SHARMAN PARK	12370 SW 218 ST	COMMUNITY PARK	2.06	LOCAL
SILVER PALMS PARK 1	11344 SW 234 LN	NEIGHBORHOOD PARK	1.05	LOCAL
SILVER PALMS PARK 2	11300 SW 240 LN	NEIGHBORHOOD PARK	1.3	LOCAL

SILVER PALMS PARK 3	11306 SW 242 ST	NEIGHBORHOOD PARK	0.81	LOCAL
SILVER PALMS PARK 4	24150 SW 114 CT	NEIGHBORHOOD PARK	1.09	LOCAL
SILVER PALMS PARK 5	11741 SW 233 LN	NEIGHBORHOOD PARK	0.83	LOCAL
SILVER PALMS PARK 6	23380 SW 118 AVE	NEIGHBORHOOD PARK	1.93	LOCAL
SILVER PALMS PARK 7	23800 SW 118 PL	NEIGHBORHOOD PARK	6.2	LOCAL
SOUTH MIAMI HEIGHTS PARK	20800 SW 117 AVE	NEIGHBORHOOD PARK	5.67	LOCAL
TAMARIND PARK	23437 SW 107 AVE	NEIGHBORHOOD PARK	1.56	LOCAL
WILLIAM RANDOLPH COMMUNITY PARK	11950 SW 228 ST	NEIGHBORHOOD PARK	10	LOCAL

Impact and Demand: The proposed development includes a total of 255 multifamily residential dwelling units. The proposed residential units would generate a residential population of 750 people resulting in an estimated impact of 2.06-acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The site is in Park Benefit District 3 (PBD3) which currently meets concurrency requirements.

Recommendations: Due to the findings 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 2.06-acre parkland conveyance, in-lieu of park impact fee payment.
- PROS recommends adding additional direct pedestrian connection to the adjacent park: "Debbie Curtin Park", from SW 112th Ave, and SW 109th Ave.
- Due to the 2.06-acre impact to local parkland, please indicate amenities that are proposed, including but not limited to any passive/active recreation opportunities, such as fitness equipment, gathering spaces, shaded outdoor seating, walking amenities, play area, picnic tables, grills, dog park, and/or pet waste bins around the development.
- Please indicate and detail the amount of passive and active open space in square feet, specifically the area labeled on Site Plan as "Amenity/Common Green Area".
- PROS recommends adding shaded walking and seating amenities by the area labeled on Site Plan as "Amenity/Common Green Area". This would provide additional outdoor recreational amenities for the residents to enjoy.
- Given the existing natural state of the property, please consider using Miami Rockland Pine Forests 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 described herein, **PROS has no objection to the application.** Once the documents mentioned above have been provided, the department will offer further review.

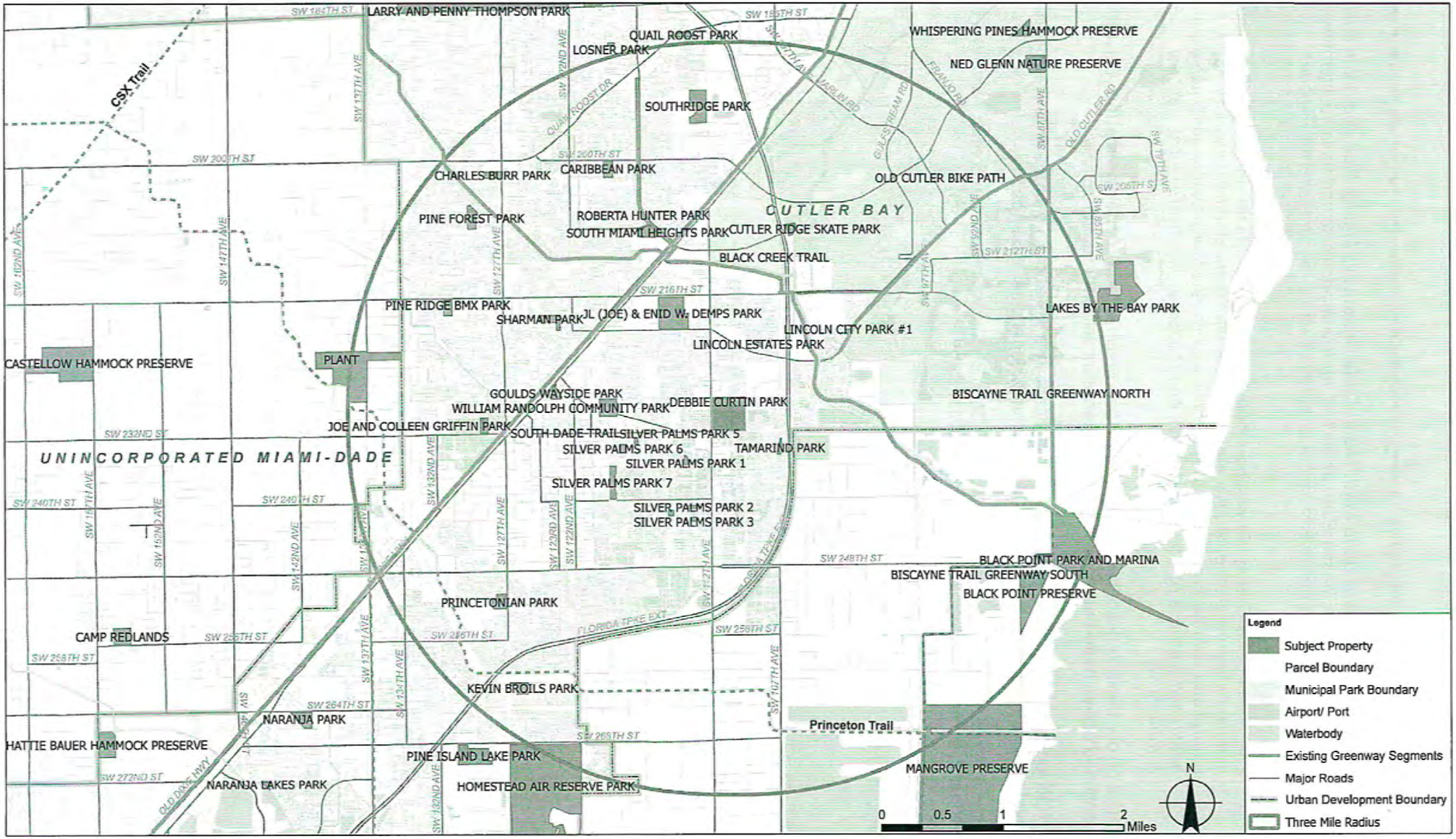
PROS looks forward to working with the applicant in a collaborative process and in good faith, for the development to help with potential +/- 2.06- acres of local parkland impact.

Should you need additional information or clarification on this review, please contact Alexandra Dreybus, Park Planner 2, by email at alexandra.dreybus@miamidade.gov

AZ: at ad

Attachment

FIGURE 1: Z2023000447 SILVER PALMS CANALS 20 ACRES
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Memorandum

MIAMI-DADE COUNTY

Date: January 30, 2025

To: Eric Silva, Assistant Director
RER Development Services

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

AR

Subject: DIC Application 23-447
UL 112, LLC
MDAD DN-23-12-4092

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 23-447, UL 112, LLC. The purpose of the Application is to request the approval of a district boundary change to rezone the subject property from "Agriculture" (AU) to Planned Area Development District ("PAD") and BU-1A to develop a horizontal mixed use project, consisting of a residential community of 257 attached, single-occupancy family homes and multi-family homes, at a density of ±13.24 units per gross, on the portions of the Residential Parcel, and a 10 acre neighborhood retail center on the Commercial Parcel. The subject property contains ±30.71 gross acres (±28.52 net acres) and is located on the northeast corner of SW 232nd Street and SW 112th Avenue in unincorporated Miami-Dade County, and further identified by Miami-Dade County Tax Folio Number 30-6018-000-0691.

MDAD does not object to the proposed request provided that all uses comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning. An MDAD-issued Airspace / Land Use Letter of Determination is required for any 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 at: 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).

AR/rb

C: J. Ramos
James Byers, RER

Miami-Dade Sheriff's Office

Memorandum

Date: February 5, 2025

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

From: Rosie Cordero-Stutz, Sheriff
Miami-Dade Sheriff's Office

Subject: Review – Zoning Application – Case: No. Z2023000447
UL 112, LLC. **(REVISION)**

APPLICATION:

The applicants, UL 112, LLC., is requesting a district boundary change from AU (Agricultural District) to BU-1A (Limited Business District) and PAD (Planned Area Development District) to develop a mixed-use residential community with 160 townhome condominiums and 97 townhomes for a total of 257 dwelling units. The property will also include a commercial space. The 30.70-acre property is located at the northeast corner of SW 232 Street and SW 112 Avenue in unincorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The project would be serviced by our South District, located at 10800 SW 211 Street, Miami, Florida. This fiscal year, South District has received a total of 45 zoning requests to increase the residential, commercial, and educational institution development within the District. With the total accumulation of development, there will be a need for an increase in police services

APPLICATION REVIEW:

A review of the application and related documents was conducted to predict its impact on the Miami-Dade Sheriff's Office resources, and the impact the project could have on any zoning modification changes. The site plan consists of the following: 257 total dwelling units for the development. The applicant's Planned Area Development Declaration of Restrictions (PADD) advises that the total number of bedrooms on the property shall not exceed 874.

Current data of police staffing, population, and crimes/calls for service were also examined to project any increase in calls for service. The current police officer staffing at the respective police district would not accommodate the anticipated increase in the volume of calls for service to the area. To maintain current police staffing levels, police officer staffing would need to increase by four additional police officers, at an estimated cost of $493,340. Should demand for police services increase beyond the current levels, additional sworn personnel, support staff, and equipment will be required.

Should you require any further assistance, please contact Chief, Gina Beato-Dominguez, of our Planning and Special Projects Office, at (305)471-2167 or via e-mail at gbd@mdso.com

RCS/jhb

Memorandum

Date: 01/09/2025

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

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

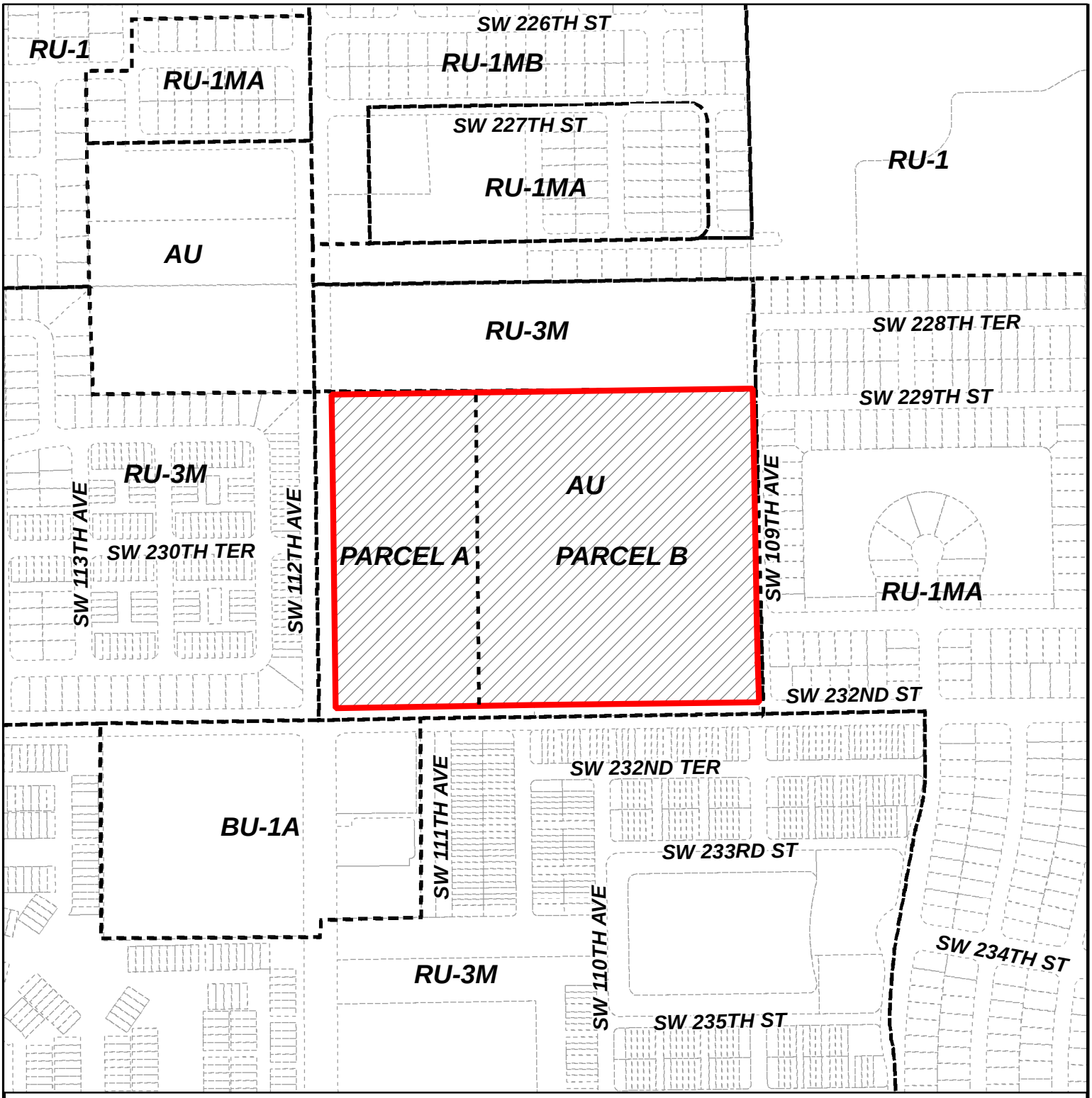
Subject: UL 112, LLC – (Z2023-000447) Updated Review

In its response to the previous version of this application, dated December 8, 2023, the Department of Solid Waste Management (DSWM) stated that it had no objections to the proposed application.

To review, the applicant is seeking a rezoning of the Property from "Agriculture" (AU) to Planned Area Development District ("PAD") and BU-1A in order to develop a horizontal mixed-use project, consisting of a residential community of 257 attached, single-occupancy family homes and multi-family homes and a future 10-acre neighborhood retail center to be developed with up to 174,384 sq. ft. of commercial space. All of this would be located on a ±30.71 (gross acres) located on the northeast corner of the intersection of S.W. 232 Street and S.W. 112 Avenue.

Additionally, 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 purpose of the Applicant's revised request is to address issues raised by other County Department and Agencies. The specific revisions and responses made to the application do not impact the Department's previous conclusion. **The DSWM continues to have no objections to the proposed application.**



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2023000447

Section: 18 Township: 56 Range: 40
Applicant: UL 112, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
W E
S

Legend

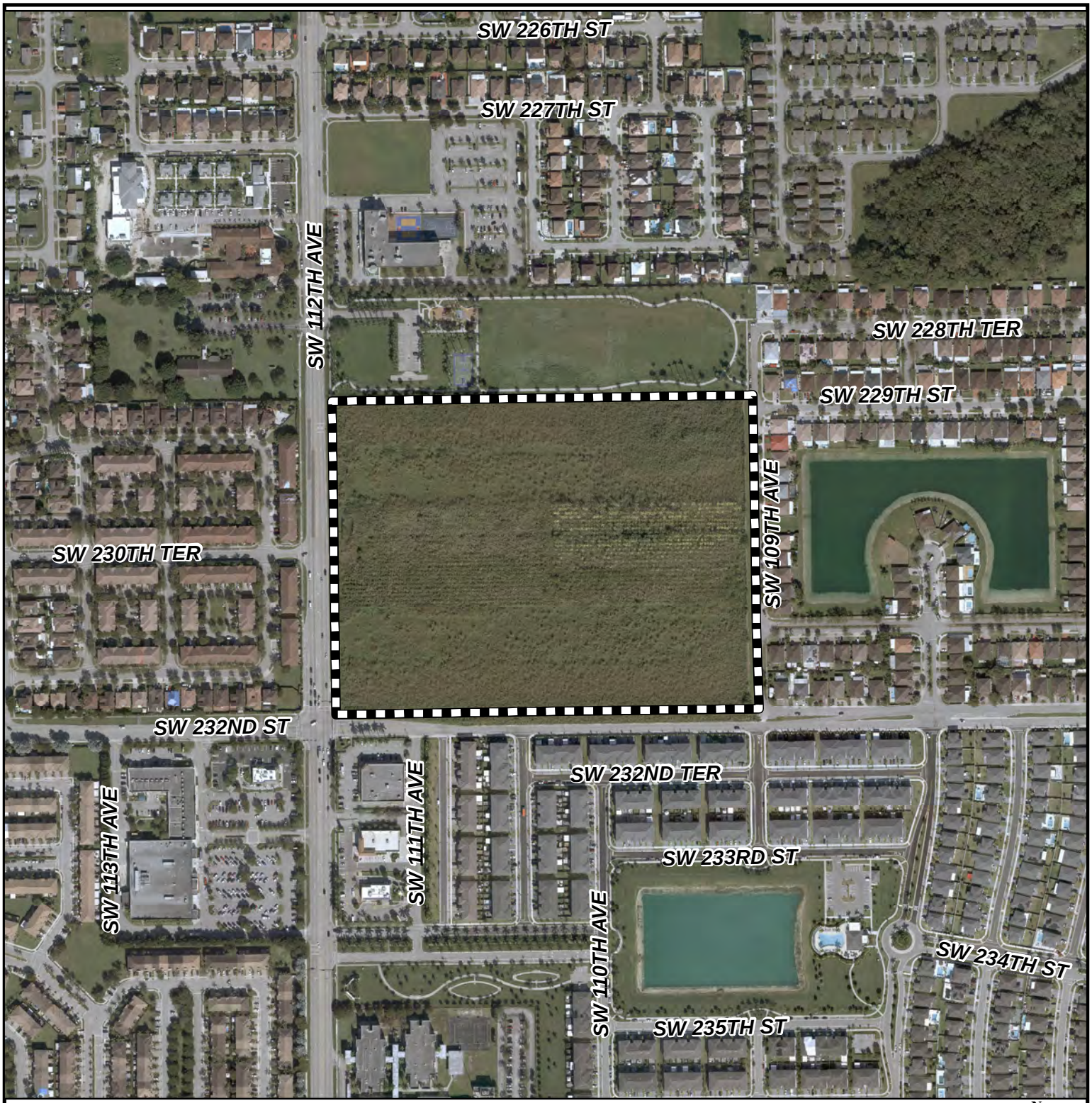
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, April 8, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2023

Process Number

Z2023000447

Legend

Subject Property

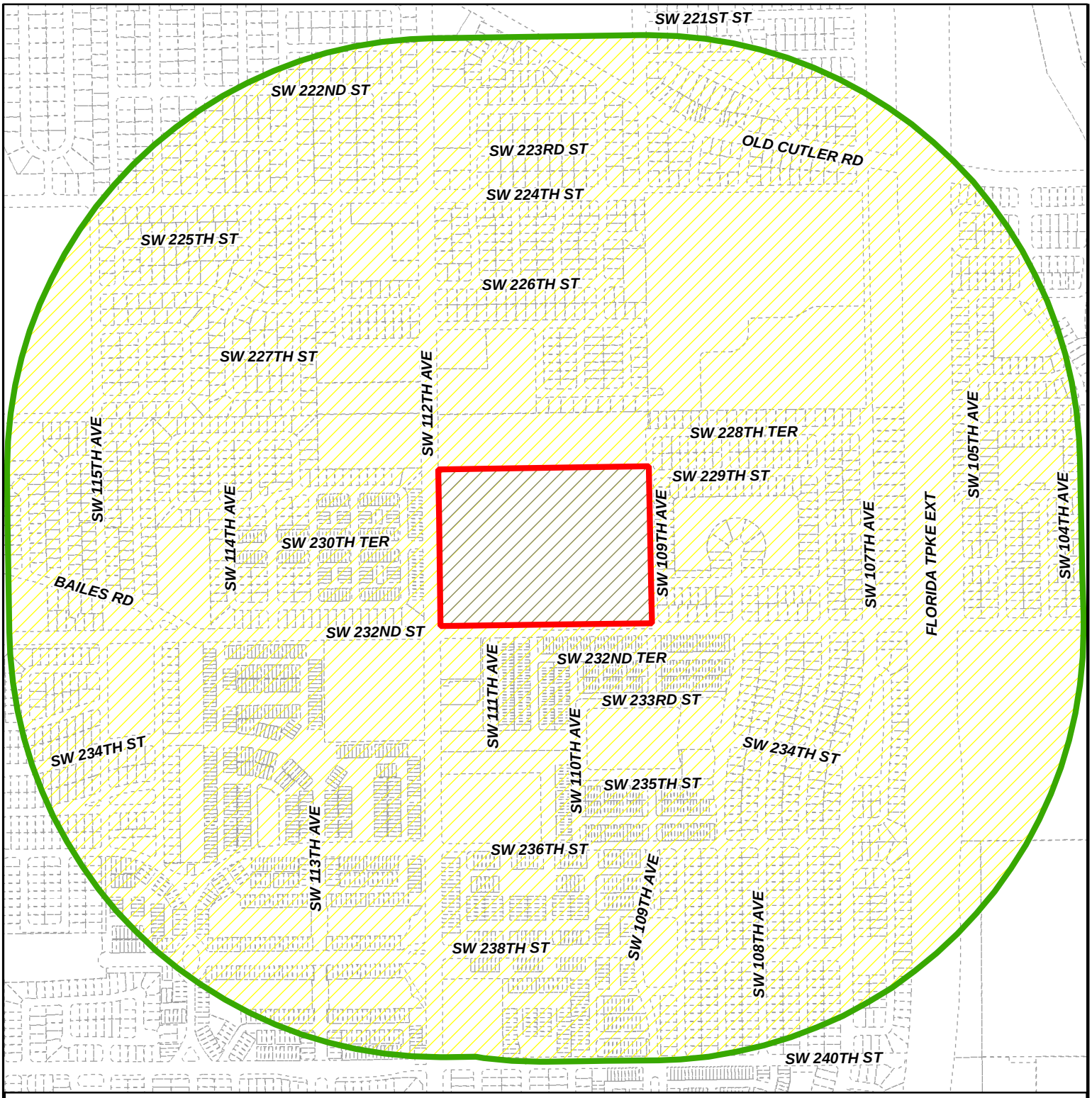
N
W E
S

Section: 18 Township: 56 Range: 40
Applicant: UL 112, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, April 8, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2023000447

RADIUS: 2640

Section: 18 Township: 56 Range: 40
Applicant: UL 112, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

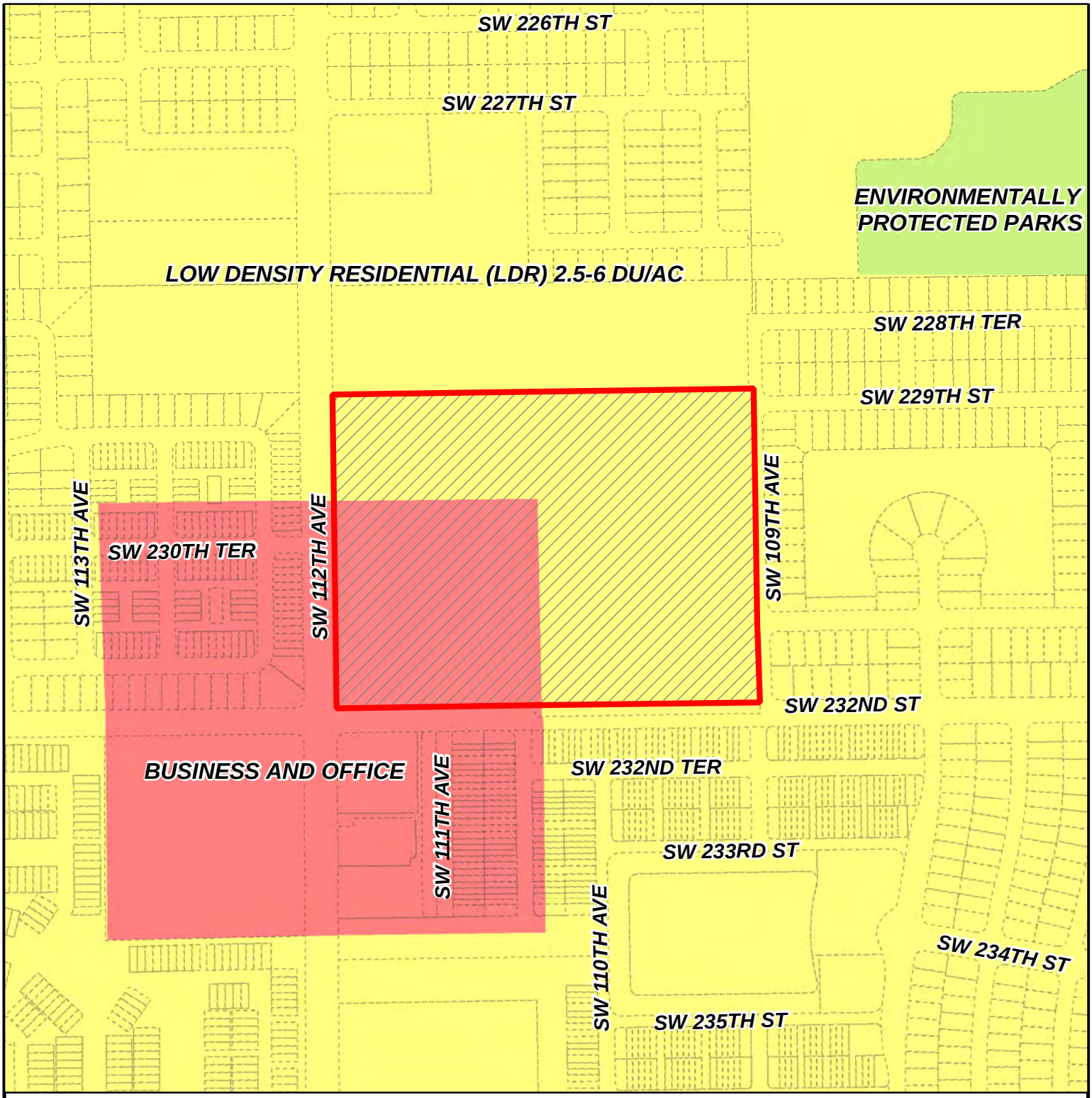
- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, April 8, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2023000447

Section: 18 Township: 56 Range: 40
Applicant: UL 112, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, April 8, 2025

REVISION	DATE	BY

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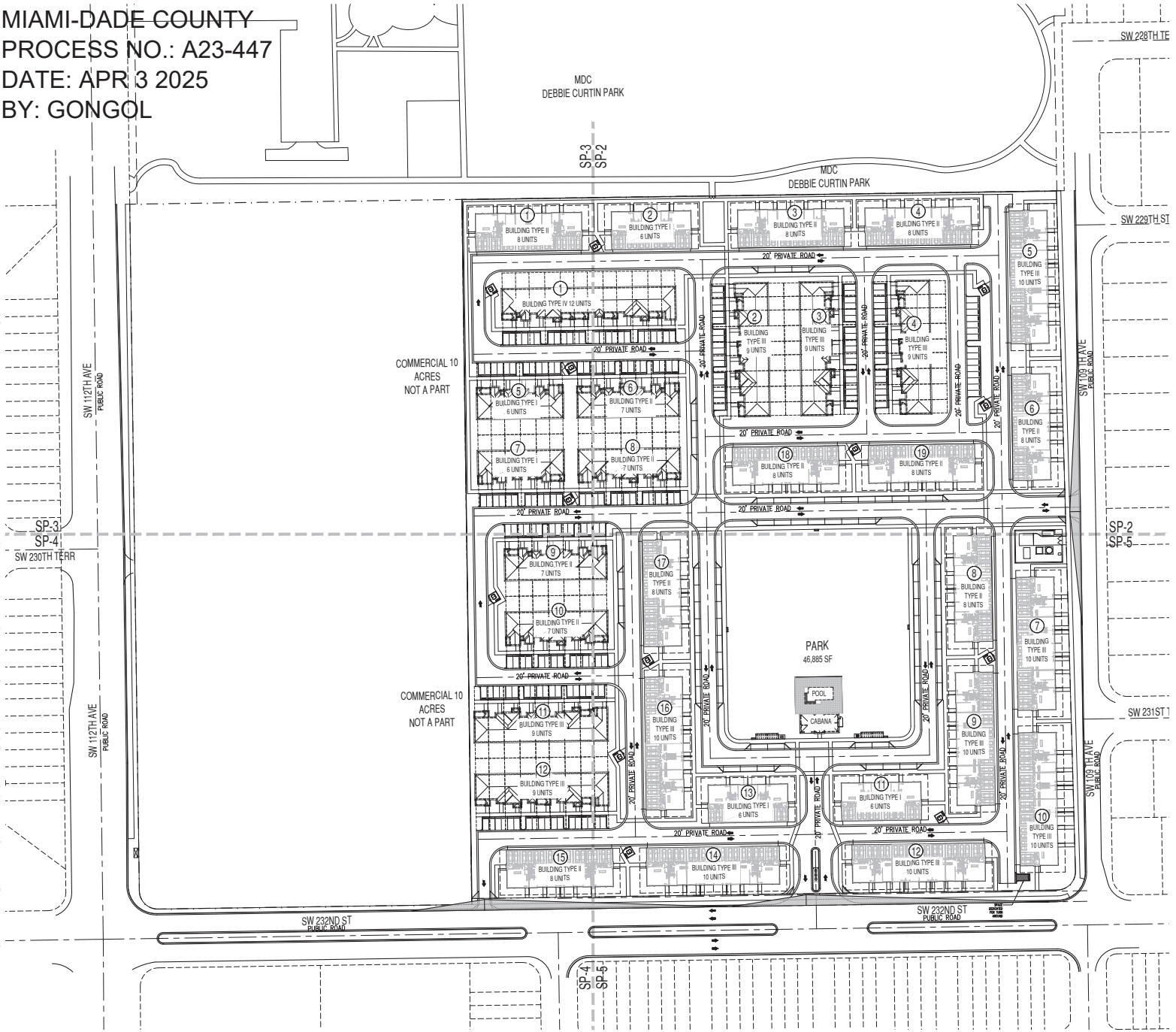

DEVELOPMENT DATA		
	SQFT	ACRES
COMMERCIAL AREA	435,600.00	10.00
GROSS RESIDENTIAL AREA	835,744.42	19.19
ADDITIONAL ROW DEDICATION SW 232ND STREET	6,781.44	0.16
NET RESIDENTIAL AREA	774,684.96	17.78
DENSITY	#	DU/ACRE
VILLA LOTS	97	
HYBRID UNITS	160	
TOTAL LOTS	257	
GROSS DENSITY		13.40
NET DENSITY		14.45
TOTAL BEDROOMS	771	
POPULATION PROJECTION	3.09/UNIT	794
CALCULATIONS	SQFT	%
BUILDING COVERAGE AT GROUND LEVEL	233,664.73	30.16
PRIVATE ROADS & PARKING AREAS	226,253.72	29.21
PEDESTRIAN WALKS	53,954.27	6.96
DUMPSTERS	2,080.00	0.27
COMMON GREEN OPEN SPACE*	216,594.31	27.96
PRIVATE OPEN SPACE (VILLAS)	42,137.93	5.44
NET RESIDENTIAL ACREAGE	774,684.96	100.00
OPEN SPACE	SF	%
OPEN SPACE REQUIRED (11-20 DUA)	255,646.04	33.00
PEDESTRIAN WALKS	53,954.27	6.96
COMMON GREEN OPEN SPACE*	216,594.31	27.96
TOTAL OPEN SPACE PROVIDED	270,548.58	34.92
PRIVATE OPEN SPACE	REQUIRED	PROVIDED
VILLAS ATTACHED SINGLE FAMILY DWELLING UNITS WITH GROUND FLOOR ACCESS	(0.60)GROSS INTERIOR FLOOR AREA	403 SF (81%) MINIMUM & 403 SF (81%) AVERAGE
	SF	%
IMPERVIOUS AREA	513,872.72	66.51
PERVIOUS AREA	258,732.24	33.49
TOTAL AREA	772,604.96	100.00
PARKING	RATIO	SPACES
VILLAS		
REQUIRED	2.00	194
VISITORS	0.25	24
TOTAL PARKING REQUIRED		218
TOTAL PARKING PROVIDED		278
HYBRID		
3 BEDROOM UNITS (160)	2.00	320
TOTAL PARKING REQUIRED		320
TOTAL PARKING PROVIDED		320
VILLAS STANDARDS		
MIN. LOT AREA	MIN. 1,796	
MIN. LOT WIDTH	18.33'	
MIN. LOT DEPTH	MIN. 98'	
BUILDING SETBACKS	FT	
MIN. FRONT SETBACK	31'-0"	
MIN. SETBACK TO GARAGE	NA	
MIN. INTERIOR SIDE SETBACK	0'-0"	
MIN. SIDE STREET SETBACK	8'-0"	
MIN. REAR SETBACK	22'-0"	
BETWEEN BUILDINGS	20'-0"	
	SF - %	
MAX. LOT COVERAGE	864 - 43%	
	FT-STORIES	
BUILDING HEIGHT	MAX. 26'-7" , 2-STORIES	
HYBRID HOME STANDARDS		
BUILDING SETBACKS (FRONT OF PROPERTY TO BE SW 232ND STREET)	FT	
MIN. FRONT SETBACK	13'-6"	
MIN. INTERIOR SIDE SETBACK	51'-9"	
MIN. SIDE STREET SETBACK	13'-6"	
MIN. REAR SETBACK	19'-8 1/4"	
BETWEEN BUILDINGS	27'-3"	
	FT-STORIES	
BUILDING HEIGHT	MAX. 29'-3" , 2-STORIES	

*HYBRID ENCLOSED PATIO NOT COUNTED TOWARDS COMMON OPEN SPACE.

NORTH
SITE PLAN
1" = 60'

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

OWNER:
LENNAR HOMES

CANALS 20 ACRES
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN
DATE : 2025-04-03
SCALE : AS SHOWN
DRAWN : CG
CHECK BY: PPKS
JOB NO. :

SP-1
SHEET NO. :

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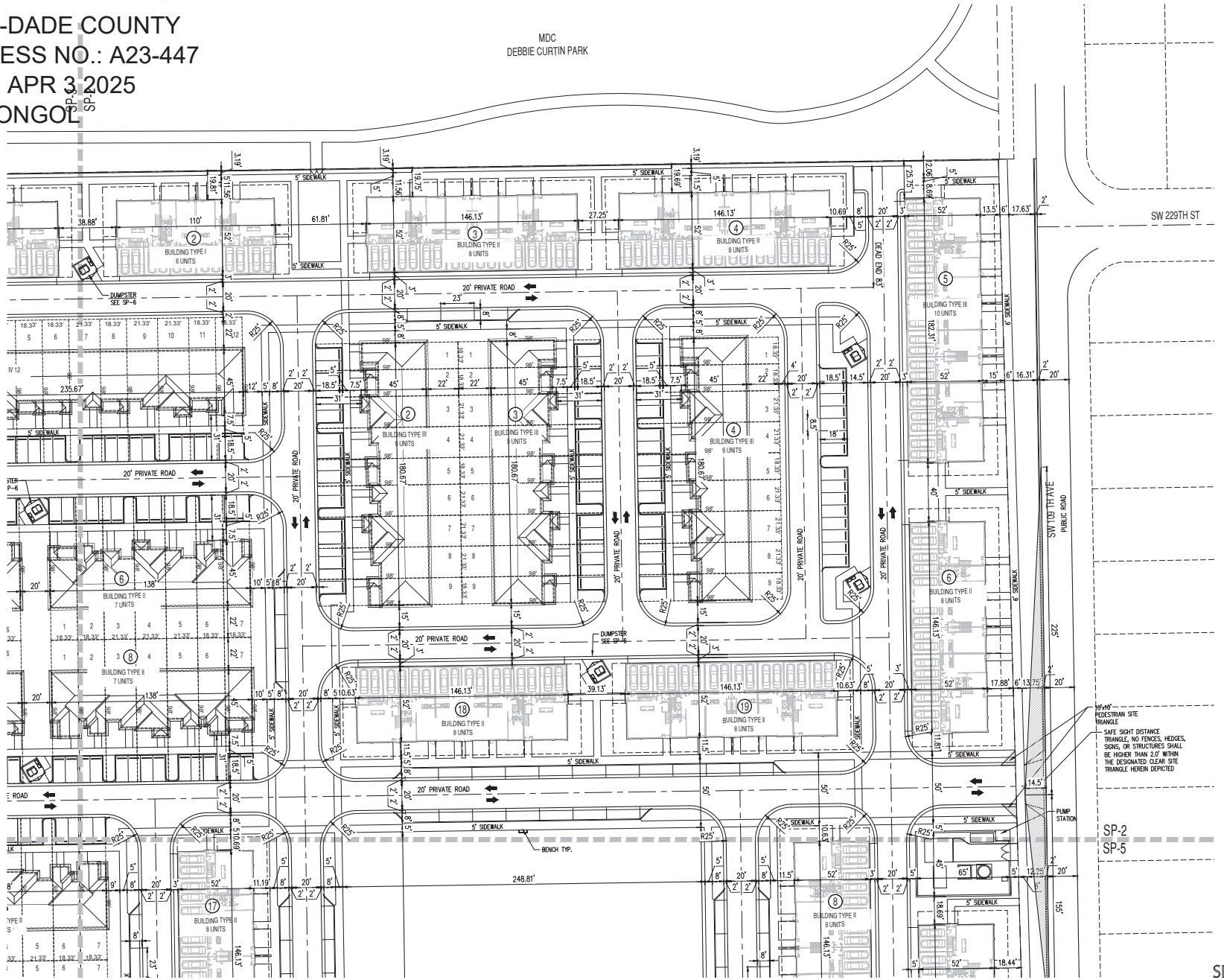

SITE PLAN
1" = 30'

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MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN
DATE : 2025-04-03
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DRAWN : CG
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SHEET NO. :

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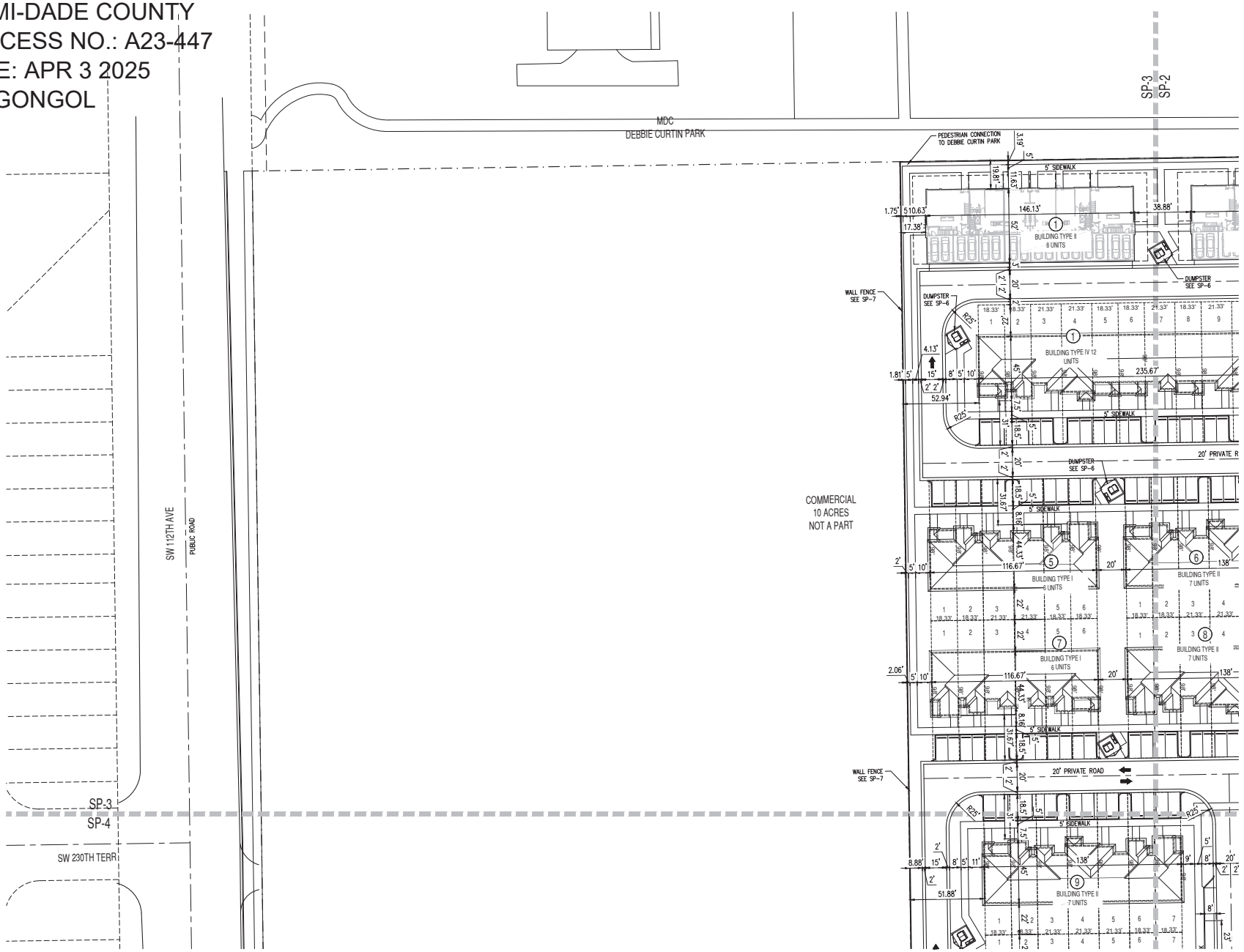

SITE PLAN
1" = 30'

PASCUAL PEREZ KILIDDJIAN STARR
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MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN	
DATE :	2025-04-03
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
JOB NO. :	

SP-3

SHEET NO. :

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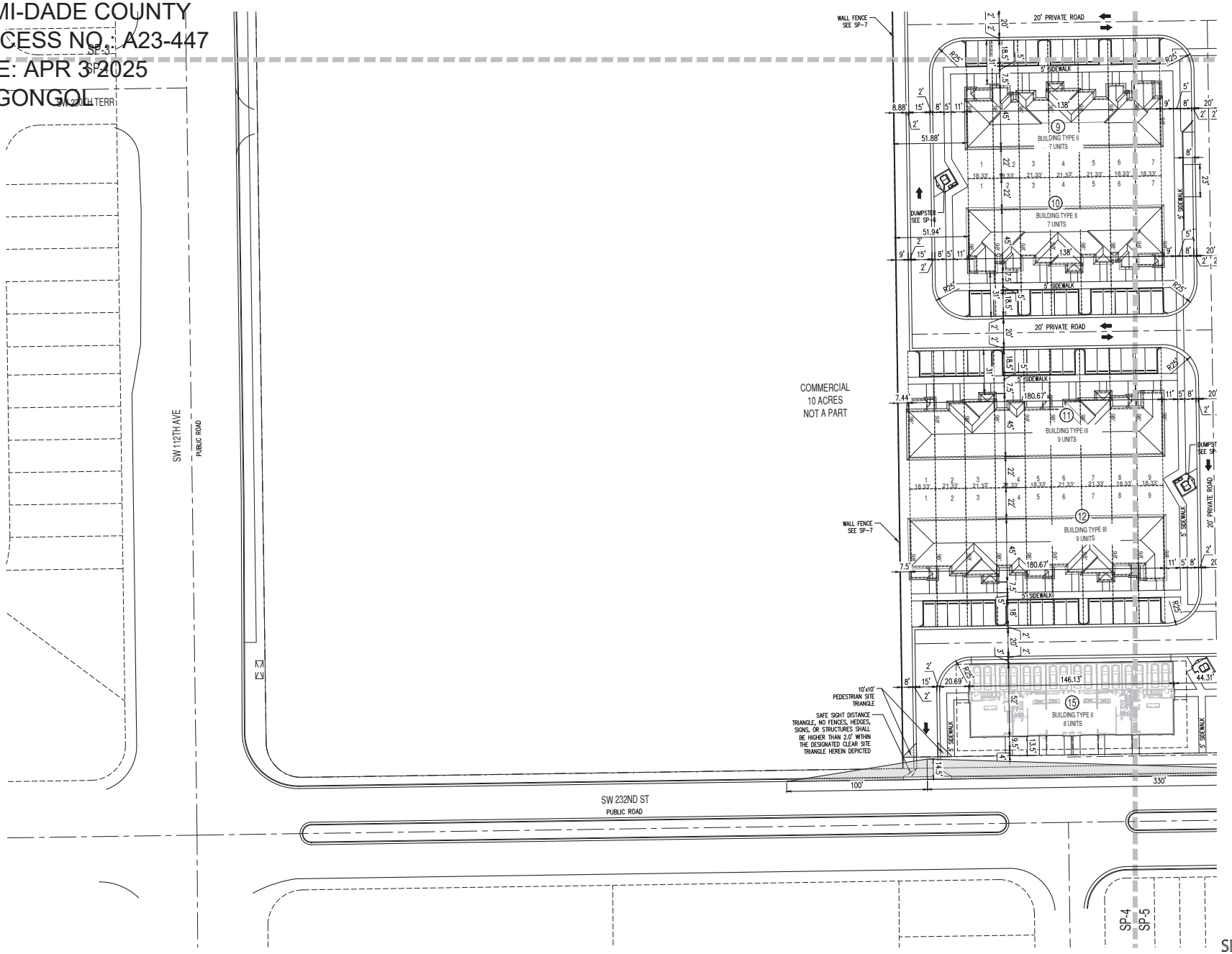

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MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN
DATE: 2025-04-03
SCALE : AS SHOWN
DRAWN : CG
CHECK BY: PPKS
JOB NO. :

SP-4
SHEET NO. :

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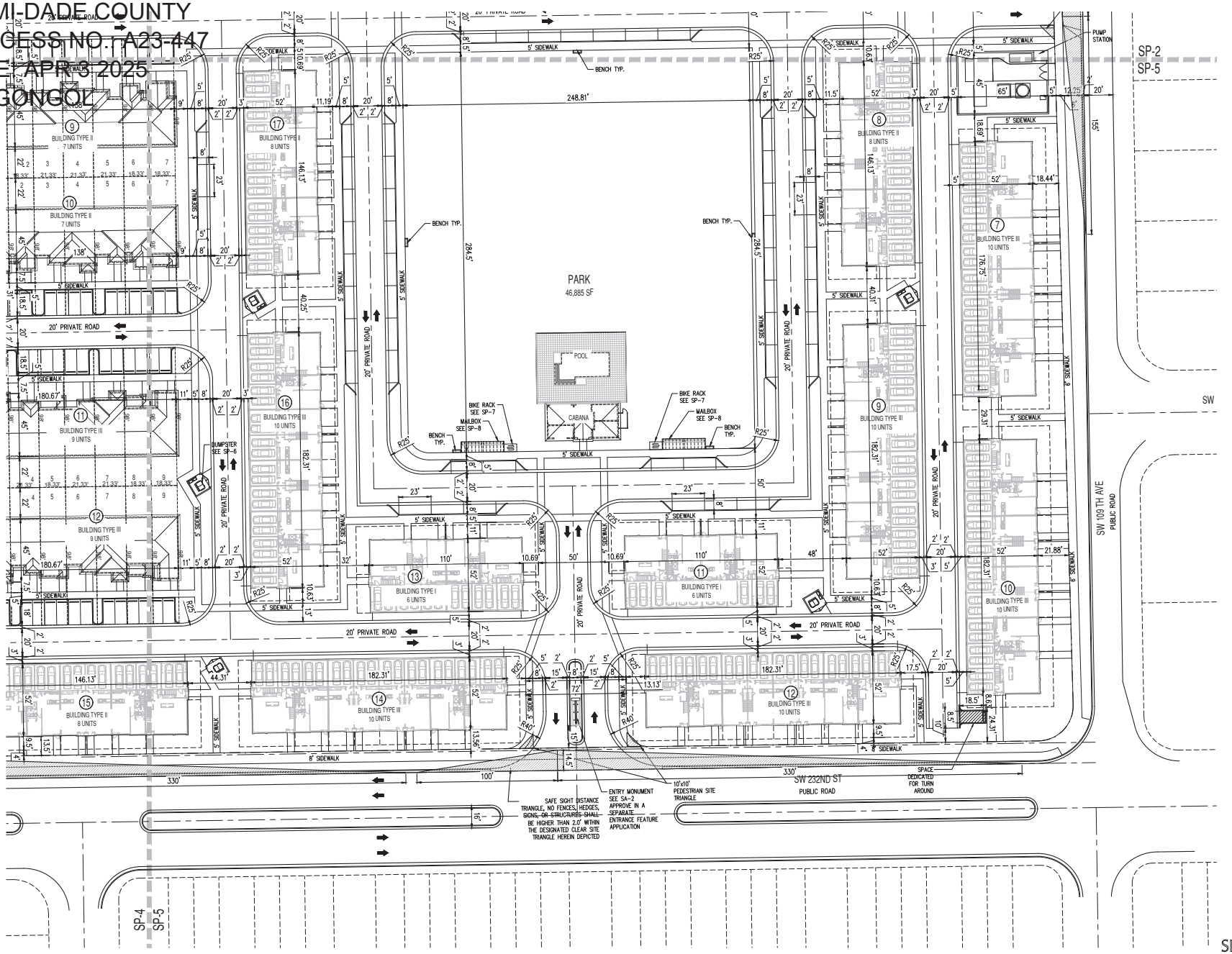

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SITE PLAN

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DATE: 2025-04-03
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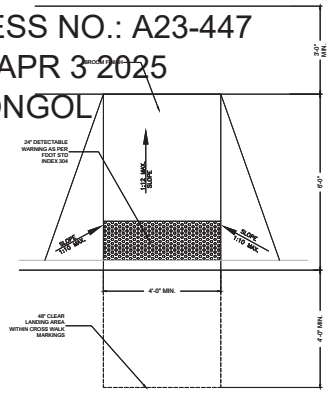
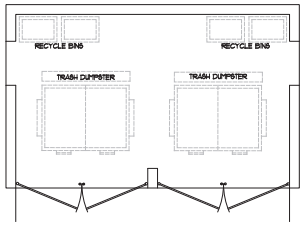
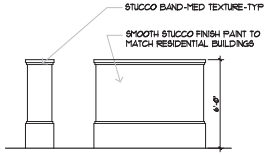


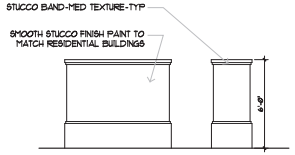
HANDICAPPED RAMP PLAN
SCALE: 1/2" = 1'-0"



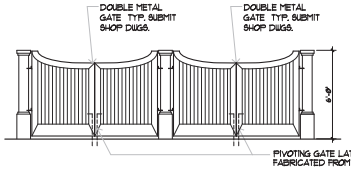
DUMPSTER PLAN TYPE II
SCALE: 1/4" = 1'-0"



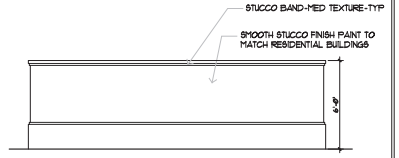
DUMPSTER LEFT ELEVATION TYPE II
SCALE: 1/4" = 1'-0"



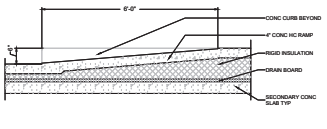
DUMPSTER RIGHT ELEVATION TYPE II
SCALE: 1/4" = 1'-0"



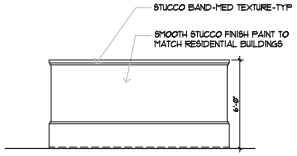
DUMPSTER FRONT ELEVATION TYPE II
SCALE: 1/4" = 1'-0"



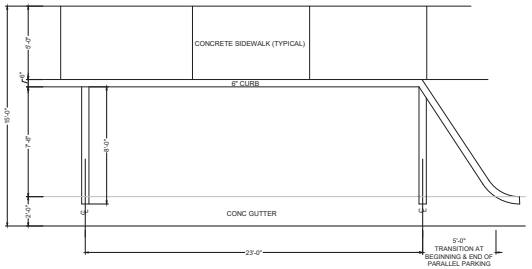
DUMPSTER REAR ELEVATION TYPE II
SCALE: 1/4" = 1'-0"



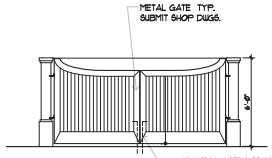
HANDICAPPED RAMP SECTION
SCALE: 1/2" = 1'-0"



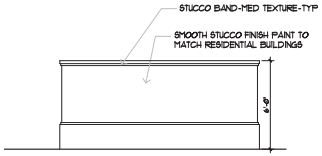
DUMPSTER RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



DUMPSTER REAR ELEVATION
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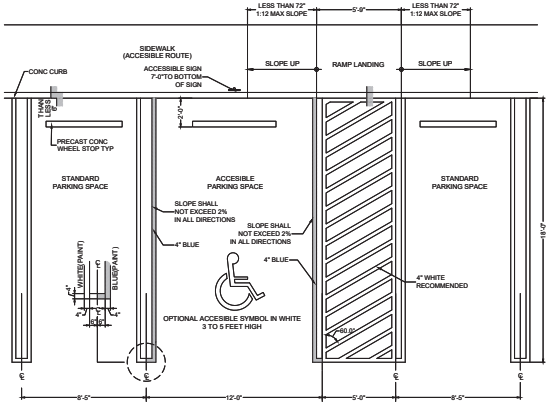
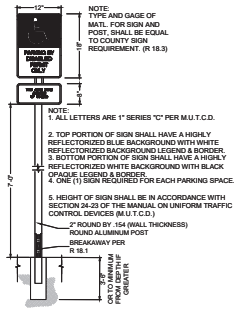


PARKING DETAILS
SCALE: 1/4" = 1'-0"



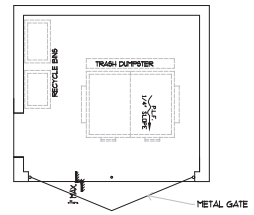
NOTE:
TYPE AND GAGE OF MATL. FOR SIGN AND POST, SHALL BE EQUAL TO COUNTY SIGN REQUIREMENT. (R 18.3)

NOTE:
1. ALL LETTERS ARE 1" SERIES "C" PER M.U.T.C.D.

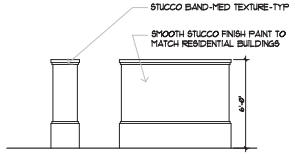
2. TOP PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED BACKGROUND LEGEND & BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.
4. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.

5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24.23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)

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



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



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

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REVISIONS:

OWNER:
LENNAR HOMES

CANALS 20 ACRES
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN
DATE: 2025-04-03
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO. :

SP-6

SHEET NO. :

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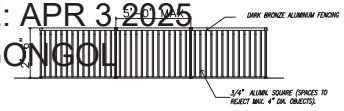
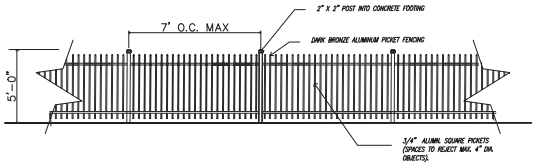
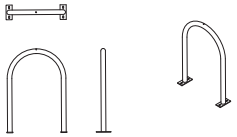


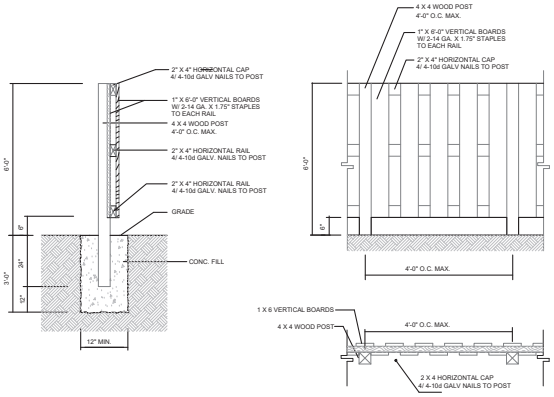
APARTMENT BUILDING
ALUMINUM FENCE DETAILS
SCALE: 1/4" = 1'-0"



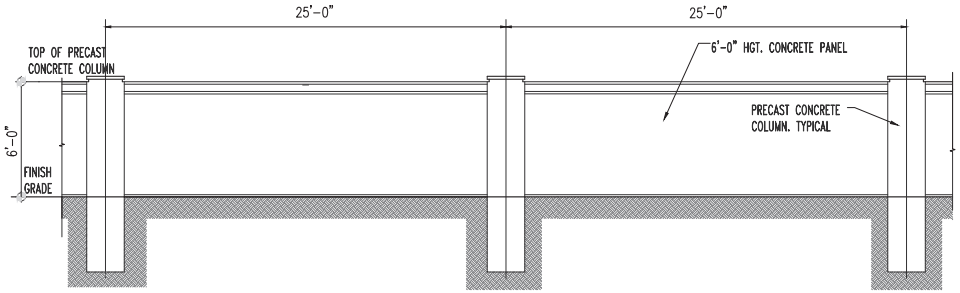
POOL & TOT LOT PERIMETER
ALUMINUM PICKET FENCE DETAILS
SCALE: 1/4" = 1'-0"



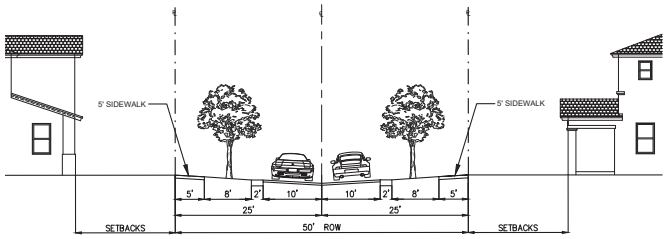
BICYCLE RACK DETAIL
SCALE: NTS



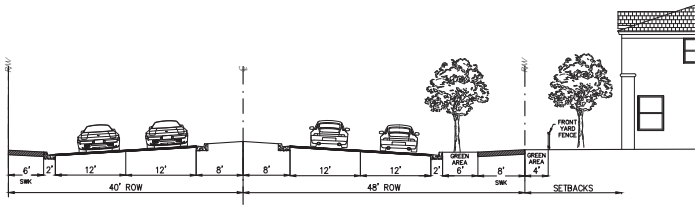
REAR YARD ENCLOSURE
WOOD FENCE DETAILS
SCALE: NTS



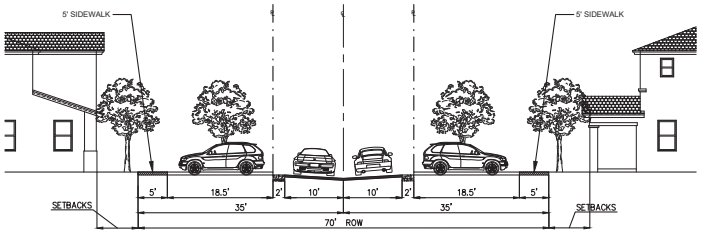
PRECAST MASONRY WALL
SCALE: 1/2" = 1'-0"



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



SECTION SW 232ND STREET
SCALE: 1"=10'-0"



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

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LICENSE # AA 26001357
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REVISIONS:

OWNER:
LENNAR HOMES

CANALS 20 ACRES
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN
DATE: 2025-04-03
SCALE: AS SHOWN
DRAWN: CC
CHECK BY: PPKS
JOB NO. :

SP-7
SHEET NO. :

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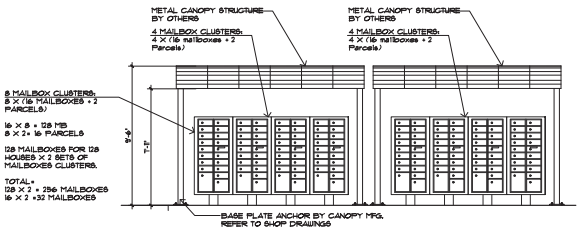
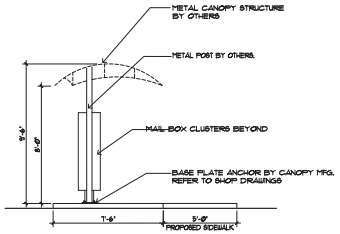
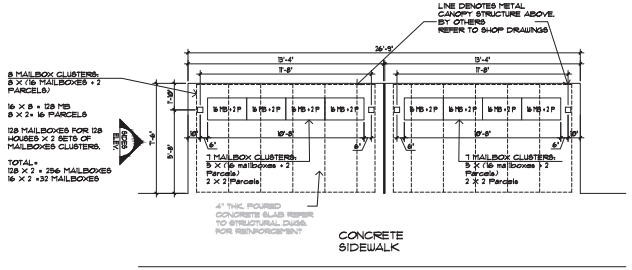
MIAMI-DADE COUNTY
PROCESS NO.: A23-447
DATE: APR 3 2025
BY: GONGOL



MAIL KIOSK FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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

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OWNER:
LENNAR HOMES

CANALS 20 ACRES
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN	
DATE :	2025-04-03
SCALE :	AS SHOWN
DRAWN :	CG
CHECK BY:	PPKS
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SP-8

SHEET NO. :

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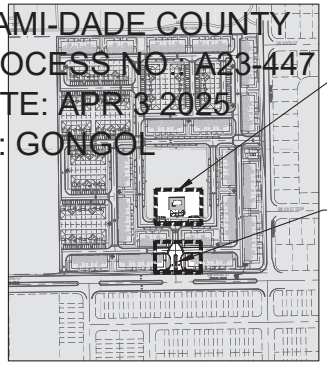
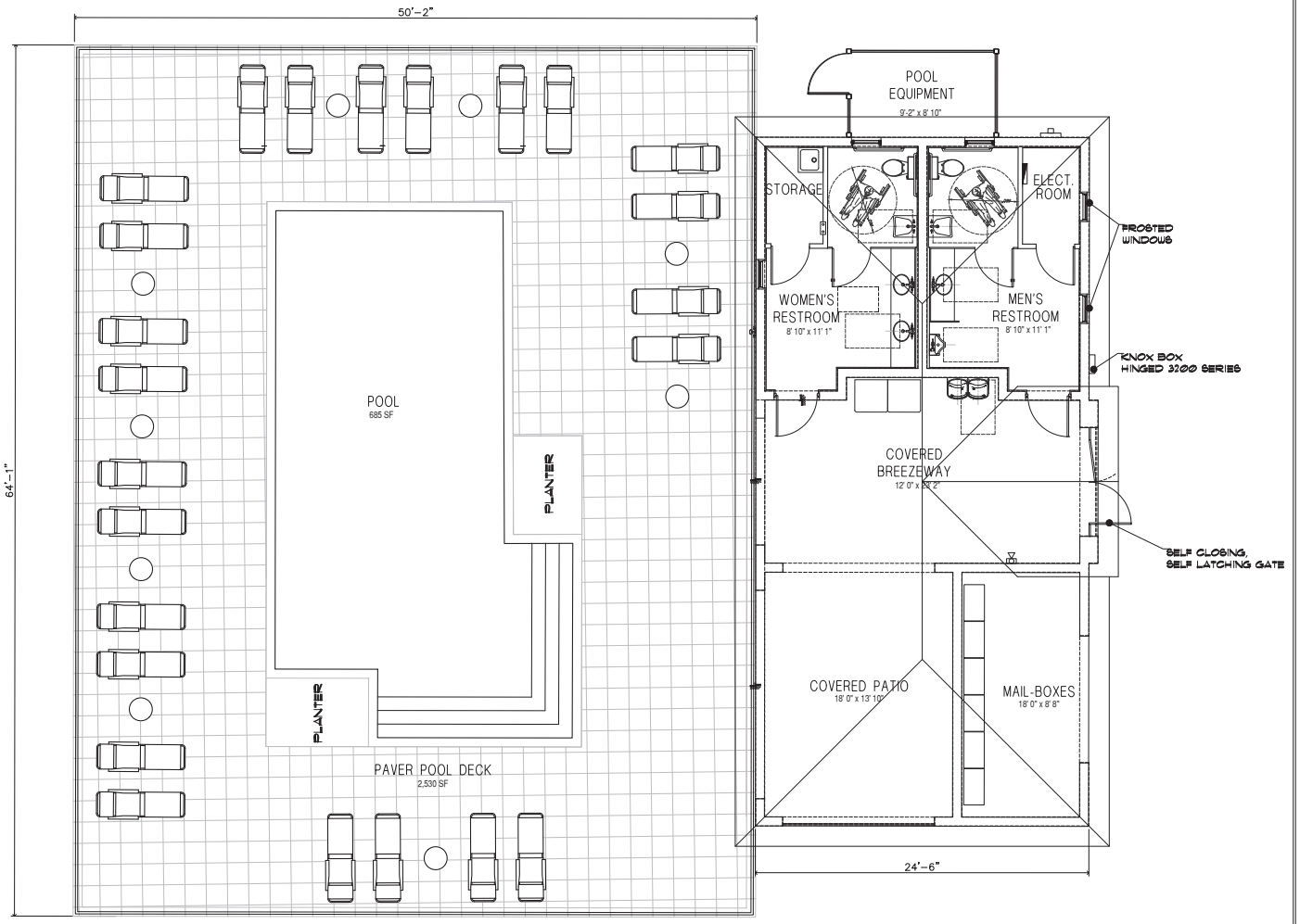
DATE: APR 3 2025
BY: GONGOL



KEY MAP
N.T.S

NORTH



NORTH

FLOOR PLAN
SCALE: 1/4" = 1'

AREA CALCULATIONS:

RESTROOM AREA	369 SQUARE FEET
STORAGE AREA	43 SQUARE FEET
ELECTRICAL ROOM AREA	43 SQUARE FEET
MAILBOXES AREA	193 SQUARE FEET
COVERED BREEZEWAY AREA	321 SQUARE FEET
COVERED PATIO AREA	280 SQUARE FEET
TOTAL	1,249 SQUARE FEET

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MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN

DATE :	2025-04-03
SCALE :	AS SHOWN
DRAWN :	CG
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SA-1

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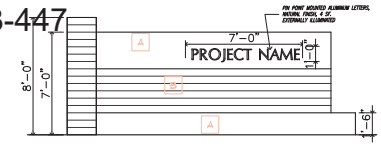
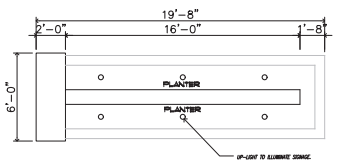
PROCESS NO.: A23-447
DATE: APR 3 2025
BY: GONGOL

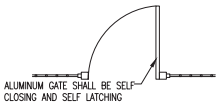
COLOR SCHEME
ELEVATION LEGEND:
A BODY: SW 7056 RESERVED WHITE
B STUCCO ACCENTS: SW 7658 GRAY CLOUDS
*** ENTRY MONUMENT APPROVE IN
A SEPARATE ENTRANCE FEATURE APPLICATION

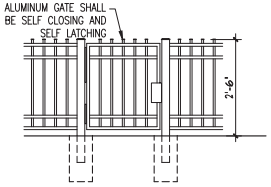


MONUMENT SIGN ELEVATION
SCALE: 1/4"= 1'-0"

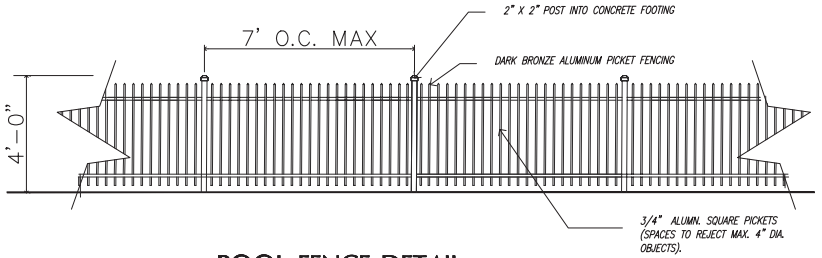


MONUMENT SIGN PLAN
SCALE: 1/4"= 1'-0"

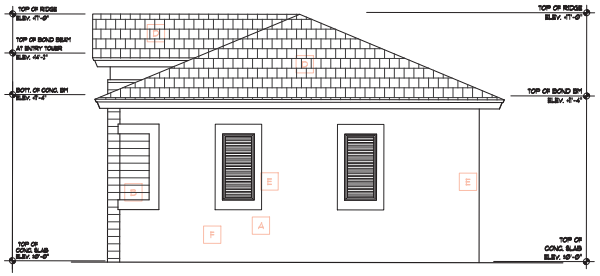




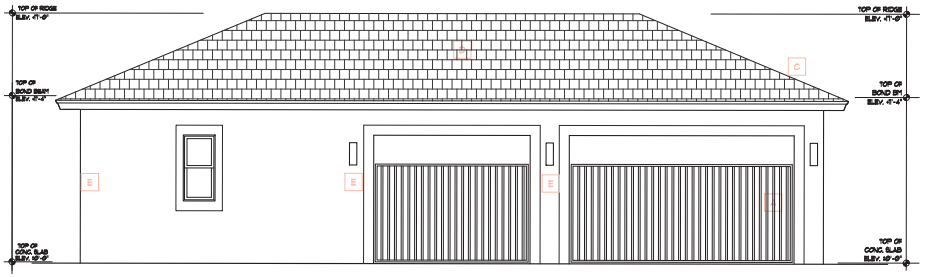
ALUMINUM PICKET PEDESTRIAN GATE ELEVATION
N.T.S



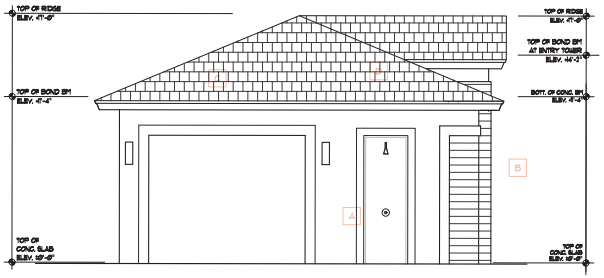
POOL FENCE DETAIL
SCALE: 1/2" = 1'-0"



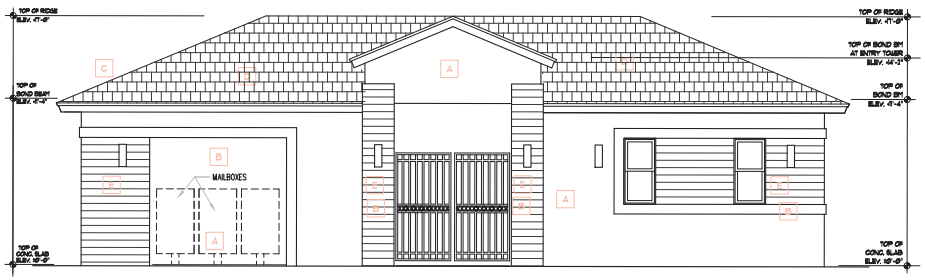
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

COLOR SCHEME
ELEVATION LEGEND:
- A BODY: SW 7056 RESERVED WHITE
- B STUCCO ACCENTS: SW 7658 GRAY CLOUDS
- C FASCIAS: SW 7658 GRAY CLOUDS
- D ROOF TILE: BARCELONA 900 "STERLING"
- E WALL LANTERN – WHITE CYLINDERS
- F CERAMIC TILE: TO MATCH STUCCO ACCENT

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REVISIONS:

OWNER:
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CANALS 20 ACRES
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN
DATE: 2025-04-03
SCALE: AS SHOWN
DRAWN: CC
CHECK BY: PPKS
JOB NO. :

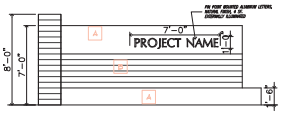
SA-2
SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-447
DATE: OCT 9 2024
BY: GONGOL

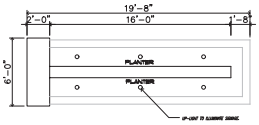
COLOR SCHEME
ELEVATION LEGEND:

- A BODY: SW 7056 RESERVED WHITE
- B STUCCO ACCENTS: SW 7658 GRAY CLOUDS

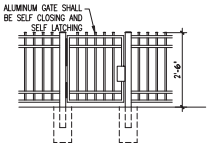
*** ENTRY MONUMENT APPROVE IN A SEPARATE ENTRANCE FEATURE APPLICATION



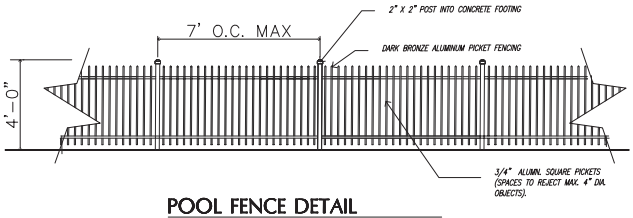
MONUMENT SIGN ELEVATION
SCALE 1/4"= 1'-0"



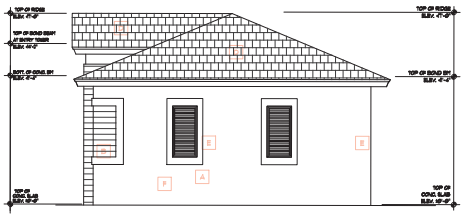
MONUMENT SIGN PLAN
SCALE 1/4"= 1'-0"



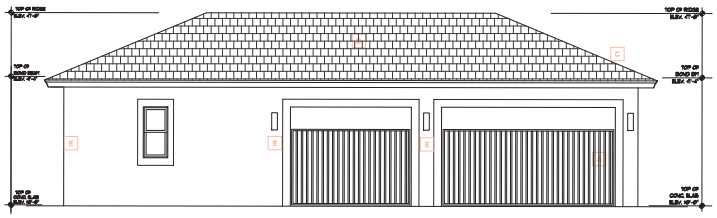
ALUMINUM PICKET
PEDESTRIAN GATE ELEVATION
N.T.S



POOL FENCE DETAIL
SCALE 1/2" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

COLOR SCHEME
ELEVATION LEGEND:

- A BODY: SW 7056 RESERVED WHITE
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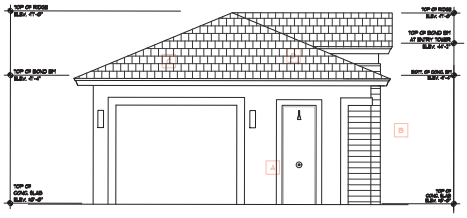
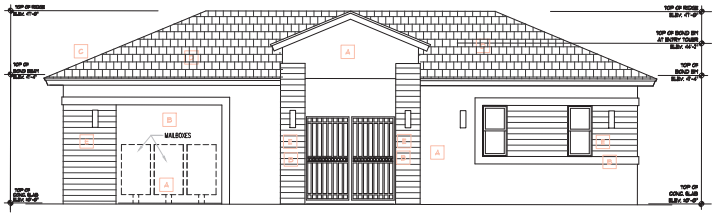


LEFT ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

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REVISIONS

OWNER:
LENNAR HOMES

CANALS 20 ACRES
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

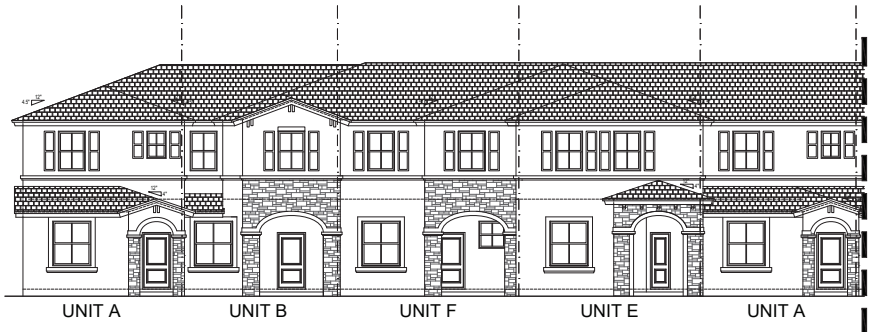
SITE PLAN

SITE PLAN
DATE: 10/23-07/25
SCALE: AS SHOWN
DRAWN: CC
CHECKED BY: RWS
JOB NO. :

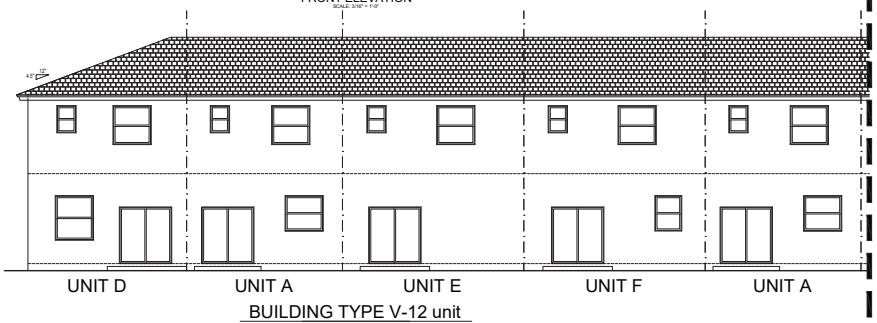
SA-2

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-447
DATE: OCT 9 2024
BY: GONGOL



BUILDING TYPE V-12 unit
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING TYPE V-12 unit
REAR ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:
ANY COMBINATION OF BUILDING AND UNIT TYPES DEPICTED ON THESE PLANS MAY BE SUBSTITUTED WITH ANY OTHER COMBINATION OF BUILDING AND UNIT TYPES APPROVED. ADDITIONALLY, ANY TYPICAL BUILDING ELEVATION DEPICTED ON THESE PLANS MAY BE SUBSTITUTED WITH ANY OTHER BUILDING ELEVATION PROVIDED ANY NEW ELEVATION MAINTAINS ELEMENTS OF THE ARCHITECTURAL EXPRESSIONS APPROVED."

MATCH SHEET A-23

PASCUAL PEREZ KILIDDJIAN STARR
& ASSOCIATES
ARCHITECTS - PLANNERS
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OWNER:
LENNAR HOMES

CANALS 20 ACRES
BY: LENNAR HOMES
VILLAS
MIAMI-DADE COUNTY, FLORIDA

BUILDING TYPE V

ELEVATIONS
DATE : 2024-09-05
SCALE : AS SHOWN
DRAWN : CC
CHECK BY: PPKS
JOB NO. : 23-24

A-22
SHEET NO. :

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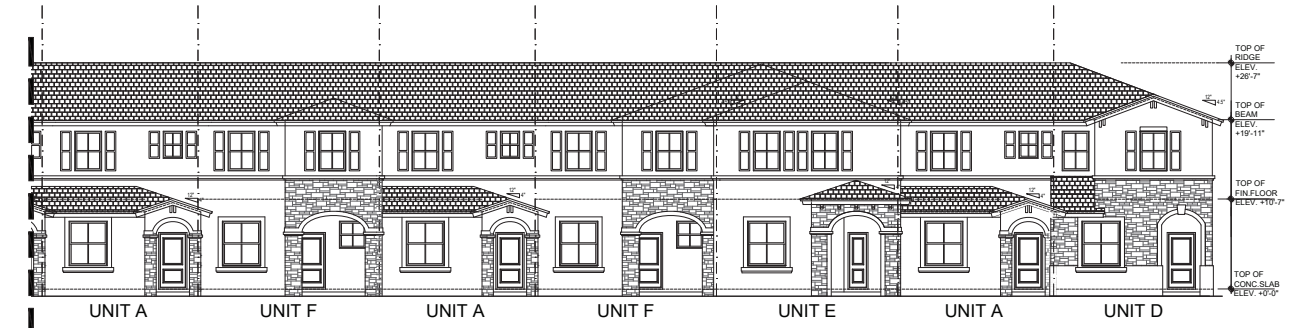
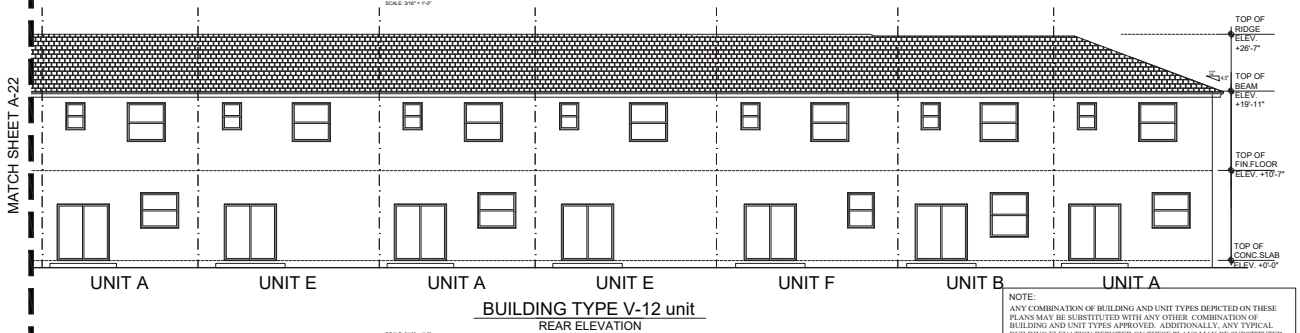


BUILDING TYPE V-12 unit
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING TYPE V-12 unit
REAR ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:
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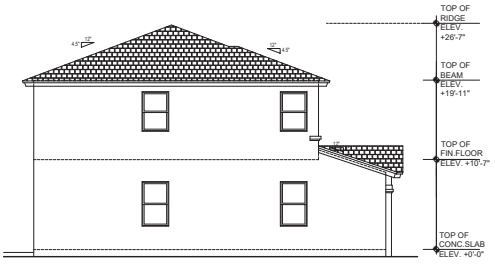
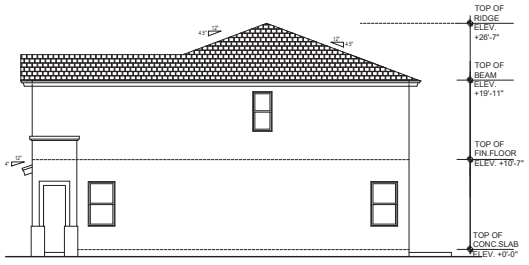


UNIT A
BUILDING TYPE V
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



UNIT D
BUILDING TYPE V
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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MIAMI-DADE COUNTY, FLORIDA

BUILDING TYPE V

ELEVATIONS
DATE: 2024-09-05
SCALE: AS SHOWN
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CHECK BY: PPS
JOB NO.: 23-04

A-23
SHEET NO.:

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BUILDING TYPE IV-9 unit
FRONT ELEVATION
SCALE: 3/16" = 1'-0"

BUILDING TYPE IV-9 unit
REAR ELEVATION
SCALE: 3/16" = 1'-0"

MATCH SHEET A-17

NOTE:
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REVISIONS

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VILLAS
MIAMI-DADE COUNTY, FLORIDA

SEAL

BUILDING TYPE IV

ELEVATIONS

DATE :	2024-09-05
SCALE :	AS SHOWN
DRAWN :	CC
CHECK BY:	PPKS
JOB NO. :	23-24

A-16

SHEET NO. :

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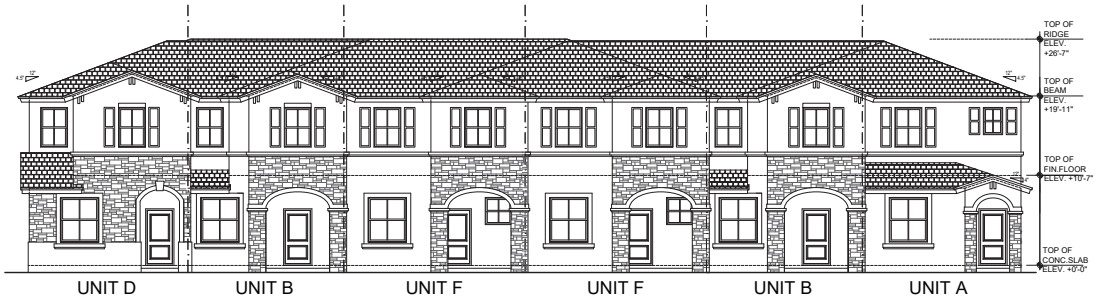
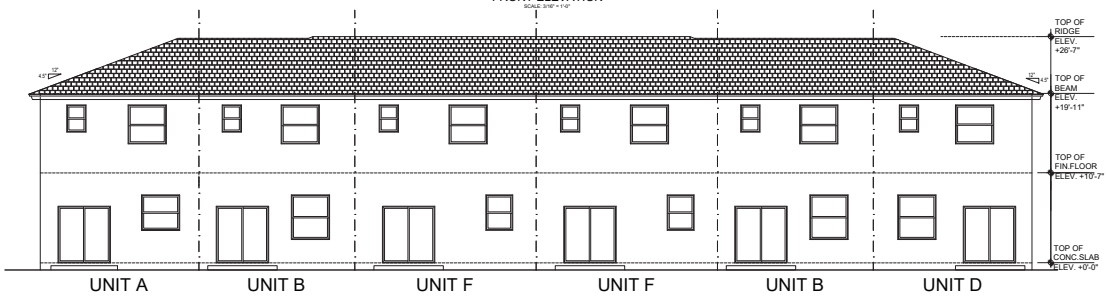


BUILDING TYPE I - 6 UNIT
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING TYPE I - 6 UNIT
REAR ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:
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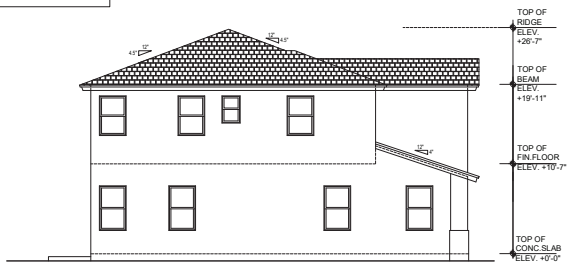
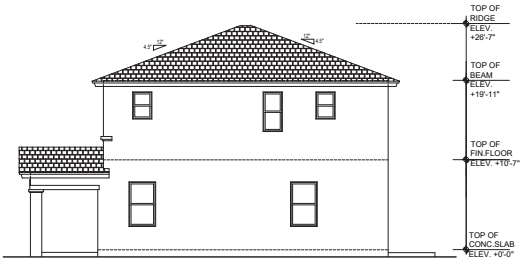


UNIT D
BUILDING TYPE I
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



UNIT A
BUILDING TYPE I
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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CANALS 20 ACRES
BY: LENNAR HOMES
VILLAS
MIAMI-DADE COUNTY, FLORIDA

BUILDING TYPE I

ELEVATIONS

DATE :	2024-09-05
SCALE :	AS SHOWN
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UNIT A
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS:	
A/C 1st FLOOR	720 SQUARE FEET
A/C 2nd. FLOOR	614 SQUARE FEET
TOTAL A/C	1,334 SQUARE FEET
COVERED ENTRY	43 SQUARE FEET
TOTAL	1,377 SQUARE FEET

NOTE:
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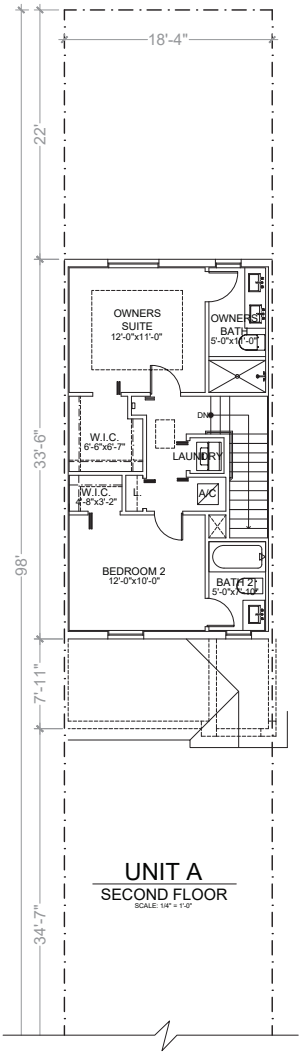
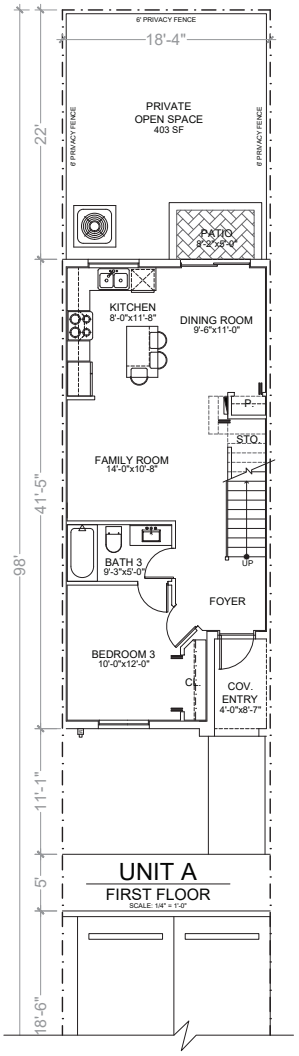


UNIT A
SECOND FLOOR
SCALE: 1/4" = 1'-0"



UNIT A
FIRST FLOOR
SCALE: 1/4" = 1'-0"

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MIAMI-DADE COUNTY, FLORIDA

SEAL

UNIT A

FLOOR PLANS
DATE : 2024-09-05
SCALE : AS SHOWN
DRAWN : CC
CHECK BY: PPKS
JOB NO.: 23-24

A-1

SHEET NO.:

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

AREA CALCULATIONS:	
A/C 1st FLOOR	692 SQUARE FEET
A/C 2nd. FLOOR	722 SQUARE FEET
TOTAL A/C	1,414 SQUARE FEET
COVERED ENTRY	56 SQUARE FEET
TOTAL	1,470 SQUARE FEET

NOTE:
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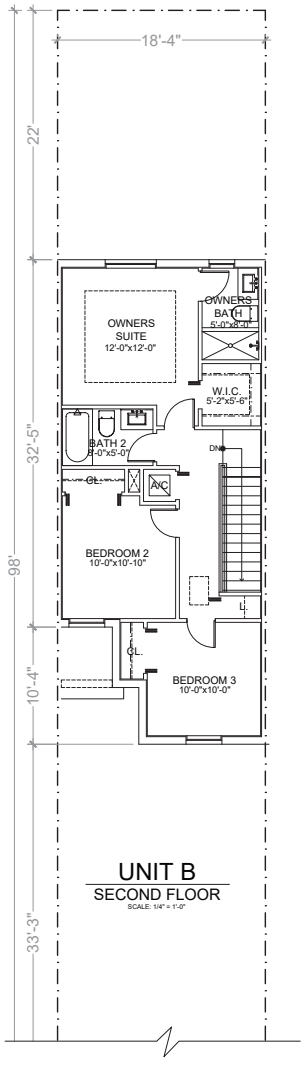
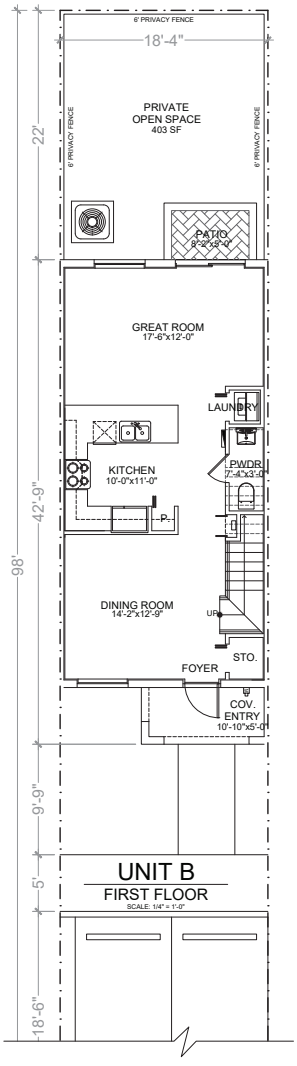


UNIT B
SECOND FLOOR
SCALE: 1/4" = 1'-0"



UNIT B
FIRST FLOOR
SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILIDDJIAN STARR
& ASSOCIATES
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PETER KILIDDJIAN, II,A
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CANALS 20 ACRES
BY: LENNAR HOMES
VILLAS
MIAMI-DADE COUNTY, FLORIDA

SITE:

UNIT B

FLOOR PLANS
DATE : 2024-09-05
SCALE : AS SHOWN
DRAWN : CC
CHECK BY: PPKS
JOB NO. : 23-24

A-2
SHEET NO. :

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

AREA CALCULATIONS:	
A/C 1st FLOOR	785 SQUARE FEET
A/C 2nd. FLOOR	760 SQUARE FEET
TOTAL A/C	1,545 SQUARE FEET
COVERED ENTRY	28 SQUARE FEET
TOTAL	1,573 SQUARE FEET

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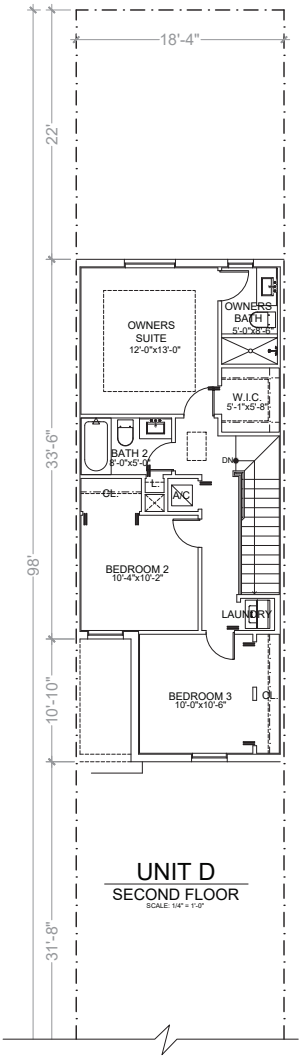
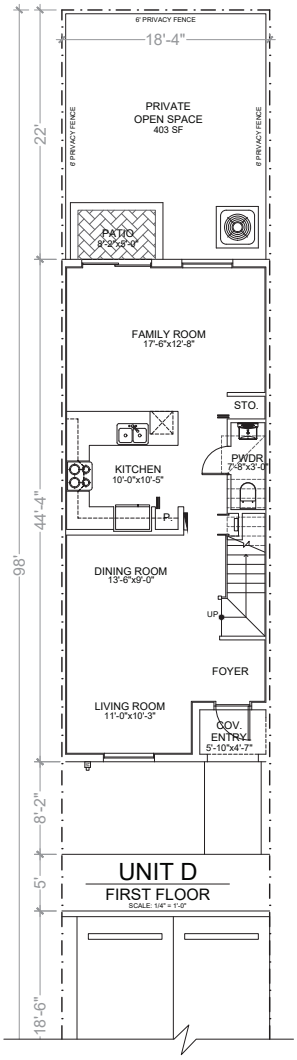


UNIT D
SECOND FLOOR
SCALE: 1/4" = 1'-0"



UNIT D
FIRST FLOOR
SCALE: 1/4" = 1'-0"

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PETER KILIDDJIAN, ELA
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VILLAS
MIAMI-DADE COUNTY, FLORIDA

SEAL

UNIT D

FLOOR PLANS
DATE : 2024-09-05
SCALE : AS SHOWN
DRAWN : CC
CHECK BY: PPKS
JOB NO. : 23-24

A-3

SHEET NO. :

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

AREA CALCULATIONS:	
A/C 1st FLOOR	820 SQUARE FEET
A/C 2nd. FLOOR	848 SQUARE FEET
TOTAL A/C	1,668 SQUARE FEET
COVERED ENTRY	81 SQUARE FEET
TOTAL	1,749 SQUARE FEET

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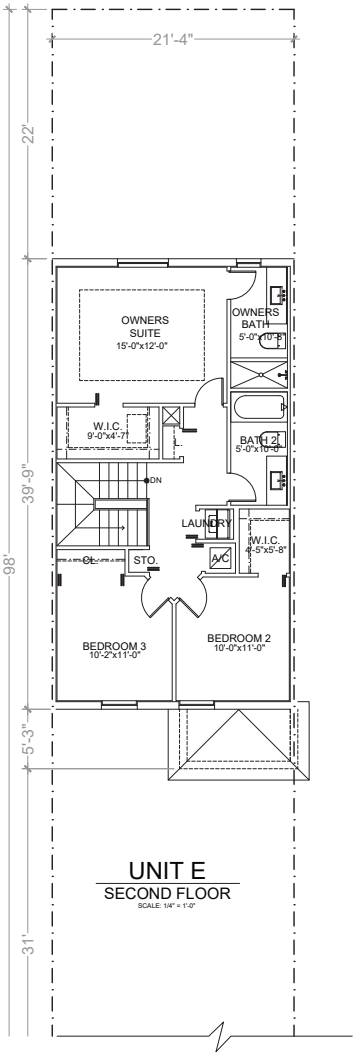
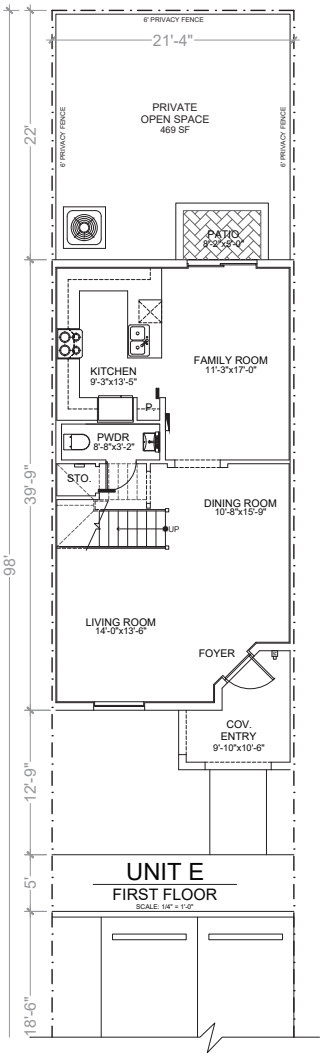


UNIT E
SECOND FLOOR
SCALE: 1/4" = 1'-0"



UNIT E
FIRST FLOOR
SCALE: 1/4" = 1'-0"

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REVISIONS:

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CANALS 20 ACRES
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VILLAS
MIAMI-DADE COUNTY, FLORIDA

SITE:

UNIT E

FLOOR PLANS
DATE : 2024-09-05
SCALE : AS SHOWN
DRAWN : CC
CHECK BY: PPKS
JOB NO. : 23-24

A-4

SHEET NO. :

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

AREA CALCULATIONS:	
A/C 1st FLOOR	715 SQUARE FEET
A/C 2nd. FLOOR	774 SQUARE FEET
TOTAL A/C	1,489 SQUARE FEET
COVERED ENTRY	59 SQUARE FEET
TOTAL	1,548 SQUARE FEET

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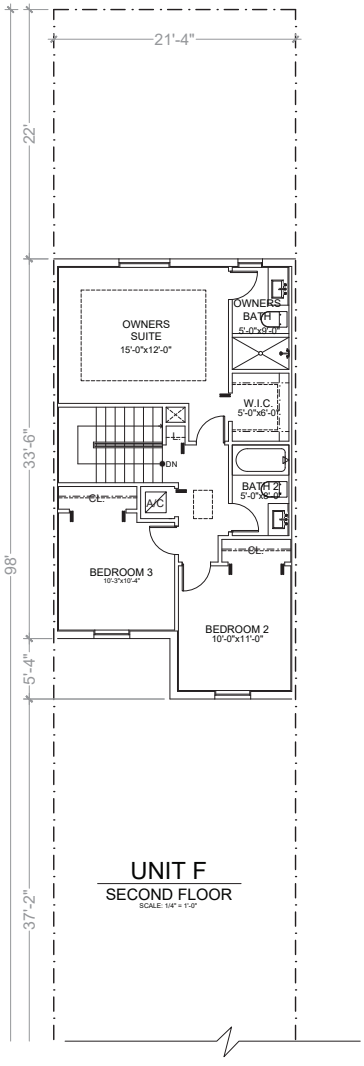
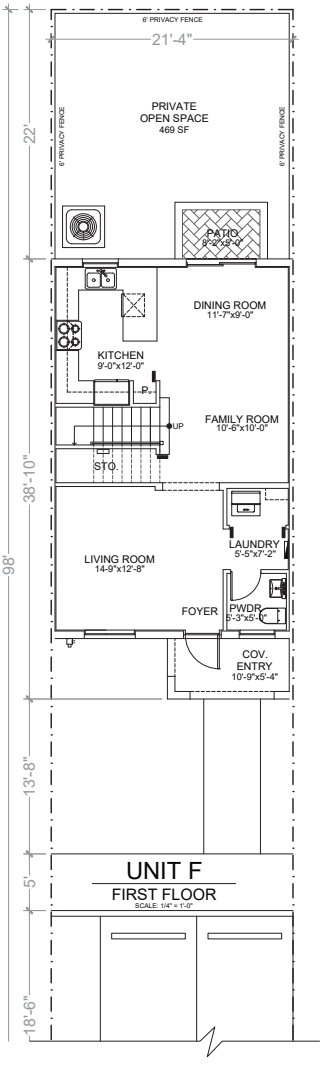


UNIT F
SECOND FLOOR
SCALE: 1/4" = 1'-0"



UNIT F
FIRST FLOOR
SCALE: 1/4" = 1'-0"

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VILLAS
MIAMI-DADE COUNTY, FLORIDA

SITE:

UNIT F

FLOOR PLANS
DATE : 2024-09-05
SCALE : AS SHOWN
DRAWN : CC
CHECK BY: PPKS
JOB NO. : 23-24

A-5

SHEET NO. :

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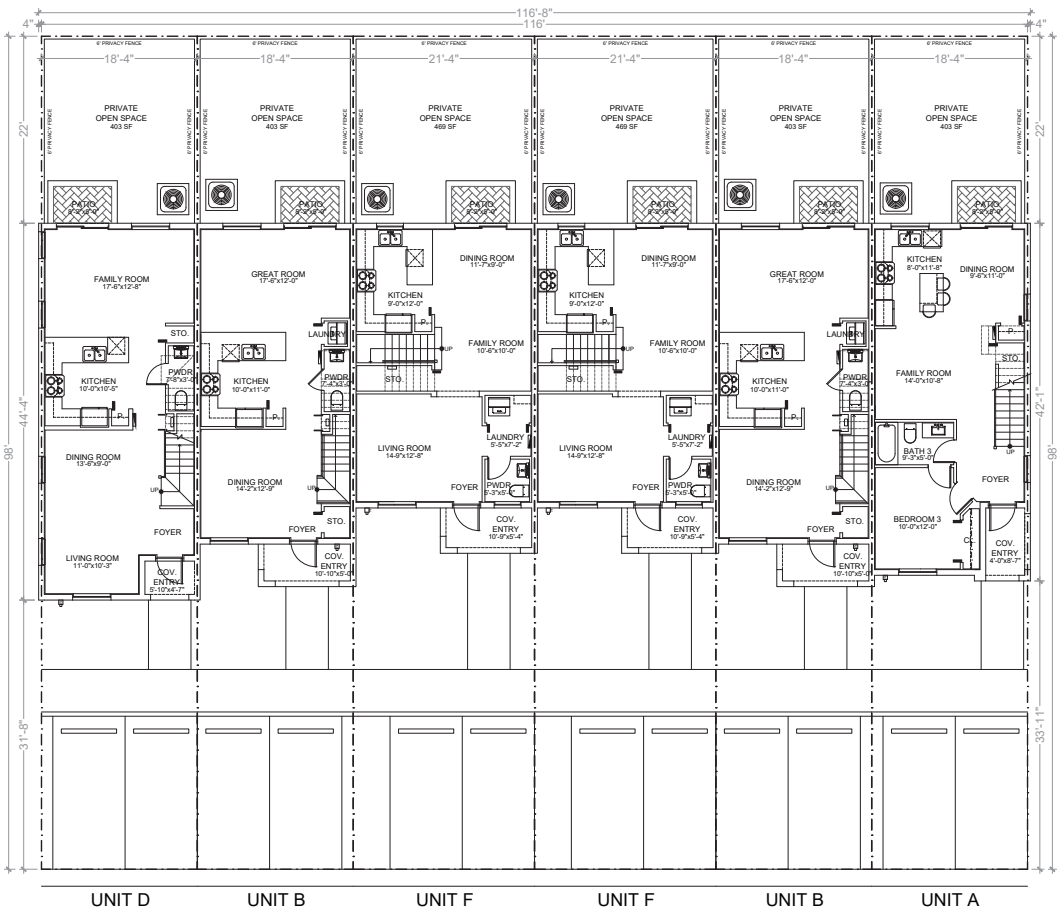

BUILDING TYPE I - 6 UNIT
FIRST FLOOR
SCALE: 3/16" = 1'-0"

NOTE:
ANY COMBINATION OF BUILDING AND UNIT TYPES DEPICTED ON THESE PLANS MAY BE SUBSTITUTED WITH ANY OTHER COMBINATION OF BUILDING AND UNIT TYPES APPROVED. ADDITIONALLY, ANY TYPICAL BUILDING ELEVATION DEPICTED ON THESE PLANS MAY BE SUBSTITUTED WITH ANY OTHER BUILDING ELEVATION PROVIDED ANY NEW ELEVATION MAINTAINS ELEMENTS OF THE ARCHITECTURAL EXPRESSIONS APPROVED."

