06-12-25 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: June 26, 2025
TIME OF MEETING: 9:30 AM

DEFERRED ITEM	**8A1** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2022000118**
Applicant	**GARCIA CARRILLO 56 STREET REVOCABLE TRUST.**
District	**07**
Summary of Requests	The applicant seeks approval of a district boundary change on the subject property from EU-1 (minimum 1-acre lots) to EU-M (minimum 15,000 square foot lots). Additionally, the applicant also seeks to permit 0' of street dedication for the portion of the site fronting along SW 60 Place roadway.
Location	5979 SW 56 Street, Miami-Dade County, Florida

DEFERRED ITEM	**8A2** **(The public hearing has 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	**8C1** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2024000023**
Applicant	**LENORE GAYNOR, MIA LAMM, ANDREA M SEIDEL TRS, JOHN MANTELL SPECIAL NEEDS TRUST, ANDREA M SEIDEL, BRETT BERDOLL AND NICOLE MOODY**
District	**09**
Summary of Requests	The applicant seeks to rezone the subject parcel from EU-M (minimum 15,000 sq. ft. lots) to RU-1M(a), (modified single-family residences, minimum 5,000 sq. ft. lots) in order to build a 115-unit single-family residential development on the subject property.
Location	Lying on the northeast corner of SW 197 Avenue and hypothetical SW 328 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:	**Z2024000108**
Applicant	**KTC PROPERTIES, LLC.**
District	**09**
Summary of Requests	The applicant seeks to permit a rezoning of the subject parcel from AU (minimum 5-gross acre residential lot) to RU-3M (multi-family residential, maximum of 12.9-units per acre), in order to develop the property with a 2-story high, 57-unit townhouse development.
Location	11401 SW 232 Street, 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:	**Z2024000239**
Applicant	**SYLVIA G. GEORGE AND NEW LIFE CHAPEL, INC.**
District	**09**
Summary of Requests	The applicant seeks approval of a district boundary change on the subject property from RU-1 (Single-Family Residential, 7,500 sq. ft. lots) to BU-2 (business district), in order to allow the development of a self-service mini-warehouse storage facility, with additional commercial uses to be developed in a future phase. Additionally, the applicant is requesting a Special Exception to permit the self-service mini-warehouse use, along with ancillary non-use variances to allow for an increase in Floor Area Ratio (FAR) and to permit the proposed building to setback less than permitted by code from the side street property line.
Location	Located at the Southwest Corner of SW 216th Street and SW 112th Avenue, AKA 21620 SW 112 Avenue, Miami-Dade County, Florida

Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

COUNTY COMMISSION MEETING OF JUNE 26, 2025

NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 9:30 A.M., AND ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESS

DEFERRED ITEM
GARCIA CARRILLO 56 STREET REVOCABLE TRUST. Z2022000118 **BCC/District 07**

THE APPLICANT IS APPEALING THE DECISION OF COMMUNITY ZONING APPEALS BOARD #12, WHICH DENIED WITHOUT PREJUDICE, THE FOLLOWING:

The application is to permit a rezoning of the subject property from EU-1 (minimum 1 gross acre lots) to EU-M (minimum 15,000 square foot lots), which could allow the property to be developed with more residential units than currently allowed.

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

(2) NON-USE VARIANCE of zoning and subdivision regulations requiring five-acre fractional lines to be 60' in width; to wave same to permit 0' of dedication for the eastern portion of SW 60 Place (35' required).

LOCATION: 5979 SW 56 Street, Miami-Dade County, Florida.
SIZE OF PROPERTY: 4.92 Acres

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

Previous Recommendation to the CZAB: **Approval of request #1, subject to the Board's acceptance of the proffered covenant and modified approval with conditions of request #2**
(Original Staff Recommendation to the CZAB is attached).

Protests: 159 Waivers: 0

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

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

DEFERRED: _____

DEFERRED 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, Florida
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
LENORE GAYNOR, MIA LAMM, ANDREA M SEIDEL TRS, JOHN MANTELL SPECIAL NEEDS TRUST, ANDREA M SEIDEL, BRETT BERDOLL AND NICOLE MOODY. Z2024000023
BCC/District 09

The application is to permit a rezoning of the subject parcel from EU-M (minimum 15,000 sq. ft. lots) to RU-1M(a), (modified single-family residences, minimum 5,000 sq. ft. lots) in order to build a 115-unit single-family residential development on the subject property.