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OWNER:
LENNAR HOMES

CANALS 20 ACRES
BY: LENNAR HOMES
VILLAS
MIAMI-DADE COUNTY, FLORIDA

BUILDING TYPE I

FLOOR PLAN
DATE : 2024-09-05
SCALE : AS SHOWN
DRAWN : CC
CHECK BY: PPKS
JOB NO. : 23-04

A-6
SHEET NO. :

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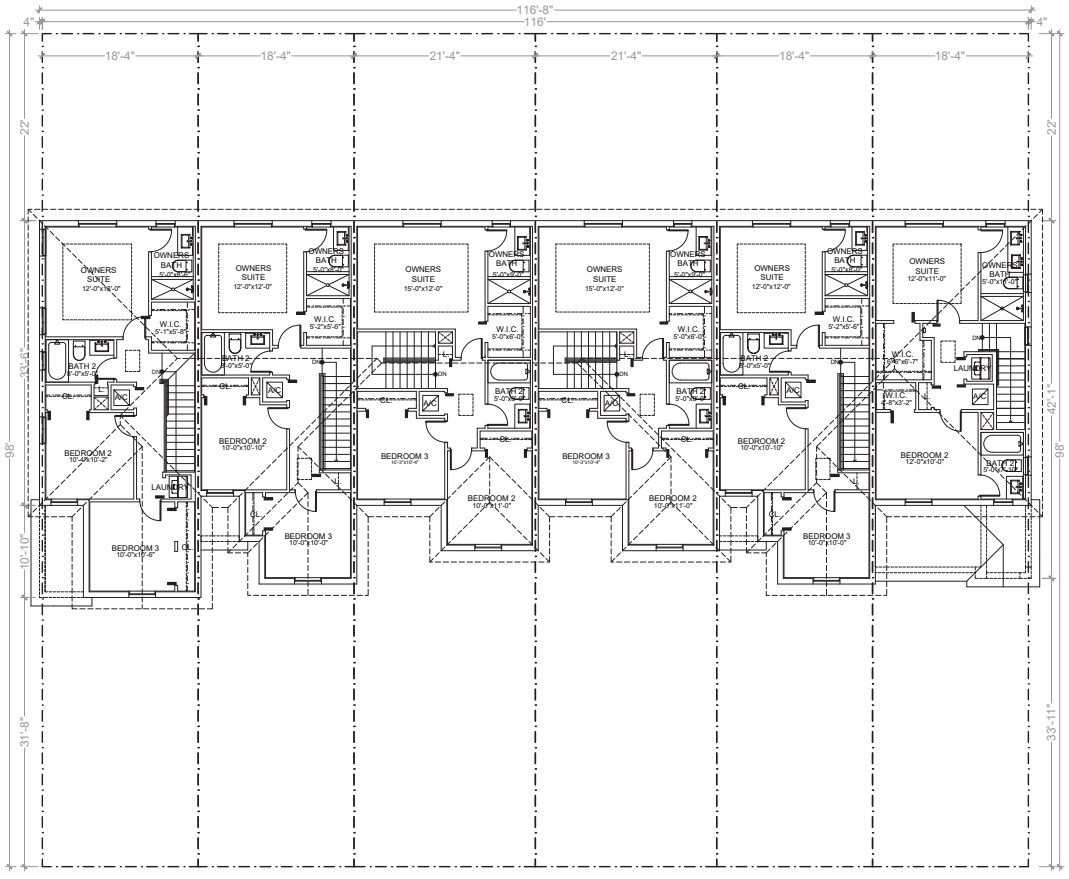

BUILDING TYPE I - 6 UNIT
SECOND FLOOR
SCALE: 3/16" = 1'-0"

NOTE:
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VILLAS
MIAMI-DADE COUNTY, FLORIDA

SITE:

BUILDING TYPE I

FLOOR PLAN
DATE : 2024-09-05
SCALE : AS SHOWN
DRAWN : CC
CHECK BY: PPKS
JOB NO. : 23-24

A-7

SHEET NO. :

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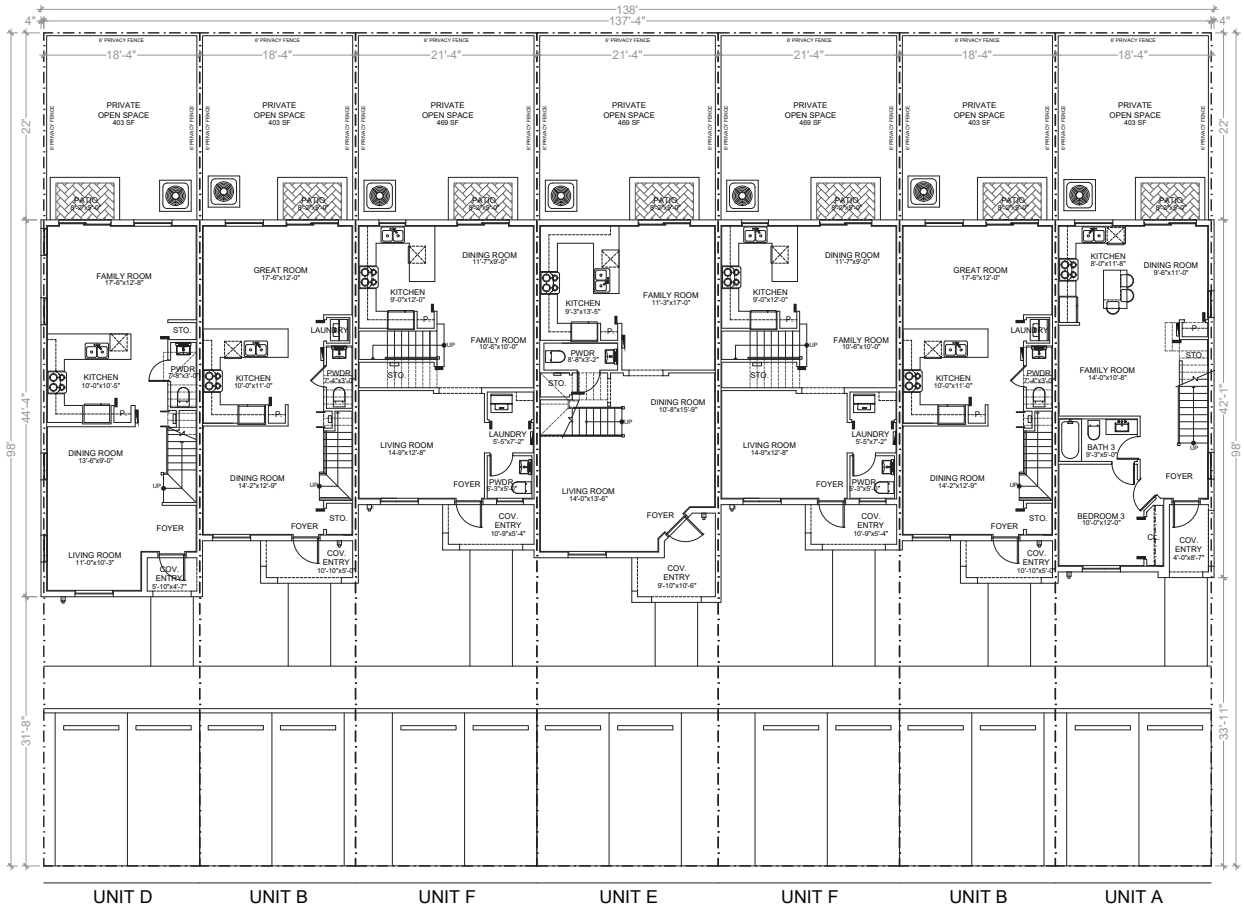

BUILDING TYPE II -7 UNIT
FIRST FLOOR
SCALE: 3/16" = 1'-0"

NOTE:
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SEAL

BUILDING TYPE II

FLOOR PLAN
DATE : 2024-09-05
SCALE : AS SHOWN
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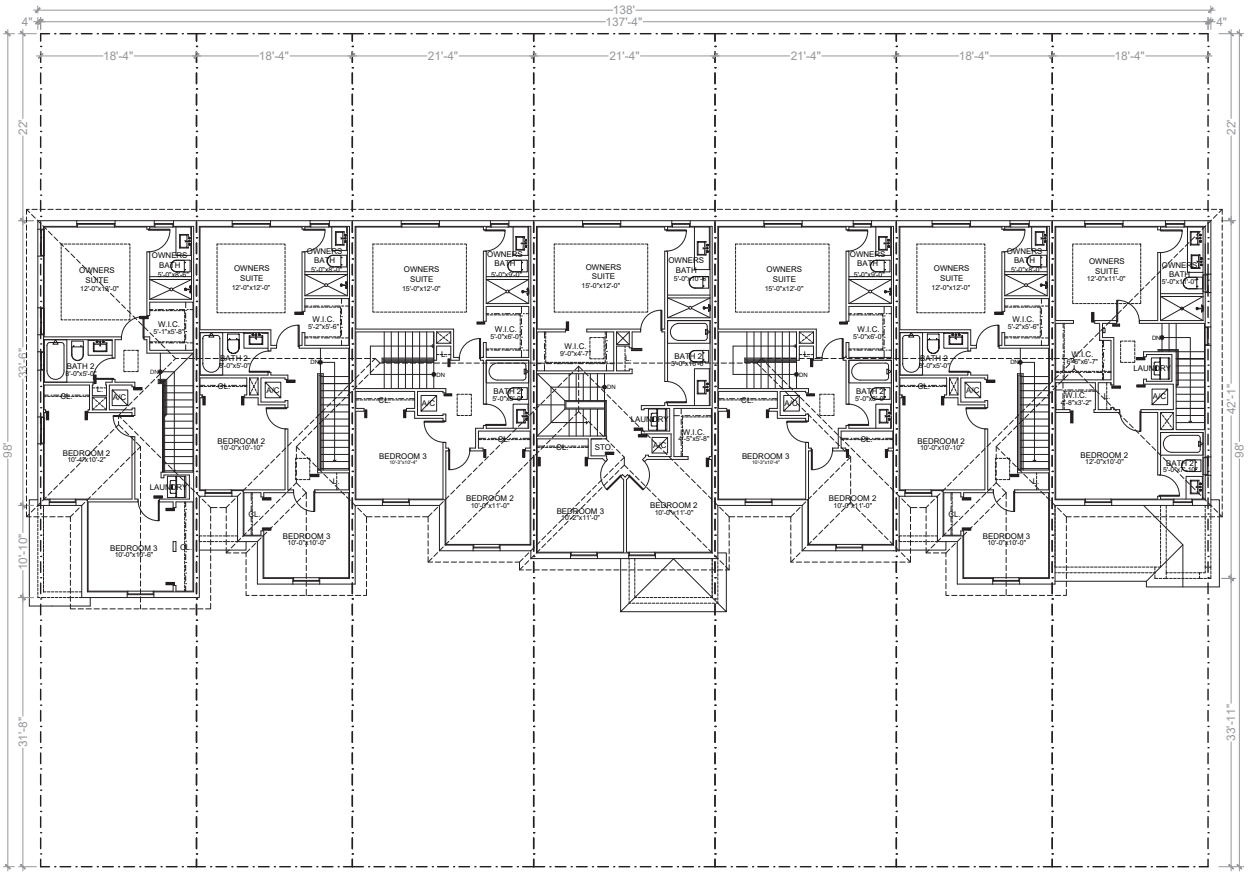

BUILDING TYPE II -7 UNIT
SECOND FLOOR
SCALE: 3/16" = 1'-0"

NOTE:
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BUILDING TYPE II

FLOOR PLAN
DATE : 2024-09-05
SCALE : AS SHOWN
DRAWN : CC
CHECK BY: PPKS
JOB NO. : 23-24

A-10
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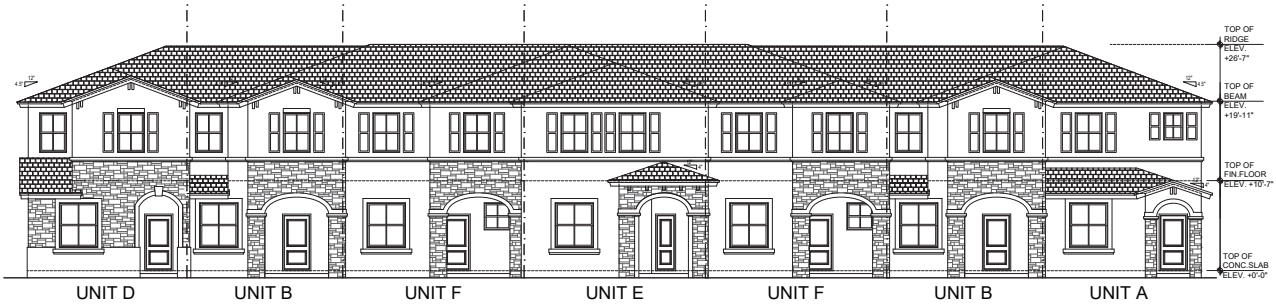
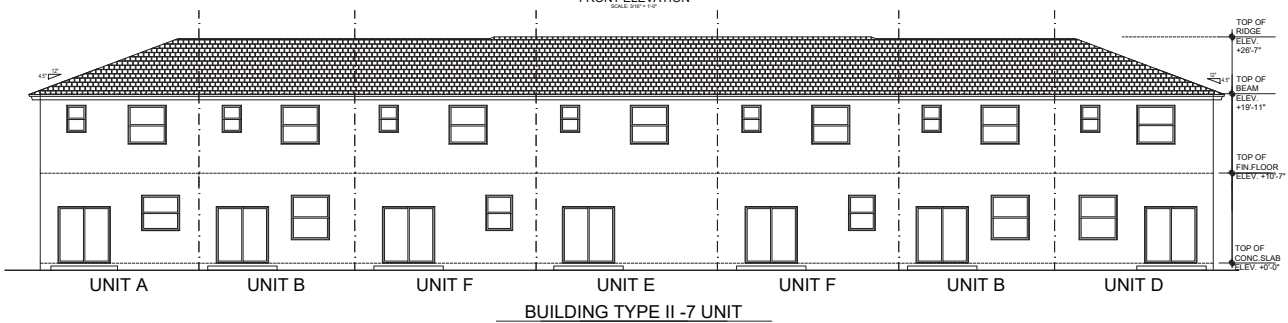


BUILDING TYPE II -7 UNIT
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING TYPE II -7 UNIT
REAR ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:
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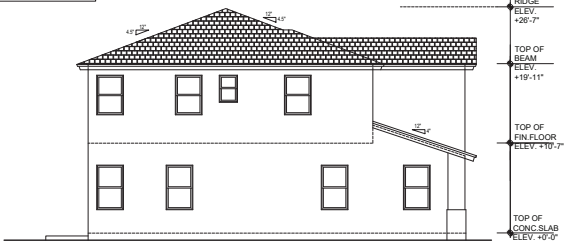
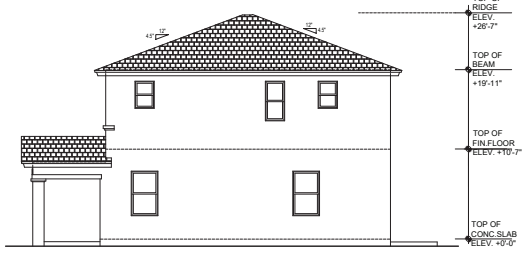


UNIT D
BUILDING TYPE II
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



UNIT A
BUILDING TYPE II
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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SEAL

BUILDING TYPE II

ELEVATIONS
DATE : 2024-09-05
SCALE : AS SHOWN
DRAWN : CC
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JOB NO. : 23-24

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SHEET NO. :

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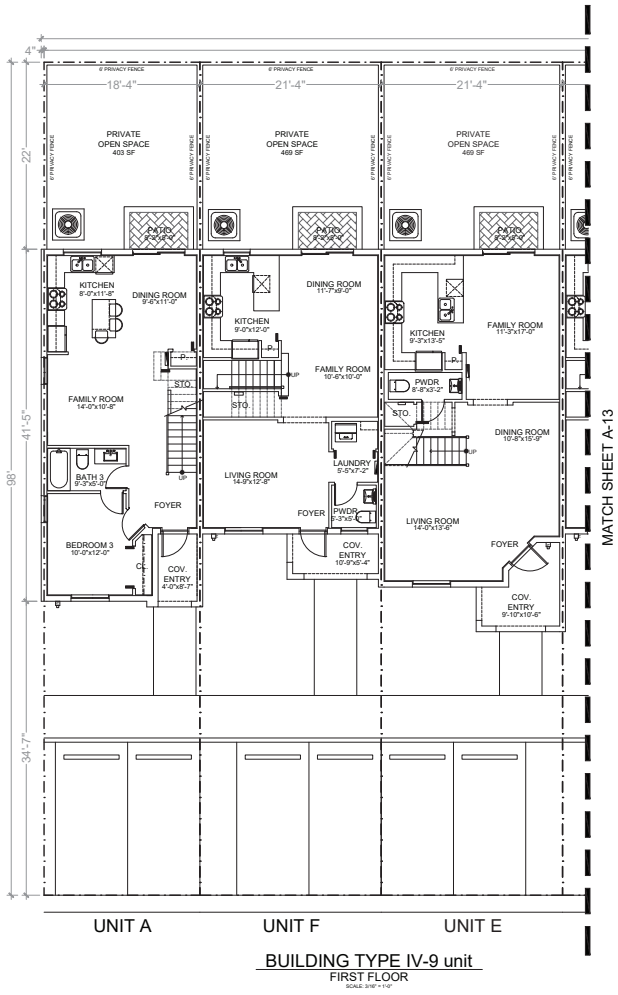

BUILDING TYPE IV-9 unit
FIRST FLOOR
SCALE: 3/16" = 1'-0"

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MIAMI-DADE COUNTY, FLORIDA

SEAL:

BUILDING TYPE IV

FLOOR PLAN
DATE : 2024-09-05
SCALE : AS SHOWN
DRAWN : CC
CHECK BY: PPKS
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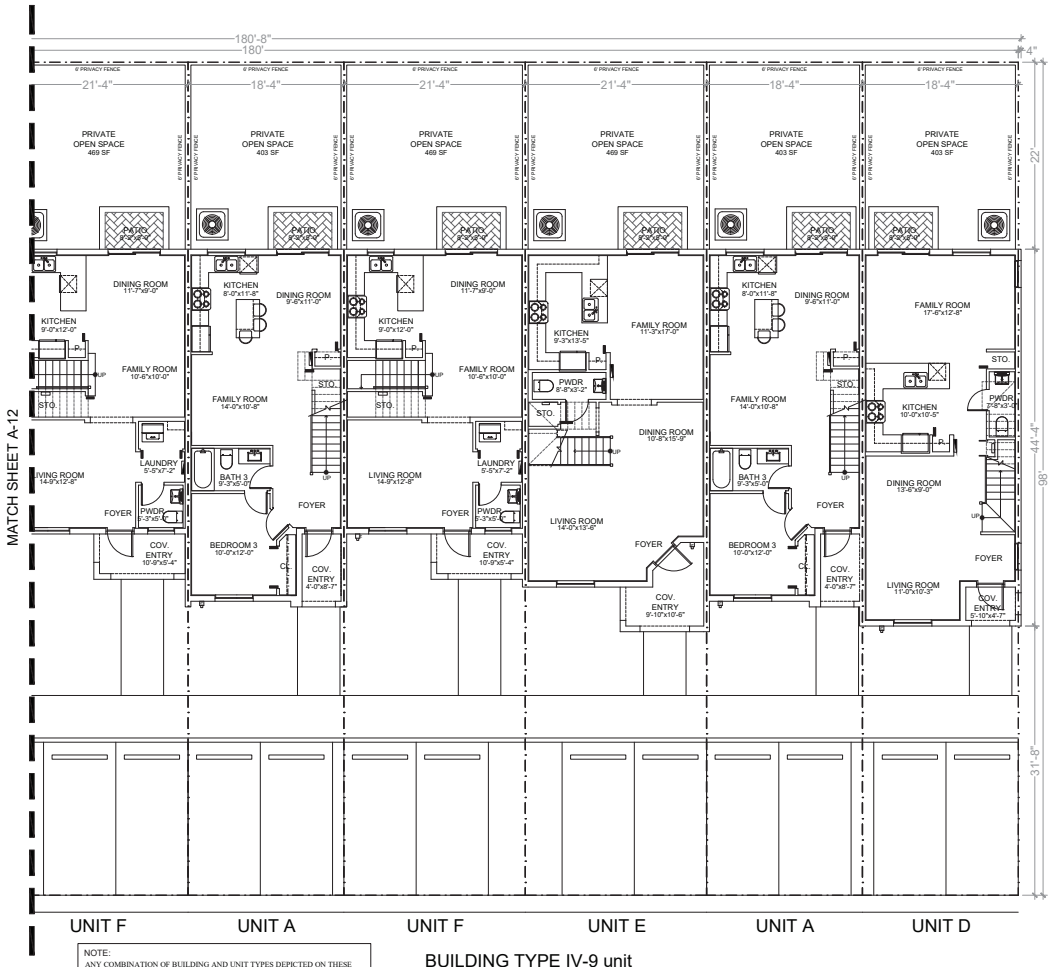

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BUILDING TYPE IV-9 unit
FIRST FLOOR
SCALE: 3/16" = 1'-0"

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BUILDING TYPE IV

FLOOR PLAN
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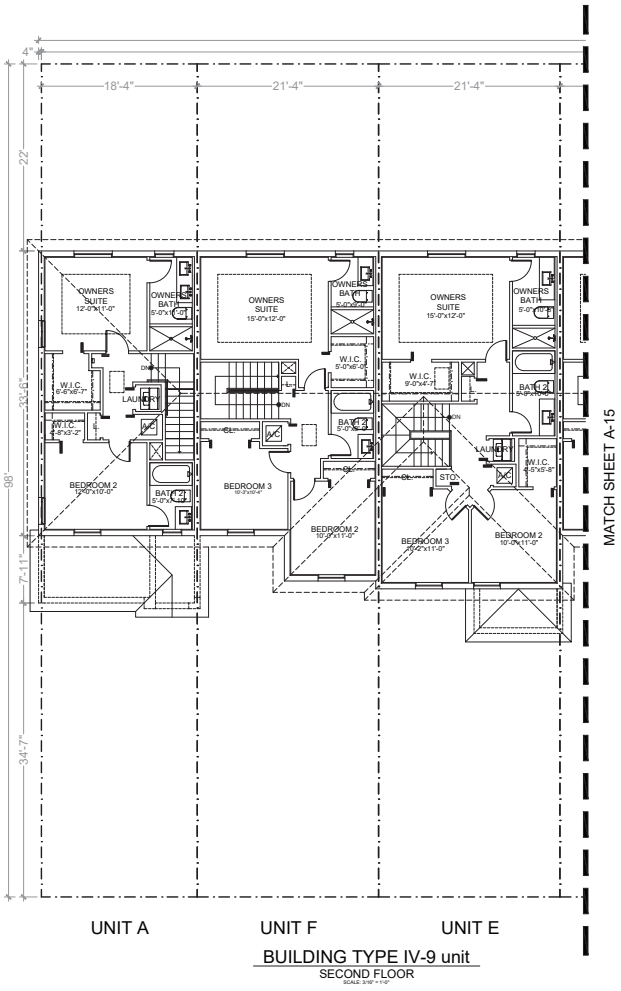

BUILDING TYPE IV-9 unit
SECOND FLOOR
SCALE: 3/16" = 1'-0"

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MIAMI-DADE COUNTY, FLORIDA

BUILDING TYPE IV

FLOOR PLAN
DATE : 2024-09-05
SCALE : AS SHOWN
DRAWN : CC
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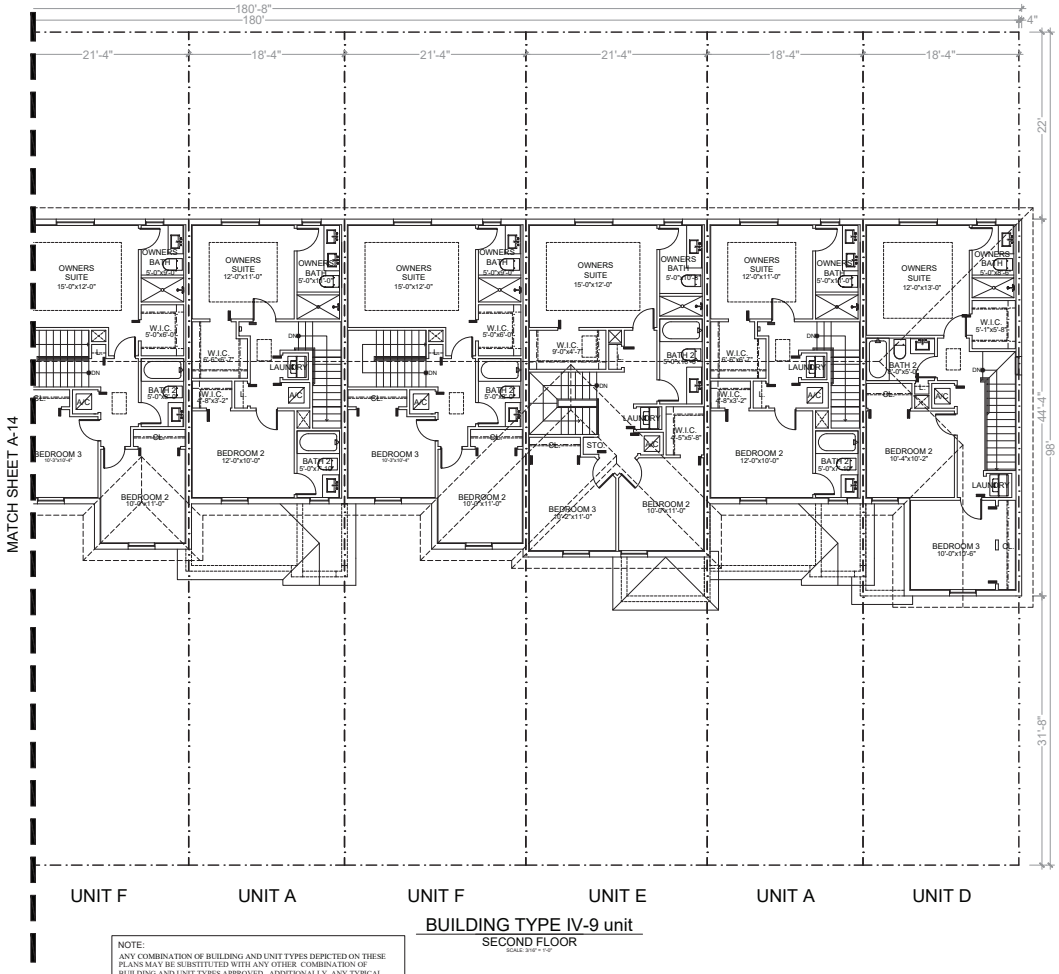

BUILDING TYPE IV-9 unit
SECOND FLOOR
SCALE: 3/16" = 1'-0"

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BUILDING TYPE IV

FLOOR PLAN
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SCALE : AS SHOWN
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JOB NO. : 23-04

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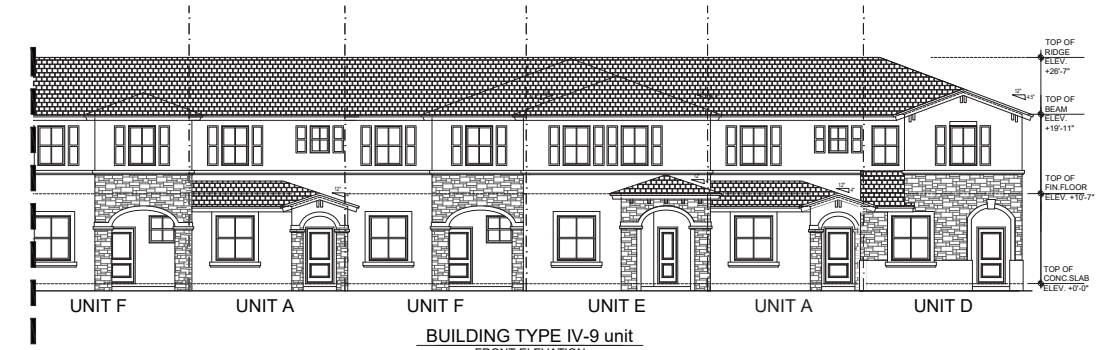
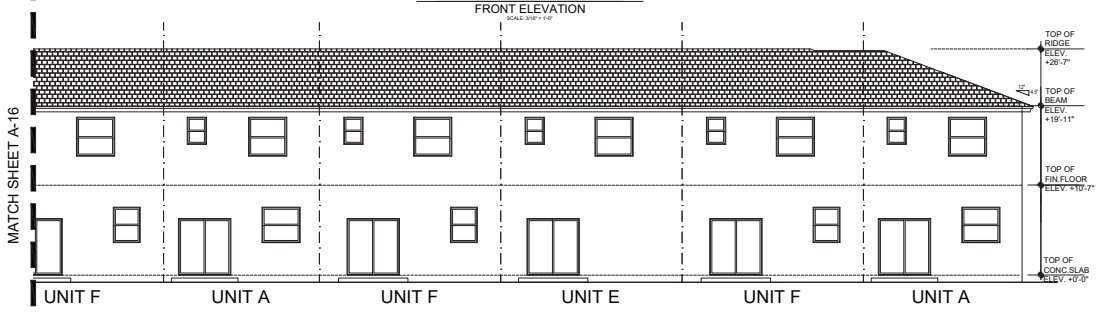


BUILDING TYPE IV-9 unit
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



MATCH SHEET A-16

BUILDING TYPE IV-9 unit
REAR ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:
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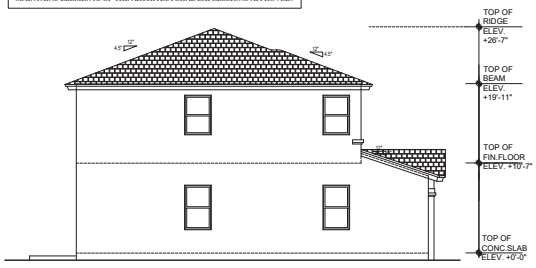
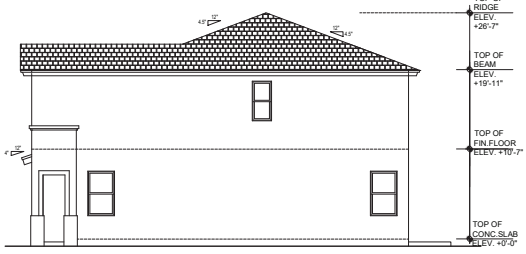


UNIT A
BUILDING TYPE IV
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



UNIT D
BUILDING TYPE IV
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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& ASSOCIATES
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SEAL

BUILDING TYPE IV

ELEVATIONS

DATE : 2024-09-05
SCALE : AS SHOWN
DRAWN : CC
CHECK BY: PPKS
JOB NO. : 23-04

A-17

SHEET NO. :

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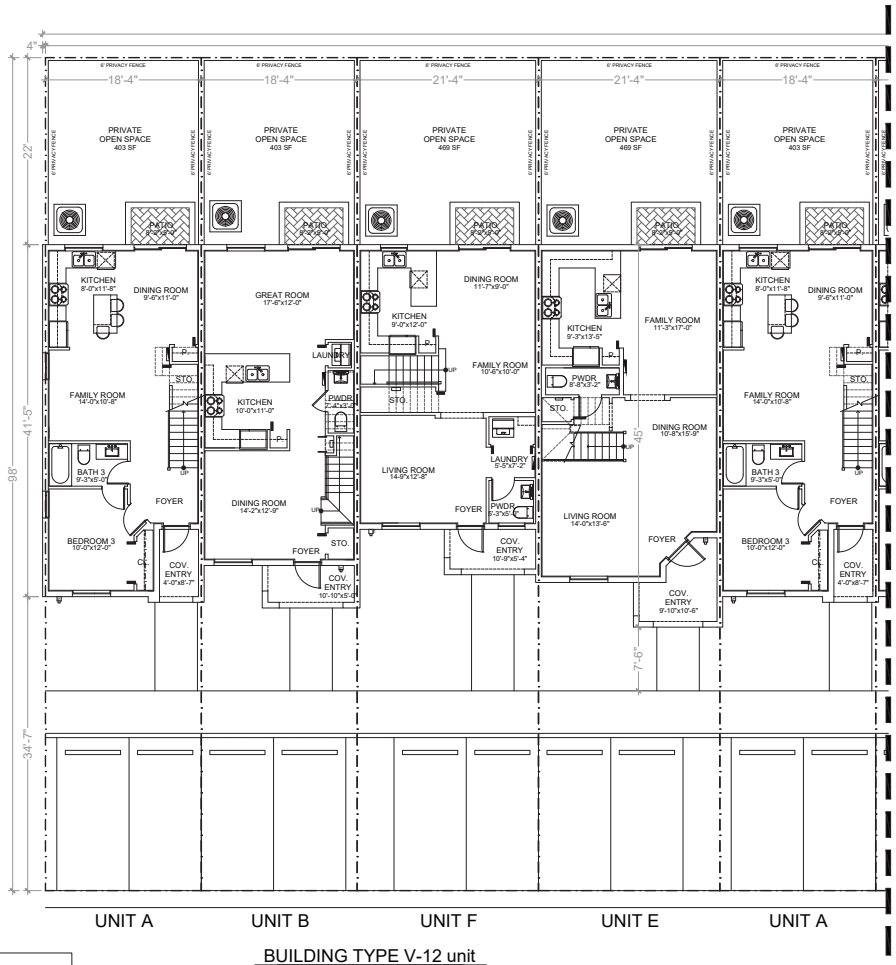
DATE: OCT 9 2024
BY: GONGOL



BUILDING TYPE V-12 unit
FIRST FLOOR
SCALE: 3/16" = 1'-0"

NOTE:
ANY COMBINATION OF BUILDING AND UNIT TYPES DEPICTED ON THESE PLANS MAY BE SUBSTITUTED WITH ANY OTHER COMBINATION OF BUILDING AND UNIT TYPES APPROVED. ADDITIONALLY, ANY TYPICAL BUILDING ELEVATION DEPICTED ON THESE PLANS MAY BE SUBSTITUTED WITH ANY OTHER BUILDING ELEVATION PROVIDED ANY NEW ELEVATION MAINTAINS ELEMENTS OF THE ARCHITECTURAL EXPRESSIONS APPROVED."

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REVISIONS:

OWNER:
LENNAR HOMES

CANALS 20 ACRES
BY: LENNAR HOMES
VILLAS
MIAMI-DADE COUNTY, FLORIDA

SEAL:

BUILDING TYPE V

FLOOR PLAN
DATE : 2024-09-05
SCALE : AS SHOWN
DRAWN : CC
CHECK BY: PPKS
JOB NO. : 23-04

A-18

SHEET NO. :

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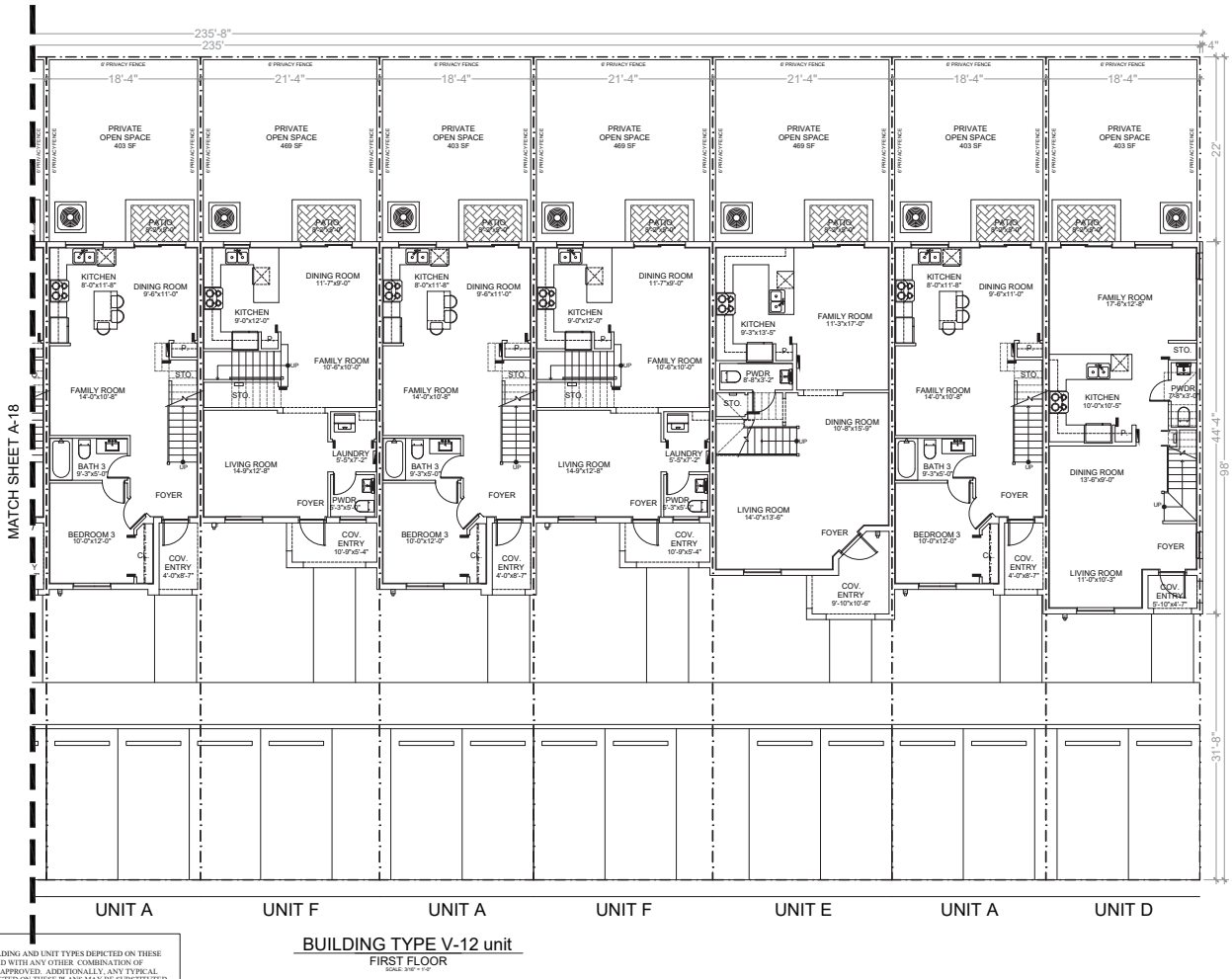

BUILDING TYPE V-12 unit
FIRST FLOOR
SCALE: 3/16" = 1'-0"

NOTE:
ANY COMBINATION OF BUILDING AND UNIT TYPES DEPICTED ON THESE PLANS MAY BE SUBSTITUTED WITH ANY OTHER COMBINATION OF BUILDING AND UNIT TYPES APPROVED. ADDITIONALLY, ANY TYPICAL BUILDING ELEVATION DEPICTED ON THESE PLANS MAY BE SUBSTITUTED WITH ANY OTHER BUILDING ELEVATION PROVIDED ANY NEW ELEVATION MAINTAINS ELEMENTS OF THE ARCHITECTURAL EXPRESSIONS APPROVED."

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OWNER:
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CANALS 20 ACRES
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VILLAS
MIAMI-DADE COUNTY, FLORIDA

BUILDING TYPE V

FLOOR PLAN
DATE : 2024-09-05
SCALE : AS SHOWN
DRAWN : CC
CHECK BY: PPKS
JOB NO. : 23-24

A-19
SHEET NO. :

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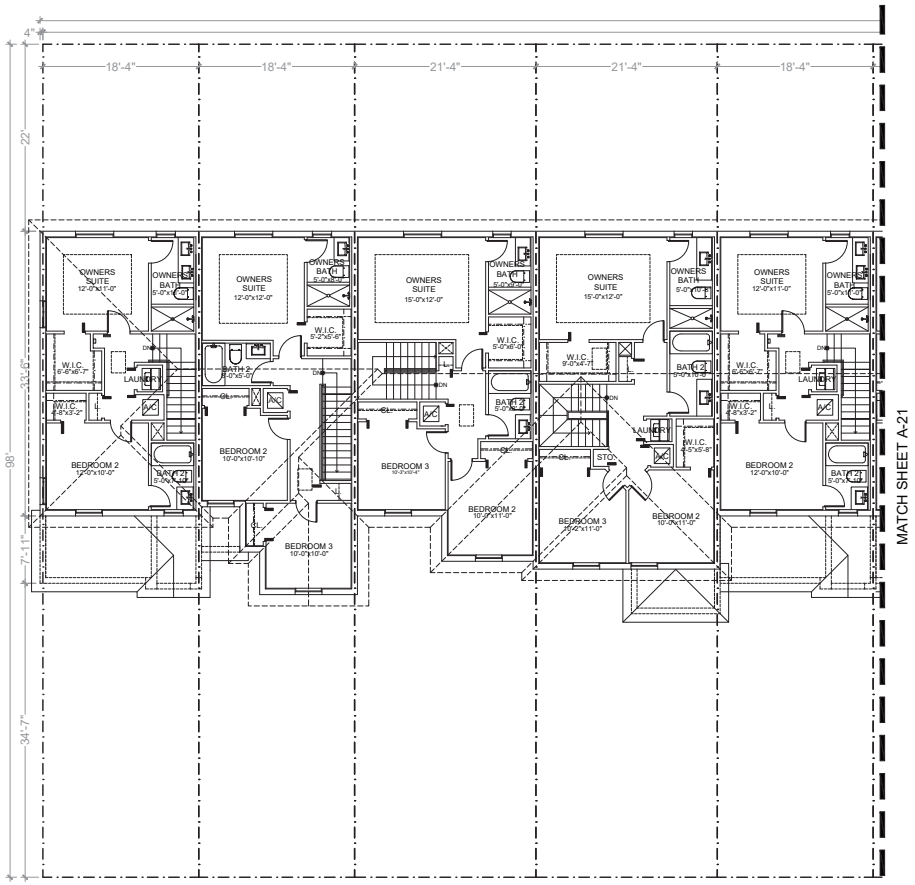

BUILDING TYPE V-12 unit
SECOND FLOOR
SCALE: 3/16" = 1'-0"

NOTE:
ANY COMBINATION OF BUILDING AND UNIT TYPES DEPICTED ON THESE PLANS MAY BE SUBSTITUTED WITH ANY OTHER COMBINATION OF BUILDING AND UNIT TYPES APPROVED. ADDITIONALLY, ANY TYPICAL BUILDING ELEVATION DEPICTED ON THESE PLANS MAY BE SUBSTITUTED WITH ANY OTHER BUILDING ELEVATION PROVIDED ANY NEW ELEVATION MAINTAINS ELEMENTS OF THE ARCHITECTURAL EXPRESSIONS APPROVED."

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OWNER:
LENNAR HOMES

CANALS 20 ACRES
BY: LENNAR HOMES
VILLAS
MIAMI-DADE COUNTY, FLORIDA

BUILDING TYPE V

FLOOR PLAN
DATE : 2024-09-05
SCALE : AS SHOWN
DRAWN : CC
CHECK BY: PPKS
JOB NO. : 23-24

A-20

SHEET NO. :

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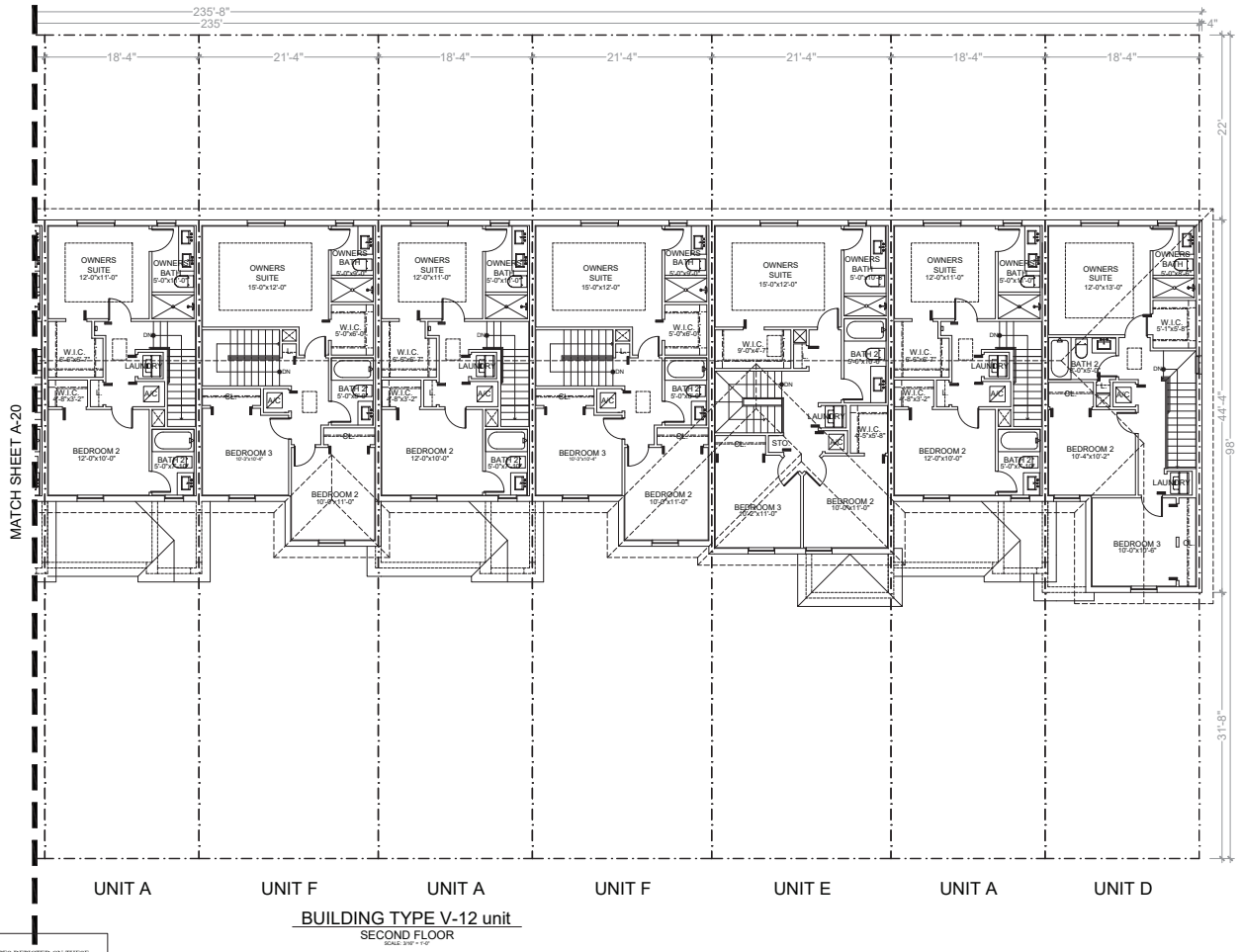

BUILDING TYPE V-12 unit
SECOND FLOOR
SCALE: 3/16" = 1'-0"

NOTE:
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REVISIONS

OWNER:
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CANALS 20 ACRES
BY: LENNAR HOMES
VILLAS
MIAMI-DADE COUNTY, FLORIDA

SITE:

BUILDING TYPE V

FLOOR PLAN
DATE : 2024-09-05
SCALE : AS SHOWN
DRAWN : CC
CHECK BY: PPKS
JOB NO. : 23-04

A-21

SHEET NO. :

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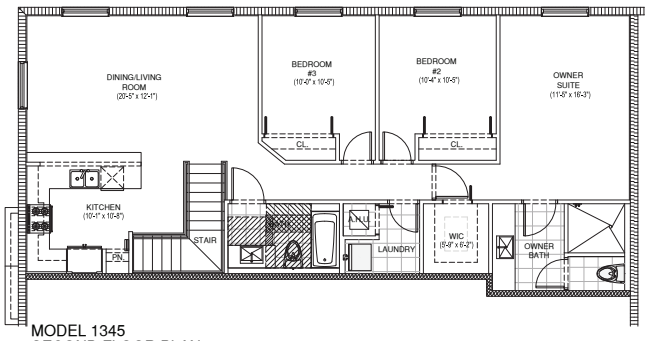
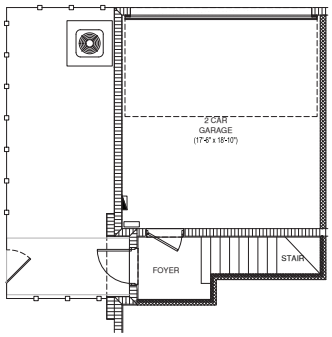
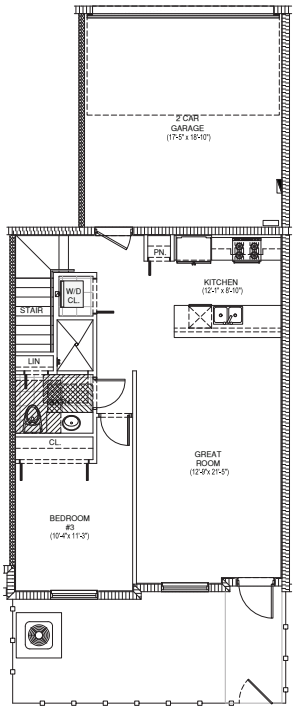


MODEL 1345
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

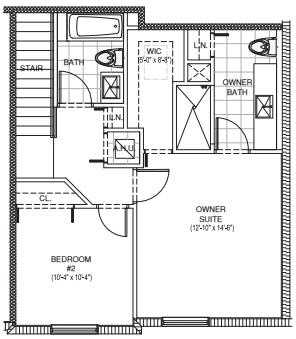


AREA CALCULATION MODEL 1345	
GROUND FLOOR NET AREA	67 SQ. FT.
SECOND FLOOR NET AREA	1,219 SQ. FT.
TOTAL GROSS LIVING SPACE	1,286 SQ. FT.
GARAGE GROSS AREA	330 SQ. FT.
TOTAL AREA	1,616 SQ. FT.

MODEL 1345
GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



MODEL 1341
GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



AREA CALCULATION MODEL 1341	
GROUND FLOOR NET AREA	721 SQ. FT.
SECOND FLOOR NET AREA	612 SQ. FT.
TOTAL GROSS LIVING SPACE	1,333 SQ. FT.
GARAGE GROSS AREA	328 SQ. FT.
TOTAL AREA	1,661 SQ. FT.

MODEL 1341
GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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MIAMI DADE COUNTY

MARK	DATE	DESCRIPTION

PROJECT No: LB749
DRAWN BY: LP, LC.
CHECKED BY: LB
DATE: 09-27-24

LEOPOLDO BELLON, AIA (AR-27371)

SHEET TITLE
UNIT A & B
FLOOR PLAN
A-1

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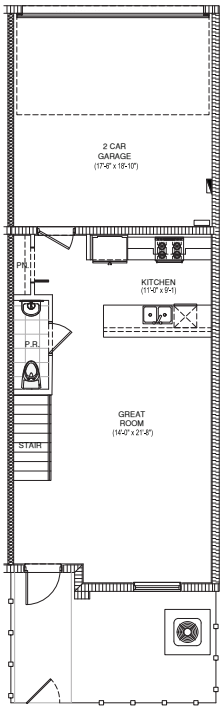
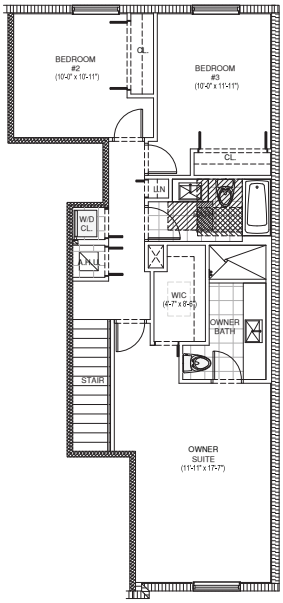
DATE: OCT 9 2024
BY: GONGOL

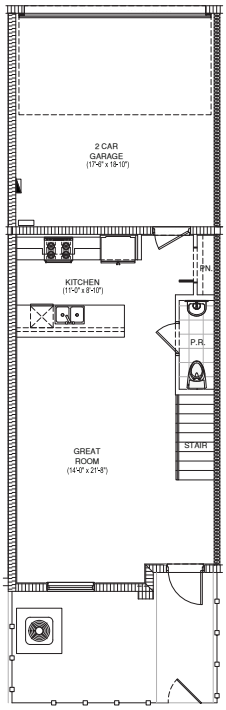


MODEL 1419
GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

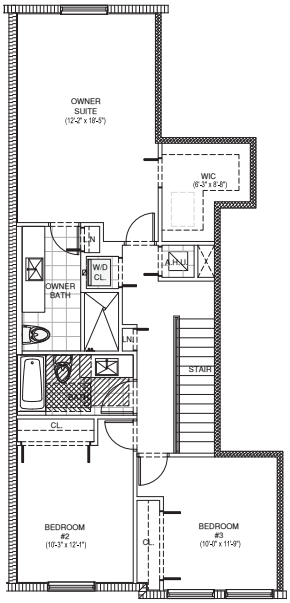


AREA CALCULATION MODEL 1419	
GROUND FLOOR NET AREA	523 SQ. FT.
SECOND FLOOR NET AREA	844 SQ. FT.
TOTAL GROSS LIVING SPACE	1,367 SQ. FT.
GARAGE GROSS AREA	330 SQ. FT.
TOTAL AREA	1,697 SQ. FT.

MODEL 1419
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



MODEL 1456
GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



AREA CALCULATION MODEL 1456	
GROUND FLOOR NET AREA	523 SQ. FT.
SECOND FLOOR NET AREA	893 SQ. FT.
TOTAL GROSS LIVING SPACE	1,416 SQ. FT.
GARAGE GROSS AREA	330 SQ. FT.
TOTAL AREA	1,746 SQ. FT.

MODEL 1456
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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MARK	DATE	DESCRIPTION

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DRAWN BY: LP, LC.
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LEOPOLDO BELLON, AIA (AR-27371)

SHEET TITLE
UNIT C & D
FLOOR PLAN
A-2

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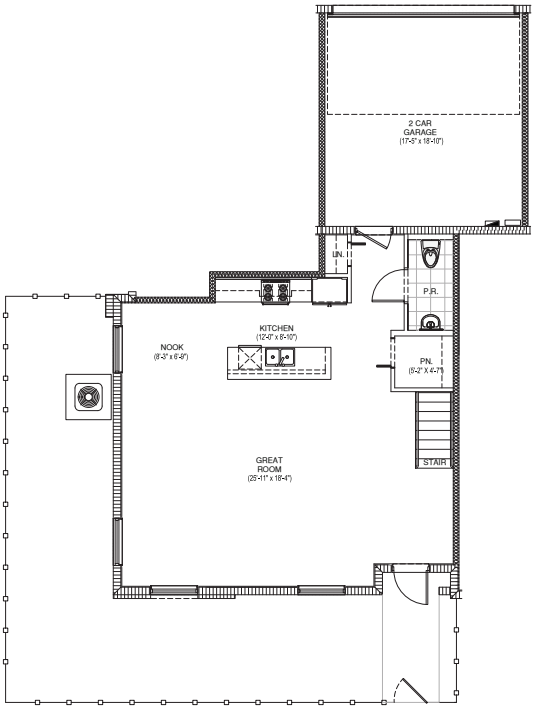
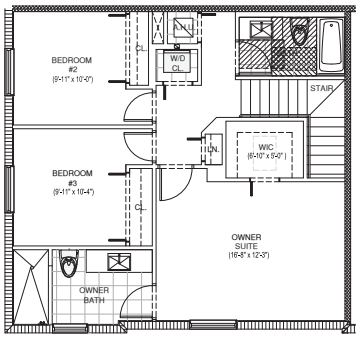


MODEL 1610
GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



MODEL 1610
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA CALCULATION MODEL 1610	
GROUND FLOOR NET AREA	804 SQ. FT.
SECOND FLOOR NET AREA	795 SQ. FT.
TOTAL GROSS LIVING SPACE	1,599 SQ. FT.
GARAGE GROSS AREA	328 SQ. FT.
TOTAL AREA	1,927 SQ. FT.

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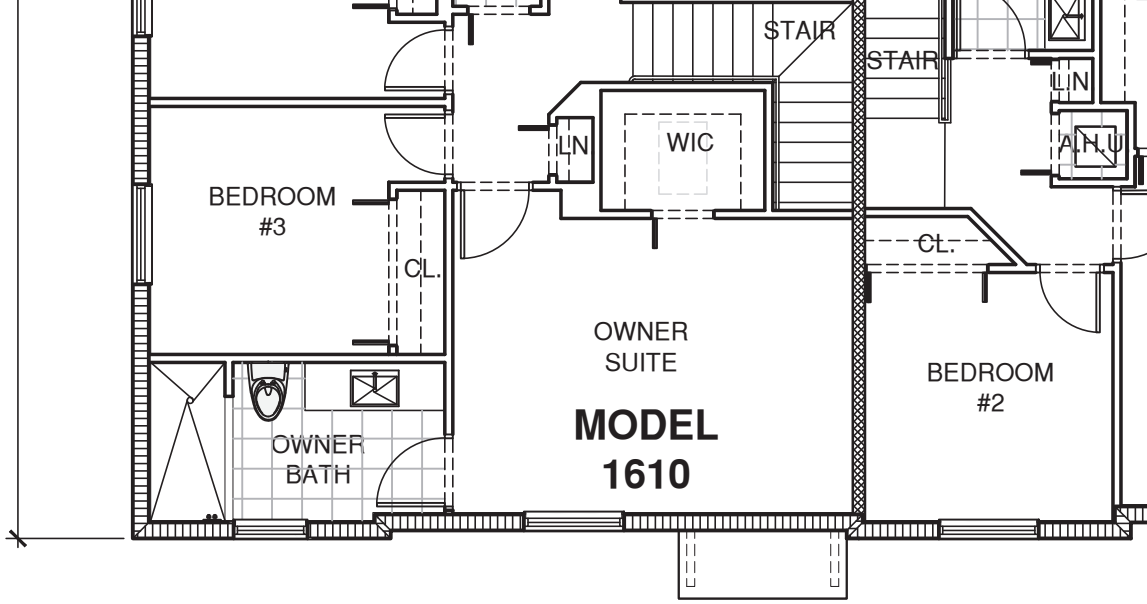
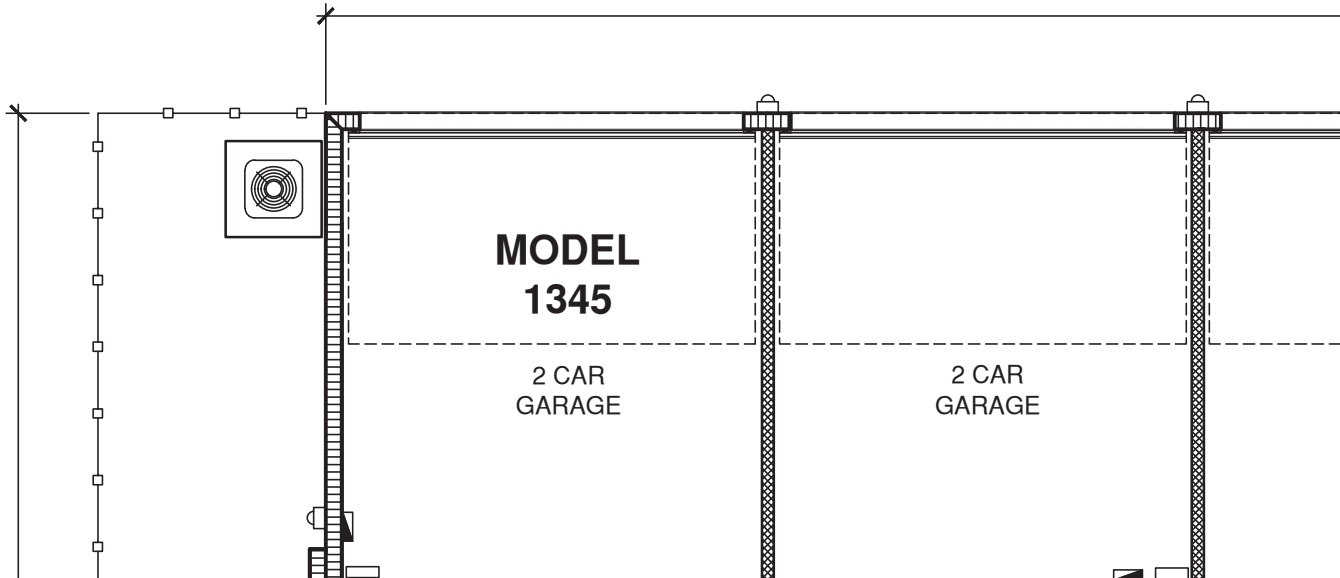
MARK	DATE	DESCRIPTION

PROJECT No: LB749
DRAWN BY: LP, LC.
CHECKED BY: LB
DATE: 09-27-24

LEOPOLDO BELLON, AIA (AR-27371)

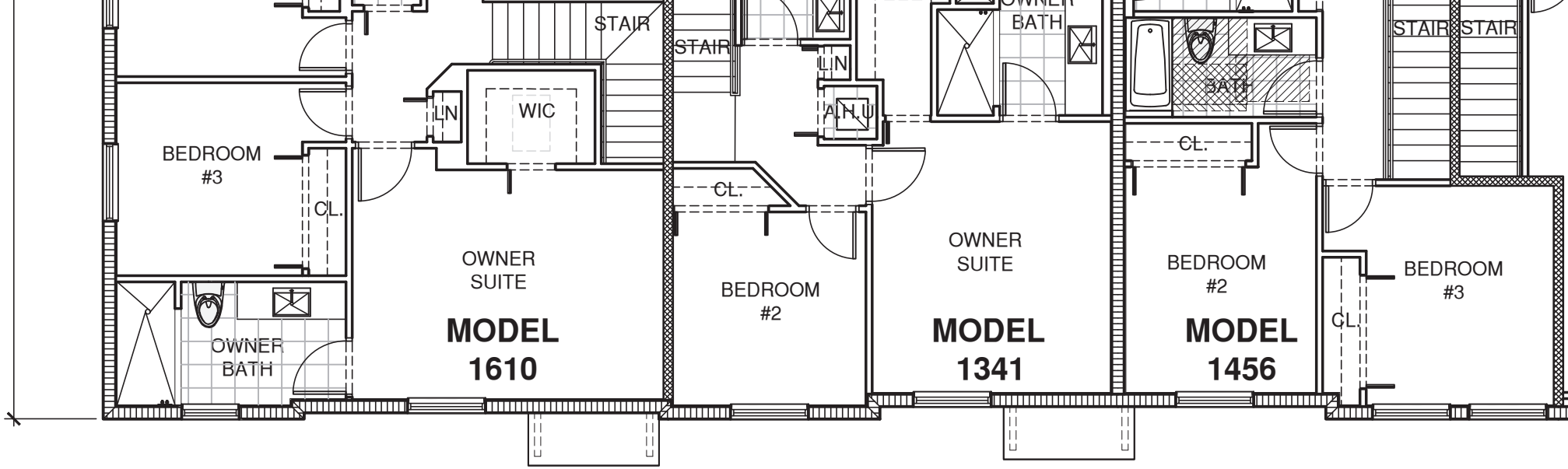
SHEET TITLE
UNIT E
FLOOR PLAN
A-3

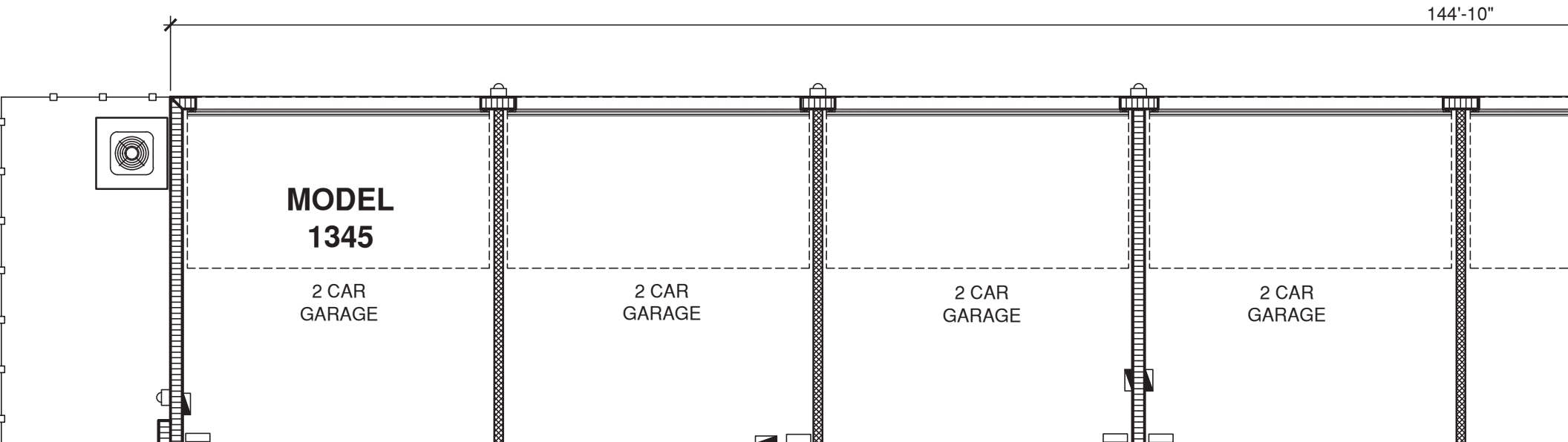

STAIR
STAIR
LN
A.H.U.
LN
WIC
BEDROOM
#3
CL.
CL.
OWNER
SUITE
BEDROOM
#2
OWNER
BATH
MODEL
1610


MODEL
1345
2 CAR
GARAGE
2 CAR
GARAGE

T ELEVATION

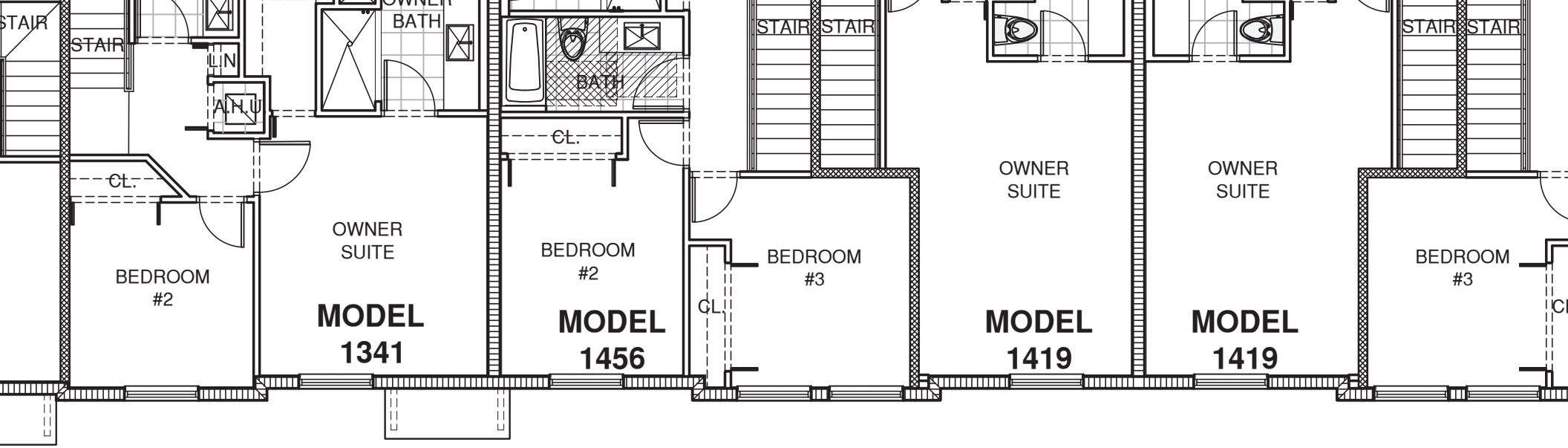
0"


BEDROOM
#3
CL.
OWNER
BATH
OWNER
SUITE
MODEL
1610
LN
WIC
STAIR
STAIR
BEDROOM
#2
CL.
LIN
A.H.U.
OWNER
SUITE
MODEL
1341
OWNER
BATH
CL.
BATH
BEDROOM
#2
MODEL
1456
STAIR
STAIR
CL.
BEDROOM
#3

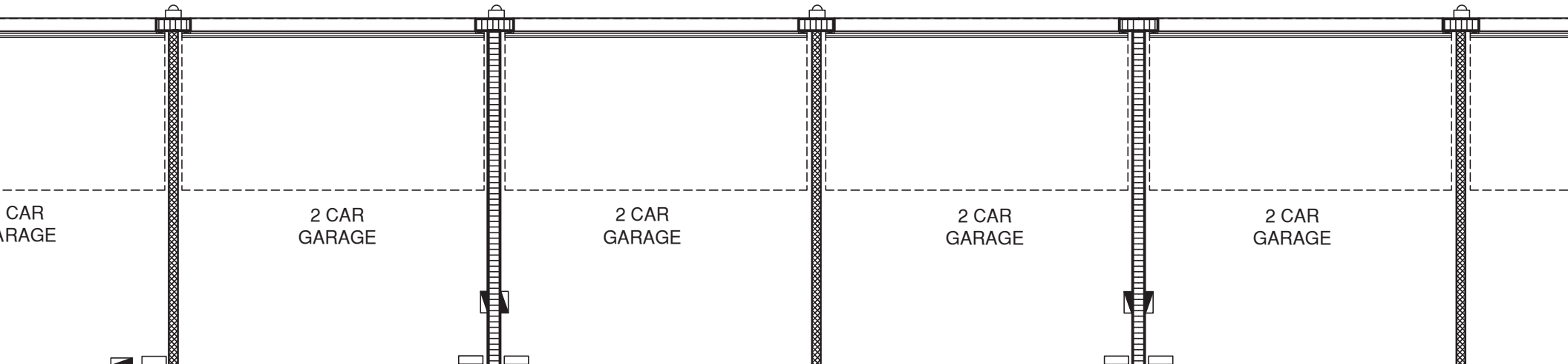

144'-10"
MODEL
1345
2 CAR
GARAGE
2 CAR
GARAGE
2 CAR
GARAGE
2 CAR
GARAGE

T ELEVATION

0"


STAIR
STAIR
LIN
A.H.U.
OWNER
BATH
CL.
BEDROOM
#2
OWNER
SUITE
MODEL
1341
BATH
CL.
BEDROOM
#2
MODEL
1456
STAIR
STAIR
CL
BEDROOM
#3
OWNER
SUITE
MODEL
1419
OWNER
SUITE
MODEL
1419
STAIR
STAIR
BEDROOM
#3

181'-0"


2 CAR
GARAGE
2 CAR
GARAGE
2 CAR
GARAGE
2 CAR
GARAGE

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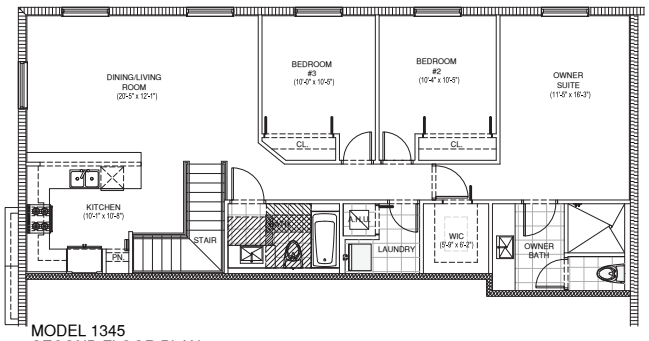
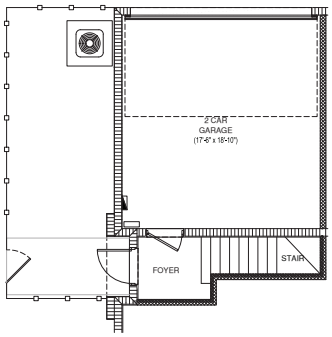
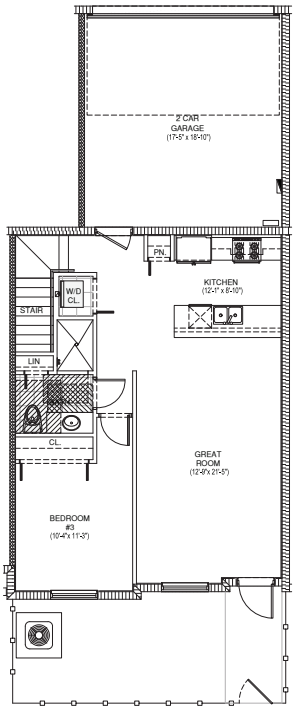


MODEL 1345
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

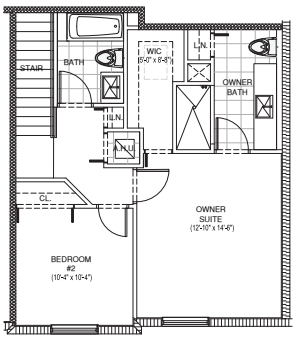


AREA CALCULATION MODEL 1345	
GROUND FLOOR NET AREA	67 SQ. FT.
SECOND FLOOR NET AREA	1,219 SQ. FT.
TOTAL GROSS LIVING SPACE	1,286 SQ. FT.
GARAGE GROSS AREA	330 SQ. FT.
TOTAL AREA	1,616 SQ. FT.

MODEL 1345
GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



MODEL 1341
GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



AREA CALCULATION MODEL 1341	
GROUND FLOOR NET AREA	721 SQ. FT.
SECOND FLOOR NET AREA	612 SQ. FT.
TOTAL GROSS LIVING SPACE	1,333 SQ. FT.
GARAGE GROSS AREA	328 SQ. FT.
TOTAL AREA	1,661 SQ. FT.

MODEL 1341
GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PROPOSED COMMUNITYRESIDENCE BY
LENNAR HOMES
MIAMI DADE COUNTY

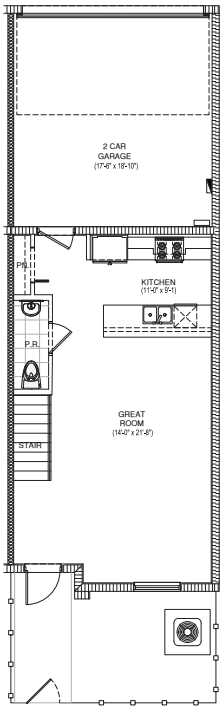
MARK	DATE	DESCRIPTION

PROJECT No: LB749
DRAWN BY: LP, LC.
CHECKED BY: LB
DATE: 09-27-24

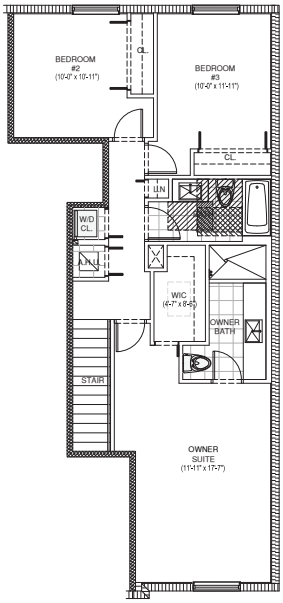
LEOPOLDO BELLON, AIA (AR-27371)

SHEET TITLE
UNIT A & B
FLOOR PLAN
A-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-447
DATE: OCT 9 2024
BY: GONGOL

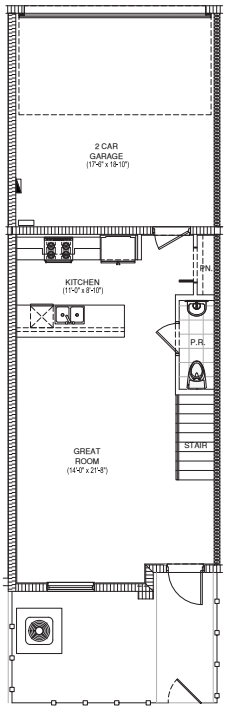


MODEL 1419
GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

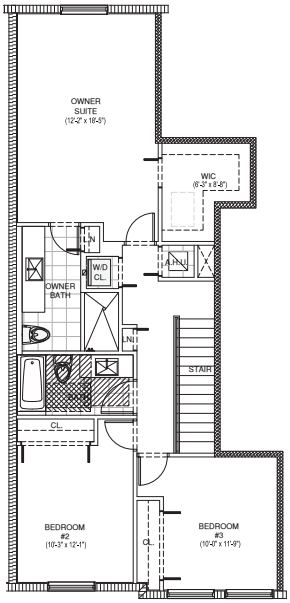


AREA CALCULATION MODEL 1419	
GROUND FLOOR NET AREA	523 SQ. FT.
SECOND FLOOR NET AREA	844 SQ. FT.
TOTAL GROSS LIVING SPACE	1,367 SQ. FT.
GARAGE GROSS AREA	330 SQ. FT.
TOTAL AREA	1,697 SQ. FT.

MODEL 1419
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



MODEL 1456
GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



AREA CALCULATION MODEL 1456	
GROUND FLOOR NET AREA	523 SQ. FT.
SECOND FLOOR NET AREA	893 SQ. FT.
TOTAL GROSS LIVING SPACE	1,416 SQ. FT.
GARAGE GROSS AREA	330 SQ. FT.
TOTAL AREA	1,746 SQ. FT.

MODEL 1456
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

BELLON
12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7776
F. (305) 278-7473
WWW.BELLONARCHES.COM
AA-26002616
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT
CONSULTANTS

PROPOSED COMMUNITYRESIDENCE BY
LENNAR HOMES
MIAMI DADE COUNTY

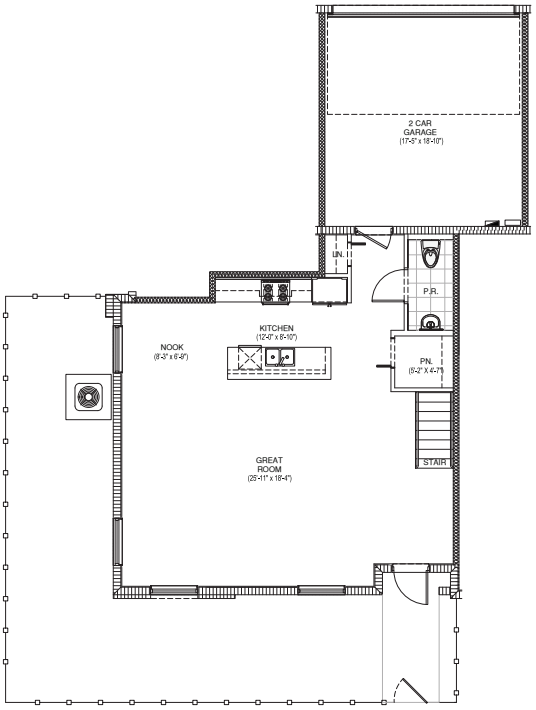
MARK	DATE	DESCRIPTION

PROJECT No: LB749
DRAWN BY: LP, LC.
CHECKED BY: LB
DATE: 09-27-24

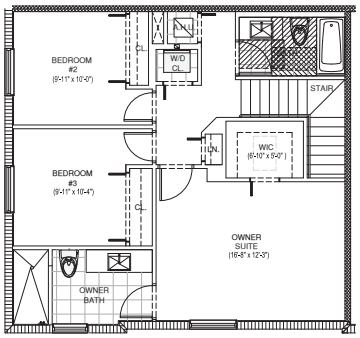
LEOPOLDO BELLON, AIA (AR-27371)

SHEET TITLE
UNIT C & D
FLOOR PLAN
A-2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-447
DATE: OCT 9 2024
BY: GONGOL



MODEL 1610
GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



MODEL 1610
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA CALCULATION MODEL 1610	
GROUND FLOOR NET AREA	804 SQ. FT.
SECOND FLOOR NET AREA	795 SQ. FT.
TOTAL GROSS LIVING SPACE	1,599 SQ. FT.
GARAGE GROSS AREA	328 SQ. FT.
TOTAL AREA	1,927 SQ. FT.

BELLON
12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7776
F. (305) 278-7473
WWW.BELLONARCHES.COM
AA-26002616
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT
CONSULTANTS

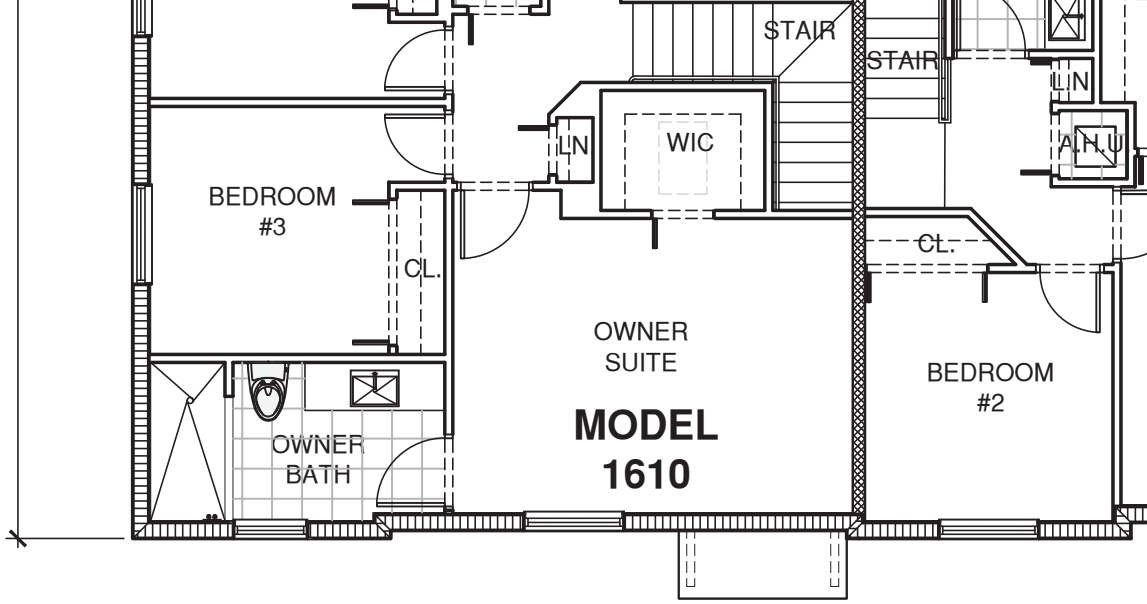
PROPOSED COMMUNITYRESIDENCE BY
LENNAR HOMES
MIAMI DADE COUNTY

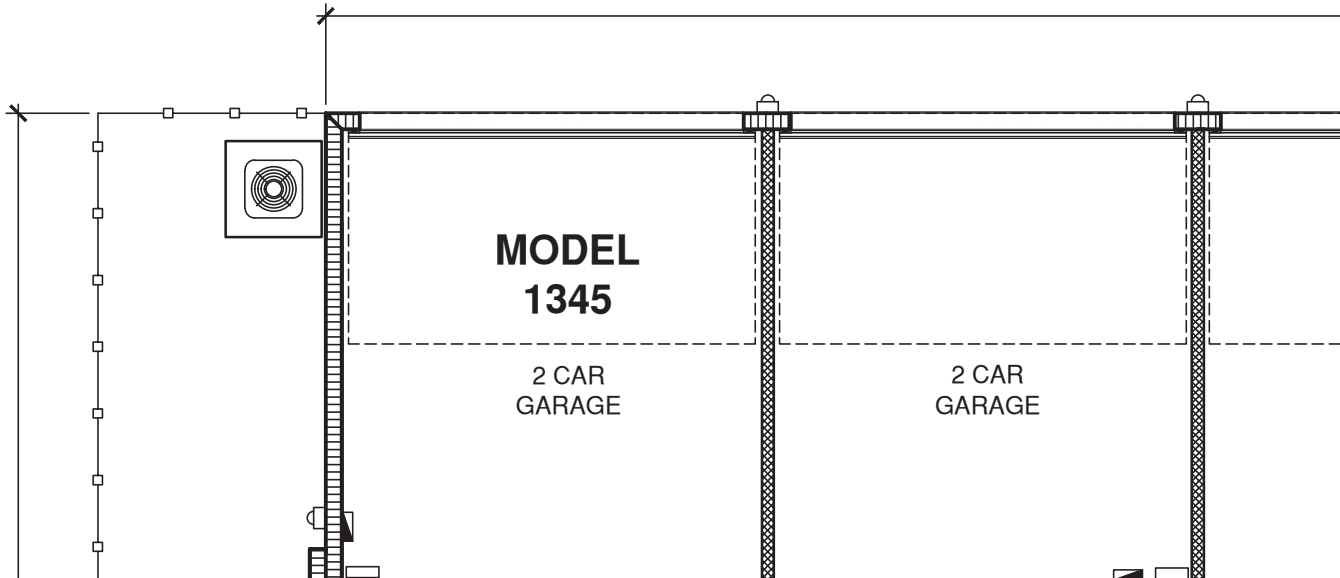
MARK	DATE	DESCRIPTION

PROJECT No: LB749
DRAWN BY: LP, LC.
CHECKED BY: LB
DATE: 09-27-24

LEOPOLDO BELLON, AIA (AR-27371)

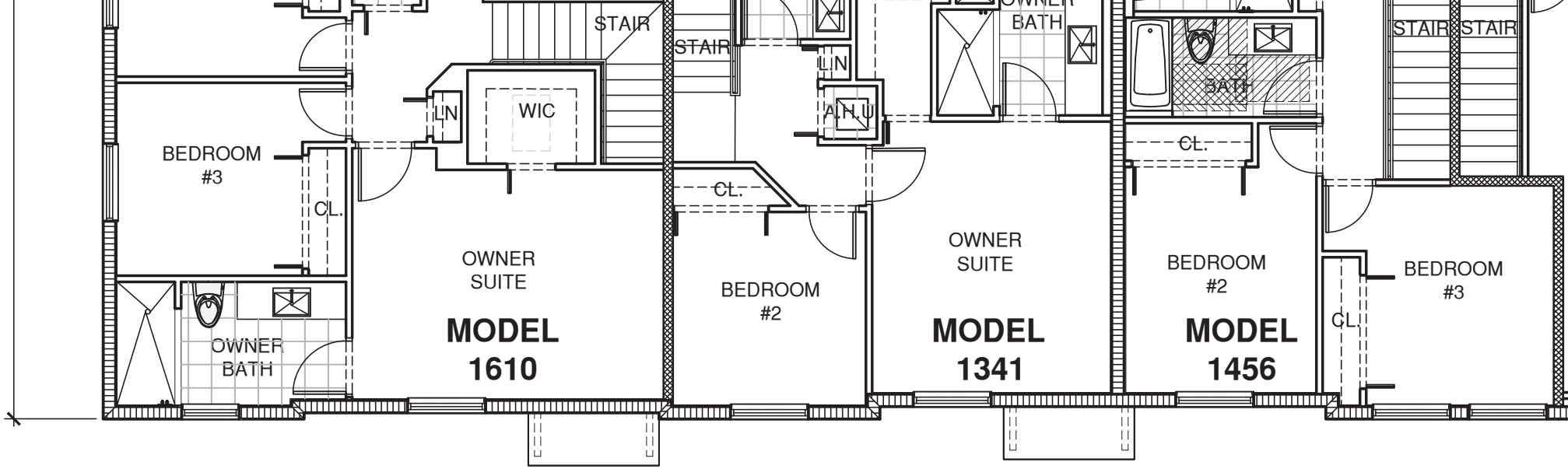
SHEET TITLE
UNIT E
FLOOR PLAN
A-3

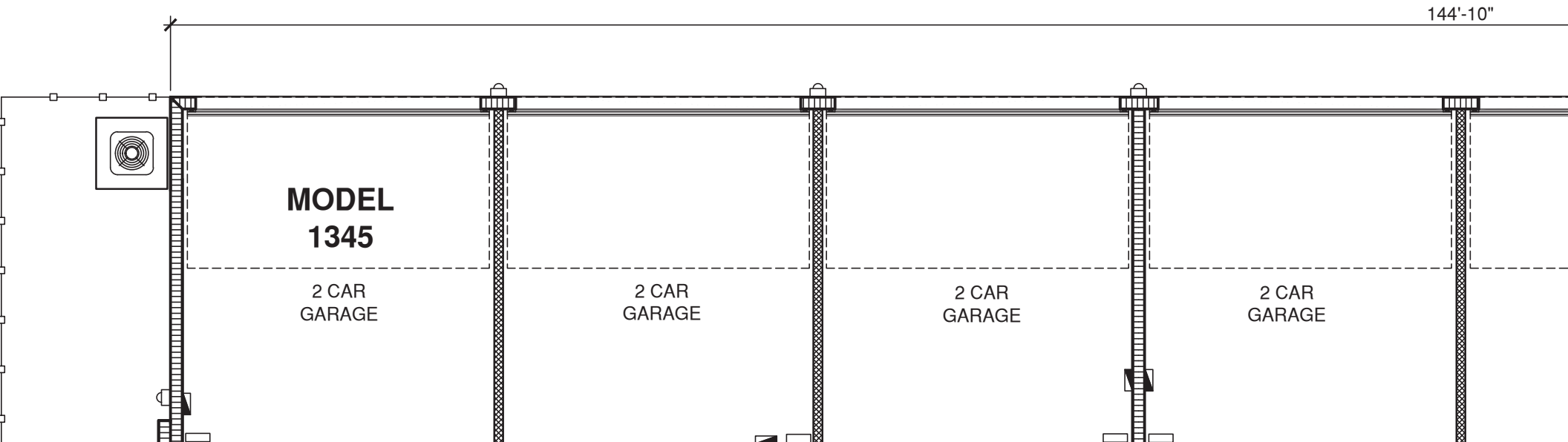

STAIR
STAIR
LN
A.H.U.
LN
WIC
BEDROOM
#3
CL.
CL.
OWNER
SUITE
BEDROOM
#2
OWNER
BATH
MODEL
1610

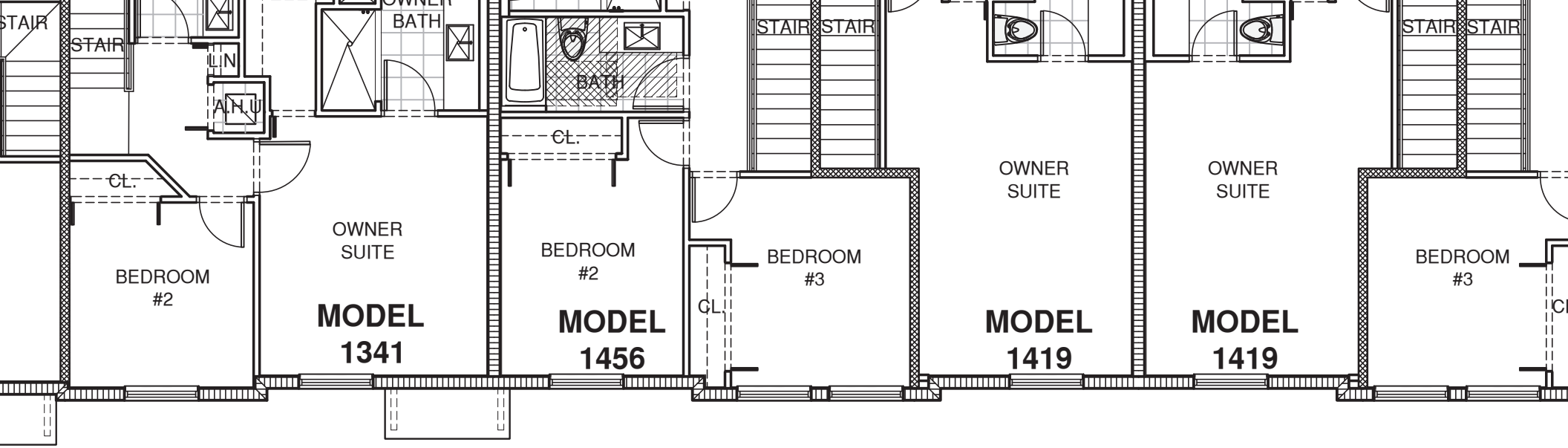

MODEL
1345
2 CAR
GARAGE
2 CAR
GARAGE

T ELEVATION

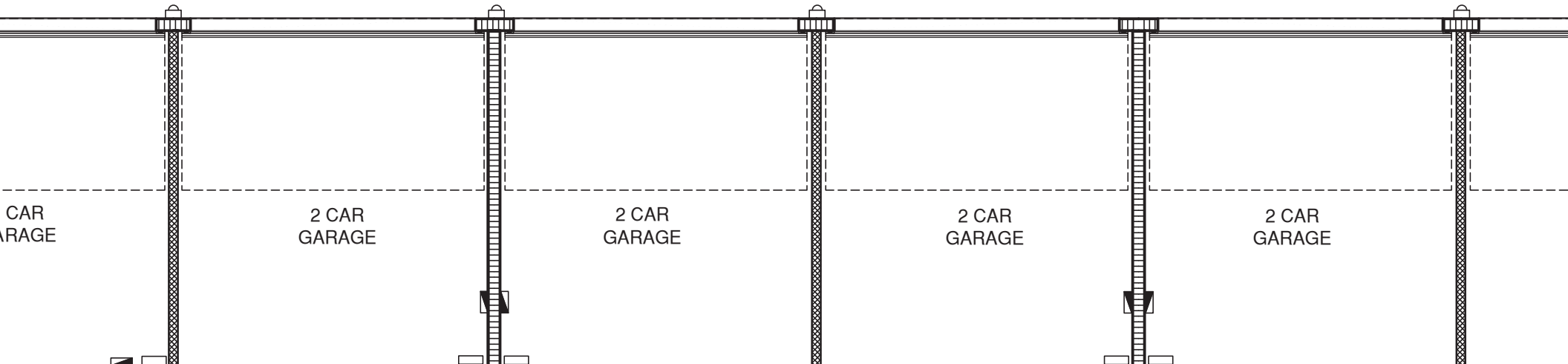
0"

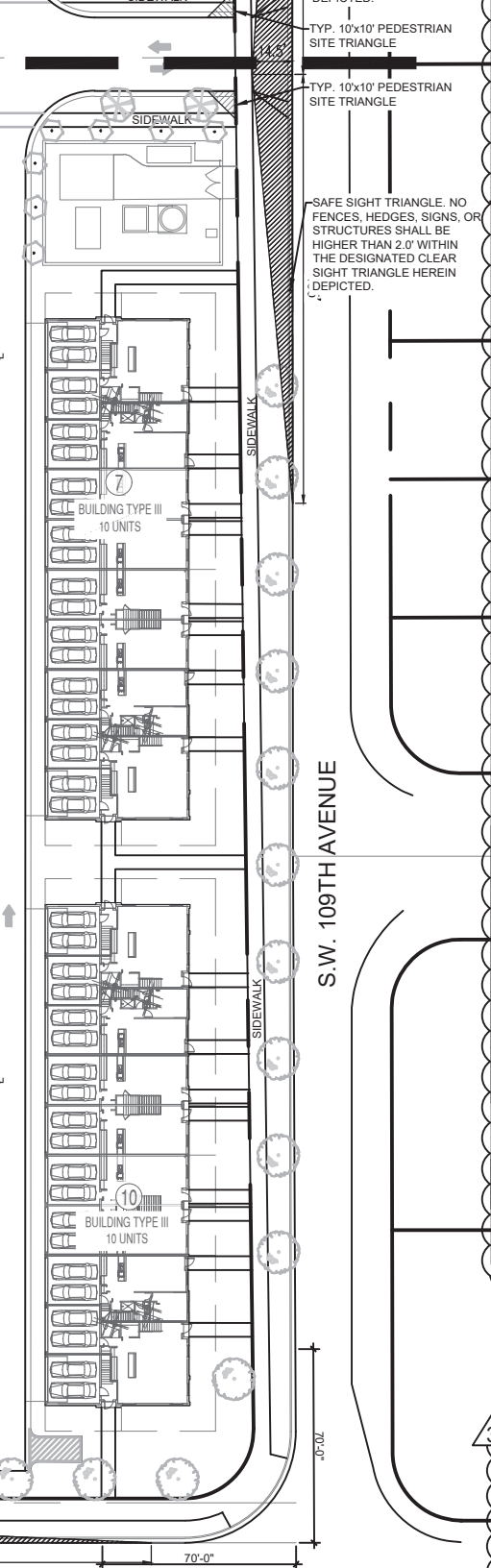

BEDROOM
#3
CL.
OWNER
BATH
OWNER
SUITE
MODEL
1610
LN
WIC
STAIR
STAIR
BEDROOM
#2
CL.
LIN
A.H.U.
OWNER
SUITE
MODEL
1341
OWNER
BATH
CL.
BATH
BEDROOM
#2
MODEL
1456
STAIR
STAIR
CL.
BEDROOM
#3


144'-10"
MODEL
1345
2 CAR
GARAGE
2 CAR
GARAGE
2 CAR
GARAGE
2 CAR
GARAGE


STAIR
STAIR
LIN
A.H.U.
OWNER
BATH
CL.
BEDROOM
#2
OWNER
SUITE
MODEL
1341
BATH
CL.
BEDROOM
#2
MODEL
1456
STAIR
STAIR
CL
BEDROOM
#3
OWNER
SUITE
MODEL
1419
OWNER
SUITE
MODEL
1419
STAIR
STAIR
BEDROOM
#3

181'-0"


2 CAR
GARAGE
2 CAR
GARAGE
2 CAR
GARAGE
2 CAR
GARAGE

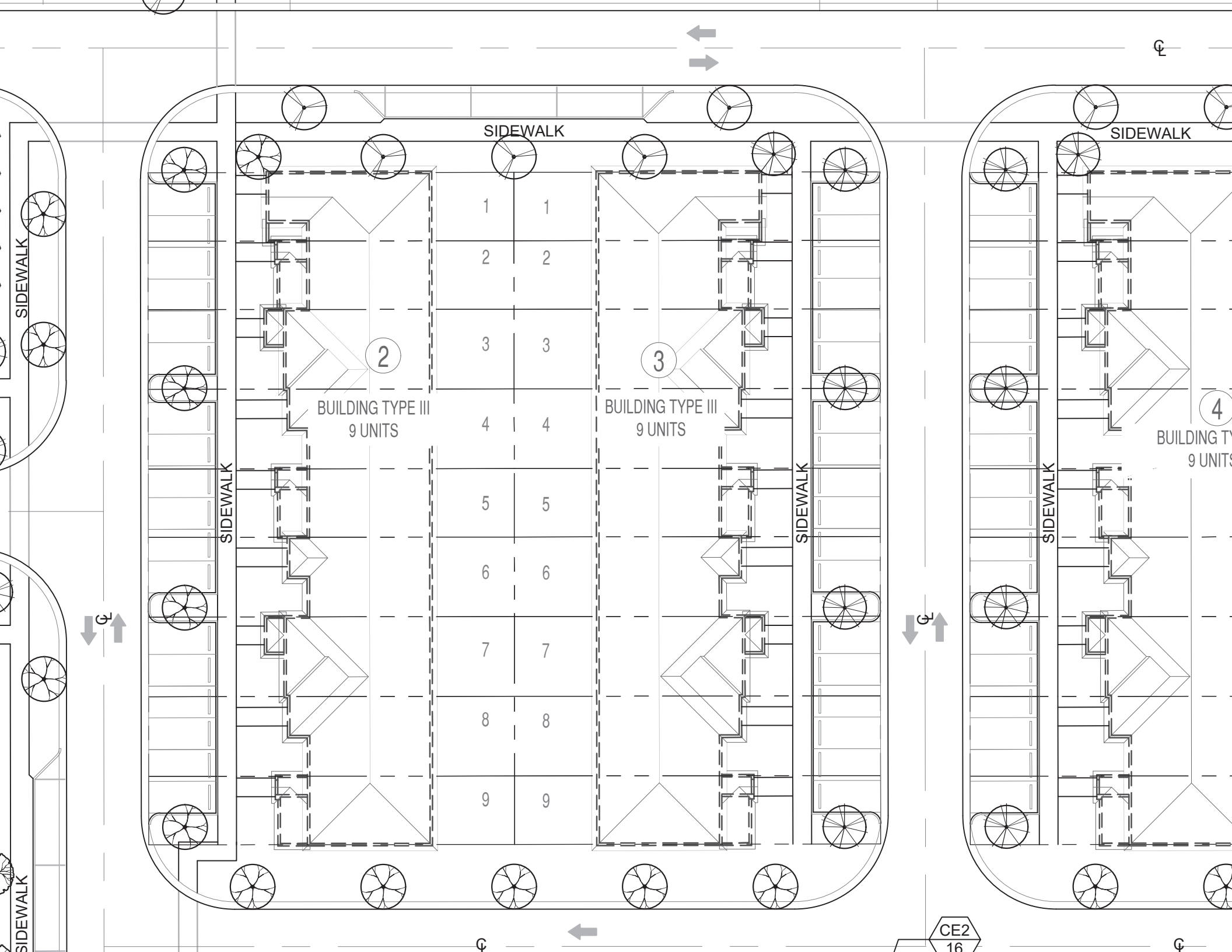


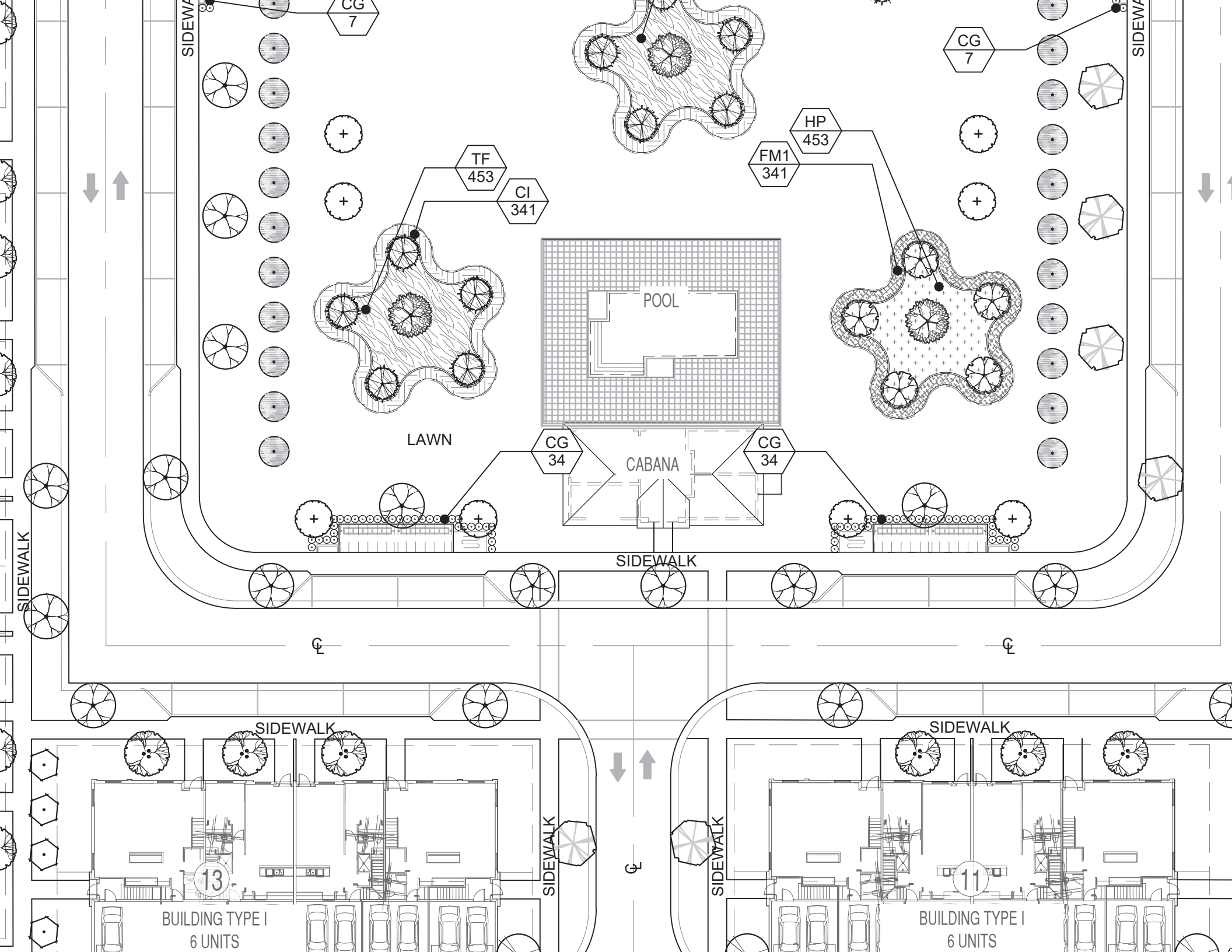
	CES	19	Conocarpus erectus sericeus Silver Buttonwood	12` HT. X 6` SPR. X 2" CAL.	Y	-
	LI	51	Lagerstroemia indica 'Natchez' Natchez Crape Myrtle	12` HT. X 6` SPR. X 2" CAL.	N	SINGLE TRUNK. STD.
	LS	43	Lagerstroemia speciosa Queen's Crape Myrtle	12` HT. X 6` SPR. X 2" CAL.	N	-
	QV	14	Quercus virginiana Live Oak	12` HT. X 6` SPR. X 2" CAL.	Y	-
	RE	3	Roystonea elata Florida Royal Palm	8` G.W. X 22` O.A. HT. MIN.	Y	MATCHED HEIGHTS
	TH	39	Tabebuia heterophylla Pink Tabebuia	12` HT. X 6` SPR. X 2" CAL.	N	-
SHRUBS						
	CG	762	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
	CE2	203	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	-
	PM	109	Podocarpus macrophyllus Podocarpus	30" HT. X 24" SPR. / 24" O.C.	N	-
SHRUB AREAS						
	CI	682	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 15" O.C.	Y	-
	FM1	682	Ficus microcarpa Green Island ficus	18" HT. X 15" SPR. / 15" O.C.	N	-
	HP	906	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	SV	89	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
	TF	906	Tripsacum floridanum Florida Fakahatchee Grass	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	118	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	AS REQUIRED		Stenotaphrum secundatum St. Augustine Grass	SOLID EVEN SOD	N	-

3

SHEET INDEX:

L-1 INDEX


SIDEWALK
SIDEWALK
SIDEWALK
SIDEWALK
SIDEWALK
SIDEWALK
1
2
3
4
5
6
7
8
9
1
2
3
4
5
6
7
8
9
2
BUILDING TYPE III
9 UNITS
3
BUILDING TYPE III
9 UNITS
4
BUILDING TY
9 UNITS
CE2
16


CG
7
CG
7
HP
453
FM1
341
TF
453
CI
341
POOL
LAWN
CG
34
CG
34
CABANA
SIDEWALK
SIDEWALK
SIDEWALK
SIDEWALK
SIDEWALK
SIDEWALK
SIDEWALK
13
BUILDING TYPE I
6 UNITS
11
BUILDING TYPE I
6 UNITS

SIDEWALK

℄

L 6 UNIT BUILDING LANDSCAPE PLAN

"

OVERALL 6-UNIT BUILDING

SIDEWALK

℄

L 8 UNIT BUILDING LANDSCAPE PLAN

"

OVERALL 8-UNIT BUILDING

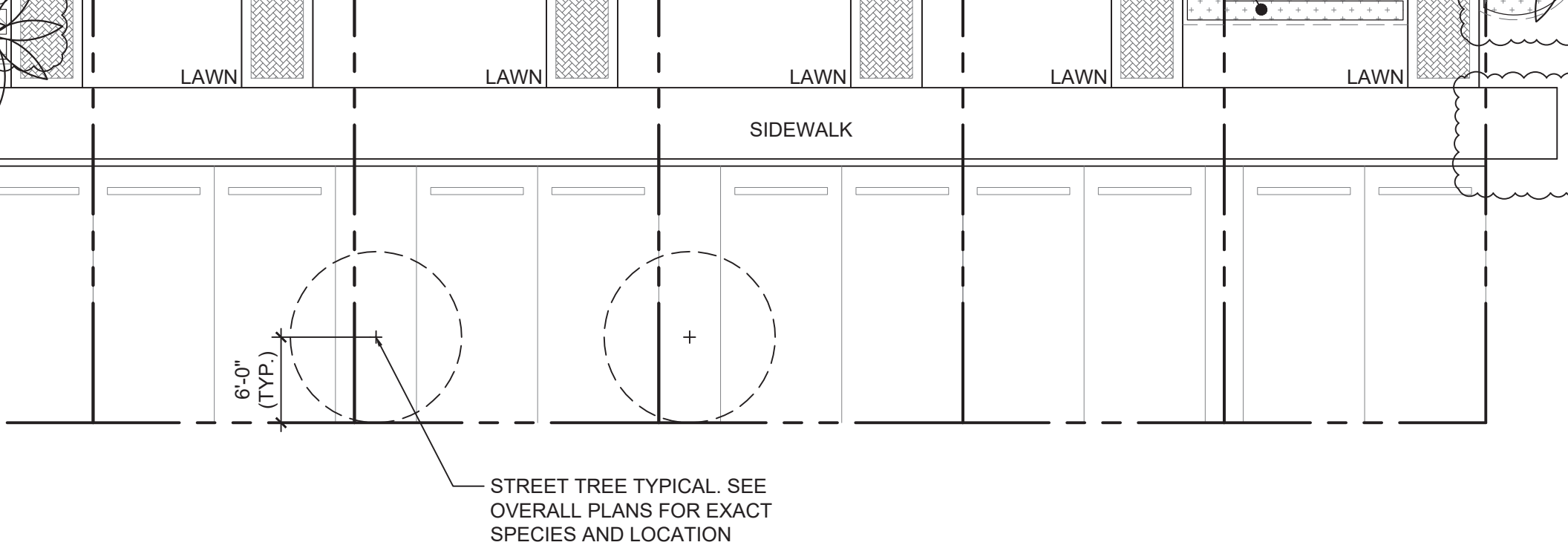
SIDEWALK

℄

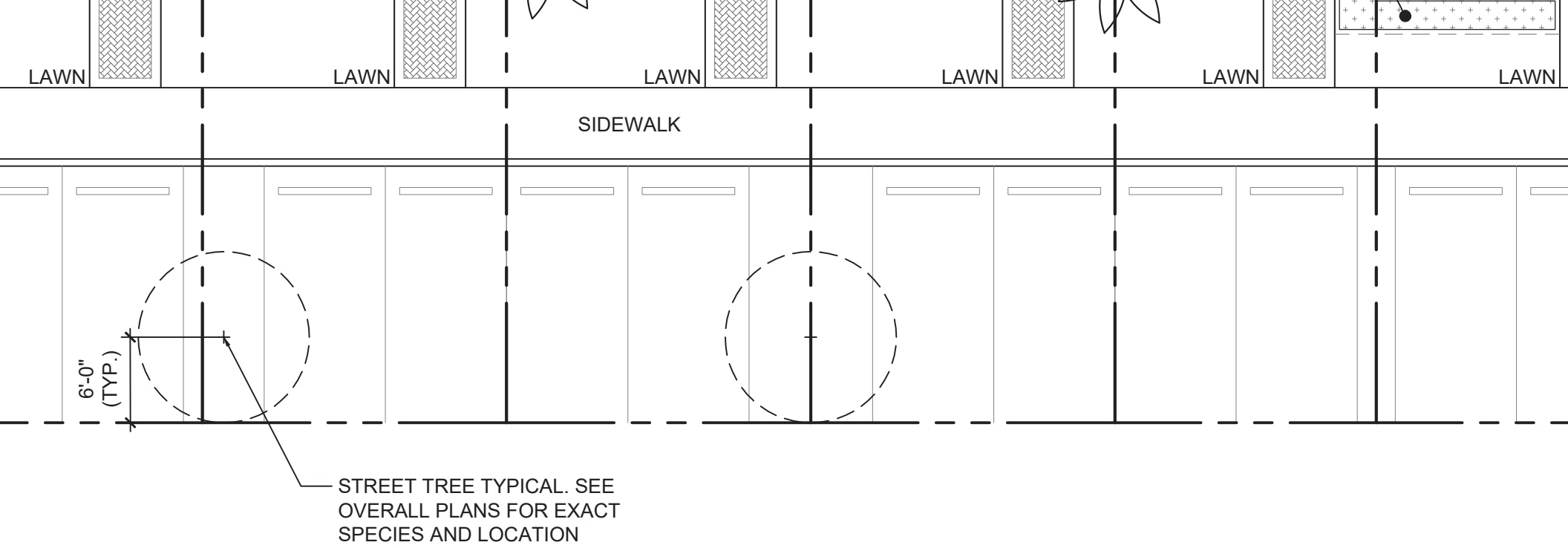
L 10 UNIT BUILDING LANDSCAPE PLAN

"

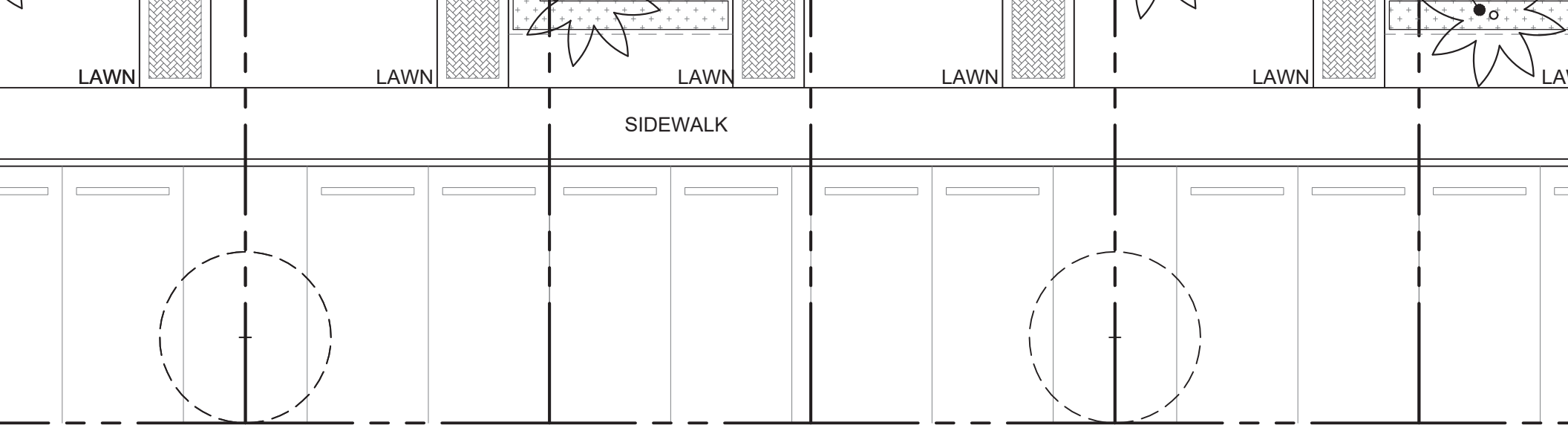
OVERALL 10-UNIT BUILDING



PE I-6 UNIT LANDSCAPE PLAN

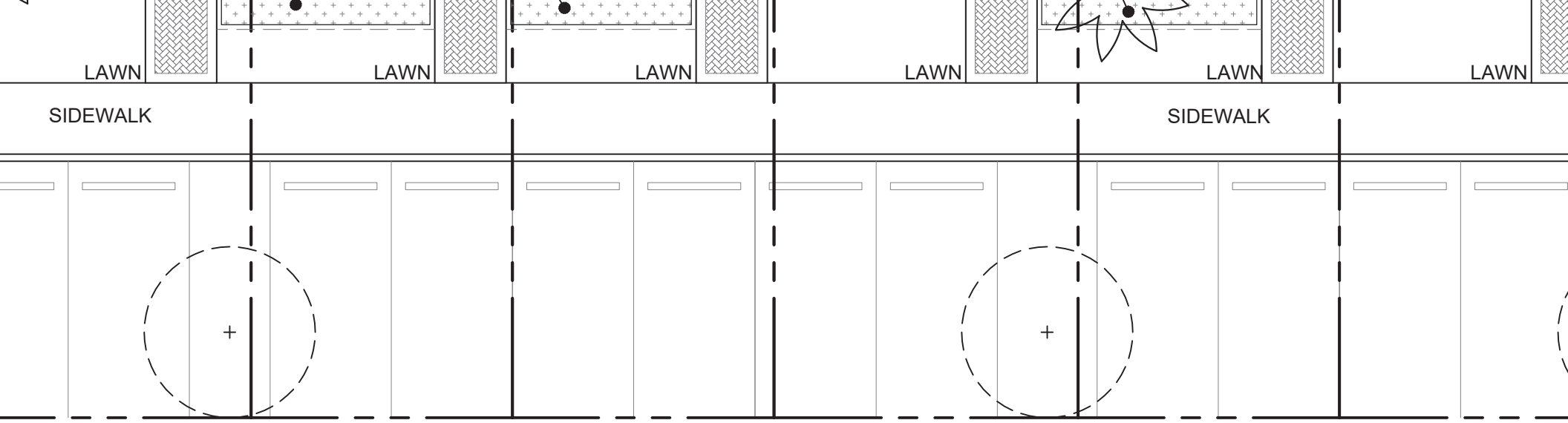


PE II-7 UNIT LANDSCAPE PLAN



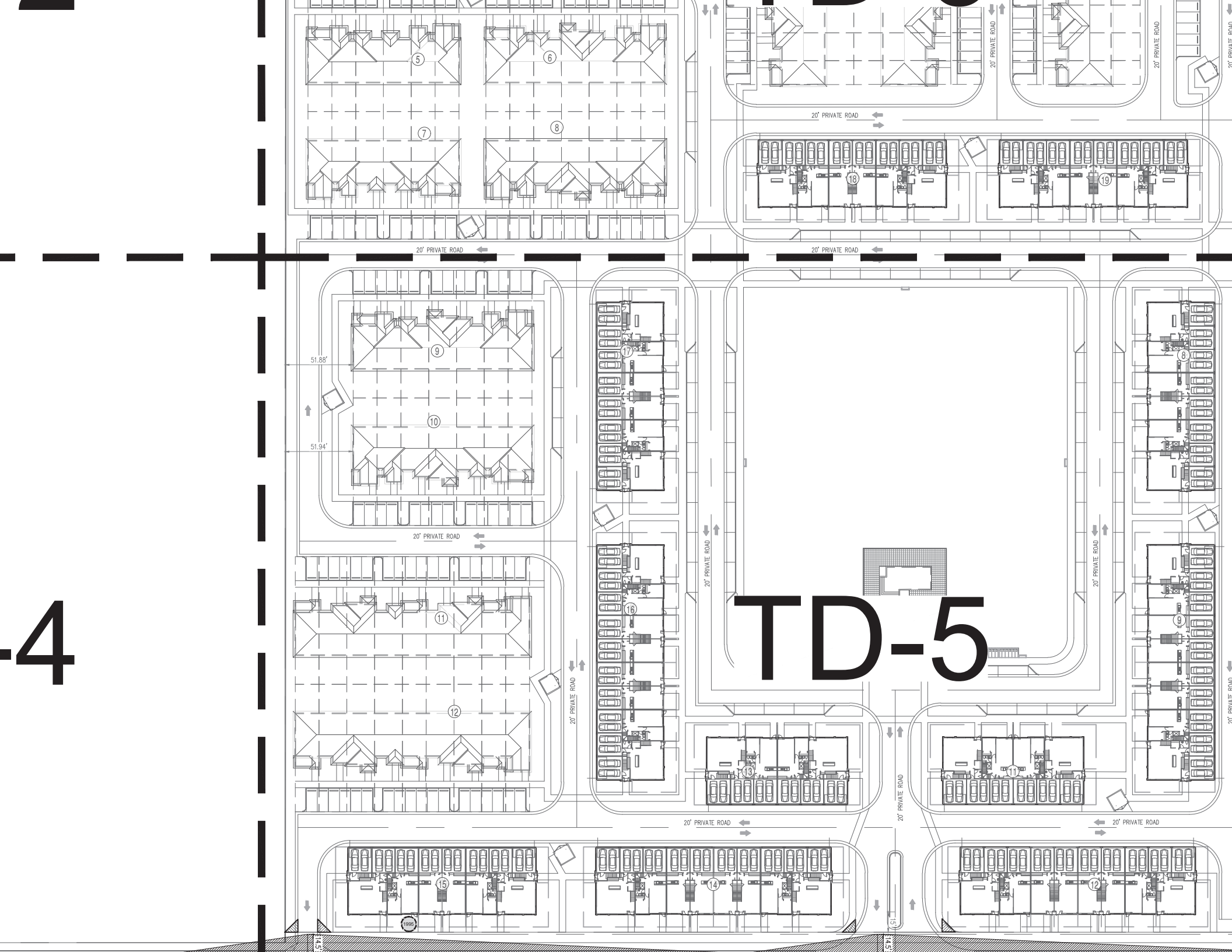
L. SEE
EXACT
ON

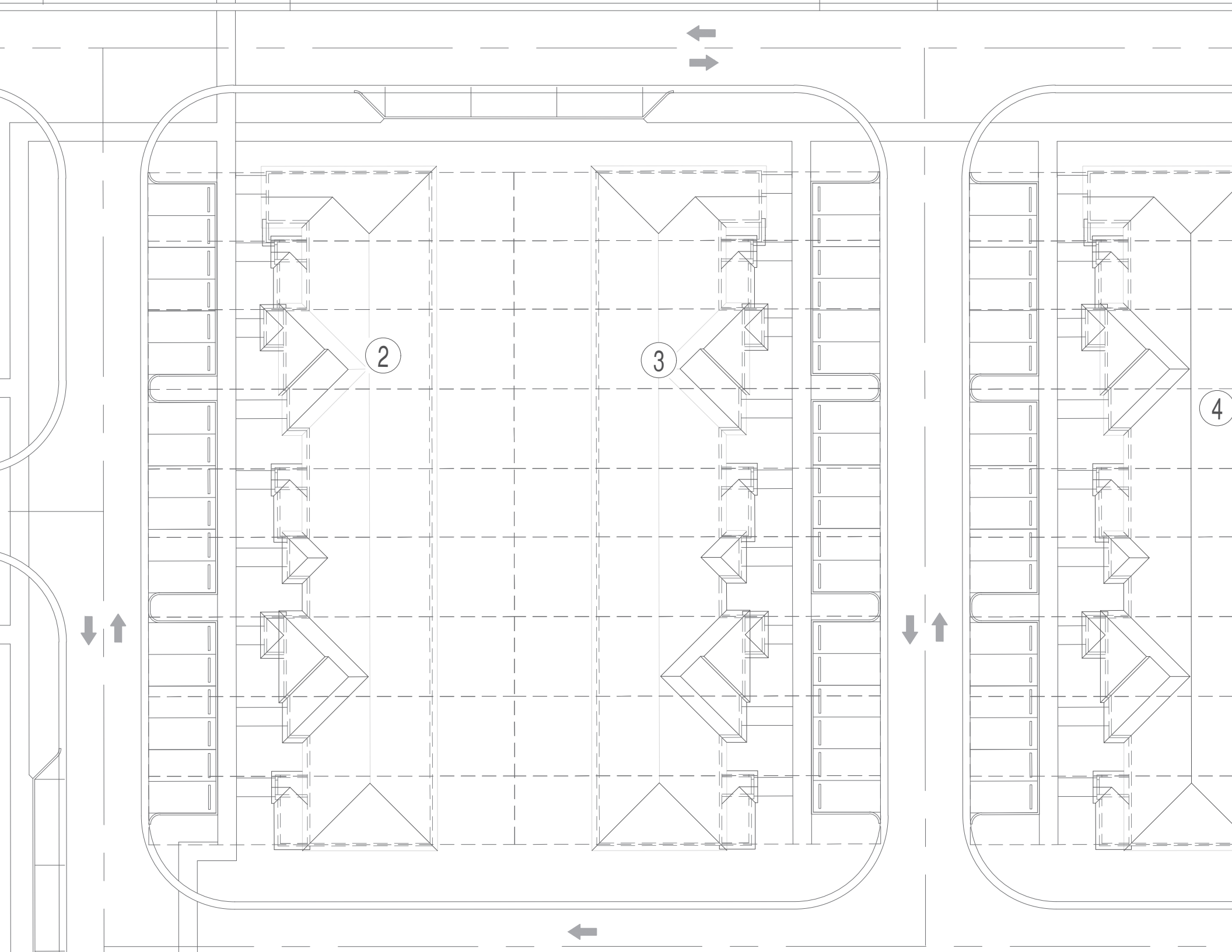
PE IV-9 UNIT LANDSCAPE PLAN

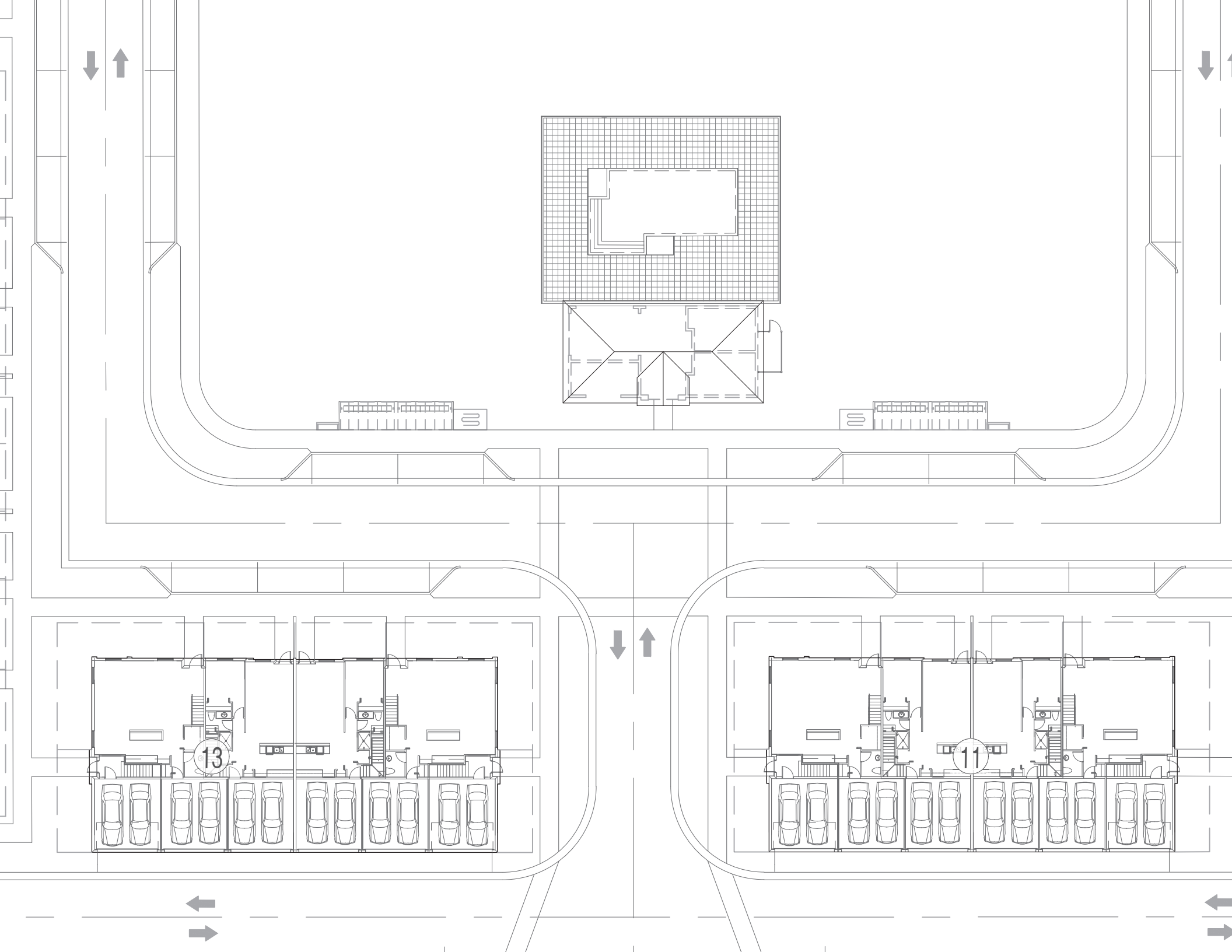


.. SEE
EXACT
ON

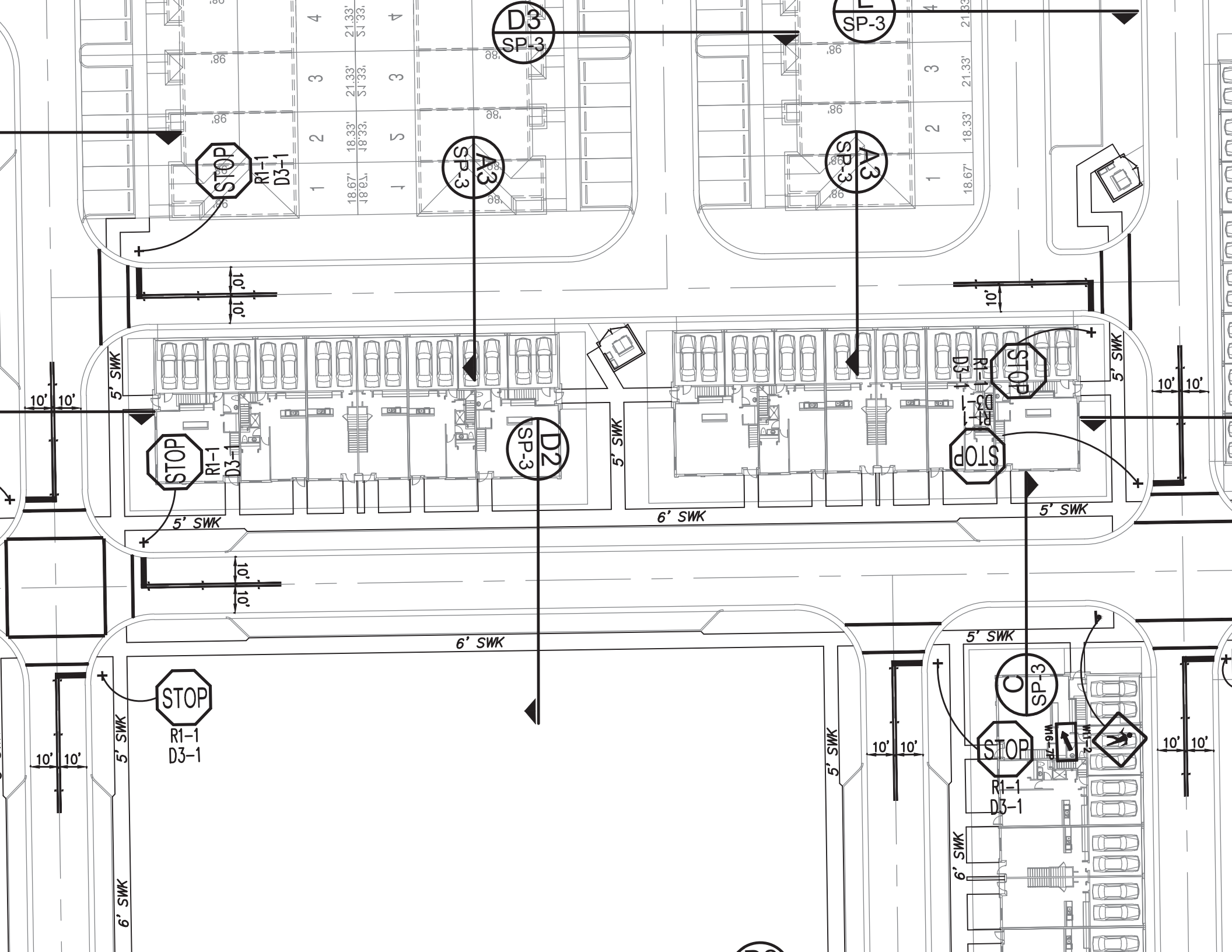
PE V-12 UNIT LANDSCAPE PLAN

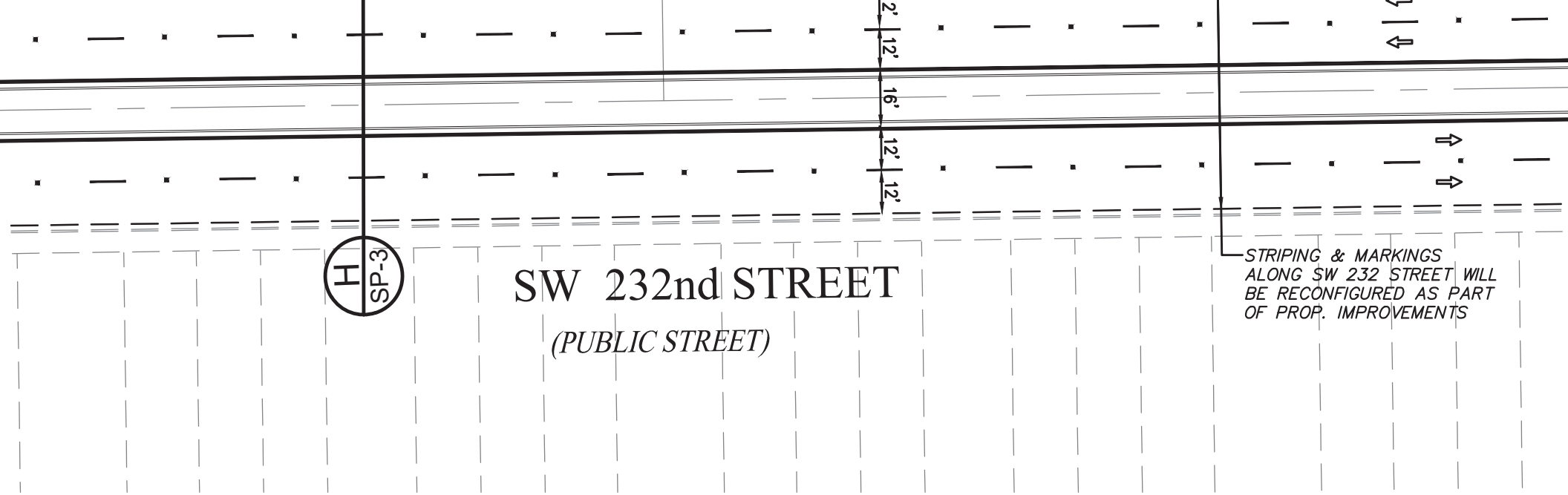

TD-5
20' PRIVATE ROAD
51.88'
51.94'

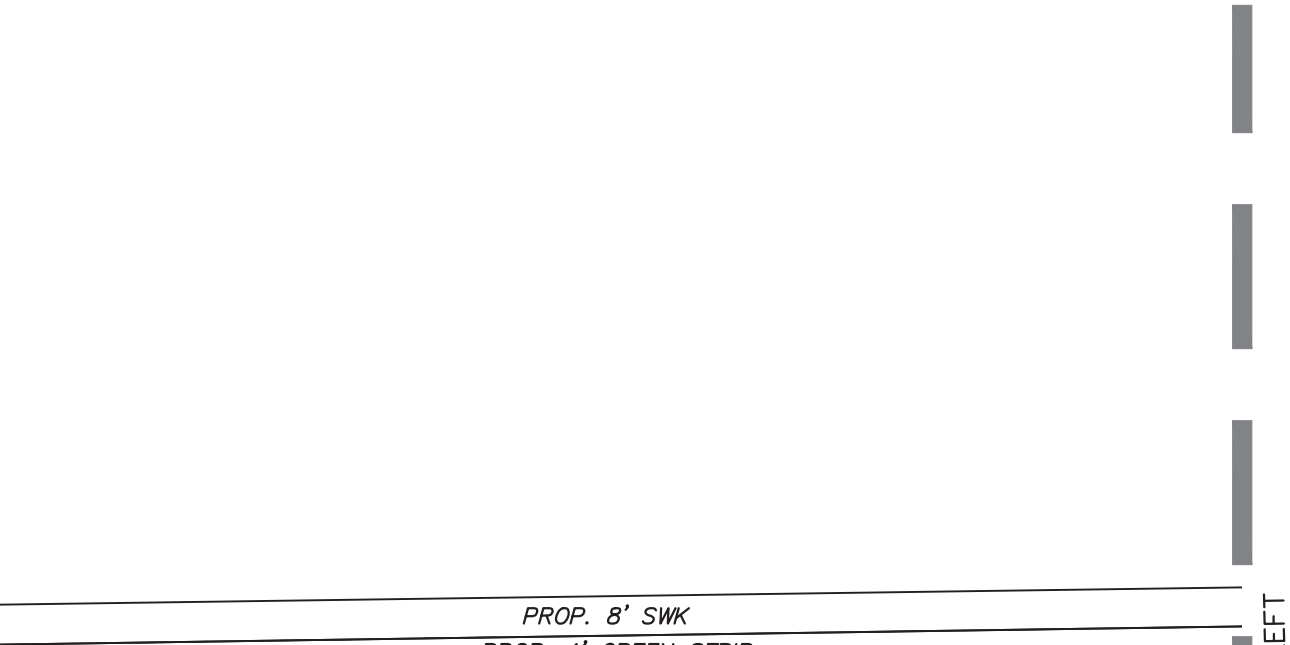

2
3
4

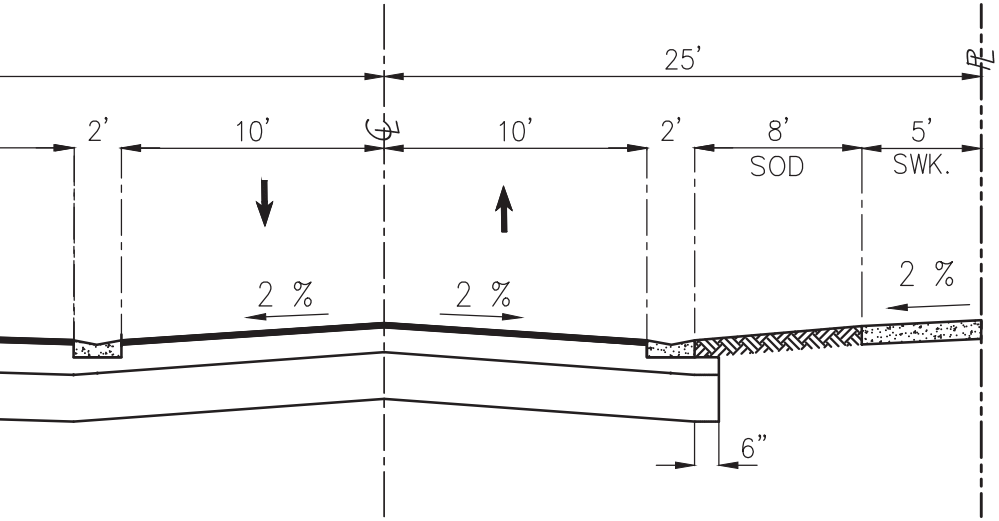

13
11

2.3	15	6	28.27	Good	Remove
7.4	22	12	113.10	Fair	Remove
4.9	20	16	201.06	Good	Remove
3.3	15	8	50.27	Fair	Remove
3.9	7	10	78.54	Good	Remain
14.7	24	28	615.75	Fair	Remain
8.5	15	12	113.10	Fair	Remain
8.3	22	22	380.13	Good	Remain
22.0	30	38	1,134.11	Fair	Remain
8.4	18	16	201.06	Poor	Remain
5.8	16	15	176.71	Good	Remain
5.4	24	14	153.94	Good	Remain
4.8	15	7	38.48	Poor	Remain
4.2	15	7	38.48	Fair	Remain
3.5	12	7	38.48	Fair	Remain
3.4	12	5	19.63	Poor	Remain
3.1	12	5	19.63	Good	Remove

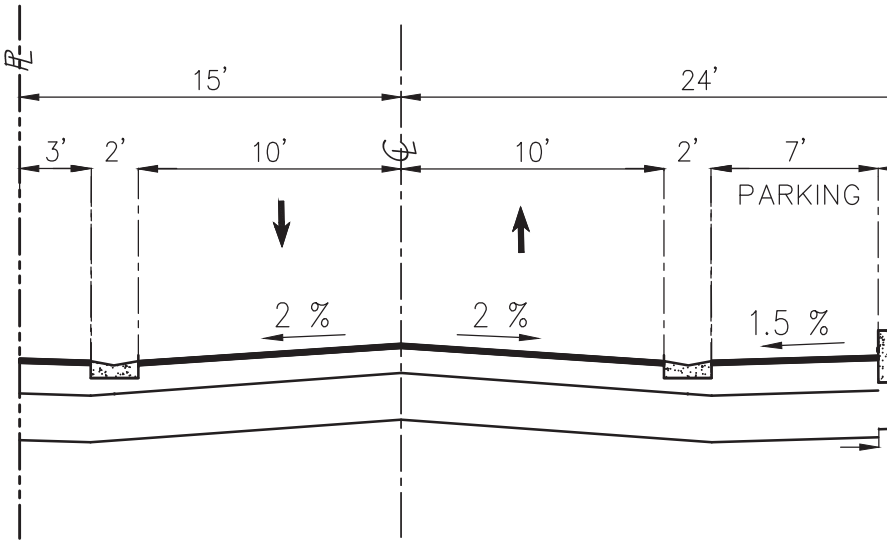

D3
SP-3
A3
SP-3
D2
SP-3
C
SP-3
STOP
R1-1
D3-1
5' SWK
6' SWK
10'
10'
W16-7P


12'
16'
12'
12'
H
SP-3
SW 232nd STREET
(PUBLIC STREET)
STRIPING & MARKINGS
ALONG SW 232 STREET WILL
BE RECONFIGURED AS PART
OF PROP. IMPROVEMENTS

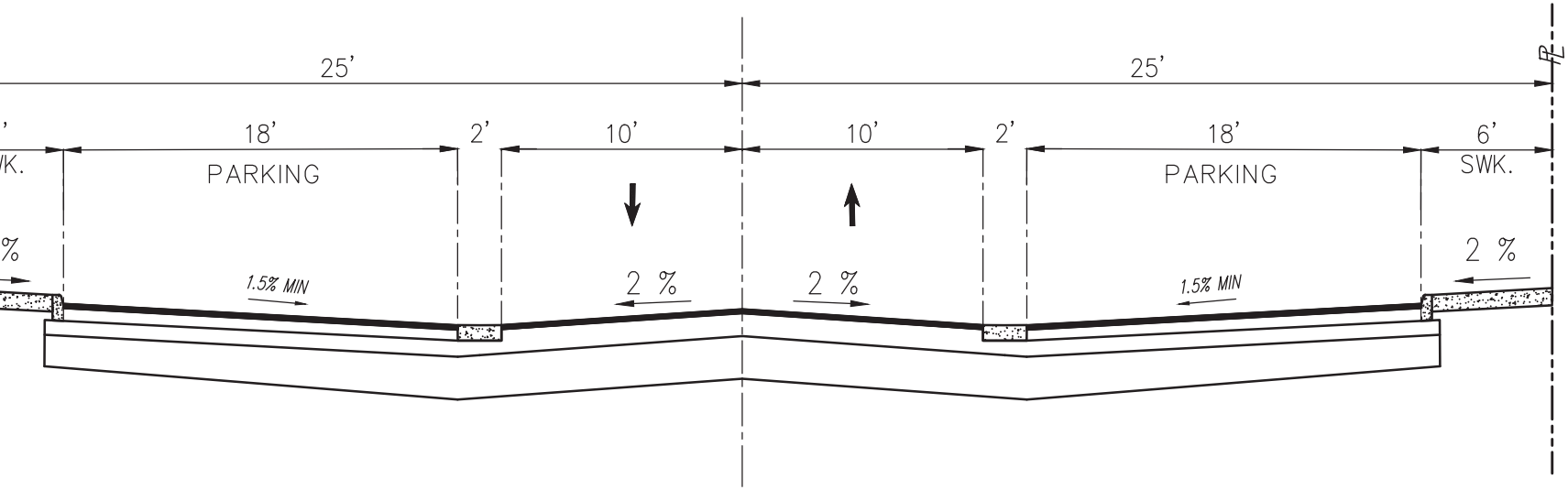

PROP. 8' SWK
LEFT

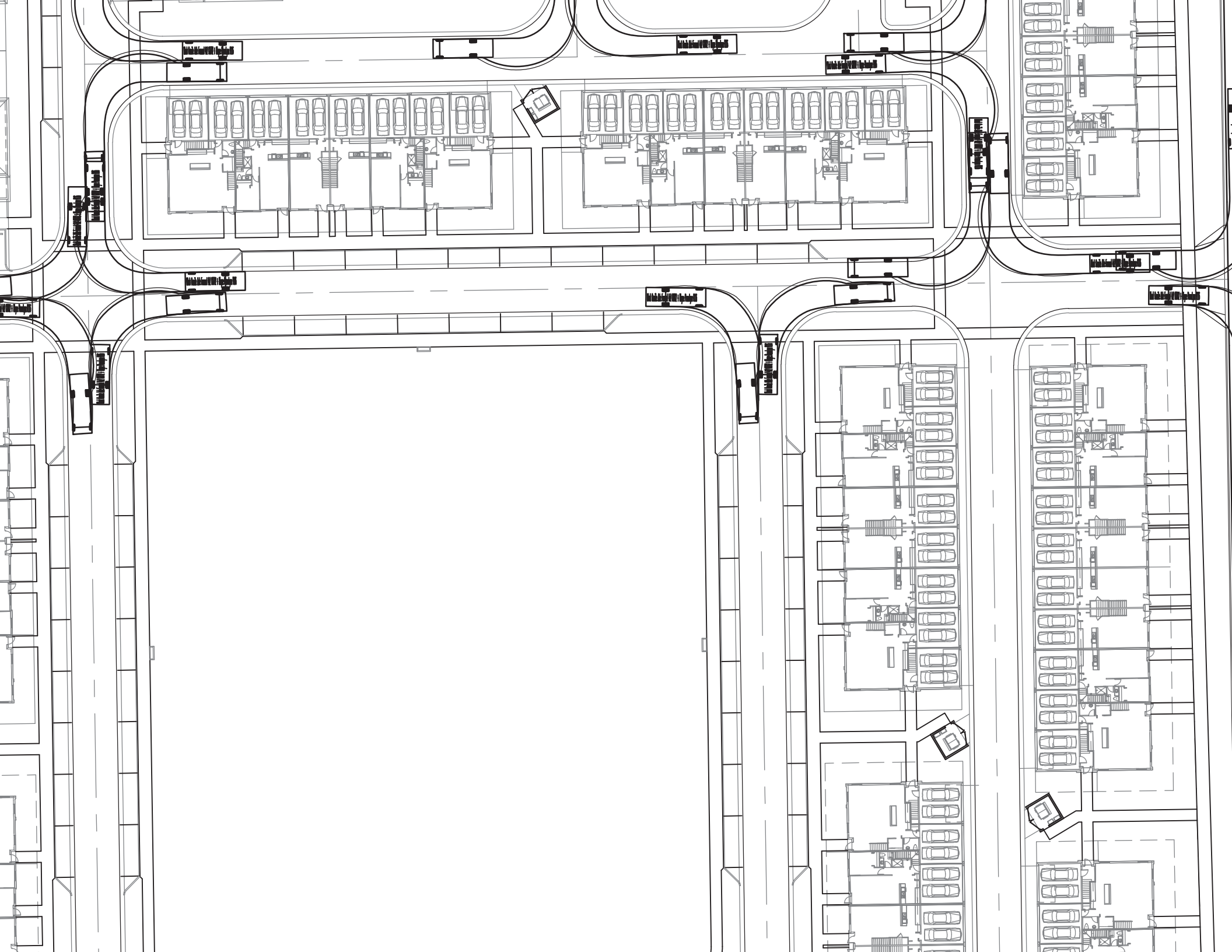


C1
SP–3
N.T.S.



D
SP–3
N.T.S.





This instrument was prepared by:

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

(Space reserved for Clerk of Court)

PLANNED AREA DEVELOPMENT DECLARATION OF RESTRICTIONS

WHEREAS, UL 112, LLC (hereinafter referred to as the "Owner"), holds the fee simple title to that certain approximately ±19.19 acre parcel of land, generally located on the northwest corner of the intersection of SW 232nd Street and SW 109th Avenue, Miami-Dade County, Florida, and identified by the Property Appraiser's Office under Tax Folio No. 30-6018-000-0691, in Section 18, Township 56 South, Range 40 East, which is legally described in **Exhibit "A"** attached hereto and is herein after referred to as the "Property"; and

WHEREAS, an application has been filed for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") as a small-scale CDMP application in the October 2023 CDMP Cycle, which amendment is identified as Application No. CDMP20230026 (the "CDMP Application"); and

WHEREAS, a concurrent Zoning Hearing Application has been filed and is currently pending under Public Hearing No. Z2023000447 (the "Zoning Application") which seeks a district boundary change (and other related requests) on the Property to the Planned Area Development ("PAD") district, pursuant to Article XXXIIID of the Code of Miami-Dade County (the "Code");

WHEREAS, Code Section 33-284.26(B)(l)(a) requires the Owner to submit to the Miami-Dade County Department of Regulatory and Economic Resources (the "Department") a recordable agreement guaranteeing the development of the Property in accordance with promises made in the

H & K Draft 4-7-2025

documents submitted to the County with the Zoning Application, as approved by the Board of County Commissioners (the "BCC"); and

WHEREAS, this Planned Area Development Agreement ("Agreement") is submitted pursuant to Code Section 33-284.26(B) and is contingent upon and will be effective only upon final approval by the BCC of the district boundary change and related requests under the Zoning Application.

NOW, THEREFORE, in order to assure Miami-Dade County that the representations made by the Owner during the 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. CDMP20230026, which was processed concurrently with Zoning Hearing Application No. Z2023000447.

2. **Development Density and Intensity.**

    a. The Residential Parcel, which is legally described in Exhibit "B" to this Declaration, may be developed with a maximum density of two-hundred and fifty seven (257) dwelling units. This restriction shall only be enforceable against the Residential Parcel, or any portion thereof.

    b. Residential uses shall be prohibited on the Commercial Parcel, which is legally described in Exhibit "C" to this Declaration. Commercial uses, including, but not limited to a self-storage facility and retail uses, that would be consistent with the Business and Office designation, may be permitted on the Commercial Parcel, provided that any such use must also be consistent with zoning and

H & K Draft 4-7-2025

other applicable regulations. These restrictions shall only be enforceable against the Commercial Parcel, or any portion thereof.

3. **Connection to Debbie Curtin Park.** The owner of the Residential Parcel shall provide a pedestrian access point along the northern boundary of the Residential Parcel to improve connectivity to the adjacent Debbie Curtin Park, subject to the approval of same by the Parks, Recreation and Open Space Department (the "Access Connection"). Said Access Connection may be gated or fenced to restrict access outside of standard business hours. This restriction shall only be enforceable against the Residential Parcel, or any portion thereof.

4. **Urban Development Design Guidelines.** The development shall utilize sound urban design principles, including, but not limited to, the Neighborhood Development, Single-Family Residential Street Perspective, Single-Family Residential Block, Residential Open-Space Types and Residential Building Type sections of the Urban Design chapter, the Neighborhood Development section of the Development Patterns chapter, and the Composition Single-Family section of the Architecture chapter incorporated in Volume I – Private Development of the County's Urban Design Manual (the "Manual") endorsed by Miami-Dade County Resolution R-1360-98, as determined in consultation with the Development Services Division of the Department of Regulatory and Economic Resources, or successor department. This restriction shall only be enforceable against the Residential Parcel, or any portion thereof.

5. **Connection to Public Water and Sanitary Sewer.** The Owner hereby acknowledges and agrees that the Property shall connect to the public water and public sanitary sewer system, at the Owner's expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the County Code. The right to connect

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the Property to the County's sewage system is 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 Decree in the United States of America, the State of Florida, and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the "Consent Decree"), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.

6. **Controlling Plans.** The Property will be developed in substantial conformity with the plans submitted for the hearing entitle "Canals 20 Acres," prepared by Pascual, Perez, Kiliddjian, Starr and Associates, consisting of 10 sheets dated stamped received 4/3/2025 and 24 sheets dated stamped received 10/9/2024; plans entitled "Proposed Community Residence," prepared by Bellon Architecture, consisting of 15 sheets, dated stamped received 10/9/2024; landscape plans entitled "Canals 20 Acres," prepared by Witkin Hults and Partners, consisting of 16 sheets dated stamped received 01/03/2025; and civil plans entitled "Silver Palms Canals 20 Acres," prepared by Ford Engineers, Inc., consisting of 4 sheets dated stamped received 02/24/2025, for a total of 69 sheets.

7. **Anticipated Development Schedule.** Development of the Property is projected to commence within twelve (12) months following the final approval by the County of the Zoning Application.

8. **Additional Development Information.**

(a) **Types of Dwelling Units.** The Owner agrees that the Property shall be developed with attached single-family fee-simple (Villa) townhouse dwelling units and multi-family apartment dwelling units to include models and sizes as follows:

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Single-Family Fee-Simple (Villa) Townhouses		
Model Units	Bedroom/Bath	Square Footage
Model A	3/3	1,377
Model B	3/2.5	1,470
Model D	3/2.5	1,573
Model E	3/2.5	1,749
Model F	3/2.5	1,548

Multi-Family Apartments		
Model Units	Bedroom/Bath	Square Footage
Model 1345	3/2	1,616
Model 1341	3/3	1,661
Model 1419	3/2.5	1,697
Model 1456	3/2.5	1,746
Model 1610	3/2.5	1,927

(b) **Total Number of Bedrooms.** The maximum total number of bedrooms on the Property shall not exceed 771.

(c) **Total Building Coverage.** The total area of the Property to be covered by buildings and structures (not including entrance features, swimming pools, cabana, pool decks or patios, or accessory garden structures such as fences, gazebos or chickee huts, etc.) shall not exceed approximately ±5.36 acres, or 30.16% of the Property.

(d) **Open Space.** The area of common open space for the Property shall consist of at least ±6.21 acres, or 34.92% open space. The common open space areas within the Property shall be accessible to future residents of the Property and their guests. Rules and regulations governing the

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use and accessibility of the common open space areas may be established by the Owner or any homeowners, property owners, or other collective ownership association established to operate and maintain such common open space.

(e) **Principal Building Setback and Spacing Requirements.** The minimum building setbacks and spacing requirements for the principal buildings shall be as follows:

Single-Family Fee-Simple (Villa) Townhouses	
FRONT	31’– 0”
INTERIOR SIDES	0’-0”
SIDE STREET	8’-0”
REAR	22’-0”
SPACING BETWEEN BUILDINGS	20’-0”

Multi-Family Apartments	
FRONT	13’– 6”
INTERIOR SIDES	51’-9”
SIDE STREET	13’-6”
REAR	19’-8¼”
SPACING BETWEEN BUILDINGS	27’-3”

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(f) **Building Height.** No building, structure, or part thereof shall be erected or altered to a height exceeding 2 stories and shall not exceed 35 feet measured from grade.

(g) **Private Roads.** The private roadways designated on the Plans shall consists of

approximately ±5.19 acres. The precise acreage constituting roadways may be subject to change based on final design and paving criteria.

(h) **Population Projection.** The estimated population projection resulting from the development of the Property is approximately 794 persons.

9. **Ownership and Maintenance of Roadways and Common Areas.** One or more property owners' association(s) or similar association(s) or special taxing district(s) or Community Development District (CDD) approved by Miami-Dade County in accordance with applicable regulations shall be created for the maintenance of the roadways and common areas within the Property.

10. **Pedestrian and Vehicular Access.** Owner agrees to provide for permanent and safe access for pedestrian and vehicular traffic within the Property and particularly for right of access for fire, police, health, sanitation, and other public service personnel and vehicles. The roadways shall be installed and maintained by the Owner, including, but not limited to, sidewalks, drainage facilities, water, sewers, and fire hydrants, subject to the approval of the appropriate County departments.

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

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

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

D. **Modification, Amendment, Release.** This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

E. **Enforcement.** Enforcement shall be by action against any parties or person violating,

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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.

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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 Zoning 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 Zoning Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by her/his assistant in charge of the office in her/his absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

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

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

[Signature Page(s) to Follow]

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

WITNESSES:

_____
Signature

_____
Print Name

_____
Address

_____
Signature

_____
Print Name

_____
Address

UL 112, LLC
2185 E 10 Avenue #A
Hialeah, Florida 33013

By: _____
Matilde M. Canals, Managing Member

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

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by Matilde M. Canals, Managing Member of UL 112, LLC, on behalf of said company.

He/She is personally known to me or has produced _____, as identification.

Witness my signature and official seal this ____day of _____, 2025, in the County and State aforesaid.

_____
Signature

Notary Public-State of _____

_____
Print Name

My Commission Expires:

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EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 56 S, RANGE 40E, FOR A DISTANCE OF LYING IN MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N89°09'43"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, FOR A DISTANCE OF 502.00 FEET TO A POINT OF NON-TANGENCY ALONG SAID SOUTH LINE; THENCE N00°48'05"W, FOR A DISTANCE OF 35.00 FEET TO A POINT ALONG THE NORTH LINE OF THE SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE N00°48'05"W ALONG A LINE THAT IS 502.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, FOR A DISTANCE OF 964.47 FEET TO A POINT OF NON-TANGENCY ALONG THE NORTH LINE OF THE SOUTH 3/4 OF SAID SOUTHWEST 1/4; THENCE N89°10'21"E ALONG SAID NORTH LINE, FOR A DISTANCE OF 834.92 FEET TO A POINT OF NON-TANGENCY ALONG THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE S00°57'16"E ALONG SAID EAST LINE, FOR A DISTANCE OF 964.32 FEET TO A POINT OF NON-TANGENCY ALONG SAID NORTH LINE OF SAID SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4; THENCE S 89°09'43"W ALONG SAID NORTH LINE, FOR A DISTANCE OF 837.50 FEET TO THE POINT OF BEGINNING.

H & K Draft Art 2025

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 Planned Area Development Declaration of Restrictions pursuant to Zoning Public Hearing No. Z2023000447, it is hereby certified that I have examined Chicago Title Insurance Company Commitment No. 11240345, covering the period from the beginning to the 26th day of March, 2025, at the hour of 11:00 p.m., inclusive of the property described on Exhibit "A" hereto. The title instrument referenced above is referred to as the "Title Evidence". I know of no reason that this Title Evidence is inaccurate or incomplete.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

UL 112, LLC, a Florida limited liability company (the "Company"),

Further, I am of the opinion that Pursuant to the Statement of Authority of the Company filed October 28, 2024, that Matilde M. Canals, Jorge I. Canals, Pablo Canals or Matilde Maria Canals, is authorized to execute all documents on behalf of the Company.

Subject to the following encumbrances, liens, and other exceptions:

1. **RECORDED MORTGAGES:**

   None.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

   None.

3. **GENERAL EXCEPTIONS:**

   1. All taxes for the year 2025 and all subsequent years.

   2. Rights of persons other than the above owners who are in possession.

   3. Facts that would be disclosed upon accurate survey.

4. Any unrecorded labor, mechanics' or materialmen's liens.

5. Zoning and other restrictions imposed by governmental authority.

6. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the property.

4. **SPECIAL EXCEPTIONS:**

1. Terms, covenants, conditions, easements, restrictions, obligations, and provisions, including those related to connection charges, construction requirements, easement rights, and capacity allocations, as set forth in that certain Agreement for Water and Sanitary Sewer Facilities recorded in Official Records Book 34655, Page 1563.

Note: All references herein are to the Public Records of Miami-Dade County, Florida.

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 Declaration of Restrictive Covenants ("Declaration").

Therefore, it is my opinion that the following party must join in the Declaration in order to make the Declaration a valid and binding covenant on the lands described herein:

Name	Interest
UL 112, LLC, a Florida limited liability company	Owner

The following is a description of the aforementioned Title Evidence and its continuations:

Company Certifying	No. of Entries	Period Covered
Chicago Title Insurance Company *Commitment No.* 11240345	*1*	*Beginning – 3/26/2025*

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 Declaration.

I, the undersigned, further certify that I am 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 11th day of April, 2025.

Nicholas G. Milano
Florida Bar No. 975788
Holland & Knight LLP
P.O. Box 14070 (Zip Code 33302-4070)
515 East Las Olas Boulevard, Suite 1200
Fort Lauderdale, FL 33301
Telephone: (954) 468-7804

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of __X__ physical presence or _____ online notarization, this 11th day of April, 2025, by Nicholas G. Milano, who is personally known to me.

Notary Public, State of Florida at Large

EXHIBIT "A"

FUTURE RESIDENTIAL PARCEL:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 56 SOUTH, RANGE 40 EAST, LYING IN MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N89°09'43"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, FOR A DISTANCE OF 502.00 FEET TO A POINT OF NON-TANGENCY ALONG SAID SOUTH LINE; THENCE N00°48'05"W, FOR A DISTANCE OF 35.00 FEET TO A POINT ALONG THE NORTH LINE OF THE SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE N00°48'05"W ALONG A LINE THAT IS 502.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, FOR A DISTANCE OF 964.47 FEET TO A POINT OF NON-TANGENCY ALONG THE NORTH LINE OF THE SOUTH 3/4 OF SAID SOUTHWEST 1/4; THENCE N89°10'21"E ALONG SAID NORTH LINE, FOR A DISTANCE OF 834.92 FEET TO A POINT OF NON-TANGENCY ALONG THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE S00°57'16"E ALONG SAID EAST LINE, FOR A DISTANCE OF 964.32 FEET TO A POINT OF NON-TANGENCY ALONG SAID NORTH LINE OF SAID SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4; THENCE S89°09'43"W ALONG SAID NORTH LINE, FOR A DISTANCE OF 837.50 FEET TO THE POINT OF BEGINNING.

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

PH: Z24-125 **April 29, 2025**
Item No. 8C3

Recommendation Summary	
Commission District	3
Applicant	14TH Street Miami Investments, 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 School Board and the Adrienne Arsht Metromover Stations, 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	101 NE 14 Street, 115 NE 14 Street, 119 NE 14 Street, 121 NE 14 Street, 125 NE 14 Street, lying on the northwest corner of NE 14 Street and NE 1 Court, City of Miami, Miami-Dade County, Florida.
Property Size	±0.567-gross (±0.275-net) Acres
Existing Zoning	T6-36B-O (Miami21)
Existing Land Use	Office building, vacant lots
2030-2040 CDMP Land Use Designation	Regional Urban Center *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the urban center interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33C-15(D)(1) Procedures for approval and development standards, Section 33C-11(G)(1) Initial Review, Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses (*see attached Zoning Recommendation Addendum*)
Recommendation	**Approval with conditions.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(20) which states that the BCC shall hear and decide "Applications for development in the RTZ District, or for review of decisions regarding development in the RTZ District, as provided in Section 33C of this Code."

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.

(Space intentionally left blank)

BACKGROUND AND ANALYSIS:

The approximately ±0.567-gross (±0.275-net) acre subject property, under folios 01-3136-006-0010, 01-3136-006-0020, 01-3136-006-0030, 01-3136-006-0040, 01-3136-006-0060, and 01-3136-006-0070, is located fronting along NE 14 Street, between NE 1 Avenue and NE 1 Court, and in very close proximity to both the School Board and Adrienne Arsht Metromover Stations. The subject site, comprised of six (6)-lots, consists of a 1-story office building on one of the lots, while the other five lots are currently vacant. Staff notes that the current conditions on the site do not provide any street front activation or connections to mass transit, and do not provide the highest levels of development density and intensity that is ideal for the urban core. The other properties surrounding the subject site are zoned for intense urban development under the terms of City of Miami's zoning regulations. Staff notes that in March 2023, the property located across from NE 14 Street and to the southeast of the subject site, had been approved by the BCC pursuant to Resolution #Z-8-23, for the permitted uses and development regulations applicable under the County Code for the "Metromover Station Subzone". More recently, another property, located along N Bayshore Drive, between NE 16 Street and NE 15 Street (application #Z24-027), 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 pursuant to Resolution #Z-9-25.

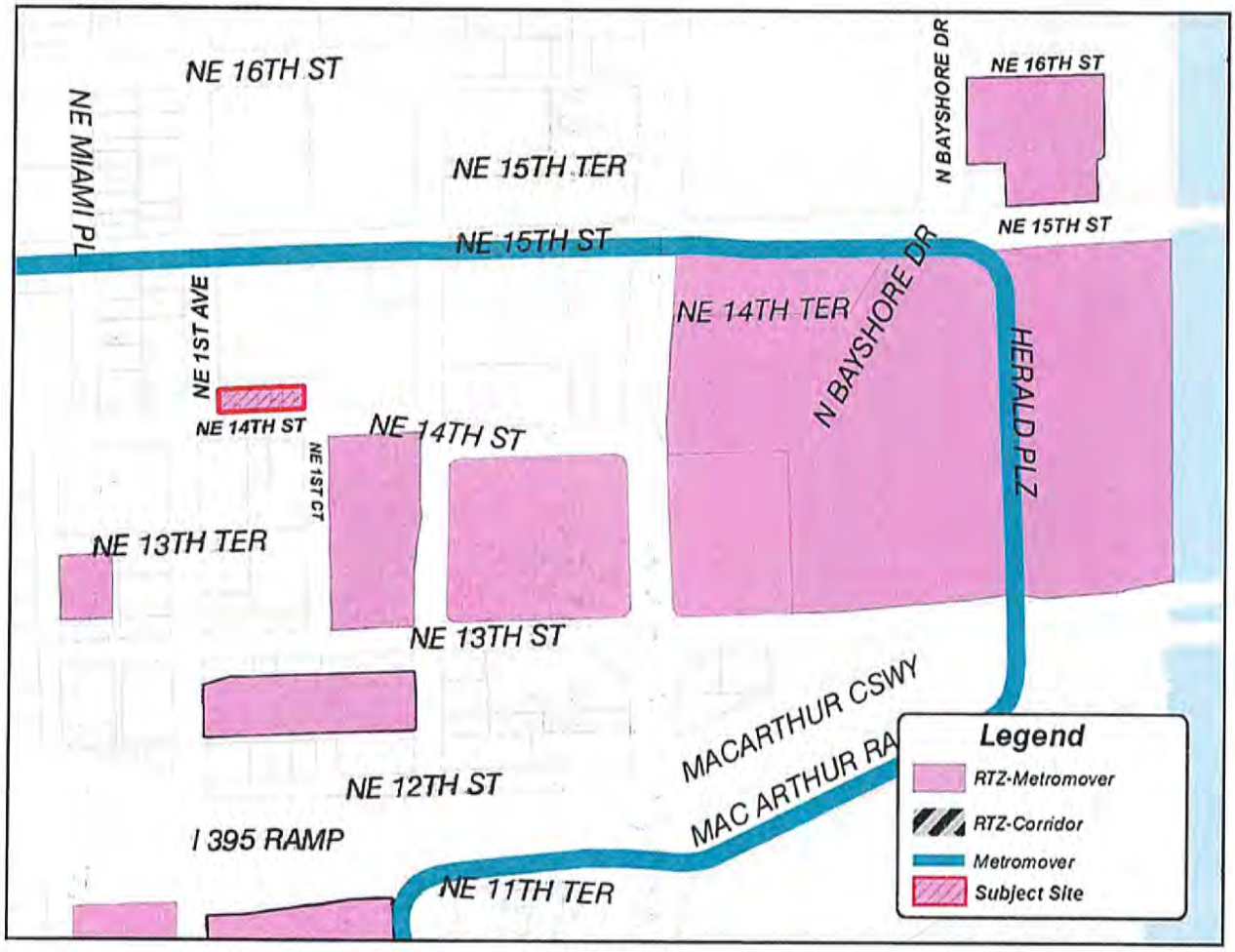

Figure 1

On April 20, 2021, the Board of County Commissioners (BCC) had adopted Ordinance No. 21-33 establishing the "Metromover Subzone" of the Rapid Transit System – Development Zone (RTZ), codified in Section 33C-15 of the County Code. Subsequently, on October 3, 2023, the Board adopted Ordinance No. 23-86, related to the Rapid Transit System- Development Zone (RTZ), which amended section 33C-2 of the Code, and expanded the jurisdictional boundaries of the Metromover Subzone of the Rapid Transit Zone to encompass certain private properties. Ordinance No. 23-86 provided Exhibit 22(A) to include, among other things, the subject property, as shown in Figure 1 on the previous page. Staff notes that prior to its addition to the Metromover Subzone of the Rapid Transit Zone, the subject property was under the City of Miami's zoning jurisdiction. Pursuant to section 33C-5(B), "*Until a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District.*" The Metromover Subzone regulations under Section 33C-15 require a two-step development approval process. This first step, or "Initial Review", requires the Board to hold a public hearing and decide the application after the property has been added to the Metromover Subzone of the Rapid Transit Zone. The second step, or "Final Review", consists of an administrative review by the Department of Regulatory and Economic Resources (RER) of a site plan for the subject property at a future point in time. As per the request, this application consists of the initial review of the subject property.

The County's RTZ primarily consists of properties located within and along the County's Rapid Transit System/Metrorail and Metromover Systems. Properties within the RTZ include the Metrorail Stations, the fixed-guideway path linking the Metrorail and Metromover Stations, the Stations' accessory facilities, and certain developable land. The Metromover Subzone of the RTZ was primarily expanded (pursuant to Ordinance No. 23-86) to include properties owned by private parties located at 127 NE 11 Street, 101 NE 14 Street, 115 NE 14 Street, 119 NE 14 Street, 121 NE 14 Street, 125 NE 14 Street, property identified by folio number of 01-3136-006-0070, 464 NE 16 Street, 1540 N Bayshore Drive, and 515 NE 15 Street, and Miami-Dade County owned property identified by folio number of 01-3136-046-0025. These developable parcels that are privately-owned property such as the subject site, as well as other parcels identified as located within the Metromover Subzone, may be developed with transit-supportive uses in accordance with Chapter 33C of the County Code. Sections of Chapter 33C ("the Chapter"), includes the standards for development of properties surrounding the Metromover Stations with a variety of land uses, residential densities and building intensities consistent with and in conformance with the thresholds of the Miami-Dade County adopted Comprehensive Development Master Plan (CDMP) Urban Center text. Since 1996, the CDMP has provided that "all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the [CDMP's] Urban Center policies". Since the inception of the RTZ in 1978, the Board has gradually expanded its boundaries to accommodate additional transit-supportive development along the various RTZs. As provided in Section 33C-2 and Section 33C-5 (see addendum), jurisdiction over zoning and other development orders and development permits within the RTZ is vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary, and *"[u]ntil a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District."*

Staff research for similar approvals indicates that in March 2023, pursuant to Resolution #Z-8-23, the Board of County Commissioners (BCC) approved the general development plans for a subject site (application #Z2022000112), lying on the southwest corner of NE 14 Street and NE 2 Avenue, and located in close proximity to the subject site and the Adrienne Arsht Metromover Station, as

the "Metromover Subzone of the Rapid Transit Zone", assigning to it the applicable permitted uses in accordance with Section 33C-15 of the County Code. Additionally, a property located at 515 NE 15 Street, in close proximity to the subject site and next to the Adrienne Arsht Metromover Station (application #Z2024000027), was heard by the BCC at their January 30, 2025 meeting, and the initial review of its general development plans approved by the board pursuant to Resolution #Z-9-25, 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 of mix of uses including residential, commercial, institutional, retail, office, and other such uses intended to enhance and support the County's existing mass transit system, and to provide for transit-oriented development to promote ridership. Staff notes that the subject property is less than a five-minute walk from both the School Board and Adrienne Arsht Metromover Stations, 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, the Metromover Subzone designation would effectively allow the site for additional housing opportunities and business opportunities in this highly urbanized neighborhood in close proximity to transit, improve the pedestrian environment and promote walkability within that area providing convenient access for future residents to use the Metromover.

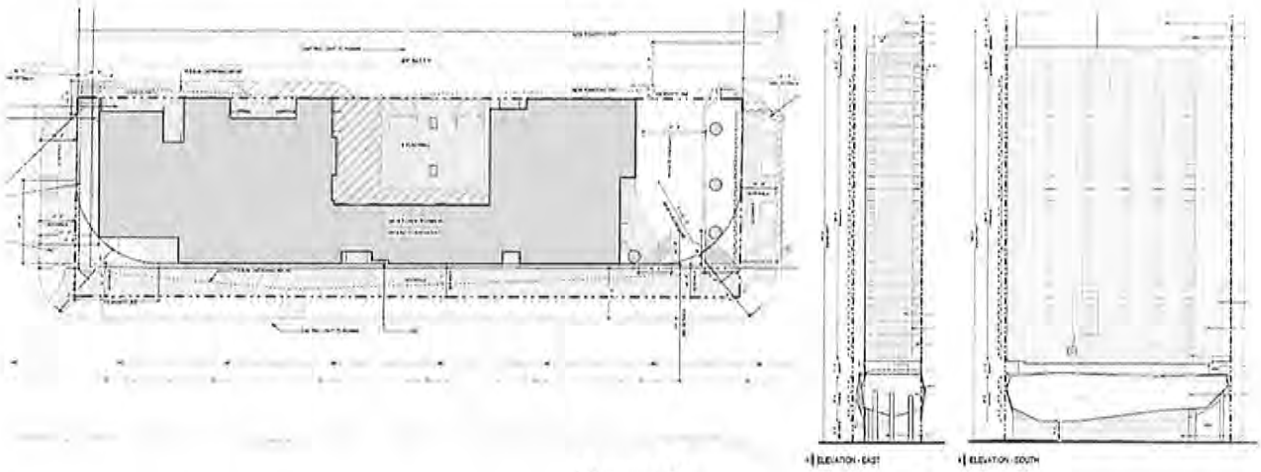

Figure 2

Based on the submitted letter of intent and general development plans, the applicant intends to redevelop the ±0.567-gross acre site as a 30-story high mixed-use building consisting of a total of 283 residential units, ±1,313 sq. ft. of commercial and retail areas, +/-5,245 sq. ft. of open space, as well as ±17,809 sq. ft. of storage area that would be limited exclusively for the building residents. The proposed development on the subject site shall have vehicular and pedestrian access by way of a one-way driveway that connects NE 1 Court to NE 1 Avenue in the form of the existing alley that is located towards the rear of the site. Additionally, there would be multiple points of direct pedestrian access to the development provided from NE 14 Street, NE 1 Avenue and NE 1 Court roadways. Staff notes that the proposed mixed-use development is providing zero (0)-parking spaces on site, pursuant to Section 33C-15 of the County Code, which further refers to the parking requirements outlined within Section 33C-8, and provides that there are no minimum parking requirements for sites that would be within the "Metromover Subzone" of the Rapid Transit System-Development Zone (RTZ). Notwithstanding, the applicant has however

provided mapped details for the parking that is available in the immediate vicinity of the project site. Specifically, within a two (2)-block radius of the subject site, on three separate lots, there are approximately 533 public parking spaces currently accessible for visitors, residents, and businesses. Additionally, the mixed-use development that was approved by the BCC pursuant to Resolution #Z-8-23 (application #Z22-112), to be constructed on the parcel located immediately southeast of the subject site across from NE 14 Street, would provide a total of 1,532 parking spaces within a structured garage replacing the 323 surface parking spaces currently available on that property. The accompanying master plan generally depicts a preliminary general development program for the subject parcel and includes site plans; floor plans; building elevations; landscape plans; lot coverage and open space diagrams; aerials; and renderings for the proposed mixed-use development at the subject site (see Figure 2 on the previous page). Attached Exhibit A consists of the subject property's general development plan depicting the location of the proposed uses and provides a potential concept plan for the subject property which would be further detailed through the final review process.

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 30-stories, and a floor area ratio of +/-12.3 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 ±0.56-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. 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, 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 89 PM peak hour vehicle trips. Further, memoranda submitted by other departments reviewing the application, including the Division of Environmental Resources Management (DERM) of the RER, the Office of Historic Preservation (OHP) of the RER, the Miami-Dade Police Department

(MDPD), the Miami-Dade Fire Rescue Department (MDFRD), the Miami-Dade Parks Recreation and Open Spaces (MDPROS) Department, Water and Sewer Department (WASD), and the Miami-Dade Department of Solid Waste Management (DSWM), as well as Miami-Dade County Public Schools, do not indicate that any potential impacts would preclude development in accordance with the Metromover Subzone regulations but note that a final determination of traffic, environmental, or other impacts on County resources, will be determined during the Final Review process for specific development approvals.

Additionally, staff notes that pursuant to Section 33C-15(D)(3), approval of a project within the Metromover Subzone may be conditioned on public benefits improvements as the Board may determine to be appropriate to *address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area*. Under Section 33C-15(D)(2), it is further provided that, when undertaking this public benefits analysis, each reviewing agency shall provide a statement as to the proposed development's impact on public facilities and services. Based on the memoranda issued by DERM, MDPROS, DTPW Traffic Engineering, and DTPW Transit, staff notes that each of these reviewing agencies have recommended additional improvements relevant to this public benefit review in order to address the proposed development's impact on public facilities and services. As such, and in accordance with the aforementioned provision, the applicant has voluntarily proffered a covenant that provides public benefits in connection with this application in order to develop the subject property. Staff notes that the Public Benefit Contribution proffers that prior to issuance of the building permit for the development of the subject property, owner shall pay the County one hundred and fifty thousand dollars ($150,000) for repairs, upgrades and improvements to the Metrorail Stations (such as the School Board and the Adrienne Arsht Metromover Stations) (including but not limited to mechanical systems, restrooms, painting, signage, and accessibility features), to be allocated and used in any manner the County deems appropriate.

ACCESS, CIRCULATION AND PARKING: The submitted general development plans indicate an existing alley located towards the rear of the site that would be a one-way driveway connecting NE 1 Court to NE 1 Avenue to facilitate the flow of traffic for the proposed development on the subject site. The proposed development provides for no parking on site and shall utilize the public parking that is currently available within a two (2)-block radius of the project site.

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 3/26/2025 as approved pursuant to this Special Exception.

2. That the applicant shall submit a recordable covenant on the proffered public benefits improvements and opinion of title in legally sufficient and recordable form before obtaining any subsequent development approvals. The applicant has voluntarily proffered public benefits that provide that prior to issuance of the building permit for development of the subject property and

issuance of the final CO, the applicant shall pay to the County a total of $150,000 for maintenance, repairs and upgrades to the transit stations.

3. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources as contained in the attached memorandum.

4. 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 attached memorandum.

5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Office of Historic Preservation (OHP) as indicated in the attached memorandum.

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 attached memorandum.

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 attached combined memorandum.

ES:JB:SS

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

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NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	*No objection**
Platting and Traffic Review Section (RER)	*No objection**
Department of Transportation and Public Works (DTPW)	*No objection**
Miami-Dade Fire Rescue (MDFR)	*No objection*
Miami-Dade Aviation Department (MDAD)	*No objection**
Office of Historic Preservation (OHP)	*No objection**
Water and Sewer Department (WASD)	*No objection*
Parks, Recreation and Open Spaces Department (PROS)	*No objection*
Miami-Dade County Public Schools	*No objection*
Miami-Dade Police Department	*No objection*
Building and Neighborhood Compliance (BNC)	*No objection*
**Subject to conditions in their memorandum.*	

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

Urban Centers (Page I-46)	*Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These* ***Urban Centers*** *are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and* ***Community Centers*** *which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.* *The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.* *The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.* *Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high*

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	level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below. *Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.* ***Uses and Activities.** Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in **Urban Centers** may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. **Residential** uses may be required in areas of the County and along **rapid transit lines** where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.* ***Streets and Public Spaces.** Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.*

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<table>
<tr><td></td><td>
Parking. Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.
Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.
Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.
<table>
<tr><td></td><td>Average Floor Area Ratios (FAR)</td><td>Max. Densities /Gross Acre</td></tr>
<tr><td>Regional Activity Centers</td><td>greater than 4.0 in the core
not less than 2.0 in the edge</td><td>500</td></tr>
<tr><td>Metropolitan Urban Centers</td><td>greater than 3.0 in the core
not less than 0.75 in the edge</td><td>250</td></tr>
<tr><td>Community Urban Centers</td><td>greater than 1.5 in the core
not less than 0.5 in the edge</td><td>125</td></tr>
</table>
In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.
As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use design requirements of this section and Policy LU-7F.
</td></tr>
<tr><td>Policy LU-4A (Page. I-11)</td><td>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</td></tr>
<tr><td>Objective LU-7 (Page. I-13)</td><td>Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that's promote the use of transit services.</td></tr>
</table>

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Policy LU-7A (Page. I-13)	*Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.*
Policy LU-7B (Page. I-14)	*It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to both pedestrian and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit station, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians.*
Policy LU-7D (Page. I-13)	*Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a comfortable environment for pedestrians.*
Policy LU-7F (Page. I-14)	*Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station. Business and office development intensities around rail stations should produce at least 75 employees per acre within 1/4 mile walking distance from the station, 100 employees per acre within 700 feet, and a minimum of 50 employees per acre between 1/4 and 1/2 mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at lower density or intensity provided that the development plan, including any parcel plan, can accommodate, and will not impede, future densification and intensification that will conform with this policy.*
Policy LU-8A (Page. I-15)	*Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.*

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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33C-2 Rapid Transit Zone	*(A) Definition- The "Rapid Transit Zone" consists of all land area, including surface, subsurface, and appurtenant airspace, heretofore or hereafter designated by the Board of County Commissioners as necessary for the construction of the fixed-guideway portion of the Stage 1 Rapid Transit System, **including all station sites**, parking areas and yard and maintenance shop facilities.* *(B) Designation of land included- The Board of County Commissioners hereby designates all land areas (including surface, subsurface, and appurtenant airspace) shown on Exhibits 1 through 16, bearing the following effective dates: Exhibit 1, July 31, 1998, Exhibits 2 through 9 and Exhibits 11 through 16, July 13, 1979 and Exhibit 10, May 26, 1983, certified by the Clerk of the Board as a portion of this chapter, incorporated hereby by reference, and transmitted to the custody of the Department of Planning and Zoning, as the Rapid Transit Zone for the Stage 1 Fixed-Guideway Rapid Transit System. The Director of the Department of Planning and Zoning shall submit to each affected municipality an official map or maps designating the Rapid Transit Zone which may from time to time be altered, enlarged, added to, amended or deleted by ordinance, after a public hearing within each municipality affected.* *(C) **Jurisdiction of County**- Jurisdiction for purposes of building and zoning approvals (including, but not limited to, site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, district boundary changes, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments), water and sewer installations, compliance with environmental regulations, street maintenance (including sidewalks where applicable) and utility regulation, all of which relate to the uses specifically delineated in subsection (D) below, shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary. Where a **municipality** continues to provide other services to a property in the Rapid Transit Zone, the municipality shall be responsible for ensuring that all matters relating to enforcement of land use, zoning, or building code requirements that may arise in the course of providing municipal services are referred to the County's Building Official, and the municipality shall coordinate with the County to ensure that affected property owners and tenants are also informed as to these jurisdictional matters.* *(D) Permitted land uses- The following land uses are permitted within the Rapid Transit Zone and no others:* *(1) Fixed guideways for the Rapid Transit System.* *(2) Stations for the Rapid Transit System, including such uses as passenger platforms and waiting areas, ticket and information booths, restrooms, utility rooms, in-station advertising displays, stairs, elevators, walkways, concessions, vending machines, and other service-related businesses offering goods and services for sale to passengers, and other similar uses as are necessary for or ancillary to the proper functioning of a rapid transit station.* *(3) Parking lots and parking structures.* *(4) Bus stops and shelters.* *(5) Streets and sidewalks.* *(6) Maintenance facilities for the Rapid Transit System, including yard and shops, and associated tracks and facilities.*

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	(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.*

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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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14TH Street Miami Investments, LLC
PH: Z24-125

	(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

14TH STREET MIAMI INVESTMENTS, LLC/NEWBERG, JONATHAN	101/115/119/121/125 NE 14 ST MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000125
DATE	**HEARING NUMBER**

FOLIO: 01-3136-006-0010/01-3136-006-0030/01-3136-006-0020/01-3136-006-0040/01-3136-006-0070/01-3136-006-0060

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
January 14, 2025

NEIGHBORHOOD REGULATIONS:
Folio No.s: 01-3136-006-0010/01-3136-006-0030/01-3136-006-0020/01-3136-006-0040/01-3136-006-0070/01-3136-006-0060
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
Folio No.s: 01-3136-006-0010/01-3136-006-0030/01-3136-006-0020/01-3136-006-0040/01-3136-006-0070/01-3136-006-0060
There are no open/closed cases in BSS.

VIOLATOR:
14TH STREET MIAMI INVESTMENTS, LLC/NEWBERG, JONATHAN

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

Memorandum

Date: March 25, 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: Z2024000125-2nd Review
14th Street Miami Investments, LLC
101,115,119, 121 and 125 NE 14th Street, and folio 01-3136-006-0070
Special exception approval of the general plan pursuant to sections 33C-15 and 33C-11of the Code of Miami Dade County and NUV of tree per net acre of open space and sidewalk width requirements for development of a mixed-use multi-family residential building.
(RTZ) (0.275 acres)
36-53-41

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

Pursuant to the Code and based on the site plan and letter of intent submitted in support of this application, the proposed development is within feasible distance to public water and public sanitary sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. 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.

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.

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

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or

certification of adequate treatment and transmission system capacity. At the time of building permits, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

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

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

Water Control Review

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

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. A site plan entitled “14th Street Miami Investments" prepared by Andrew W. Burnett, R.A., 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.

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

Air Quality Preservation Review

The proposed development would require the demolition of existing structures. Please be advised, prior to DERM approval of a demolition permit, an asbestos survey from a Florida-licensed asbestos consultant is required for renovation activities surpassing the National Emission Standards for Hazardous Air Pollutants (NESHAP) threshold of suspect regulated asbestos containing materials (RACM), and for all demolition activities. 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 corresponding Asbestos Survey indicates that materials (friable or to be made friable during the proposed renovation/demolition activities) are positive for 1% asbestos or over, and the amount of materials is over the regulated thresholds, then those materials must be removed/abated prior to renovation/demolition activities by a Florida-licensed asbestos abatement contractor. Additionally, an Asbestos Renovation Notification must be filed, and obtain approval, with the Air Quality Management Division (AQMD) of DERM for abatement work at least 10 working days (14 calendar days) prior to starting the abatement work. Regardless of asbestos content, an Asbestos Demolition Notification must also be submitted, and approved, within the same timeframes mentioned above, prior to demolition work.

Keep in mind that the NESHAP regulations define “Demolitions” 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. For question regarding asbestos surveys and notifications, please contact the AQMD via email at asbestos@miamidade.gov.

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: March 31, 2025

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

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

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

Subject: Zoning Application Comments - 14th Street Miami Investments, LLC
Application No. Z2024000125 - (Previously Application Z24-133) - (Pre-App. # Z24P-072)

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.

There is an active WASD Agreement No. 32659 for the subject site.

Application Name: 14th Street Miami Investments, LLC

Location: The proposed project is located on 0.5671 gross acres, north of NE 14th Street between NE 1st Avenue and NE 1st Court with Folio Nos. 01-3136-006-0010, 01-3136-006-0020, 01-3136-006-0030, 01-3136-006-0040, 01-3136-006-0060 and 01-3136-006-0070, within the City of Miami. The site is located within the Rapid Transit Zone (RTZ), Metromover Sub-Zone.

Proposed Development: The applicant is proposing to develop a mixed - use project with 283 Apartments (Hight Density), 1,224 S.F. Retail and 18,508 S.F. Storage, as per Letter of Intent and zoning analysis submitted.

The estimated total water demand for the proposed project will be 38,605 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.

The subject site has an active WASD's Agreement No. 32659 that was recorded on October 18, 2024, with approved points of connection (POC #2) dated August 1, 2024, and with approved WASD water & sewer construction plans. *However, an addendum to this agreement is required as the proposed development has changed. The WASD Agreement* was recorded for new construction of 284 apartments, 2,000 square feet of Restaurant and 25,000 square feet of Self-Storage for 40,715 gpd; therefore, it must be revised to reflect the proposed development with this application.

Per Said approved points of connection (POC #2), the existing facility is currently being served by WASD; Therefore, if a new connection is necessary, the developer may connect to any of the following:

1. An existing 12-inch water main (E9578-2) in NE 1st Court abutting the eastern boundary of the property.

2. An existing 12-inch water main (E9219-56) in NE 14th Street abutting the southern boundary of the property.

3. An existing 12-inch water main (E13759-2) in NE 1st Avenue abutting the western boundary of the property.

Any public water main 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 shall be looped with two (2) points of connection.

There is an active Water Supply Certifications (WSC) issued to this project through WASD Agreement No. 32659. Said Certification will be revised to reflect the proposed development with this application at the time the addendum to the WASD Developer Agreement is completed. 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 WASD's sewer service area. The wastewater flows for the proposed development are 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.

Per approved point of connection (POC # 2) dated August 1, 2024, the developer may connect to an existing 8-inch sanitary gravity sewer (ES3243-1) in NE 1st Avenue abutting the western boundary of the property and extend a minimum of an 8-inch gravity sewer main easterly AT FULL DEPTH in dedicated

public right of way (R/W) and/or in WASD easements to a point as required to provide service to the proposed development.

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.) # 2. The projected sanitary sewer flows for the proposed development will increase the Nominal Average Pump Operating Time (NAPOT) operating hours of P.S. # 2 from 6.26 hrs. to 6.28 hrs. Said pump station is in OK Moratorium Code status.

The subject application is located within the Biscayne Basin which has a sanitary sewer special connection charge of $ 4.24 per gallon. WASD will collect this special connection charge from property owners. The special connection charge is for the expansion of the sewer facilities in the 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 Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum

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 24-125
Name: 14TH Street Miami Investments, LLC
Section 36 Township 53 South Range 41 East

I. PROJECT LOCATION:

The property is located at 101 NE 14 Street, 115 NE 14 Street, 119 NE 14 Street, 121 NE 14 Street and 125 NE 14 Street.

II. APPLICATION REQUEST:

This application is requesting to redevelop with a mixed-use, multifamily residential building.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and south by NE 1st Avenue and NE 1st Court and from the east and west by NE 14th 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 the Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

89 PM Peak Hour trips are generated by this application.

Please note that this application meets the traffic concurrency criteria because it lies within the urban infill area and a municipality where traffic concurrency does not apply.

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

B. Cardinal Distribution

North	29 %	East	8 %
South	27 %	West	36 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F-5058 located on US 1 north of NE 29 Street, has a maximum LOS **"E+50"** of **4,560** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,935** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5058** with its PHP and assigned vehicles is at LOS **"E"**. The **7** vehicle trips generated by this development when combined with the **2,935** and those previously approved through Development Orders, **0**, equal **2,942** and will cause this segment to remain at LOS **"E"** whose range is from 2,921 to 3040.

Station F-5053 located on US 1 north of NE 13 Street, has a maximum LOS **"E+50"** of **4,560** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,592** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5053** with its PHP and assigned vehicles is at LOS **"D"**. The **31** vehicle trips generated by this development when combined with the **2,592** and those previously approved through Development Orders, **0**, equal **2,623** and will cause this segment to remain at LOS **"D"** whose range is from 1,311 to 2,920.

Station F-2506 located on SR 836/I 395 east of NW 2 Avenue, has a maximum LOS **"D"** of **13,620** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **9,762** vehicles and **1** vehicle has been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2506** with its PHP and assigned vehicles is at LOS **"D"**. The **15** vehicle trips generated by this development when combined with the **9,762** and those previously approved through Development Orders, **1**, equal **9,777** and will cause this segment to remain at LOS **"D"** whose range is from 10,961 to 13,620.

Station 9276 located on NE 2 Avenue south of NE 20 Street, has a maximum LOS **"E+20"** of **3,283** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,889** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9276** with its PHP and assigned vehicles is at LOS **"D"**. The **7** vehicle trips generated by this development when combined with the **1,889** and those previously approved through Development Orders, **0**, equal **1,896** and will cause this segment to remain at LOS **"D"** whose range is from 1,180 to 2,628.

Station 9974 located on Venetian Causeway/NE 15 Street east of N Bayshore Drive, has a maximum LOS **"E"** of **1,269** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **848** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9974** with its PHP and assigned vehicles is at LOS **"D"**. The **7** vehicle trips generated by this development when combined with the **848** and those previously approved through Development Orders, **0**, equal **855** and will cause this segment to remain at LOS **"D"** whose range is from 595 to 1,197.

Station 9308 located on North Miami Avenue south of NE 20 Street, has a maximum LOS **"E+20%"** of **1,522** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,298** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9308** with its PHP and assigned vehicles is at LOS **"E+3%"**. The **22** vehicle trips generated by this development when combined with the **1,298** and those previously approved through Development Orders, **0**, equal **1,320** and will cause this segment to have an LOS **"E+4%"** whose range is from 1,270 to 1,522.

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. PLATTING REQUIREMENT:

This land **complies** with Chapter 28 of the Miami-Dade County Code.

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 13, 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. Z2024000125
14th Street Miami Investments, LLC
DTPW Project No. OSP 173

PROJECT DESCRIPTION:

The applicant, 14th Street Miami Investments, LLC seeks an Administrative Site Plan Review and Public Hearing to develop the property totaling +/- 0.275 acres consisting of six parcels located in the Omni area. The property is in the "Metromover Subzone" of Miami-Dade County's Rapid Transit Zone (RTZ). According to the Letter of Interest (LOI) the applicant plans to redevelop the Property with a mixed-use, multifamily residential building of approximately twenty-seven (27) stories in height with 284 dwelling units, 1,302 square feet of commercial/retail, 18,435 square feet of storage area, and 4,627 square feet of open space. The subject property is in the City of Miami, Miami-Dade County, Florida.

I. PROJECT LOCATION:
The properties are located at 101 NE 14 Street, 115 NE 14 Street, 119 NE 14 Street, 121 NE 14 Street, 125 NE 14 Street, and Folio No. 01-3136-006-0070.
(the "Property").

II. APPLICATION REQUEST:
The application is requesting approval of the following:

- Special Exception of General Development Plan RTZ

COMMENTS/RECOMMENDATION:

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

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

1. The applicant is required to coordinate with DTPW and ensure that the proposed project and its construction will not negatively impact any future planned transportation projects.
2. The Applicant shall ensure that the sidewalk along NE 14th Street and NE 1st Avenue 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 stop.

a. Additionally, the Sidewalk proposed along NE 1st Court should be 10 feet in width.

3. The applicant shall provide enhanced crosswalks or additional pavement markings at all nearby intersections if approved by Traffic Engineering Division (TED) to clearly delineate where pedestrians should be. This will promote walkability to the bus stops mentioned in this Memo.
4. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all transit options available is provided (Metrobus, Metromover, Citibike, Venetian Causeway trail, etc.).
5. The applicant shall coordinate with the Multi-Modal Planning and Transit Service Planning divisions of DTPW on proposed solutions to provide adequate space for Transit on-demand services.
6. The applicant is strongly encouraged to introduce on-street parking spaces where possible to the proposed site plan. On-street parking is still a necessity with the property's proximity to the Metrorail and Metromover stations.
   a. Valet service should have a dedicated area and not be occurring within the public right-of-way.

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

II. Traffic Engineering Division

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 pedestrian enhancements/improvements within the area of influence to address the additional impacts on public facilities and services:

1. Install high-emphasis crosswalks at the north and east legs of the intersection of NE 14th Street and NE 1st Avenue.
2. Install 10-foot sidewalks along NE 14th Street, approximately between 10.4 and 10.6-foot sidewalks within the public right-of-way along NE 1st Avenue, and 6-foot sidewalks within the public right-of-way along NE 1st Court. Additionally, a landscape buffer is proposed between the back of curb and sidewalk along NE 14th Street and NE 1st Court.

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

If you have any questions concerning the overall review comments, or wish to discuss this matter further, please contact Francisco Arbelaez at (786) 469-5310.

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW
Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW
Amina Newsome, Senior Division Chief, Zoning, RER

From:	HERRERA, ANA I
To:	"myanopoulos@brzoninglaw.com"
Cc:	Simon, Nathaly; Garcia, Jeannette C.; RODRIGUEZ, IVAN M; CASTILLO, DENISE; Concurrency Management; Angleton, Kathryn; Ellis, Jacqueline; Stillings, Noel (RER)
Subject:	14th Street Miami Investments LLC- Z2024000133 (PH0124090900725)
Date:	Friday, September 20, 2024 1:43:00 PM
Attachments:	14th Street Miami Investments LLC- Z2024000133 (PH0124090900725).pdf

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (School Planning Level Review).

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 284 multifamily units, which generate 22 students (12 at the elementary, 5 at the middle, and 5 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, 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 our office at 305-995-7285.

Best Regards,

Ana Herrera
District Coordinator
Growth Management
Office of Governmental Affairs and Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4603

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH0124090900725**	Local Government (LG):	**Miami**
Date Application Received:	**9/9/2024 4:25:52 PM**	LG Application Number:	**Z2024000133**
Type of Application:	**Public Hearing**	Sub Type:	**Public**

Applicant's Name: **14th Street Miami Investments LLC- Z2024000133**
Address/Location: **NW corner of NE 14 St & NE 1 Ct**
Master Folio Number: **0131360060010**
Additional Folio Number(s): ***0131360060020, 0131360060040, 0131360060030, 0131360060060, 0131360060070,***

PROPOSED # OF UNITS: **284**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **0**
MULTIFAMILY UNITS: **284**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5931	PHILLIS WHEATLEY ELEMENTARY	121	12	12	YES	Current CSA
6361	JOSE DE DIEGO MIDDLE	10	5	5	YES	Current CSA
7791	BOOKER T WASHINGTON SENIOR	15	5	5	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: August 21, 2025

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

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

Subject: Z2024000125– 14th Street RTZ (Associated Applications: Z2024P000047; Z2024000133)

Applicant Name: Graham Penn on behalf of 14th Street Miami Investments, LLC

Project Location: The property consists of approximately .275-Acres and the property is located at 101 NE 14th Street, 115 NE 14th Street, 119 NE 14th Street, 121 NE 14th Street, 125 NE 14th Street, in the City of Miami (Folios: 01-3136-006-0010, 01-3136-006-0020, 01-3136-006-0030, 01-3136-006-0040, 01-3136-006-0040, 01-3136-006-0060, 01-3136-006-0070). The subject property is located in the Rapid Transit Zone (RTZ) Metromover Subzone. The existing land use is commercial.

Proposed Development: The applicant seeks a zoning review for a special exception for a general development plan within the Rapid Transit Zone (RTZ) for the proposed thirty (30) story mixed-use multifamily building with 283 dwelling units; 1,224 SF of retail area; 18,508 SF of storage area; and 5,074 SF of Open Space achieved through a combination of ground floor open spaces, terraces, and upper-level green spaces.

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 below in Table A.

There are no local County-owned Park and recreation facilities within the three-mile radius of the subject property. There are; however, several municipal parks within a 3 mile radius of the application area:

Impact and Demand: The proposed residential component impact does not apply to Miami-Dade County local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. There are several municipal parks larger than 5-acres within the 3-mile application area. Please coordinate with the City of Miami's Park Department Level of Service impact from the proposed development on park and open space needs.

The proposed development is within .5 Miles of several of Miami-Dade County's proposed greenways:

- **Flagler Trail**, a greenway envisioned to occupy the east and west portions of the FEC Railroad right-of-way between downtown Miami and the Miami-Dade and Broward County Line, as part of the envisioned Miami LOOP, a 225-mile non-motorized trail network within Miami-Dade County
- **Overtown Greenway**, an envisioned greenway that will improve access to the Biscayne Bay and the Miami River and assist in the revitalization of Miami's historic Overtown neighborhood
- **Biscayne Blvd. Trail**, a proposed greenway that would connect to The Underline and South Dade Trail
- **Venetian Link Trail**, a proposed greenway that would span the Venetian Causeway to connect the City of Miami to Miami Beach

Community Benefit: Given the development's location within the RTZ Metromover Subzone and proximity to the proposed Flager Trail, Overtown Greenway, Biscayne Blvd. Trail, and Venetian Link Trail, PROS

recommends that the applicant provide adequate bicycle parking, for visitors, as well as residents of the development, and wayfinding signage along NE 14th Street and NE 1st Court in centralized, highly visible areas, as part of the development to encourage the use of the Municipal and County Trail networks, and to promote non-motorized transportation.

The design of the project resulting from this application should be done in coordination with Miami-Dade County Department of Transportation and Public Works (DTPW) in order to maximize potential mutual benefits of the project's location within the RTZ- SMART Corridor Subzone.

Recommendations: PROS offers the following recommendations:

- PROS recommends that the applicant include shaded seating areas within the site plan.
- PROS recommends that the applicant ensure any plantings be planted as mature as feasible to offer immediate shading and promote a more walkable area per the Great Streets Vision laid out in Miami-Dade County Open Space Master Plan (OSMP).

These recommendations are based on the following Recreation and Open Space objective in the Comprehensive Development Master Plan (CD

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.

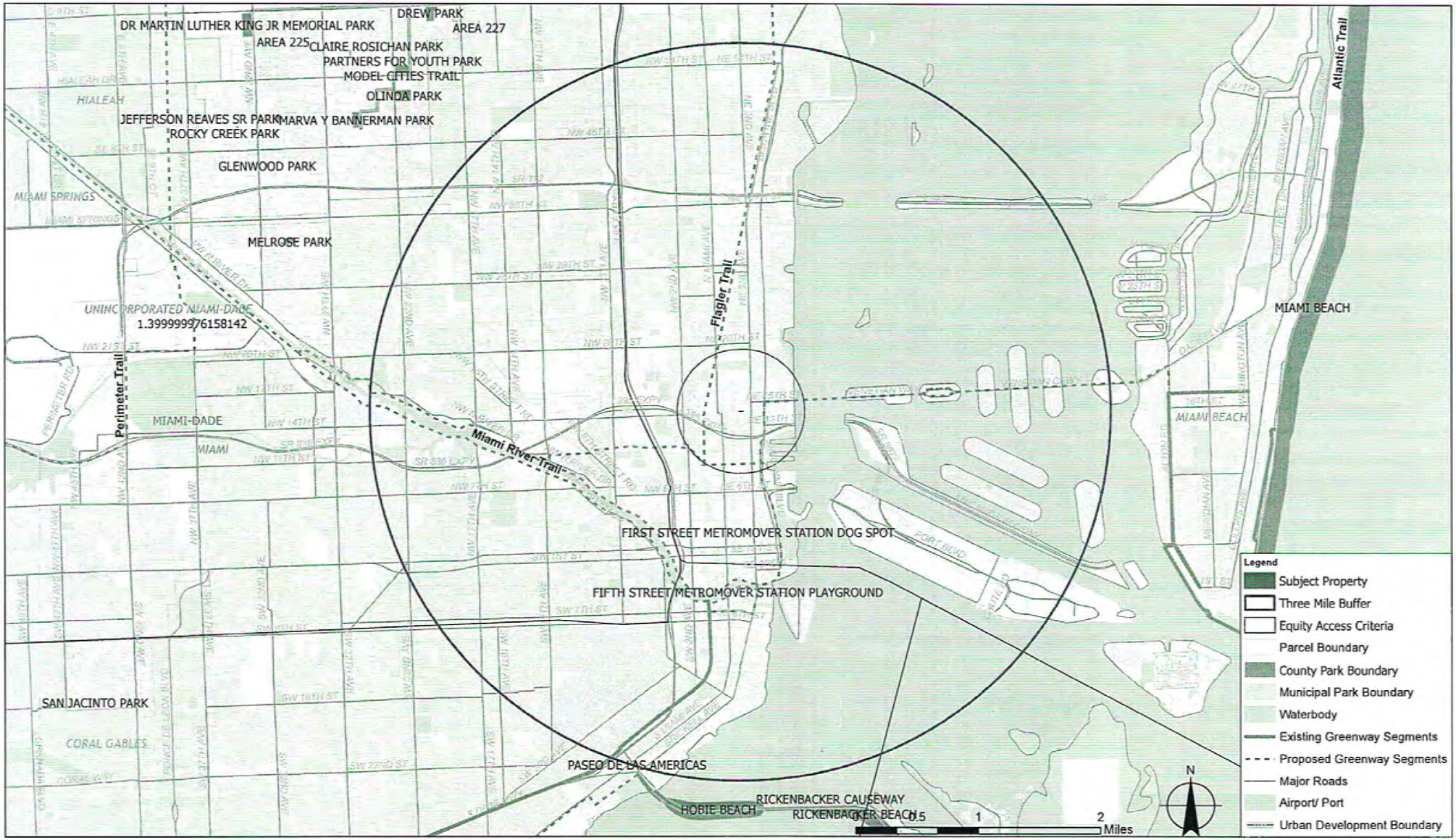
Objective ROS-2
Require the availability of adequate local recreation open space as a condition for the approval of residential development orders, and maintain an adequate inventory of recreational areas and facilities through 2017.

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 does not have sufficient information to perform a complete analysis.** Please provide the requested information and PROS will conduct a further review. 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, or by phone at 305-755-7872.