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

LOCATION: Lying on the northeast corner of SW 197 Avenue and hypothetical SW 328 Street, Miami- Dade County, Florida
SIZE OF PROPERTY: 22.93-gross (±20.72-net) Acres

Department of Regulatory and Economic Resources Recommendation: **Approval, subject to the Board's acceptance of the proffered covenant. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240003 and it becoming effective) ***

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

CURRENT ITEM
KTC PROPERTIES, LLC. Z2024000108 **BCC/District 09**

The application is to permit rezoning of the subject property from AU (minimum 5-gross acre lot) to RU-3M (maximum 12.9 units per acre) which would allow the parcel to be developed with more residential units than currently permitted.

DISTRICT BOUNDARY CHANGE from AU, Agricultural District to RU-3M, Minimum Apartment House District.

LOCATION: 11401 SW 232 Street, Miami-Dade County, Florida
SIZE OF PROPERTY: ±4.67 gross (±4.43-net) Acres

Department of Regulatory and Economic Resources Recommendation: **Approval, subject to the Board's acceptance of the proffered Declaration of Restrictions (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240008 and it becoming effective) ***

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

CURRENT ITEM
SYLVIA G. GEORGE AND NEW LIFE CHAPEL, INC. Z2024000239 **BCC/District 09**

The application is to permit a rezoning of the subject parcels from RU-1 (1 residence / 7,500 sq. ft. lot) to BU-2 (business district). Additionally, the application seeks to permit the development of a portion of the site with a self-storage facility, to permit a greater floor area than allowed by Code, and allow a setback that is less than required by Code.

(1) DISTRICT BOUNDARY CHANGE from RU-1, Single-Family Residential District to BU-2, Special Business District.

(2) SPECIAL EXCEPTION to permit a self-storage facility.

(3) NON-USE VARIANCE to permit a Floor Area Ratio of 1.50 (0.73 maximum permitted).

(4) NON-USE VARIANCE to permit the proposed building with a setback of 15' (27' required) from the side street (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources under the title "SOUTHLAND STORAGE," prepared by URBN Design consisting of 2 sheets, prepared by William J. Fearon Architect consisting of 6 sheets, and prepared by Green Earth Landscape Architect consisting of 3 sheets, all dated and stamped received on 2/11/2025. Additionally, a specific purpose survey entitled "MAP OF SPECIFIC PURPOSE SURVEY (RADIUS MAP) for TFC SOUTHLAND DEVELOPMENT, LLC of 21620 SW 112th Avenue, Miami, FL 33170," prepared by Hadonne, dated stamped received 11/4/2024, for a total to 12 sheets. Plans may be modified during the public hearing.

LOCATION: Located at the Southwest Corner of SW 216th Street and SW 112th Avenue, AKA 21620 SW 112 Avenue, Miami-Dade County, Florida
SIZE OF PROPERTY: ±2.96 Acres

Department of Regulatory and Economic Resources Recommendation: **Approval of request #1, and approval with conditions of requests #2, #3, and #4.**

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: Z22-118 **June 26, 2025**

Item No. 8A1

Recommendation Summary	
Commission District	7
Applicants	Garcia-Carrillo 56 Street Revocable Trust
Summary of Requests	The applicant seeks approval of a district boundary change on the subject property from EU-1 (minimum 1-acre lots) to EU-M (minimum 15,000 square foot lots). Additionally, the applicant also seeks to permit 0' of street dedication for the portion of the site fronting along SW 60 Place roadway.
Location	5979 SW 56 Street, Miami-Dade County, Florida
Property Size	±4.92 acres
Existing Zoning	EU-1, Single-Family One Acre Estate District
Existing Land Use	Single Family Residence
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the Comprehensive Development Master Plan (CDMP)
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval of request #1, subject to the Board's acceptance of the proffered covenant and modified approval with conditions of request #2.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this appeal pursuant to Section 33-314(B)(1), "The County Commission shall have jurisdiction to hear appeals from decisions of the Community Zoning Appeals Boards as follows: Applications for district boundary changes on individual pieces of property or on a neighborhood or area-wide basis."