FIGURE 1: Z2024000125- 14TH STREET RTZ
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Memorandum

Date: 03/18/2025

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

From: Achaya Kelapanda, Deputy Director, Operations *Achaya Kelapanda*
Department of Solid Waste Management

Subject: 14th Street Miami Investment "The Project" - RTZ – (Z2024000125)

The Department of Solid Waste Management's review of the above-referenced item is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

Application: The applicant, 14th Street Miami Investment, LLC is requesting a Special Exception for General Development Plan within the Rapid Transit Zone Metro Mover Subzone (33C-15). As the Property is located in the Rapid Transit Zone ("RTZ"), jurisdiction over land development-related requests is retained by the County pursuant to Chapter 33C of the County Code. The Applicant intends to redevelop the Property with a mixed-use, multifamily residential building (the "Project"). The Project will be approximately thirty (30) stories in height and is consistent with, and directly supportive of, the standards of Chapter 33C of the County Code, the regulations applicable to the Metro mover Subzone.

Size: The subject property is approximately 0.275 acres in size.

Location: The property is located at 101 NE 14 Street, 115 NE 14 Street, 119 NE 14 Street, 121 NE 14 Street, 125 NE 14 Street, and Folio No: 01-3136-006-0070 (collectively, the "Property") in the City of Miami, Florida (the "City").

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2023, which is valid through September 30, 2024, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There are no solid waste facilities (collection or disposal) within 2.5 miles of this property There are no solid waste facilities within the established distance parameters (Collections: 0.25 miles, Transfer: 1.5 miles, or Disposal: 2.5 miles of this property).

2. Garbage and Trash Collection Services

Should the request be approved and built as proposed, the resulting development would meet the definition of a combination "commercial establishment" / "multi-family establishment", as described in Chapter 15 of the Code of Miami-Dade County. Per the Code, the following is required of this type of development located in areas under the County's jurisdiction:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." The landlord or property owner is required to arrange for waste and recycling collection services and multi-family and commercial establishments located outside the DSWM service area most typically work with either a municipal hauler (if applicable) or a permitted private hauler to provide both (waste and recycling) in one contract.

3. Recycling

Commercial Establishments

Section 15-2.3a of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency". The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

1) High grade office paper
2) Mixed paper
3) Corrugated cardboard
4) Glass (flint, emerald, amber)
5) Aluminum (cans, scrap)
6) Steel (cans, scrap)
7) other metals/scrap production materials
8) Plastics (PETE, HDPE-natural, HDPE-colored)
9) Textiles
10) Wood

Section 15-2.3b of the Code states that the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable. Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs for commercial properties may be found on the website at https://www.miamidade.gov/solidwaste/business-recycling.asp

Applicants are required to incorporate adequate space and facilities in their building plans to accommodate the required recycling program (i.e., somewhere for residents / tenants to store their recycling carts or bins, or in the case of centralized waste collection with dumpster containers, a permanent space for recycling carts or larger receptacles).

Multi-family Establishments

Regarding multi-family units, **Section 15-2.2(a)** of the Code requires **"**every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

1) Newspaper
2) Glass (flint, emerald, amber)

3) Aluminum cans
4) Steel cans
5) Plastics (PETE, HDPE-natural, HDPE-colored)

Section 15-2.2(b) of the Code states the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are required to incorporate adequate space and facilities in their building plans to accommodate the required recycling program (i.e., somewhere for residents / tenants to store their recycling carts or bins, or in the case of centralized waste collection with dumpster containers, a permanent space for recycling carts or larger receptacles).

Sec. 15-4(2)(a) Before building permits may be issued for construction of commercial establishments, multi-family residential establishments, and residential units located in the unincorporated area, building plans for storage and collection of recyclable materials must be approved by the Director as to location, accessibility, number or adequacy. (b) For properties in incorporated areas, municipalities are requested to require that building plans for commercial establishments, multi-family residential establishments, and residential units be prepared so as to include sufficient space for storage and collection of recyclable materials, but not to prohibit curbside collection of recyclable materials where otherwise permitted in residential districts.

Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs may be found on the website at http://www.miamidade.gov/solidwaste/business-recycling.asp.

4. Recycling and Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of recyclables and solid waste be adequate before a building permit may be issued. Site plans must address the location, accessibility number, and adequacy of recycling and solid waste collection and storage facilities.

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

a. Cul-de-sac with a minimum 49-foot turning radius (no "dead-ends")
b. "T" shaped turnaround 60 feet long by 10 feet wide
c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no "dead-end" alleyways developed. A sufficient waste set-out zone should be preserved between the edge of the pavement and any possible obstructions (such as parked cars, fencing, etc.) that would interrupt or preclude waste collection. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of

these roads. Failure to maintain any private roads used to provide solid waste collection services in adequate condition may, with provision of advance notice, result in removal of waste collection services provided by the DSWM.

Memorandum

Date: March 18, 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 Application Z2024-000125 14th St Miami Investments, LLC

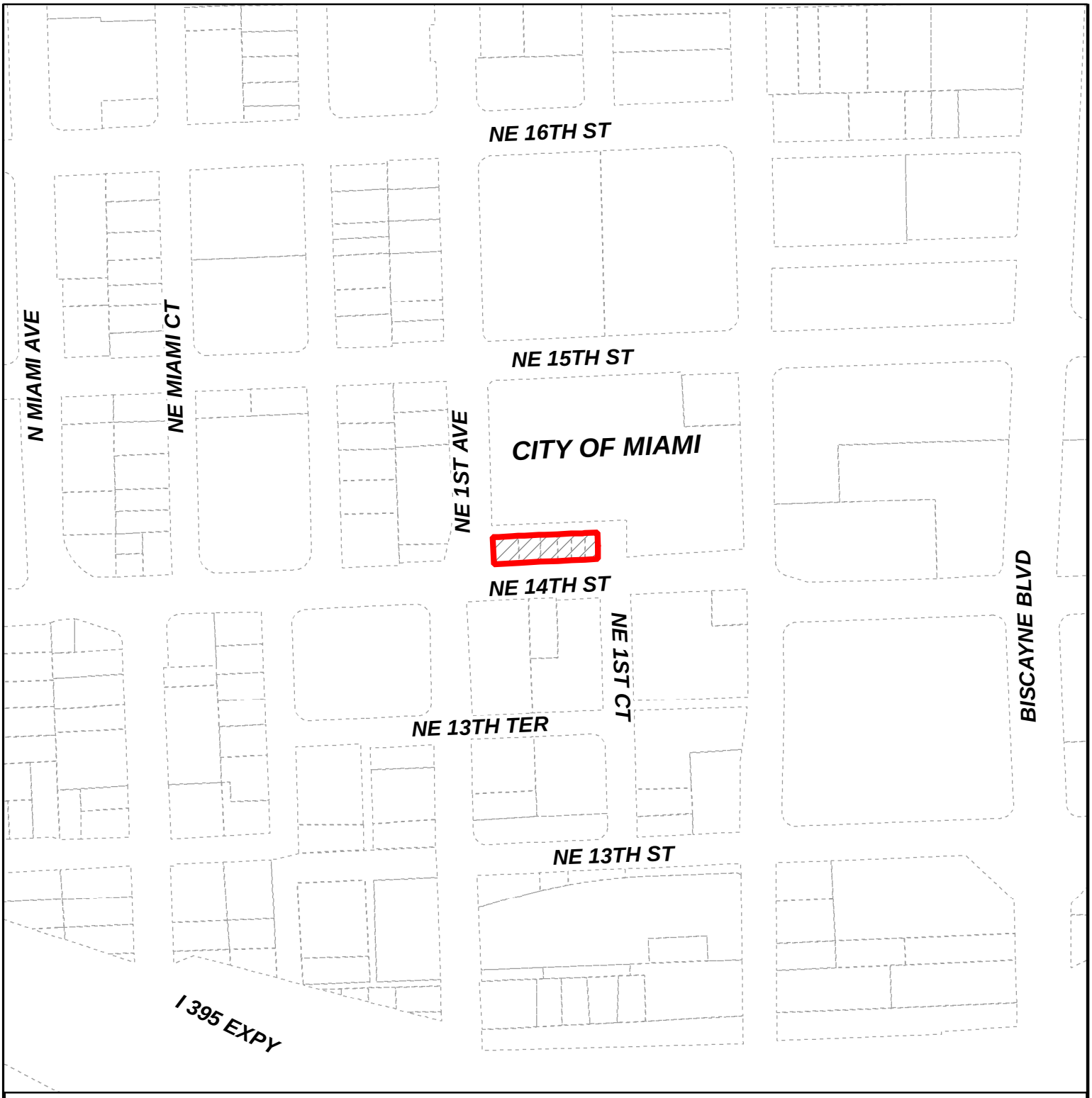
The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

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

Condition for Approval
The OHP has identified one structure from 1926 structure associated with folio 01-3136-006-0030 that meets the 50-year or older benchmark for historic resource eligibility. If slated to be demolished now or in the future, the applicant shall complete and submit a Florida Master Site File Historical Structure Form prior to demolition of the historic structure within the application area.

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. https://dos.fl.gov/historical/preservation/master-site-file/"

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

Z2024000125

Section: 36 Township: 53 Range: 41
Applicant: 14th Street Miami Investments, LLC
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
W E
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Legend

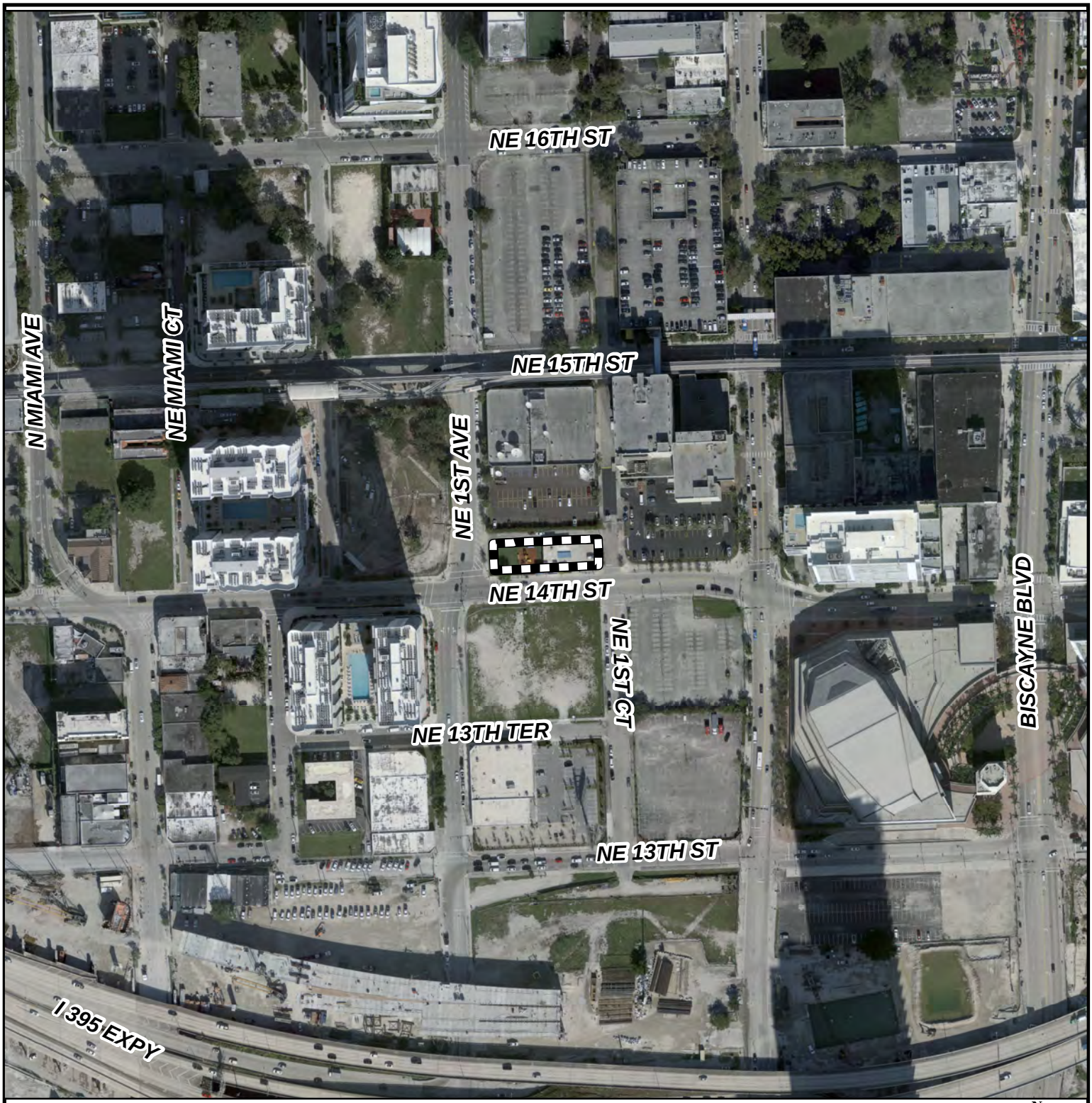
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, July 3, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2024000125

Legend

Subject Property

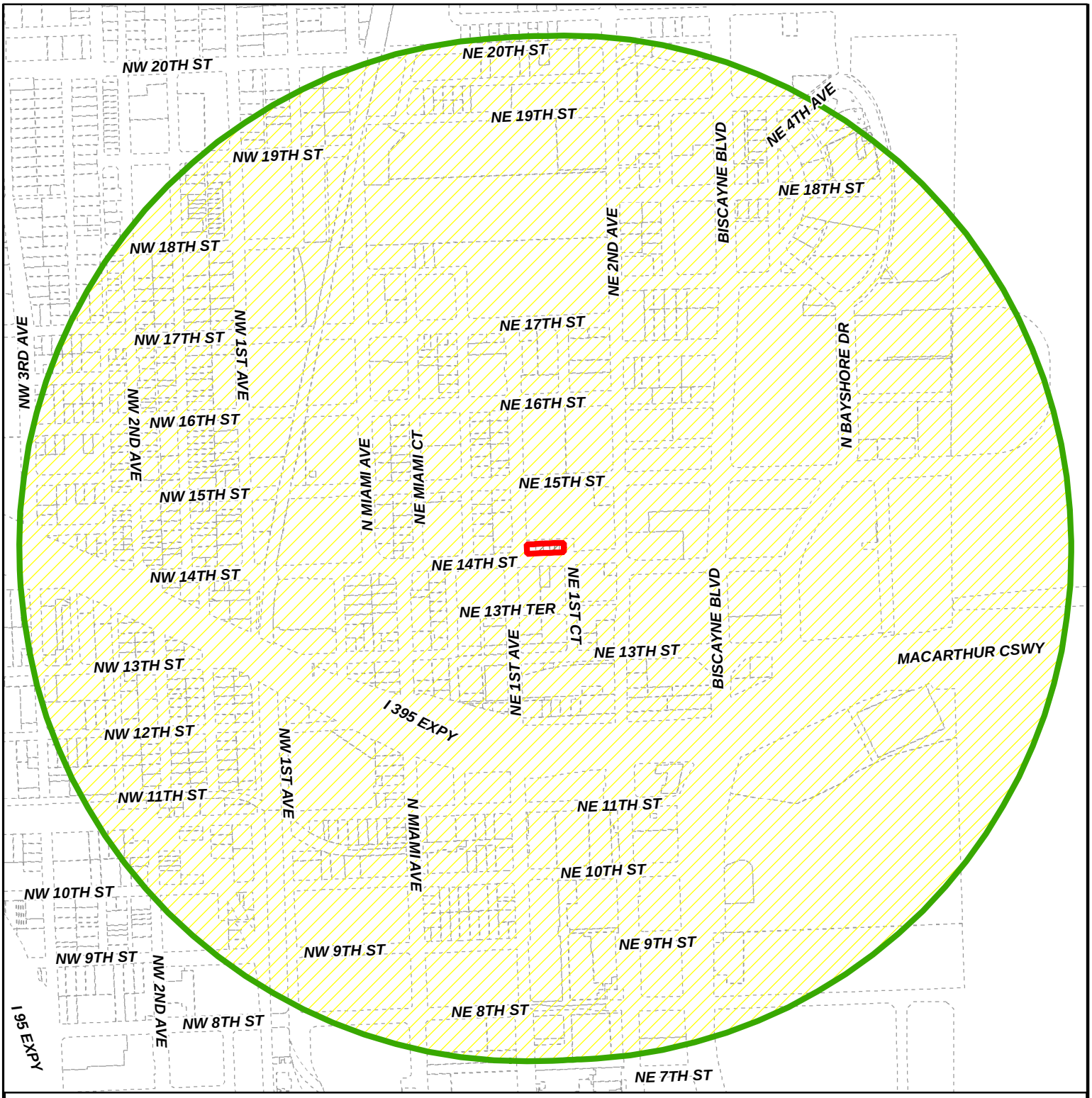
N
W E
S

Section: 36 Township: 53 Range: 41
Applicant: 14th Street Miami Investments, LLC
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, July 3, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000125

RADIUS: 2640

Section: 36 Township: 53 Range: 41
Applicant: 14th Street Miami Investments, LLC
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

- Subject Property
- Buffer
- Property Boundaries

N
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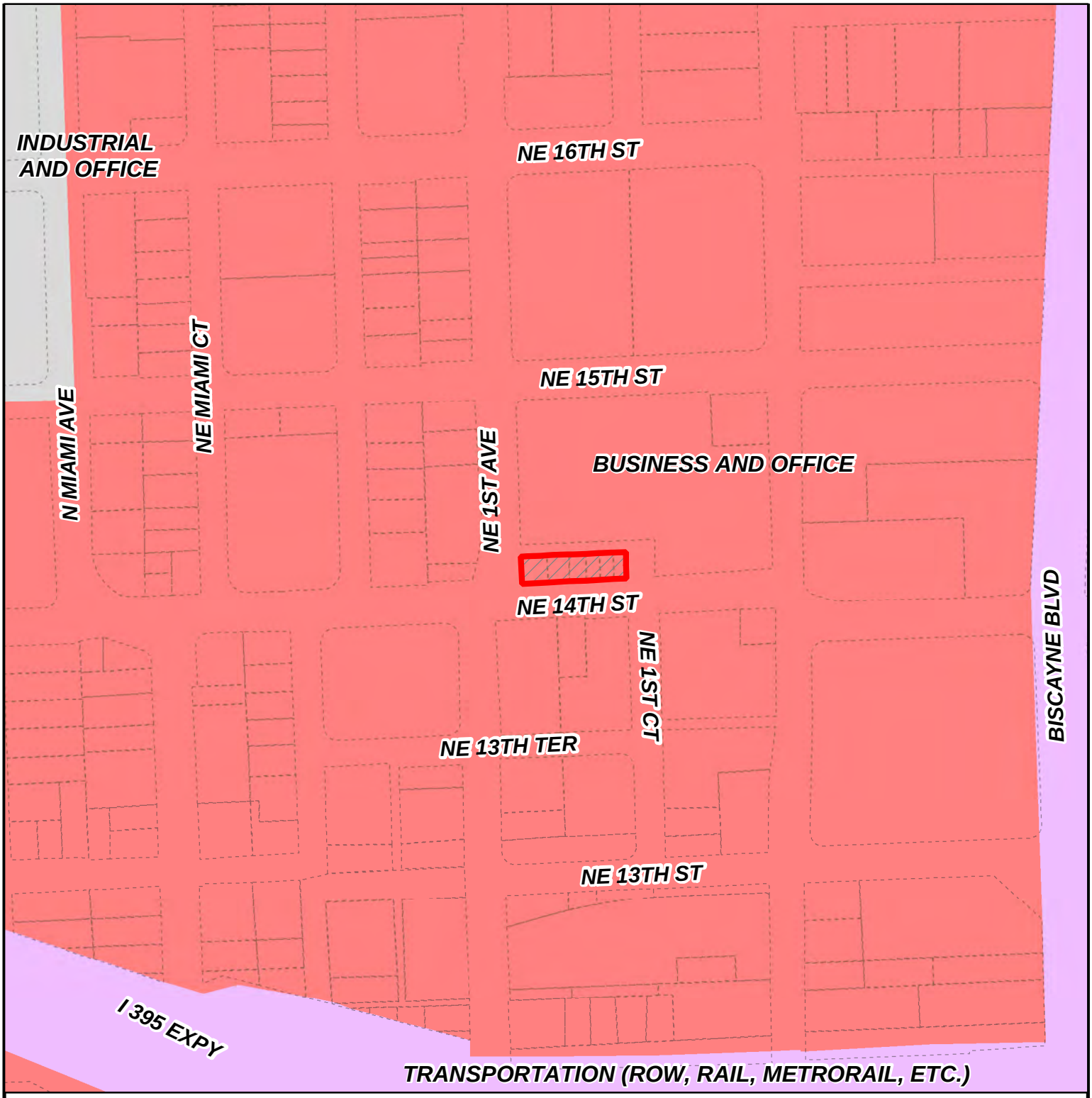
MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, July 3, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000125

Section: 36 Township: 53 Range: 41
Applicant: 14th Street Miami Investments, LLC
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

N
W E
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MIAMI-DADE COUNTY

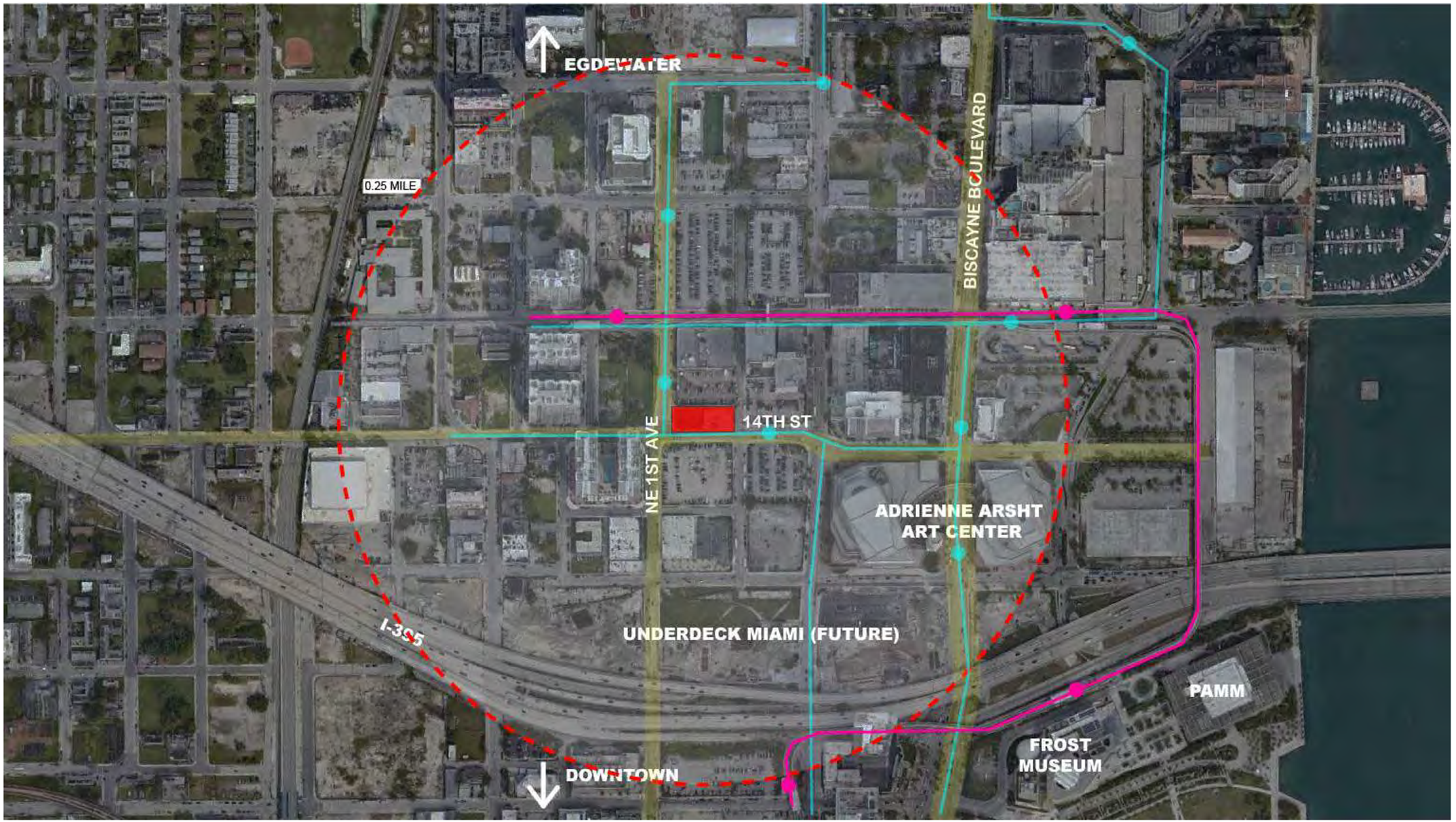
SKETCH CREATED ON: Wednesday, July 3, 2024

REVISION	DATE	BY

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL

LEGEND

- SITE
- METRO MOVER ROUTE
- METRO STATION
- BUS LINE ROUTES
- BUS STOP



RSP Architects
3059 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7100
rsparch.com

LOCATION MAP
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 362400200
Date: 09/17/2024

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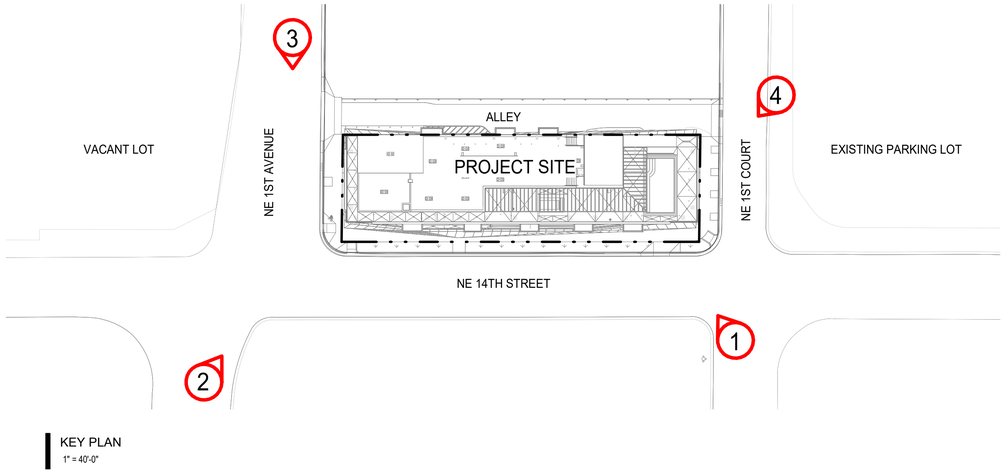
ISSUES / REVISIONS

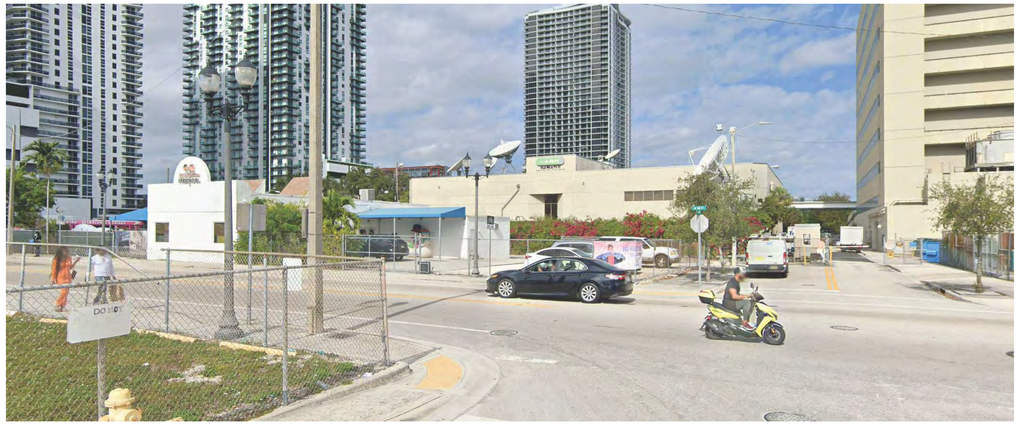
NO.	DATE	DESCRIPTION

Name	Andrew W. Burnett
License No.	AR98495
Expiration Date	02-28-2027

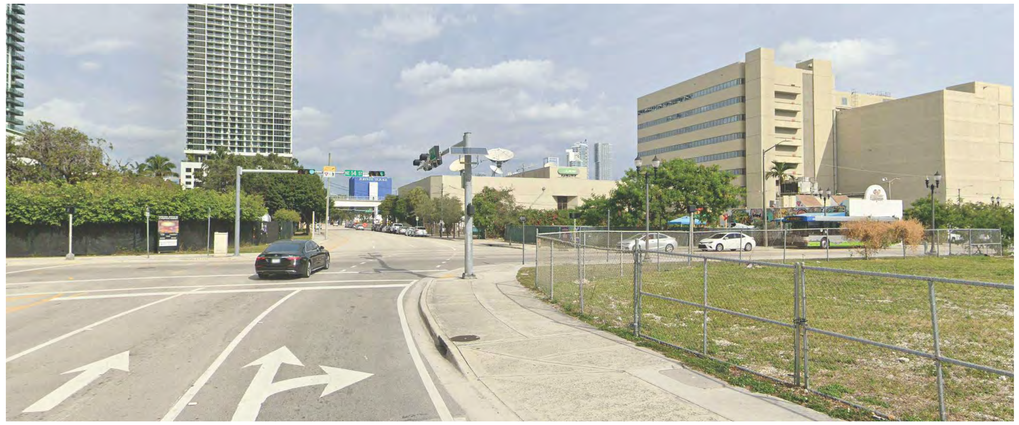
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL



KEY PLAN
1" = 40'-0"



1 | NE 1ST COURT - LOOKING NORTH



2 | NE 1ST AVE - LOOKING NORTH

3 | NE 1ST COURT - LOOKING SOUTH

4 | NE 1ST COURT - LOOKING SOUTHWEST

RSP Architects
3059 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7100
rsparch.com

SITE VIEWS
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 362400200
Date: 09/17/2024

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

Name	Andrew W. Burnett
License No.	AR98495
Expiration Date	02-28-2027

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL

ZONING ANALYSIS - NE 14 STREET MIAMI,FL

Rapid Transit Zone (RTZ) - Metromover Subzone

RSP

Zoning Districts	Notes
Lots:	
101-125 NE 14 Street	Rapid Transit Zone - Metromover Subzone

Lot Area Summary		Notes
Gross Lot Area		
Lot area per survey provided by GFO.		
101 NE 14 Street	Folio: 01-3136-006-0010	
115 NE 14 Street	Folio: 01-3136-006-0020	
119 NE 14 Street	Folio: 01-3136-006-0030	
121 NE 14 Street	Folio: 01-3136-006-0040	
125 NE 14 Street	Folio: 01-3136-006-0060	
Lot East of 125	Folio: 01-3136-006-0070	
Total Net Lot Area (SF) - All Parcels	**11,986.00 SF - Net Lot Area**	*Per boundary survey provided by owner*
Total Net Lot Area (Acres)	**0.2752 Acres**	
RTZ Area (Centerline)		
	24,681.00 SF - Gross Lot Area	*Per boundary survey provided by owner - Total square footage of land to the centerline of adjacent roadways*
Total Gross Area (Acres)	**0.5671 Acres**	

RTZ Metromover Subzone - 33C-15.(A)	Proposed
Use	Mixed-Use Development along existing transit corridors

Boundaries - 33C-15.(B)

Bound: From the North by 20' Alley, from East by NE 1st Court, from South by NE 14th Street, and from West by NE 1st Avenue

Permitted Uses - 33C-11(C)	Allowed	Required	Proposed
(2)(b) Commercial/Retail			1,313 SF (C)
(2)(d) Residential			176,577 SF
Residential Storage			17,809 SF (C)

Parking Requirements - 33C-15(D)(1)(a)	Required	Proposed
Sec 33C-8(C)(7) - Notwithstanding any provision to the contrary, there shall be no minimum parking requirement within the Rapid Transit Zone.	n/a	**0**

Building Setbacks - 33C-11(D)(2)	Required	Proposed
NE 14st Street	15'-0" Street Setback	**16'-3"**
NE 1st Avenue	15'-0" Street Setback	**17'-2"**
NE 1st Court	0 ft min	**0'-0"**
Alley (north of site)	0 ft min	**0'-0"**

Encroachments - 33C-11(D)(3)	Required	Proposed
Sec 33C-11(D)(3)(b) - Cantilevered balconies, awnings, weather protection elements and similar features with adequate vertical clearance may encroach into street rights-of-way but shall not extend closer than six inches from the curb face.	6" from curb face	

Cantilevered Balconies	
NE 14st Street	**4'-6" beyond BBL; 11'-8" min from curb face**
NE 1st Avenue	**Not Encroaching**
NE 1st Court	**Not Encroaching**
Alley (north of site)	**4'-0" beyond Property Line**
South-West corner of BBL	**8'-5" beyond BBL; 15'-4" from curb face**
South-East corner of BBL	**8'-9" beyond BBL; 14'-11" from curb face**

Floor Area (Podium enclosure)	
NE 14st Street	**7'-7" beyond BBL; 8'-6" from curb face**
NE 1st Avenue	**Not Encroaching**
NE 1st Court	**Not Encroaching PL**
Alley (north of site)	**3'-6" beyond Property Line (Uninhabitable Space)**
South-West corner of BBL	**11'-3" beyond BBL; 12'-7" from curb face**
South-East corner of BBL	**10'-5" beyond BBL; 13'-4" from curb face**

Floor Area Ratio and Lot Coverage - 33C-11(D)(4)	Required	Proposed
The floor area ratio, lot coverage, and maximum square footage of buildings to be developed within the subzone shall not be limited.	n/a	**12.3 FAR*** *Building Gross Area / RTZ Area

Building Height - 33C-11(D)(5)	Required	Proposed
The maximum building height shall be the maximum allowed by MDAD in accordance with the zoning regulations for Miami International Airport	649'-0"	**359' - 8"**

Open Space - 33C-11(D)(6)	Required	Proposed
The minimum open space requirement shall be 15 percent of the gross development area. 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.	3,702.15 SF	**5,207 SF**

Density - 33C-11(D)(8)		Allowed	Proposed
Dwelling Units per Acre		500 du/acre max.	
Total Dwelling Units Allowed	500*RTZ Area	**283 Dwelling Units**	**283 Dwelling Units**

Sustainability Target - per FGBC Florida Green High-Rise Residential Building Standard

Building to target FGBC Requirements

AREA CALCULATION - NE 14 STREET MIAMI,FL

NOTE: AREAS MEASURED TO EXTERIOR SIDE OF EXTERIOR WALLS. INCLUDES OPEN LOADING DOCK, TERRACES AND BALCONIES

A	B	C	D
	Level	Floor Height	Gross Floor Plate
	Ground Level	18'-0"	7,312
RESI STORAGE	Level 02	13'-0"	7,683
RESI STORAGE	Level 03	12'-0"	9,077
RESI STORAGE	Level 04	13'-0"	9,850
RESIDENTIAL	Level 05-Amenity	17'-0"	10,032
RESIDENTIAL	Level 06	10'-8"	10,220
RESIDENTIAL	Level 07	10'-8"	10,220
RESIDENTIAL	Level 08	10'-8"	10,220
RESIDENTIAL	Level 09	10'-8"	10,220
RESIDENTIAL	Level 10	10'-8"	10,220
RESIDENTIAL	Level 11	10'-8"	10,220
RESIDENTIAL	Level 12	10'-8"	10,220
RESIDENTIAL	Level 14	10'-8"	10,220
RESIDENTIAL	Level 15	10'-8"	10,220
RESIDENTIAL	Level 16	10'-8"	10,220
RESIDENTIAL	Level 17	10'-8"	10,220
RESIDENTIAL	Level 18	10'-8"	10,220
RESIDENTIAL	Level 19	10'-8"	10,220
RESIDENTIAL	Level 20	10'-8"	10,220
RESIDENTIAL	Level 21	10'-8"	10,220
RESIDENTIAL	Level 22	10'-8"	10,220
RESIDENTIAL	Level 23	10'-8"	10,220
RESIDENTIAL	Level 24	10'-8"	10,220
RESIDENTIAL	Level 25	10'-8"	10,220
RESIDENTIAL	Level 26	10'-8"	10,220
RESIDENTIAL	Level 27	10'-8"	10,220
RESIDENTIAL	Level 28	10'-8"	10,220
RESIDENTIAL	Level 29	12'-0"	10,220
RESIDENTIAL	Level 30-Amenity	20'-0"	10,069
RESIDENTIAL	Level 31-Amenity-Pool	20'-0"	9,827
	Roof	0'-0"	5,545
TOTAL	30 LEVELS	359'-8"	304,455 GSF

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ZONING ANALYSIS & PROJECT DATA
14th Street Miami Investments, LLC
14 ROC

RSP Project No. 362400200
Date: 09/17/2024

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Name	Andrew W. Burnett
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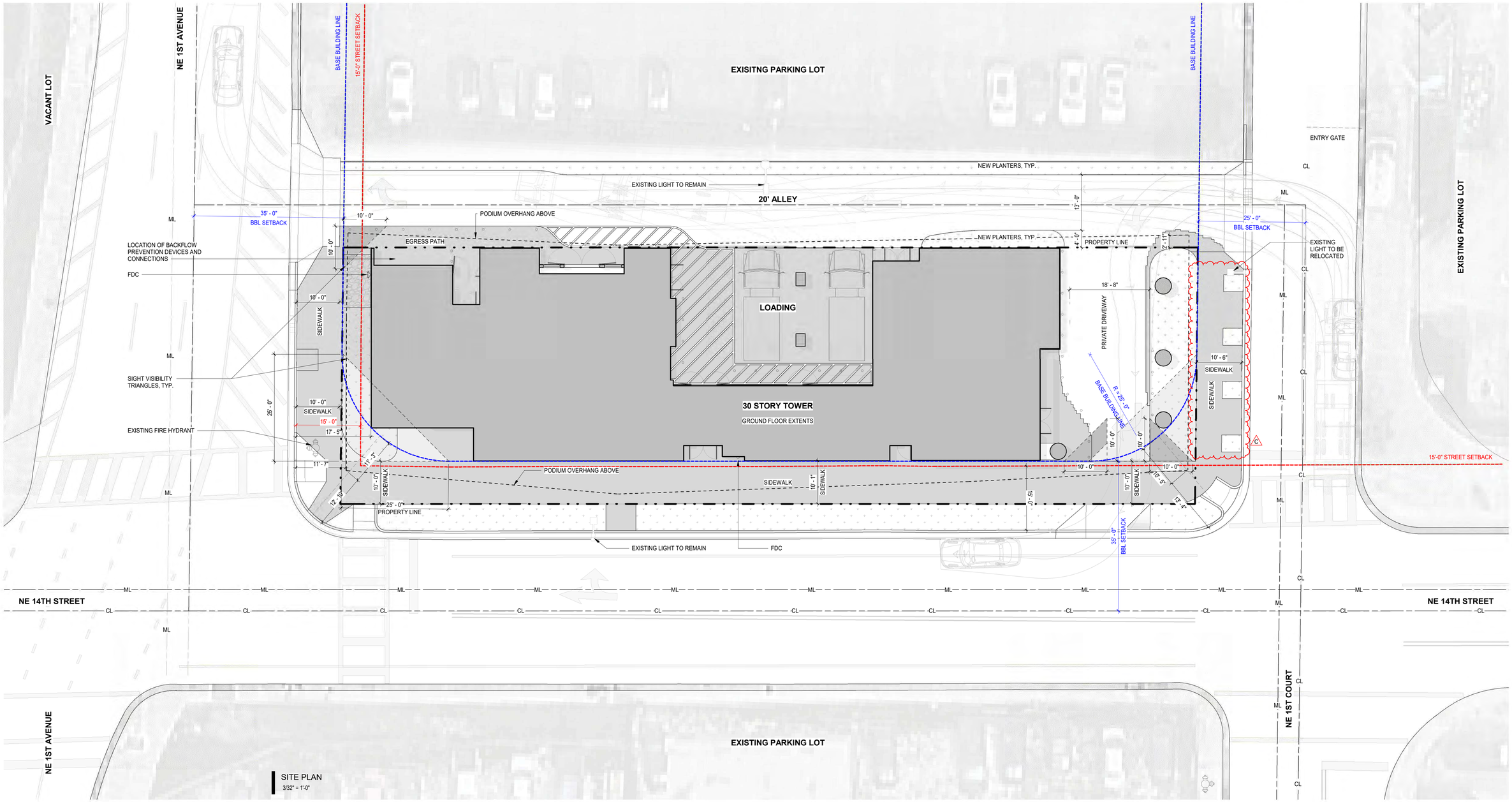
PLAN LEGEND:

- PROPERTY LINE
- CENTER OF ROAD
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE

GENERAL NOTES:

1. ARCHITECTURAL SITE PLAN SHOWN TO REFERENCE LANDSCAPE AND CIVIL BACKGROUND ONLY. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR ALL INFORMATION.
2. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS.
3. ANY CONFLICTS FOUND BETWEEN SITE CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO PROCEEDING/BUILDING.
4. REFER TO SURVEY FOR LEGAL DESCRIPTION

LOCATION MAP:



SITE PLAN
3/32" = 1'-0"

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SITE PLAN
14th Street Miami Investments, LLC
14 ROC

RSP Project No. 362400200
Date: 09/17/2024

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OWNER
14th Street Miami Investments, LLC
814 1st Street
Miami Beach, FL 33139
Phone: 786.319.6140

David Gonzalez
Phone: 786.319.6140
Email: dgonzalez@gfoinvestments.com

ARCHITECT
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Andrew Burnett
Phone: 305.317.5274
Email: Andrew.Burnett@rsparch.com

CIVIL ENGINEER
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Alberto Mora
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Email: Alberto.Mora@kimley-horn.com

TRAFFIC ENGINEER
Kimley-Horn
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Cory Dorman
Phone: 954.535.5114
Email: Cory.Dorman@kimley-horn.com

LANDSCAPE ARCHITECT
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Justine Velez
Phone: 786.246.4857
Email: justine@urbanrobot.net

LAND USE
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard Suite 300
Miami, FL 33131
Phone: 305.377.6229

Graham Penn
Phone: 305.377.6229
Email: GPenn@brzoninglaw.com

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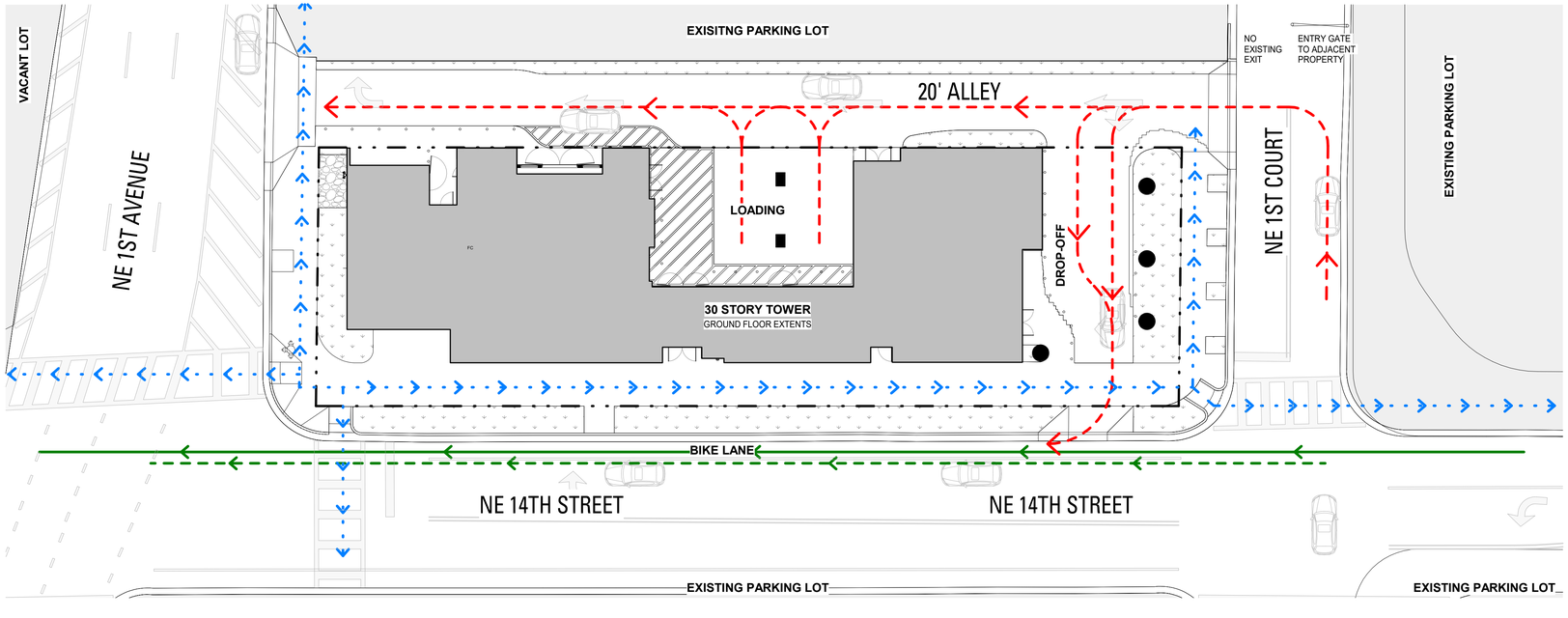

LEGEND:
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- BIKE CIRCULATION
- BUS CIRCULATION

CIRCULATION DIAGRAM
1/16" = 1'-0"

LIGHTING DIAGRAM MOVED TO SHEET B-4

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CIRCULATION DIAGRAM
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LEGEND:

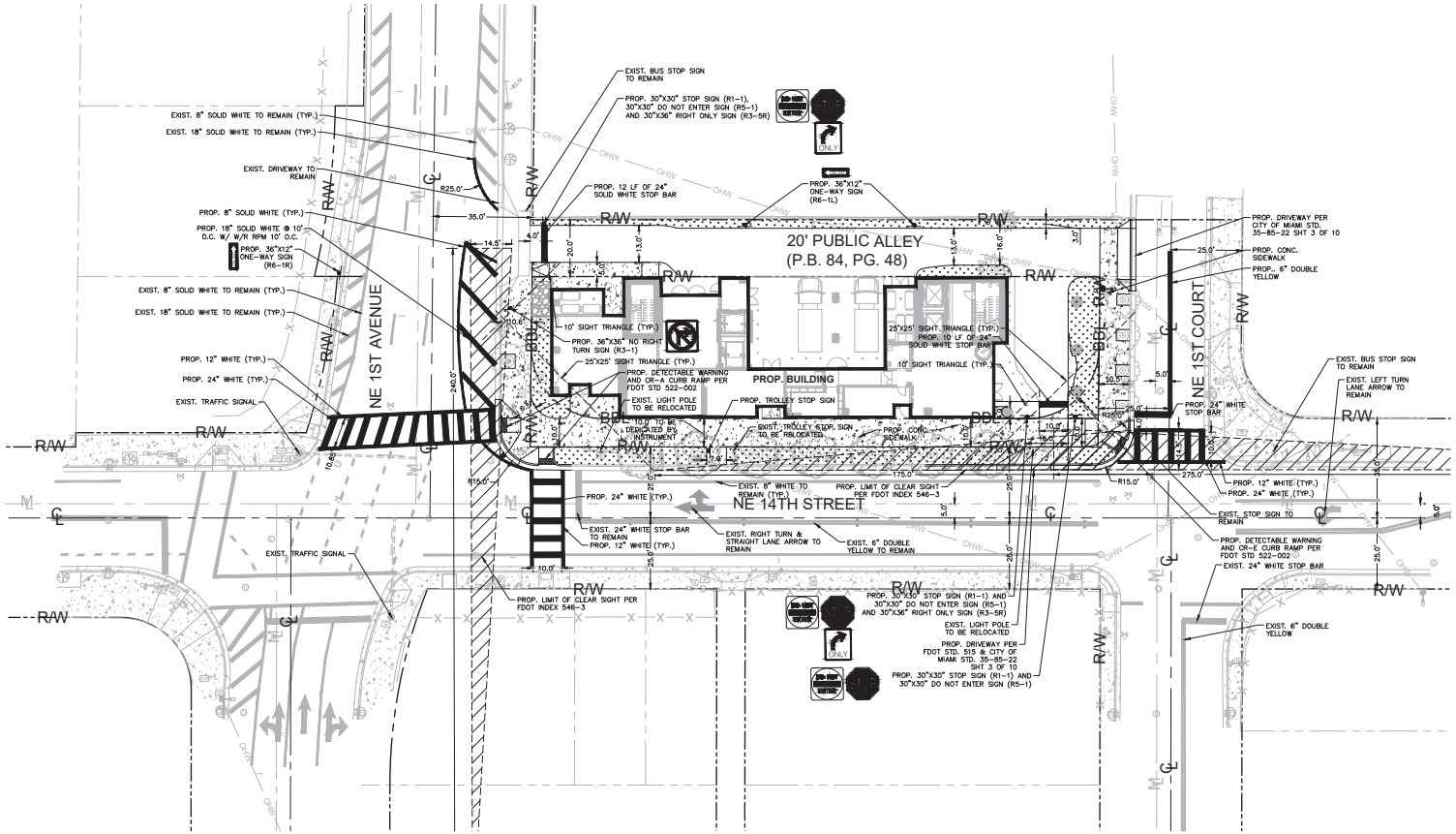
R/W	RIGHT-OF-WAY LINE OR PROPERTY LINE
℄	CENTER LINE OF ROADWAY
	LANE LINE OF ROADWAY
	PROP. SIGN
	EXIST. SIGN

NOTES:

1. ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC PAINT.
2. ALL STOP BARS AND DOUBLE SOLID YELLOW LINES WITHIN THE PROPERTY TO BE INSTALLED ON ASPHALT SHALL BE THERMOPLASTIC PAINT.
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 THERMOPLASTIC PAINT SHALL ADHERE TO FDOT STANDARD SPECIFICATIONS – SECTION 711.
5. ALL PAINTED PAVEMENT MARKINGS SHALL ADHERE TO FDOT STANDARD SPECIFICATIONS – SECTION 710.
6. ALL STREET SIGNS MUST ADHERE TO MUTCD, FDOT, AND CITY OF MIAMI STANDARDS.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'



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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

ALBERTO ANTONIO MORA LICENSE No. 58710 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALBERTO MORA, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE: 3/14/2025

Alberto A Mora

KHA PROJECT #	143065014
DATE	MARCH 2025
SCALE	AS SHOWN
DESIGNED BY	MCP
DRAWN BY	EA
CHECKED BY	AAM

No.	ISSUES/REVISIONS	DATE	BY
3	ASPR - REVISION 3	03/14/2025	

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

CAUTION!! CONTRACTOR SHALL VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Sunshine 811 Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

MDWASD AGREEMENT ID# 32659

PAVEMENT MARKINGS AND SIGNAGE PLAN

14 ROC
125 NE 14TH STREET
MIAMI FL 33132
PREPARED FOR
14TH STREET MIAMI INVESTMENTS, LLC

CITY OF MIAMI FL

SHEET NUMBER
CS-01

Plotted By:Bojna, Mario, Sheet Set:14 ROC, Layout:CS-01 PAVEMENT MARKINGS AND SIGNAGE PLAN, March 14, 2025, 12:13:34pm, K:\MIB_Civil\143065014 – 101 NE 14TH STREET\Civil\CAD\PlanSheets\CS-01 PAVEMENT MARKINGS AND SIGNAGE PLAN.dwg
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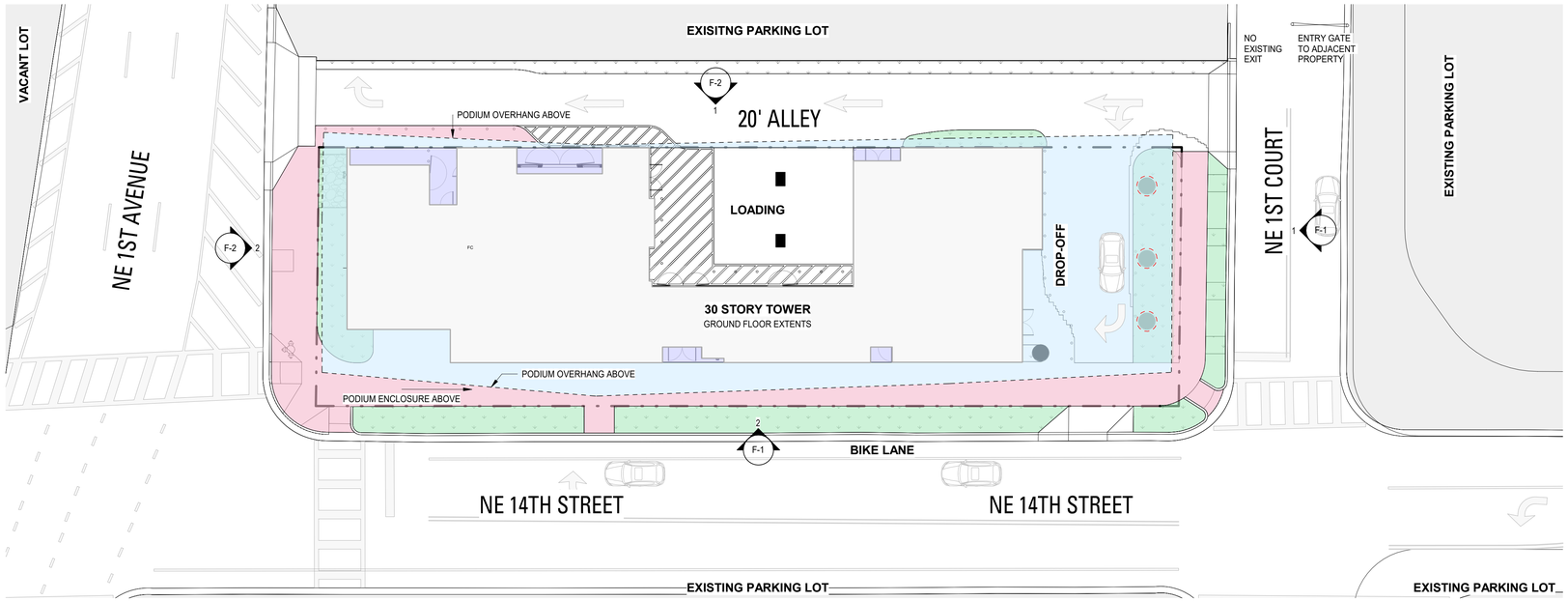


LIGHTING DIAGRAM
1/16" = 1'-0"

LEGEND:

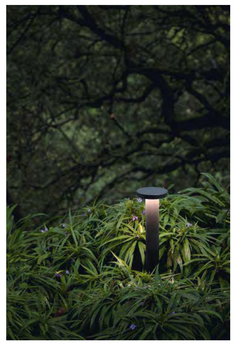
PATH / SIDEWALK LIGHTING

CANOPY LIGHTING

SOFFIT LIGHTING

COLUMN LIGHTING

LANDSCAPE LIGHTING



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LIGHTING DIAGRAM
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14 ROC
RSP Project No. 362400200
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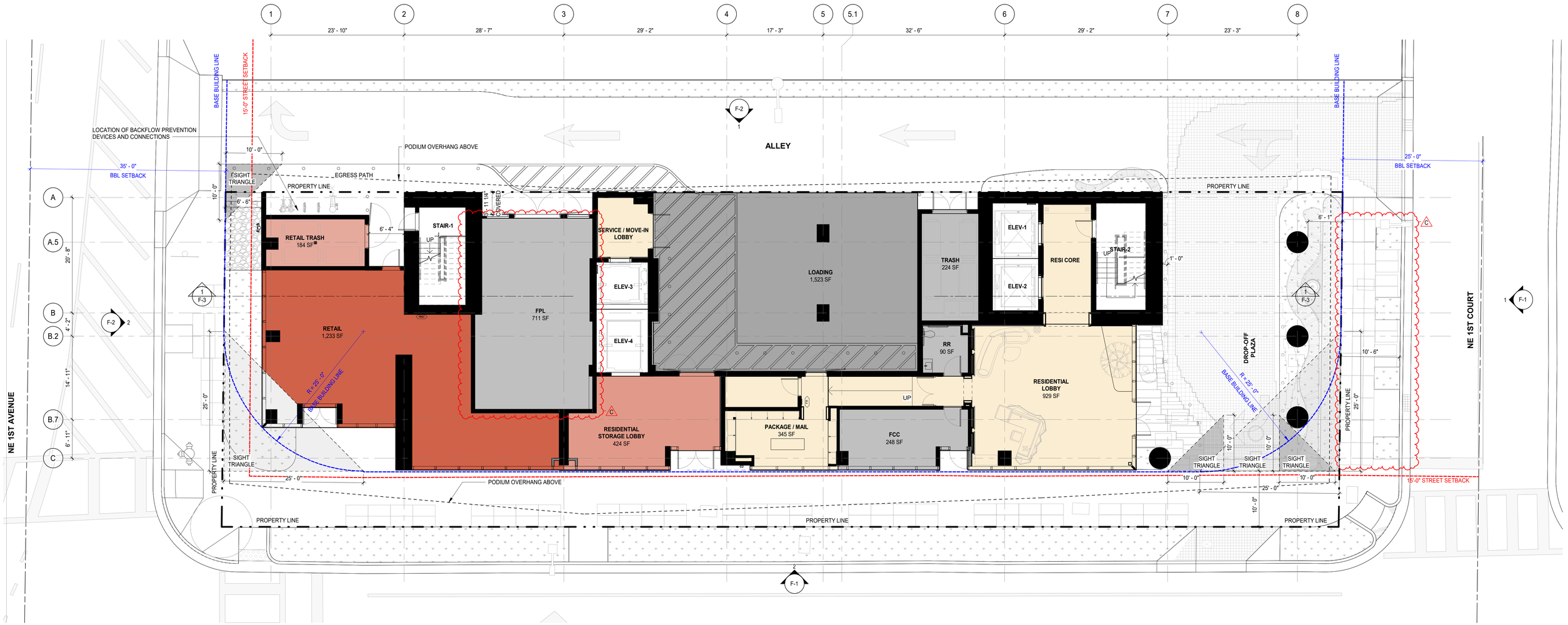
PLAN LEGEND:

- PROPERTY LINE
- CENTER OF ROAD
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE



N

GROUND FLOOR PLAN
1/8" = 1'-0"

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GROUND FLOOR PLAN
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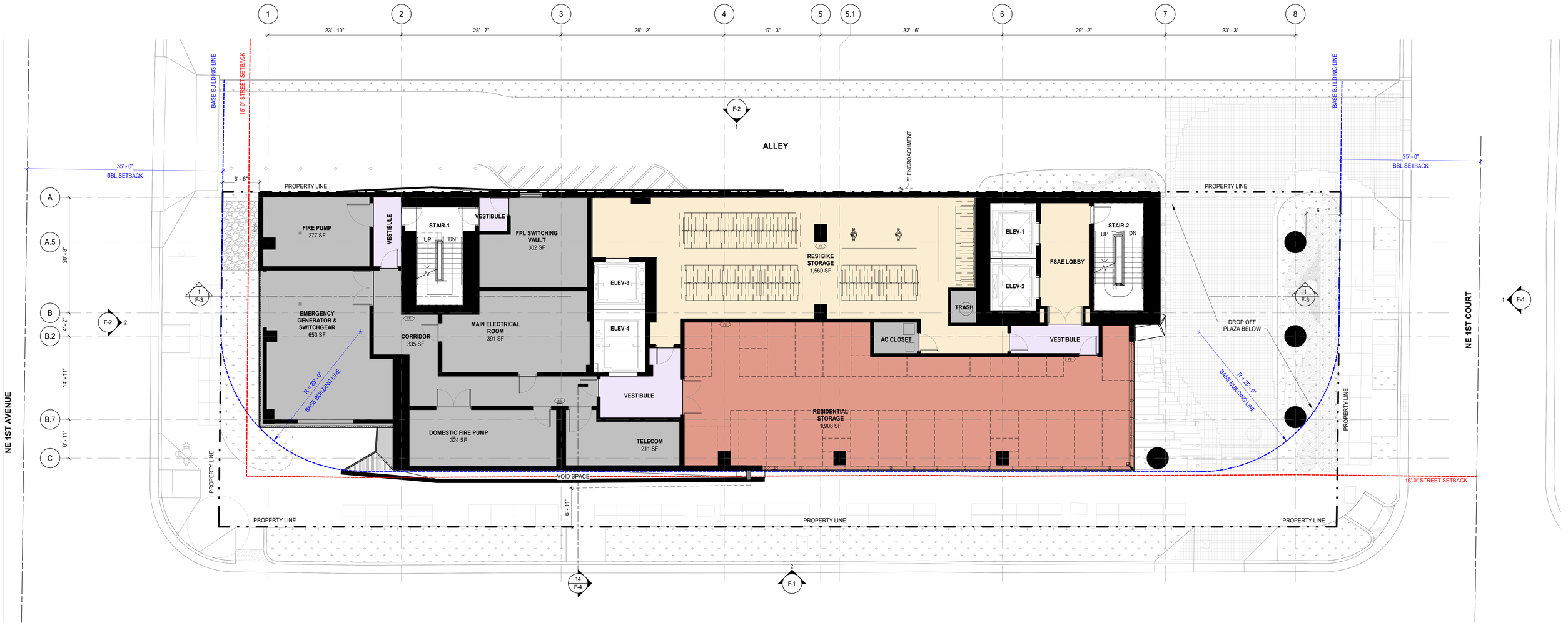
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE



N

FLOOR PLAN LEVEL 2 - STORAGE
1/8" = 1'-0"

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LEVEL 2 FLOOR PLAN
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PLAN LEGEND:

- PROPERTY LINE
- CENTER OF ROAD
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE

N

FLOOR PLAN LEVEL 3 - STORAGE
1/8" = 1'-0"

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LEVEL 3 FLOOR PLAN
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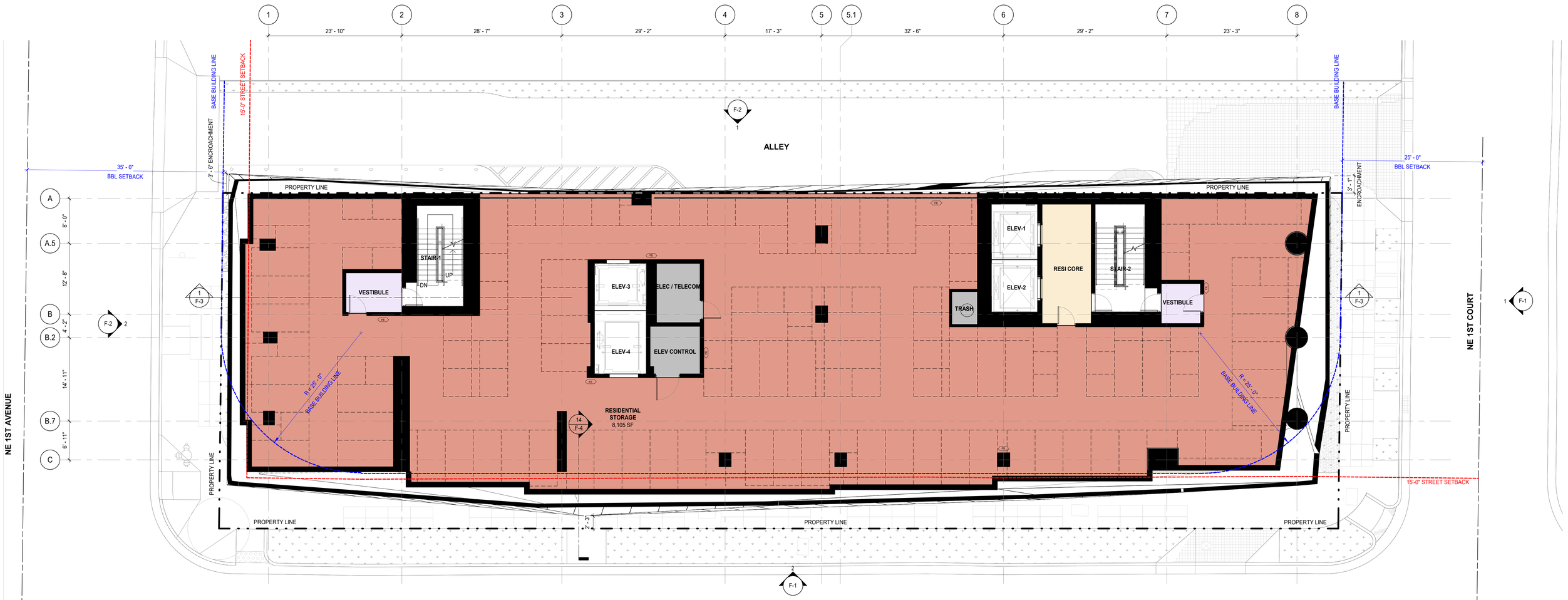
PLAN LEGEND:

- PROPERTY LINE
- CENTER OF ROAD
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE



N

FLOOR PLAN LEVEL 4 - STORAGE
1/8" = 1'-0"

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LEVEL 4 FLOOR PLAN
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PLAN LEGEND:

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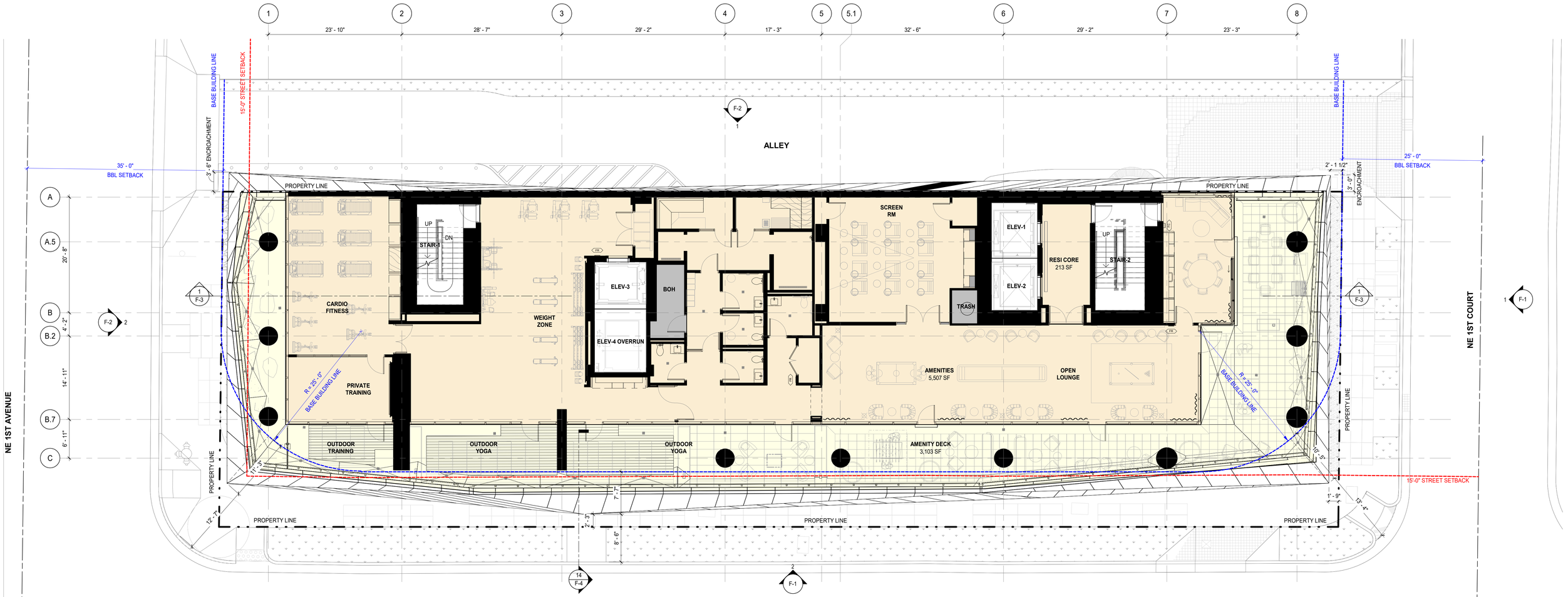
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE



N

FLOOR PLAN LEVEL 5 - AMENITIES
1/8" = 1'-0"

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LEVEL 5 AMENITY FLOOR PLAN
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PLAN LEGEND:

- PROPERTY LINE
- CENTER OF ROAD
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- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE

N

FLOOR PLAN LEVELS 6-29 TYPICAL - APARTMENTS
1/8" = 1'-0"

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LEVELS 6-29 TYPICAL FLOOR PLAN
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PLAN LEGEND:

- PROPERTY LINE
- CENTER OF ROAD
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE

N

FLOOR PLAN LEVEL 30 - AMENITIES
1/8" = 1'-0"

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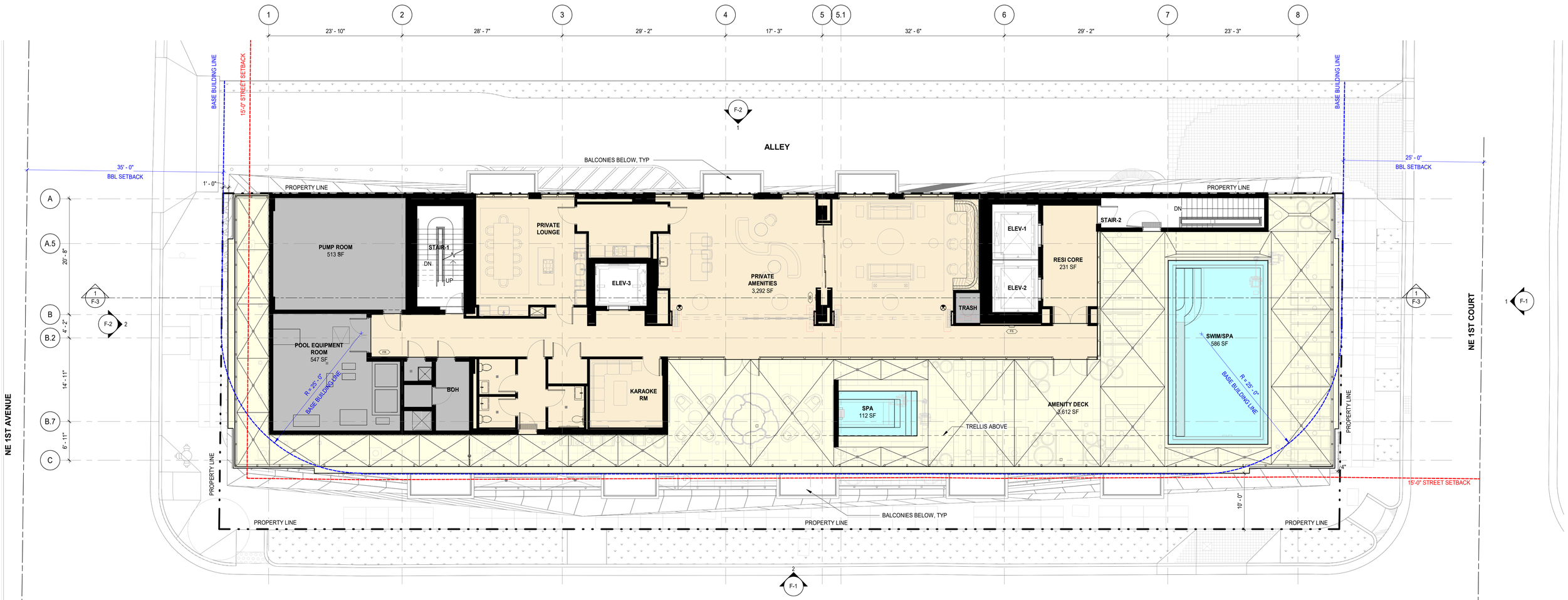

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FLOOR PLAN LEVEL 31 - AMENITIES
1/8" = 1'-0"

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LEVEL 31 AMENITY FLOOR PLAN
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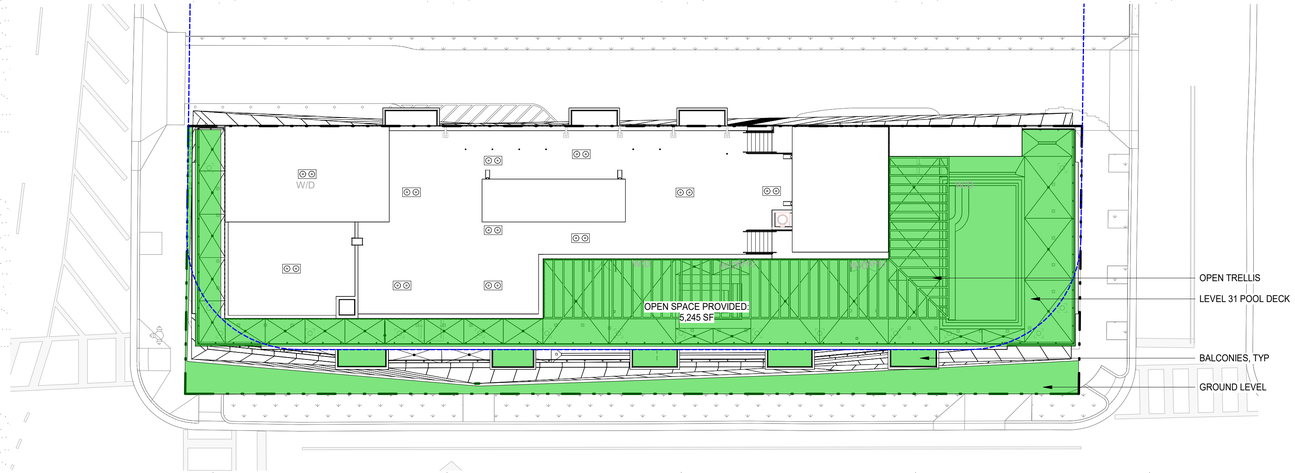
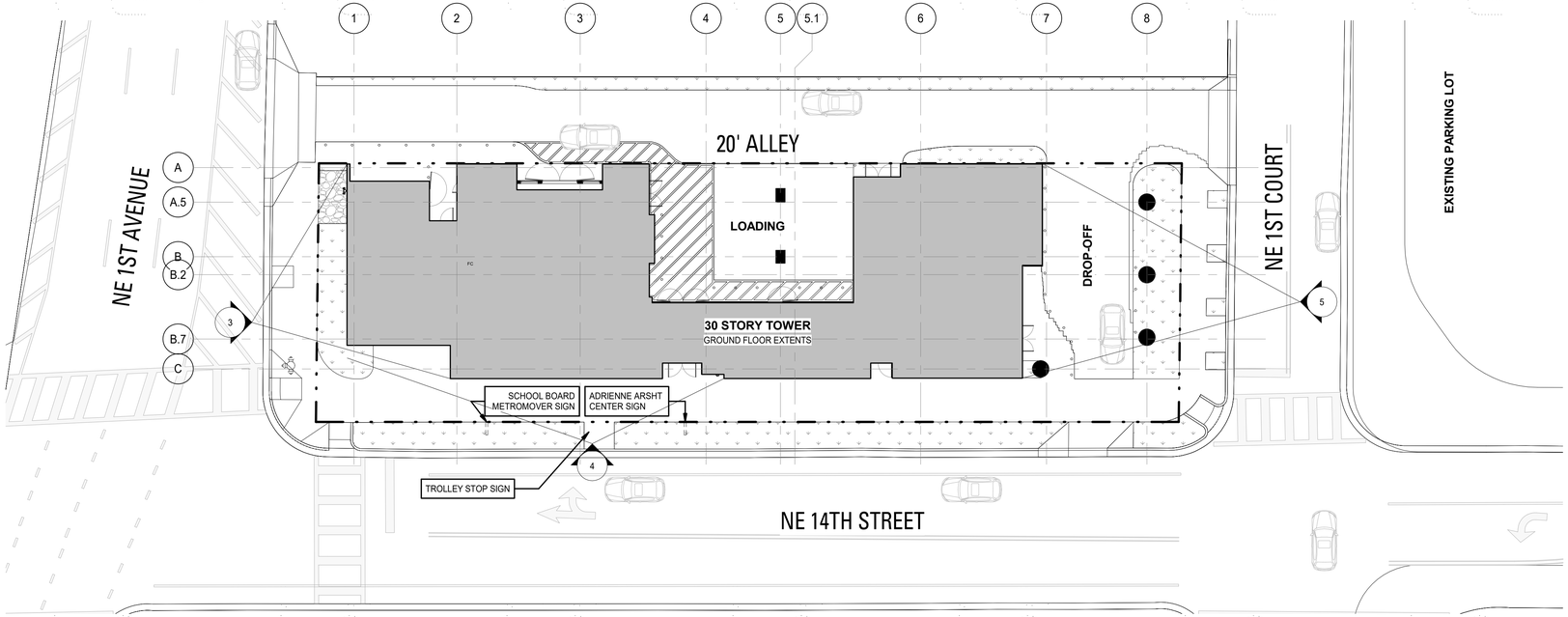


OPEN SPACE DIAGRAM
1/16" = 1'-0"

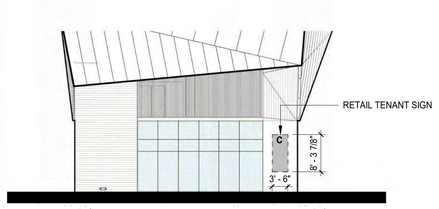
OPEN SPACE LEGEND:

OPEN SPACE
BUILDING BASE LINE
EXISTING PROPERTY LINE

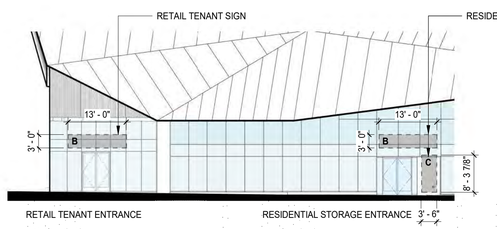
OPEN SPACE REQUIRED: **3,702 SF**
OPEN SPACE PROVIDED: **5,207 SF**



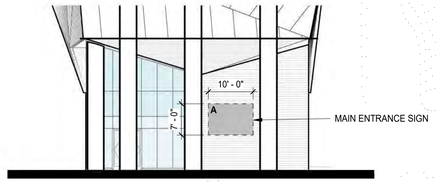
BLDG SIGNAGE PLAN
1/16" = 1'-0"



3 ELEVATION - WEST
1/16" = 1'-0"



4 ELEVATION - SOUTH SIGNS
1/16" = 1'-0"



5 ELEVATION - EAST SIGN
1/16" = 1'-0"

BUILDING SIGNAGE PRECEDENCE:

SIGN TYPE "A"

SIGN TYPE "B"

SIGN TYPE "C"

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ZONING DIAGRAMS
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 362400200
Date: 09/17/2024

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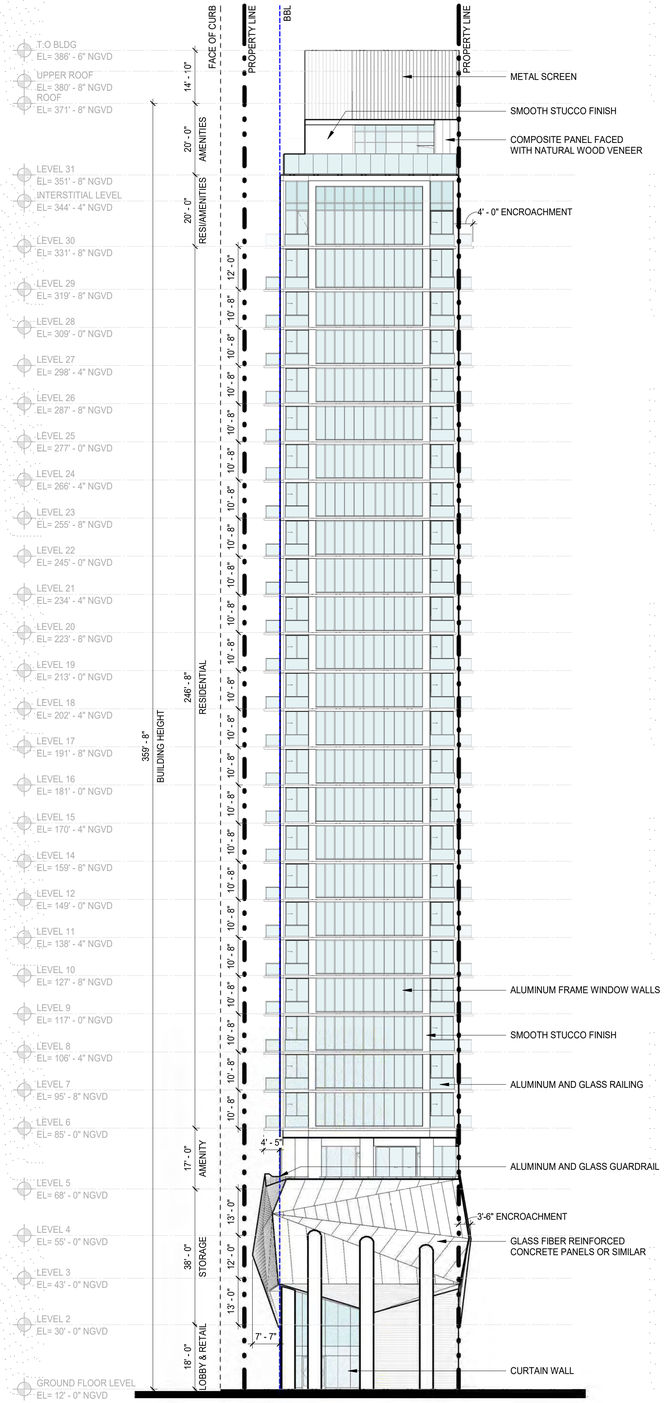
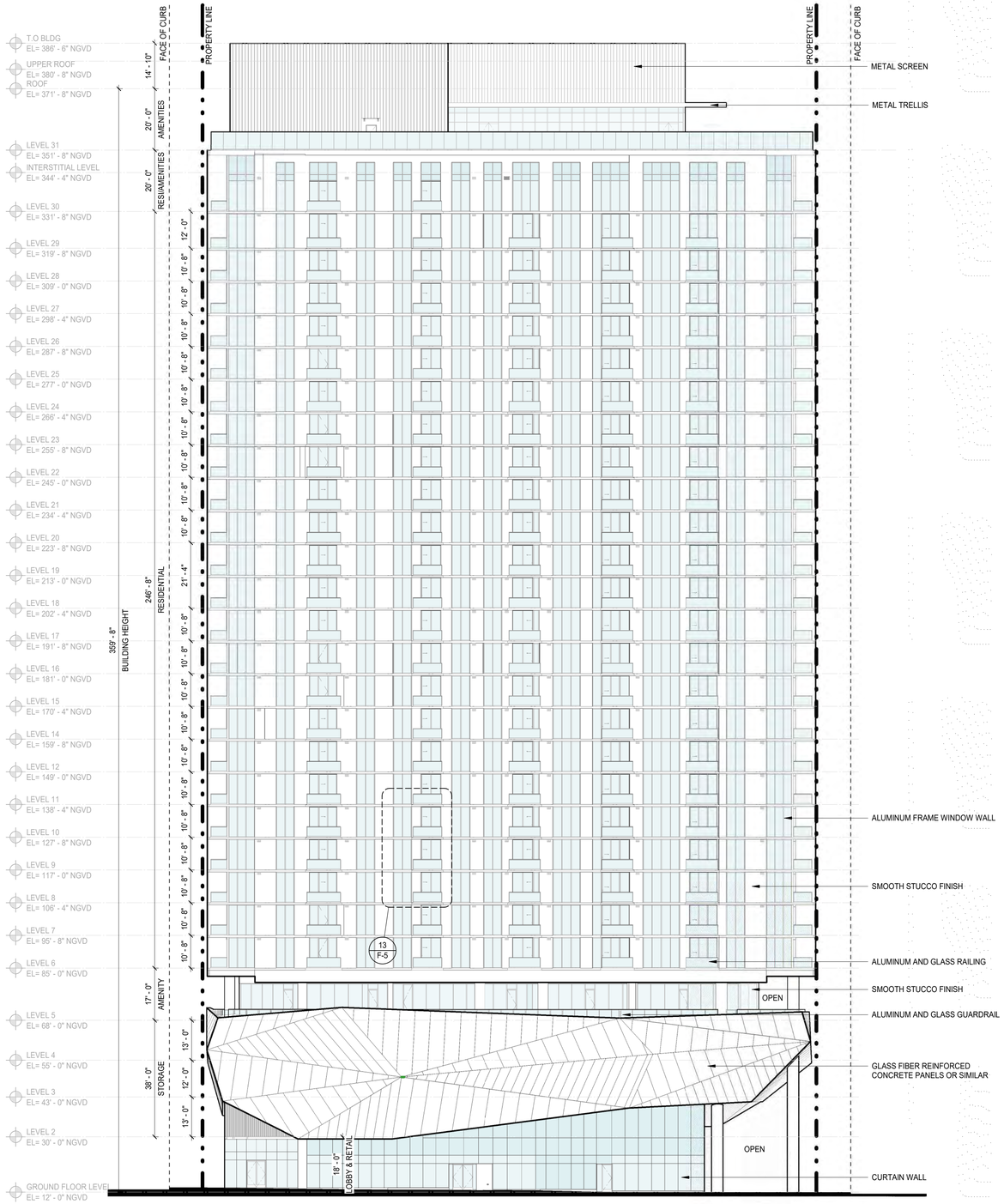


1 ELEVATION - EAST
1" = 20'-0"



2 ELEVATION - SOUTH
1" = 20'-0"

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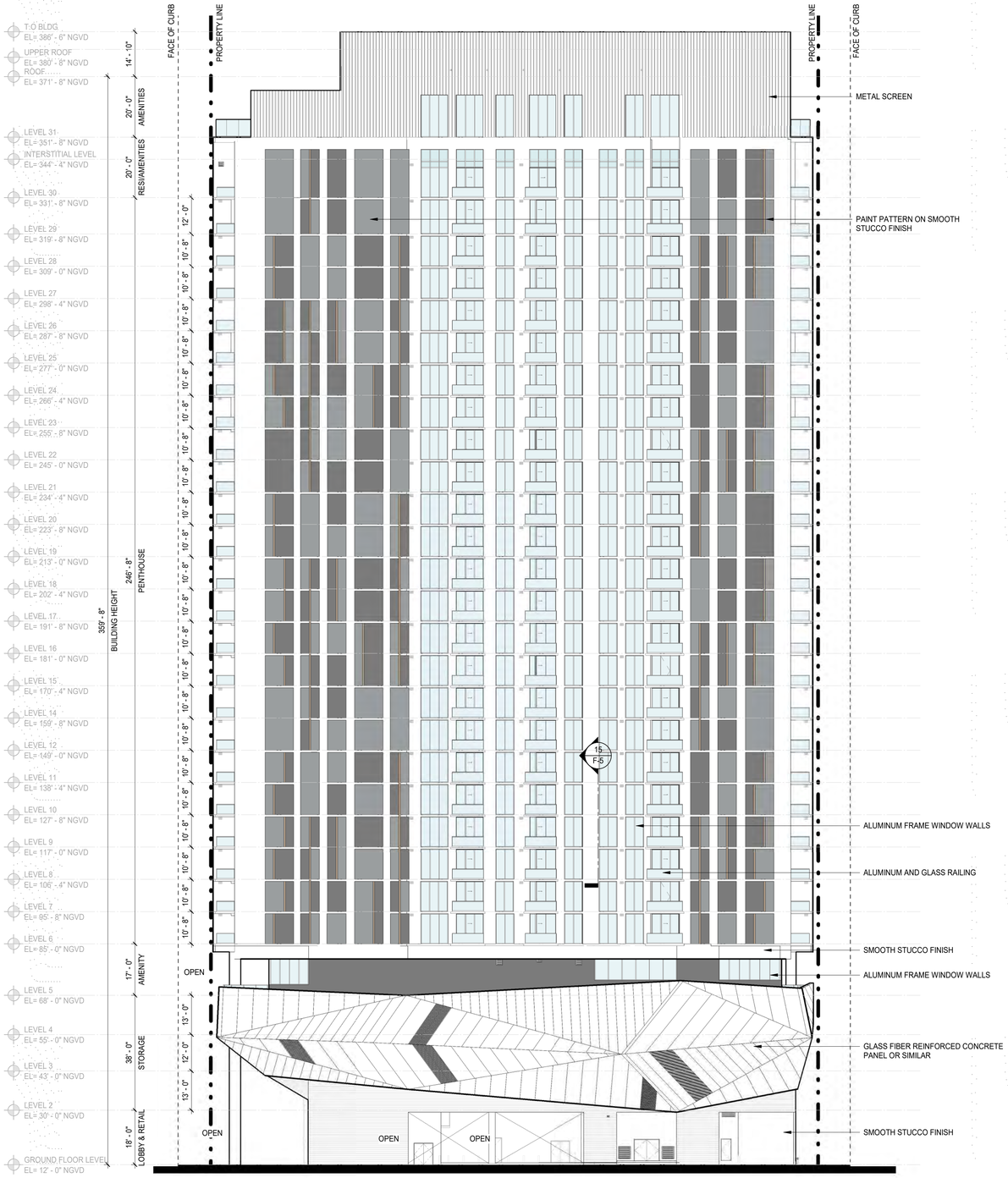
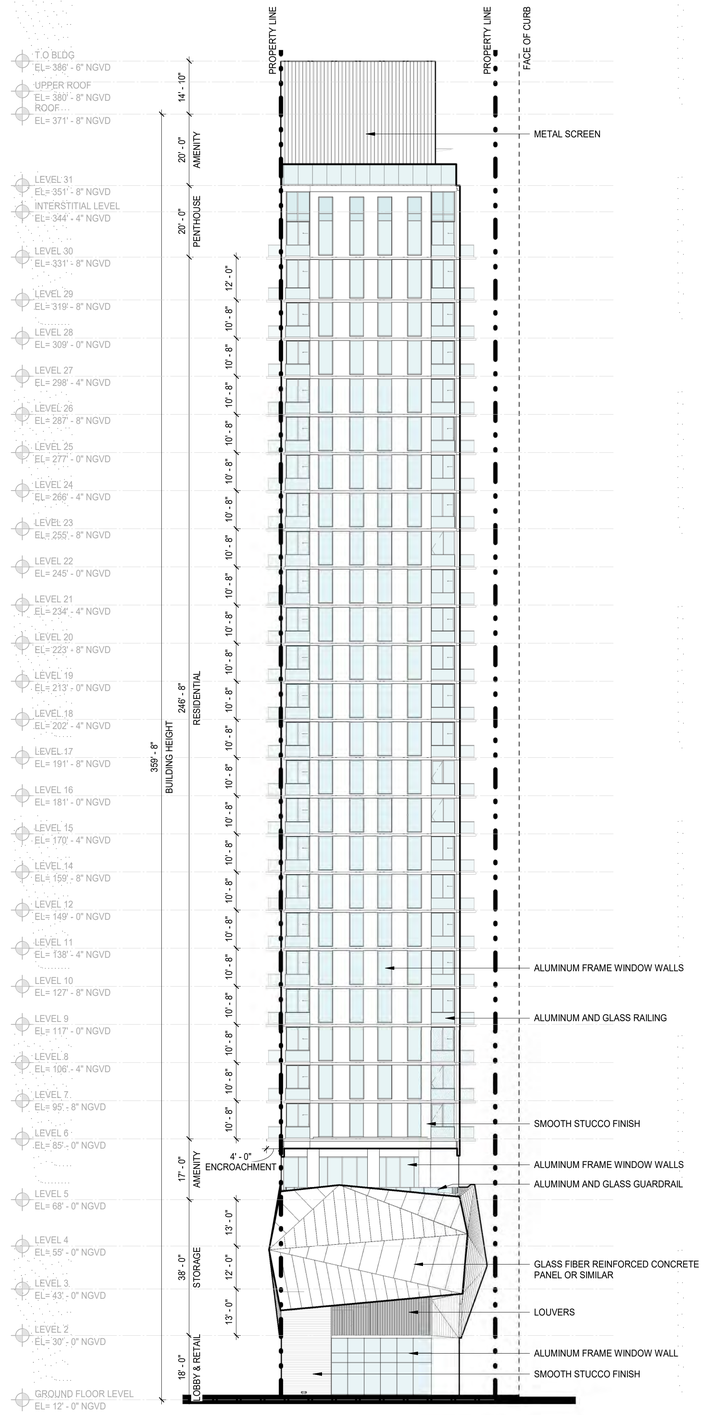


1 ELEVATION - NORTH
1" = 20'-0"



2 ELEVATION - WEST
1" = 20'-0"

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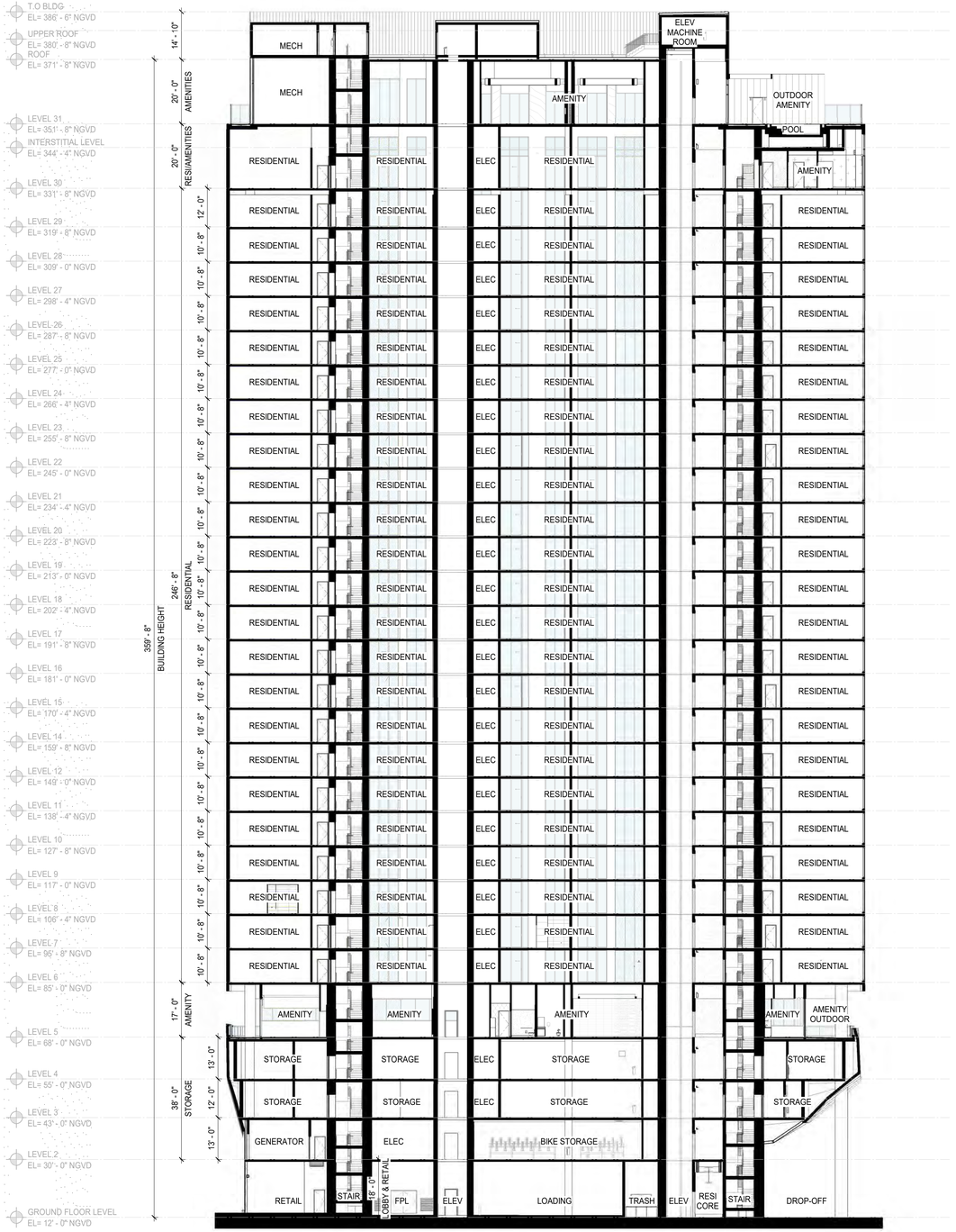

BUILDING SECTION
1" = 20'-0"

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BUILDING SECTION
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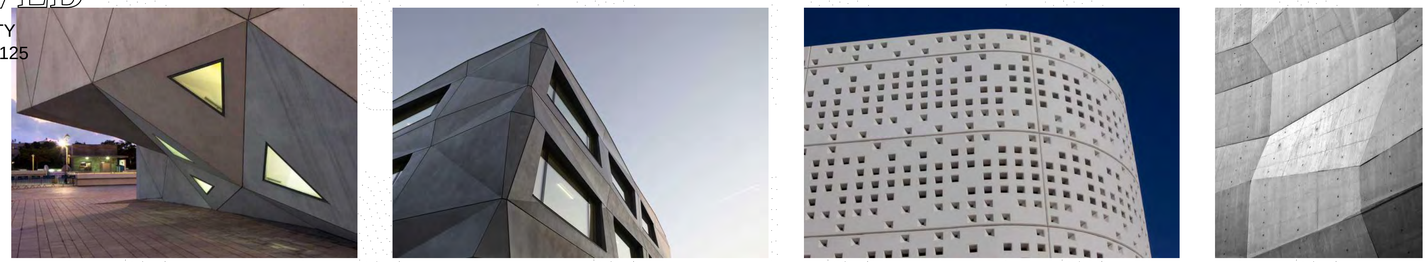
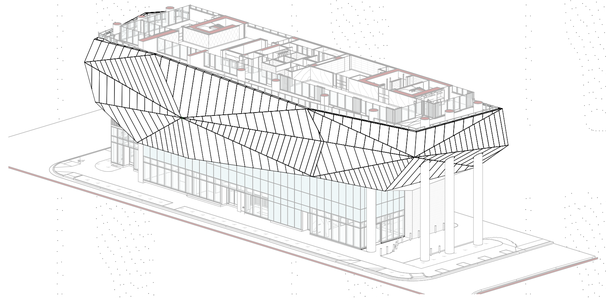
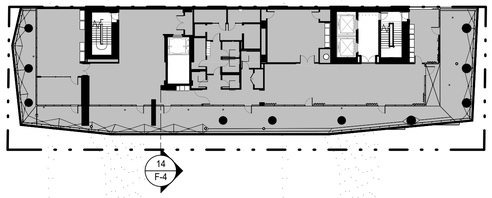


1 REFERENCE IMAGES
1" = 1'-0"

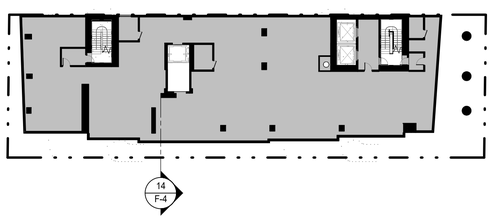


4 PODIUM AXONOMETRIC - FOR REFERENCE ONLY



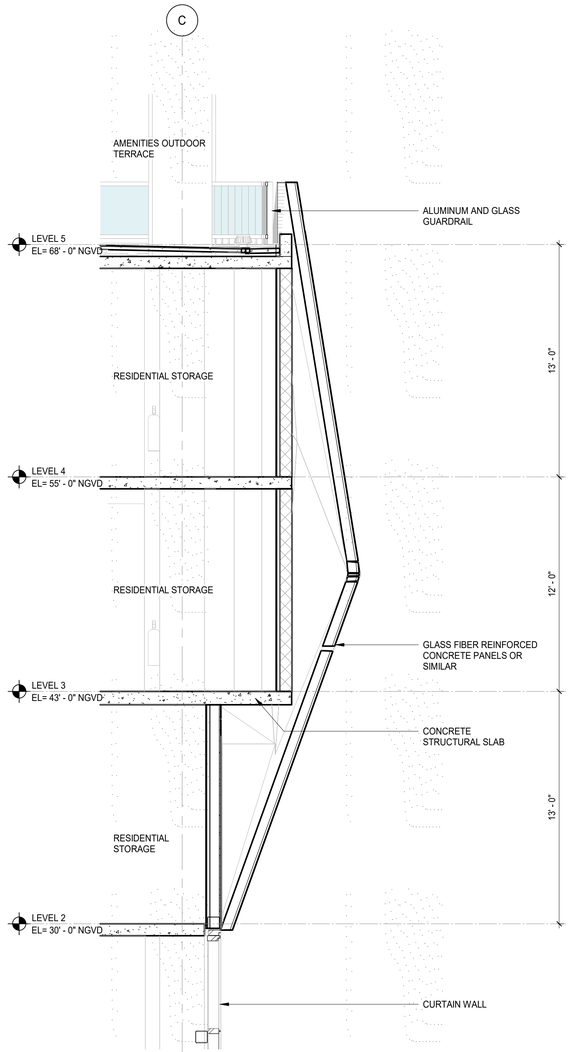
5 LEVEL 5 - SLAB EDGE DIAGRAM
1" = 30'-0"

9 LEVEL 4 - SLAB EDGE DIAGRAM
1" = 30'-0"

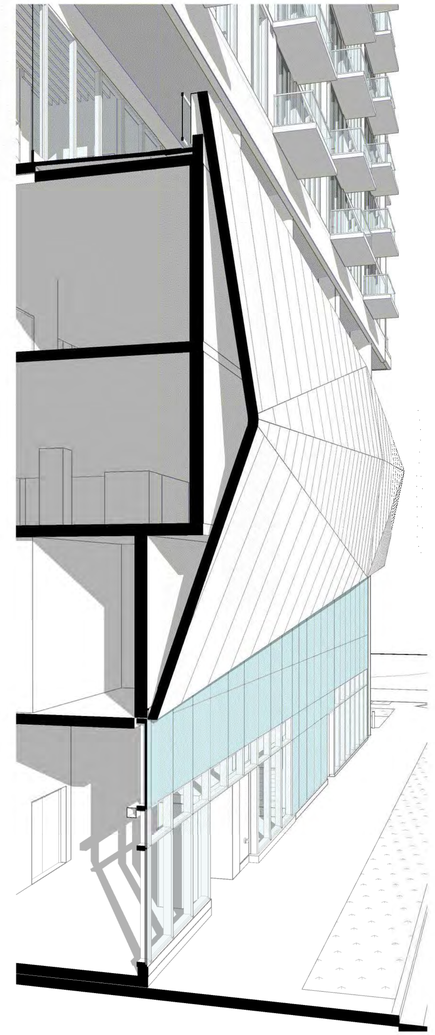


13 LEVEL 3 - SLAB EDGE DIAGRAM
1" = 30'-0"

N



14 ENLARGED SECTION - PODIUM ENCLOSURE
1/4" = 1'-0"



16 PODIUM SECTION PERSPECTION - FOR REFERENCE ONLY

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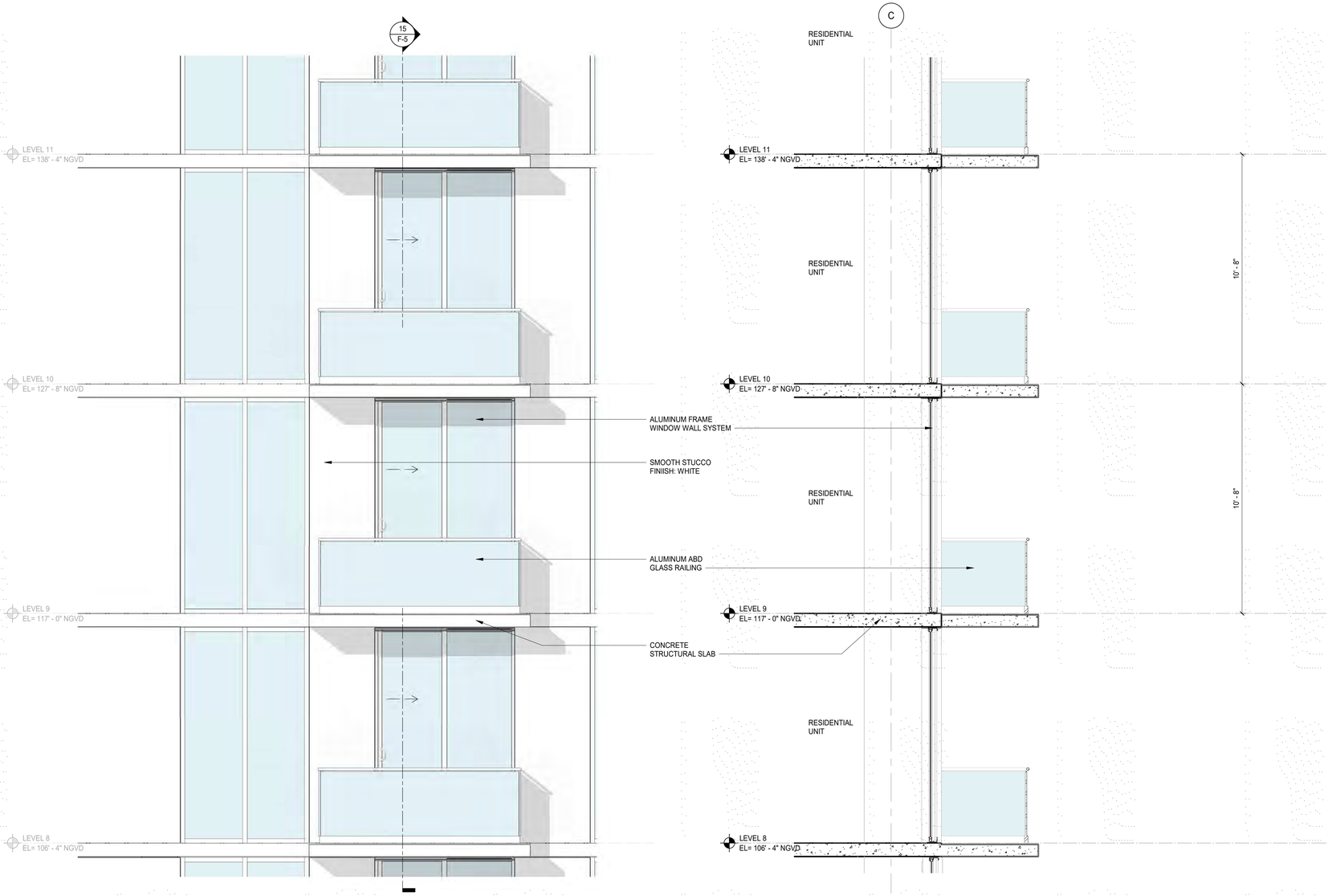
RAILINGS

WINDOW WALL

STUCCO: WHITE

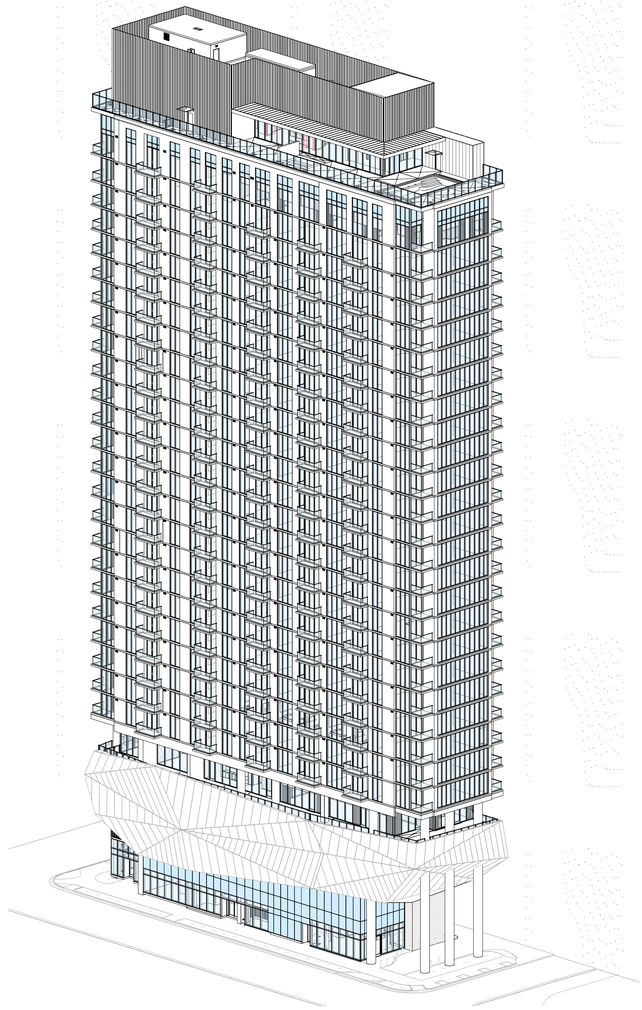
GLASS

1 REFERENCE IMAGES - TOWER
1" = 1'-0"



13 ENLARGED ELEVATION - TOWER
3/8" = 1'-0"

15 ENLARGED SECTION - TOWER
3/8" = 1'-0"



8 TOWER AXONOMETRIC - FOR REFERENCE ONLY

16 TOWER SECTION PERSPECTION - FOR REFERENCE ONLY

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TOWER SECTION & REFERENCE IMAGES
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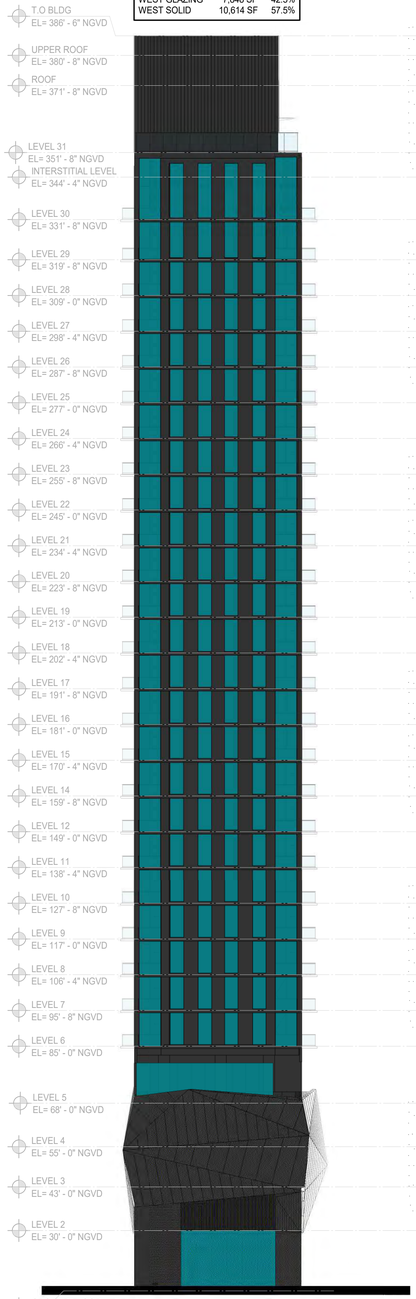
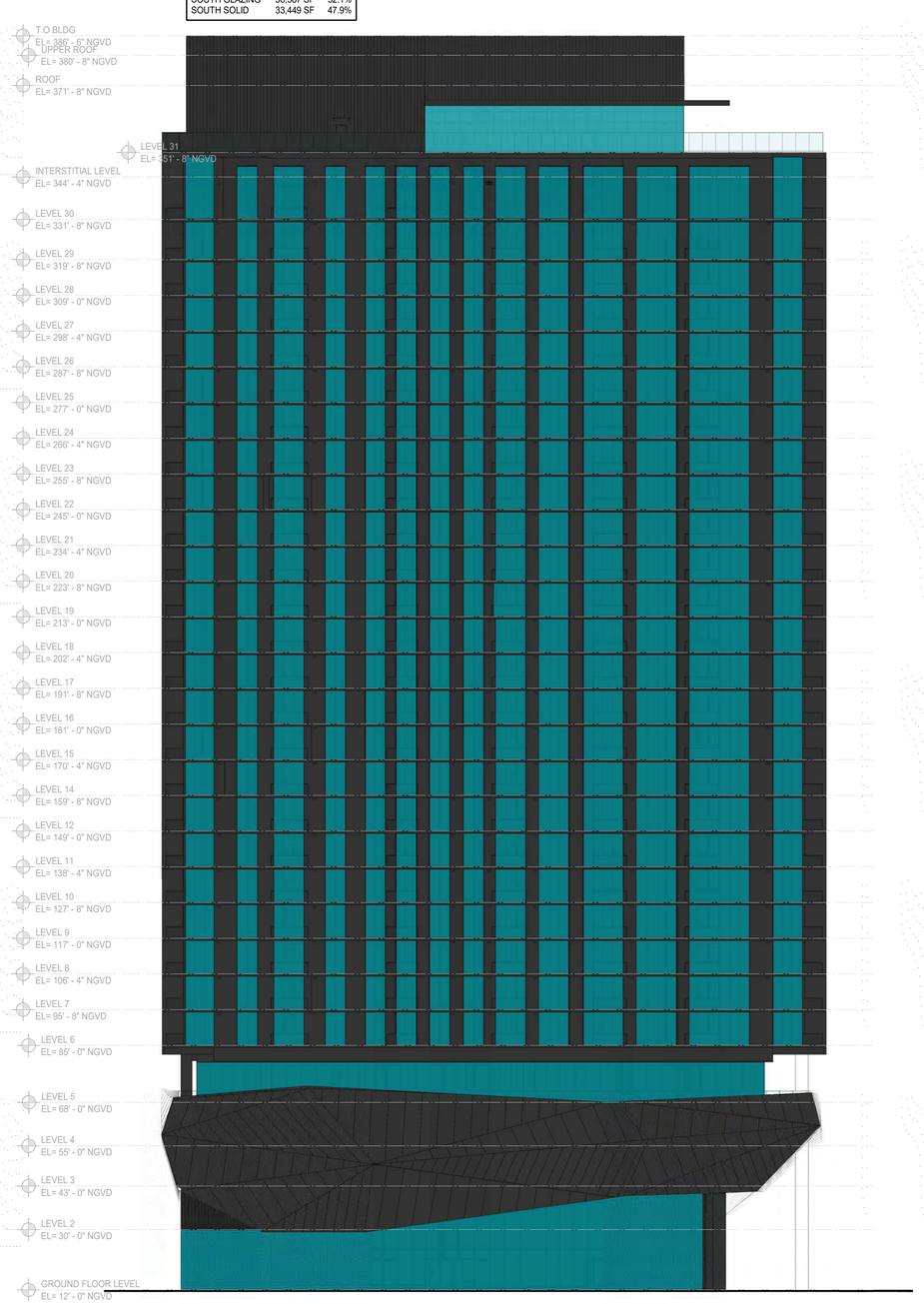
WEST OVERALL	18,462 SF	100%
WEST GLAZING	7,848 SF	42.5%
WEST SOLID	10,614 SF	57.5%



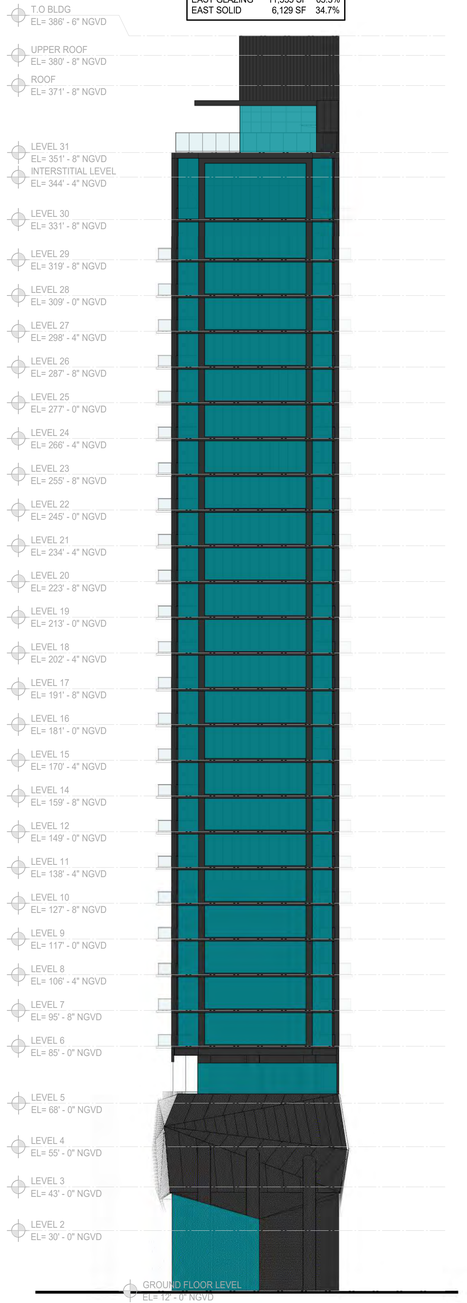
ELEVATION - WEST GLAZING
3/64" = 1'-0"

SOUTH OVERALL	69,836 SF	100%
SOUTH GLAZING	36,387 SF	52.1%
SOUTH SOLID	33,449 SF	47.9%



ELEVATION - SOUTH GLAZING
3/64" = 1'-0"

EAST OVERALL	17,664 SF	100%
EAST GLAZING	11,535 SF	65.3%
EAST SOLID	6,129 SF	34.7%



ELEVATION - EAST GLAZING
3/64" = 1'-0"

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GLAZING PERCENTAGE DIAGRAM
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ASPR - REV. 2

LAÄDSCAPE LEGEÄD (This information is required to be permanently affixed to the plan.)
Zoning District: 33C-15 Metromover Subzone **Aet Lot Area:** .57 acres 24,681 square feet

OPEÄ SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33 as indicated on site plan: Aet lot area = 24,681 square feet x 15 % = 5,207 square feet	5,207	5,245
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 0 x 10 square feet per parking space =	0	N/A
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	5,207	5,245
LAWÄ AREA CALCULATIOÄ		
A. Total square feet of landscaped open space required by Chapter 33 =	5,207	
B. Maximum lawn area (St. Augustine sod) permitted = 20 % x 5,207 square feet =	1,042	0

TREES		
A. The number of trees required per net lot acre	3.59	
less the existing number of trees that meet minimum requirements (minus)	0	
= 30 trees x ~~net lot acreage~~ 5,207 / 43,560 SF =	3.59	3
B. 30% palm trees allowed (two palms = one tree) Palms provided =	1.08	0
C. Percentage of native trees required = the number of trees provided x 30% = 30	1.08	0
D. Street trees (max. average spacing of 30' o.c.): 320 linear feet along street ÷ 30 = 10.67	11	11
Palms as street trees (max. average spacing 25' o.c.): 320 linear feet along street ÷ 25 =	13	N/A
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): N/A linear feet along street ÷ 25 =	N/A	N/A
F. Total number of trees provided =	14	14

SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	359	214
B. The number of shrubs required x 30% = the number of native shrubs required	107.7	91

IRRIGATIOÄ PLAÄ required by Chapter 33. Auto irrigation 0 to be built provided.

Note: Street tree spacing not to exceed 30' O.C. in the Metromover Subzone

TABLE containing information as indicated in sample:

SYMBOL USED OÄ PLAÄ			PLAÄT ÄAME		ÄATIVE SPECIES		CALIPER	HEIGHT		CAÄOPY DIAMETER	QUAÄTITY
Symbol	New	Existing	Scientific	Common	Yes	No	Installed	Installed	Estimated at maturity*	Estimated at maturity*	

*** Required for trees located underneath or adjacent to powerlines and palms used at 1:1 ratio**
ADDITIOÄAL IÄFORMATIOÄ MAY BE REQUIRED BY CHAPTER 18A.

GENERAL LANDSCAPE NOTES

REFER TO ARCHITECTURE FOR SITE, BUILDING, AND ZONING INFORMATION.

1. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.

2. The Contractor is responsible to ensure proper watering and maintenance of new and relocated materials during the warranty period.

3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner immediately.

4. All planting materials shall meet or exceed Florida Grade # 1 as specified in Grades and Standards for Nursery Plants and Part II, Palms and Trees, current edition.

5. Contractor shall familiarize himself/herself with existing site conditions prior to initiating planting. All existing site furnishings, paving, landscape and other elements to remain shall be protected from any damage throughout all construction phases unless otherwise noted.

6. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the Contractor's own work. Landscape contractor shall provide schedule of his/her works two weeks in advance, beginning two weeks prior to commencing landscape trade construction.

7. Contractor shall be responsible to remove existing ground cover for all planting beds as specified prior to planting relocated material. Contractor shall be responsible to replace all portions of existing landscape and hardscape areas damaged while completing planting installation with same grass or materials species to the satisfaction of the Owner.

8. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for the installation area.

9. All plant material that may need to be replaced shall be in full and strict accordance to Florida No. 1 grade, according to the "Grades and Standards for Nursery Plants", published by the Florida Department of Agriculture and Consumer Services, the project manual and/or specifications. Plant material in some cases may exceed Florida No. 1 grade in order to meet the minimum requirements for the project.

10. Landscape Contractor shall field stake the location of all plant material prior to initiating installation for the review and approval of the Owner and/or Landscape Architect.

11. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with the Owner and the Landscape Architect.

12. Any substitutions in size and/or plant material must be approved by the Landscape Architect or Owner prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner before planting can begin. All plant materials will not include any plants considered to be invasive to South Florida's native plant communities.

13. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.

14. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner to supplement irrigation watering and rainfall.

15. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.

16. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner.

17. Landscape Contractor shall regrade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing plant material disturbed or damaged by plant removal, relocation, and/or installation work.

18. Guying I staking practices shall not permit nails, screws, wires etc. , to penetrate outer surface of tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.

19. Burlap material, wire cages, plastic straps, etc. , must be cut and removed from top one - third (1/3) of root ball.

20. Trees grown in grow bags or grow bag type material are not allowed.

21. Plant size specifications take precedence over container size.

22. Contractor to verify quantities and report any discrepancies to Owner and/or Landscape Architect.

23. Remove and replace sidewalk. Reconstruct swale. Mill and resurface 2in. avg. using type S-III asphalt mix design on the driving lane. Any work and/or improvements to the right of way including landscaping and irrigation require a separate CMB Public Works Department ROW Construction Permit.

24. The locations of hardscape and landscape, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions, to comply with safety setback criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect.

25. Existing grades and existing site information shown on this plan is compiled from base information supplied by the surveyor and architect. The contractor is responsible for confirmation of actual site conditions. Urban robot accepts no responsibility for existing topographic and existing site information.

26. The general contractor shall require landscape installation sub-contractor to provide a detailed report and strategy for the transplanting, staging and reuse of any existing trees or palms within the proposed landscape plans. This shall be verified and approved by the landscape architect.

27. All dimensions and layout information is referenced to coordinates points provided on the survey.

28. The contractor shall verify all existing conditions prior to the commencement of work. Any discrepancies shall be reported to the owner's representative immediately.

29. The contractor shall perform all work in accordance with all local, state and federal regulations and shall obtain all necessary permits for this project.

30. All site work shall be performed in accordance with landscape (l) and, if applicable, civil (c) drawing sets.

31. All notes and dimensions are typical unless otherwise noted.

32. All dimensions are square (parallel or perpendicular) unless otherwise noted. The contractor shall notify the owner/owner's representative immediately in the event of any discrepancies found in the documents and/or field, or of conditions uncovered in the work which are not reflected in the plans.

33. The contractor shall take every precaution to prevent damage to all utilities (both above and below ground) within the project area. Damage to any utilities as a result of actions by the contractor shall be restored by the contractor, at his expense, to conditions equal to or better than before the damage was done.

34. Any areas disturbed by equipment, material storage, demolition and/or installation procedures are to be restored to original (or better) condition by contractor before completion of project and are subject to approval by owner's representative. All existing grassed areas not adequately protected and therefore damaged during construction, shall be replaced by the contractor at no additional cost to the owner.

35. The contractor is responsible for keeping the site clean of miscellaneous debris throughout the construction period. All waste material is to be disposed of immediately to an off-site location, unless otherwise indicated on the plans.

36. Contractor is responsible for general clean-out of all drainage basins (new and existing), manholes and/or other drainage features which have accumulated sediment as a result of construction activities.

37. The contractor shall provide all equipment, labor, materials and related work necessary for the prevention and control of dust resulting from operations in the performance of work of this contract. All cost in connection there with shall be considered to be included in the various unit and/or lump sum prices bid for the various item as listed in the bid.

38. Contractor shall submit shop drawings and/or samples of all materials to landscape architect as required within the detail drawings and notes.

39. All installation shall comply with Miami-Dade County codes and ordinances. All discrepancies shall be notified to Landscape Architect immediately.

SHEET #	SHEET TITLE	ASPR FIRST SUBMITTAL	50% DESIGN DEVELOPMENT	ASPR REV. 1	ASPR REV. 2
L001	COVER	X	X	X	X
L002	ARBORIST REPORT	X	X		
L003	TREE DISPOSITION PLAN	X	X		
L100	HARDSCAPE PLAN - GROUND FLOOR	X	X	X	X
L110	HARDSCAPE PLAN - 5TH FLOOR		X		
L120	HARDSCAPE PLAN - ROOF DECK		X		
L200	PLANTING PLAN - GROUND FLOOR	X	X	X	
L210	PLANTING PLAN - 5TH FLOOR		X		
L220	PLANTING PLAN - ROOF DECK		X		
L300	SITE SECTIONS	X	X	X	
L301	HARDSCAPE DETAILS		X		
L302	PRODUCT CUTSHEETS		X		
L310	PLANTING DETAILS	X	X		
L311	PLANT IMAGERY - GROUND FLOOR	X	X	X	
L312	PLANT IMAGERY - 5th FLOOR AND ROOF		X		
L400	IRRIGATION PLAN - GROUND FLOOR		X		
L410	IRRIGATION PLAN - 5TH FLOOR		X		
L420	IRRIGATION PLAN - ROOF		X		
L430	IRRIGATION NOTES AND DETAILS		X		

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COVER
14th Street Miami Investments, LLC
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RSP Project No. 362400200
Date: 09/17/24

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Email: justine@urbanrobot.net

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Graham Penn
Phone: 305.377.6229
Email: GPenn@brzoninglaw.com

Name Justine Velez
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Expiration Date
Date Signed

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L001

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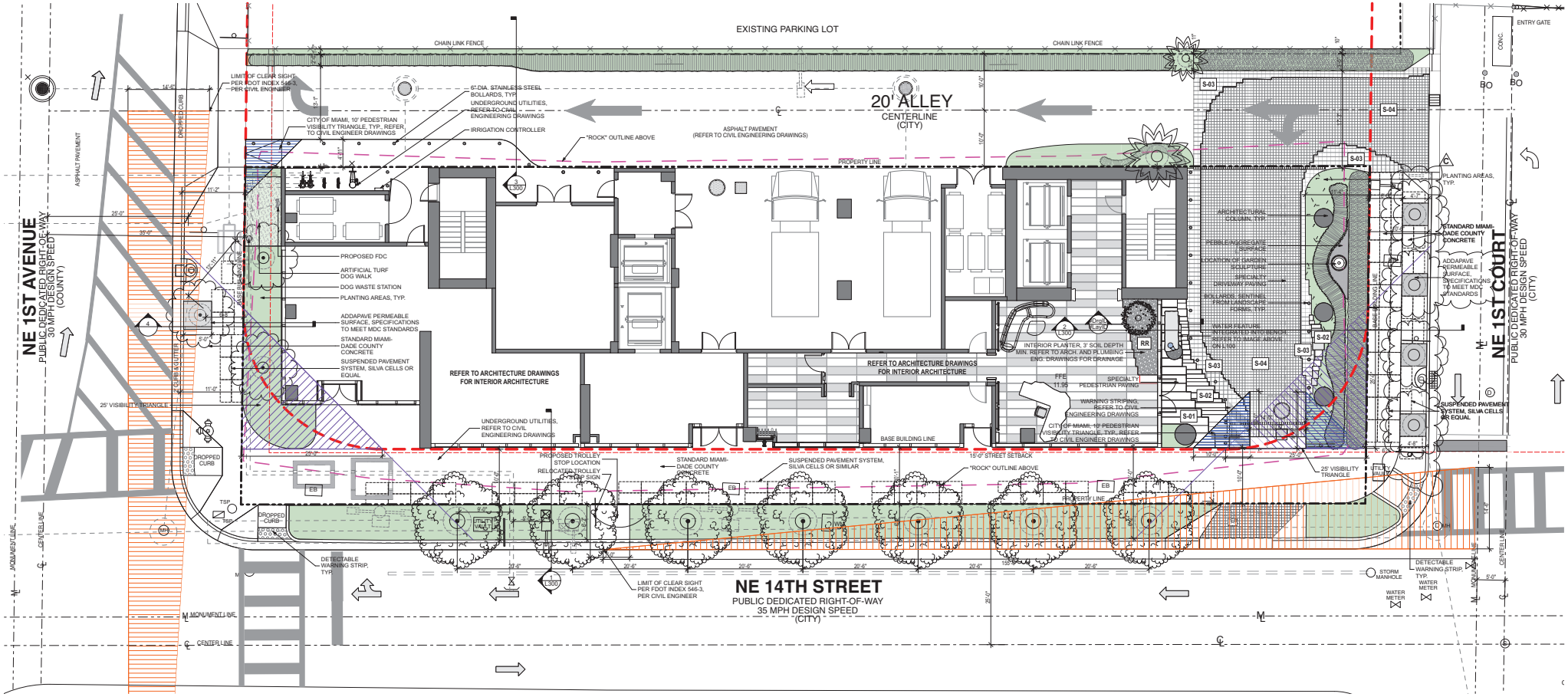
DATE: MAR 26 2025
BY: GONGOL



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

0 4' 8' 16'

N

RSP Architects
3099 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7100
rsparch.com

HARDSCAPE PLAN - GROUND FLOOR
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 362400200
Date: 09/17/24

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
A	9/17/2024	ASPR REVISION 1
B	02/04/2025	ASPR REVISION 2
1	03/14/2025	ASPR REVISION 3

Name Justine K Velez
License No. AR0017351
Expiration Date
Date Signed

Digitally signed by Justine K Velez
Date: 2025.03.14 '13:41:58 -04'00

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RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL

Tree Schedule

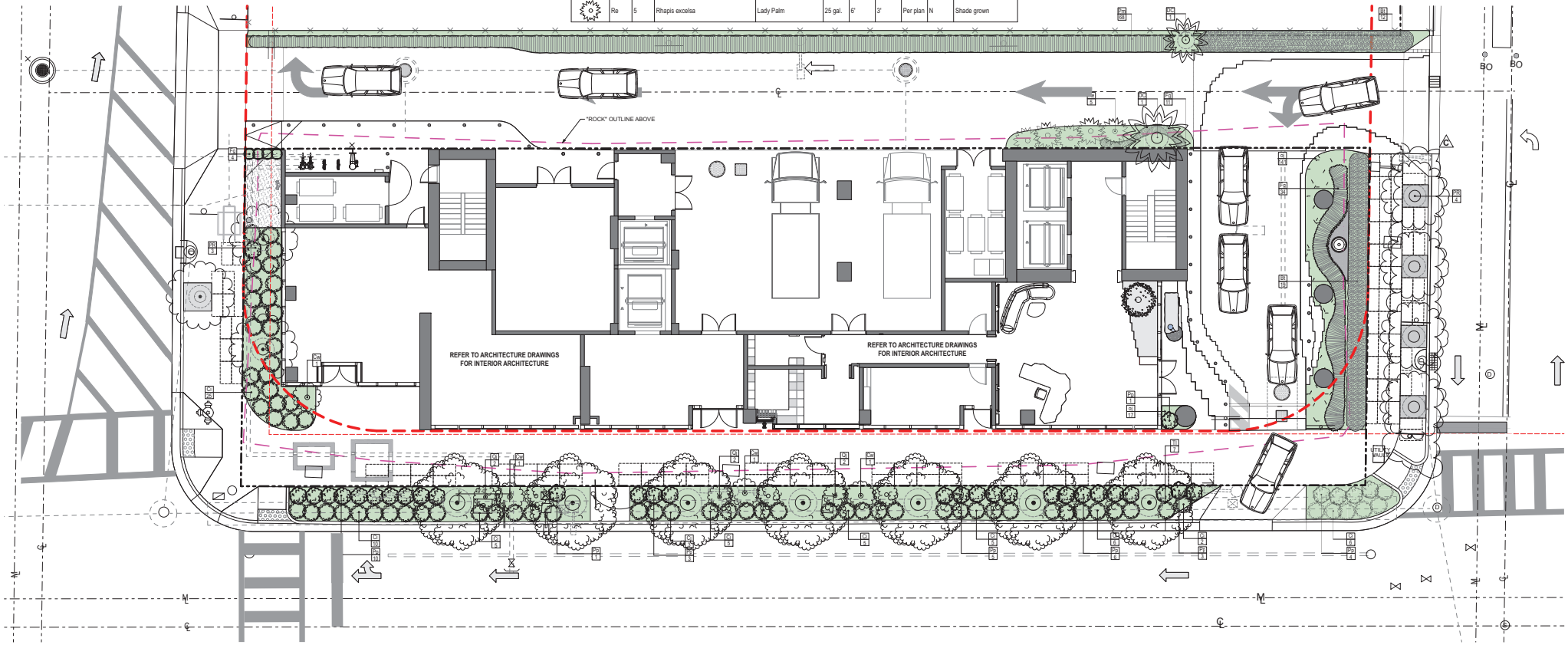
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	DC	2	Dypsis cabadae	Cabada Palm	6" per trunk, 3 trunk minimum	20' HT. and 10' HT.	12' SP. and 6' SP.	N	Multi-trunk, Collected specimens, one at 20'x12' with 4' dia. rootball and one at 10'x6' with 3' dia. rootball.
	PR	7	Pimenta racemosa	Bay Rum	6"	16' HT.	12' SP.	Y	6' C.T., Matching, Collected specimens
	TI	7	Terminalia ivorensis	Black Afara	8"	25' HT.	16' SP.	N	6' C.T., Matching, Collected specimens Adaptive to Native Conditions

Shrub Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Bt	31	Bambusa textilis	Weaver's Bamboo	Field grown	20'	4'	3' O.C.	N	Compact hedge form
	Ci	72	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	3 gal.	2'	2'	Per plan	Y	
	Cw	4	Canella winterana	Cinnamon Bark	65 gal.	8'	4'	Per plan	Y	Bush form
	Fg	45	Ficus 'Green Island'	Green Island Ficus	3 sizes	2', 3', and 4'	2', 3', and 4'	Per plan	N	Equal quantities of 3 sizes, shade grown
	Pm	55	Podocarpus macrophyllus	Japanese Yew	45 gal.	8'	3'	3' O.C.	N	Shade grown, compact hedge form
	Pp	34	Pogonatherum paniceum	Drawf Bamboo Grass	7 gal.	2'	4'	Per plan	N	Compact
	Qj	6	Quadrella jamaicensis	Jamaican Caper	25 gal.	6'	4'	Per plan	Y	Bush form
	Re	5	Rhapis excelsa	Lady Palm	25 gal.	6'	3'	Per plan	N	Shade grown

Groundcover Schedule

Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area	Remarks
	oj	158	Ophiopogon japonicus	Mondo Grass	1 gal.	12"	12"	12"	N	13	



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

0 4' 8' 16'

N

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305.444.7100
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PLANTING PLAN - GROUND FLOOR
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 362400200
Date: 09/17/24

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
A	9/17/2024	ASPR REVISION 1
2	02/04/2025	ASPR REVISION 2
3	03/14/2025	ASPR REVISION 3

Name Justine Velez
License No. LA0001951
Expiration Date
Date Signed

Digitally signed by Justine K Velez
Date: 2025.03.14 '13:42:16 -04'00

L200

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL

TREES + PALMS

Terminalia ivorensis | Black Afara
Street Tree for NE 14th

Bay Rum | Pimenta
racemosa

Cabada Palm | Dypsis cabadae

LARGE SHRUBS

Weaver's Bamboo | Bambusa textilis

Lady Palm | Rhapis excelsa

Cinnamon Bark | Canella
winterana

Jamaican Caper | Quadrella
cynophallophora

Japanese Yew | Podocarpus
macrophyllus

SMALL SHRUBS + GROUNDCOVERS

Ficus 'Green Island' | Serpentine cloud hedge

Dwarf Bamboo Grass | Pogonatherum
paniceum

Mondo Grass | Ophiopogon japonicus

Horizontal Cocoplum | Chrysobalanus icaco
'Horizontal'

RSP Architects
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Suite 440
Miami, FL 33133
305.444.7100
rsparch.com

PLANT IMAGERY
14th Street Miami Investments, LLC
14th Street

RSP Project No. 362400200
Date: 08/30/24

OWNER
14th Street Miami Investments, LLC
814 1st Street
Miami Beach, FL 33139
Phone: 786.319.6140

David Gonzalez
Phone: 786.319.6140
Email: dgonzalez@qfoinvestments.com

ARCHITECT
RSP Architects, Ltd.
3059 Grand Avenue Suite 440
Miami, FL 33133
Phone: 305.444.7100

Andrew Burnett
Phone: 305.317.5274
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CIVIL ENGINEER
Kimley-Horn
2 Alhambra Plaza Suite 500
Coral Gables, FL 33134
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Alberto Mora
Phone: 305.546.0926
Email: Alberto.Mora@kimley-horn.com

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Coral Gables, FL 33134
Phone: 305.535.7770

Cory Dorman
Phone: 954.535.5114
Email: Cory.Dorman@kimley-horn.com

LANDSCAPE ARCHITECT
Urban Robot
420 Lincoln Road Suite 600
Miami Beach, FL 33139
Phone: 786.246.4857

Justine Velez
Phone: 786.246.4857
Email: justine@urbanrobot.net

LAND USE
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard Suite 300
Miami, FL 33131
Phone: 305.377.6229

Graham Penn
Phone: 305.377.6229
Email: GPenn@brzoninglaw.com

Name Justine K Velez
License No. LA6667391
Expiration Date
Date Signed

Digitally signed by Justine K Velez
Date: 2025.03.14 '13:42:33 -04'00

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MIAMI-DADE COUNTY
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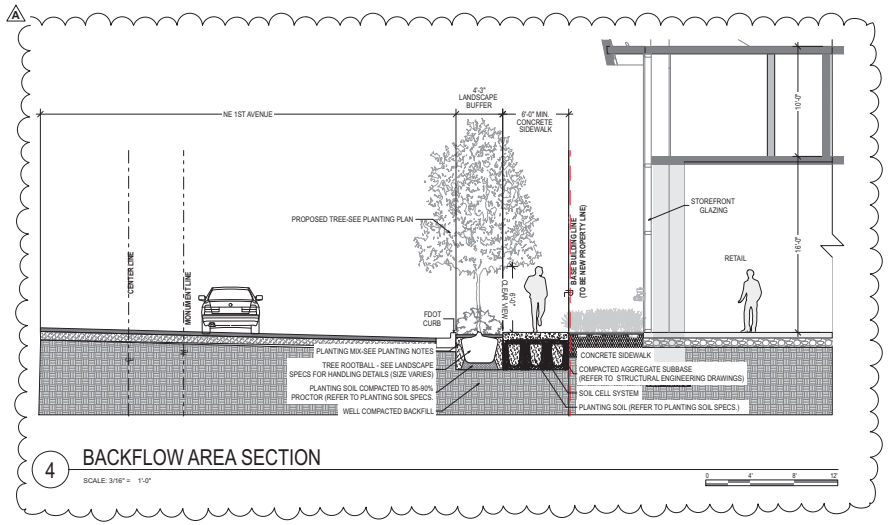

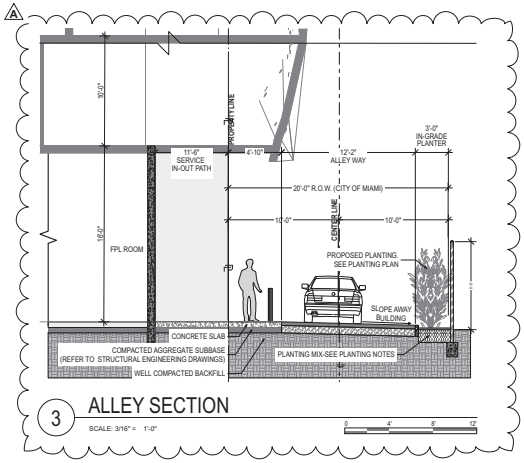

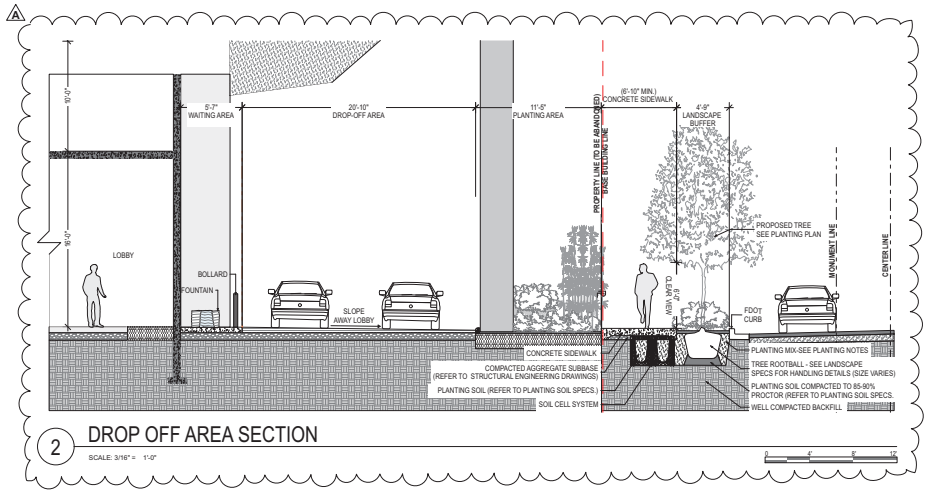

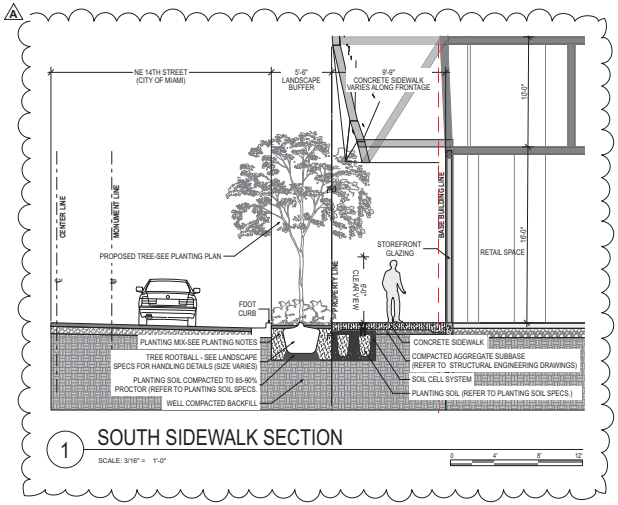

RSP Architects
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Miami, FL 33133
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rsparch.com

SITE SECTIONS
14th Street Miami Investments, LLC
14th Street

RSP Project No. 362400200
Date: 08/30/24

OWNER
14th Street Miami Investments, LLC
814 1st Street
Miami Beach, FL 33139
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Phone: 305.377.6229

Graham Penn
Phone: 305.377.6229
Email: GPenn@brzoninglaw.com

Name Justine K Velez
License No. 14060781
Expiration Date
Date Signed

Digitally signed by Justine K Velez
Date: 2025.03.14 '13:42:51 -04'00'

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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: 14th Street Miami Investments, LLC

NAME AND ADDRESS	PERCENTAGE OF STOCK
See Exhibit B	

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: _____

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: _____

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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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.

DocuSigned by:
65FFDC9A7E4744B... Signature

Jonathan Newberg
Print Name

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

☐ physical presence ☒ online notarization this 04/23/2024 day of April, 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
Notary Stamp 2024/04/23 13:59:58 PST 976A3DF50AA7

(Affix Notary Seal above)

Signed on 2024/04/23 13:59:58 -8:00

Signature of Notary Public

Betty Llerena
Typed, printed, or stamped name of Notary Public

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

FORM REVISION 2020/1

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www.docverify.com

Exhibit B

14th Street Miami Investments, LLC

Owners	Address	Ownership Percentage
Elliott Kahn	2200 Biscayne Blvd, Miami, FL, 33137	5.55688%
Joshua Kahn	2200 Biscayne Blvd, Miami, FL, 33137	5.55688%
Naomi Kahn	2200 Biscayne Blvd, Miami, FL, 33137	5.55688%
Rachel Kahn	2200 Biscayne Blvd, Miami, FL, 33137	5.55688%
Avigail Kahn	2200 Biscayne Blvd, Miami, FL, 33137	5.55688%
Sonny Kahn	2200 Biscayne Blvd, Miami, FL, 33137	12.21560%
Ronalee Galbut	2200 Biscayne Blvd, Miami, FL, 33137	12.48660%
Russell Galbut	2200 Biscayne Blvd, Miami, FL, 33137	24.51684%
Jenna B Galbut	2200 Biscayne Blvd, Miami, FL, 33137	1.46362%
Marisa A Galbut	2200 Biscayne Blvd, Miami, FL, 33137	1.53014%
Abraham A. Galbut	4770 Biscayne Blvd, Miami, FL 33137	0.00280%
Bruce Menin	2200 Biscayne Blvd, Miami, FL, 33137	20.00000%
Total		100.00000%

This instrument was prepared by:

Graham Penn, Esq.
Bercow Radell Fernandez Larkin Tapanes, PLLC
200 S. Biscayne Boulevard, Suite 300
Miami, Florida 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, 14TH STREET MIAMI INVESTMENTS, LLC, a Delaware limited liability company (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," attached hereto, and hereinafter called the "Property"; and

WHEREAS, the Owner has filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2024000125 (the "Application"), for the purpose of seeking a Special Exception in order to facilitate the future development of the Property; and

WHEREAS, 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 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;

WHEREAS, the public benefits set forth herein address development impacts beyond minimum concurrency requirements pursuant to Chapter 33G, and the minimum subdivision requirements pursuant to Chapter 28, of the Miami-Dade County Code.

NOW, THEREFORE, IN ORDER TO ASSURE the County that the representations made by the owner during 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. **Public Benefit Contribution**. Prior to issuance of the building permit for development of the Property pertaining to the Application, the Owner shall pay the County $150,000.00 (One Hundred and Fifty Thousand Dollars) for the County to do maintenance at or make repairs, upgrades and improvements to the Metrorail Stations (such as the School Board and the Adrienne Arsht Metromover Stations) (including but not limited to mechanical systems, restrooms, painting, signage, and accessibility features), to be allocated and used in any manner the County deems appropriate (the "**Public Benefit Contribution**"). The Public Benefit Contribution is in lieu of any other off-site roadway improvements that would otherwise be requested of the Owner in connection with the development of the Property as contemplated by the Application, except for those off-site improvements that are triggered exclusively by the development of the Property as contemplated by the Application or otherwise required pursuant to the Code of Miami-Dade County. Notwithstanding anything stated herein to the contrary, nothing in this Declaration shall relieve the Application from complying with any and all applicable Miami-Dade County Code and CDMP requirements. To the extent legally permissible, the Public Benefit Contribution shall be made in addition to any permitting and/or impact fees due to the County in relation to the application or the development of the Property. Upon the Owner's request, after payment of the Public Benefit Contribution, the Director of the Department of Regulatory and Economic Resources shall provide written confirmation of the payment in the form of a recordable document that confirms the satisfaction of the Public Benefit Contribution set forth in this Section 1.

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 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 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 as of this ___ day of _____, 2025.

14TH STREET MIAMI INVESTMENTS, LLC
a Delaware limited liability company

By: _____

Huilin Bai
Manager

WITNESS:

_____
_____
Print Name Signature

_____
_____
Print Name Signature

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ____ physical presence OR ____ online notarization, this ____ day of _____, 20___, by _____, as _____ of _____.

Folio number: 01-3136-006-0010, 01-3136-006-0020, 01-3136-006-0030, 01-3136-006-0040, 01-3136-006-0060, and 01-3136-006-0070

Personally Known _____ or Produced Identification _____.

Type of Identification Produced _____

_____

Print or Stamp Name: _____

Notary Public, State of _____

Commission No.: _____

My Commission Expires: _____

Exhibit A

LOT 1, LESS THE WEST 10 FEET THEREOF, AND ALL OF LOTS 2 AND 3 OF HEYN PROPERTIES, INC.; A RE-SUBDIVISION OF LOTS 11 AND 12, IN BLOCK 19, OF ROBBINS, GRAHAM AND CHILLINGWORTH'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 8, BLOCK 9 OF HEYN PROPERTIES INC., A RE-SUBDIVISION OF LOTS 11 AND 12, IN BLOCK 19, OF ROBBINS, GRAHAM AND CHILLINGWORTH'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 4, 5, 6, 7 AND ALLEY LYING BETWEEN THE EXTENDED NORTH AND SOUTH BOUNDARY LINES OF LOTS 4 AND 5, BLOCK 19, HEYN PROPERTIES INC., A RE-SUBDIVISION OF LOTS 11 AND 12, IN BLOCK 19, OF ROBBINS, GRAHAM AND CHILLINGWORTH'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Folio number: 01-3136-006-0010, 01-3136-006-0020, 01-3136-006-0030, 01-3136-006-0040, 01-3136-006-0060, and 01-3136-006-0070

LYING AND BEING IN SECTION 36, TOWNSHIP 53, RANGE 41 CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

Folio number: 01-3136-006-0010, 01-3136-006-0020, 01-3136-006-0030, 01-3136-006-0040, 01-3136-006-0060, and 01-3136-006-0070

This instrument was prepared by:

Graham Penn, Esq.
Bercow Radell Fernandez Larkin Tapanes, PLLC
200 S. Biscayne Boulevard, Suite 300
Miami, Florida 33131

(Space reserved for Clerk)

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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. Z2024000125 (the "Application"), for the purpose of seeking a Special Exception in order to facilitate the future development of the Property; and

WHEREAS, 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 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;

WHEREAS, the public benefits set forth herein address development impacts beyond minimum concurrency requirements pursuant to Chapter 33G, and the minimum subdivision requirements pursuant to Chapter 28, of the Miami-Dade County Code.

NOW, THEREFORE, IN ORDER TO ASSURE the County that the representations made by the owner during 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. **Public Benefit Contribution**. Prior to issuance of the building permit for development of the Property pertaining to the Application, the Owner shall pay the County $150,000.00 (One Hundred and Fifty Thousand Dollars) for the County to do maintenance at or make repairs, upgrades and improvements to the Metrorail Stations (such as the School Board and the Adrienne Arsht Metromover Stations) (including but not limited to mechanical systems, restrooms, painting, signage, and accessibility features), to be allocated and used in any manner the County deems appropriate (the "**Public Benefit Contribution**"). The Public Benefit Contribution is in lieu of any other off-site roadway improvements that would otherwise be requested of the Owner in connection with the development of the Property as contemplated by the Application, except for those off-site improvements that are triggered exclusively by the development of the Property as contemplated by the Application or otherwise required pursuant to the Code of Miami-Dade County. Notwithstanding anything stated herein to the contrary, nothing in this Declaration shall relieve the Application from complying with any and all applicable Miami-Dade County Code and CDMP requirements. To the extent legally permissible, the Public Benefit Contribution shall be made in addition to any permitting and/or impact fees due to the County in relation to the application or the development of the Property. Upon the Owner's request, after payment of the Public Benefit Contribution, the Director of the Department of Regulatory and Economic Resources shall provide written confirmation of the payment in the form of a recordable document that confirms the satisfaction of the Public Benefit Contribution set forth in this Section 1.

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 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 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 as of this ___ day of _____, 2025.

14TH STREET MIAMI INVESTMENTS, LLC
a Delaware limited liability company

By: _____

Huilin Bai
Manager

WITNESS:

_____
_____
Print Name Signature

_____
_____
Print Name Signature

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ____ physical presence OR ____ online notarization, this ____ day of _____, 20___, by _____, as _____ of _____.

Folio number: 01-3136-006-0010, 01-3136-006-0020, 01-3136-006-0030, 01-3136-006-0040, 01-3136-006-0060, and 01-3136-006-0070

Personally Known _____ or Produced Identification _____.

Type of Identification Produced _____

_____

Print or Stamp Name: _____

Notary Public, State of _____

Commission No.: _____

My Commission Expires: _____

Exhibit A

LOT 1, LESS THE WEST 10 FEET THEREOF, AND ALL OF LOTS 2 AND 3 OF HEYN PROPERTIES, INC.; A RE-SUBDIVISION OF LOTS 11 AND 12, IN BLOCK 19, OF ROBBINS, GRAHAM AND CHILLINGWORTH'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 8, BLOCK 9 OF HEYN PROPERTIES INC., A RE-SUBDIVISION OF LOTS 11 AND 12, IN BLOCK 19, OF ROBBINS, GRAHAM AND CHILLINGWORTH'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 4, 5, 6, 7 AND ALLEY LYING BETWEEN THE EXTENDED NORTH AND SOUTH BOUNDARY LINES OF LOTS 4 AND 5, BLOCK 19, HEYN PROPERTIES INC., A RE-SUBDIVISION OF LOTS 11 AND 12, IN BLOCK 19, OF ROBBINS, GRAHAM AND CHILLINGWORTH'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Folio number: 01-3136-006-0010, 01-3136-006-0020, 01-3136-006-0030, 01-3136-006-0040, 01-3136-006-0060, and 01-3136-006-0070

LYING AND BEING IN SECTION 36, TOWNSHIP 53, RANGE 41 CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

Folio number: 01-3136-006-0010, 01-3136-006-0020, 01-3136-006-0030, 01-3136-006-0040, 01-3136-006-0060, and 01-3136-006-0070

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 zoning action, pursuant to Public Hearing No. Z2024000125, it is hereby certified that I have examined the following:

As to Parcel I

Title Insurance Policy issued by Chicago Title insurance Company, Policy Number 120073.010100 covering the period from the beginning to the 21st day of September 2010, at the hour of 11:30 P.M., inclusive, and the Certified Printout from Attorneys Title Fund Services, LLC File #2005-7 covering the period from the 21st day of September 2010, at the hour of 11:29 P.M until March 17, 2025, at 11:00 PM., inclusive, of the property described on **Exhibit A, under Parcell I hereto**. I know of no reason that this Title Policy is inaccurate or incomplete.

As to Parcel II

Title Insurance Policy issued by Chicago Title insurance Company, Policy Number 98548-1-2660-2018.7430609-215573344 covering the period from the beginning to the 14th day of November 2018, at the hour of 2:04 P.M., inclusive, and the Certified Printout from Attorneys Title Fund Services, LLC File #2005-7 covering the period from the 14th day of November 2018, at the hour of 2:03 P.M until March 17, 2025, at 11:00 PM., inclusive of the property described on **Exhibit A, under Parcel II hereto**. I know of no reason that this Title Policy is inaccurate or incomplete.

I am of the opinion that on the last-mentioned date, the fee simple title to the above-described real properties were vested in:

14th STREET MIAMI INVESTMENTS, LLC, A Delaware limited liability company authorized to do business in the State of Florida with the principal place of business at 2200 Biscayne Blvd. Miami, Florida, 33137

Note: For Limited Partnership, Limited Liability Company or Joint Venture indicate parties comprising the Limited Partnership, Limited Liability Company or Joint Venture and identify who is authorized to execute.

Marisa Galbut, as President, Binyomin Rozsansky as Vice President or David Gonzalez as Vice President are each an authorized officer to execute. (only one signature is required)

Subject to the following encumbrances, liens and other exceptions (If "none" please indicate):

1. **RECORDED MORTGAGES:**

None

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

None

3. **GENERAL EXCEPTIONS:**

The conditions restrictions limitations and easements set forth in the Plat of The Heym Properties Re-Subdivision of Lots 11 and 12 of Block 19 of Robbins Garaham and Chillingsworths Subdivision in City of Miami, Florida, according to the plat thereof, as recorded in Plat Book 6, Page 93 of the Public Records of Miami Dade County Florida.

Terms, conditions and easements reservations as contained in Ordinance of the Miami City Commission vacating public alleys, as recorded August 28, 2015, in Official Records Book 29757, Page 1686; Ordinance Resolution recorded September 16, 2015, in Official Records Book 29778, Page 3598 and December 4, 2015, in Official Records Book 29877, Page 4214. (as to lot 5 only)

4. **SPECIAL EXCEPTIONS:**

Agreement for Water and Sanitary Sewer Facilities between Miami-Dade County and 14th Street Miami Investments, LLC filed October 18, 2024, in Official Records Book 34451 Page 4460 of the public records of Miami-Dade County, Florida.

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 _ Covenant Running with The Land a valid and binding covenant on the lands described herein.

Name	Interest	Special Exception Number

None (other than the fee simple title holder set forth above.

The following is a description of the aforementioned abstract and its continuations:

Number	Company Certifying	No. of Entries	Period Covered

(see above)

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 1st day of April 2025.

Name
Abraham A. Galbut, Esquire
Galbut Walters & Associates, LLP
Florida Bar No. 210889
Address:
4770 Biscayne Blvd. Suite 1400
Miami, Florida 33137

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 1 day of April 2025 by Abraham A. Galbut, who is personally known to me or has produced (N/A) as identification and appeared physically before me.

DANIELLE MARTIN
Notary Public - State of Florida
Commission # HH 217598
My Comm. Expires Jan 18, 2026
Bonded through National Notary Assn.

Notary Public

My Commission Expires:

Print Name

Exhibit A

LEGAL DESCRIPTION

Parcel I

LOT 1, LESS THE WEST 10 FEET THEREOF, AND ALL OF LOTS 2 AND 3 OF HEYN PROPERTIES, INC.; A RE-SUBDIVISION OF LOTS 11 AND 12, IN BLOCK 19, OF ROBBINS, GRAHAM AND CHILLINGWORTH'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 8, BLOCK 9 OF HEYN PROPERTIES INC., A RE-SUBDIVISION OF LOTS 11 AND 12, IN BLOCK 19, OF ROBBINS, GRAHAM AND CHILLINGWORTH'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL II

LOT 4, 5, 6, 7 AND ALLEY LYING BETWEEN THE EXTENDED NORTH AND SOUTH BOUNDARY LINES OF LOTS 4 AND 5, BLOCK 19, HEYN PROPERTIES INC., A RE-SUBDIVISION OF LOTS 11 AND 12, IN BLOCK 19, OF ROBBINS, GRAHAM AND CHILLINGWORTH'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LYING AND BEING IN SECTION 36, TOWNSHIP 53, RANGE 41 CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

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

PH: Z24-128 **April 29, 2025**
Item No. 8C4

Recommendation Summary	
Commission District	10
Applicant	West Gables Property, LLC
Summary of Requests	The applicant seeks to permit a group residential facility (180-bed nursing home) on the subject property. Additionally, the applicant seeks to allow a greater floor area for the proposed development than permitted, and to have less number of parking spaces than required by code.
Location	9025 SW 72 Street, Miami-Dade County, Florida
Property Size	2.50 Acres
Existing Zoning	RU-4M, Modified Apartment House District
Existing Land Use	Vacant Land
2030-2040 CDMP Land Use Designation	Office/Residential *(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(A)(3), Standards for Special Exceptions, Unusual Uses and New Uses and Section 33-311(A)(4)(b) Non-Use Variance from other than airport regulations and *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

The Board has jurisdiction over this application pursuant to Section 33-314(A)(5) which states "Applications which would normally be heard by a Community Zoning Appeals Board, but which have been postponed due to lack of quorum of the applicable Community Zoning Appeals Board on at least two consecutive occasions. Such jurisdiction by the County Commission shall be at the option of the applicant, and under these circumstances the cost of providing notice of an application before the County Commission shall be borne by the County."

PROCEDURAL HISTORY:

This application was scheduled for the January 30, 2025, and the February 27, 2025 meetings of the Community Zoning Appeals Board (CZAB) 12 but could not be heard each time due to lack of quorums. The applicant then requested that the item be heard by the Board of County Commissioners (BCC) pursuant to Section 33-314(A)(5).

The public hearing on this item has not been held.

REQUESTS:

1. UNUSUAL USE to permit a group residential facility, to wit: a skilled nursing facility.

2. NON-USE VARIANCE to permit a Floor Area Ratio of 1.15 (0.85 maximum permitted).

3. NON-USE VARIANCE to permit 81 parking spaces (117 required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Marquis Health", as prepared by Kimley Horn, dated stamped received 11/5/2024, consisting of nine (9) sheets and plans dated stamped received 09/19/2024, consisting of four (4) sheets, together with plans entitled "Marquis Health", as prepared by GHA, 09/19/2024, consisting of one (1) sheet and plans dated stamped 06/15/2024, consisting of seven (7) sheets for a total of twenty-one (21) sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The subject property has previously been the subject of multiple zoning hearing applications. In November 1973, pursuant to Resolution #Z-341-73 the subject property was part of multiple parcels which were rezoned from RU-4A, Hotel Apartment House District to RU-4M, Modified Apartment House District by the Board of County Commissioners (BCC). In November 1984, pursuant to Resolution #4-ZAB-471-84, the Metropolitan Dade County Zoning Appeals Board (MDCZAB) approved a special exception to permit the expansion of an existing non-conforming church to include a day nursery together with an unusual use to permit a day nursery. Additionally, the MDCZAB approved ancillary non-use variances which permitted a smaller outdoor recreation space than required, a larger sign than permitted, and variances of the required setbacks for the sign. Subsequently, in August 1988, pursuant to Resolution #4-ZAB-327-88, the Metropolitan Dade County Zoning Appeals Board approved the modification of condition #8 for the expansion of the hours of operation for the previously approved day nursery.

More recently, on March 26, 2024, pursuant to Resolution #CZAB12-5-24, the Miami-Dade County Community Zoning Appeals Board (CZAB) #12 had denied without prejudice the request for an unusual use to permit a group residential facility (to wit: a skilled nursing facility) on the subject site. The same resolution had also denied without prejudice three (3)-ancillary non-use variances that had sought to permit a floor area ratio (FAR) of 1.15 (0.85 maximum permitted), an open space of 29.5% (30% required), and 78 parking spaces (117 parking spaces required).

As part of this current zoning application, the applicant has submitted a new site plan for the development of a proposed 180-bed group residential (nursing) facility on the subject site, which features a design similar to the previous proposal, but one that meets the open space requirement and adds 3 more parking spaces to the original request for a reduced number of parking spaces. Specifically, the new site plan now provides for a total of 81 proposed parking spaces where 117 parking spaces are required, and has eliminated the non-use variance request for reduced open space that was included within the original application, and was denied in March 2024. The submitted plans indicate that the proposed 180-bed nursing facility will be housed within a single, five-story (5) structure. The parking areas for the proposed facility are dispersed throughout the property, and the landscaping plans depict ample landscaping in the form of trees and shrubs provided along the perimeter of the subject site, with the required street trees along SW 72 Street, as well as a landscaping buffer of shrubs and trees to be located along the property lines that abut the adjoining properties.

NEIGHBORHOOD CHARATERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-4M; vacant land	Office/Residential
North	RU-4M, multi-family residential	Institutions, Utilities & Communications
South	RU-5A and AU; semi-professional offices and vacant (Miami-Dade County Water and Sewer Easement)	Office/Residential, Institutions, Utilities & Communications, Business & Office
East	RU-4M; multi-family residential	Office/Residential
West	RU-5A; semi-professional offices	Office/Residential

NEIGHBORHOOD COMPATIBILITY:

The group residential facility is being proposed on a 2.5-acre subject parcel that is located at 9025 SW 72 Street fronting along SW 72 Street, a major east/west section line roadway. The surrounding area is characterized by existing multi-family residential to the north and east, semi-professional offices to the west and south, and a small section of the Miami-Dade County Water and Sewer Easement to the south.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to provide the community with a 180-bed skilled nursing facility. Staff notes that based on the memorandum from the Platting and Traffic Review section of the Department of Regulation and Economic Resources (RER) the application will generate approximately 25 PM daily peak hour vehicle trips, which could create minimal traffic impacts in the surrounding area. Additionally, the application requests will impact water and sewer services. However, based on the memoranda from the departments reviewing the application, these impacts will not have a negative impact on the Levels of Service in the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±2.5-acre subject property is located inside the Urban Development Boundary (UDB) at 9025 SW 72 Street, and is designated as **Office/Residential** on the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map. "*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 large-scale 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." As previously set forth in a Letter of Interpretation (LOI) dated April 2, 2021, (CL21-06) from the Planning Section of the Department of Regulatory and Economic Resources (RER) which was issued for the subject property, which confirmed that nursing homes are allowed in areas designated Office/Residential if compatible with the surrounding area. The April 2021 letter noted the abutting uses including a ±3.57-acre parcel to the north and east that is developed with a 129-unit multi-family residential development (Sunset Apartments) at **36 units to the acre**.

The CDMP Land use Element interpretative text for Residential Communities states that "***congregate residential uses and nursing homes***" may be permitted at suitable locations in Residential Communities in keeping with the following density allowance: *" Each 2.5 occupants of a congregate residential facility shall be considered as the equivalent of one residential unit and that the maximum number of dwelling units shall not be more than allowed in the next higher residential category than that for which the site is designated*". The applicant is seeking approval of a 180-bed skilled nursing facility on the 2.5-acre subject property which is well within the **maximum 225 beds** that would be permissible through the interpretative text of the CDMP. The criteria to evaluate compatibility among proximate land uses is outlined in the CDMP Land Use Element, Policy LU-4A, among which are access, traffic, parking, height, bulk scale of architectural elements, buffering, and landscaping as applicable. Furthermore, the proposed facility complies with all the required setbacks, landscaping, lot coverage, and provides for adequate landscaping buffers along its property lines in the form of extensively planted shrubs and trees. Based on the aforementioned, and for the reasons further set forth in the zoning analysis below, staff opines that the development would satisfy the criteria for compatibility outlined in the CDMP Land Use Element, **Policy LU-4A**. As such, staff is of the opinion that the approval with conditions of the proposed 180-bed skilled nursing facility use is **consistent** with the CDMP Land Use Element interpretative text and with the CDMP Land Use Plan map **Office/Residential** designation for the subject property.

ZONING ANALYSIS:

The applicant seeks an Unusual Use to permit a group residential facility to wit: a skilled nursing facility (request #1) on the 2.5-acre subject parcel site. The proposed facility would allow the development of a 5-story high building on the subject site, which would be comprised of a skilled nursing facility that would contain 180 beds for the facility's residents, together with classroom space, a kitchen with dining hall, administrative, treatment and therapy office use spaces. When analyzing the aforementioned request under Section 33-311(A)(3), Special Exception, Unusual and New uses, staff opines that the approval of the request would be **compatible** with the surrounding community when considering the necessity and reasonableness of the request in relation to the present and future development of the area concerned. Section 33-311 of the County 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 opines that based on the foregoing analysis, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, approval of the request to permit the hospice care use on the subject property is **consistent** with the CDMP designation of the parcel on the Land Use Plan map and **compatible** with the surrounding neighborhood.

The submitted plans depict a new 5-story building of approximately 108,909 sq.ft. to include office, lounge areas, kitchen, dining and therapy space on the ground floor with the proposed 180 single occupancy rooms dispersed throughout the 4 upper floors of which each upper floor contains a nurse's station, office, dining and lounge areas. As previously mentioned, the proposed facility is

to be 5 stories in height with the height of the proposed building at 72'-8" to the top of the parapet and 78' to the top of the mechanical enclosure. Staff opines that the proposed height of the building is within the maximum permitted under the RU-4M zoning district of 9-stories and 100'. Additionally, staff opines that the proposed building is compatible with the surrounding multi-family residential building to the north and east. Submitted landscape plans depict sufficient landscape in the form of trees and shrubs provided along the property, and around the proposed building, with an extensively planted buffer of shrubs and trees along the property lines which in staff's opinion, provide ample buffers and will be sufficient to mitigate any visual impacts generated by the proposed group residential facility use on the surrounding properties. Staff notes that the proposed building is setback accordingly abutting the neighboring properties.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval with conditions of the group residential facility would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application and state in their memorandum that the application will generate approximately 25 PM peak hour vehicle trips, which does not exceed the acceptable Level of Service (LOS) on the surrounding roadways, and meets the traffic concurrency criteria for an Initial Development Order. Further, approval of the facility on the subject site will not have an unfavorable impact on the environment based upon the favorable recommendation subject to conditions as indicated in the memorandum issued by the Department's Division of Environmental Resources Management (DERM). The memorandum from the Traffic Engineering Division of the Department of Transportation of Public Works state that they have reviewed the subject application and have no objections and that any improvements within the right-of-way of SW 72 Avenue would require review and approval from the Florida Department of Transportation. Additionally, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department and the Water and Sewer Department, do not object to the application. Staff, therefore, opines that approval of the application will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities, 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 would not be detrimental to the surrounding area. **Therefore, staff recommends approval of request #1 with conditions under Section 33-311(A)(3) Standards for Special Exceptions, Unusual Uses and New Uses.**

When the requests to permit a Floor Area Ratio of 1.15 where 0.85 is the maximum permitted (request #2) and to permit 81 parking spaces where 117 are required (request #3) is analyzed under Section 33-311(A)(4)(b), staff supports the aforementioned requests and opines that the approval of the requests with conditions would be compatible with the neighborhood, would not visually impact the stability and appearance of the adjacent properties, 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. As previously noted, the applicant seeks to permit a proposed 5-story skilled nursing facility on the subject property. Approval of the application would allow the site to be developed with a structure that would have more floor area (request #2) than required by code. The subject property is located along SW 72 Street (Sunset Drive), which is a major east-west section line commercial roadway with a number of established semi-professional offices and multi-family residential uses. Staff opines that based on the submitted site plans, the use keeps within the existing character of the neighborhood and the proposed structure will not result in an intensification of the development of the site beyond the scale of the surrounding area and would not be out of character with same. Staff opines that

the proposed use of a skilled nursing facility will have fewer visitors at any one time and would generate less traffic than other institutional uses. As such, staff opines that approval of requests #2 and #3 for a greater FAR and reduced parking, 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 that the requested non-use variances would be* ***compatible*** *with the surrounding properties and would not be detrimental to the area.* **Therefore, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate a main ingress/egress point of direct vehicular access to the site along SW 72 Street (Sunset Drive). Parking and driveways are internal to the site and are located to the north and south of the proposed building.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources 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 "Marquis Health", as prepared by Kimley Horn, dated stamped received 11/5/2024, consisting of nine (9) sheets and plans dated stamped received 09/19/2024, consisting of four (4) sheets, together with plans entitled "Marquis Health", as prepared by GHA, 09/19/2024, consisting of one (1) sheet and plans dated stamped 06/15/2024, consisting of seven (7) sheets for a total of twenty-one (21) sheets.

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

4. That the applicant complies with all applicable conditions and requirements in the attached memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources.

5. That the applicant complies with all applicable conditions and requirements in the attached memorandum from the Division of Environmental Review Management of the Department of Regulatory and Economic Resources.

6. That the applicant complies with all applicable conditions and requirements in the attached memorandum from the Traffic Engineering Division of the Department of Transportation of Public Works.

ES:JB:SS:EA

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

ZONING RECOMMENDATION ADDENDUM

West Gables Property, LLC
PH: Z24-128

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	*No objection**
Fire Department	*No objection*
Platting and Traffic Review Section (RER)	*No objection**
Traffic Engineering Division	*No objection**
Parks, Recreation and Open Spaces	*No objection*
Police	*No comment*
Schools	*No objection*
Water and Sewer Department	*No objection*
**Subject to conditions in their memorandum.*	

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

Office/Residential (Pg. I-43)	*The Adopted 2030 and 2040 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Office/Residential**. 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 large-scale 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.*
Congregate Living Facilities, Group Homes, Foster Homes, Nursing Homes, and Day Care Facilities. (Pg. I-34)	*"Congregate residential uses" and nursing homes may be permitted at suitable locations in Residential Communities in keeping with the following density allowance: Each 2.5 occupants shall be considered to be one dwelling unit, and the maximum number of dwelling units allowed shall be no greater than the number allowed in the next higher residential density category than that for which the site is designated. For example, a ten-acre site located in an area designated for six dwelling units per gross acre may be permitted up to 13 units per gross acre or in this instance, up to 130 units. Assuming 2.5 occupants per unit, up to 325 persons could occupy the site. The intensity of use that may be approved for "daytime service uses" such as day care facilities shall be limited as necessary to be compatible with adjacent uses and to comply with water supply and sewage regulations contained in Chapter 24 of the Miami-Dade County Code. If located in Estate, Low or Low-Medium Density neighborhoods, congregate residential uses, and daytime service uses such as day care centers, should locate only in activity nodes, transition areas and section centers as indicated in the Guidelines for Urban Form, or on sites that are transitional to higher density or higher intensity land uses, to public uses or to other areas of high activity or accessibility.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

<table>
<tr><td>Section 33—207.3(5)</td><td>Floor area ratio. The floor area ratio shall not exceed the following:
<table>
<tr><th>Height of Building</th><th>Floor Area Ratio</th></tr>
<tr><td>1-story</td><td>0.30</td></tr>
<tr><td>2-story</td><td>0.50</td></tr>
<tr><td>3-story</td><td>0.75</td></tr>
<tr><td>4-story</td><td>0.80</td></tr>
<tr><td>5-story</td><td>0.85</td></tr>
<tr><td>6-story</td><td>0.90</td></tr>
<tr><td>7-story</td><td>0.95</td></tr>
<tr><td>8-story</td><td>1.00</td></tr>
<tr><td>9-story</td><td>1.05</td></tr>
</table></td></tr>
<tr><td>Section 33-124(a)(g)</td><td>Sanitariums, convalescent homes, homes for the aged and similar institutions. At least one (1) parking space for each two (2) beds for patients contained in such buildings, plus one (1) parking space for each two (2) employees.</td></tr>
<tr><td>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</td><td>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.</td></tr>
<tr><td>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</td><td>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</td></tr>
</table>

Memorandum

Date: March 25, 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: Z2024000128-3rd Review
West Gables Property LLC
9025 SW 72nd Street
Unusual Use and Non-Use Variance Zoning Hearing Application, or in the alternative, a DBC from RU-4M to RU-4 and Rezoning and NUV for setbacks requirements for the development of a state-of-the-art skilled nursing home facility comprised of 180 beds
(RU-4M) (2.5 acres)
28-54-40

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to sections 24-43.1 and 24-43(5) of the Code related to potable water supply and wastewater disposal, and wellfield protection, respectively.

Wellfield Protection Review

The subject property is located within the Basic Wellfield Protection Area for the Alexander Orr Wellfield. The site is situated within the 10-day travel time contour of said Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code.

Section 24-43(4)(b) of the Code provides sewage loading restrictions for properties located within the basic wellfield protection area of any public utility potable water supply well. According to this section of the Code, for non-residential uses in the 10-day travel time contour of the Alexander Orr wellfield protection area, served by sanitary sewers and using public water supply and not having indigenous sandy substrata, the maximum sewage loading shall not exceed 850 gallons per day per acre.

In as much as the proposed use does not comply with the above-mentioned sewage loading restrictions the applicant applied for variances before the Environmental Quality Control Board (EQCB). Based upon the evidence and available information the EQCB granted a variance with conditions via EQCB Order No. 23-15, recorded in Miami-Dade County Official Records Book 33748, Page 2270, including a condition that the applicant submits a hazardous materials covenant.

Additionally, pursuant to section 24-43(5)(b) of the Code, hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored on properties within the Basic Wellfield Protection Area of the Alexander Orr Wellfield. These regulations also establish allowable stormwater drainage disposal methods intended to protect water quality within the Basic Wellfield Protection Area of wellfield protection areas.

Since the subject request is for non-residential land use, the owner of the property has submitted a properly executed covenant in accordance with section 24-43(5) of the Code which provides that hazardous wastes shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Said covenant is recorded in Miami-Dade County Official Records Book 33748 Page 2270.

Please note that the revised plan submitted with this application, sheet AS-101, digitally signed by Brian Herbert, FL AR0015474 on September 12, 2024, stamped received by Zoning on September 19, 2024, depicts a proposed natural gas generator with propane back up, which complies with the requirements of section 24-43 of the Code and the recorded covenant.

Conditions of approval: Compliance with the conditions of EQCB Order 23-15 and the recorded covenant.

Potable Water Supply and Wastewater Disposal

According to DERM records the property 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.

All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

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.

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 which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other

parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

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

Water Control Review

Any development/ redevelopment involving 2 acres or more of impervious area shall require a DERM Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

The site is located within the 10-day travel time contour of the Alexander Orr Wellfield Protection Area. Pursuant to section 24-43(4)(c) of the Code no exfiltration trenches are allowed.

Stormwater shall be retained on site utilizing dry retention only 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.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources. Tree Permit #2314846 was issued on November 16, 2023, for the subject property. All approved work shall be performed in accordance with this permit. Section 24-49 of the Code provides for the preservation and protection of tree resources. If any additional trees subject to the tree preservation and protection provisions of the Code are to be removed/relocated and are not associated with Tree Permit #2314846, 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 properties prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

Conditions of Approval: None

DERM Enforcement History

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: March 28, 2025

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

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

Subject: ***UPDATED*** Zoning Application Comments - West Gables Property, LLC
Application No. Z2024000128 - (Previous App. No. Z22-217)

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

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement and/or a Verification Form will be required.

Application Name: West Gables Property, LLC

Location: The proposed project is located on approximately 2.50 acres at 9025 SW 72nd Street, with Folio No. 30-4028-000-0080, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking an Unusual Use approval for a group residential facility or a district boundary change from RU-4M (Modified Apartments House District) to RU-4 (High Density Apartment House District) in order to develop the subject property with a nursing home facility comprised of 180 beds. In addition, the Applicant is requesting a Non-Use Variance to comply with maximum Floor Area Ratio (FAR), minimum open space, setbacks, and parking requirements.

The estimated total water demand for the proposed project will be 22,500 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 existing property is connected to water. If a new connection is required, there is an existing 12-inch water main (EU1350-2) near to the southwest corner of the property to where the developer may connect and extend a new 12-inch water main easterly along SW 72nd Street to the subject site, as required to abut and 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 (2) points of connection. *Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.*

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

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

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

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

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

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

The subject property is connected to sewer. If a new connection is required, there is an existing 8-inch gravity sewer abutting the property along SW 72nd Street to where the developer may connect to provide sewer service to the proposed development. *Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.*

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. 752 and P.S. No. 571. 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. 752
Existing NAPOT: 6.47 hrs.
Proposed Development: 22,500 gpd
Proposed Projected NAPOT: 7.57 hrs.

P.S. No. 571
Existing NAPOT: 3.99 hrs.
Proposed Development: 22,500 gpd
Proposed Projected NAPOT: 4.07 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: October 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: Z2024000128
Name: West Gables Property LLC
Location: 9025 SW 72 Street
Section 28 Township 54 South Range 40 East

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

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 **25 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
9702	SW 97 Avenue south of SW 56 Street	D	D
9264	SW 56 Street west of SW 87 Avenue	C	C
9658	SW 72 Street west of SW 87 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 02, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000128

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 09/19/2024.

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: March 18, 2025

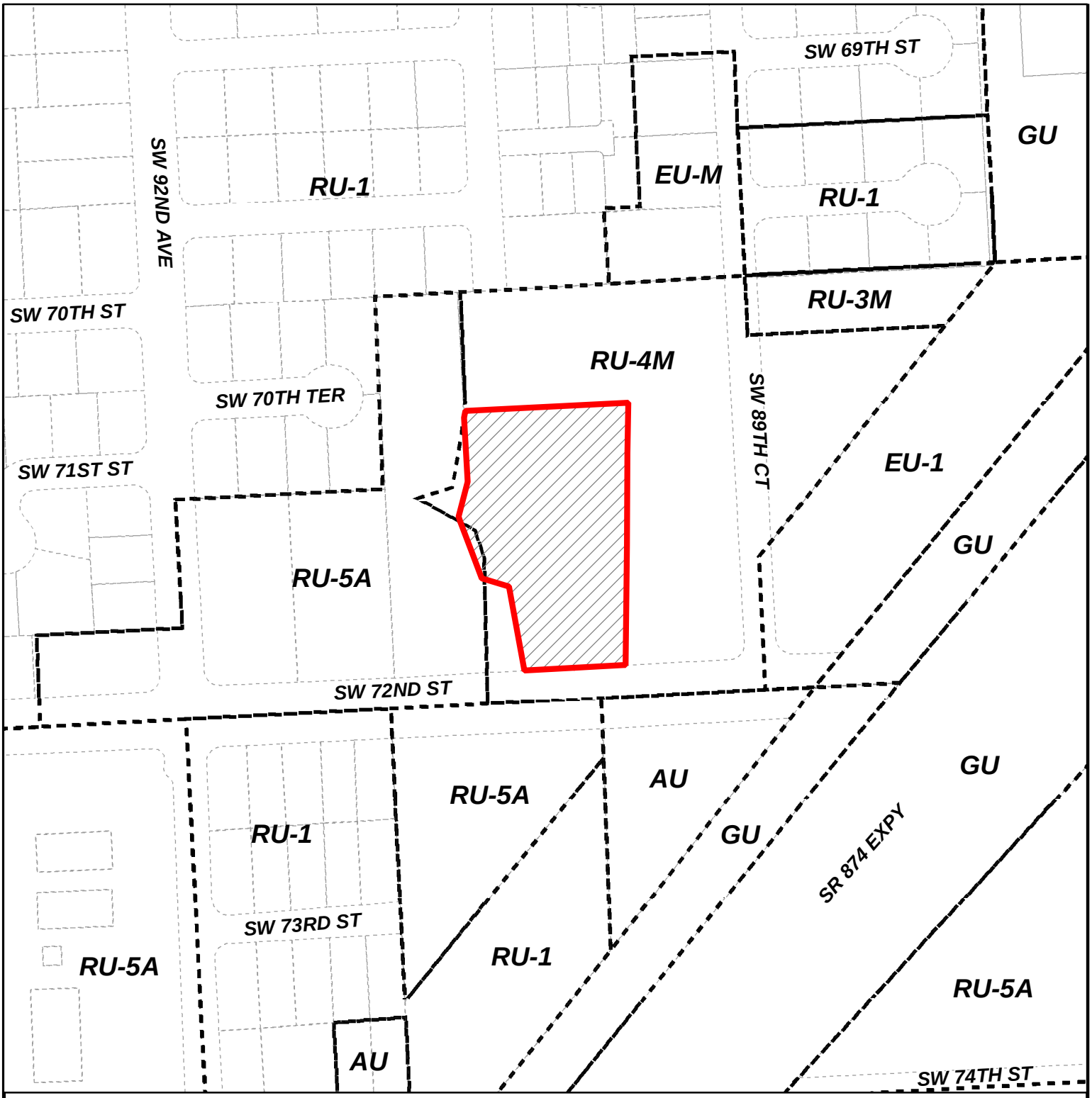
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Application Z2024-000128 West Gables Property, 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

Z2024000128

Section: 28 Township: 54 Range: 40
Applicant: West Gables Property LLC
Zoning Board: C12
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
W E
S

Legend

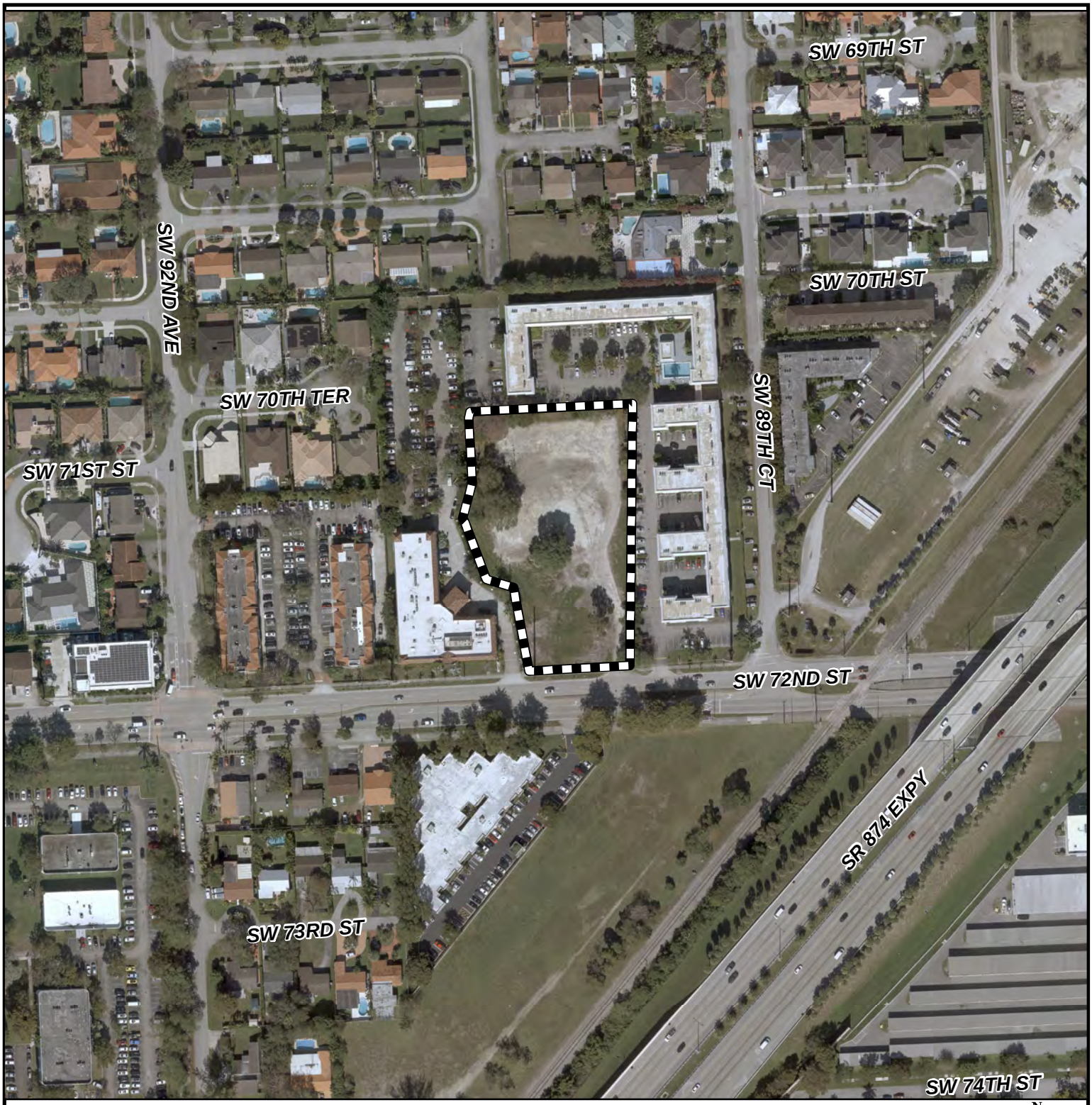
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, July 17, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2023

Process Number

Z2024000128

Legend

Subject Property

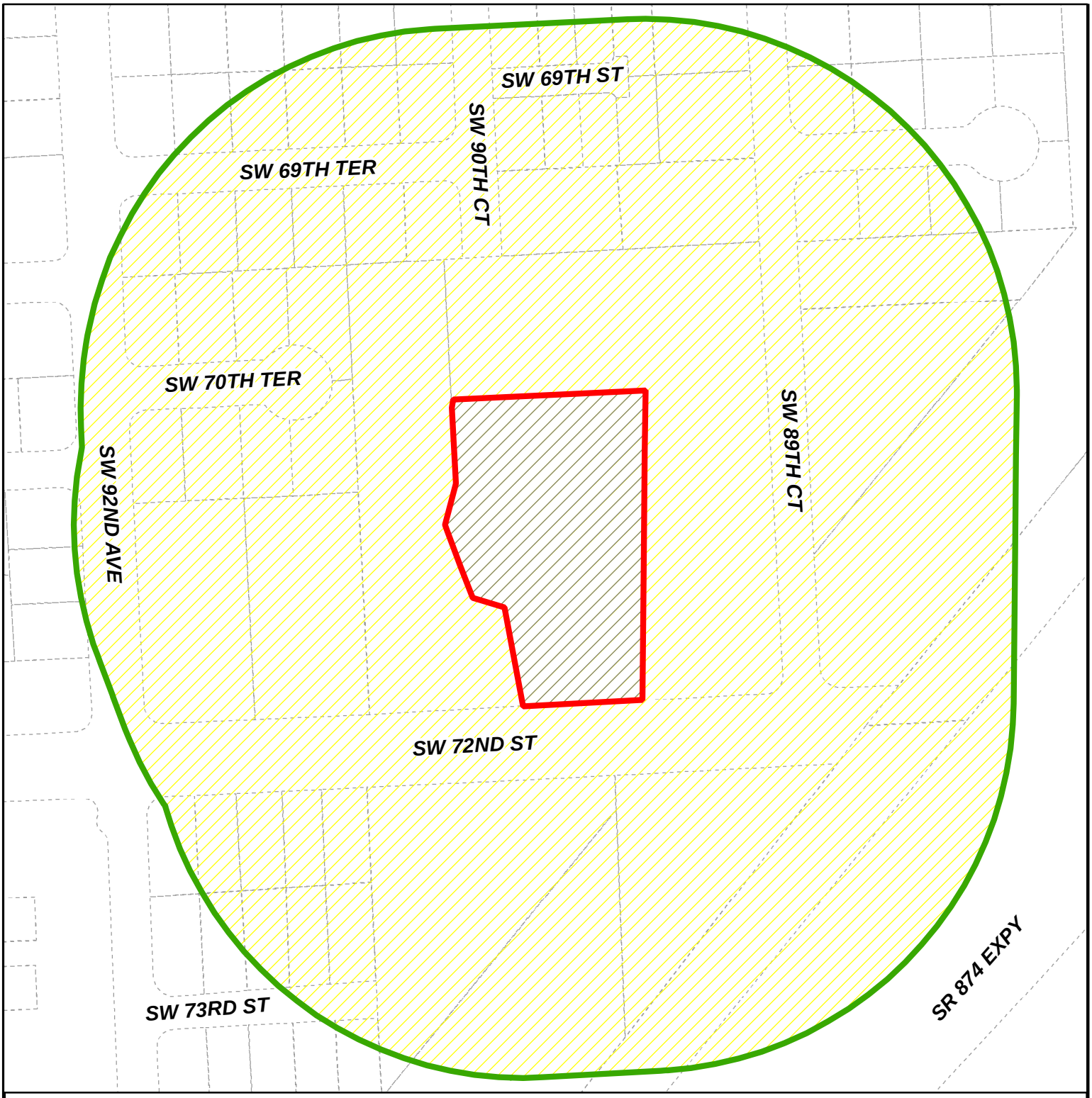
N
W E
S

Section: 28 Township: 54 Range: 40
Applicant: West Gables Property LLC
Zoning Board: C12
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, July 17, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 28 Township: 54 Range: 40
Applicant: West Gables Property LLC
Zoning Board: C10
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2024000128

RADIUS: 500

Legend

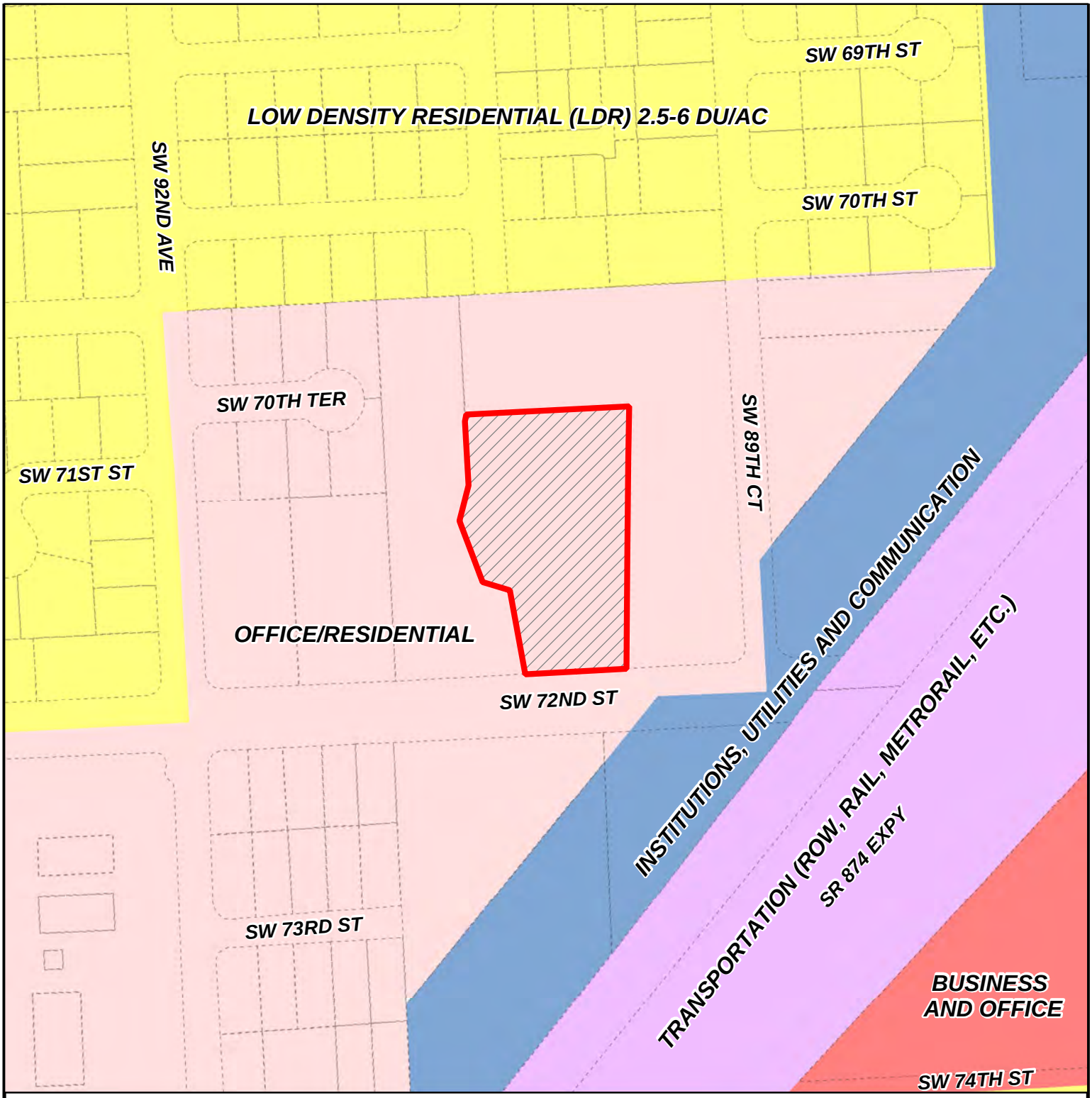
- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, February 4, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000128

Section: 28 Township: 54 Range: 40
Applicant: West Gables Property LLC
Zoning Board: C12
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

N
W E
S

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, July 17, 2024

REVISION	DATE	BY

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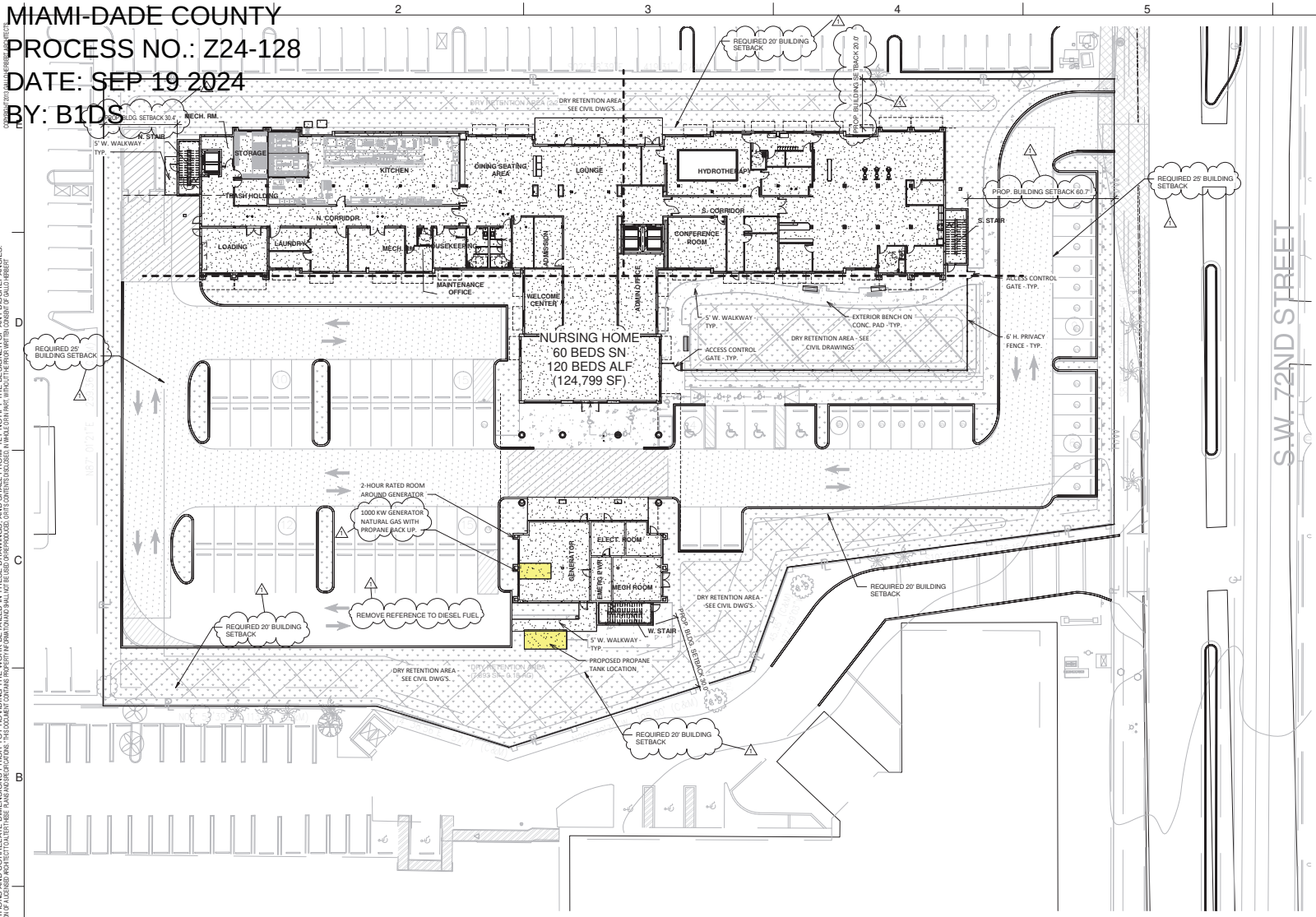
MIAMI-DADE COUNTY
PROCESS NO.: Z24-128
DATE: SEP 19 2024
BY: B1DS



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

N

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GHA ARCHITECTS & DEVELOPMENT CONSULTANTS
SEAL
WILLIAM J. GALLO FL AR0008440
Brian Herbert
Digitally signed by Brian Herbert
Date: 2024.09.12 16:11:41 -04'00'
BRIAN P. HERBERT FL AR0015474

PROJECT
MARQUIS HEALTH
TRYKO PARTNERS
9025 SW 72nd St., Miami, FL 33173
OWNER

REVISIONS

No.	Description	Date
1	P&Z RESUBMITTAL	09/6/24

PROJECT STATUS
P&Z SUBMITTAL
DATE
05-31-24
PROJECT NUMBER
82-20
SCALE
DRAWN BY L.S.
AS NOTED
CHECK. BY J.T.
DRAWING TITLE
ARCHITECTURAL SITE PLAN
DRAWING NUMBER
AS-101

9/12/2024 4:00:38 PM

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PROCESS NO.: Z24-128
DATE: JUL 15 2024
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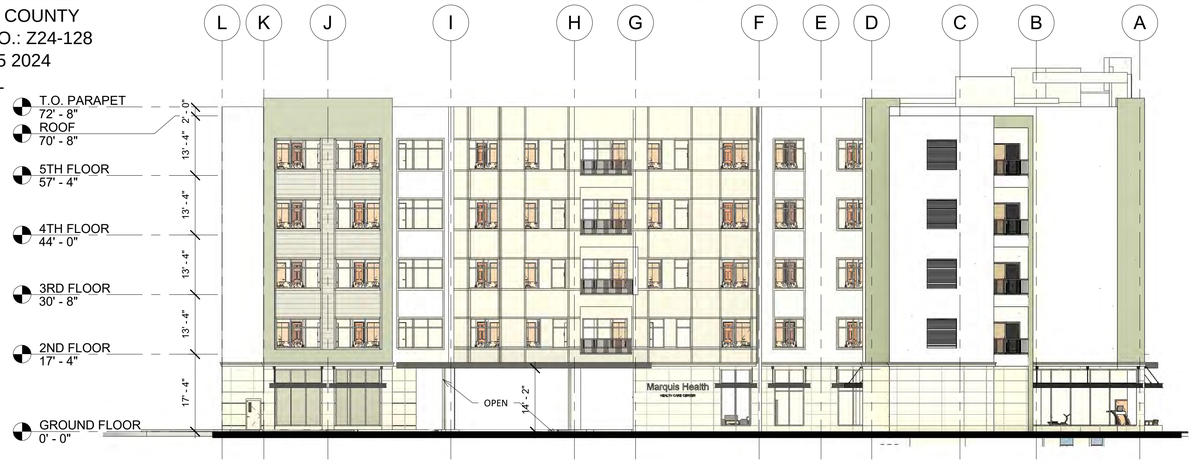
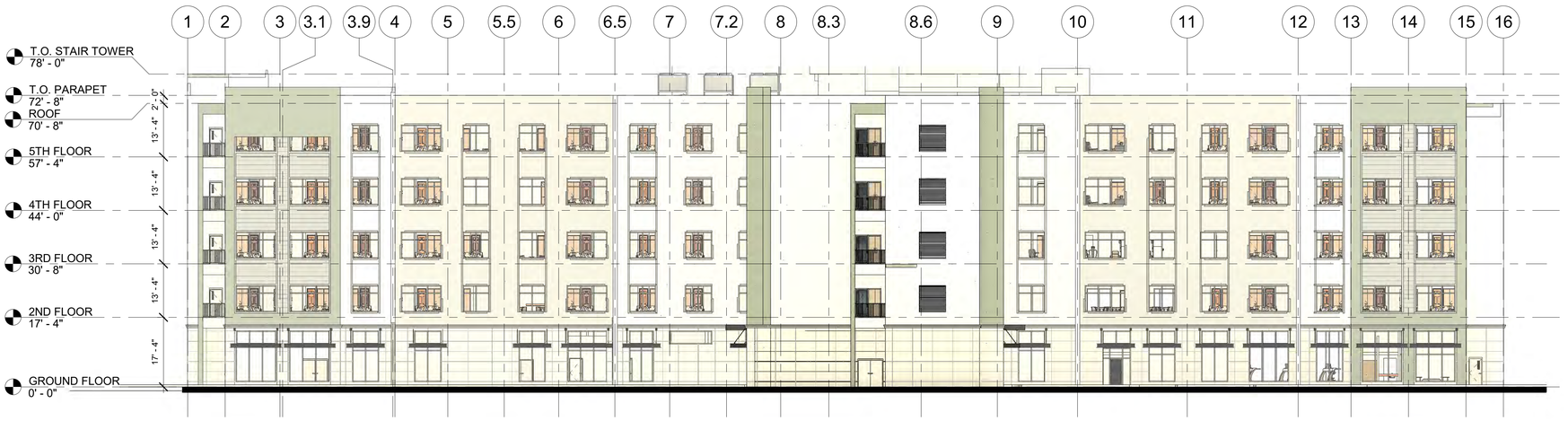
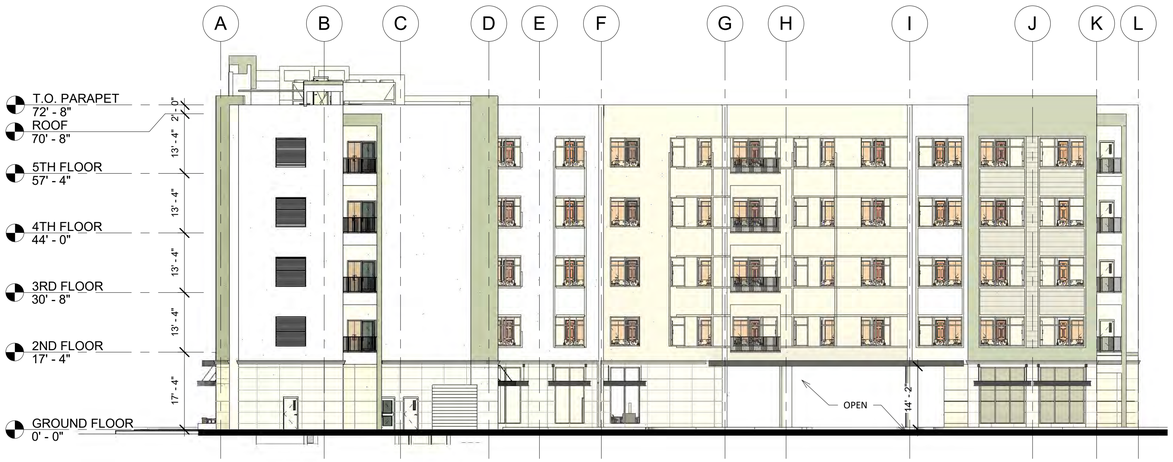


1 SOUTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"



3 NORTH ELEVATION
1/16" = 1'-0"

SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

EXTERIOR MAIN WALL

SW 7570
Egret White
Interior / Exterior
Location Number: 255-C4

EXTERIOR BASE WALL

SW 7649
Silverplate
Interior / Exterior
Location Number: 239-C5

EXTERIOR ACCENT WALL / STUCCO BANDS

SW 7655
Stamped Concrete
Interior / Exterior
Location Number: 239-C7

EXTERIOR ACCENT WALL / STUCCO BANDS

SW 6186
Dried Thyme
Interior / Exterior
Location Number: 215-C5

EXTERIOR ACCENT WALL

GHA
ARCHITECTS & DEVELOPMENT CONSULTANTS

SEAL
WILLIAM J. GALLO FL AR0008440
BRIAN P. HERBERT FL AR0015474

PROJECT

MARQUIS HEALTH

TRYKO PARTNERS

9025 SW 72nd St., Miami, FL 33173

OWNER

REVISIONS

No.	Description	Date

PROJECT STATUS
P&Z SUBMITTAL

DATE
05-31-24

PROJECT NUMBER
82-23

SCALE
DRAWN BY: L.S. | AS NOTED | CHECK. BY: J.T.

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NUMBER
A-201

6/5/2024 10:21:44 AM

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-128
DATE: JUL 15 2024
BY: GONGOL

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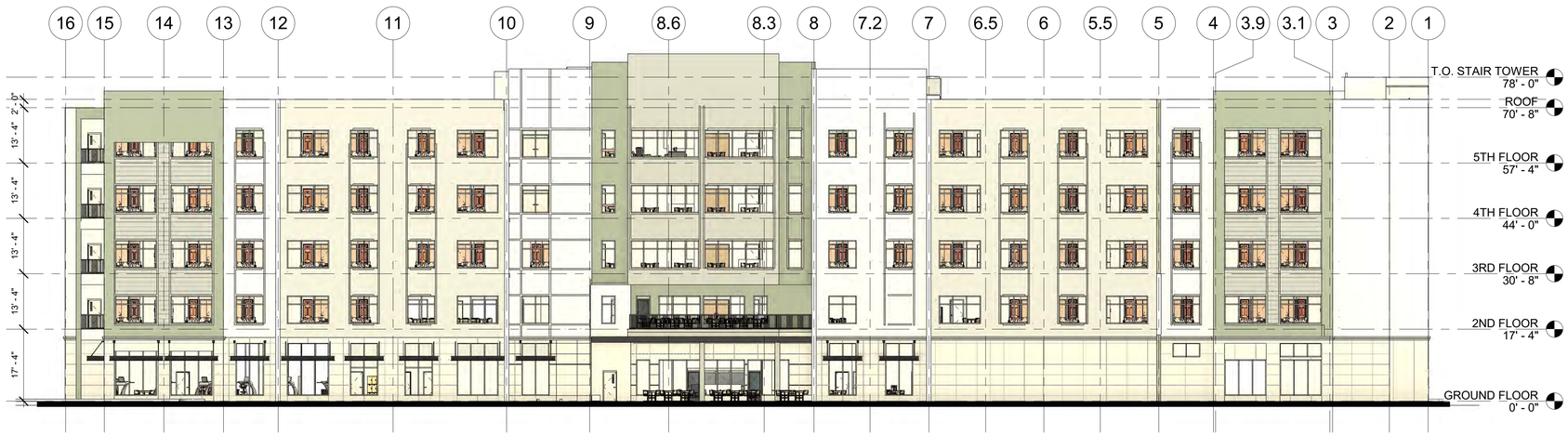

1 EAST ELEVATION
1/16" = 1'-0"

2 SOUTHWEST VIEW

3 SOUTHEAST VIEW

SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1
EXTERIOR MAIN WALL

SW 7570
Egret White
Interior / Exterior
Location Number: 255-C4
EXTERIOR BASE WALL

SW 7649
Silverplate
Interior / Exterior
Location Number: 239-C5
EXTERIOR ACCENT WALL / STUCCO BANDS

SW 7655
Stamped Concrete
Interior / Exterior
Location Number: 239-C7
EXTERIOR ACCENT WALL / STUCCO BANDS

SW 6186
Dried Thyme
Interior / Exterior
Location Number: 215-C5
EXTERIOR ACCENT WALL

GHA
ARCHITECTS & DEVELOPMENT CONSULTANTS

SEAL
WILLIAM J. GALLO FL AR0008440
WILLIAM J. GALLO FL AR0008440 BRIAN P. HERBERT FL AR0015474
BRIAN P. HERBERT FL AR0015474

PROJECT
MARQUIS HEALTH
TRYKO PARTNERS
9025 SW 72nd St., Miami, FL 33173

OWNER

REVISIONS

No.	Description	Date

PROJECT STATUS
P&Z SUBMITTAL

DATE
05-31-24

PROJECT NUMBER
82-23

SCALE
DRAWN BY: L.S. | AS NOTED | CHECK. BY: J.T.

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NUMBER
A-202

6/5/2024 10:22:01 AM

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-128
DATE: JUL 15 2024
BY: GONGOL

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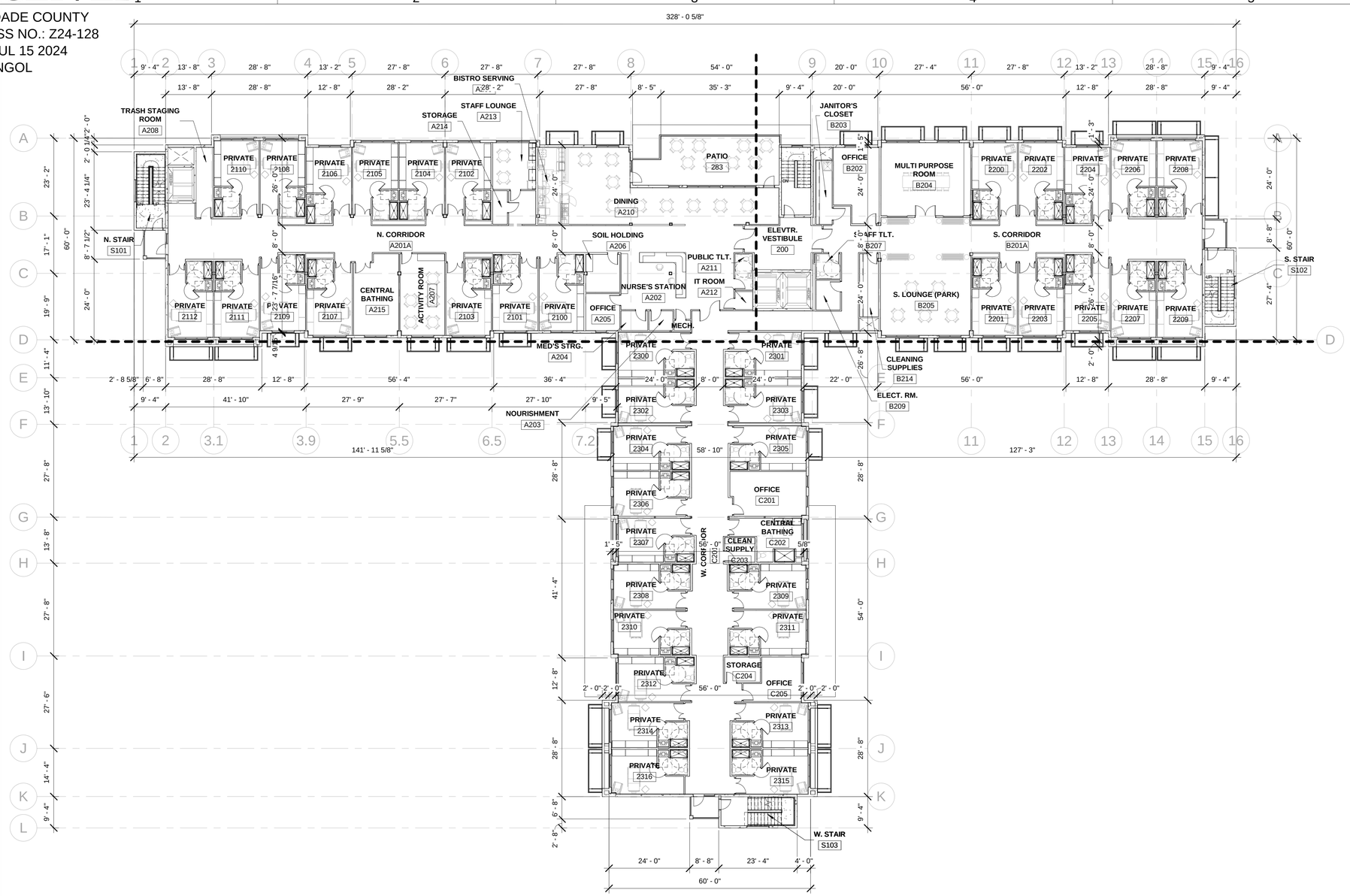

1 2ND FLOOR PLAN (MEMORY CARE)
1/16" = 1'-0"

SKILLED NURSING ROOMS : 13 BEDS - LOCATED ON NORTH WING
ALF ROOMS: 27 BEDS - REMAINING UNITS

N

CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE DESIGNER OF ANY DISCREPANCIES.
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GHA
ARCHITECTS & DEVELOPMENT CONSULTANTS
SEAL
WILLIAM J. GALLO FL AR0008440
WILLIAM J. GALLO FL AR0008440 BRIAN P. HERBERT FL AR0015474
BRIAN P. HERBERT FL AR0015474

PROJECT

MARQUIS HEALTH

TRYKO PARTNERS

9025 SW 72nd St., Miami, FL 33173

OWNER

REVISIONS

No.	Description	Date

PROJECT STATUS

P&Z SUBMITTAL

DATE

05-31-24

PROJECT NUMBER

82-23

SCALE

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DRAWING TITLE

2ND FLOOR PLAN - OVERALL

DRAWING NUMBER

A-102

5/31/2024 10:25:41 AM

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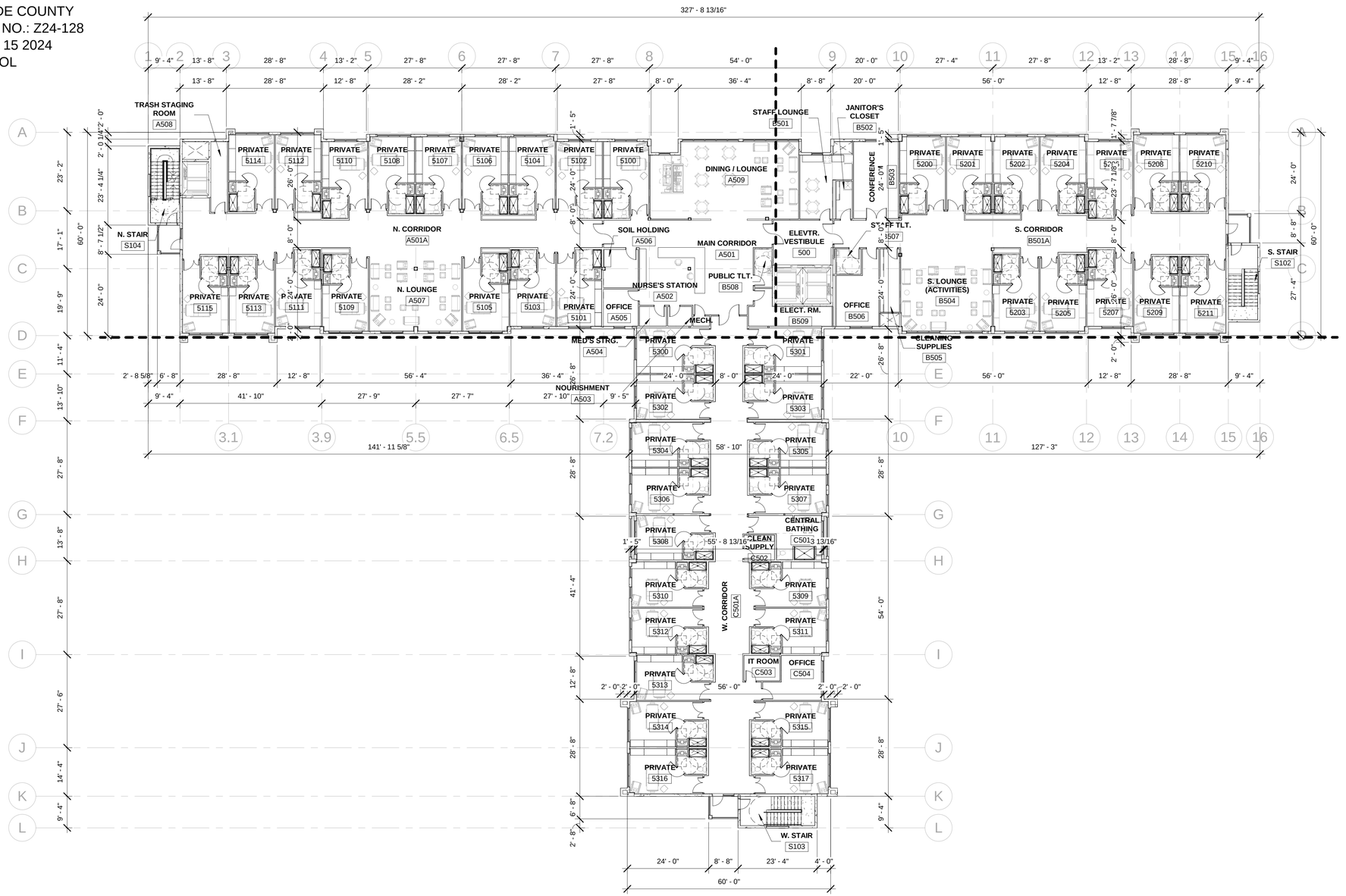

1 5TH FLOOR PLAN (SUBACUTE)
1/16" = 1'-0"

5TH FLOOR
ALF ROOMS : 46 BEDS - ENTIRE FLOOR

CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE DESIGNER OF ANY DISCREPANCIES.
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BRIAN P. HERBERT FL AR0015474
PROJECT

MARQUIS HEALTH

TRYKO PARTNERS

9025 SW 72nd St., Miami, FL 33173

OWNER

REVISIONS

No.	Description	Date

PROJECT STATUS
P&Z SUBMITTAL

DATE
05-31-24

PROJECT NUMBER
82-23

SCALE
DRAWN BY: L.S. | AS NOTED | CHECK. BY: J.T.

DRAWING TITLE
5TH FLOOR PLAN-OVERALL

DRAWING NUMBER
A-105

5/31/2024 10:25:53 AM

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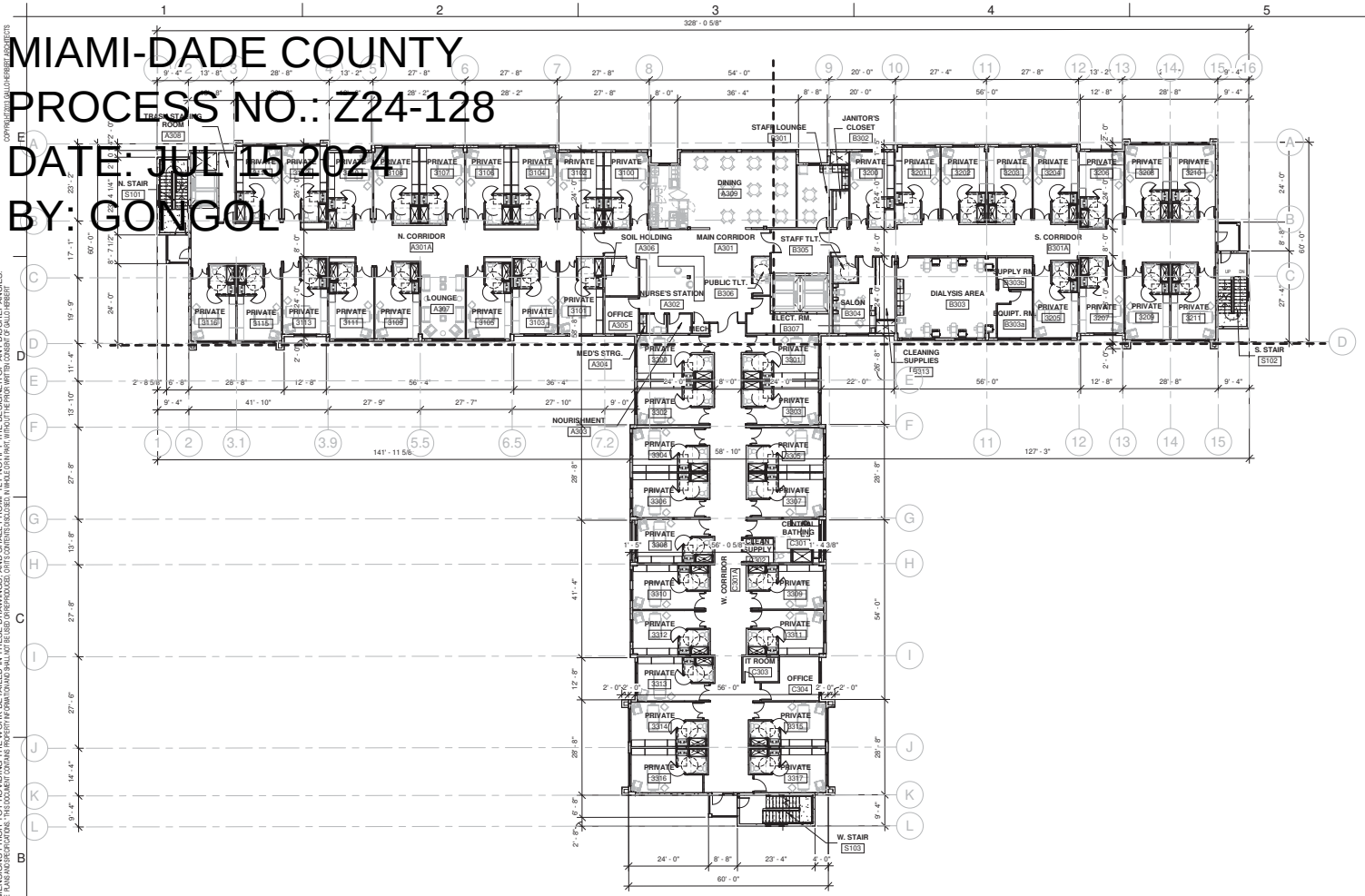

1 3RD FLOOR PLAN (LONG TERM CARE)
1/16" = 1'-0"

3RD FLOOR
SKILLED NURSING ROOMS : 47 BEDS - ENTIRE FLOOR

N

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SEAL
WILLIAM J. GALLO FL AR0008440
Brian Herbert — Digitally signed by Brian Herbert Date: 2024.05.31 15:47:10 -04'00'
BRIAN P. HERBERT FL AR0015474

PROJECT
MARQUIS HEALTH
TRYKO PARTNERS
9025 SW 72nd St., Miami, FL 33173

OWNER

REVISIONS

No.	Description	Date

PROJECT STATUS
P&Z SUBMITTAL

DATE
05-31-24

PROJECT NUMBER
82-23

SCALE
DRAWN BY L.S. | AS NOTED | CHECK. BY J.T.

DRAWING TITLE
3RD FLOOR PLAN - OVERALL

DRAWING NUMBER
A-103

5/31/2024 10:25:45 AM

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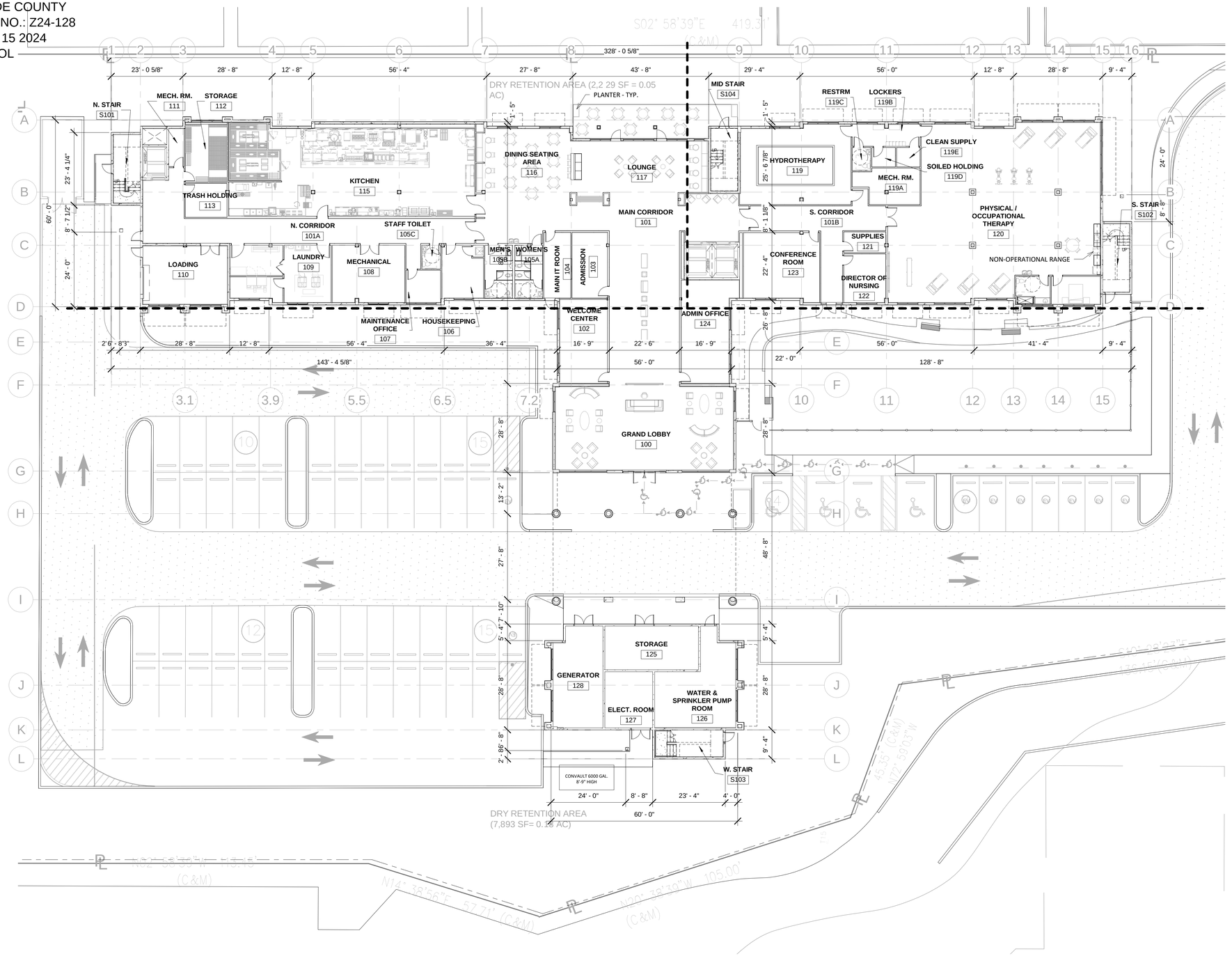

1 1ST FLOOR PLAN - OVERALL
1/16" = 1'-0"

N

GHA ARCHITECTS & DEVELOPMENT CONSULTANTS

SEAL

☐ WILLIAM J. GALLO FL AR0008440

WILLIAM J. GALLO FL AR0008440 BRIAN P. HERBERT FL AR0015474

☐ BRIAN P. HERBERT FL AR0015474

PROJECT

MARQUIS HEALTH

TRYKO PARTNERS

9025 SW 72nd St., Miami, FL 33173

OWNER

REVISIONS

No.	Description	Date

PROJECT STATUS

P&Z SUBMITTAL

DATE

05-31-24

PROJECT NUMBER

82-23

SCALE

DRAWN BY: L.S. | AS NOTED | CHECK. BY: J.T.

DRAWING TITLE

1ST FLOOR PLAN - OVERALL

DRAWING NUMBER

A-101

5/31/2024 10:25:37 AM

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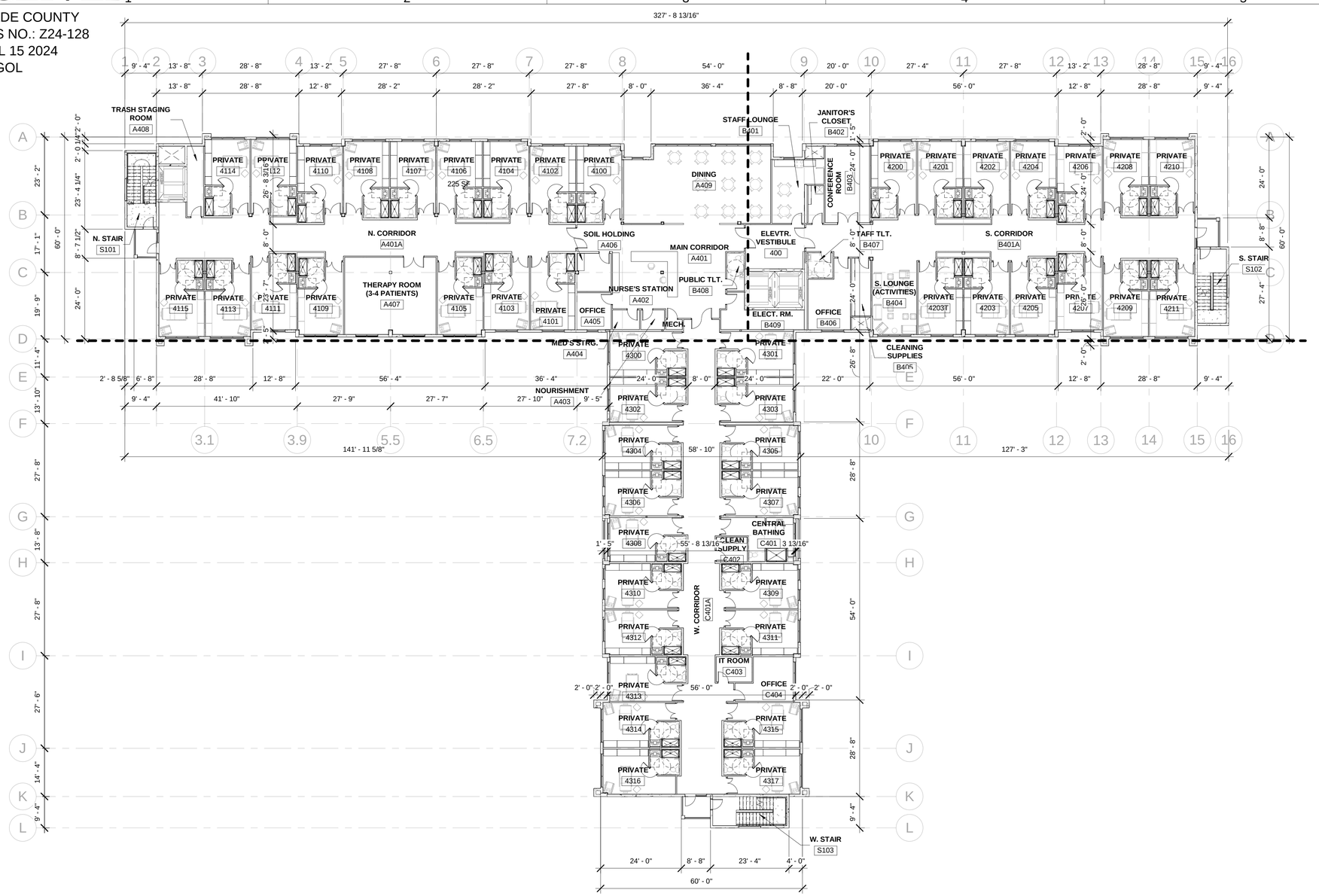
MIAMI-DADE COUNTY
PROCESS NO.: Z24-128
DATE: JUL 15 2024
BY: GONGOL



1 4TH FLOOR PLAN (LONG TERM CARE)
1/16" = 1'-0"

4TH FLOOR
ALF ROOMS : 47 BEDS - ENTIRE FLOOR

N

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ARCHITECTS & DEVELOPMENT CONSULTANTS

SEAL
WILLIAM J. GALLO FL AR0008440
BRIAN P. HERBERT FL AR0015474
PROJECT

MARQUIS HEALTH

TRYKO PARTNERS

9025 SW 72nd St., Miami, FL 33173

OWNER

REVISIONS

No.	Description	Date

PROJECT STATUS
P&Z SUBMITTAL

DATE
05-31-24

PROJECT NUMBER
82-23

SCALE

DRAWN BY		CHECK. BY
L.S.	AS NOTED	J.T.

DRAWING TITLE
4TH FLOOR PLAN - OVERALL

DRAWING NUMBER
A-104

5/31/2024 10:25:49 AM

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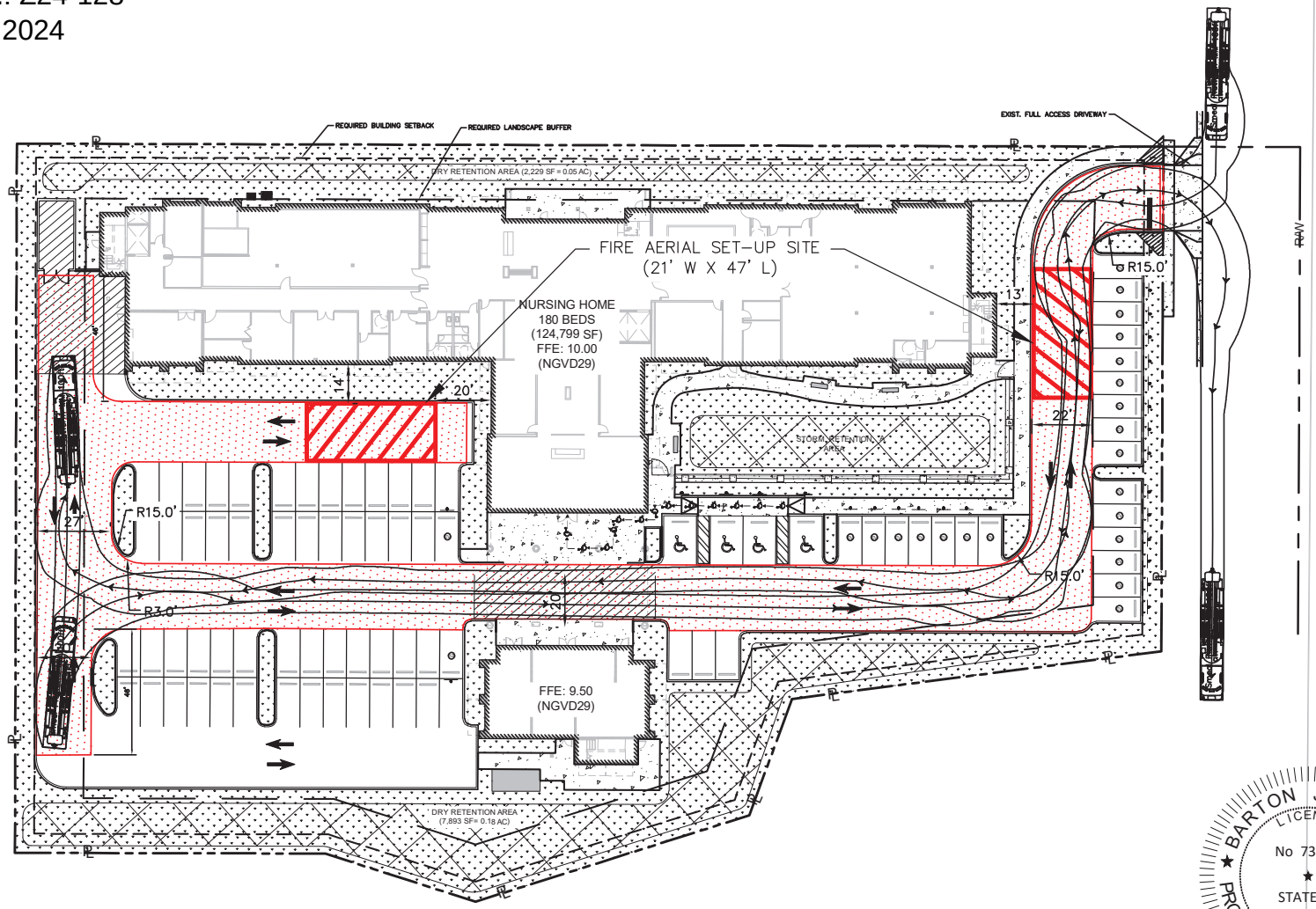
PROCESS NO.: Z24-128
DATE: SEP 19 2024
BY: B1DS

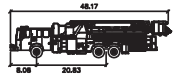


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND:

- RAW — PL — RIGHT-OF-WAY LINE/ PROPERTY LINE
- CL — CENTER LINE OF ROADWAY
- BUILDING OUTLINE
- PROP. VEGETATION (REFER TO LANDSCAPE PLANS FOR DETAILS)



Smeal Platform MM 100ft
N.T.S feet

Width	: 8.33
Track	: 7.92
Lock to Lock Time	: 6.0
Steering Angle	: 48.0

BARTON J. FYE
LICENSE
No 73898
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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Date: 09/09/2024

Plotted By:Nieves, Alexandra Sheet Set:Kha Layout:TF-1 September 09, 2024 04:19:36pm K:\MIB_Civil\143353000 West Gables Nursing Home\CIVIL\CADD\Exhibits\Fire\EX-1 Hammer Head.dwg
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Kimley»Horn
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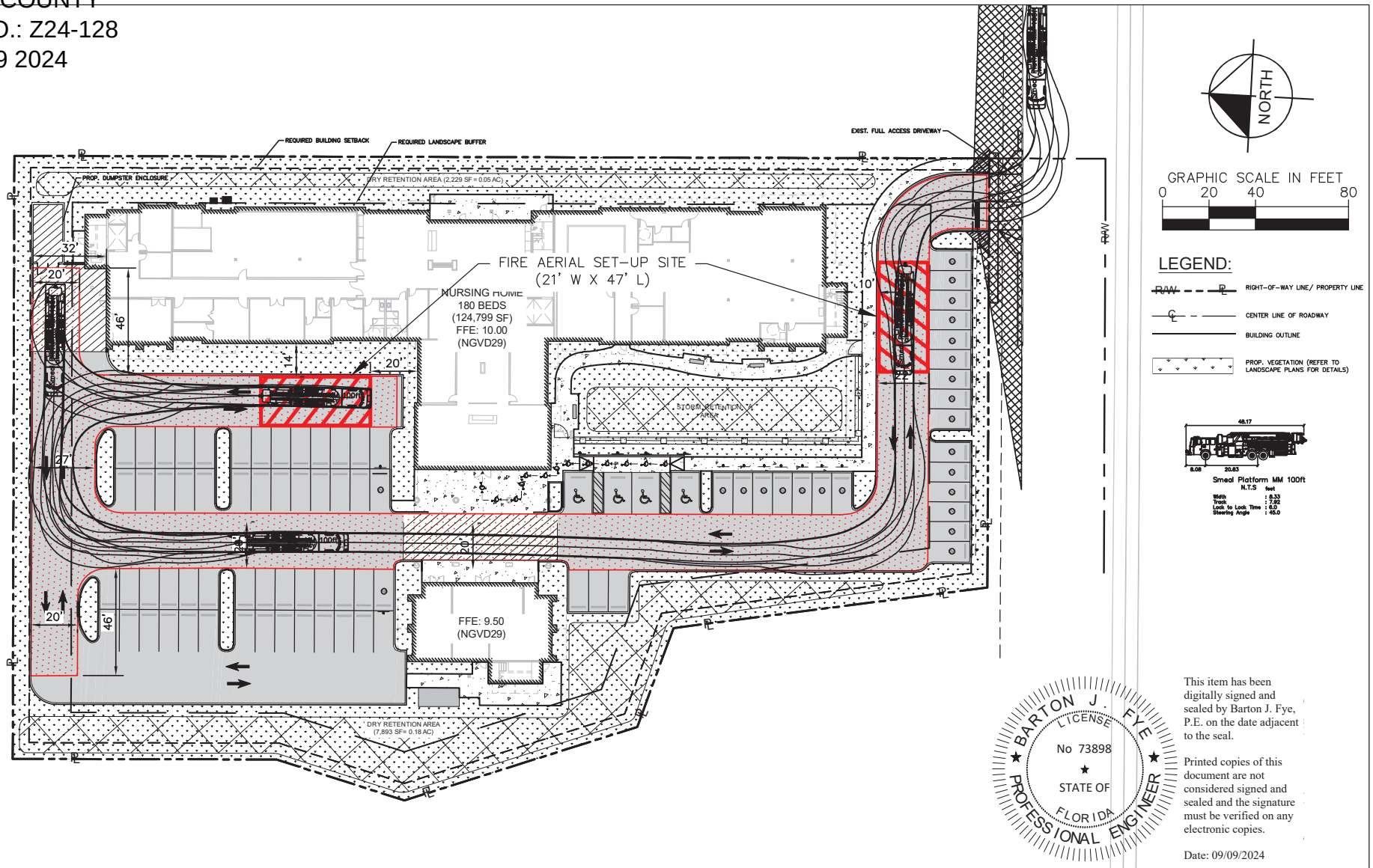
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

MARQUIS HEALTH
9025 SW 72nd STREET

FIRE TRUCK MANEUVERABILITY

SHEET NUMBER
EX-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-128
DATE: SEP 19 2024
BY: B1DS



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND:

- R/W — P.L — RIGHT-OF-WAY LINE/ PROPERTY LINE
- ℄ — CENTER LINE OF ROADWAY
- BUILDING OUTLINE
- PROP. VEGETATION (REFER TO LANDSCAPE PLANS FOR DETAILS)

BARTON J. FYE
LICENSE
No 73898
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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Plotted By:Nieves, Alexandra Sheet Set:Kha Layout:TF-2 September 09, 2024 04:20:39pm K:\MIB_Civil\143353000 West Gables Nursing Home\CIVIL\CADD\Exhibits\Fire\EX-2 Hammer Head into Dumpster.dwg
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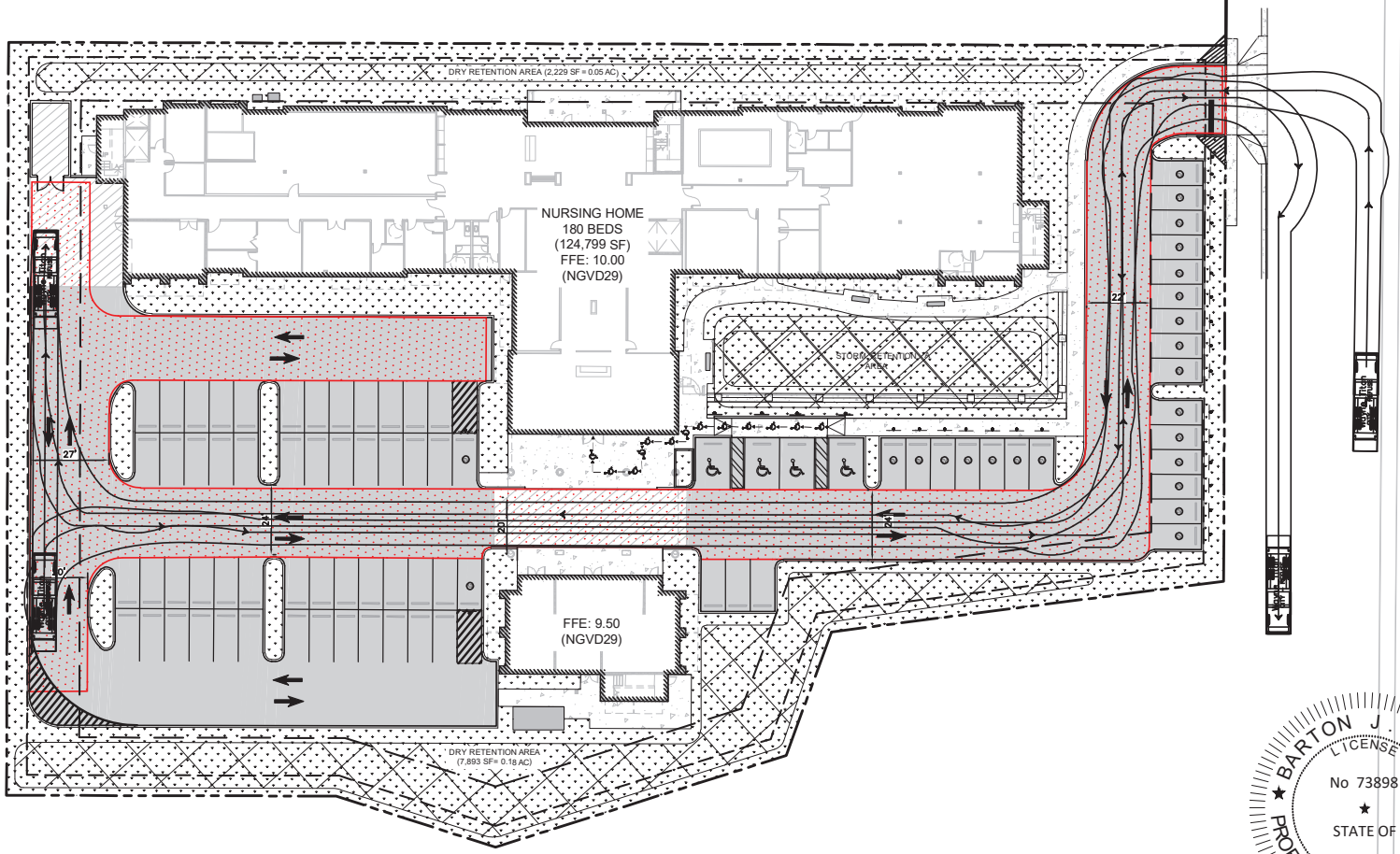
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

MARQUIS HEALTH
9025 SW 72nd STREET

FIRE TRUCK
MANEUVERABILITY

SHEET NUMBER
EX-2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-128
DATE: SEP 19 2024
BY: B1DS

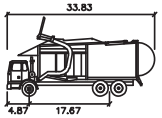


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND:

- RIGHT-OF-WAY LINE/ PROPERTY LINE
- CENTER LINE OF ROADWAY
- BUILDING OUTLINE
- PROP. VEGETATION (REFER TO LANDSCAPE PLANS FOR DETAILS)



Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

BARTON J. FYE
LICENSE
No 73898
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Barton J. Fye, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Date: 09/09/2024

Plotted By:Nieves, Alexandra Sheet Set:Kha Layout:TF-1 September 09, 2024 04:16:59pm K:\MIB_Civil\143353000 West Gables Nursing Home\CIVIL\CADD\Exhibits\2021.09.17\EX-3 Garbage Truck Front Loading.dwg
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PHONE: 305-673-2025
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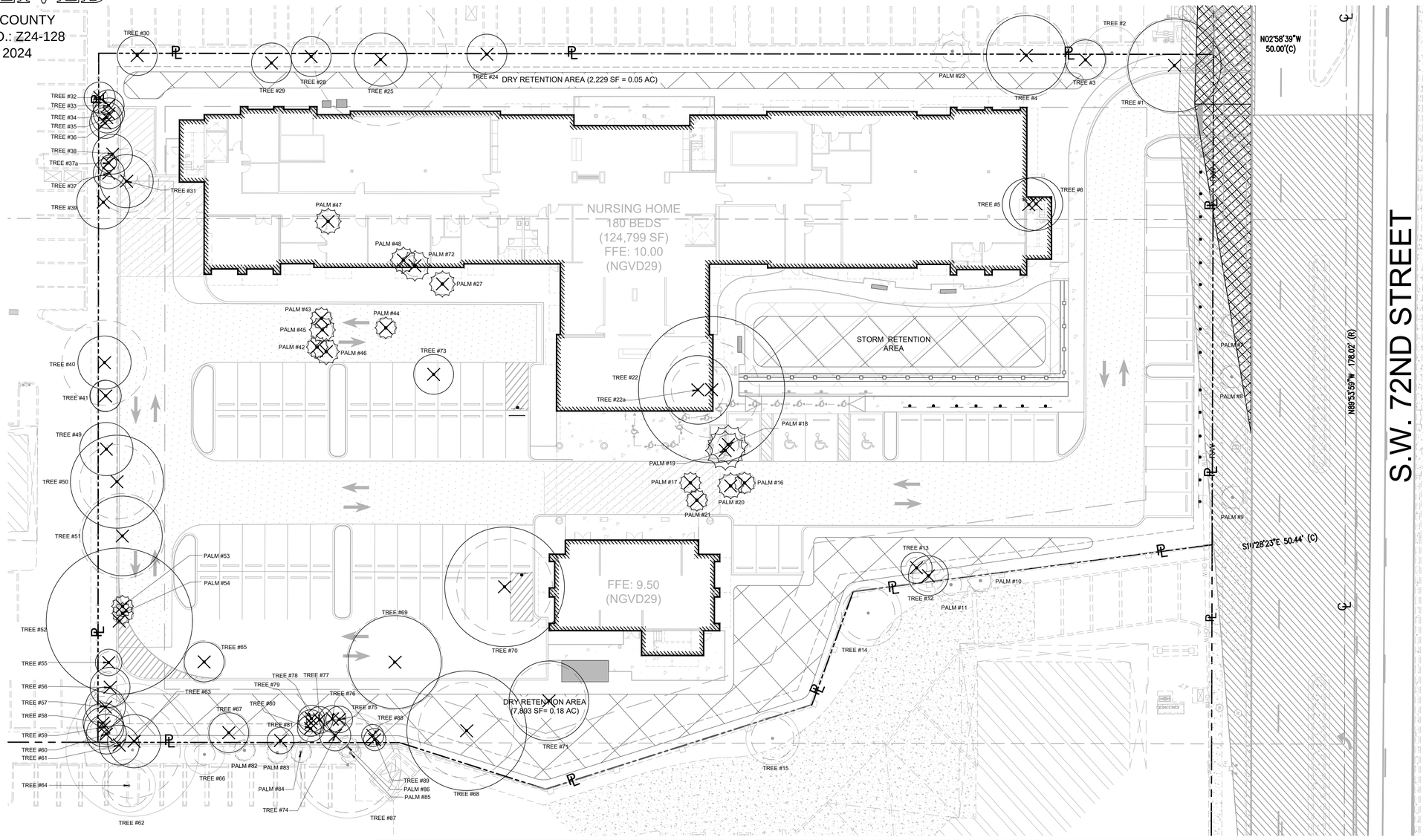
MARQUIS HEALTH
9025 SW 72nd STREET

FRONT LOADING TRASH COLLECTION TRUCK MANEUVERABILITY

SHEET NUMBER
EX-3

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-128
DATE: NOV 5 2024
BY: GONGOL



TREE DISPOSITION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
TREE #	TREE TO BE REMOVED	PALM #	PALM TO BE REMOVED
TREE #	EXISTING TREE NOT IN SCOPE	TREE #	APPROXIMATE LIMITS OF CRITICAL ROOT ZONE PER ARBORIST REPORT.

NOTES:

1. INFORMATION UTILIZED IN PREPARATION OF THE TREE DISPOSITION PLAN AND LIST IS ASCERTAINED FROM AND RELIANT UPON SURVEY PREPARED BY ABRAHAM HADAD PSM. DATED 01/04/2022 AND ARBORIST REPORT PREPARED BY JEFF SHIMONSKI DATED 03/14/2022.
2. OFFSITE TREE IN PROXIMITY TO THE PROPERTY LINE HAS A CANOPY AND CRITICAL ROOT ZONE THAT EXTENDS INTO THE PROJECTS LIMITS OF WORK. AND WILL BE IMPACTED BY PROPOSED DEVELOPMENT. TREE FAILURE MAY OCCUR, REFER TO ARBORIST REPORT.
3. REFER TO SHEET L-200 FOR LANDSCAPE PLAN.
4. REFER TO SHEET IR-300 FOR IRRIGATION PLAN.

TREE DISPOSITION LIST

TREE	SCIENTIFIC NAME	COMMON NAME	DBH (in.)	HEIGHT (FT.)	CANOPY (FT.)	TPZ (FT)	CONDITION	DISPOSITION	MITIGATION/SQFT)	NOTES
1	*Ficus aurea*	STRANGLER FIG	48	45	45	18	Good	**REMOVE**	3,180.86	Decayed trunk.
2	*Schefflera actinophylla*	UMBRELLA TREE	55	35	28	-	Invasive	**N.I.S**	-	
3	*Prascida pisicipula*	JAMICA DOGWOOD	13	30	25	8	Poor	**REMOVE**	490.87	Signs of decay & dead sapwood.
4	*Ficus aurea*	STRANGLER FIG	36	35	50	18	Good	**REMOVE**	3,927.00	
5	*Melaleuca quinquenervia*	PAPER BARK	50	50	48	-	Invasive	**REMOVE**	-	Double-trunked tree.
6	*IS TREE #5*	-	-	-	-	-	-	-	-	
7	*Ptychosperma elegans*	SOLITARE PALM	3	9	10	4	Good	**N.I.S**	-	
8	*Ptychosperma elegans*	SOLITARE PALM	3	7	8	4	Good	**N.I.S**	-	
9	*Ptychosperma elegans*	SOLITARE PALM	4	7	8	4	Good	**N.I.S**	-	
10	*Carpentaria acuminata*	CARPENTARIA PALM	6	18	14	4	Moderate	**N.I.S**	-	
11	*Carpentaria acuminata*	CARPENTARIA PALM	6	20	16	4	Moderate	**N.I.S**	-	
12	*Bursera simaruba*	GUMBO LIMBO	9	22	20	6	Moderate	**REMOVE**	314.16	
13	*Schefflera actinophylla*	UMBRELLA TREE	18	20	18	4	Invasive	**REMOVE**	-	
14	*Quercus virginiana*	LIVE OAK	14	28	32	10	Good	**N.I.S**	-	
15	*Quercus virginiana*	LIVE OAK	11	20	40	8	Good	**N.I.S**	-	
16	*Thrinax radiata*	FLORIDA THATCH PALM	5	14	6	4	Good	**REMOVE**	28.27	
17	*NOT ON SITE*	-	-	-	-	-	-	-	-	
18	*Washingtonia filifera*	WASHINGTONIA PALM	17	20	28	4	Good	**REMOVE**	615.75	Double-trunked tree.
19	*IS TREE #18*	-	-	-	-	-	-	-	-	
20	*Thrinax radiata*	FLORIDA THATCH PALM	4	14	8	4	Good	**REMOVE**	50.27	
21	*Dypsis lutescens*	ARECA PALM	86	20	32	4	Moderate	**REMOVE**	1,608.50	
22	*Ficus aurea*	STRANGLER FIG	57	65	95	18	Good	**REMOVE**	14,176.44	No signs of decay, cavities, or fungal fruiting bodies on the root collar or trunk.
22a	*Blighia sapida*	ACKEE	21	24	26	10	Poor	**REMOVE**	1,061.86	Double-trunked tree.
23	*Syagrus romanzoffiana*	QUEEN PALM	7	16	26	4	Moderate	**N.I.S**	-	
24	*Bischofia javanica*	BISHOP WOOD	13	24	23	-	Invasive	**REMOVE**	-	
25	*Callistemon viminalis*	BOTTLE BRUSH	34	25	34	15	Poor	**REMOVE**	1,815.84	Sparse canopy, significant amount of dead woodatso in the canopy.
26	*NOT ON SURVEY*	-	-	-	-	-	-	-	-	
27	*Ptychosperma elegans*	SOLITARE PALM	0	4'	10	4	Good	**REMOVE**	78.54	
28	*Bischofia javanica*	BISHOP WOOD	15	23	22	-	Invasive	**REMOVE**	-	
29	*Schinus terebinthifolius*	BRAZILIAN PEPPER	18	15	30	-	Invasive	**REMOVE**	-	
30	*Bischofia javanica*	BISHOP WOOD	16	23	22	-	Invasive	**REMOVE**	-	
31	*Quercus virginiana*	LIVE OAK	15	26	33	12	Good	**REMOVE**	855.30	
32	*Prascida pisicipula*	JAMICA DOGWOOD	3	20	14	3	Poor	**REMOVE**	153.94	
33	*Schinus terebinthifolius*	BRAZILIAN PEPPER	10	14	26	-	Invasive	**REMOVE**	-	
34	*Prascida pisicipula*	JAMICA DOGWOOD	5	20	10	4	Poor	**REMOVE**	78.54	
35	*Prascida pisicipula*	JAMICA DOGWOOD	7	22	10	4	Poor	**REMOVE**	78.54	
36	*NOT ON SITE*	-	-	-	-	-	-	-	-	
37	*Prascida pisicipula*	JAMICA DOGWOOD	4	22	6	4	Poor	**REMOVE**	28.27	
37a	*Prascida pisicipula*	JAMICA DOGWOOD	3	20	6	4	Poor	**REMOVE**	28.27	
38	*Prascida pisicipula*	JAMICA DOGWOOD	11	17	14	6	Poor	**REMOVE**	153.94	
39	*Prascida pisicipula*	JAMICA DOGWOOD	26	28	40	12	Moderate	**REMOVE**	2,513.28	
40	*Terminalia catappa*	TROPICAL ALMOND	23	30	42	16	Good	**REMOVE**	2,770.88	Double-trunked tree.
41	*Swietenia mahagoni*	MAHOGANY	6	28	16	6	Moderate	**REMOVE**	201.06	
42	*Ptychosperma elegans*	SOLITARE PALM	7	16	14	4	Good	**REMOVE**	153.94	
43	*Ptychosperma elegans*	SOLITARE PALM	3	10	10	4	Good	**REMOVE**	78.54	
44	*Ptychosperma elegans*	SOLITARE PALM	3	12	8	4	Good	**REMOVE**	50.27	
45	*Ptychosperma elegans*	SOLITARE PALM	3	7	10	4	Good	**REMOVE**	78.54	
46	*Ptychosperma elegans*	SOLITARE PALM	8	15	10	4	Good	**REMOVE**	78.54	
47	*Cocos nucifera*	COCONUT PALM	0	0	16	4	Good	**REMOVE**	201.06	
48	*Cocos nucifera*	COCONUT PALM	0	0	1	4	Good	**REMOVE**	0.79	
49	*Swietenia mahagoni*	MAHOGANY	20	20	14	10	Moderate	**REMOVE**	307.88	
50	*Swietenia mahagoni*	MAHOGANY	18	40	38	14	Good	**REMOVE**	2,268.22	No signs of decay, cavities, or fungal fruiting bodies on the root collar or trunk.
51	*Bauhinia aculeata*	ORCHID TREE	33	35	2	16	Poor	**REMOVE**	25.14	Double-trunked tree.
52	*Terminalia catappa*	TROPICAL ALMOND	46	60	5	1	Good	**REMOVE**	59.26	Double-trunked tree.
53	*Ptychosperma elegans*	SOLITARE PALM	4	28	8	4	Good	**REMOVE**	50.27	
54	*Ptychosperma elegans*	SOLITARE PALM	3	2	8	4	Good	**REMOVE**	50.27	
55	*Sideroxylon foetidissimum*	FALSE MASTIC	3	22	12	4	Good	**REMOVE**	113.10	
56	*Terminalia catappa*	TROPICAL ALMOND	6	35	28	6	Moderate	**REMOVE**	615.75	
57	*Terminalia catappa*	TROPICAL ALMOND	6	35	18	6	Poor	**REMOVE**	254.47	
58	*Delonix regia*	ROYAL POINCIANA	12	3	35	10	Poor	**REMOVE**	962.11	Double-trunked tree.
59	*Bischofia javanica*	BISHOP WOOD	14	30	1	-	Invasive	**REMOVE**	-	Double-trunked tree.
60	*Delonix regia*	ROYAL POINCIANA	3	24	6	4	Poor	**REMOVE**	28.27	
61	*Bischofia javanica*	BISHOP WOOD	6	40	20	-	Invasive	**REMOVE**	-	
62	*Delonix regia*	ROYAL POINCIANA	51	45	75	18	Moderate	**N.I.S**	-	
63	*Bischofia javanica*	BISHOP WOOD	8	40	18	-	Invasive	**REMOVE**	-	
64	*Conocarpus erectus*	GREEN BUTTONWOOD	13	25	22	8	Moderate	**N.I.S**	-	
65	*Clusia rosea*	PITCH APPLE	17	22	38	8	Good	**REMOVE**	1,134.11	
66	*Quercus virginiana*	LIVE OAK	5	23	12	4	Poor	**REMOVE**	113.10	Poor trunk taper.
67	*Clusia rosea*	PITCH APPLE	17	22	35	8	Good	**REMOVE**	962.11	
68	*Ficus aurea*	STRANGLER FIG	44	45	75	18	Good	**REMOVE**	8,835.72	No signs of decay, cavities, or fungal fruiting bodies on the root collar or trunk.
69	*Quercus laurifolia*	LAUREL OAK	25	45	55	18	Good	**REMOVE**	4,751.66	No signs of decay, cavities, or fungal fruiting bodies on the root collar or trunk.
70	*Quercus laurifolia*	LAUREL OAK	35	60	65	18	Good	**REMOVE**	6,636.62	No signs of decay, cavities, or fungal fruiting bodies on the root collar or trunk.
71	*Quercus laurifolia*	LAUREL OAK	18	35	32	14	Good	**REMOVE**	1,608.50	No signs of decay, cavities, or fungal fruiting bodies on the root collar or trunk.
72	*Cocos nucifera*	COCONUT PALM	8	8	16	4	Good	**REMOVE**	201.06	
73	*Melia azedarach*	CHINABERRY	24	16	20	-	Invasive	**REMOVE**	-	
74	*Casuarina equisetifolia*	AUSTRALIAN PINE	24	35	10	-	Invasive	**REMOVE**	-	Rotten trunk.
75	*Casuarina equisetifolia*	AUSTRALIAN PINE	7	10	25	-	Invasive	**REMOVE**	-	
76	*Casuarina equisetifolia*	AUSTRALIAN PINE	6	15	25	-	Invasive	**REMOVE**	-	
77	*Casuarina equisetifolia*	AUSTRALIAN PINE	12	30	20	-	Invasive	**REMOVE**	-	
78	*Casuarina equisetifolia*	AUSTRALIAN PINE	4	18	8	-	Invasive	**REMOVE**	-	
79	*Casuarina equisetifolia*	AUSTRALIAN PINE	5	14	6	-	Invasive	**REMOVE**	-	
80	*Casuarina equisetifolia*	AUSTRALIAN PINE	5	15	6	-	Invasive	**REMOVE**	-	
81	*Casuarina equisetifolia*	AUSTRALIAN PINE	2	10	4	-	Invasive	**REMOVE**	-	
82	*Ptychosperma elegans*	SOLITARE PALM	3	12	12	4	Good	**N.I.S**	-	
83	*Ptychosperma elegans*	SOLITARE PALM	3	14	12	4	Good	**N.I.S**	-	
84	*Ptychosperma elegans x 2 lks*	SOLITARE PALM	5	12	12	4	Good	**N.I.S**	-	
85	*Ptychosperma elegans*	SOLITARE PALM	3	12	14	4	Good	**N.I.S**	-	
86	*Ptychosperma elegans*	SOLITARE PALM	3	12	14	4	Good	**N.I.S**	-	
87	*Ficus aurea*	STRANGLER FIG	36	45	55	18	Moderate	**N.I.S**	-	
88	*Casuarina equisetifolia*	AUSTRALIAN PINE	3	12	4	-	Invasive	**REMOVE**	-	
89	*Casuarina equisetifolia*	AUSTRALIAN PINE	3	14	6	-	Invasive	**REMOVE**	-	

Total Canopy Removed sqft. = **63,809.68**

TREE DISPOSITION LIST NOTES
*DBH is rounded-off to the nearest inch
**DBH is measured at 4.5 feet above grade
***A "0" in the DBH column denotes no trunk at 4.5 feet above grade
****Canopy diameter is approximate and measured in one direction
*****The column HtCb denotes approximate overall height of trees and approximate overall height of clear trunk of palms

TREE DISPOSITION GRAPHIC KEY

TEXT	Requires mitigation
TEXT	Does not require mitigation / not regulated due to size or species / not in scope

MITIGATION TABLE

CATEGORY	CANOPY CREDIT (sq/ft.)	With this minimum height
Shade/Hardwood Tree 1	500	Maximum 12' Overall Height
Shade/Hardwood Tree 2	300	Minimum 8' Overall Height
Palm Tree 1	300	Minimum 12' Clear Trunk
Palm Tree 2	100	Maximum 3' Clear Trunk
Small Tree	200	Minimum 6' Overall Height

MITIGATION CALCULATIONS

CATEGORY	QUANTITY	CANOPY CREDIT (sqft.)	CANOPY (sq/ft.)
Shade Tree 1	55	500	42500
Shade Tree 2	17	300	5100
Palm Tree 1	8	300	2400
Palm Tree 2	0	100	0
Small Tree	19	200	3800
		Total Canopy Provided =	**53,803.00**

Total canopy removed: **63,809.68 SQFT**
Total canopy provided: **53,660.60 SQFT**
Total mitigation data remaining: **10,092 SQFT**
Total tree trust fund contribution: **$4,404.00**

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No.	REVISIONS	DATE	BY
	P & Z Resubmission	2024-09-04	
	P & Z Resubmission	2024-10-29	

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PHONE: 305-673-2025
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REGISTERED LANDSCAPE ARCHITECT MATTHEW VINCENT WISNIEWSKI No LA66667406 10/29/2024 STATE OF FLORIDA

KHA PROJECT 143353000
DATE OCT. 2024
SCALE AS SHOWN
DESIGNED BY MW
DRAWN BY CF
CHECKED BY MW

TREE DISPOSITION PLAN

MARQUIS HEALTH
PREPARED FOR
TRYKO PARTNERS
MIAMI-DADE COUNTY FL

SHEET NUMBER
L-100

Plotted By:Chaves, Allima Sheet Set:Marquis Health Layout:L-100 TREE DISPOSITION PLAN October 29, 2024 03:53:07pm K:\mia_civil\143353000 west gables nursing home\Landscape\CADD\PlotSheets\L-100 TREE DISPOSITION PLAN.dwg
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TREE REMOVAL AND TREE TO REMAIN PRUNING SPECIFICATIONS

PART 1 - DEFINITIONS
A. Natural Resource - Existing trees or palms.
B. Critical Root Zone - The minimum volume of roots necessary to have for tree health and stability.
C. DBH - Diameter Breast High - Indicates the location on the trunk, approximately 4.5' above ground, to measure the diameter of a tree.
D. Preserved Trees - Trees that are to be saved/remain in place.
E. Owner's Representative - A representative, hired and paid for by the owner, that supervises the construction of the procedures shown on the tree disposition plans.
F. Tree Protection Zone (TPZ) - The area surrounding a tree defined by a specified distance, which excavation and other construction related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction.
G. Contractor's Certified Arborist - an independent ISA Certified Arborist, hired and paid for by the contractor, that supervises the construction of the procedures shown on the tree disposition plans

PART 2 - TREE BARRIER
A. Tree Protector Barrier Material.
1.Six (6) foot tall wire mesh construction fence supported by eight (8) foot tall metal T-Bar Posts and Post Caps.
2.The tree protector barrier shall have a two (2) foot by two (2) foot "tree protection zone" sign affixed to the fence every twenty (20) feet placed in such a manner to be clearly visible to the construction workers. The sign must be made up of weather resistant material.
3.The eight (8) foot tall metal T-Bar Post and Post Cap shall be placed a maximum of six (6) foot intervals.

PART 3 - EXECUTION
A. If hazards are determined by qualified certified arborist in an individual tree then those hazards can be mitigated according to the specifications given by the Qualified Certified Arborist.
1.The tree disposition list. This item is to be coordinated by the Qualified Certified Arborist with the Owner's Representative.
2.All pruning shall be done in accordance with ANSI A300 (Part 1) Pruning and best management practices.
3.The Contractor's Certified Arborist shall be present during all pruning operations.

B. Root Pruning - Refer to Arborist Report
1.Trenching locations shall be approved in the field by the Owner's Representative and the Contractor's Certified Arborist.
2.All roots shall be cut by hand
3.The trench shall be backfilled minus debris and large rocks, as directed by the Contractor's Certified Arborist.

C. Tree Protector Barrier
1.See detail in this sheet.
2.Tree Protector Barrier shall be placed by the Contractor around each tree to remain as directed by the Contractor's Certified Arborist.

D. Tree Removals
1.Contractor shall remove and discard all trees shown as "Remove" on the Tree Disposition Plan and the Tree Disposition List. Tree stump shall be ground below grade. Care shall be taken to not damage the existing trees marked to remain and their critical root zones shall not be compacted by equipment.
2.If Tree Protector Barrier is damaged, repair shall be performed immediately.
3.Contractor shall remove and haul away from the job site all wood generated from tree removals, including stumps, the same day the removal happens.
4.Burn pits are not allowed.

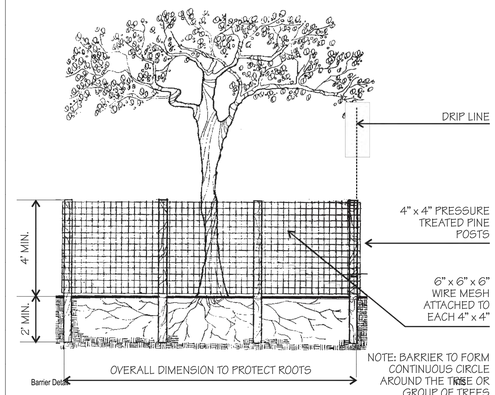
PART 4 - PENALTIES
A. Repair of Damaged Trees To Remain
1.If any damage to trees to remain or other natural resources should occur by accident or negligence during the construction period, shall be immediately inspected by Qualified Certified Arborist who shall determine the prescription of care at the Contractor's expense.

PART 5 - TREE PROTECTION
A. Contractor's Certified Arborist to determine the location of the Tree Protector Barrier around each tree to remain based on his/her analysis of each existing tree to remain that is adjacent to construction improvements such as utility installation, pavement addition and/or restoration, etc.
B. Contractor shall maintain and repair the Tree Protector Barrier during site construction operations.
C. Contractor's access to the fenced tree protection areas will be permitted only with approval of Owner's Representative and Contractor's Certified Arborist's written directive.
D. There shall no be change in grade within the critical root zone as per ANSI Standards.
E. Contractor shall clear by hand all vegetation to grade within the critical root zones of trees to remain.
F. Contractor shall not install conduit, sprinklers, or any utility line in any critical root zone areas without the approval of the Contractor's Certified Arborist and Owner's Representative.

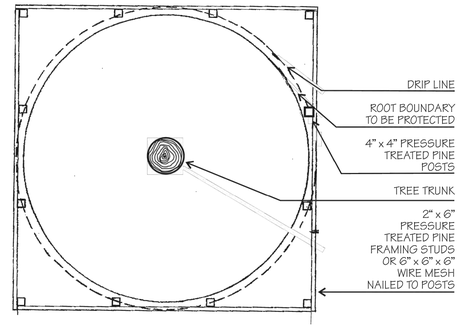
PART 6 - IRRIGATION
A. Contractor shall irrigate trees as specified by Landscape Architect and Qualified Certified Arborist.
B. On a monthly basis an irrigation audit shall be conducted by an irrigation specialist for review by Landscape Architect or Qualified Certified Arborist.

TREE PROTECTION AND SUPPORT

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



° WIRE MESH BARRIER DETAIL °



° WOOD BARRIER DETAIL PLAN °

A TREE/SHRUB PROTECTOR

No.	REVISIONS	DATE	BY
	P & Z Resubmission	2024-10-29	
	P & Z Resubmission	2024-09-04	

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KHA PROJECT 143353000
DATE OCT. 2024
SCALE AS SHOWN
DESIGNED BY MW
DRAWN BY CF
CHECKED BY MW

TREE DISPOSTION NOTES & DETAILS

MARQUIS HEALTH
PREPARED FOR
TRYKO PARTNERS
MIAMI-DADE COUNTY FL

SHEET NUMBER
L-150

Plotted By:Chavez, Milena Sheet Set:Marquis Health Layout:L-150 TREE DISPOSTION NOTES & DETAILS October 29, 2024 03:53:17pm K:\mia_civil\143353000 west dobles nursing home\Landscape\CADD Plan Sheets\L-150 TREE DISPOSTION NOTES & DETAILS.dwg
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CONCEPT PLANT SCHEDULE

STREET TREE @ 12' HT, MIN./ 3" CAL. / 4' CT. MIN. CONOCARPUS ERECTUS SERICEUS / SILVER BUTTONWOOD MYRCIANTHES FRAGRANS / SIMPSON'S STOPPER	5	
SPECIMEN TREE @ 16' HT, MIN. / 8" CAL. MIN. CEIBA SPECIOSA / FLOSS SILK TREE TAXODIUM DISTICHUM / BALD CYPRESS	7	
SHADE TREE @ 12' HT, MIN./ 3" CAL. MIN. BURSERA SIMARUBA / GUMBO LIMBO CONOCARPUS ERECTUS / GREEN BUTTONWOOD	27	
BUFFER TREE @ 12' HT, MIN. / 3" CAL. MIN. BURSERA SIMARUBA / GUMBO LIMBO CONOCARPUS ERECTUS SERICEUS / SILVER BUTTONWOOD MYRCIANTHES FRAGRANS / SIMPSON'S STOPPER	33	
VUA TREE @ 12' HT, MIN. / 3" CAL. MIN. BURSERA SIMARUBA / GUMBO LIMBO CHRYSOPHYLLUM OLIVIFORME / SATINLEAF CONOCARPUS ERECTUS SERICEUS / SILVER BUTTONWOOD	18	
SWALE TREE @ 12' HT, MIN / 3" CAL MIN. ANNONA GLABRA / POND APPLE CONOCARPUS ERECTUS / BUTTONWOOD ILEX CASSINE / DAHOON HOLLY MYRICA CERIFERA / WAX MYRTLE SAMBUCUS NIGRA / BLACK ELDERBERRY TAXODIUM ASCENDENS / POND CYPRESS TAXODIUM DISTICHUM / BALD CYPRESS	13	
SWALE PALMS @ 10 CT. ROYSTONEA REGIA / ROYAL PALM SABAL PALMETTO / CABBAGE PALMETTO THRINAX RADIATA / FLORIDA THATCH PALM	8	
MANGROVES @ 4' HT. MIN. RHIZOPHORA MANGLE / RED MANGROVE	19	
BUFFER SHRUBS @ 18" HT, MIN. / 30" OC. MIN. CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCOPLUM CLUSIA GUTTIFERA / SMALL LEAF CLUSIA MYRCIANTHES FRAGRANS 'COMPACTA' / COMPACT SIMPSON'S STOPPER PSYCHOTRIA NERVOSA / WILD COFFEE	470	
VUA SHRUBS @ 18" HT, MIN. / 30" OC. MIN. CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCOPLUM HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH MYRCIANTHES FRAGRANS 'COMPACTA' / COMPACT SIMPSON'S STOPPER	43	
FOUNDATION SHRUBS @ 18" HT, MIN. / 30" OC. MIN. HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH PSYCHOTRIA NERVOSA / WILD COFFEE	256	
SHRUBS @ 18" HT, MIN. / 30" OC. MIN. CLUSIA ROSEA / AUTOGRAPH TREE FICUS MICROCARPA / GREEN ISLAND FICUS MICROSORUM SCOLOPENDRIA / WART FERN	16,985 SF	
GROUNDCOVERS @ 12" HT, MIN. ARACHIS GLABRATA / PERENNIAL PEANUT ERNODEA LITTORALIS / GOLDEN CREEPER MICROSORUM SCOLOPENDRIA / WART FERN	2,279 SF	
LAWN FULL COVERAGE SOD PASPALUM NOTATUM / BAHIAGRASS	11,647 SF	

NOTES:

1. REFER TO SHEET L-100 FOR TREE DISPOSITION PLAN & MITIGATION CALCULATIONS.
2. REFER TO SHEET IR-300 FOR IRRIGATION PLAN.

MIAMI-DADE LANDSCAPE LEGEND

Zoning District: RU-4M Net Lot Area: 2.29 Acres or 99,843 SF

		REQUIRED	PROVIDED
OPEN SPACE			
A.	Square feet of open space required by Chp. 33, as indicated on site plan:		
	Net Lot area = 99,843 x 25%	24,961 SF	39,102 SF
B.	Square feet of parking lot open space required by Chp 18A, as indicated on site plan:		
	The number of parking spaces = 81 x 10 SF per parking space=	810 SF	810 SF
C.	Total SF of landscaped open space required by Chp. 33 = A + B	25,771 SF	39,912 SF
LAWN AREA CALCULATION			
A.	Total square feet of landscape open space required by Chp. 33 =	25,771 SF	
B.	Maximum lawn area permitted = 40% x required landscape open space =	10,308 SF	11,647 SF
	Note: Very dry tolerant grasses and low growing native plants, including grasses and forbs, as referenced in the Landscape Manual may be used as groundcover beyond the maximum permitted grass area specified.		
TREES			
A.	The number of site trees required per net lot area = 28 site trees per net lot area		
	less the existing number of trees that meet minimum requirements 0 existing trees		
	required trees x net lot acreage = 64 trees - existing trees	64 trees	98 trees
B.	30% palm trees allowed (two palms = one tree) =	30 "trees"	- "trees"
C.	Percentage of native trees required = the number of trees provided x 30% =	30 trees	98 trees
	Percentage of low maintenance and drought tolerant trees = provided trees x 50% =	49 trees	98 trees
D.	Street trees (max. average spacing of 35' O.C.):		
	183 linear feet along street / 35 =	5 trees	5 trees
E.	Street trees located directly beneath power lines (max. average spacing of 25' O.C.):		
	n/a linear feet along street / 25 =	n/a trees	n/a trees
F.	Total number of trees provided: required site trees + street trees =	69 trees	103 trees
SHRUBS			
A.	The total number of trees required x 10 = the number of shrubs required	690 shrubs	769 shrubs
B.	The number of shrubs required x 30% = the number of native shrubs required	207 shrubs	769 shrubs
C.	The number of shrubs required x 50% = the number of native shrubs of low maintenance and drought tolerant	104 shrubs	769 shrubs
IRRIGATION PLAN			
	Required by Chp. 33:		
	Auto Irrigation: X		
	Hose Bibs:		

Note: 11,647 sqft of lawn provided for stormwater detention/retention area per Chp. 18-A-4(H)

GENERAL PLANTING NOTES:

1. ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
2. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
3. ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
4. SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.

No.	REVISIONS	DATE	BY
	P & Z Resubmission	2024-09-04	
	P & Z Resubmission	2024-10-29	

Kimley»Horn
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REGISTERED LANDSCAPE ARCHITECT MATTHEW VINCENT WISNIEWSKI No LA66667406 STATE OF FLORIDA 10/29/2024

KHA PROJECT 143353000
DATE OCT. 2024
SCALE AS SHOWN
DESIGNED BY MW
DRAWN BY CF
CHECKED BY MW

LANDSCAPE PLAN

MARQUIS HEALTH
PREPARED FOR
TRYKO PARTNERS
MIAMI-DADE COUNTY FL

SHEET NUMBER
L-200

Plotted By:Chavez Milena Street Set:Marquis Health Layout:L-200 LANDSCAPE PLAN October 29, 2024 03:54:07pm K:\mia_civil\143353000 west gables nursing home\Landscape\CAD\PlanSheets\L-200 LANDSCAPE PLAN.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCH CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCH CALIPER.

D. MATERIALS

1. GENERAL
   a. MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS
   a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.
   b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
   c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 50% COARSE SAND AND 50% FLORIDA PEAT, AS DESCRIBED BELOW.
2. SOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR THE SOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
4. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
5. CONTRACTOR SHALL PROVIDE PH TEST RESULT FOR ALL MIX COMPONENTS.
6. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
7. PENETROMETER CRITERIA / SPECIFICATION SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINE BY LANDSCAPE ARCHITECT.
8. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE RD, BOYNTON BEACH, FLORIDA 33472. PHONE: 561-734-7300 OR APPROVED EQUAL.
9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 110 POUNDER PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARDS PROCTOR.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL INSURE ALL PLANT MATERIAL RECEIVES APPROPRIATE WATER THROUGHOUT THE GUARANTEE PERIOD SO PLANT MATERIAL THRIVES AND ESTABLISHES READILY.
3. CONTRACTOR SHALL SUBMIT A WATERING SCHEDULE FOR WRITTEN APPROVAL BY THE CLIENT.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

1. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

1. PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
   a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
   b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
   c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:
   a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
   b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF

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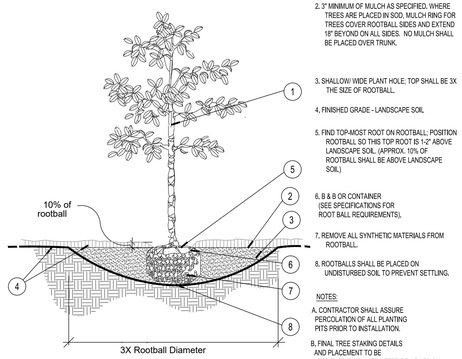
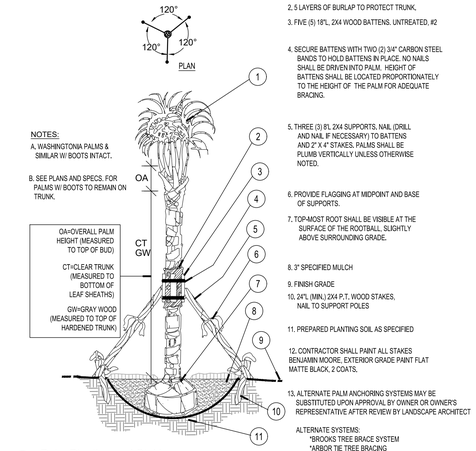


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL, (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER AFTER REVIEWED BY LANDSCAPE ARCHITECT.
C. CONTRACTOR SHALL PAINT ALL STAKES BENJAMIN MOORE, EXTERIOR GRADE PAINT FLAT MATTE BLACK, 2 COATS.
D. SEE ALTERNATE STAKING METHODS, THIS SHEET.

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION NTS



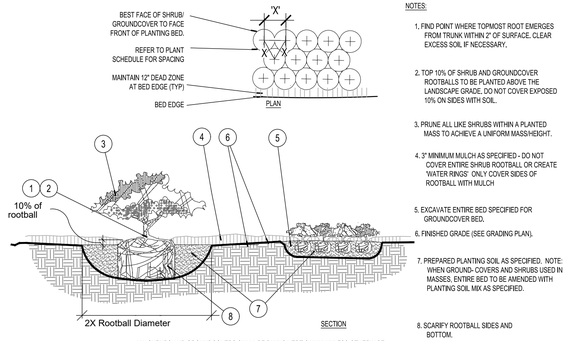
NOTES:
A, WASHINGTONIA PALMS & SIMILAR W/ BOOTS INTACT.
B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)
GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L, 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS, NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. CONTRACTOR SHALL PAINT ALL STAKES BENJAMIN MOORE, EXTERIOR GRADE PAINT FLAT MATTE BLACK, 2 COATS.
13. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE AFTER REVIEW BY LANDSCAPE ARCHITECT

ALTERNATE SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

B Palm Planting and Staking
SECTION NTS



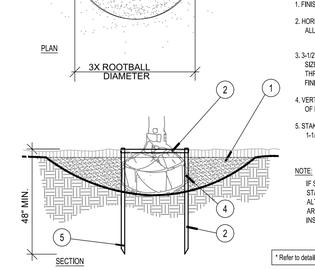
NOTES:
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION NTS

SOD NOTES:
1. TYPICAL SOLID SOD LAID LEVEL WITH TIGHT JOINTS SET ADJACENT TO EDGE OF PAVEMENT SUCH THAT THE TOP OF SOD WHEN FRESHLY MOWED IS FLUSH WITH TOP OF PAVEMENT IN ORDER NOT TO IMPEDE THE FLOW OF RUNOFF INTO LANDSCAPE AREAS AND TO APPEAR NEAT AND WELL MAINTAINED.
2. ALL SOD LAID ADJACENT TO THE SHRUB OR GROUNDCOVER PLANTING AREAS SHALL HAVE WELL DEFINED BEDLINES, AND SHALL BE INSTALLED A DISTANCE BACK FROM THE FACE EDGE OF PLANT MATERIALS TO ALLOW FOR GROWTH OF THE PLANTS. THE TOP OF THE SOD AND THE FINISHED GRADE OF THE 3" MULCH COVER SHALL BE FLUSH AND LEVEL.
3. SOD SET ON PREPARED GRADE WHICH IS LEVEL OR GRADED TO MEET THE REQUIREMENTS OF THE ENGINEERED SITE DRAINAGE PLANS.

TOP SOIL NOTES:
1. PLANTING SOIL SHALL CONSIST OF 70% CLEAN, SHARP, SILICA SAND AND 30% EVERGLADES MUCK, MIXED WITH THE NATIVE, EXCAVATED SOIL IN A 1:1 RATIO (50/50).
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 6.5 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

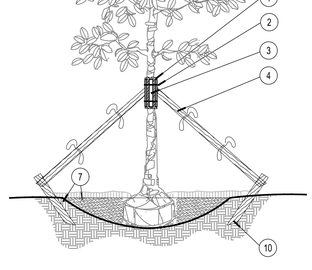


1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:
IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

D Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION NTS



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES, DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
5. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
6. CONTRACTOR SHALL PAINT ALL STAKES BENJAMIN MOORE, EXTERIOR GRADE PAINT FLAT MATTE BLACK, 2 COATS.
7. FINISHED GRADE (SEE GRADING PLAN)

NOTES:
A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE AFTER REVIEWED BY LANDSCAPE ARCHITECT.

ALTERNATE SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* Refer to details B and D for planting

E Large Tree Staking - 100 Gal + or B&B 4" +
SECTION NTS

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	P & Z Resubmission	2024-10-29	
	P & Z Resubmission	2024-09-04	

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REGISTERED LANDSCAPE ARCHITECT MATTHEW VINCENT WISNIEWSKI No LA6667406 STATE OF FLORIDA 10/29/2024

KHA PROJECT	143353000
DATE	OCT. 2024
SCALE	AS SHOWN
DESIGNED BY	MW
DRAWN BY	CF
CHECKED BY	MW

LANDSCAPE DETAILS

MARQUIS HEALTH
PREPARED FOR
TRYKO PARTNERS
MIAMI-DADE COUNTY FL

SHEET NUMBER
L-251

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-128
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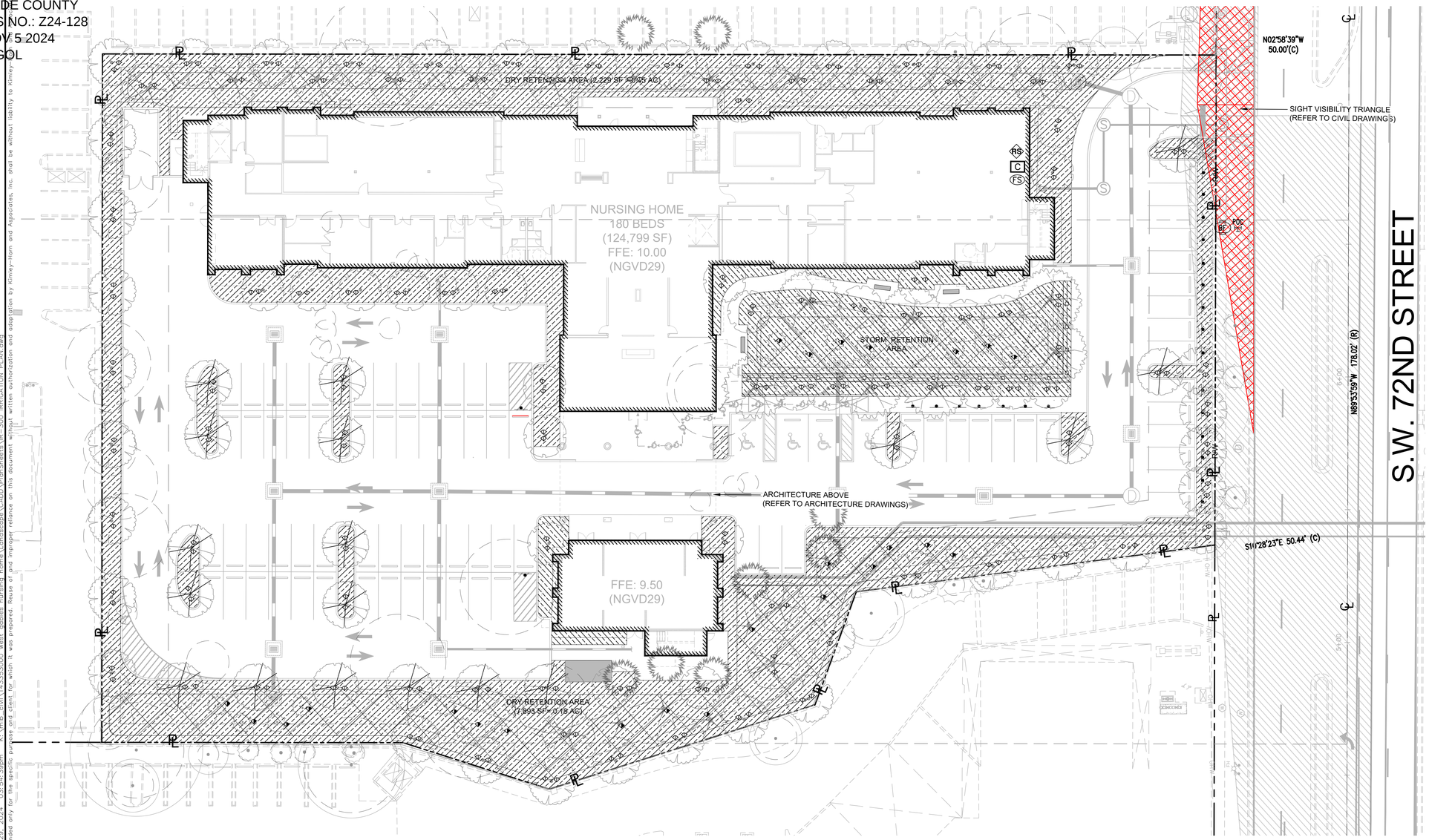

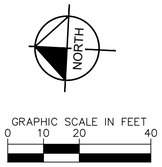

IRRIGATION NOTES

1. REFER TO LANDSCAPE PLANS FOR THE LOCATIONS OF PLANTING MATERIAL.
2. INSTALLATION WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
3. ALL PROPOSED TREES AND SHRUBS SHALL BE IRRIGATED BY A 100% AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
4. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
5. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES.
6. IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS SHALL BE MINIMIZED.
7. A RAIN SENSOR OR SOIL MOISTURE SENSOR SHALL BE INSTALLED WITH THE IRRIGATION CONTROL SYSTEM, INSTALLED AT A LOCATION TO BE COORDINATED WITH OWNER.
8. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
9. IRRIGATED AREAS SHALL BE FULLY IRRIGATED WITH SPRAY HEADS & ROTORS SPACED TO PROVIDE 100% HEAD TO HEAD COVERAGE. ALL PROPOSED TREES AND PALMS SHALL BE IRRIGATED WITH TREE BUBBLERS.
10. CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH SHOP DRAWINGS DEPICTING IRRIGATION DESIGN FOR APPROVAL PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
12. POINT OF CONNECTION TO BE DETERMINED BY IRRIGATION CONTRACTOR AND VERIFIED WITH THE LANDSCAPE ARCHITECT. IRRIGATION SYSTEM CONNECTIONS TO THE CITY OR COUNTY SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
13. IRRIGATION SYSTEM CONNECTION TO POTABLE WATER SUPPLY WILL REQUIRE A DEDICATED IRRIGATION METER AND BACKFLOW PREVENTER, AS REQUIRED BY GOVERNING MUNICIPALITY. IRRIGATION CONTRACTOR RESPONSIBLE FOR ASSOCIATED PERMITTING AND FEES.
14. CONTRACTOR SHALL REFER TO THE IRRIGATION DETAILS, IRRIGATION SCHEDULE, SPECIFICATIONS, AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
15. IRRIGATION QUANTITIES ARE PROVIDED FOR CONVENIENCE, IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
16. ANY SUBSTITUTIONS FOR SPECIFIED IRRIGATION EQUIPMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IN WRITING PRIOR TO CONSTRUCTION.
17. CONTRACTOR SHALL FIELD ADJUST LOCATION OF IRRIGATION EQUIPMENT AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL FIELD ADJUSTMENTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
18. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
19. IRRIGATION PLAN IS DIAGRAMMATIC, EQUIPMENT SHOWN ON IMPERVIOUS SURFACES IS FOR GRAPHIC CLARITY UNLESS OTHERWISE NOTED. CONTRACTOR SHALL INSTALL ALL EQUIPMENT WITHIN LANDSCAPE AREAS IN PROPERTY LIMITS.
20. LATERAL, MAINLINE, BUBBLER, AND VALVE LOCATIONS SHOWN FOR

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	IRRIGATION HYDROZONE AREAS	31,938 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404 1408	RAIN BIRD 1804-PRS-1400 FLOOD 1401 FLOOD BUBBLER 4.0" POPUP WITH PRESSURE REGULATING DEVICE. PURPLE CAP.	232	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
BF	REDUCED PRESSURE BACKFLOW PREVENTER 2" REFER TO CIVIL DRAWINGS	1
C	RAIN BIRD ESPLXIVM 60 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY, (1) ESPLXIVM 60-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT CABINET. SYSTEM REQUIREMENTS: RAIN BIRD LXIVM-XXX INTEGRATED VALVE MODULES & 2-WIRE DEVICES. USE PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LXIVMSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1
RS	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1
FS	RAIN BIRD UFS-150 1-1/2IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY, OPERATING RANGE 0.5 GPM TO , SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1
POC	POINT OF CONNECTION REFE TO CIVIL DRAWINGS	1

Valve Callout
Valve Number
Valve Flow
Valve Size

NOTES:

1. REFER TO SHEET L-100 FOR TREE DISPOSITION PLAN & MITIGATION CALCULATIONS.
2. REFER TO SHEET L-200 FOR LANDSCAPE PLAN.

No.	REVISIONS	DATE	BY
	P & Z Resubmission	2024-10-29	
	P & Z Resubmission	2024-09-04	

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REGISTERED LANDSCAPE ARCHITECT MATTHEW VINCENT WISNIEWSKI LA6667406 STATE OF FLORIDA
No LA6667406
10/29/2024

KHA PROJECT 143353000
DATE OCT. 2024
SCALE AS SHOWN
DESIGNED BY MW
DRAWN BY CF
CHECKED BY MW

IRRIGATION PLAN

MARQUIS HEALTH
PREPARED FOR
TRYKO PARTNERS
MIAMI-DADE COUNTY FL

SHEET NUMBER
IR-300

Plotted By: Chaves, Milena Sheet Set: Marquis Health Layout: IR-300 IRRIGATION PLAN October 29, 2024 03:54:39pm K:\mia_civil\143353000 west gables nursing home\Landscape\CAD\PlanSheets\IR-300 IRRIGATION PLAN.dwg
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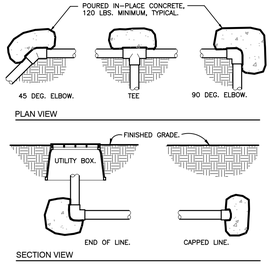
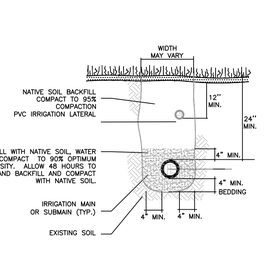
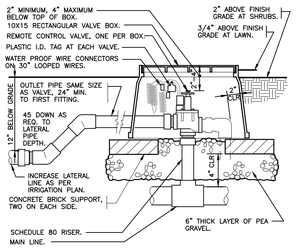


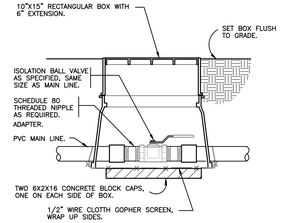
1 THRUST BLOCKING
3/4" = 1'-0"



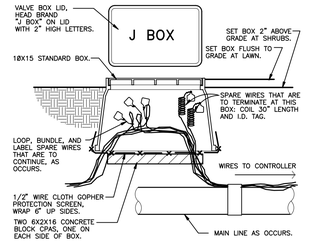
2 TRENCHING DETAIL
NOT TO SCALE



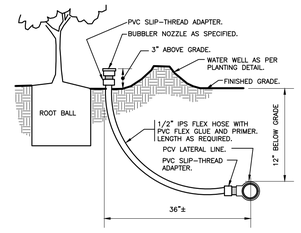
3 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"



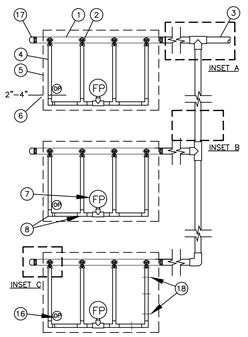
4 BRASS BALL ISOLATION VALVE
1 1/2" = 1'-0"

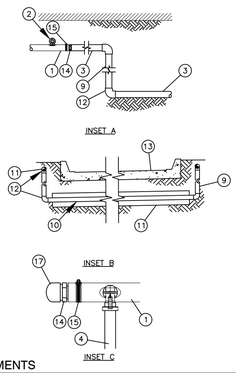


5 WIRE BUNDLE JUNCTION BOX
1 1/2" = 1'-0"



6 BUBBLER ON FLEX HOSE RISER
3" = 1'-0"





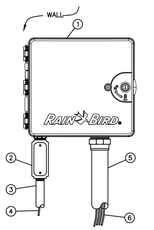
1. QF–SUPPLY HEADER
2. PRE–INSTALLED BARB FITTING
3. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
4. RAIN BIRD XFS SERIES DRIPLINE (TYPICAL)
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
7. FLUSH POINT (TYPICAL) – SEE RAIN BIRD XFD DETAILS FOR FLUSH POINT INSTALLATION
8. BARB X BARB INSERT TEE OR ELL: RAIN BIRD XFT–TEE OR RAIN BIRD XFT–ELBOW (TYPICAL)
9. PVC RISER PIPE
10. PVC SUPPLY MANIFOLD
11. PVC SCH 40 SLEEVE PIPE SIZED TWICE THE SIZE OF MANIFOLD PIPE SIZE
12. PVC SCH 40 TEE OR ELL (TYPICAL)
13. PAVEMENT AND CURB
14. MALE ADAPTER INSERT
15. STAINLESS STEEL, OETIKER OR MURRAY CLAMP
16. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
17. PVC SCH 40 CAP
18. XF SERIES TIE–DOWN STAKES (TDS–050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE–DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

XFS Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	**0.9**	**0.6**	**0.9**	**0.6**	**0.9**
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

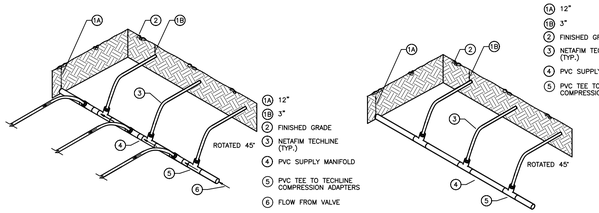
12 TYPICAL DRIPLINE LAYOUT REQUIREMENTS
NOT TO SCALE



1. IRRIGATION CONTROLLER: RAIN BIRD ESP–LXME CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1–INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2–INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

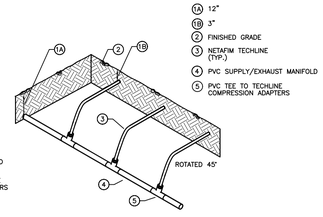
NOTES:
1. ESP–LXMEF CONTROLLER IS AVAILABLE IN 8– OR 12–STATION BASE MODELS. ADDITIONAL MODULES IN 4–, 8– AND 12–STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

10 ESP-LXMEF CONTROLLER IN PLASTIC CABINET
NOT TO SCALE



1A 12"
1B 3"
2 FINISHED GRADE
3 NETAFIM TECHLINE (TYP.)
4 PVC SUPPLY MANIFOLD
5 PVC TEE TO TECHLINE COMPRESSION ADAPTERS
6 FLOW FROM VALVE

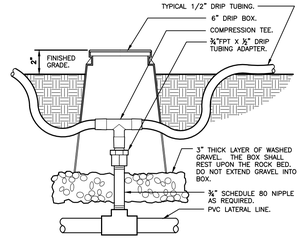
CENTER FEED SUPPLY MANIFOLD



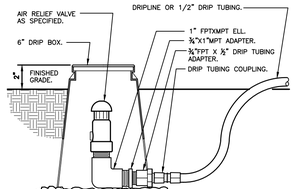
1A 12"
1B 3"
2 FINISHED GRADE
3 NETAFIM TECHLINE (TYP.)
4 PVC SUPPLY/EXHAUST MANIFOLD
5 PVC TEE TO TECHLINE COMPRESSION ADAPTERS

SUPPLY/EXHAUST MANIFOLD

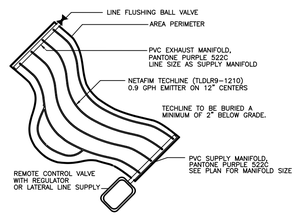
16 LATERAL TO DRIP FEED DETAILS
NOT TO SCALE



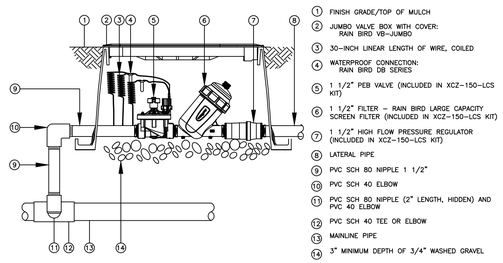
17 ZONE CONTROL
3" = 1'-0"
32 8413.46-DETAIL-FILE



13 DRIP AIR RELIEF VALVE IN BOX
3" = 1'-0"
32 8413.53-03

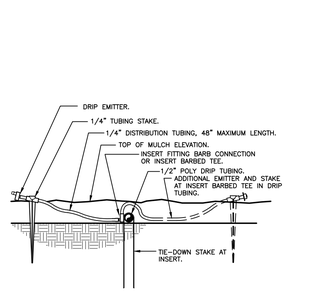


14 IRREGULAR AREAS
NOT TO SCALE

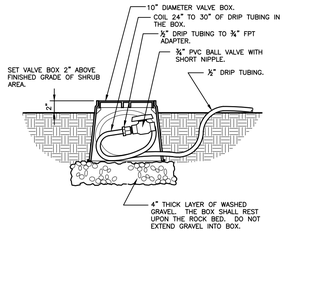


1. FINISH GRADE/TOP OF MULCH
2. JUMBO VALVE BOX WITH COVER: RAIN BIRD VB–JUMBO
3. 30–INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1 1/2" PEB VALVE (INCLUDED IN XCZ–150–LCS KIT)
6. 1 1/2" FILTER – RAIN BIRD LARGE CAPACITY SCREEN FILTER (INCLUDED IN XCZ–150–LCS KIT)
7. 1 1/2" HIGH FLOW PRESSURE REGULATOR (INCLUDED IN XCZ–150–LCS KIT)
8. LATERAL PIPE
9. PVC SCH 80 NIPPLE 1 1/2"
10. PVC SCH 40 ELBOW
11. PVC SCH 80 NIPPLE (2" LENGTH, HIDDEN) AND PVC 40 ELBOW
12. PVC SCH 40 TEE OR ELBOW
13. MAINLINE PIPE
14. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

15 DRIP ZONE CONTROL VALVE KIT IN JUMBO VALVE BOX



18 DRIP EMITTER AT 1/4" TUBING
3" = 1'-0"
32 8413.13-13



19 DRIP FLUSH VALVE
1 1/2" = 1'-0"
32 8413.49-03

No.	REVISIONS	DATE	BY
	P & Z Resubmission	2024-10-29	
	P & Z Resubmission	2024-09-04	

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KHA PROJECT 143353000
DATE OCT. 2024
SCALE AS SHOWN
DESIGNED BY MW
DRAWN BY CF
CHECKED BY MW

IRRIGATION DETAILS

MARQUIS HEALTH
PREPARED FOR
TRYKO PARTNERS
MIAMI–DADE COUNTY FL

SHEET NUMBER
IR-350

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-128
DATE: NOV 5 2024
BY: GONGOL

GENERAL IRRIGATION SPECIFICATIONS AND NOTES

UNDERGROUND IRRIGATION SYSTEM

PART I: GENERAL

1.01 SCOPE

A. THE WORK COVERED BY THIS SPECIFICATION SHALL INCLUDE THE FURNISHING OF ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY TO PERFORM AND COMPLETE THE INSTALLATION OF AN AUTOMATIC IRRIGATION SYSTEM AS SPECIFIED HEREIN AND AS SHOWN ON THE DRAWINGS AND ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED WHICH CAN REASONABLY BE DETERMINED TO BE PART OF THE WORK AND NECESSARY TO PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM.

B. THE WORK COVERED BY THIS SPECIFICATION ALSO INCLUDES ALL PERMITS, FEDERAL, STATE AND LOCAL TAXES AND ALL OTHER COSTS, BOTH FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONSTRUCTION.

C. NO DEVIATION FROM THESE SPECIFICATIONS, THE ACCOMPANYING DRAWINGS, OR AGREEMENT IS AUTHORIZED OR SHALL BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION SIGNED BY THE OWNER OR HIS DULY APPOINTED REPRESENTATIVE.

1.02 QUALITY ASSURANCE

A. INSTALLER QUALIFICATIONS: A FIRM SPECIALIZING IN IRRIGATION WORK WITH NOT LESS THAN FIVE (5) YEARS OF EXPERIENCE IN INSTALLING IRRIGATION SYSTEMS SIMILAR TO THOSE REQUIRED FOR THIS PROJECT.

B. COORDINATION: COORDINATE AND COOPERATE WITH OTHER CONTRACTORS TO ENABLE THE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.

C. INSPECTION OF SITE: THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH ALL SITE CONDITIONS, INCLUDING UNDERGROUND UTILITIES BEFORE CONSTRUCTION IS TO BEGIN. CONTRACTOR SHALL COORDINATE PLACEMENT OF UNDERGROUND MATERIALS WITH CONTRACTORS PREVIOUSLY WORKING UNDERGROUND IN THE VICINITY OR THOSE SCHEDULED TO DO UNDERGROUND WORK IN THE VICINITY. CONTRACTOR IS RESPONSIBLE FOR MINOR ADJUSTMENTS IN THE LAYOUT OF THE WORK TO ACCOMMODATE EXISTING FACILITIES.

D. PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS: THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS TO REMAIN. SHOULD DAMAGES BE INCURRED, THIS CONTRACTOR SHALL REPAIR THE DAMAGE TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE. ANY DISRUPTION, DESTRUCTION, OR DISTURBANCE OF ANY EXISTING PLANT, TREE, SHRUB, OR TURF, OR ANY STRUCTURE SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES, SOLELY AT THE CONTRACTOR'S EXPENSE.

E. PROTECTION OF WORK AND PROPERTY: THE CONTRACTOR SHALL BE LIABLE FOR AND SHALL TAKE THE FOLLOWING ACTIONS AS REQUIRED WITH REGARD TO DAMAGE TO ANY OF THE OWNER'S PROPERTY:

1. ANY EXISTING BUILDING, EQUIPMENT, PIPING, PIPE COVERINGS, ELECTRICAL SYSTEMS, SEWERS, SIDEWALKS, ROADS, GROUNDS, LANDSCAPING OR STRUCTURE OF ANY KIND (INCLUDING WITHOUT LIMITATION, DAMAGE FROM LEAKS IN THE PIPING SYSTEM BEING INSTALLED OR HAVING BEEN INSTALLED BY CONTRACTOR) DAMAGED BY THE CONTRACTOR, OR BY HIS AGENTS, EMPLOYEES, OR SUBCONTRACTORS, DURING THE COURSE OF HIS WORK, WHETHER THROUGH NEGLIGENCE OR OTHERWISE, SHALL BE REPLACED OR REPAIRED BY CONTRACTOR AT HIS OWN EXPENSE IN A MANNER SATISFACTORY TO OWNER, WHICH REPAIR OR REPLACEMENT SHALL BE A CONDITION PRECEDENT TO OWNER'S OBLIGATION TO MAKE FINAL PAYMENT UNDER THE CONTRACT.
2. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGE TO ANY WORK COVERED BY THESE SPECIFICATIONS BEFORE FINAL ACCEPTANCE OF THE WORK. HE SHALL SECURELY COVER ALL OPENINGS INTO THE SYSTEMS AND COVER ALL APPARATUS, EQUIPMENT AND APPLIANCES, BOTH BEFORE AND AFTER BEING SET IN PLACE TO PREVENT OBSTRUCTIONS ON THE PIPES AND THE BREAKAGE, MISUSE OR DISFIGUREMENT OF THE APPARATUS, EQUIPMENT OR APPLIANCE.
3. ALL TRENCHING OR OTHER WORK UNDER THE LEAF CANOPY OF ANY AND ALL TREES SHALL BE DONE BY HAND OR BY OTHER METHODS SO THAT NO BRANCHES ARE DAMAGED IN ANY WAY. BUILDINGS, WALKS, WALLS, AND OTHER PROPERTY SHALL BE PROTECTED FROM DAMAGE. OPEN DITCHES LEFT EXPOSED SHALL BE FLAGGED AND BARRICADED BY THE CONTRACTOR BY APPROVED MEANS. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUESTING THE PROPER UTILITY COMPANY TO STAKE THE EXACT LOCATION OF ANY UNDERGROUND LINES INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE SERVICE, WATER, AND CABLE. THE CONTRACTOR SHALL TAKE WHATEVER PRECAUTIONS ARE NECESSARY TO PROTECT THESE UNDERGROUND LINES FROM DAMAGE. IN THE EVENT DAMAGE DOES OCCUR, ALL DAMAGE SHALL BE COMPLETELY REPAIRED TO ITS ORIGINAL CONDITION, AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL REQUEST THE OWNER, IN WRITING, TO LOCATE ANY PRIVATE UTILITIES (I.E., ELECTRICAL SERVICE TO OUTSIDE LIGHTING) BEFORE PROCEEDING WITH ANY EXCAVATION. IF, AFTER SUCH REQUESTS AND NECESSARY STAKING, PRIVATE UTILITIES WHICH WERE NOT STAKED ARE ENCOUNTERED AND DAMAGED BY THE CONTRACTOR, THEY SHALL BE REPAIRED BY THE OWNER AT NO COST TO THE CONTRACTOR. IF THE CONTRACTOR DAMAGES STAKED OR LOCATED UTILITIES, THEY SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

F. CODES AND INSPECTIONS: THE ENTIRE INSTALLATION SHALL COMPLY FULLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH ALL ESTABLISHED CODES ARRANGE FOR ALL NECESSARY INSPECTIONS AND SHALL PAY ALL FEES AND EXPENSES IN CONNECTION WITH SAME, AS PART OF THE WORK UNDER THIS CONTRACT. UPON COMPLETION OF THE WORK, HE SHALL FURNISH TO THE "OWNER" ALL INSPECTION CERTIFICATES CUSTOMARILY ISSUED IN CONNECTION WITH THE CLASS OF WORK INVOLVED.

G. THE CONTRACTOR SHALL KEEP ON HIS WORK, DURING ITS PROGRESS, A COMPETENT SUPERINTENDENT AND ANY NECESSARY ASSISTANTS, ALL SATISFACTORY TO THE OWNER, OR OWNER'S REPRESENTATIVE.

H. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR IN HIS ABSENCE AND ALL DIRECTIONS GIVEN TO HIM SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR.

I. THE OWNER'S LANDSCAPE ARCHITECT OR DESIGNATED INDIVIDUAL SHALL HAVE FULL AUTHORITY TO APPROVE OR REJECT WORK PERFORMED BY THE CONTRACTOR. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL ALSO HAVE FULL AUTHORITY TO MAKE FIELD CHANGES THAT ARE DEEMED NECESSARY.

J. FINAL ACCEPTANCE: FINAL ACCEPTANCE OF THE WORK MAY BE OBTAINED FROM THE OWNER UPON THE SATISFACTORY COMPLETION OF ALL WORK. ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR OWNER IN NO WAY REMOVES THE CONTRACTOR OF HIS RESPONSIBILITY TO MAKE FURTHER REPAIRS, CORRECTIONS AND ADJUSTMENTS TO ELIMINATE ANY DEFICIENCIES WHICH MAY LATER BE DISCOVERED.

K. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AT NO COST TO THE OWNER.

1. THE GUARANTEE SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR WORKMANSHIP, TO THE SATISFACTION OF THE OWNER. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR WORK DAMAGED BY OTHERS. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY. THE GUARANTEE SHALL STATE THE NAME OF THE OWNER, PROVIDE FULL GUARANTEE TERMS, EFFECTIVE AND TERMINATION DATE, NAME AND LICENSE NUMBER OF CONTRACTOR PROVIDING GUARANTEE, ADDRESS, AND TELEPHONE NUMBER. IT SHALL BE SIGNED BY THE CHIEF EXECUTIVE OF THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.
2. IF, WITHIN TEN (10) DAYS AFTER MAILING OF WRITTEN NOTICE BY THE OWNER TO THE CONTRACTOR REQUESTING REPAIRS OR REPLACEMENT RESULTING FROM A BREACH OF WARRANTY, THE CONTRACTOR SHALL NEGLECT TO MAKE OR UNDERTAKE WITH DUE DILIGENCE TO MAKE THE SAME, THE OWNER MAY MAKE SUCH REPAIRS AT THE CONTRACTOR'S EXPENSE; PROVIDED, HOWEVER, THAT IN THE CASE OF EMERGENCY WHERE, IN THE JUDGMENT OF THE OWNER, DELAY WOULD CAUSE SERIOUS LOSS OR DAMAGE, REPAIRS OR REPLACEMENT MAY BE MADE WITHOUT NOTICE BEING SENT TO THE CONTRACTOR, AND CONTRACTOR SHALL PAY THE COST THEREOF.

L. THE CONTRACTOR SHALL PROVIDE FULL, 100% IRRIGATION COVERAGE IN ALL AREAS DESIGNED WITH PROPOSED PLANTINGS, IN ACCORDANCE WITH THE SITE'S GOVERNING PERMITTING REQUIREMENTS AND AS DESIGNED.

M. ON-SITE OBSERVATION: AT ANY TIME DURING THE INSTALLATION OF THE IRRIGATION SYSTEM BY THE CONTRACTOR, THE OWNER OR LANDSCAPE ARCHITECT MAY VISIT THE SITE TO OBSERVE WORK UNDERWAY. UPON REQUEST, THE CONTRACTOR SHALL BE REQUIRED TO UNCOVER SPECIFIED WORK AS DIRECTED BY THE OWNER OR MATERIAL, WORKMANSHIP OR METHOD OF INSTALLATION NOT MEET THE STANDARDS SPECIFIED HEREIN, THE CONTRACTOR SHALL REPLACE THE WORK AT HIS OWN EXPENSE.

N. WORKMANSHIP: ALL WORK SHALL BE INSTALLED BY QUALIFIED, SKILLED PERSONNEL, PROFICIENT IN THE TRADES REQUIRED, IN A NEAT, ORDERLY, AND RESPONSIBLE MANNER WITH RECOGNIZED STANDARDS OF WORKMANSHIP. THE CONTRACTOR SHALL HAVE HAD CONSIDERABLE EXPERIENCE AND DEMONSTRATED ABILITY IN THE INSTALLATION OF SPRINKLER IRRIGATION SYSTEMS OF THIS TYPE.

1.03 SUBMITTALS

ALL MATERIALS SHALL BE THOSE SPECIFIED AND/OR APPROVED BY THE LANDSCAPE ARCHITECT.

A. PRODUCT DATA: AFTER THE AWARD OF THE CONTRACT AND PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER AND LANDSCAPE ARCHITECT, TWO COPIES OF THE COMPLETE LIST OF MATERIALS, MANUFACTURER'S TECHNICAL DATA, AND INSTALLATION INSTRUCTIONS WHICH HE PROPOSES TO INSTALL.

B. COMMENCE NO WORK BEFORE APPROVAL OF MATERIAL LIST AND DESCRIPTIVE MATERIAL BY THE LANDSCAPE ARCHITECT.

C. RECORD DRAWINGS: THE CONTRACTOR SHALL RECORD ON REPRODUCIBLES, ALL CHANGES THAT MAY BE MADE DURING ACTUAL INSTALLATION OF THE SYSTEM. PROVIDE CONTROLLER SEQUENCING AND CONTROL VALVE LOCATIONS.

1. IMMEDIATELY UPON INSTALLATION OF ANY PIPING, VALVES, WIRING, SPRINKLERS, ETC., IN LOCATIONS OTHER THAN SHOWN ON THE ORIGINAL DRAWINGS OR OF SIZES OTHER THAN INDICATED, THE CONTRACTOR SHALL CLEARLY INDICATE SUCH CHANGES ON A SET OF BLUELINE PRINTS. RECORDS SHALL BE MADE ON A DAILY BASIS. ALL RECORDS SHALL BE NEAT AND SUBJECT TO THE APPROVAL OF THE OWNER.
2. THE CONTRACTOR SHALL ALSO INDICATE ON THE RECORD PRINTS THE LOCATION OF ALL WIRE SPLICES, ORIGINAL OR DUE TO REPAIR, THAT ARE INSTALLED UNDERGROUND IN A LOCATION OTHER THAN THE CONTROLLER PEDESTAL, REMOTE CONTROL VALVE BOX, POWER SOURCE OR CONNECTION TO A VALVE-IN-HEAD SPRINKLER.
3. THESE DRAWINGS SHALL ALSO SERVE AS WORK PROGRESS SHEETS. THE CONTRACTOR SHALL MAKE NEAT AND LEGIBLE NOTATIONS THEREON DAILY AS THE WORK PROCEEDS, SHOWING THE WORK AS ACTUALLY INSTALLED. THESE DRAWINGS SHALL BE AVAILABLE AT ALL TIMES FOR REVIEW AND SHALL BE KEPT IN A LOCATION DESIGNATED BY THE OWNER'S REPRESENTATIVE.
4. PROGRESS PAYMENT REQUEST AND RECORD DRAWING INFORMATION MUST BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PAYMENT IS MADE.
5. IF IN THE OPINION OF THE OWNER OR HIS REPRESENTATIVE, THE RECORD DRAWING INFORMATION IS NOT BEING PROPERLY OR PROMPTLY RECORDED, CONSTRUCTION PAYMENT MAY BE STOPPED UNTIL THE PROPER INFORMATION HAS BEEN RECORDED AND SUBMITTED.
6. BEFORE THE DATE OF THE FINAL SITE OBSERVATION AND APPROVAL, THE CONTRACTOR SHALL DELIVER ONE SET (COPIES) OF REPRODUCIBLE RECORD DRAWING PLANS AND NOTES TO THE LANDSCAPE ARCHITECT. RECORD DRAWING INFORMATION SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTAL TO OWNER FOR FINAL PAYMENTS, INCLUDING RETENTIONS.

D. OPERATIONS AND MAINTENANCE MANUALS: THE CONTRACTOR SHALL PREPARE AND DELIVER TO THE OWNER, OR HIS DESIGNATED REPRESENTATIVE WITHIN TEN (10) CALENDAR DAYS PRIOR TO COMPLETION OF CONSTRUCTION, A HARD COVER BINDER WITH THREE RINGS CONTAINING THE FOLLOWING INFORMATION:

1. INDEX SHEET STATING THE CONTRACTOR'S ADDRESS AND BUSINESS TELEPHONE NUMBER, LIST OF EQUIPMENT WITH NAME(S) AND ADDRESS(ES) OF LOCAL MANUFACTURER'S REPRESENTATIVE(S).
2. CATALOG AND PARTS SHEETS ON EVERY MATERIAL AND EQUIPMENT INSTALLED UNDER THIS CONTRACT.
3. COMPLETE OPERATING AND MAINTENANCE INSTRUCTION ON ALL MAJOR EQUIPMENT. INCLUDE INITIAL CONTROLLER SCHEDULE AND RECOMMENDED SCHEDULE AFTER ESTABLISHMENT PERIOD.
4. DEMONSTRATE TO AND PROVIDE THE OWNER'S MAINTENANCE PERSONNEL WITH INSTRUCTIONS FOR MAJOR EQUIPMENT AND SHOW EVIDENCE IN WRITING TO THE OWNER, OR HIS DESIGNATED REPRESENTATIVE AT THE CONCLUSION OF THE PROJECT THAT THIS SERVICE HAS BEEN RENDERED.

1.04 EXPLANATION OF DRAWINGS

A. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS AND SLEEVES WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH OFFSETS, FITTINGS AND SLEEVES AS MAY BE REQUIRED TO MEET SUCH CONDITIONS.

B. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING AND ARCHITECTURAL FEATURES. DEVIATIONS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION.

C. ALL WORK CALLED FOR A ON THE DRAWINGS BY NOTES OR DETAILS SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS.

D. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DISCREPANCIES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN KNOWN IN ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY.

E. IF, IN THE OPINION OF THE LANDSCAPE ARCHITECT, THE LABOR FURNISHED BY THE CONTRACTOR IS INCOMPETENT, UNSKILLED, OR UNRELIABLE, HIS EQUIPMENT INADEQUATE, IMPROPER OR UNSAFE, OR IF THE CONTRACTOR SHALL FAIL TO CONTINUOUSLY AND DILIGENTLY EXECUTE THE CONSTRUCTION, THE LANDSCAPE ARCHITECT OR OWNER SHALL, IN WRITING, INSTRUCT THE CONTRACTOR TO REMOVE ALL SUCH CAUSES OF NONCOMPLIANCE AND THE CONTRACTOR SHALL PROMPTLY COMPLY.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL AND COMPLETE COVERAGE OF ALL IRRIGATION AREAS. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY NECESSARY ADJUSTMENTS AT NO ADDITIONAL COST TO THE OWNER. ANY REVISIONS TO THE IRRIGATION SYSTEM MUST BE SUBMITTED AND ANSWERED IN WRITTEN FORM, ALONG WITH ANY CHANGE IN CONTRACT PRICE. LAYOUT MAY BE MODIFIED, IF NECESSARY TO OBTAIN COVERAGE. SPACING NOT TO EXCEED 60% OF THE DIAMETER.

PART II: PRODUCTS

2.01 MATERIALS

A. MATERIAL AND EQUIPMENT SHALL BE SUPPLIED BY THE CONTRACTOR. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER/LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL INSPECT ALL MATERIALS AND EQUIPMENT PRIOR TO INSTALLATION, AND DEFECTIVE MATERIALS SHALL BE REPLACED WITH THE PROPER MATERIALS AND EQUIPMENT. THOSE ITEMS USED IN THE INSTALLATION FOUND TO BE DEFECTIVE, IMPROPERLY INSTALLED OR NOT AS SPECIFIED, SHALL BE REMOVED AND THE PROPER MATERIALS AND EQUIPMENT INSTALLED IN THE PROPER MANNER, AS INTERPRETED BY THE OWNER/LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REMOVE ALL DAMAGED AND DEFECTIVE PIPE AND EQUIPMENT FROM THE SITE.

2.02 PIPING

A. GENERAL PROVISIONS: ALL MATERIALS THROUGHOUT THE SYSTEM SHALL BE NEW AND IN PERFECT CONDITION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.

B. POLYVINYL CHLORIDE PIPE (PVC): (WHERE INDICATED ON PLAN, USE NON-POTABLE PURPLE PIPING.)

1. LATERALS: PVC SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 2241, CLASS 1120 OR 1220. ALL LATERAL PIPING LESS THAN 3" IN DIAMETER SHALL BE CLASS 200 SDR-21.
2. MAIN LINE UNDER PRESSURE: PVC SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 2241, CLASS 1120 OR 1220, SCHEDULE 40 WITH BELLED END FOR SOLVENT WELD CONNECTION.
3. PIPE MARKINGS: ALL PVC PIPE SHALL BEAR THE FOLLOWING MARKINGS:
   a. MANUFACTURER'S NAME
   b. NOMINAL PIPE SIZE
   c. SCHEDULE OR CLASS
   d. PRESSURE RATING OF PSI
   e. NSF (NATIONAL SANITATION FOUNDATION) APPROVAL
   f. DATE OF EXTRUSION

2.03 PVC JOINTS

A. JOINTS IN PVC PIPE SMALLER THAN 3" SHALL BE SOLVENT WELDED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PIPE MANUFACTURER; THE SOLVENT CLEANER AND WELDING COMPOUND FURNISHED WITH THE PIPE.

2.04 THREADED CONNECTIONS

A. THREADED PVC CONNECTIONS SHALL BE MADE UP USING TEFLON TAPE ONLY.

B. CONNECTION BETWEEN MAINLINE PIPE FITTINGS AND AUTOMATIC OR MANUAL CONTROL VALVES SHALL BE MADE USING SCHEDULE 80 THREADED FITTINGS AND NIPPLES.

2.05 SOLVENT CEMENT

A. GENERAL: PROVIDE SOLVENT CEMENT AND PRIMER FOR PVC SOLVENT WELD PIPE AND FITTINGS RECOMMENDED BY THE MANUFACTURER. PIPE JOINTS FOR SOLVENT WELD PIPE TO BE BELLED END. PIPE JOINTS FOR GASKETED PIPE TO BE INTRICAL RING TYPE. INSERT GASKETS WILL NOT BE ACCEPTED.

B. THRUST BLOCKS: MAIN LINE PIPING 3" OR GREATER IN DIAMETER SHALL HAVE THRUST BLOCKS SIZED AND PLACED IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS OR, IN THE ABSENCE OF SPECIFIED RECOMMENDATIONS BY THE PIPE MANUFACTURER. 3000 PSI CONCRETE THRUSTS SHALL BE PROPERLY INSTALLED AT TEES, ELBOWS, 45'S, CROSSES, REDUCERS, PLUGS, CAPS AND VALVES.

2.06 PIPE AND WIRE SLEEVES

A. SLEEVES TO BE INSTALLED:

1. THE CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM PIPE AND WIRE SLEEVES CONFORMING TO THE FOLLOWING:
   a. ALL PIPE SLEEVES SHALL EXTEND A MINIMUM OF 36" BEYOND THE EDGES OF PAVEMENT.
   b. ALL PIPE SLEEVES TO BE INSTALLED BENEATH FUTURE/EXISTING ROAD SURFACES SHALL BE PVC PIPE SCHEDULE 40 OR JACK AND BORE STEEL PIPE AS PER FDOT SPECIFICATIONS, AND AS SHOWN ON PLANS.
   c. ALL IRRIGATION SYSTEM WIRES SHALL BE SLEEVED SEPARATELY FROM MAIN OR LATERAL LINES.
   d. ALL PIPE SLEEVES SHALL BE INSTALLED AT THE MINIMUM DEPTH SPECIFIED FOR MAIN LINES, LATERAL LINES, AND ELECTRIC WIRE.
   e. CONTRACTOR SHALL COORDINATE ALL PIPE SLEEVE LOCATIONS AND DEPTHS PRIOR TO INITIATING INSTALLATION OF THE IRRIGATION SYSTEM.

2.09 AUTOMATIC CONTROL VALVE

A. THE AUTOMATIC REMOTE CONTROL VALVES SHALL BE AS SPECIFIED ON THE PLANS, OR APPROVED EQUAL.

2.10 GATE VALVES

A. GATE VALVES FOR 3/4" THROUGH 2-1/2" SHALL BE OF BRASS OR BRONZE CONSTRUCTION, SOLID WEDGE, IPS THREADS, NON-RISING STEM WITH WHEEL OPERATING HANDLE, FOR A CONTINUOUS WORKING PRESSURE OF 150 PSI.

B. GATE VALVES FOR 3" AND LARGER: IRON BODY, BRASS OR BRONZE MOUNTED AWWA GATE VALVES, WITH A CLEAR WATERWAY EQUAL TO THE FULL NOMINAL DIAMETER OF THE VALVE, RUBBER GASKET FOR A CONTINUOUS WORKING PRESSURE OF 150P PSI. VALVE SHALL BE EQUIPPED WITH A SQUARE OPERATING NUT.

2.11 VALVE BOXES

A. FOR GATE VALVES, USE AMETEK #10-181-014 BOX WITH #10-181-015 LOCKING LID, OR AS PER THE DRAWINGS.

B. FOR CONTROL VALVES 3/4" THROUGH 2", THE DRIP VALVE ASSEMBLIES, USE AMETEK #10-181-014 BOX WITH #10-181-015 LOCKING LID, OR SIZED AS NECESSARY TO EFFECTIVELY HOUSE THE EQUIPMENT

C. FOR CONTROL WIRING SPLICES, USE AMETEK #10-181-014 BOX WITH #10-181-015 LOCKING LID, OR AS PER THE DRAWINGS.

2.12 IRRIGATION WIRING

A. WIRING USED FOR CONNECTING THE ELECTRIC CONTROL VALVES TO THE CONTROLLERS SHALL BE TYPE UF, 600 VOLT, SINGLE STRAND, SOLID COPPER WITH PVC INSULATION 4/64" THICK. SIZE SHALL BE 14 GAUGE, RED FOR "HOT" OR LEAD WIRES, AND COMMON WIRE TO BE 14 GAUGE, WHITE IN COLOR.

B. CONTRACTOR SHALL PERFORM AN OHM TEST ON GROUND TO ASSURE ADEQUATE PROTECTION AGAINST SURGES AND INDIRECT LIGHTNING STRIKES.

2.13 MISCELLANEOUS MATERIALS

A. DRAINAGE BACKFILL: CLEANED GRAVEL OR CRUSHED STONE, GRADED FROM 1" MAXIMUM TO 3/4" MINIMUM.

B. METALIZED UNDERGROUND TAPE: THE DETECTABLE, UNDERGROUND UTILITY MARKING TAPE SHALL CONSIST OF A MINIMUM: 5 MIL (0.005") OVERALL THICKNESS; FIVE-PLY COMPOSITION; ULTRA-HIGH MOLECULAR WEIGHT, 100% VIRGIN POLYETHYLENE; ACID, ALKALINE AND CORROSION RESISTANT; WITH NO LESS THAN 150 POUNDS OF TENSILE BREAK STRENGTH PER 6" WIDTH; COLOR-CODE IMPREGNATED WITH COLOR STABLE, LEAD-FREE, ORGANIC PIGMENTS SUITABLE FOR DIRECT BURIAL. TAPES UTILIZING REPROCESSED PLASTICS OR RESINS SHALL NOT BE ACCEPTABLE. THE DETECTABLE, UNDERGROUND UTILITY MARKING TAPE SHALL HAVE A 35 GAUGE (0.0035") SOLID ALUMINUM FOIL, CORE ENCAPSULATED WITHIN A 2.55 MIL (0.00255") POLYETHYLENE BACKING AND A 0.6 MIL (0.006") PET COVER COATING. THE LAMINATE ON EACH SIDE SHALL CONSIST OF A 0.75 MIL (0.00075") LAYER OF HOT LPDE, POLY-FUSING THE "SANDWICH" WITHOUT USE OF ADHESIVES.

2.14 AUTOMATIC CONTROL SYSTEM

1. AN INDEPENDENT STATION CONTROLLER: FURNISH A SOLID STATE CONTROLLER, AS SPECIFIED ON THE PLANS.
   a. EACH STATION SHALL BE CAPABLE OF TIMING FROM ZERO (0) MINUTE TO 99 MINUTES PER STATION IN ONE (1) MINUTE INCREMENTS.
   b. EACH STATION SHALL BE CAPABLE OF OPERATING TWO (2) 7VA ELECTRIC VALVE-IN-HEAD SOLENOIDS.
   c. THE STAND-ALONE CONTROLLER SHALL HAVE TWO (2) POSSIBLE PROGRAMS.
   d. THE STAND-ALONE CONTROLLER SHALL PROVIDE GLOBAL PERCENTAGE INCREASE/DECREASE (WATER BUDGET) FOR ALL STATIONS SIMULTANEOUSLY, FROM TEN (10) TO TWO HUNDRED (200) PERCENT, IN TEN (10) PERCENT INCREMENTS.
   e. ALL STATIONS SHALL BE ABLE TO BE TURNED ON/OFF MANUALLY BUY OPERATING TIMING MECHANISM OR BY MANUAL SWITCH AT STATION OUTPUT.
   f. THE STAND-ALONE CONTROLLER SHALL INCORPORATE AN INTEGRAL MOV SURGE PROTECTION INTO THE TERMINAL BLOCK FOR EACH OF ITS 24 VAC FIELD WIRE OUTPUTS. CONTROLLER POWER INPUT WIRES WILL ALSO INCORPORATE SURGE PROTECTION.
   g. THE CONTROL PANEL SHALL PROVIDE CONTINUOUS DISPLAY TIME. IT SHALL HAVE ALPHANUMERIC DISPLAYS OF DESCRIPTIVE ENGLISH MENUS AND LEGEND IDENTIFIERS WITH CURSOR SELECTION OF FUNCTION AND PRECISION VALUE ADJUSTMENT BY ROTARY DIAL INPUT.
   h. THE STAND-ALONE CONTROLLER SHALL BE UL LISTED AND FCC APPROVED.
   i. THE STAND-ALONE CONTROLLER SHALL HAVE 117 VAC, 60 HZ INPUT, 26.5 VAC, 60 HZ OUTPUT FOR OPERATING 24 VAC SOLENOIDS.
   j. THE STAND-ALONE CONTROLLER CABINET SHALL BE A LOCKABLE AND WEATHER-RESISTANT OUTDOOR CABINET. MOUNT AS NOTED ON PLANS.
   k. THE CONTROLLER SHALL BE EQUIPPED WITH LIGHTENING PROTECTION, BY THE CONTRACTOR, ON BOTH THE PRIMARY (120V) AND EACH SECONDARY (24V) CIRCUIT. THE CONTROLLER CIRCUITS SHALL BE GROUNDED TO A COPPER CLAD GROUNDING ROD LOCATED AT EACH CONTROLLER.
   l. THE CONTROLLER SHALL BE EQUIPPED FOR A WATER CONSERVATION DEVICE. AS SPECIFIED.

PART III: EXECUTION

3.01 INSPECTION

A. THE CONTRACTOR SHALL EXAMINE THE AREAS AND CONDITIONS UNDER WHICH LANDSCAPE IRRIGATION SYSTEM IS TO BE INSTALLED AND NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK. THE CONTRACTOR SHALL PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN A MANNER ACCEPTABLE TO THE CONTRACTOR AND OWNER.

3.02 PREPARATION

A. THE CONTRACTOR SHALL PROVIDE SLEEVES TO ACCOMMODATE PIPING UNDER WALKS OR PAVING. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND INSTALL TO ACCURATE LEVELS PRIOR TO PAVING WORK. CUTTING AND PATCHING OF PAVING AND CONCRETE WILL NOT BE PERMITTED. THE CONTRACTOR SHALL MAINTAIN ALL WARNING SIGNS, SHORING, BARRICADES, FLARES AND RED LANTERNS, AS REQUIRED BY ANY LOCAL CODES, ORDINANCES OR PERMITS.

3.03 TRENCHING AND BACKFILLING

A. EXCAVATION: THE CONTRACTOR SHALL STAKE OUT THE LOCATION OF EACH RUN OF PIPE, SPRINKLER HEADS, SPRINKLER VALVES AND ISOLATION VALVES PRIOR TO TRENCHING. EXCAVATION SHALL BE OPEN VERTICAL CONSTRUCTION SUFFICIENTLY WIDE TO PROVIDE FREE WORKING SPACE AROUND THE WORK INSTALLED AND TO PROVIDE AMPLE SPACE OR BACKFILLING AND TAMPING. TRENCHES FOR PIPE SHALL BE CUT TO REQUIRED GRADE LINES, AND COMPACTED TO PROVIDE ACCURATE GRADE AND UNIFORM BEARING FOR THE FULL LENGTH OF THE LINE. THE BOTTOM OF THE TRENCHES SHALL BE FREE OF ROCK OR OTHER SHARP EDGED OBJECTS. MINIMUM COVER SHALL BE AS FOLLOWS:

PIPE AND WIRE DEPTH

PRESSURE MAINLINE	18" AT TOP OF PIPE FROM FINISH GRADE
LATERAL PIPING (ROTOR)	12" AT TOP OF PIPE FROM FINISH GRADE
LATERAL PIPING (POP-UP)	12" AT TOP OF PIPE FROM FINISH GRADE
CONTROL WIRING	SIDE OF MAIN LINE

B. MINIMUM CLEARANCES: ALL PIPELINES SHALL HAVE A MINIMUM CLEARANCE OF SIX INCHES FROM EACH OTHER AND FROM LINES OF OTHER CRAFTS. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER. NO LATERAL LINE SHALL BE INSTALLED IN THE MAIN-LINE TRENCH

3.04 INSTALLATION OF P

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2.09 AUTOMATIC CONTROL VALVE

The automatic remote control valves shall be as specified on the plans, or approved equal.

2.10 GATE VALVES

A. Gate valves for 3/4" through 2-1/2" shall be of brass or bronze construction, solid wedge, IPS threads, non-rising stem with wheel operating handle, for a continuous working pressure of 150 PSI.

B. Gate valves for 3" and larger: Iron body, brass or bronze mounted AWWA gate valves, with a clear waterway equal to the full nominal diameter of the valve, rubber gasket for a continuous working pressure of 150p PSI. Valve shall be equipped with a square operating nut.

2.11 VALVE BOXES

A. For gate valves, use AMETEK #10-181-014 box with #10-181-015 locking lid, or as per the drawings.

B. For control valves 3/4" through 2", the drip valve assemblies, use AMETEK #10-181-014 box with #10-181-015 locking lid, or sized as necessary to effectively house the equipment

C. For control wiring splices, use AMETEK #10-181-014 box with #10-181-015 locking lid, or as per the drawings.

2.12 IRRIGATION WIRING

A. Wiring used for connecting the electric control valves to the controllers shall be Type UF, 600 volt, single strand, solid copper with PVC insulation 4/64" thick. Size shall be 14 gauge, red for "hot" or lead wires, and common wire to be 14 gauge, white in color.

B. Contractor shall perform an ohm test on ground to assure adequate protection against surges and indirect lightning strikes.

2.13 MISCELLANEOUS MATERIALS

A. Drainage Backfill: Cleaned gravel or crushed stone, graded from 1" maximum to 3/4" minimum.

B. Metalized Underground Tape: The detectable, underground utility marking tape shall consist of a minimum: 5 mil (0.005") overall thickness; five-ply composition; ultra-high molecular weight, 100% virgin polyethylene; acid, alkaline and corrosion resistant; with no less than 150 pounds of tensile break strength per 6" width; color-code impregnated with color stable, lead-free, organic pigments suitable for direct burial. Tapes utilizing reprocessed plastics or resins shall not be acceptable. The detectable, underground utility marking tape shall have a 35 gauge (0.0035") solid aluminum foil, core encapsulated within a 2.55 mil (0.00255") polyethylene backing and a 0.6 mil (0.006") PET cover coating. The laminate on each side shall consist of a 0.75 mil (0.00075") layer of hot LPDE, poly-fusing the "sandwich" without use of adhesives.

2.14 AUTOMATIC CONTROL SYSTEM

An Independent Station Controller: Furnish a solid state controller, as specified on the plans.
Each station shall be capable of timing from zero (0) minute to 99 minutes per station in one (1) minute increments.

Each station shall be capable of operating two (2) 7VA electric valve-in-head solenoids.

The stand-alone controller shall have two (2) possible programs.

The stand-alone controller shall provide global percentage increase/decrease (water budget) for all stations simultaneously, from ten (10) to two hundred (200) percent, in ten (10) percent increments.

All stations shall be able to be turned on/off manually buy operating timing mechanism or by manual switch at station output.

The stand-alone controller shall incorporate an integral MOV surge protection into the terminal block for each of its 24 VAC field wire outputs. Controller power input wires will also incorporate surge protection.

The control panel shall provide continuous display time. It shall have alphanumeric displays of descriptive English menus and legend identifiers with cursor selection of function and precision value adjustment by rotary dial input.

The stand-alone controller shall be UL listed and FCC approved.

The stand-alone controller shall have 117 VAC, 60 Hz input, 26.5 VAC, 60 Hz output for operating 24 VAC solenoids.

The stand-alone controller cabinet shall be a lockable and weather-resistant outdoor cabinet. Mount as noted on plans.

The controller shall be equipped with lightening protection, by the Contractor, on both the primary (120v) and each secondary (24v) circuit. The controller circuits shall be grounded to a copper clad grounding rod located at each controller.

The controller shall be equipped for a water conservation device. as specified.

PART III: EXECUTION

3.01 INSPECTION

The Contractor shall examine the areas and conditions under which landscape irrigation system is to be installed and notify the Landscape Architect in writing of conditions detrimental to the proper and timely completion of the work. The Contractor shall proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Landscape Architect.

3.02 PREPARATION

The Contractor shall provide sleeves to accommodate piping under walks or paving. The Contractor shall coordinate with other trades and install to accurate levels prior to paving work. Cutting and patching of paving and concrete will not be permitted. The Contractor shall maintain all warning signs, shoring, barricades, flares and red lanterns, as required by any local codes, ordinances or permits.

3.03 TRENCHING AND BACKFILLING

A. Excavation: The Contractor shall stake out the location of each run of pipe, sprinkler heads, sprinkler valves and isolation valves prior to trenching. Excavation shall be open vertical construction sufficiently wide to provide free working space around the work installed and to provide ample space or backfilling and tamping. Trenches for pipe shall be cut to required grade lines, and compacted to provide accurate grade and uniform bearing for the full length of the line. The bottom of the trenches shall be free of rock or other sharp edged objects. Minimum cover shall be as follows:

Pipe and Wire Depth

Pressure Mainline	18" at top of pipe from Finish Grade
Lateral Piping (rotor)	12" at top of pipe from Finish Grade
Lateral Piping (pop-up)	12" at top of pipe from Finish Grade
Control Wiring	Side of main Line

B. Minimum Clearances: All pipelines shall have a minimum clearance of six inches from each other and from lines of other crafts. Parallel lines shall not be installed directly over one another. No lateral line shall be installed in the main-line trench.

3.04 INSTALLATION OF PIPING

A. PVC Pipe and Joints: The Contractor shall not install solvent wild pipe when air temperature is below 40ø F. Installation shall be in accordance with the manufacturer's instructions.

1. Only the solvent recommended by the pipe manufacturer shall be used. All PVC pipe and fittings shall be installed as outlined and instructed by the pipe manufacturer, and it shall be the Contractor's full responsibility to make arrangements with the pipe manufacturer for any field assistance that may be necessary. The Contractor shall assume full responsibility for the correct installation.

3.05 BACKFILLING PROCEDURES

Initial backfill on PVC lines shall be pulverized native soil, free of foreign matter. Within radius of 4" of the pipe shall be clean soil or sand. Plant locations shall take precedence over sprinkler and pipe locations. The Contractor shall coordinate the location of trees and shrubs with the routing of lines and final head locations.

A. Backfill and Compaction: The Contractor shall leave trenches slightly mounded to allow for settlement after the backfilling is completed. The Contractor shall clean the site of the work continuously of excess waste materials as the backfilling progresses, and leave in a neat condition. No trenches shall be left open for a period of more than 48 hours. Protect open trenches as required.

The Contractor shall carefully backfill excavated materials approved for backfilling, consisting of earth, loam, sand, and other approved materials, free of rock and debris over 1" in size. Backfill shall be compacted to original density of surrounding soil without dips, sunken areas, or irregularities.

The Contractor shall conform to DOT requirements for methods and required compaction percentages, for roads and paving.

The Contractor shall hand place the first 6" of backfill (or to top of pipe) and have it walked on so as to secure the position of the pipe and wire.

No wheel rolling will be allowed. The Contractor shall remove rock or debris extracted from backfill materials and dispose of offsite. The Contractor shall fill any voids left in backfill with approved backfill materials.

B. Existing Lawns: Where trenching is required across existing lawns, uniformly cut strips of sod 6" wider than trench. The Contractor shall remove sod in rolls of suitable size for handling and keep moistened until replanted. The Contractor shall replant sod within 48 hours after removal, roll and water generously. The Contractor shall resod any areas not in healthy condition equal to adjoining lawns 10 days after replanting.

C. Seeded Area: Trenching will be required across existing seeded areas, primarily roadway edging. The Contractor shall conform to the requirements of seeding, Section 02930 for the reseeding of the disturbed trench area.

D. Pavements: Jack and bore or directional bore piping under paving materials as per local regulatory codes. No cutting and patching of pavement will be permitted.

3.06 VALVES

A. Isolation Valves: Shall be sized corresponding to adjacent pipe size. Specified valve boxes shall be installed flush with finish grade in such a manner that surface forces applied to their exposed area will not be transmitted to the piping in which the valve is installed nor any other piping, wiring or other lines in the vicinity of said valves.

B. Gate Valves: Install where shown, in valve boxes.

C. Electric Control Valves: Shall be installed in specified valve boxes. The valve shall have 6" of 3/4" pea gravel installed below the bottom of the valve. If the valve box does not extend to the base of the valve, a valve box extension shall be installed. Electric control valves shall be installed where shown and grouped together where practical. The Contractor shall place no closer than 24" to walk edges, bikeway edges, buildings and walls. The Contractor shall adjust the valve to provide flow rate or rated operating pressure required for each sprinkler circuit.

3.07 CONDUIT AND SLEEVES

A. Conduit and Sleeves for Control Wiring and Main/Lateral Pipe: The Contractor shall provide and install where necessary. Contractor shall coordinate locations of previously installed sleeving with the General Site Contractor.

The Contractor shall coordinate installation of sleeves with work of other disciplines.

3.08 CONTROLS

A. The Contractor shall connect electric control valves to controllers in a clockwise sequence to correspond with station settings beginning with Stations 1, 2, 3, etc. Automatic controllers shall be provided and installed by the Contractor as noted on the drawings. All zones will be labeled on the controller.

B. Controllers shall be equipped with lightning protection and grounded to a standard 5/8" copper clad steel ground rod driven a minimum of 8' into the ground and clamped.

C. The electrical service to the controllers shall be performed by an electrical subcontractor in compliance with NEC requirements.

3.09 CONTROL WIRE

A. Control wiring between the controller and electric valves shall be buried in main line trenches or in separate trenches. Electrical connection at valve will allow for pigtail so solenoid can be removed from valve with sufficient slack to allow ends to be pulled 12" above ground for examination and cleaning.

B. An expansion loop shall be provided at every valve at 100' o.c. Expansion loop shall be formed by wrapping wire at least eight times around a 3/4" pipe and withdrawing pipe.

C. The wire shall be bundled and taped every ten feet. The wire shall be laid in the trench prior to installing the pipe being careful to install wire beneath and 6" to the side of the main pipe line.

D. Electrical connections to electric control valves shall be made with Rainbird Pen-Tite or Techdel GT-3-GEL - Tite connectors or equal.

Power Connections: Electrical connections to power and signal wires shall be made using 3M 82-A2 power cable splice kits.

3.10 SPRINKLER HEADS

A. General Provisions:

1. Sprinkler heads shall be installed as designated on the shop drawings. Heads shall be installed on flexible PVC. Top to be flush with finish grade or top of curb.

2. Spacing of heads shall not exceed the maximum indicated on the shop drawings (unless directed by the Landscape Architect). In no case shall the spacing exceed the maximum recommended by the manufacturer.

B. Head Types:

1. Pop-up- Rotary Sprinkler Heads: Shall be installed on flex joint and be set with top of head flush with finish grade. Heads installed at curb shall have 6" to 10" between perimeter of head and concrete. Heads placed at edge of pavement having no curb shall be installed 24" from edge of pavement.

2. Spray Pop-up Sprinkler Heads: Shall be installed on flexible PVC and be set with top of head flush with finished grade. Sprinkler heads placed adjacent to curbs will be installed 9" from concrete. Sprinkler heads placed adjacent to pavement having no curb shall be installed 24" from the edge of pavement.

3.11 COMPLETION

A. Flushing: Before sprinkler heads are set, the Contractor shall flush the lines thoroughly to make sure there is no foreign matter in the lines.

The Contractor shall flush the main lines from dead end fittings for a minimum of five minutes under a full head of pressure.

B. Testing: The Contractor shall notify Landscape Architect and Owner forty-eight (48) hours in advance of testing.

Prior to backfilling of main line fittings, Contractor shall fill the main line piping with water, in the presence of the Owner/Landscape Architect, taking care to purge the air from it by operating all the sprinkler control valves one or more times and/or such other means as may be necessary. A small, high pressure pump or other means of maintaining a continuous water supply shall be connected to the main line and set so as to maintain 100 PSI in the main line system for two (2) hours without interruption. When this has been accomplished and while the pressure in the system is still 100 PSI, leakage testing shall be performed in accordance with AWWA Standard C-600. Pressure readings shall be noted and make up water usage shall be recorded. Should the rate of make up water usage indicate significant leakage, the source of such leakage shall be found and corrected and the system then retested until the Owner/Landscape Architect is satisfied that the system is reasonably sound. Lateral line testing shall be conducted during the operating testing of the system by checking visually the ground surface until no leaks in this portion of the system are evident. Leaks shall be repaired or paid for by the Contractor at any time they appear during the warranty period.

C. Adjustment and Coverage of System: Coordinate pressure testing with adjustments and coverage test of system so both may occur at the same time. The Contractor shall balance and adjust the various components of the system so that the overall operation of the system is most efficient. This includes a synchronization of the controllers, adjustments to pressure regulators, pressure relief valves, part circle sprinkler heads, and individual station adjustments on the controllers.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW VINCENT WISNIEWSKI LA6667406 ON DATE ADJACENT TO SEAL.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW VINCENT WISNIEWSKI LA6667406 ON THE DATE ADJACENT TO THE SEAL.

No.	REVISIONS	DATE	BY
	P & Z Resubmission	2024-09-04	MW
	P & Z Resubmission	2024-10-29	MW

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

REGISTERED LANDSCAPE ARCHITECT MATTHEW VINCENT WISNIEWSKI No LA6667406 10/29/2024 STATE OF FLORIDA

KHA PROJECT	143353000
DATE	OCT. 2024
SCALE	AS SHOWN
DESIGNED BY	MW
DRAWN BY	CF
CHECKED BY	MW

IRRIGATION SPECIFICATIONS

MARQUIS HEALTH
PREPARED FOR
TRYKO PARTNERS
MIAMI-DADE COUNTY FL

SHEET NUMBER
IR-352

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6
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PROCESS NO.: Z24-128
DATE: JUL 15 2024
BY: GONGOL

Subject Property Legal Description (continued)

Address or Location of Property

For location, use description such as NE corner of, etc.:

9025 SW 72 Street, Miami-Dade County

Size of Property

In acres: 2.5

Date Property Acquired/Leased

▣ acquired ☐ leased: July 2021 (month and year)

Lease term (years): _____

Contiguous Property

Is contiguous property owned by the subject property owner(s)? no ▣ yes ☐
If yes, provide complete legal description of said contiguous property.

Option to Purchase

Is there an option to purchase ☐ or **lease** ☐ the subject property or property contiguous thereto? no ▣ yes ☐ (If yes, identify intended purchaser or lessee and complete 'Disclosure of Interest' form.)

Present Zoning

RU-4M

Application Requests

▣ District Boundary(zone) Changes [Zone(s) requested]: Alternative request: RU-4M to RU-4

▣ Unusual Use: Group Residential Facility (nursing home) - Section 33-13(e)(i)(26)

☐ Use Variance: _____
from maximum FAR and minimum parking requirements - Section 33-311(A)(4)(b).

▣ Non-Use Variance: Alternative request: from minimum open space, setbacks and minimum parking requirements - Section 33-311(A)(4)b)

☐ Alternative Site Development Option: _____

☐ Special Exception: _____

☐ Modification of Previous Resolution/Plan [provide resolution number(s)]: _____

☐ Modification of Declaration or Covenant [provide recording book(s) and page]: _____

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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 similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: West Gables Property LLC

NAME AND ADDRESS	Percentage of Stock
See attached	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

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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 10 day of May, 2024. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

ELIZABETH DUERR
Commission # 2379190
Notary Public, State of New Jersey
My Commission Expires
October 21, 2028

My commission expires 10-21-2028

*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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DATE: JUL 15 2024
BY: GONGOL

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT FOR LIMITED LIABILITY COMPANY

STATE OF New Jersey **Public Hearing No.** _____

COUNTY OF Ocean

Before me, the undersigned authority, personally appeared Yitzchok Rokowsky and _____, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the ~~president, vice-president or CEO~~ Manager of the West Gables Property LLC ~~Corporation~~ Company, with the following address: 9025 SW 72 Street, Miami, FL

2. The ~~Corporation~~ Company owns the property, which is the subject of the proposed hearing.

3. The subject property is legally described as: See attached.

4. Affiant is legally authorized to file this application for public hearing.

5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Signature

Print Name

Signature

Print Name

Affiant's signature

Print Name

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-128
DATE: JUL 15 2024
BY: GONGOL

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Sworn to and subscribed before me on the 10 day of May, 2024.

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

Notary Public Signature

Elizabeth Duenn

Print Name

State of New Jersey

My Commission Expires: 10-21-28

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-128
DATE: JUL 15 2024
BY: GONCOL

Acknowledgement by Applicant

1. RER Platting and Traffic Review Section, RER Division of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department on County forms, at least 1 month prior to the hearing date. The covenant will be reviewed, and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

x _____
(Applicant's Signature)

Yitzchok Rokowsky
(Print Name of Applicant)

Sworn to and subscribed to before me on the 6 day of May, 2024

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

_____
Notary Public

Commission expires: _____

Print Name: Elizabeth Duerr

ELIZABETH DUERR
Commission # 2379190
Notary Public, State of New Jersey
My Commission Expires
October 21, 2028

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PROCESS NO.: Z24-128
DATE: JUL 15 2024
BY: GONGOL

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OWNERSHIP AFFIDAVIT FOR LIMITED LIABILITY COMPANY

STATE OF New Jersey **Public Hearing No.** _____

COUNTY OF Ocean

Before me, the undersigned authority, personally appeared Yitzchok Rokowsky and _____, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the ~~president, vice-president or CEO~~ Manager of the West Gables Property LLC ~~Corporation~~ Company, with the following address: 9025 SW 72 Street, Miami, FL

2. The ~~Corporation~~ Company owns the property, which is the subject of the proposed hearing.

3. The subject property is legally described as: See attached.

4. Affiant is legally authorized to file this application for public hearing.

5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Signature

Print Name

Signature

Print Name

Affiant's signature

Print Name

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PROCESS NO.: Z24-128
DATE: JUL 15 2024
BY: GONGOL

(Space reserved for Clerk)

Sworn to and subscribed before me on the 10 day of May, 2024.

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

Notary Public Signature

Elizabeth Duenn

Print Name

State of New Jersey

My Commission Expires: 10-21-28

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PROCESS NO.: Z24-128
DATE: JUL 15 2024
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Legal Description of the Property

A portion of the Southwest 1/4 of the Southeast 1/4 of Section 28, Township 54 South, Range 40 East, situate, lying and being in Dade County, Florida, more particularly described as follows:

COMMENCE at the SW Corner of the East 1/2 of the Southwest 1/4 of the Southwest ¼ of the Southeast 1/4 of Section 28, Township 54 South, Range 40 East; thence run S89°53'59"E along the South Line of said Section 28 for a distance of 213.63 feet for the POINT OF BEGINNING; thence run N07°29'44"W for a distance of 186.59 feet to a point; thence run N70°00'24"W for a distance of 45.35 feet to a point; thence run N17°40'00"W for a distance of 105.00 feet to a point; thence run N17°37'35"E for a distance of 57.71 feet to a point; thence run North parallel to the West Line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 28 for a distance 113.45 feet to a point; thence run S89°53'33"E for a distance of 259.36 feet to a point; thence run South for a distance of 468.83 feet to a point on the South Line of said Section 28; thence run N89°53'59"W for a distance of 178.02 feet to the Point of Beginning.

Containing a Gross Area of 108,909 Square Feet or 2.50 Acres, more or less, by calculations.

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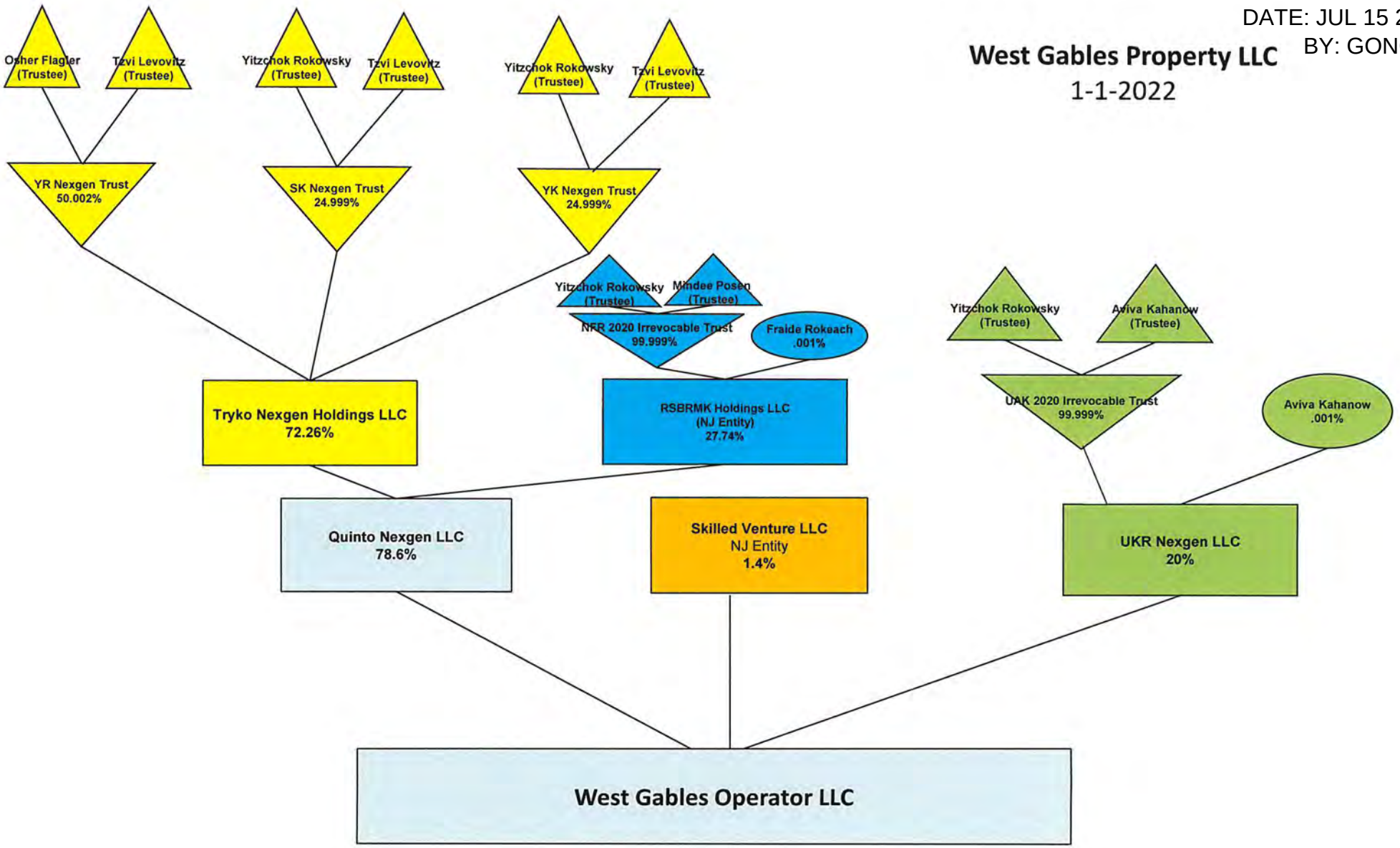
West Gables Property LLC
1-1-2022



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

PH: Z24-131 **April 29, 2025**
Item No. 8C5

Recommendation Summary	
Commission District	11
Applicant	Extra Space Properties Two LLC
Summary of Requests	The applicant seeks to modify a condition of a previous resolution, as well as a previously recorded covenant running with the land, to submit a revised site plan reflecting the expansion of the previously approved self-storage facility. The proposed expansion includes the construction of a new four (4) story self-storage building. Additionally, the applicant seeks an ancillary non-use variance to permit the proposed addition to have more Floor Area Ratio (FAR) than permitted by Code.
Location	11851 SW 147 Avenue, Miami-Dade County, Florida.
Property Size	±2.94 Acres
Existing Zoning	BU-1A, Limited Business District
Existing Land Use	Self-storage Facility
2030-2040 CDMP Land Use Designation	Business and Office *(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(A)(7) Generalized Modification Standards & Section. 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations *(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)(21) which states "The County Commission shall have jurisdiction to directly hear applications for approval of self-service mini-warehouse storage facilities where public hearing is required". In addition, Section. 33-313.1 requires **two-thirds (⅔) vote** of the members present at the hearing to modify a covenant.

REQUESTS:

(1) MODIFICATION of Condition #2 of Resolution No. CZAB11-21-08, passed and adopted by the Community Zoning and Appeals Board 11, and reading as follows:

FROM: "(2) That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Commercial Complex for: Extra Space Storage, Inc,' as prepared by TM Design Assoc. P.A., Sheets S1, LA1 and LA2 dated stamped received 10/30/08 and dated stamped received 05/09/08 on pages F-1, F-2, F-3, F-4, F-5, E-1, E-2 for a total of 10 sheets."

TO: "(2) That in the approval of the plan, the same be substantially in accordance with the plans, entitled "Extra Space Storage #1424", prepared by Colliers

Engineering & Design, consisting of 6 sheets, and Landscape Plans as prepared by Witkin Hults + Partners, consisting of 3 sheets, for a total of 9, all stamped received on 01/07/2025."

(2) MODIFICATION of Paragraph #1 of a Covenant Running with the Land in Lieu of Unity of Title, recorded in Official Record Book 27090, Pages 4894-4909, reading as follows:

FROM: "1. The Property will be developed in substantial conformity with the site plan entitled Proposed Commercial Complex for: Extra Space Storage, Inc., as prepared by TM Design Assoc. P.A., Sheets S1, LA1 and LA2 dated stamped received 10/30/08 and Sheets F-1, F-2, F-3, F-4, F-5, E-1, E-2 dated stamped received 5/9/08, comprising a total of 10 sheets, a copy of which is attached hereto as Exhibit "B", said plan being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this instrument.

No modification shall be effected in said site plan without the written consent of the then owner(s) of the Property, and the Director of the Department of Regulatory and Economic Resources ("Director"); provided the Director finds that the modification conforms with the standards established in Section. 33-257 of the Code of Miami-Dade County, and provided further, that should the Director withhold such approval, the then owner(s) of the Property shall be permitted to seek such modification by application to modify the plan or covenant at public hearing before the Community Zoning Appeals Board or Board of County Commissioners of Miami-Dade County, Florida, whichever by law has jurisdiction over such matter."

TO: "1. The Property will be developed in substantial conformity with the plans, entitled "Extra Space Storage #1424", prepared by Colliers Engineering & Design, consisting of 6 sheets, and Landscape Plans as prepared by Witkin Hults + Partners, consisting of 3 sheets, for a total of 9, all stamped received on 01/07/2025."

No modification shall be effected in said site plan without the written consent of the then owner(s) of the Property, and the Director of the Department of Regulatory and Economic Resources ("Director"); provided the Director finds that the modification conforms with the standards established in Section. 33-257 of the Code of Miami-Dade County, and provided further, that should the Director withhold such approval, the then owner(s) of the Property shall be permitted to seek such modification by application to modify the plan or covenant at public hearing before the Community Zoning Appeals Board or Board of County Commissioners of Miami-Dade County, Florida, whichever by law has jurisdiction over such matter."

The purpose of Requests #1 and #2 is to allow the applicant to modify a prior resolution and a Covenant Running with the Land in Lieu of Unity of Title, in order to submit a new site plan that shows the addition of a new (four (4) story self-storage building to the existing self-storage facility on the subject site.

(3) NON-USE VARIANCE to permit a Floor Area Ratio of 1.035 (0.73 maximum permitted).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The ±2.94-acre subject property has been the subject of several zoning hearings. In September 1968, the subject property was part of a larger parcel of land for which the Zoning Appeals Board (ZAB) recommended approval of a zone change from GU, Interim District, to IU-C, Controlled Industrial District. Subsequently, in February 1969, the application was heard by the Board of County Commissioners (BCC), which adopted the recommendation of the ZAB, pursuant to Resolution #Z-30-69. In March 1995, pursuant to Resolution #Z-36-95, the BCC granted a district boundary change from IU-C to BU-1A, Limited Business District, and accepted a proffered covenant. Most recently, in November 2008, pursuant to Resolution #CZAB11-21-08, the Miami-Dade County Community Zoning Appeals Board (CZAB) 11 approved a self-service storage facility on the subject property, along with the release of a Declaration of Restrictions and the establishment of a new Covenant Running with the Land in Lieu of Unity of Title that, among other provisions, linked the property to the approved site plan.

The applicant now seeks to modify condition #2 of the aforementioned Resolution #CZAB11-21-08, and modify paragraph #1 of a Covenant Running with the Land in Lieu of Unity of Title, recorded in ORB 27090, Pages 4894-4909, in order to submit a new site plan that shows the addition of a new (four (4) story self-storage building to the existing self-storage facility located on the subject site. With the aforementioned requests, the applicant seeks an ancillary non-use variance to allow the aggregate Floor Area Ratio (FAR) of the existing and proposed self-service storage facilities to exceed the maximum allowed by Code. The submitted plans depict the expansion of the existing self-storage facility with a free-standing four (4) story self-storage facility consisting of an approximate total of 43,392 sq. ft. of gross self-storage area. The proposed facility will have one ingress-only point for vehicular access on SW 147 Avenue, and one egress-only point for both vehicular and pedestrian access, also along SW 147 Avenue. Parking and driveways are located at the front, side, and rear of the building, with the required parking primarily tucked under the second floor of the proposed structure, shielding it from the adjacent roadway and also situated at the rear of the property. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel and around the proposed structure, while street trees with shrubs have been provided all along SW 147 Avenue. The applicant has proffered an amended and restated Covenant Running with the Land in Lieu of Unity of Title, which restricts the uses that would be permitted on the subject property to a self-service storage facility and office uses allowed under the current BU-1A classification. This proffered amended covenant aligns with the prior approvals for the site, ensuring consistency with the previously established conditions and restrictions.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	BU-1A; self-storage facility	Business and Office
North	BU-1A; commercial-retail	Business and Office
South	BU-1A; office	Business and Office
East	BU-1A & IU-C; industrial warehouses	Business and Office, Industrial and Office
West	IU-C; multistory offices	Industrial and Office

NEIGHBORHOOD COMPATIBILITY:

The 2.94-acre subject site consists of an existing self-storage facility and is located at 11851 SW 147 Avenue. The area surrounding the subject property is predominantly characterized by a mix of commercial, industrial, and office buildings. The proposed self-service storage expansion is consistent with the existing uses in the area, as it aligns with the commercial and industrial character of the neighborhood. Furthermore, the subject property is located approximately 500 feet north of Tamiami Airport, reinforcing its compatibility with surrounding land uses.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to expand the existing self-storage facility by developing the southern vacant portion of the property with a new detached four (4) story self-storage building. Based on memoranda from the departments reviewing this application, staff opines that approval of same will not create any significant impacts on the surrounding area. 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 only an additional 7 PM peak hour vehicle trips. Staff further opines that any visual impacts from the new additions have been appropriately mitigated

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±2.94-acre subject property is designated **Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, entertainment and cultural facilities, amusements and commercial recreation.*

Staff notes that the BU-1A, Limited Business District, allows self-service storage uses, office etc., and that the application does not seek to change the use on the subject property. Furthermore, since this application does not propose to change the existing self-storage use on the subject property, staff opines that approval with conditions of the proposed modification of the previously approved covenant and site plan would be **consistent** with the CDMP Land Use Element interpretative text in **Business and Office** areas and the CDMP Land Use Plan map **Business and Office** designation for the subject property.

ZONING ANALYSIS:

As part of this application, the applicant seeks to modify condition #2 of Resolution #CZAB11-21-08 (request #1) and modify Paragraph #1 of a Covenant Running with the Land in Lieu of Unity of Title, recorded in Official Record Book 27090, Pages 4894-4909 (request #2) in order to submit a new site plan reflecting the addition of a new four (4) story self-storage building to the existing facility located on the northern portion of the subject property. When the aforementioned requests are analyzed under Section. 33-311(A)(7), Generalized Modification Standards, staff opines that approval of these requests would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area concerned, and for the reasons stated above.

Staff notes that the BU-1A, Limited Business District allow storage and warehouse uses, including commercial facilities etc. The applicant seeks the continued use of a self-storage facility on the northern portion of the property and the development of the southern portion with a four (4) story self-storage facility. This use is permitted under the current BU-1A zoning, but only upon approval at a public hearing. Since the self-storage facility is already operational on the site, having been approved under Resolution #CZAB11-21-08, the continuation and expansion of the use can be made consistent with the prior approval.

As previously mentioned, the applicant is seeking the approval of the expansion of the existing self-service storage facility (requests #1 and #2) on the subject property. The proposed building expansion is **consistent** with the **Business and Office** designation in the Land Use Plan (LUP) of the CDMP. Staff is of the opinion that the proposed self-service storage facility expansion, which is allowed in the BU-1A zone subject to approval at public hearing, is a service activity and is a similar use to wholesale and retail uses as permitted in the Business and Office designation. Staff also opines that the requests are **compatible** with the surrounding area. Staff notes that the proposed four (4) story self-storage facility expansion is of a similar scale and mass and therefore **compatible** with the commercial, industrial and office structures in the surrounding area. The subject property is located approximately 500' north of the Tamiami Airport. To the west across SW 147 Avenue, a 49-acre parcel of land is developed with multiple two (2) story office buildings with approximately 540,026 sq. ft. of floor area. The parcel to the east is also developed with two-story buildings with a floor area of approximately 71,392 sq. ft. of warehouse/retail uses. Additionally, the parcel lying to the south of the subject property is developed with a two (2) story office building. Staff support the requested modifications to permit the proposed expansion of the self-service storage facility on the subject ±2.94-acre site. The submitted plans show a proposed four (4) story building expansion with a total floor area of 43,392 sq. ft., in addition to the existing self-storage facility, which has a floor area of 88,780 sq. ft. This includes a 1,375 sq. ft. manager's apartment and a 1,375 sq. ft. office, bringing the total gross building area to 132,172 sq. ft. Additionally, the submitted plans depict a proposed landscaped open space area of 43.1% which exceeds the required amount of landscaped open space by 20.5%, and proposed lot coverage of 26%, which is 14% less than the 40% maximum allowed by the Zoning Code. The plans also depict a total of 21 parking spaces, which is consistent with the minimum parking requirement as specified by the Zoning Code. The plans also provide 21 parking spaces, meeting the Zoning Code's requirements, and show 32 more trees than required, enhancing the site's landscaping. **Therefore, staff recommends approval of requests #1 and #2 under Section. 33-311(A)(7) Generalized Modification Standards.**

Additionally, in order to enable the proposed expansion of the self-storage facility on the property, the applicant is requesting an ancillary non-use variance to allow the proposed building expansion with an FAR of 1.035 (0.73 maximum permitted) (request #3). FAR is a measure of the building's total floor area compared to the size of the lot, calculated by dividing the total building floor area by the lot area. In this case, the proposed FAR of 1.035 exceeds the maximum allowed FAR by approximately 0.30. Given the size of the property (±2.94 acres), the requested increase is minimal and does not substantially impact the surrounding area, making it a reasonable request in relation to the scale of the development. When this is analyzed under Section. 33-311(A)(4)(b), staff supports the aforementioned request and opines that the approval with conditions would be compatible with the neighborhood, would not visually impact the stability and appearance of the adjacent properties, 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. In addition, the properties to the west and east zoned IU-C do not have an FAR requirement, which makes the requested FAR in line with the surrounding zoning. The newly proposed four (4) story building will be located south of

the existing self-storage facility and will be in keeping with the architecture of the existing building. The proposed additional building and resulting site plan will comply with all zoning criteria other than floor area ratio, which is the subject of a non-use variance request, as discussed above.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the application would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) reviewed the application and, in their memorandum, confirmed no objections. The application meets traffic concurrency criteria, generating an additional 7 PM peak hour vehicle trips. Traffic distribution shows that these additional trips will not exceed the acceptable level of service on adjacent roadways. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum, confirmed that the application meets all applicable Levels of Service (LOS) standards for potable water supply, wastewater disposal, and flood protection. In addition, the memoranda submitted by the Water and Sewer Department, and also the Miami-Dade Fire Rescue Department, indicate no objection 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 the request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Based on the aforementioned, staff recommends approval with conditions of request #3, under Section. 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations. The approval requires a 2/3 vote of the BCC members present.**

ACESS, CIRCULATION AND PARKING: The submitted site plans indicate access to the site along SW 147 Avenue. Parking and driveways are located at the front, side, and rear of the building, with the required parking primarily tucked under the second floor of the proposed structure, shielding it from the adjacent roadway and also situated at the rear of the property. The proposed facility provides for a total of 21 parking spaces and 3 loading spaces; therefore, the parking amounts comply with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions. The approval requires a 2/3 vote of the BCC members present

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 the plans, entitled "Extra Space Storage #1424", Site Pan and Floor Plan as prepared by Colliers Engineering & Design, consisting of 5 sheets, Landscape Plans as prepared by Witkin Hults + Partners, consisting of 3 sheets, all stamped received on 01/07/2025 and Elevations as prepared by Architect Kurmaskie Associates, INC., consisting of 2 sheets, stamped received on 04/21/2025, for a total of 10 sheets. Plans may be modified at Public Hearing.

3. That all the other conditions of Resolution #CZAB11-21-08, shall remain in full force and effect, except as herein modified.

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

ES:JB:SS:EA

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

ZONING RECOMMENDATION ADDENDUM

Extra Space Properties Two LLC
PH: Z24-131

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Neighborhood Compliance (BNC)	No objection
Water and Sewer Department (WASD)	No objection
Department of Transportation and Public Works (DTPW)	No objection
Miami-Dade Fire Rescue (MDFR)	No objection
Parks, Recreation and Open Spaces Department (PROS)	No objection
Miami-Dade Aviation Department	No objection
Miami-Dade County Office of Historic Preservation	No objection
*Subject to conditions in their memorandum.	

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

Business and Office (Pg. I-40)	*This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-250. Floor area ratio and lot coverage	*The floor area ratio shall be 0.40 at one (1) story and shall be increased by 0.11 for each additional story. Structure parking shall not count as part of the floor area, but shall be counted in computing building height and number of stories. The total lot coverage permitted for all buildings on the site shall not exceed forty (40) percent of the total lot area. Enclosed or non-enclosed mail areas shall not count as part of the floor area for floor area ratio computation purposes, nor as part of the lot coverage.*
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.*

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 the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.*
Section 33-313.1 Deletion or modification of covenants or common open spaces or amenities	*For zoning applications heard by the County Commission, no zoning application (i) to delete or amend a declaration of restrictive covenants or development agreement that was submitted in connection with a prior zoning application that would result in an increase in the density or intensity of a use or (ii) to delete or modify, in a manner inconsistent with Section 33-310.1(A)(l)(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 (⅔) vote of the members present at the hearing at which the application is decided. It is provided, however, that this section shall not apply to an application to delete or amend a declaration of restrictive covenants or a condition in a resolution, or parts thereof, for a property within an urban center district or urban area district.*
Section 33-314 Direct applications and appeals to the County Commission.	*(C) The County Commission shall have jurisdiction to directly hear other applications as follows:* *(21) Applications for approval of self-service mini-warehouse storage facilities where public hearing is required.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

EXTRA SPACE PROPERTIES TWO LLC/GUBLER, SHANDON	11851 SW 147 AVE MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000131
DATE	**HEARING NUMBER**

FOLIO: 30-5910-048-0020

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
April 14, 2025

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

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

VIOLATOR:
EXTRA SPACE PROPRTIES TWO LLC, GUBLER, SHANDON

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

Memorandum

Date: March 25, 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: Z2024000131-2nd Review
Extra Space Properties Two LLC
11851 SW 147th Avenue
Special exception for the expansion of the existing self-storage facility, non-use variance for the floor area ratio and an amendment to resolution CZAB11-21-08 and covenant.
(BU-1A) (2.937 acres)
10-55-39

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

Potable Water Supply and Wastewater Disposal

According to DERM records, the subject property is currently connected to public water and public sanitary sewers. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

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 which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

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

Conditions of Approval: None

Water Control Review

DERM had previously approved a Surface Water Management General Permit via Permit 13-03814-P. The site plan provided with this application proposes changes to the site plan approved under Permit 13-03814-P. Therefore, a DERM Surface Water Management General Permit modification shall be required for any development. This permit modification 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.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. A landscape plan entitled “Extra Space Storage #1424” prepared by Witkin Hults & Partners and dated as received by Miami-Dade County on June 26, 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. 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

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: January 27, 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: Zoning Application Comments - Extra Space Storage Site # 1424
Application No. Z2024000131 - Revision No. 1 - (Pre-App. No. Z23P-174)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. ***As per revised site plan (V2) submitted with revision No. 1, the applicant has added a note on the site plan, indicating that the water main and the sanitary gravity sewer main within the subject site that are in conflict with the proposed development will be removed and relocated to avoid said conflict. Final approval will be issued at the time WASD reviews the water and sewer plans for the proposed development.*** 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: Extra Space Storage Site # 1424

Location: The proposed project is located at 11851 SW 147th Avenue with Folio No. 30-5910-048-0020, in unincorporated Miami-Dade County.

Proposed Development: The applicant proposes the construction of a 43,392 S.F. self-service mini storage building.

The estimated total water demand for the proposed project will be 651 gallons per day (gpd).

Easement: The subject property has a 10-feet Utility Easement inside the property along the northern and western boundary of the property. In addition, there is a 12-feet and 15-feet WASD Utility Easement within the property which is housing a 12-inch water main and an 8-inch gravity sewer, respectively. ***Please note that the proposed development is in direct conflict with the existing 12-inch water main and the existing 8-inch gravity sewer main within the site. The applicant has submitted a revised site plan (V2) indicating that said water and sewer mains will be removed and relocated to avoid said conflict. Final approval will be issued at the time of permitting, when WASD reviews the water and sewer plans for the proposed development.*** *Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).*

Water: The proposed development is located within the WASD's water service area. The water supply is provided by the Alexander-Orr Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

The subject property is connected to water. There is an existing 12-inch water main (As-Built E-13043-2) within the subject site in a WASD easement close to the southern boundary of the property, which is

in conflict with the proposed development and will be removed and relocated. The developer may connect to the future relocated water main if an additional connection is required.

There are water mains within the property, either in existing dedicated Right-of-Way (R/W) or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated 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. Cutting and plugging of existing water mains shall be done by a licensed contractor under WASD supervision. Services to existing customers cannot be interrupted.

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

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

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

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

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

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

The subject property is connected to sewer. There is an existing 8-inch sanitary gravity sewer system (As-Built ES-7574-1) within the subject site in a WASD easement close to the southern boundary of the property, which is in conflict with the proposed development and will be removed and relocated. The developer may connect to the future relocated gravity main if an additional connection is required.

There are gravity mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s)

areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 586, (PS) No. 536 or (PS) No. 559. Said pump stations are in OK Moratorium Code Status, and Unconditional Allocation is Allowed. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for the pump stations.

P.S. 586
Existing NAPOT: 3.03 hrs.
Proposed Development: 651 gpd
Proposed Projected NAPOT: 3.05 hrs.

P.S. 536
Existing NAPOT: 6.16 hrs.
Proposed Development: 651 gpd
Proposed Projected NAPOT: 6.16 hrs.

OR

P.S. 559
Existing NAPOT: 5.51 hrs.
Proposed Development: 651 gpd
Proposed Projected NAPOT: 5.51 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 Benita Ramirez at (786) 552-8121 or Benita.Ramirez@miamidade.gov

Memorandum

Date: February 3, 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: Z2024000131
Name: Extra Space Properties Two LLC
Location: 11851 SW 147 Avenue
Section 10 Township 55 South Range 36 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 an additional **7 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
9762	SW 120 Street west of SW 137 Avenue	C	C
9832	SW 147 Avenue south of SW 104 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: January 09, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000131

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 01/08/2025.

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: March 17th, 2025

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

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

Alejandro Zizold

Subject: Z2024000131 - Extra Space Storage (Associated Applications: Z2023P00174). Based on revised plans submitted on June 26th, 2024.

Applicant Name: Brian Adler, Esq. on behalf of Extra Space Properties Two LLC

Project Location: The applicant site is located on ±2.94 acres generally located on 2301 NW 54th Street, in unincorporated Miami-Dade County (Folio: 30-5910-048-0020).

Proposed Development: The applicant seeks a zoning review to develop an updated site plan, in order to construct an additional 43,392 +/- square foot, 4-story self-storage facility building, on the southwestern portion of the Property. The application also requests the following:

- A special exception for the expansion of the existing self-storage facility on the Property.
- A non-use variance for the floor area ratio requirements. The Applicant is requesting a variance from the maximum floor area ratio of 0.73 at four stories to permit a floor area ratio of 1.09.
- An amendment to condition number 2 of Resolution No. CZAB11-21-08, to substitute the approved site plan with the proposed site plan.
- An amendment to the corresponding Covenant in Lieu of Unity of Title, recorded in Official Records Book 27090 at Page 4894 of the Public Records of Miami-Dade County, Florida, to substitute the approved site plan with the proposed site plan as detailed below.

Impact and Demand: This application does not have a residential development component and therefore the County's Level of Service Standards do not apply.

Recommendation: PROS offers the following recommendations:

- PROS recommends the development include tree-lined streets, preferably native planting, on pedestrian pathways and by sidewalks, to provide more shaded and walkable areas per the Great Streets Vision identified in the Miami-Dade County OSMP.
- PROS recommends highly visible bike racks are provided as part of the development to encourage and promote non-motorized transportation.
- 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 policy and objective in the Comprehensive Development Master Plan (CDMP):

ROS-3B
The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

ROS-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.**
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

Signature: Maria Debye Saxinger

Email: Maria.DebyeSaxinger@miamidade.gov

Miami-Dade Aviation Department
P.O. Box 025504
Miami, Florida 33102
T 305-876-7000 F 305-876-0948
www.miami-airport.com

miamidade.gov

Commercial Airport:
Miami International Airport

General Aviation Airports:
Dade-Collier Training & Transition Airport
Miami Homestead General Aviation Airport
Miami Executive Airport
Miami-Opa Locka Executive Airport

February 10th, 2025

Extra Space Properties Two LLC:
2795 East Cottonwood Pkwy 300,
Salt Lake City, UT 84121

RE: Final Letter of Determination DN: 25-01-4572, Analysis for the proposed ESS SITE #1424, located at 11851 SW 147 AVE, MIAMI, FL 33196

Folio No.: 30-5910-048-0020

Extra Space Properties Two LLC:

The Miami-Dade Aviation Department (MDAD) is in receipt of your submittal for a land-use/airspace analysis and determination for a proposed permanent structure (Self Storage Facility) with a maximum elevation of 54.00 feet Above Mean Sea Level (AMSL)/North American Vertical Datum of 1988 (NAVD88). The site is located at 11851 SW 147 AVE, MIAMI, FL 33196. MDAD has completed our airspace and land-use review of your submittal for the above referenced development.

Land Use Review:

Subject to the comments below, the proposed use at this location conforms to Article XXXVII of Chapter 33 of the Code of Miami-Dade County Article XXXVII Airport Zoning, Section 33-333 (A) Land use Compatibility Regulations.

Airspace Analysis:

Our review of the plans finds that the maximum proposed architectural building heights (elevations) as indicated in the table below for the building conform to the requirements of the Code (Miami-Dade County Height Zoning). The height reference is based on an estimated height provided in the referenced drawings. This determination is issued on an advisory basis. The maximum structure elevation is expressed in feet North American Vertical Datum 1988 (NAVD 88) (Above Mean Sea Level (AMSL). The structure elevation is composed of the site elevation expressed in feet AMSL and the structure height expressed in feet Above Ground Level (AGL). This includes the tallest element on the roof, such as the top of any elevator shafts, architectural features, lightning rods, flag poles, or other appurtenances.

AIRSPACE REVIEW TABLE – ESS SITE #1424 11851 SW 147 AVE, MIAMI, FL 33196 Folio Number: 30-5910-048-0020				
LOCATION ID - BUILDING CORNER	LATITUDE	LONGITUDE	FAA ASN AMSL (NAVD88)	PROPOSED ELEVATION (FEET) (AMSL) (NAVD88)
Commercial Use Building Extra Space Expansion	25-39-24.33	80-25-52.66	2024-ASO-20562-OE	54'
Commercial Use Building Extra Space Storage Addition	25-39-24.64	80-25-51.47	2024-ASO-20963-OE	51'
Commercial Use Building Extra Space Storage Addition	25-39-24.13	80-25-51.41	2024-ASO-20964-OE	51'
Commercial Use Building Extra Space Storage Addition	25-39-24.01	80-25-53.72	2024-ASO-20965-OE	51'
Commercial Use Building Extra Space Storage Addition	25-39-24.52	80-25-53.74	2024-ASO-20966-OE	51'

MDAD is in receipt and does not object to the Federal Aviation Administration (FAA) Aeronautical Study Numbers listed in the above table, issued for this structure, for a "Determination of No Hazard".

Any construction cranes for this project at this location reaching or exceeding 20.39 ft. AMSL must be filed by the construction contractor using FAA form 7460-1. The form is available through the FAA website: https://oeaaa.faa.gov where the contractor may "e-file" the information. Because of the development's proximity to MIA, this office will also need to review and approve the construction cranes heights and locations associated with this construction project.

Please note that the airspace review process is governed by two different regulations: Article XXXVII of Chapter 33 of the Code of Miami-Dade County, Airport Zoning, and Federal Regulation Title 14 Part 77. The FAA has its own airspace evaluation requirements, and issues airspace determinations for structures and cranes based on the particular facts then presented before the FAA. MDAD determines whether the County's height limitations are met, and the FAA determines whether FAA building, marking and height requirements are met. It is the responsibility of MDAD to administer and enforce the regulations prescribed in Chapter 33 of the Code of Miami-Dade County Article XXXVII, Airport Zoning.

In accordance with FAA requirements, it is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned and at least 10 days prior to the start of construction (7460-2, Part 1) and within 5 days after the construction reaches its greatest height (7460, Part 2).

As per the Code of Miami-Dade County Article XXXVII, Airport Zoning Section 33-336 - Conflicting Regulations:

> "Nothing contained in this article shall be interpreted to conflict with or supersede any federal regulation pertaining to the control of airport hazards, except in those instances in which this article imposes lower height

limitations or more stringent restrictions upon the use of land or water than are imposed or required by other County ordinance or resolution, or federal rules or regulations, in any of which instances the provisions of this article shall govern."

Upon completion of this project, MDAD's Aviation Planning, Land-Use and Grants Division must receive a copy of the surveyor's maximum height certificate. No Certificate of Use or Certificate of Occupancy shall be issued by a municipal building official or Miami-Dade County until approval is obtained from this office after certifying that the structure was built no higher than the height approved by this letter. The approval shall be issued by this office after submittal by applicant of the required information as outlined in Article XXXVII, Section 33-349(A)(2) of the Code.

This determination in this letter is based, in part, on the description provided to us by the Horizontal Datum Site Plan, Vertical Datum Elevation by EXTRA SPACE STORAGE, Inc. (dated November 26, 2024), and the FAA A1 Survey by CONTOUR LINE Surveyors & Mappers, LLC. (dated May 23, 2023), which includes specific building locations and heights. Any changes in building locations/layouts or heights will void this determination. Any future construction or alteration, including an increase to heights requires separate notice to the FAA and MDAD.

This determination expires one year from the date of issuance unless extended, revised, or terminated by MDAD's Aviation Planning, Land-Use and Grants Division. Any requests for an extension of the effective period of this determination must be submitted by the applicant prior to the expiration date. At such time, staff will re-evaluate the application or structure to determine if any significant changes to the structure and/or to the review criteria have occurred. MDAD's Aviation Planning, Land-Use and Grants Division then decides if the determination in this letter may be eligible for an extension of the effective period.

This determination does not constitute MDAD approval or disapproval of the physical development or use involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and the safety of persons and property on the ground based on the information provided and the representations made by the applicant's attorney and representatives. The proposed structures and uses are subject to all applicable provisions of the Code.

Should you have any questions, please feel free to contact me at (305) 876-7036.

Respectfully,

Ammad Riaz, P.E.
Chief of Aviation Planning

AR/KH/

Cc: J. Ramos, R.A.
K. Hodges
File Zoning

Memorandum

Date: March 18, 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 Application Z2024-000131 Extra Space Properties

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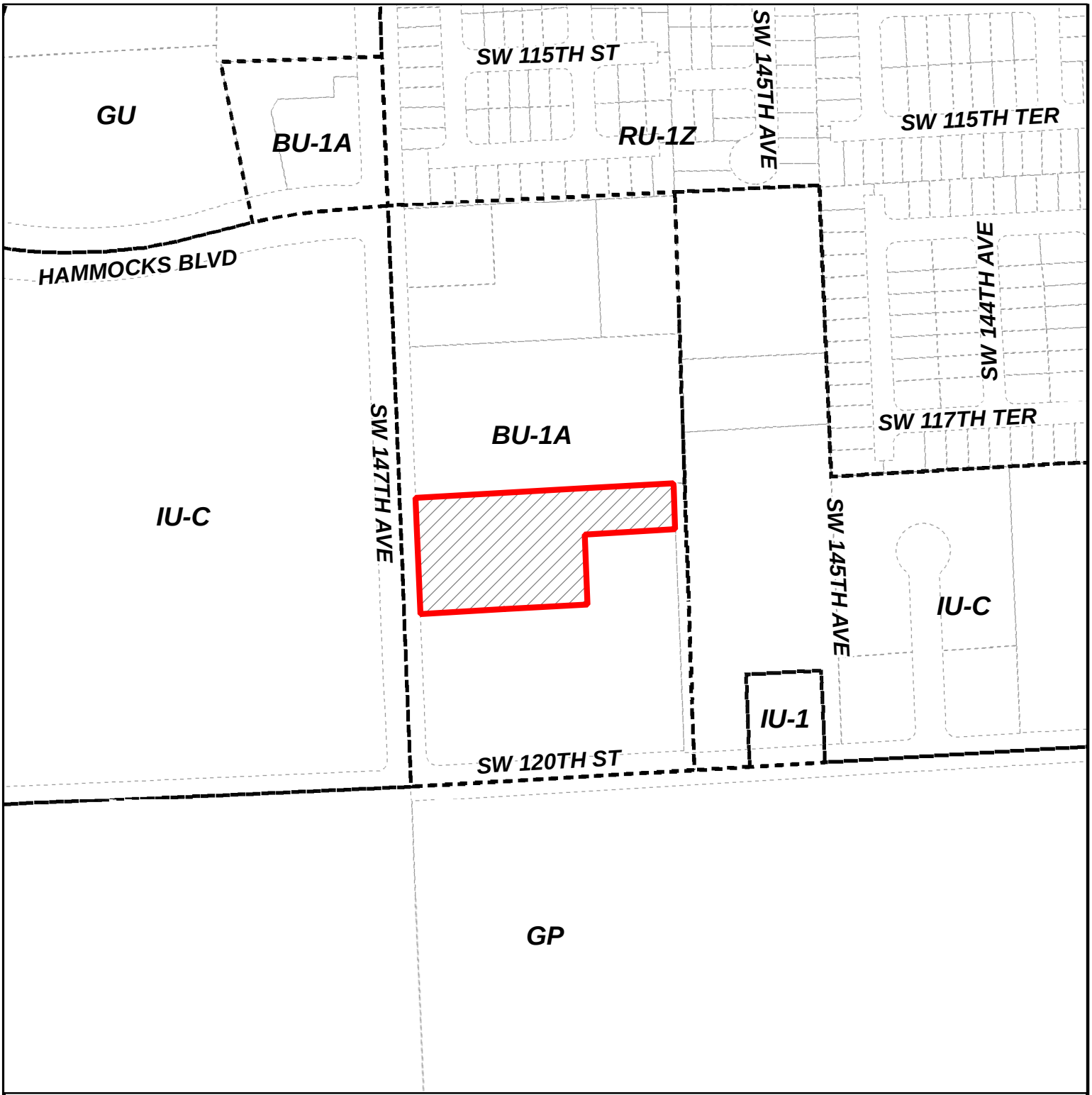
The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

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

Z2024000131

Section: 10 Township: 55 Range: 39
Applicant: Extra Space Properties Two LLC
Zoning Board: BCC
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

N
W E
S

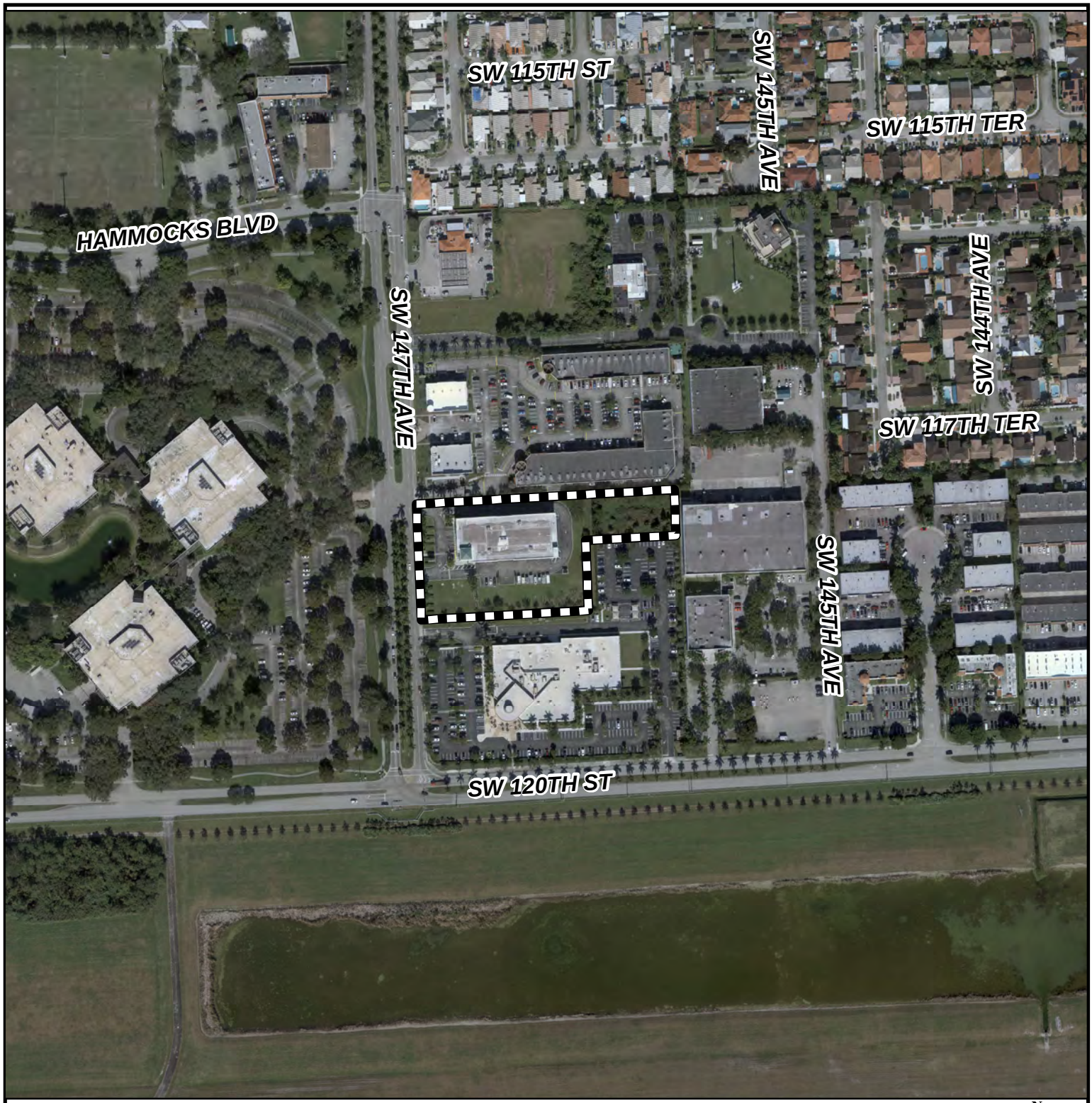
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, June 27, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2024000131

Legend

Subject Property

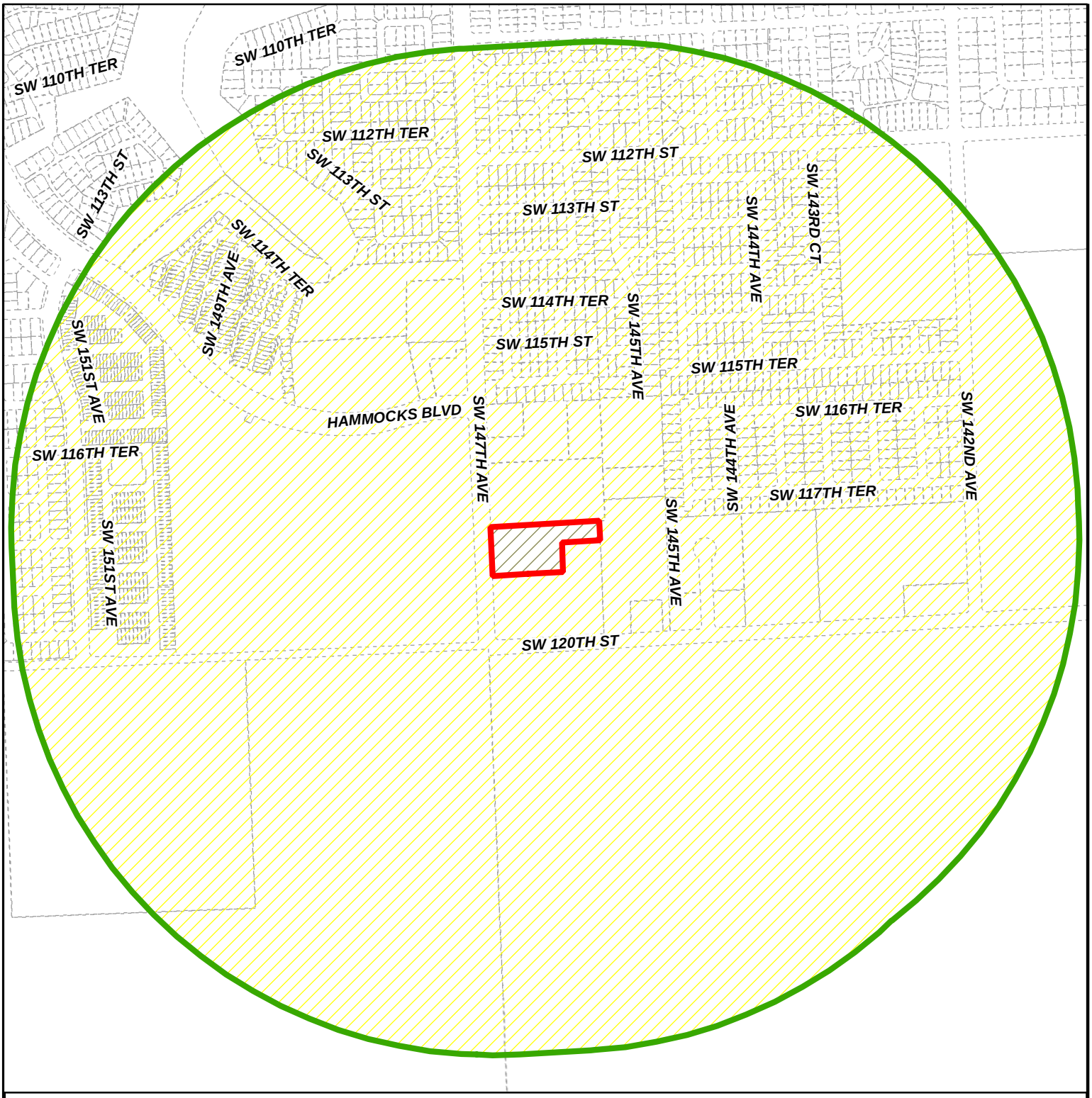
N
W E
S

Section: 10 Township: 55 Range: 39
Applicant: Extra Space Properties Two LLC
Zoning Board: BCC
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, June 27, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 10 Township: 55 Range: 39
Applicant: Extra Space Properties Two LLC
Zoning Board: BCC
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2024000131

RADIUS: 2640

Legend

- Subject Property
- Buffer
- Property Boundaries

N
W E
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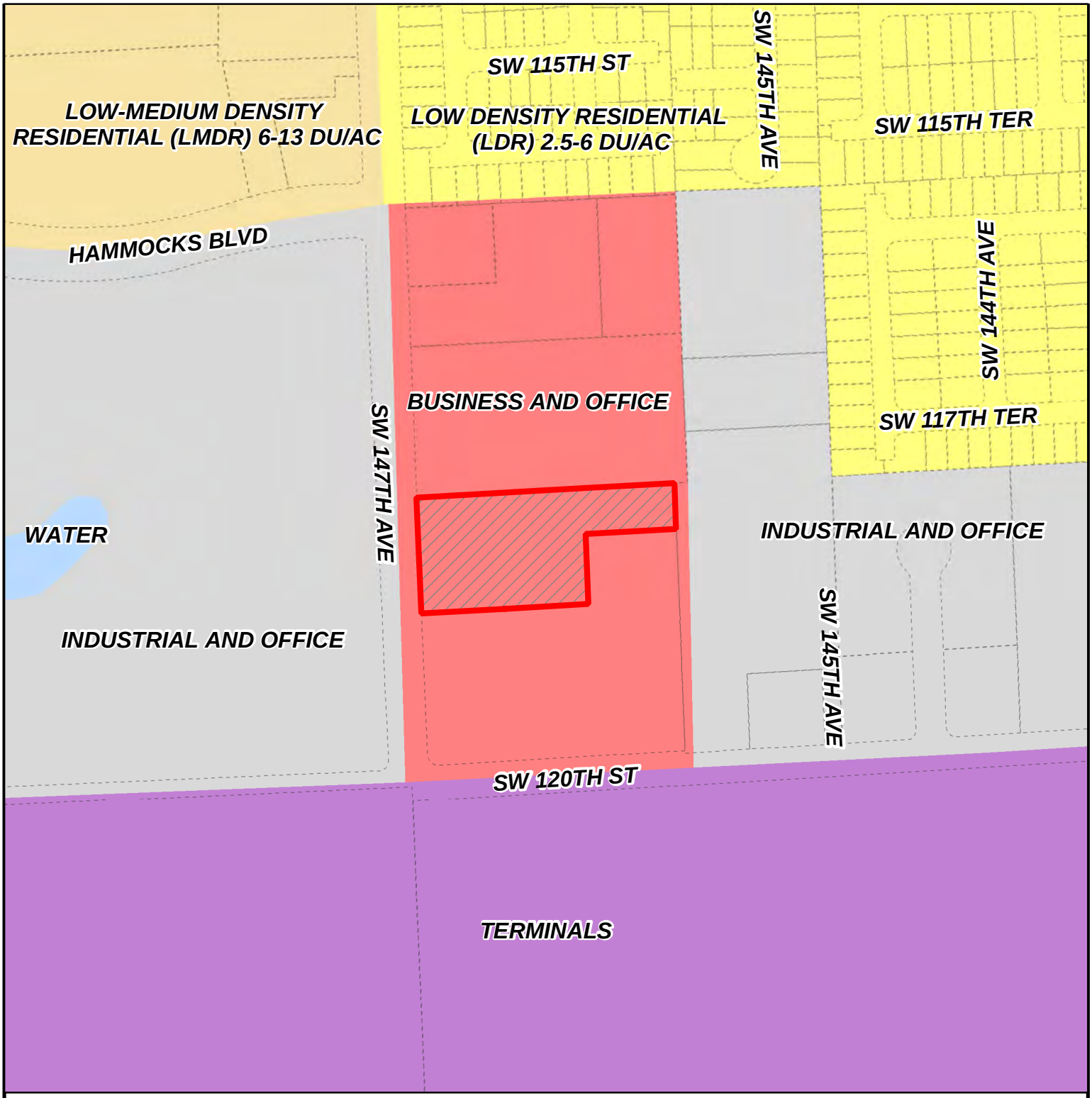
MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, June 27, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000131

Section: 10 Township: 55 Range: 39
Applicant: Extra Space Properties Two LLC
Zoning Board: BCC
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

N
W E
S

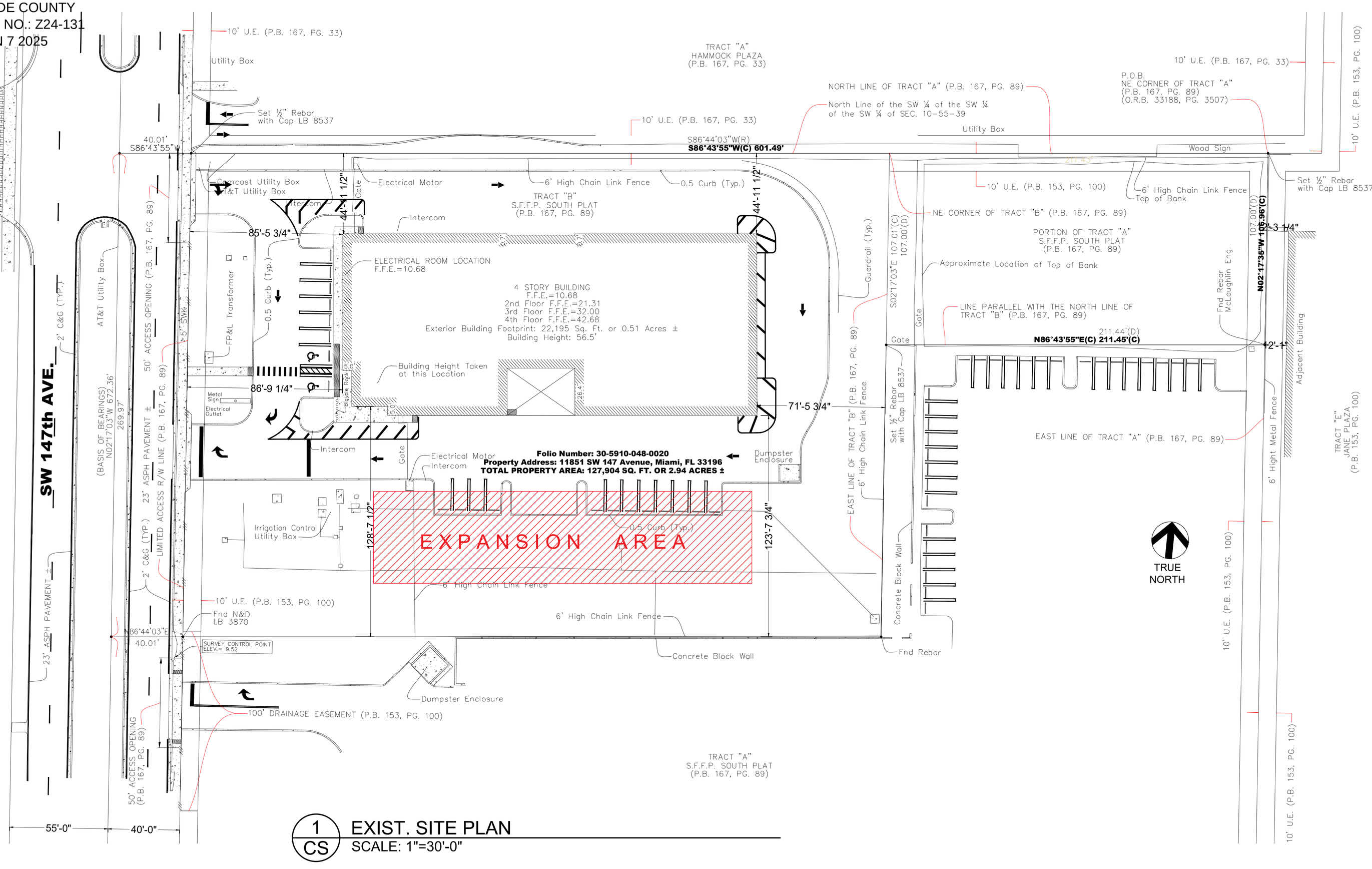
Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, June 27, 2024

REVISION	DATE	BY

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-131
DATE: JAN 7 2025
BY: B1DS



1 CS EXIST. SITE PLAN
SCALE: 1"=30'-0"

ABBREVIATIONS/ LEGEND:

A/C Air Conditioning
ASPH Asphalt
℄ Baseline
(C) Calculated
℄ Centerline
Δ Central Angle of Curve
C.M.E. Canal Maintenance Easement
C.B.D. Chord Bearing Distance
CLF Chain Link Fence
CONC. Concrete
C&G Curb & Gutter
(D) Deed
DWY Driveway
D.H. Drill Hole
E.O.W. Edge of Water
F.F.E. Finish Floor Elevation
FND Found
GRD Ground
I.P. Iron Pipe
L Length of Curve
(M) Measured
M Monument Line
N&D Nail & Disc
O.R.B. Official Record Book
PG. Page
P.B. Plat Book
R Radius
(R) Record
R/W Right-of-Way
SEC. Section
S.N. Set Nail
SWK Sidewalk
SQ. FT. Square Feet
T.O.B. Top of Bank
TYP. Typical
U.E. Utility Easement

Anchor
Back Flow Preventer
Basketball Stand
Bell South Utility Box
Bell South Manhole
Bench Mark
Bus Sign
Catch Basin
Catch Basin Type F-3
Clean Out
Concrete Light Pole
Concrete Pole
Concrete Power Pole
Concrete Traffic Signal Pole
Drain
Electric Box
Electric Manhole
Electric Meter
Flow Arrow
FPL Box
FP&L Manhole
Fire Hydrant
Guard Rail
Gas Meter
Gas Valve
GPS Point
Grease Manhole
Guard Post
Handicap
Inlet Type P5
Inlet Type P6

Irrigation Control Valve
Irrigation Valve
Light Meter
Mail Box
Manhole Unknown
Metal Light Pole
Metal Pole
Metal Power Pole
Metal Traffic Signal Pole
Monitoring Well
Overhead Cable
P.C.P. (Permanent Control Point)
P.R.M. (Permanent Reference Monument)
Palm
Parking Meter Station
Parking Meter
Pedestrian Signal Control Box
Pedestrian Sign Metal Pole
Phone Manhole
Plastic Light Pole
Post Indicator Valve
Rail Road Sign
Rail Road Control Utility Box
Spot Light
Siamese Pump
Sanitary Sewer Manhole
Sewer Valve
Storm Manhole
Storm Sewer Manhole
Street Sign
T.V. Box
Telephone Box
Traffic Signal Box
Traffic Signal Control Box
Tree
Utility Box (Unknown)
Valve (Unknown)
Water Meter
Water Valve
Wood Light Pole
Wood Fence
Wood Power Pole

ESS #1424 OF MIAMI, FL

PROJECT LOCATION
11851 SW. 147th AVENUE
MIAMI, FL 33196

THESE DRAWINGS ARE FOR REFERENCE USE ONLY AND ARE NOT FOR CONSTRUCTION. ARCHITECT TO USE THESE DRAWINGS FOR REFERENCE ONLY. ARCHITECT/ENGINEER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CODE REQUIREMENTS AS REQUIRED BY LOCAL JURISDICTIONS.

NOT FOR CONSTRUCTION

VICINITY MAP

SHEET INDEX

CS	EXIST. SITE PLAN
A-01	CONCEPTUAL SITE PLAN
A-02	EXIST. BLDG. FLOOR PLANS
A-03	NEW BLDG. FLOOR PLANS
A-04	EXTERIOR ELEVATIONS
A-05	EXTERIOR ELEVATIONS
A-06	NOT USED
A-07	NOT USED
A-08	NOT USED
A-09	NOT USED
A-10	NOT USED

PROJECT DATA - SCOPE OF WORK

NOT USED

ExtraSpace Storage®
EXTRA SPACE STORAGE, Inc..
2795 E COTTONWOOD PARKWAY, SUITE 400,
SALT LAKE CITY, UTAH 84121

PROJECT CONTACT

NAME: SHANDON GUBLER
PHONE: (801) 717-6502
EMAIL: sgubler@extraspace.com

CONTACT ADDRESS

EXTRA SPACE STORAGE, Inc..
CORPORATE OFFICE
2795 E COTTONWOOD PARKWAY,
SUITE 400,
SALT LAKE CITY, UTAH 84121

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PROJECT NAME

ESS SITE #1424

PROJECT LOCATION

EXTRA SPACE STORAGE #1424
11851 SW. 147th AVE.
MIAMI, FL 33196

DATE

06-04-2024

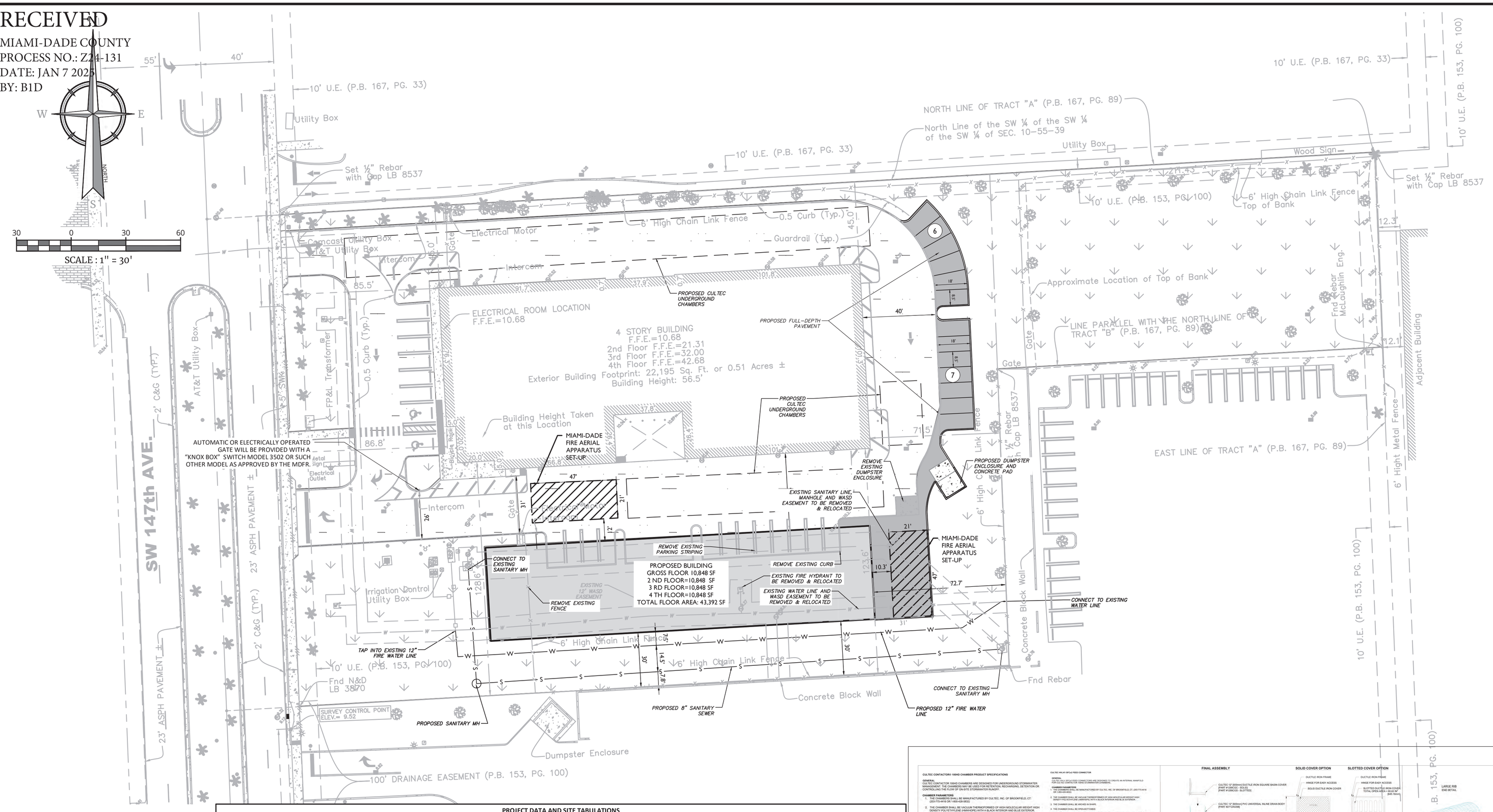
SHEET TITLE

COVER SHEET &
EXIST. SITE PLAN

SHEET NUMBER

CS

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-131
DATE: JAN 7 2025
BY: B1D

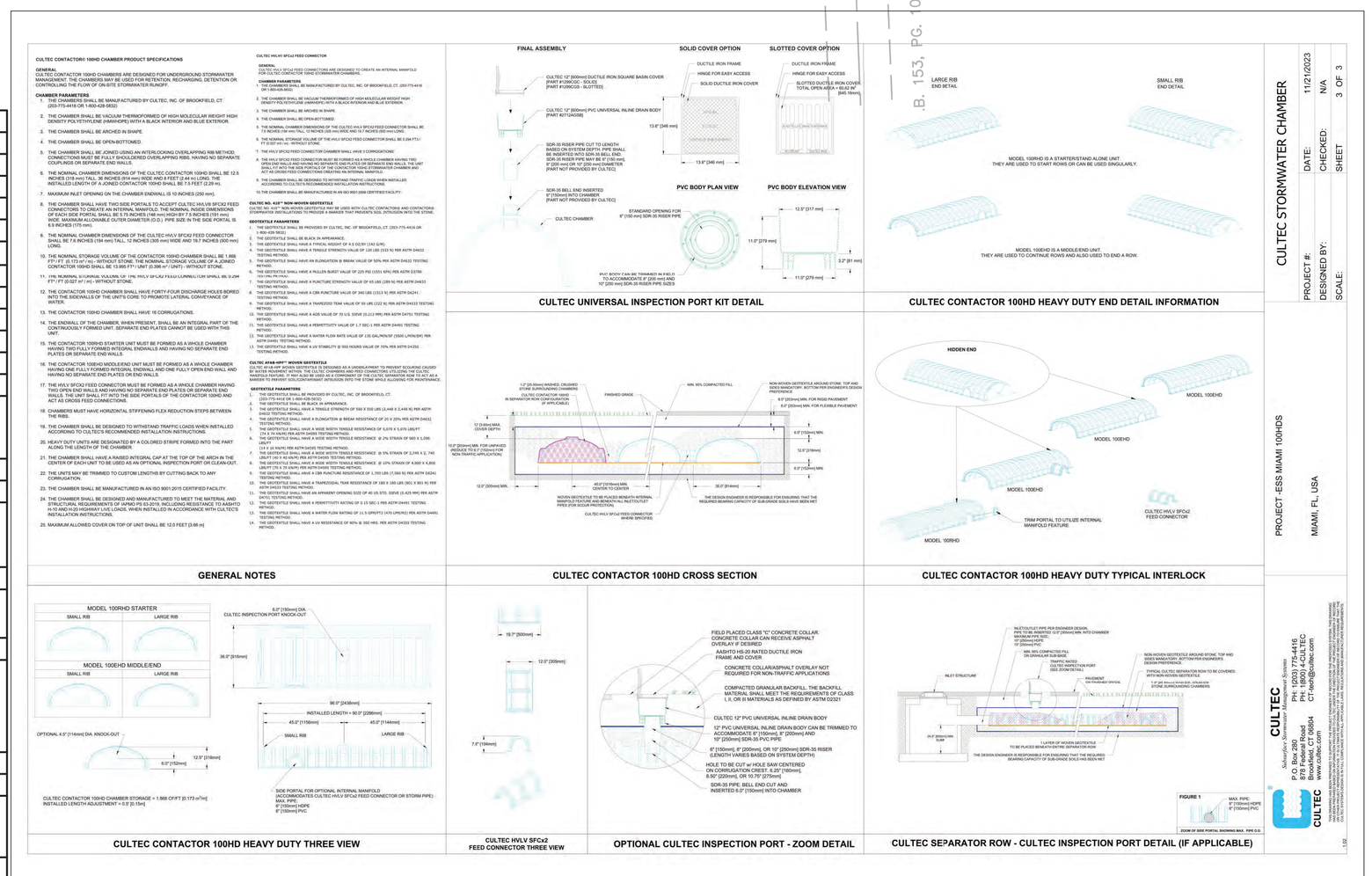


NOTE:
AUTOMATIC OR ELECTRICALLY OPERATED GATE WILL BE PROVIDED WITH A "KNOX BOX" SWITCH MODEL 3502 OR SUCH OTHER MODEL AS APPROVED BY THE MDFR.

- GREEN AREAS
- EXISTING ASPHALT
- PROPOSED CONCRETE
- PROPOSED FULL-DEPTH PAVEMENT

PROJECT DATA AND SITE TABULATIONS

SITE ZONING DISTRICT	B.U.1.A		
PROJECT ADDRESS	11851 S.W. 147th AVENUE, MIAMI, FLORIDA		
FOLIO NUMBER	30-5910-048-0020		
PROPOSED BUILDING USE	MINI STORAGE		
LAND USE	Industrial Intensive, Manufacturing and Warehouse-Storage		
SITE AREA	127,904 SF OR 2.94 AC		
FEMA FLOOD ZONE	X AND AH		
BFE	9		
MAP NUMBER	12086C0441L EFFECTIVE DATE: SEPTEMBER 11,2009		
COMMUNITY NAME AND NUMBER	MIAMI-DADE COUNTY, 120635		
	REQUIRED	EXISTING	PROPOSED
GROSS BUILDING AREA		88,780 SF	88,780+43,392=132,172 SF
AREA BREAKDOWN		Mini Storage = 21,507.5*4=86,030 SF Sales Area=1,375 SF Manager's apt=1,375 SF	Mini Storage=86,030 SF (Existing) Mini Storage=43,392 SF (proposed) Sales Area=1,375 SF Manager's apt=1,375 SF
NUMBER OF STORIES	4 Stories MAX	4 Stories	4 existing + 4 stories new
BUILDING HEIGHT	45'-0" max	56.5'	45'-0"
FLOOR AREA RATIO (F.A.R)	FAR max(1st floor) =0.4 FAR max(2nd floor)=0.4+0.11= 0.51 FAR max(3rd floor)=0.4+0.11+0.11= 0.62 FAR max(4th floor)=0.4+0.11+0.11+0.11= 0.73	FAR max(1st floor) =22,195/127,904=0.17 FAR max(2nd floor)=(22,195*2)/127,904= 0.35 FAR max(3rd floor)=(22,195*3)/127,904= 0.52 FAR max(4th floor)=(22,195*4)/127,904= 0.69	FAR max(1st floor) =(22,195+10,848)/127,904=0.26 FAR max(2nd floor)=(22,195+10,848)*2/127,904= 0.52 FAR max(3rd floor)=(22,195+10,848)*3/127,904= 0.76 FAR max(4th floor)=(22,195+10,848)*4/127,904= 1.035
LOT COVERAGE	40% max of Site Area	22,195/127,904=0.17 (17%)	(22,195+10,848)/127,904=0.258 (26%)
LANDSCAPE OPEN SPACE	lot size > 1 to 5 ac (open space max)= 16 % of site Area+1.5% per each story BU-1A: minimum of 20.5%	Req'd=0.16*127,904 + (0.015*22,195)*4=21,796 SF Provided=68,742 SF	Required=(0.16*127,904)+(0.015*22,195*4)+(0.015*10,848*4)=22,447 SF Provided=55,087 SF= 43.1%
IMPERVIOUS AREA		59,162.06 SF (imp + bldg)	59,162.06 + 12,997.87=72,159.93 SF (imp + bldg)
PARKING TABULATIONS	1/ 5,000 to 20,000 SF of Gross Floor 1/10,000 Balance Manager apart 1 /unit Sales Area 1/400 SF	1/ 5,000 to 20,000 SF of Gross Floor=4 space 1/10,000 Balance=7 spaces Manager apart 1 /unit=1 space Sales Area 1/400 SF= 6 spaces 18 total required=17 spaces+1 ADA 20 total provided=18 spaces+2 ADA	(132,172 SF) 1 / 5,000 to 20,000 SF of Gross Floor=4 space 1/10,000 Balance=12 spaces Manager apart 1 /unit=1 space Sales Area 1/400 SF= 4 spaces 21 total required=19 spaces+2 ADA 21 total provided=19 spaces+2 ADA
BICYCLE RACK SPACES	None	3 spaces	3 spaces
LOADING SPACE	None	3 spaces	3 spaces
BUILDING SETBACKS	EAST- REAR: 5'-0" WEST- FRONT: 20'-0" NORTH-INTERIOR SIDE: 0' SOUTH- INTERIOR SIDE: 0'	EAST- REAR: 71.5' WEST- FRONT: 85.5' NORTH-INTERIOR SIDE: 45' SOUTH- INTERIOR SIDE: 123.6'	EAST- REAR: 71.5' (exist) 72.66'(proposed) WEST- FRONT: 85.5' (exist) 85.5'(proposed) NORTH-INTERIOR SIDE: 45' (exist) SOUTH- INTERIOR SIDE: 123.6' (exist)
# TREES	76.00	103.00	91.00
# SHRUBS	760.00	1,166.00	1,166.00



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Colliers Engineering & Design
www.colliersengineering.com
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811 Know what's below. Call before you dig.
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

CULTEC STORMWATER CHAMBER
PROJECT #: DATE: 11/21/2023
DESIGNED BY: N/A
DRAWN BY: CHECKED: 3 OF 3
SCALE: SHEET
PROJECT -ESS MIAMI 100HDS
MIAMI, FL, USA

CULTEC
Subsurface Stormwater Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
CT.net@cultec.com

Stuart Rogers No. 42718 State of Florida Professional Engineer
Digitally signed by Stuart Rogers
Date: 2025.02.27 09:33:29-04'00'

Stuart Milton Rogers
FLORIDA PROFESSIONAL ENGINEER
LICENSE NUMBER: PE42718
COLLIERS ENGINEERING & DESIGN, INC.

PRELIMINARY/FINAL MINOR\MAJOR SUBDIVISION/SITE PLAN
FOR
EXTRA SPACE PROPERTIES TWO LLC

11851 SW 147th AVE

FOLIO NUMBER
30-5910-048-0020

MIAMI
MIAMI-DADE COUNTY
FLORIDA

Colliers Engineering & Design
TAMPA
5471 West Waters Avenue, Suite 100
Tampa, FL 33634
Phone: 813.207.1061
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	02/09/24	RFP	MRC

PROJECT NUMBER: 23007271A
DRAWING NAME: C-LAYT

SHEET TITLE: SITE PLAN

SHEET NUMBER: A-01

2023\23007271A\Engineering\Site Plan\C-LAYT.dwg\C-03 SITE PLAN By:JULIE.TAVARES

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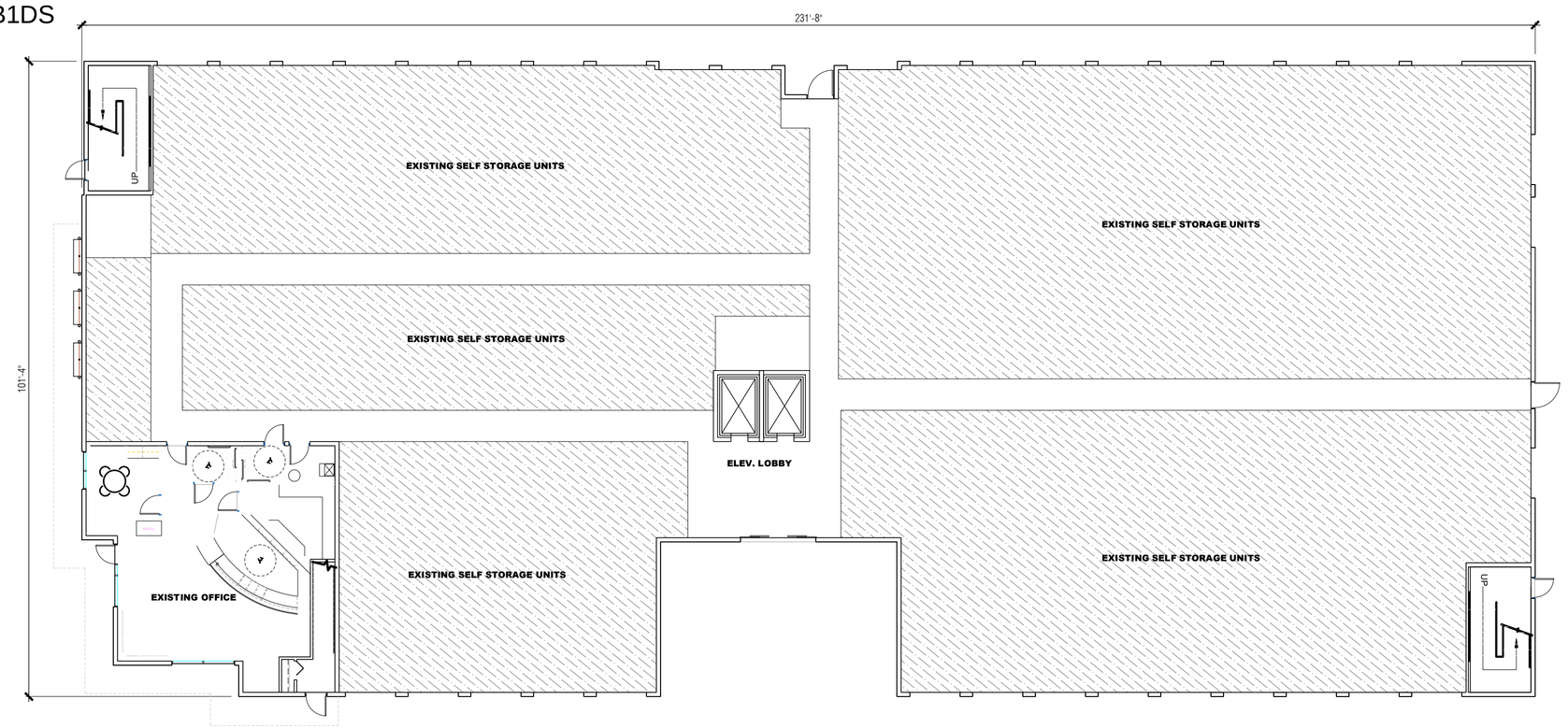
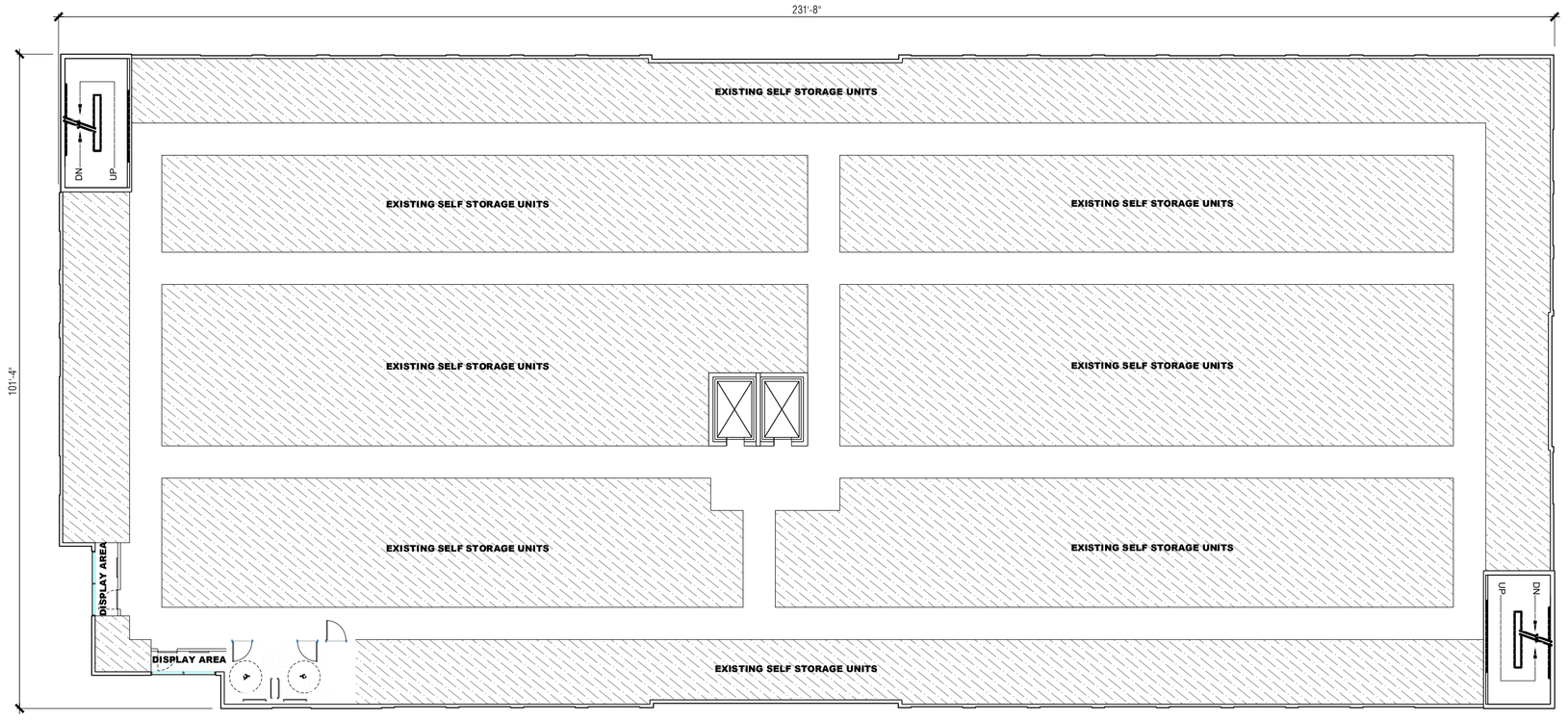
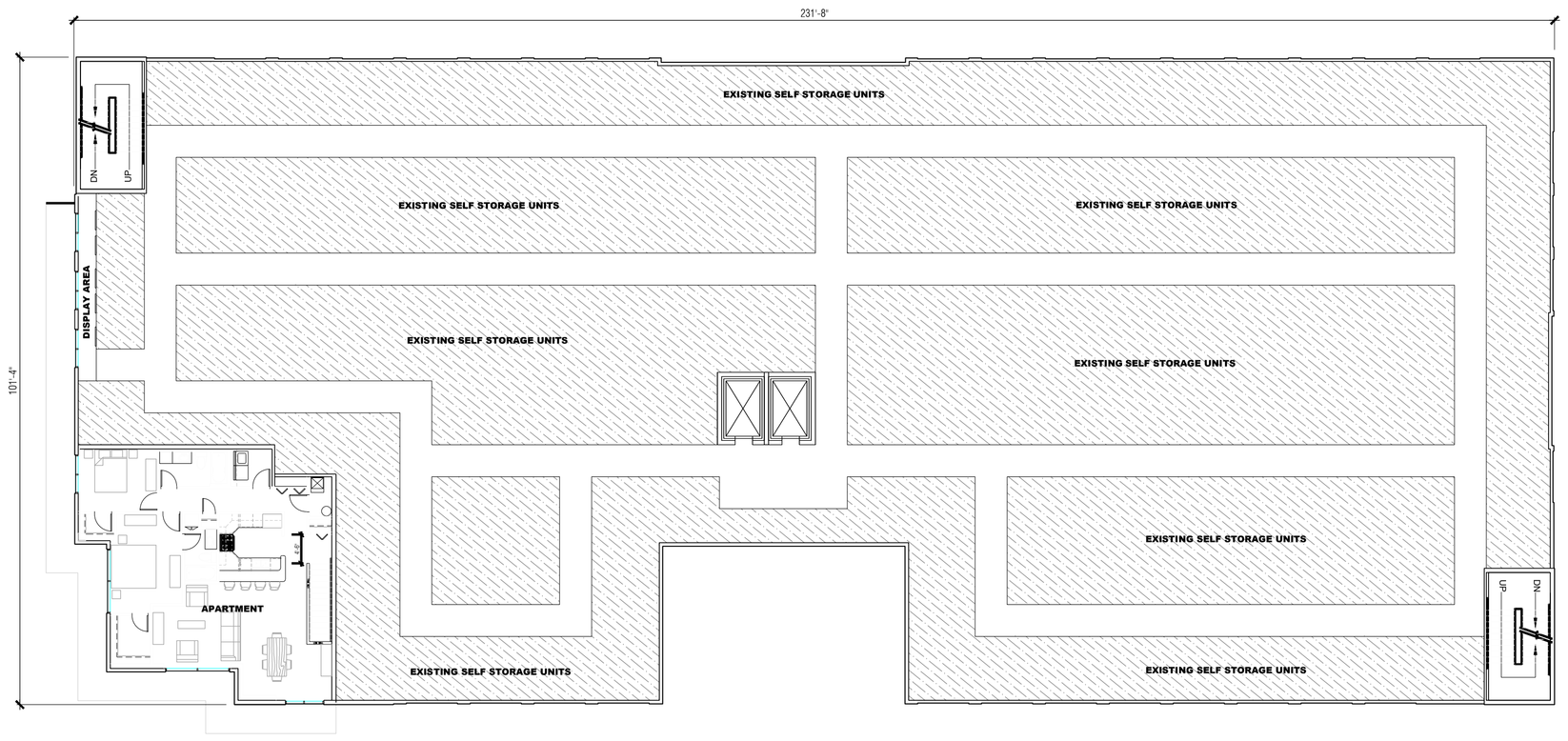


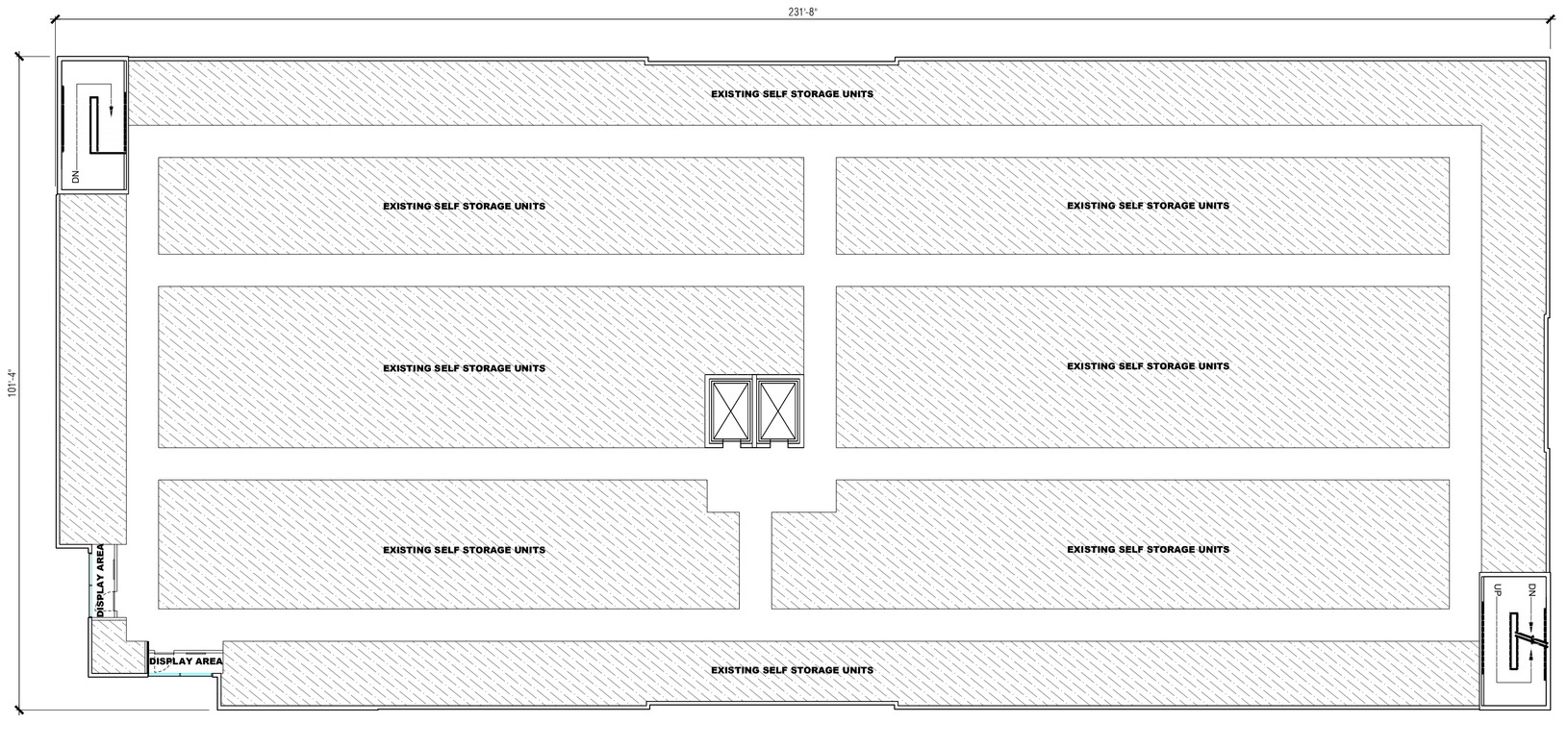
1 A02 FIRST FLOOR PLAN - EXIST. BUILDING
SCALE: 1/16"=1'-0"



3 A02 THIRD FLOOR PLAN - EXIST. BUILDING
SCALE: 1/16"=1'-0"



2 A02 SECOND FLOOR PLAN - EXIST. BUILDING
SCALE: 1/16"=1'-0"



4 A02 FOURTH FLOOR PLAN - EXIST. BUILDING
SCALE: 1/16"=1'-0"

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EXTRA SPACE STORAGE, Inc..
2795 E COTTONWOOD PARKWAY, SUITE 400,
SALT LAKE CITY, UTAH 84121

PROJECT CONTACT

NAME: SHANDON GUBLER
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CONTACT ADDRESS

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CORPORATE OFFICE
2795 E COTTONWOOD PARKWAY,
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PROJECT NAME

ESS SITE #1424

PROJECT LOCATION

EXTRA SPACE STORAGE #1424
11851 SW. 147th AVE.
MIAMI, FL 33196

DATE

06-04-2024

SHEET TITLE

EXISTING BLDG.
FLOOR PLANS

SHEET NUMBER

A-02

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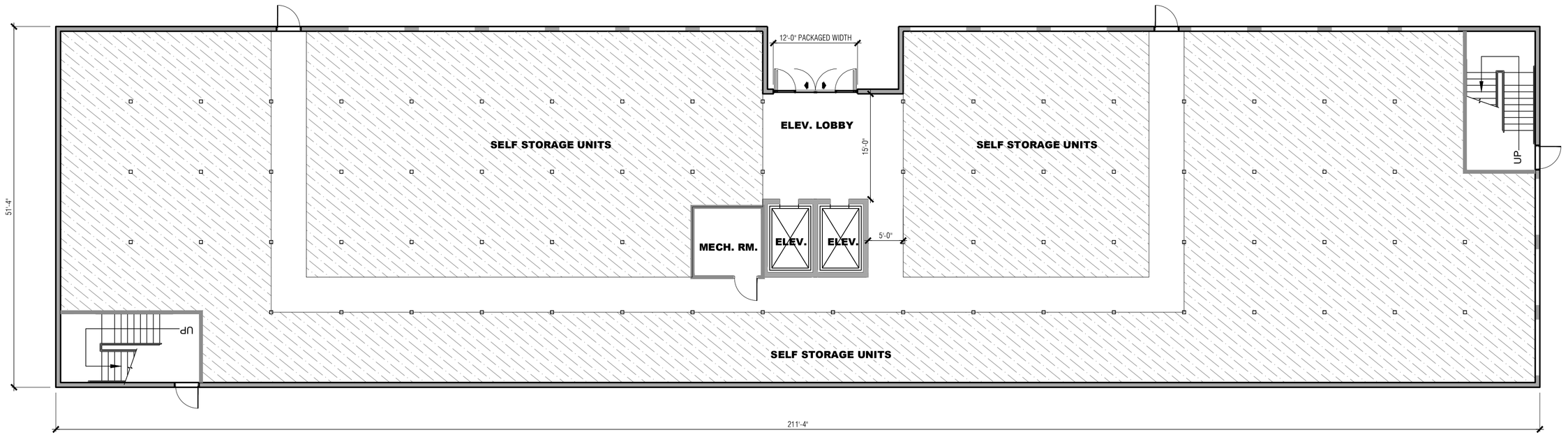
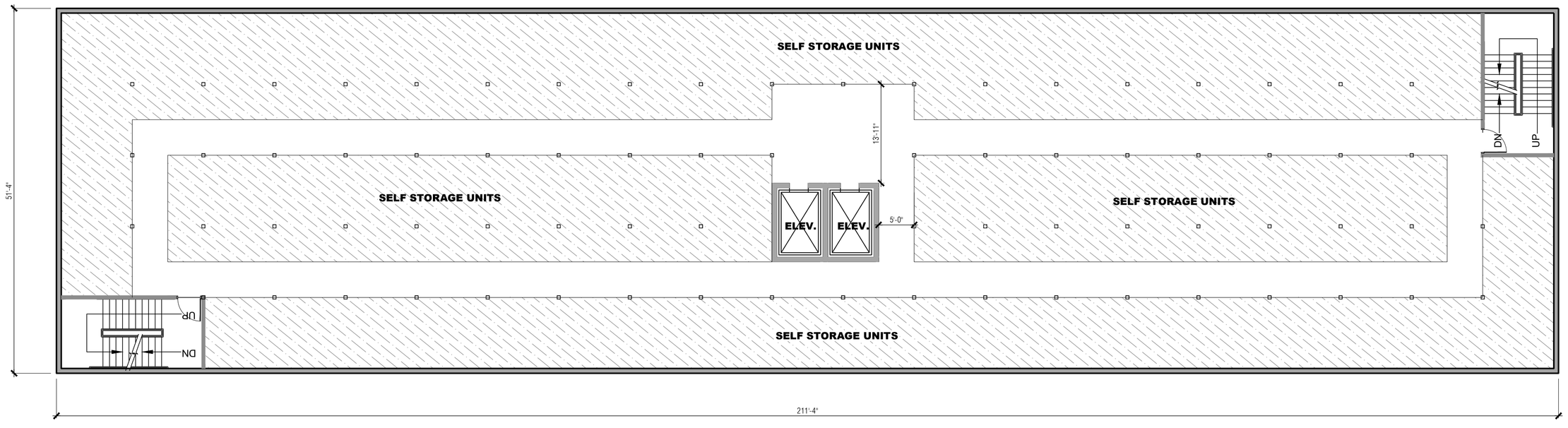


1 / A03 FIRST FLOOR PLAN - C.C BUILDING
SCALE: 3/32"=1'-0"



2 / A03 SECOND FLOOR PLAN - C.C BUILDING
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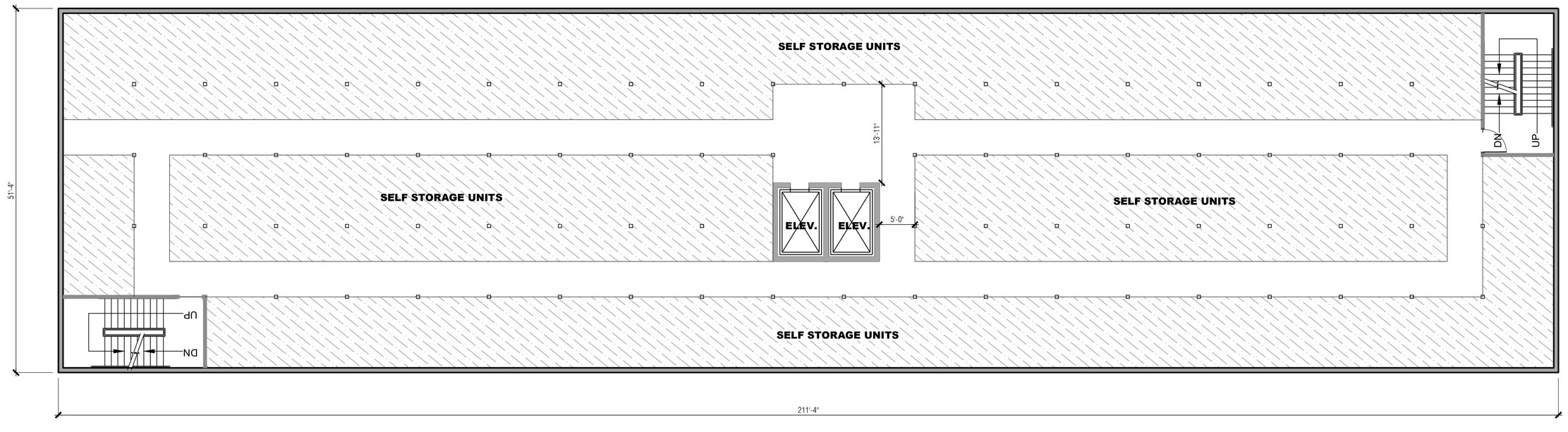

3 / A03 THIRD & FOURTH FLOOR PLANS - C.C BUILDING
SCALE: 3/32"=1'-0"

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PROJECT NAME

ESS SITE #1424

PROJECT LOCATION

EXTRA SPACE STORAGE #1424
11851 SW. 147th AVE.
MIAMI, FL 33196

DATE

06-04-2024

SHEET TITLE

PROPOSED BLDG. FLOOR PLANS

SHEET NUMBER

A-03

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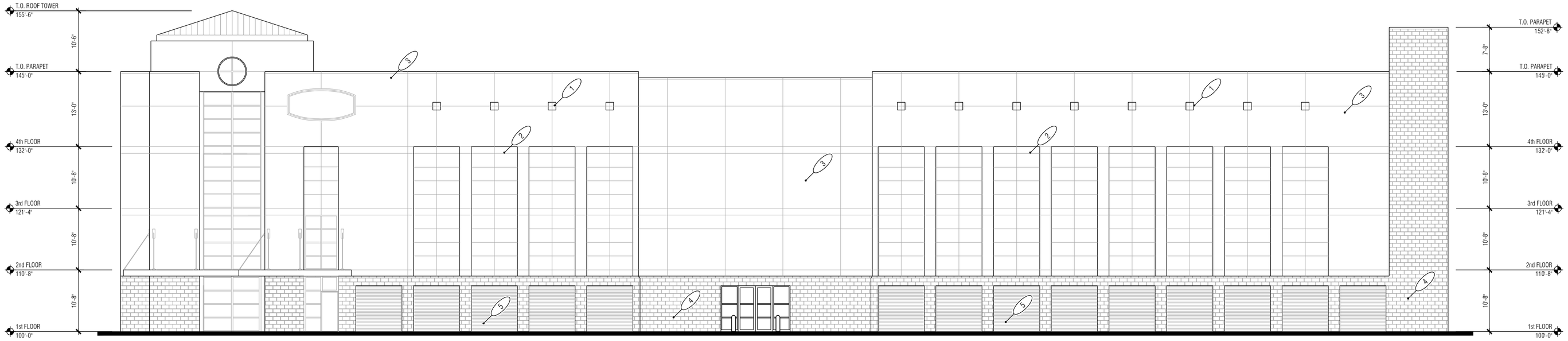
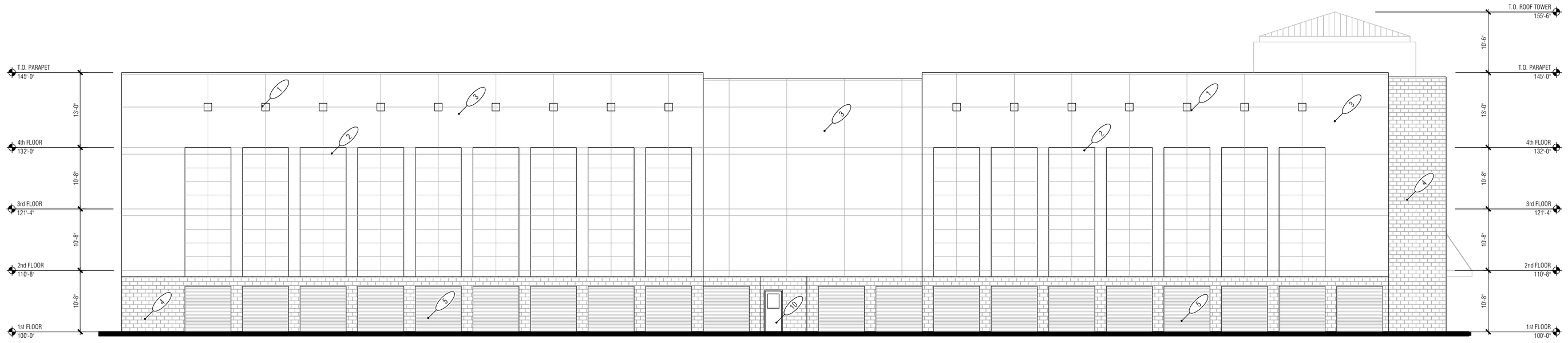
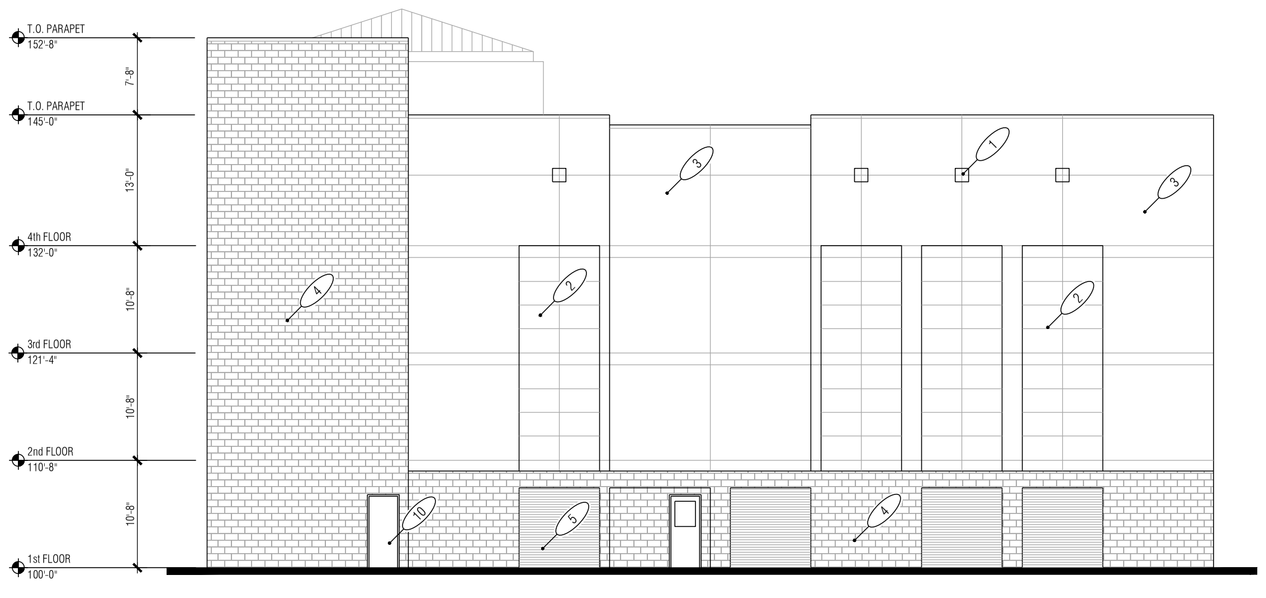


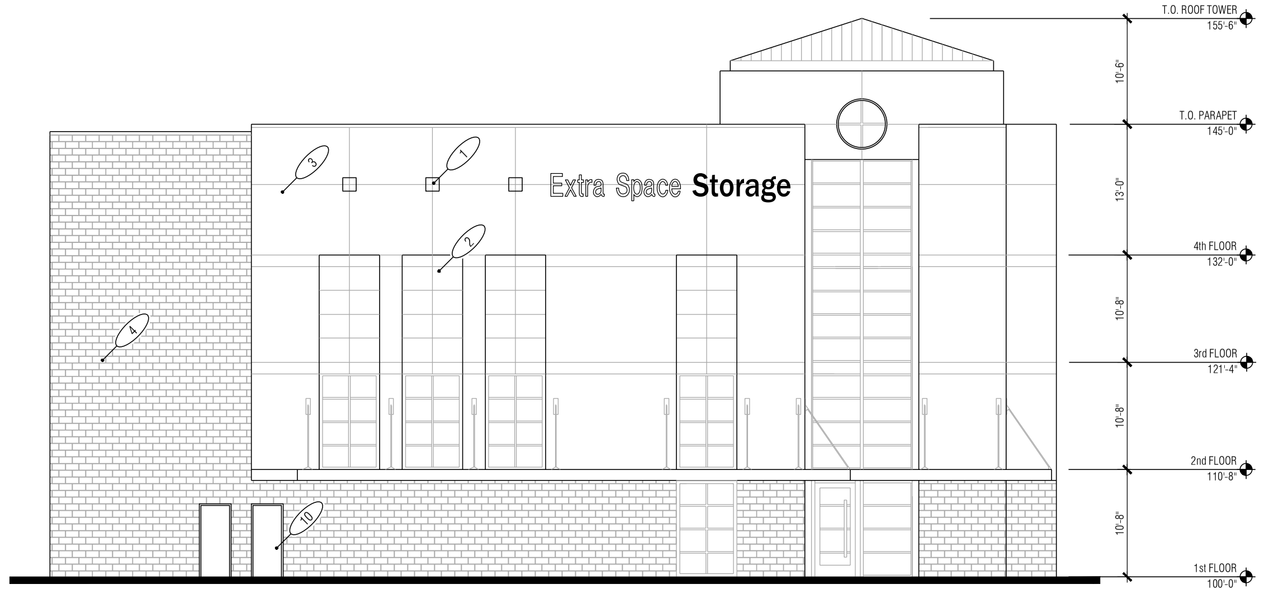
1 / A05 SOUTH ELEVATION - EXISTING BUILDING
SCALE: 3/32"=1'-0"



2 / A05 NORTH ELEVATION - EXISTING BUILDING
SCALE: 3/32"=1'-0"



3 / A05 EAST ELEVATION - EXISTING BUILDING
SCALE: 3/32"=1'-0"



4 / A05 WEST ELEVATION - EXISTING BUILDING
SCALE: 3/32"=1'-0"

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ELEVATION KEYED NOTES

1	RECESSED MEDALLIONS (TYP)
2	RECESSED EIFS/ STUCCO (TYP)
3	EIFS / STUCCO
4	INTEGRAL COLOR 8" SPLIT FACE BLOCK W/ INTEGRAL 4" SMOOTH BANDS TYPICAL FOR ALL BLOCK
5	8'X8' METAL FAUX DOOR PER ESS STANDARDS MANUAL
6	METAL CANOPY PER ESS STANDARDS MANUAL
7	DOWNSPOUTS. COLOR:SEE RENDERING
8	STACKED CHANNEL LETTER SIGN PER ESS STANDARDS.
9	FAUX WINDOW SYSTEM BY OTHERS
10	METAL EGRESS DOOR PER ESS STANDARDS MANUAL
11	DURA GUARD 2000 SERIES BI-PARTING LOADING DOOR.
12	1'-4"D x 1'-0"H. METAL EYEBROW
13	8' H. ROLL-UP DOOR BY JANUS
14	BRAKE MTL. FRAME (COLOR PER RENDERING)
15	POP-OUT METAL FAUX DOOR PER ESS STANDARDS MANUAL
16	LIGHT FIXTURE PER ESS SPECS

ExtraSpace Storage®

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PROJECT CONTACT

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PROJECT NAME

ESS SITE #1424

PROJECT LOCATION

EXTRA SPACE STORAGE #1424
11851 SW. 147th AVE.
MIAMI, FL 33196

DATE

06-04-2024

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-05

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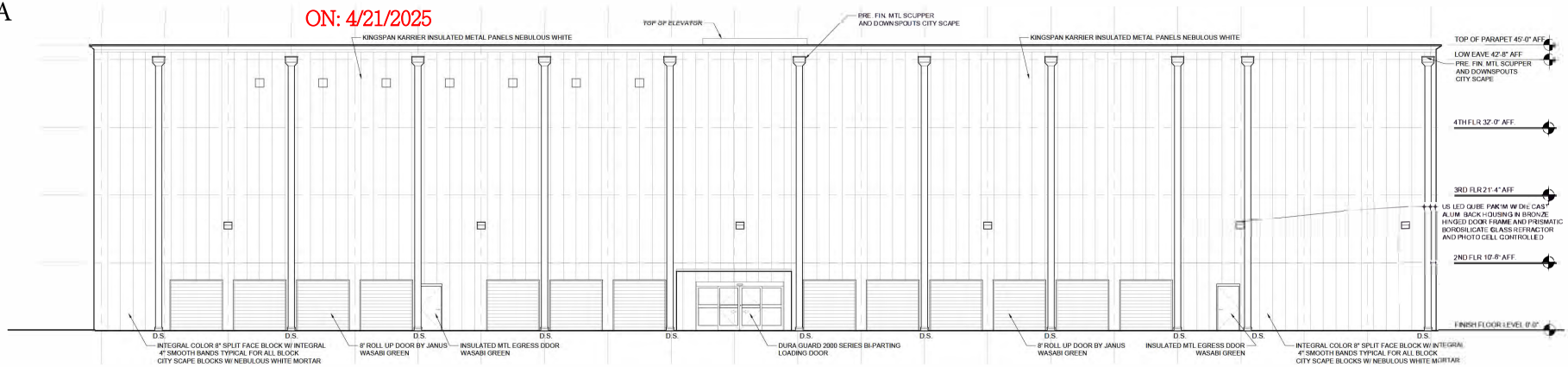
MIAMI-DADE COUNTY
PROCESS NO.: Z24-131
DATE:April 21, 2025
BY: EA

ZONING HEARING PLANS REVIEW

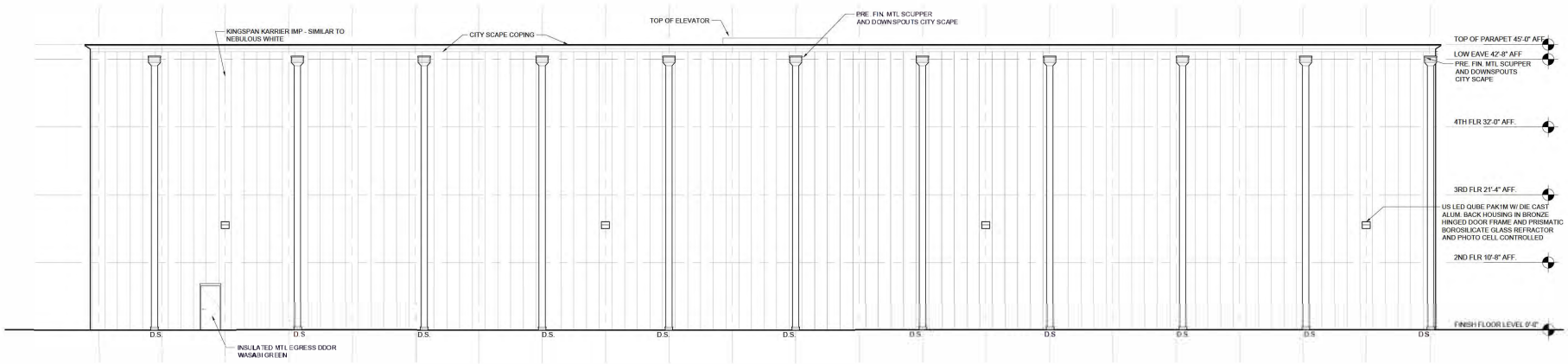
✓PLANS WITHIN THE SCOPE OF THE AD
PLANS NOT WITHIN THE SCOPE OF THE AD

REVIEWED BY: Elizabeth C Alvarez

ON: 4/21/2025



NORTH ELEVATION 02
SCALE : 1/8" = 1'-0"



SOUTH ELEVATION 01
SCALE : 1/8" = 1'-0"

ARCHITECT
KURMASKIE ASSOCIATES, INC.
1030 Washington Street
Raleigh, NC 27605
Phone 919-846-1600
archtechkd.com

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STATE OF FLORIDA
PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED ARCHITECT

EXTRA SPACE STORAGE #1424
11851 SW 147TH AVENUE
MIAMI, FLORIDA 33196

0" 1" 2"
Scale

PROJECT REFERENCE NUMBERS

Architect's Project No. 230019
Drawn By LH

DATES

PHASE	ISSUED
COORDINATION	03-26-25

ELEVATIONS

SHEET NUMBER

A5.1

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-131
DATE:April 21, 2025
BY: EA

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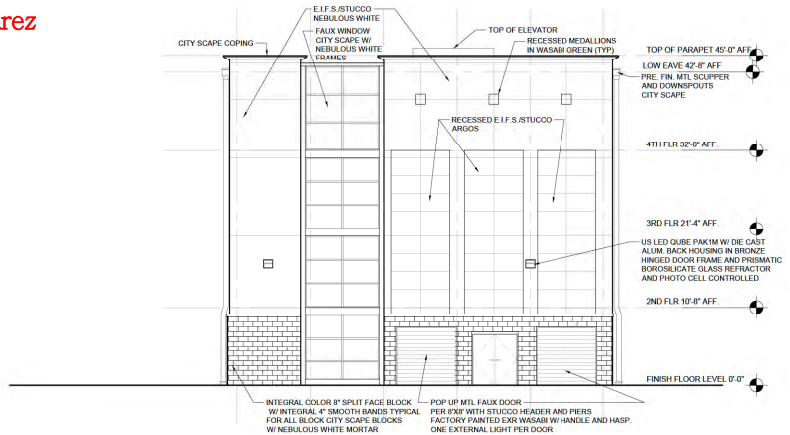
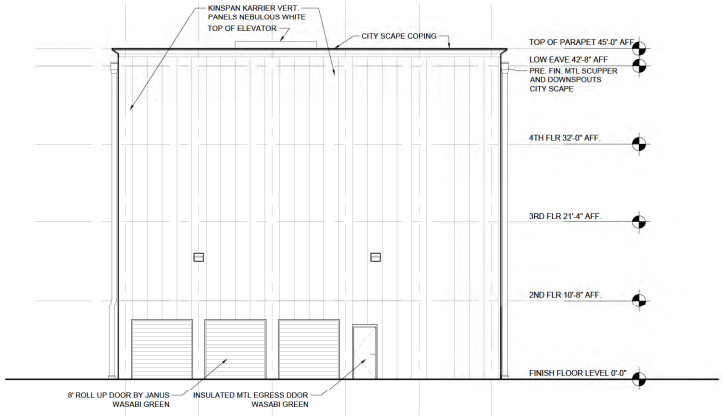
PLANS NOT WITHIN THE SCOPE OF THE AD

REVIEWED BY: Elizabeth C Alvarez

ON: 4/21/2025



WEST (FACING SW 147TH AVE)
ELEVATION 02
SCALE : 1/8" = 1'-0"



EAST
ELEVATION 01
SCALE : 1/8" = 1'-0"

akai
ARCHITECT
KURMASKIE
ASSOCIATES,
INC.

1030 Washington Street
Raleigh, NC 27605
Phone: 919-846-1600
architectskt.com

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STATE OF FLORIDA
TIMOTHY A. KURMASKIE
ARCHITECT
PRELIMINARY NOT FOR CONSTRUCTION
10/20/2025

EXTRA SPACE STORAGE #1424
11851 SW 147TH AVENUE
MIAMI, FLORIDA 33196

0" 1" 2"
Scale

PROJECT REFERENCE NUMBERS

Architect's Project No. 230019
Drawn By : LH

DATES

PHASE	ISSUED
COORDINATION	03-26-25

ELEVATIONS

SHEET NUMBER
A5.2

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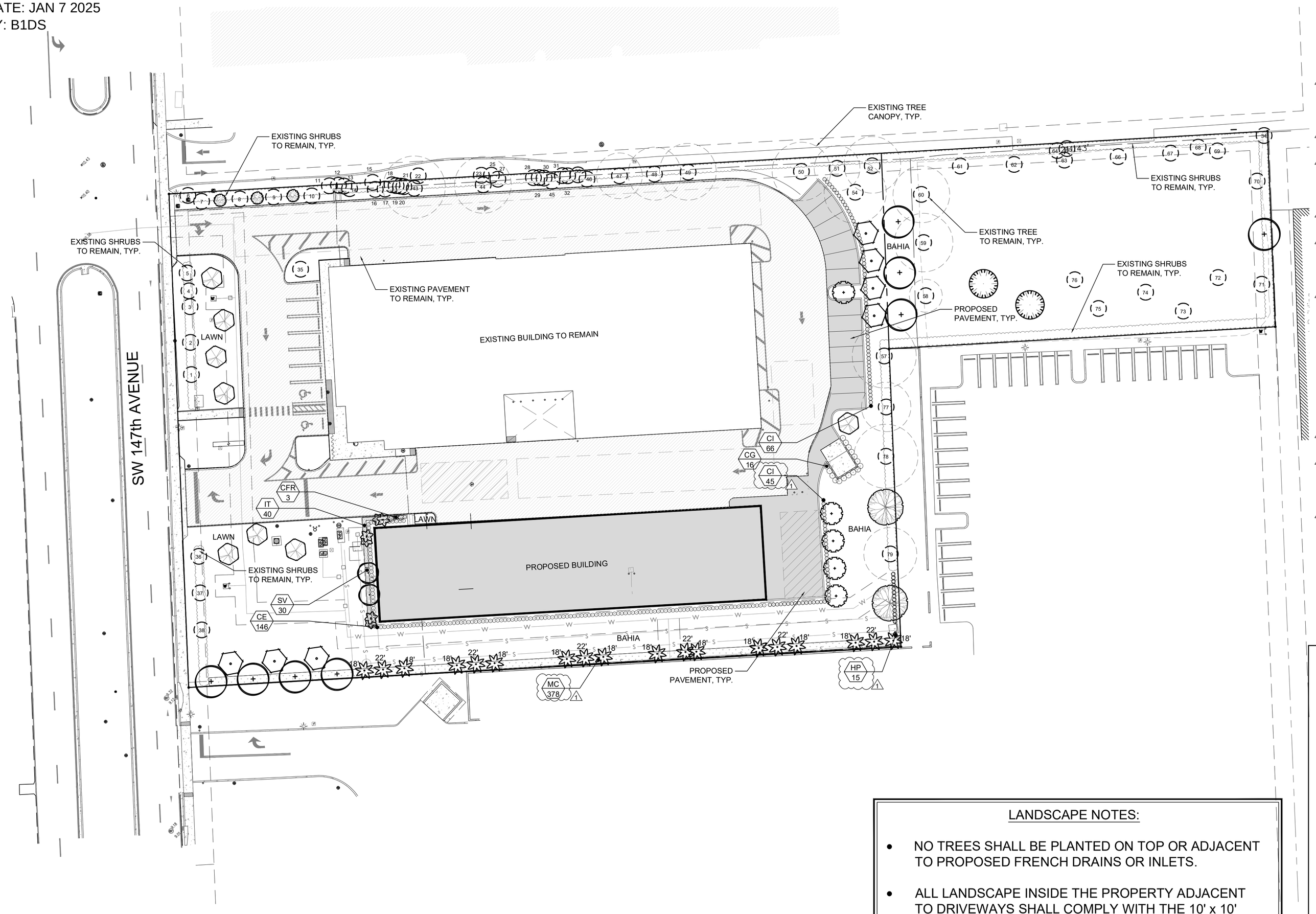

LANDSCAPE PLAN

NORTH

Scale: 1" = 30'-0"

Tree Mitigation Chart			
Mitigation Type	**Credit Obtained**	**Quantity**	**Total**
Shade Tree Type 1 (12' Ht.)	500	17	8,500.00
Shade Tree Type 2 (8' Ht.)	300	17	5,100.00
Palm Tree Type 1 (10' Trunk)	300	0	-
Palm Tree Type 2 (3' Trunk)	100	20	2,000.00
Small Tree (6' Ht.)	200	3	600.00
	Total Credit Obtained		**16,200.00**
	Square Footage Removed:		**16,055.57**

SYMBOL LEGEND

(#x) Tree to Remain

Note: The lawn shall be remediated in existing areas and planted in new areas as necessary in all landscape areas.

LANDSCAPE NOTES:

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

LANDSCAPE LIST

TREES AND PALMS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	7	*Ilex cassine	8' HT. X 4' SPR. 1.5" CAL.
		DAHOON HOLLY	F.G.
1	5	*Conocarpus erectus	8' HT. X 4' SPR. 1.5" CAL.
		GREEN BUTTONWOOD	F.G.
	8	Tabebuia heterophylla	10' HT. X 5' SPR. 2" CAL.
		PINK TRUMPET TREE	F.G.
	8	*Bursera simaruba	10' HT. X 5' SPR. 2" CAL.
1		GUMBO LIMBO	F.G.
	2	*Swietenia mahagoni	8' HT. X 4' SPR. 1.5" CAL.
1		MAHAGONY	F.G.
	2	Elaeocarpus decipiens	10' HT. X 5' SPR. 2" CAL.
		JAPANESE BLUEBERRY	F.G.
	2	*Taxodium distichum	8' HT. X 4' SPR. 1.5" CAL.
1		BALD CYPRESS	F.G.
	3	Ligustrum japonicum	8' HT. X 8' SPR., MULTI TRUNK
1		JAPANESE PRIVET	F.G.
	2	Veitchia montgomeryana 'double'	14'-16' O.A. HT. MIN.
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
	18	*Sabal palmetto	18-22' O.A. HT. STAGGERED
1		SABAL PALM	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	146	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CFR	3	Cordyline fruticosa 'Red Sister'	4' O.A. HT. 4PPP
		TI PLANT	3 GAL.
CG	16	*Clusia guttifera	36" HT. X 36" SPR. / 36" O.C.
		SMALL LEAF CLUSIA	7 GAL.
CI	111	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
1		RED TIP COCOPLUM	3 GAL.
HP	15	Hamelia patens 'compact'	24" HT. X 24" SPR. / 24" O.C.
1		DWARF FIREBUSH	3 GAL.
IT	40	Ixora taiwanese 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.
MC	378	*Myrica cerifera	24" HT. X 24" SPR., 24" O.C.
1		WAX MYRTLE	3 GAL.
SV	30	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	
BAHIA	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: BU-1A Net Lot Area 2.94 acres 127,904 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 127,904 s.f. x 20.5 % = 22,447 s.f. (1)	22,447	54,677
B. Square Feet of parking lot open space required by Chapter 33, as indicated on site plan: No. outside/ground-level parking spaces 41 x 10 s.f. per parking spaces =	410	410
C. Total s.f. of landscaped open space required by Chapter 33: A + B =	22,857	55,087
LAWN AREA CALCULATION		
A. 22,857 total s.f. of landscaped open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = 20 % x 22,857 s.f. =	4,571	4,278
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 22 trees x net lot acres =	65	97* (1)
B. % Palms Allowed: No. trees required x 30% =	20	20*
C. % Natives Required: No. trees provided x 30% =	20	33 (1)
D. Street trees (maximum average spacing of 35' o.c.): 270 linear feet along street =	8	8*
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 743 linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 73 Total Trees	73	105* (1)
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	730	1,535* (1)
B. No. shrubs allowed x 30% = No. of native shrubs required	219	651 (1)

SEE LANDSCAPE

*8 Existing Palms are counted towards street tree requirements. 51 Existing Trees and 6 Palms are counted towards lot tree requirements. 796 Existing shrubs are being counted towards lot shrub requirements.

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.3551 facsimile: 954.923.9689
www.witkindesign.com

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Project:
EXTRA SPACE STORAGE #1424
11851 SW 147th AVE MIAMI, FL 33196
LANDSCAPE PLAN

Revisions:	Date:	By:
1) County Comments	12.24.2024	AR

Seal:

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

Drawing: Landscape Plan
Date: 04/17/2024
Scale: See Left
Drawn by: AR
Sheet No.:

L-1

Cad Id.: 2024-020

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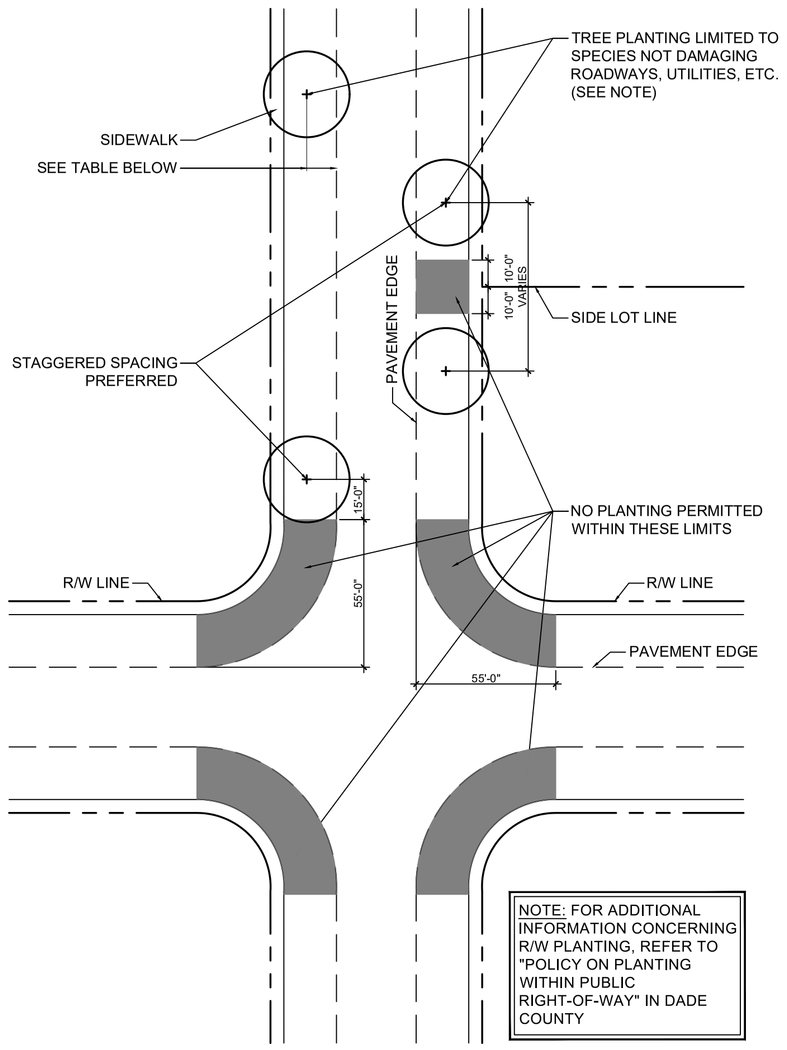
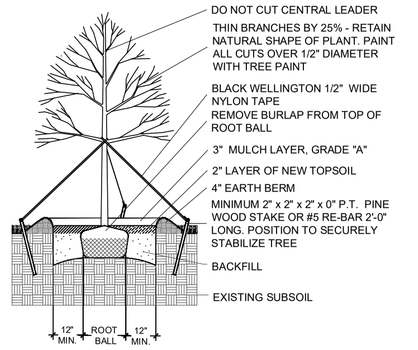


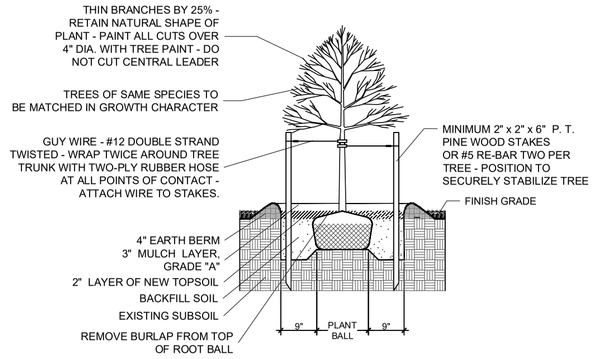
Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

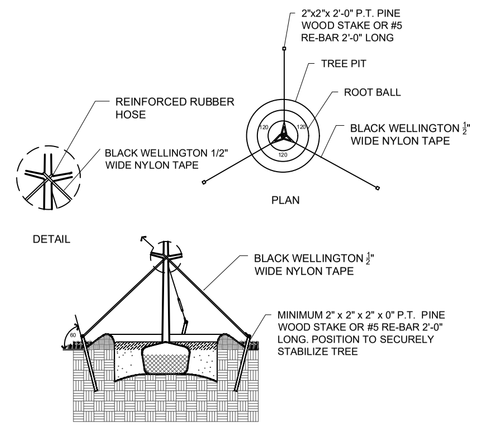
	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'



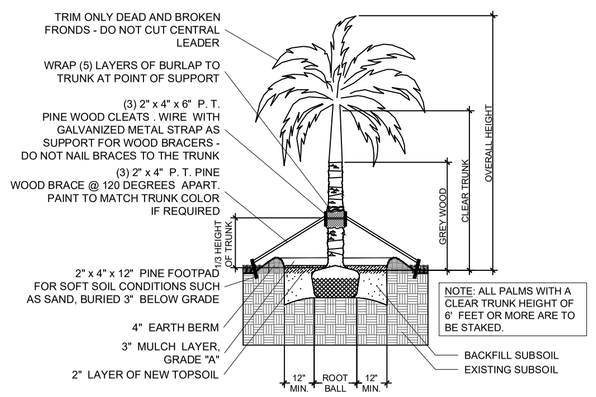
LARGE TREE PLANTING DETAIL



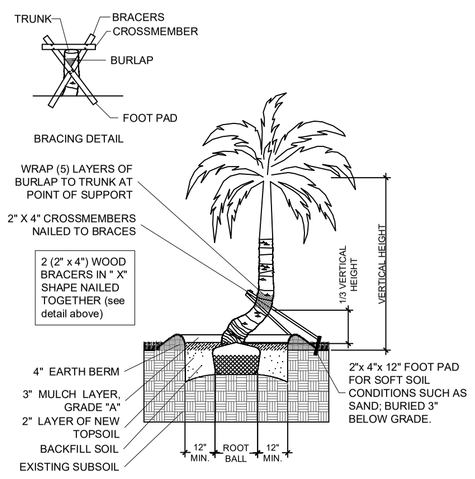
SMALL TREE PLANTING DETAIL



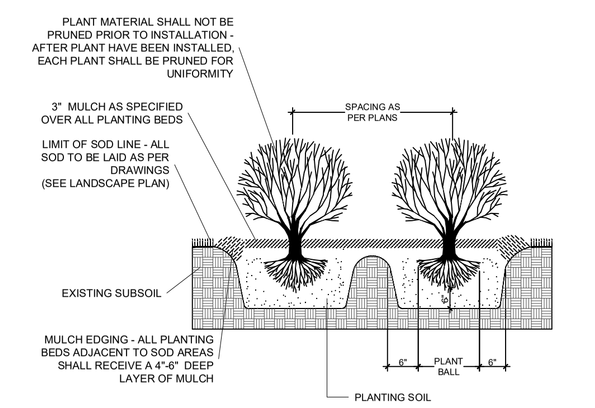
TYPICAL TREE GUYING DETAIL



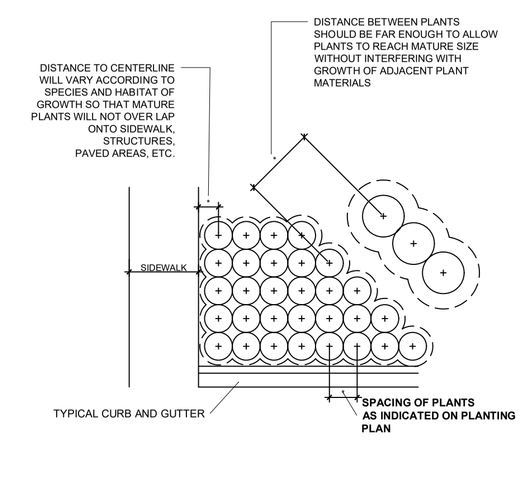
STRAIGHT TRUNK PALM PLANTING DETAIL



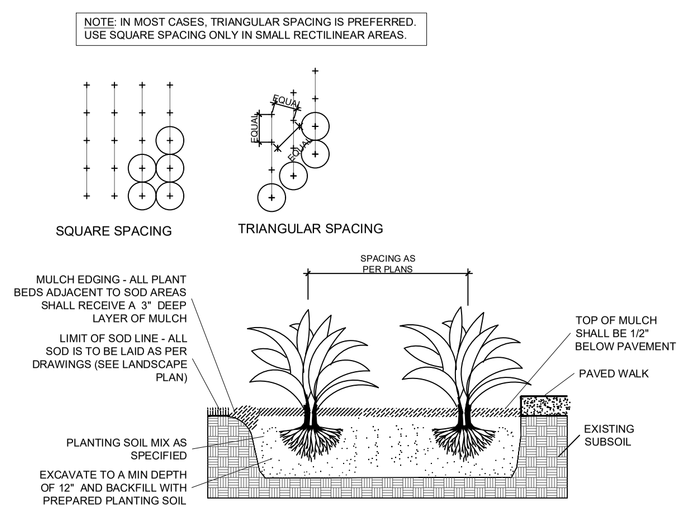
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

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

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

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

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

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

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

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

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

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

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

SOD NOTES:

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

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

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

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

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

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

GENERAL NOTES:

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

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

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

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

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

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Project:
EXTRA SPACE STORAGE #1424
11851 SW 147th AVE MIAMI, FL 33196
LANDSCAPE DETAILS

Revisions: Date: By:

Seal:

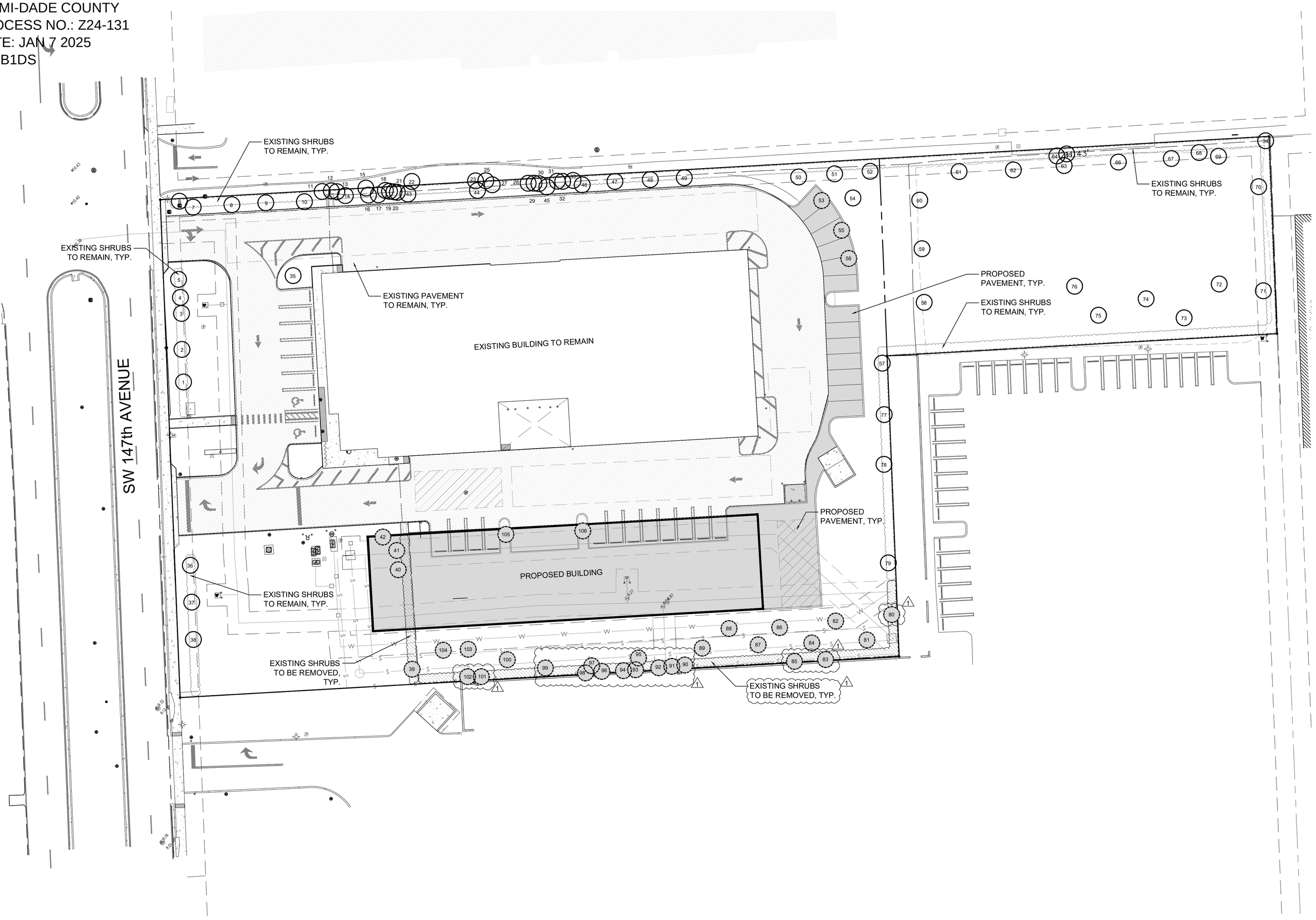
Lic. # LA6667290
Member: A.S.L.A.

Drawing: Landscape Details
Date: 04/17/2024
Scale: NTS
Drawn by: AR
Sheet No.:
L-2
Cad Id.: 2024-020

Z:\2024\Current\Arch Storage Metro\2024-020\Landscape\2024-04-17-NL-1.dwg Apr 17, 2024

RECEIVED

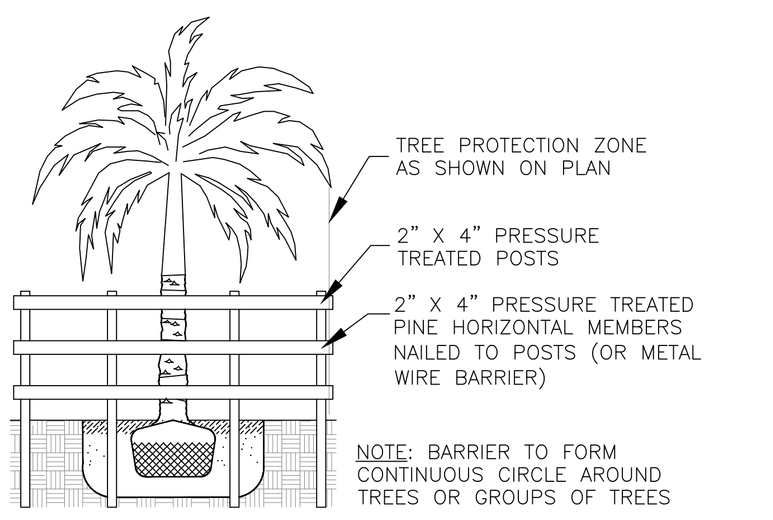
MIAMI-DADE COUNTY
PROCESS NO.: Z24-131
DATE: JAN 7 2025
BY: B1DS



TREE DISPOSITION PLAN

Scale: 1" = 30'-0"

NORTH



TREE PROTECTION BARRIER FOR EXISTING TREES & PALMS

SYMBOL LEGEND

(#x) Tree to Remove

(#x) Tree to Remain

TREE DISPOSITION LIST

Tree Number	Botanical Name	Common Name	DBH (inch)	Spread (ft.)	Height (ft.)	Canopy (sq.ft.)	Disposition
1	Roystonea regia	Royal Palm	16	24	34		REMAIN
2	Roystonea regia	Royal Palm	15	28	36		REMAIN
3	Roystonea regia	Royal Palm	15	24	34		REMAIN
4	Roystonea regia	Royal Palm	14	22	36		REMAIN
5	Roystonea regia	Royal Palm	14	24	36		REMAIN
6	Roystonea regia	Royal Palm	20	23	31		REMAIN
7	Roystonea regia	Royal Palm	16	23	36		REMAIN
8	Roystonea regia	Royal Palm	16	23	40		REMAIN
9	Roystonea regia	Royal Palm	14	22	36		REMAIN
10	Roystonea regia	Royal Palm	17	23	41		REMAIN
11	Roystonea regia	Royal Palm	17	22	37		REMAIN
12	Bursera simaruba	Gumbo Limbo	6	9	13		REMAIN
13	Bursera simaruba	Gumbo Limbo	2	5	13		REMAIN
14	Bursera simaruba	Gumbo Limbo	3	8	11		REMAIN
15	Roystonea regia	Royal Palm	20	24	36		REMAIN
16	Bursera simaruba	Gumbo Limbo	3	8	14		REMAIN
17	Bursera simaruba	Gumbo Limbo	3	7	14		REMAIN
18	Bursera simaruba	Gumbo Limbo	4	10	13		REMAIN
19	Bursera simaruba	Gumbo Limbo	5	14	18		REMAIN
20	Bursera simaruba	Gumbo Limbo	4	15	20		REMAIN
21	Bursera simaruba	Gumbo Limbo	4	7	16		REMAIN
22	Roystonea regia	Royal Palm	15	22	30		REMAIN
23	Bursera simaruba	Gumbo Limbo	6	17	24		REMAIN
24	Bursera simaruba	Gumbo Limbo	5	23	25		REMAIN
25	Adonidia merrillii	Christmas Palm	11	22	18		REMAIN
26	Adonidia merrillii	Christmas Palm	9	14	25		REMAIN
27	Bursera simaruba	Gumbo Limbo	4	8	23		REMAIN
28	Bursera simaruba	Gumbo Limbo	6	11	14		REMAIN
29	Bursera simaruba	Gumbo Limbo	2	6	10		REMAIN
30	Bursera simaruba	Gumbo Limbo	2	6	12		REMAIN
31	Bursera simaruba	Gumbo Limbo	4	10	14		REMAIN
32	Bursera simaruba	Gumbo Limbo	2	5	10		REMAIN
33	Bursera simaruba	Gumbo Limbo	2	4	11		REMAIN
34	Adonidia merrillii	Christmas Palm	6	11	13		REMAIN
35	Roystonea regia	Royal Palm	16	25	31		REMAIN
36	Roystonea regia	Royal Palm	15	25	36		REMAIN
37	Roystonea regia	Royal Palm	15	22	38		REMAIN
38	Roystonea regia	Royal Palm	12	25	37		REMAIN
39	Roystonea regia	Royal Palm	15	18	24	254.47	REMOVE
40	Roystonea regia	Royal Palm	14	25	35	490.9	REMOVE
41	Roystonea regia	Royal Palm	16	26	36	530.9	REMOVE
42	Roystonea regia	Royal Palm	14	24	39	452.4	REMOVE
43	Quercus virginiana	Live Oak	12	34	26		REMAIN
44	Quercus virginiana	Live Oak	10	31	25		REMAIN
45	Quercus virginiana	Live Oak	17	37	31		REMAIN
46	Quercus virginiana	Live Oak	13	24	32		REMAIN
47	Quercus virginiana	Live Oak	14	25	31		REMAIN
48	Quercus virginiana	Live Oak	12	29	31		REMAIN
49	Quercus virginiana	Live Oak	14	31	30		REMAIN
50	Bursera simaruba	Gumbo Limbo	23	32	26		REMAIN
51	Bursera simaruba	Gumbo Limbo	9	25	25		REMAIN
52	Bursera simaruba	Gumbo Limbo	16	31	27		REMAIN
53	Bursera simaruba	Gumbo Limbo	13	25	20	490.9	REMOVE
54	Bursera simaruba	Gumbo Limbo	20	34	30		REMAIN
55	Bursera simaruba	Gumbo Limbo	11	25	26	490.9	REMOVE
56	Bursera simaruba	Gumbo Limbo	15	36	24	1,017.90	REMOVE
57	Swietenia mahagoni	Mahogony	12	35	21		REMAIN
58	Swietenia mahagoni	Mahogony	11	18	25		REMAIN
59	Swietenia mahagoni	Mahogony	19	32	35		REMAIN
60	Swietenia mahagoni	Mahogony	13	31	29		REMAIN
61	Swietenia mahagoni	Mahogony	23	35	37		REMAIN
62	Swietenia mahagoni	Mahogony	13	29	29		REMAIN
63	Swietenia mahagoni	Mahogony	19	37	36		REMAIN
64	Bursera simaruba	Gumbo Limbo	6	16	17		REMAIN
65	Bursera simaruba	Gumbo Limbo	4	14	17		REMAIN
66	Swietenia mahagoni	Mahogony	17	36	31		REMAIN
67	Swietenia mahagoni	Mahogony	12	31	32		REMAIN
68	Roystonea regia	Royal Palm	17	20	34		REMAIN
69	Swietenia mahagoni	Mahogony	14	37	33		REMAIN
70	Swietenia mahagoni	Mahogony	14	32	32		REMAIN
71	Swietenia mahagoni	Mahogony	12	28	25		REMAIN
72	Taxodium distichum	Bald Cypress	10	15	31		REMAIN
73	Taxodium distichum	Bald Cypress	19	25	31		REMAIN
74	Taxodium distichum	Bald Cypress	11	16	30		REMAIN
75	Taxodium distichum	Bald Cypress	10	20	22		REMAIN
76	Taxodium distichum	Bald Cypress	8	18	24		REMAIN
77	Swietenia mahagoni	Mahogony	10	27	22		REMAIN
78	Swietenia mahagoni	Mahogony	13	35	30		REMAIN
79	Swietenia mahagoni	Mahogony	12	29	23		REMAIN
80	Swietenia mahagoni	Mahogony	12	27	26	572.6	REMOVE (1)
81	Lysiloma latisiliquum	False tamarind	14	31	27	754.8	REMOVE
82	Lysiloma latisiliquum	False tamarind	14	30	29	706.9	REMOVE
83	Bursera simaruba	Gumbo Limbo	8	12	22	113.1	REMOVE (1)
84	Lysiloma latisiliquum	False tamarind	10	34	24	908	REMOVE
85	Bursera simaruba	Gumbo Limbo	2	3	13	7.07	REMOVE (1)
86	Lysiloma latisiliquum	False tamarind	14	28	30	615.8	REMOVE
87	Lysiloma latisiliquum	False tamarind	11	26	29	530.9	REMOVE
88	Lysiloma latisiliquum	False tamarind	13	30	32	706.9	REMOVE
89	Lysiloma latisiliquum	False tamarind	16	37	33	1,075.20	REMOVE (1)
90	Bursera simaruba	Gumbo Limbo	8	16	24	201.06	REMOVE
91	Bursera simaruba	Gumbo Limbo	5	10	21	78.54	REMOVE
92	Bursera simaruba	Gumbo Limbo	2	3	8	7.07	REMOVE
93	Bursera simaruba	Gumbo Limbo	11	27	35	572.6	REMOVE
94	Bursera simaruba	Gumbo Limbo	4	8	13	50.27	REMOVE
95		Maple Tree	7	16	26	201.06	REMOVE
96	Bursera simaruba	Gumbo Limbo	8	15	20	176.7	REMOVE
97		Maple Tree	6	16	22	201.06	REMOVE
98	Bursera simaruba	Gumbo Limbo	5	3	8	7.07	REMOVE
99		Maple Tree	6	13	23	132.73	REMOVE
100	Bursera simaruba	Gumbo Limbo	22	36	30	1017.9	REMOVE
101	Bursera simaruba	Gumbo Limbo	7	24	20	452.4	REMOVE
102	Bursera simaruba	Gumbo Limbo	12	25	24	490.9	REMOVE
103	Bursera simaruba	Gumbo Limbo	10	18	18	254.47	REMOVE
104	Bursera simaruba	Gumbo Limbo	11	26	23	530.9	REMOVE
105	Quercus virginiana	Live Oak	10	24	24	452.4	REMOVE
106	Quercus virginiana	Live Oak	11	25	23	490.9	REMOVE

*Tree Information provided by Contour Line Surveyors and Mappers, LLC.

Specimen Trees to be Removed

Total Square Footage (Excluding Specimens)	14019.77
Total Square Footage (Specimens Only)	1017.9
Specimens Square Footage x2	2035.8
Total Square Footage to be Removed	**16055.57** (1)

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

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Project:
EXTRA SPACE STORAGE #1424
11851 SW 147th AVE MIAMI, FL 33196
TREE DISPOSITION PLAN

Revisions:

	Date:	By:
1) County Comments	12.24.2024	AR

Seal:

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

Drawing: Tree Disposition Plan
Date: 04/17/2024
Scale: See Left
Drawn by: AR
Sheet No.:

TD-1

Cad Id.: 2024-020

Z:\2024\Commercial\24 Storage Rates 2024\2024 Fee Deposits\2024-2 (ESTD) - Aug 23rd, 2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-131
DATE: JUN 26 2024
BY: ISA

DISCLOSURE OF INTEREST"

If **a LIMITED LIABILITY COMPANY** 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].

LIMITED LIABILITY COMPANY NAME: EXTRA SPACE PROPERTIES TWO LLC

NAME AND ADDRESS	Percentage of Stock
EXTRA SPACE PROPERTIES TWO LLC	100 %
EXTRA SPACE STORAGE INC. (a public company traded on the New York Stock Exchange)	100%

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

TRUST/ESTATE NAME:,_____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:_____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 24-131
DATE: JUN 26 2024
BY: ISA

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: _____
Gwyn G. McNeal, as Manager on behalf of EXTRA SPACE PROPERTIES TWO LLC

Sworn to and subscribed before me this 16 day of April 2024. Affiant is personally known to me or has produced _____ as identification.

Tammara Fox
(Notary Public)

My commission expires Nov. 30, 2025

TAMMARA FOX
Notary Public - State of Utah
Comm. No. 721267
My Commission Expires on
Nov 30, 2025

*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:
Lauren Kahn, Esq.
Bilzin Sumberg
1450 Brickell Avenue, Suite 2300
Miami, FL 33131

Folio number 30-5910-048-0020

(Space reserved for Clerk)

FIRST AMENDED AND RESTATED COVENANT RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE (Commercial)

KNOW ALL BY THESE PRESENTS that the undersigned Owner hereby makes, declares and imposes on the land herein described, these easements and covenants running with the title to the land, through this First Amended and Restated Covenant Running with the Land In Lieu of Unity of Title (Commercial) (this "Covenant"), which shall be binding on the Owner, all heirs, successors and assigns, personal representatives, mortgagees, lessees, and against all persons claiming by, through or under them;

WHEREAS, this Covenant supersedes, amends, and restates in its entirety the Covenant Running With the Land In Lieu of Unity of Title recorded on November 20, 2009 in Book 27090, Page 4894 of the Public Records of Miami-Dade County;

WHEREAS, Owner holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto and made a part hereof, hereinafter called the "Property"; and

WHEREAS, Owner intends to develop said property for

x Business Use
x Office Use
x Industrial Use

WHEREAS, Owner intends to develop the buildings on the Property in two or more phases; and

WHEREAS, Owner intends to develop the buildings on the Property for sale to multiple owners and/or in two or more phases; and

WHEREAS, Owner may wish to convey portions of the property from time to time, this instrument is executed in order to assure that the phased development of the property with future multiple ownership, will not violate the Zoning Code of Miami-Dade County.

IN ORDER TO ASSURE the County that the representations made by the Owner during consideration of Public Hearing No. Z2024000131 will be abided by, the Owner freely, voluntarily and without duress makes the following First Amended and Restated Covenant Running with the Land in Lieu of Unity of Title.

1. The Property will be developed in substantial conformity with the plans, entitled "Extra Space Storage #1424", prepared by Colliers Engineering & Design, consisting of 6 sheets, and Landscape Plans as prepared by Witkin Hults + Partners, consisting of 3 sheets, for a total of 9, all stamped received on 01/17/2025.

   No modification shall be effected in said site plan without the written consent of the then owner(s) of the Property, and the Director of 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 (the "Director"); provided the Director finds that the modification conforms with the standards established in Section 33-257 of the Code of Miami-Dade County, and provided further, that should the Director withhold such approval, the then owner(s) of the Property shall be permitted to seek such modification by application to modify the plan or covenant at public hearing before the Community Zoning Appeals Board or Board of County Commissioners of Miami-Dade County, Florida, whichever by law has jurisdiction over such matter.

2. If the Property is developed in phases, each phase will be developed in substantial accordance with the site plan.

3. In the event of multiple ownership subsequent to said site plan approval, each of the subsequent owners, mortgagees and other parties in interest shall be bound by the terms, provisions and conditions of this instrument. Owner further agrees that it will not convey portions of the Property to such other parties unless and until the Owner and such other party or parties shall have executed and mutually delivered in recordable form, an instrument to be known as an "Easement and Operating Agreement" which shall contain, among other things:

   a. easements in the common area of each parcel for ingress to and egress from other parcels;

   b. easements in the common area of each parcel for the passage and parking of vehicles;

   c. easements in the common area of each parcel for the passage and accommodation of pedestrians;

   d. easements for access roads across the common area of each parcel to public and private roadways;

e. easements for the installation, use, operation, maintenance, repair, replacement, relocation and removal of utility facilities in appropriate areas in each such parcel;

f. easements on each such parcel for construction of buildings and improvements in favor of each such other parcel;

g. easements upon each such parcel in favor of each adjoining parcel for the installation, use, maintenance, repair, replacement and removal of common construction improvements such as footings, supports and foundations;

h. easements on each parcel for attachment of buildings;

i. easements on each such parcel for building overhangs, other overhangs and projections encroaching upon such parcel from adjoining parcel such as, by way of example, marquees, canopies, lights, lighting devices, awnings, wing walls and the like;

j. appropriate reservation of rights to grant easements to utility companies;

k. appropriate reservation of rights to dedicate road rights-of-way and curb cuts;

l. easements in favor of each such parcel for pedestrian and vehicular traffic over dedicated private ring roads and access roads; and

m. appropriate agreements between the owners of the several parcels as to the obligation to maintain and repair all private roadways, parking facilities, common areas and the like.

The easement provisions or portions thereof, may be waived by the Director, if they are not applicable to the subject application. When executed, the Easement and Operating Agreement shall not be amended without the prior written approval of the Director. Such Easement and operating Agreement may contain such other provisions with respect to the operation, maintenance and development of the Property as to which the parties thereto may agree, all to the end that although the property may have several owners, it will be constructed, conveyed, maintained and operated in accordance with the approved site plan.

4. The provisions of this instrument shall become effective upon their recordation in the public records of Miami-Dade County, Florida, and shall continue in effect for a period of thirty (30) years after the date of such recordation, after which time they shall be extended automatically for successive periods of ten (10) years each, unless released in writing by the then owners of the Property and the Director, acting for and on behalf of Miami-Dade County, Florida, upon the demonstration and affirmative finding that the same is no longer necessary to preserve and protect the property for the purposes herein intended.

5. The provisions of this instrument may be amended, modified or released by a written instrument executed by the then Owner or Owners of the Property, with joinders by all mortgagees, if any, provided same is also approved at public hearing by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters.

6. Enforcement shall be by action against any parties or persons violating or attempting to violate any covenants. The prevailing party to any action or suit pertaining to or arising out of this Covenant 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.

7. Invalidation of any of these covenants by judgment of Court shall not affect any of the other provisions, which shall remain in full force and effect.

8. This Covenant shall be recorded in the public records of Miami-Dade County at the Owner's expense.

9. 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.

10. In the event of a violation of this Covenant, in addition to any other remedies available, Miami-Dade County is hereby authorized to withhold any future permits, and refuse to make any inspections or grant any approval, until such time as this Covenant is complied with.

[Execution Pages Follow]

IN WITNESS WHEREOF, we have hereunto set our hands and seal this ___ day of _____ 2025.

WITNESSES

Extra Space Properties Two LLC, a Delaware limited liability company

_____

Name: _____

Address:_____

_____

By:_____

Name: Gwyn McNeal

Title: Manager

Address: 2795 E. Cottonwood Pkwy
Suite 300
Salt Lake City, UT 84121

_____

Name: _____

Address:_____

_____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by Gwyn McNeal, as Manager of Extra Space Properties Two LLC, a Delaware limited liability company, on behalf of the company.

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

Witness my signature and official seal _____ day of _____ 2025, in the County and State aforesaid.

_____

Signature

Notary Public State of _____

Print Name:_____

My Commission Expires:_____

Exhibit A

Legal Description

ALL OF TRACT "B", OF "S.F.F.P. SOUTH PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 167, PAGE 89, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA, AND A PORTION OF TRACT "A", OF AFOREMENTIONED PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 86°44'03" WEST ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 211.43 FEET TO THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE SOUTH 02°17'03" EAST, ALONG THE EAST LINE OF SAID TRACT "B", A DISTANCE OF 107.00 FEET TO A POINT; THENCE NORTH 86°44'03" EAST, PARALLEL WITH THE NORTH LINE OF SAID TRACT "B", A DISTANCE OF 211.44 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT "A"; THENCE NORTH 02°17'35" WEST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING.

OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as an inducement for acceptance of a proposed First Amendment to Covenant Running With the Land In Lieu of Unity of Title (Commercial) (the "**Agreement**"), covering the real property described on the attached Exhibit "A" (the "**Property**"), I certify that I have examined First American Policy Number NCS-1146280-SLC1 covering the period from Beginning to August 18, 2022; and _____Update covering the period from _____ to _____, for the Property (the "**Title Evidence**"). I know of no reason that this Title Policy is inaccurate or incomplete.

Basing my opinion solely upon the Title Evidence, I am of the opinion that on the last mentioned date, the fee simple title to the Property is vested in:

Extra Space Properties II LLC, a Delaware limited liability company ("**Owner**")

Subject to the following encumbrances, liens and other exceptions (If "none" please indicate):

1. **RECORDED MORTGAGES:**

   NONE

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

   NONE

3. **GENERAL EXCEPTIONS:**

   a. Real estate taxes for 2025 and subsequent years and taxes or special assessments which are not shown as existing liens by the Public Records.

   b. Rights or claims of parties in possession not shown by the Public Records.

   c. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

   d. Easements or claims of easements not shown by the Public Records.

   e. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

   f. Any adverse claim to all or any part of the land which is now under water or which has previously been under water but filled or exposed through the efforts of man.

4. **SPECIAL EXCEPTIONS:** See Exhibit "B"

None of the exceptions listed above will restrict the use of the Property for the purposes set forth in the Agreement.

Therefore, it is my opinion that the following parties must join in the Agreement in order to make the Agreement valid and binding on the Property.

Name	**Interest**	**Special Exception Number**
Extra Space Properties II LLC	Owner	N/A

Based solely on the Third Amended and Restated Limited Liability Company Agreement for Extra Space Properties Two LLC, Gwyn McNeal, as Manager of the Owner, is authorized to sign the Agreement on behalf of Owner.

I certify that the legal description attached to this Opinion of Title is the same as the legal description on the Agreement, and that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the 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 ___ day of _____, 2025

[**SIGNATURE AND ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE**]

BILZIN SUMBERG BAENA PRICE &
AXELROD LLP

By:_____
Sara Barli Herald, Esq.
Florida Bar No. 288632
1450 Brickell Avenue, Suite 2300
Miami, Florida 33131
305-350-7232

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

The foregoing instrument was acknowledged before me by means of physical presence, this _____ day of January, 2025 by Sara Barli Herald, who is personally known to me or produced a _____ driver's license as identification.

Sign Name: _____
Print Name: _____
Notary Public, State of Florida
My Commission Expires:
Serial No. (none, if blank): _____

[NOTARIAL SEAL]

EXHIBIT "A"
LEGAL DESCRIPTION

ALL OF TRACT "B", OF "S.F.F.P. SOUTH PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 167, PAGE 89, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA, AND A PORTION OF TRACT "A", OF AFOREMENTIONED PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 86°44'03" WEST ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 211.43 FEET TO THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE SOUTH 02°17'03" EAST, ALONG THE EAST LINE OF SAID TRACT "B", A DISTANCE OF 107.00 FEET TO A POINT; THENCE NORTH 86°44'03" EAST, PARALLEL WITH THE NORTH LINE OF SAID TRACT "B", A DISTANCE OF 211.44 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT "A"; THENCE NORTH 02°17'35" WEST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
SPECIAL EXCEPTIONS

1. Matters shown on the Plat of Jane Plaza, recorded in Plat Book 153, Page 100.

2. Declaration of Covenants, Conditions and Restrictions recorded in Book 16739, Page 4049 of Official Records; as affected by Release of Declaration of Restriction recorded in Book 25574, Page 3890 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c)..

3. The terms, provisions, and conditions contained in that certain Resolution No. R-1345-98, recorded in Book 18640, Page 4989 of Official Records.

4. Terms and conditions of the Easement Agreement between Martin F. Greenberg, Individually and as Trustee and Islamic School of Miami, Inc., recorded in Book 18724, Page 3005 of Official Records.

5. The terms, provisions, and conditions contained in that certain Memorandum and Ordinance No. 98-179, recorded in Book 18755, Page 3705 of Official Records.

6. Easement, granted from Martin F. Greenberg, as Trustee to Miami-Dade County, a political subdivision of the State of Florida, recorded in Book 19320, Page 4816 of Official Records; as affected by Partial Release of Easement recorded in Book 26538, Page 4422 of Official Records.

7. Terms and conditions of the Easement Agreement between Martin F. Greenberg, Individually and as Trustee and Romasan Realty Corporation, a Puerto Rican corporation recorded in Book 19478, Page 3580 of Official Records.

8. The terms, provisions, and conditions contained in that certain Declaration of Covenant, recorded in Book 22969, Page 2077 of Official Records.

9. Terms and conditions of the Agreement for Water and Sanitary Sewage Facilities between Miami- Dade County, a political subdivision of the State of Florida and South Florida Federal Partners-Kendall, LLC, a Florida limited liability company recorded in Book 25663, Page 2798 of Official Records; as affected by Addendum Number One to Agreement for Water and Sanitary Sewage Facilities for GSA - Kendall Site recorded in Book 25904, Page 4245 of Official Records.

10. Covenant Running With The Land recorded in Book 26647, Page 2757 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

11. Easement, granted from South Florida Federal Partners-Kendall, LLC, A Florida Limited Liability Company to Miami-Dade County, a political subdivision of the State of Florida, recorded in Book 26665, Page 1687 of Official Records.

12. Easement, granted from Extra Space of 147th Avenue-Kendall, LLC, a Florida limited liability company to South Florida Federal Partners Kendall, LLC, a Florida limited liability company, recorded in Book 26768, Page 4701 of Official Records.

13. Easement, granted from Avenue-Kendall LLC, a Florida limited liability company to South Florida Federal Partners Kendall, LLC, a Florida limited liability company, recorded in Book 27033, Page 1563 of Official Records.

14. Terms and conditions of the Cross Default and Cross Collateralization Agreement between Extra Space of 65th Street Hialeah LLC, a Florida limited liability company and Extra Space of 147th Avenue - Kendall LLC, a Florida limited liability company and City National Bank of Florida, a national banking association recorded in Book 27073, Page 1691 of Official Records.

15. Covenant Running With The Land recorded in Book 27090, Page 4894 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

16. Easement, granted from Extra Space of 147th Ave - Kendall LLC, a Florida limited liability company to Miami-Dade County, a political subdivision of the State of Florida, recorded in Book 27565, Page 3473 of Official Records.