PROCEDURAL HISTORY

This application was deferred indefinitely at the January 24, 2024, meeting of the Board of County Commissioners (BCC) at the applicant's request. It was subsequently deferred from the March 20, 2025, BCC meeting to the May 22, 2025, meeting to allow the applicant additional time to meet with the residents. However, the May 22, 2025, BCC meeting was cancelled, and the item has since been rescheduled for consideration at the June 26, 2025, BCC meeting. The item has since been readvertised and re-noticed.

The public hearing on this item has not been held.

REQUESTS:

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

2. NON-USE VARIANCE of zoning and subdivision regulations requiring five-acre fractional lines to be 60' in width; to wave same to permit 0' of dedication for the eastern portion of SW 60 PL (35' required).

CZAB 12 Action

CZAB 12 September 13, 2023	**Denied without prejudice (Resolution #CZAB12-17-23)**

Staff Recommendation

Recommendation on the Appeal	**Approval of request #1, subject to the Board's acceptance of the proffered covenant and modified approval with conditions of request #2** **Overrule CZAB 12 decision** **(Reversal of CZAB 12 decision would require the affirmative votes of 2/3 of the Board members present)**
Previous Recommendation to the CZAB 12	**Approval of request #1, subject to the Board's acceptance of the proffered covenant and modified approval with conditions of request #2** **(Original Staff Recommendation to the CZAB is attached)**

Timeline

1. On May 8, 2023, the item was deferred to the June 8, 2023, meeting of the Community Zoning Appeals Board (CZAB) 12 due to a lack of quorum.

2. On June 8, 2023, the item was deferred by the applicant to the September 13, 2023, meeting of the CZAB 12 in order to allow for proper advertising and noticing.

3. September 13, 2023, the CZAB #12, denied without prejudice the subject application (Resolution # CZAB12-17-23).

4. On September 29, 2023, the applicant, Garcia-Carrillo 56 Street Revocable Trust., appealed the CZAB #12 decision to the BCC.

5. On January 24, 2024, this application was indefinitely deferred by the Board of County Commissioners (BCC) at the applicant's request.

6. As an alternative to the application that is currently before the Board of County Commissioners, on February 26, 2025, the applicant submitted a workforce housing application under pre-permit application #R2025000020 for the development of the subject property, which will include a total of 24 duplex units. This development is eligible for the density bonus pursuant to ARTICLE XIIA, Workforce Housing Development Program. This type of workforce housing application is administrative and is not before the Board.

7. The application, which was most recently deferred on January 24, 2024, was noticed for the March 20, 2025 BCC Meeting.

8. On March 20, 2025, the BCC deferred the application to the May 22, 2025 meeting in order for the applicant to meet with the residents

9. On the April 29, 2025, the BCC cancelled the May 22, 2025 meeting, and the item has since been rescheduled for consideration at the June 26, 2025, BCC meeting.

10. On April 9, 2025, the Assistant Director for Development Services and staff met with adjacent residents who expressed concerns regarding the modified approval with conditions related to zoning and subdivision regulations.

11. On May 28, 2025, the Assistant Director for Development Services and staff met with the applicant's representative to discuss the status of the subject application. The applicant's representative explained that, following multiple meetings with residents, they are in the process of revising the proffered covenant to include additional conditions. These conditions include, but are not limited to: limiting the site to a maximum of 14 building lots with no more than 17 residential units in total; limiting the height of the proposed development to no more than 35 feet; and providing a 6-foot-high fence along with a 4-foot-wide landscape buffer along the northern property boundary.

ANALYSIS:

The applicant Garcia-Carrillo 56 Street Revocable Trust is appealing the CZAB 12 decision to the BCC. The subject application was denied without prejudice pursuant to Resolution #CZAB12-17-23. The applicant seeks to develop the ±4.92-net (±5.3-gross) acre subject parcel with up to a maximum of 17 single-family residential units which would be **consistent with** the maximum density permitted on the Estate Density Residential designated property and through application of the 25% Density Bonus for Workforce Housing provision of the CDMP, and **compatible** with the natural transition of residential zoning trend of development in the surrounding area. Staff supports the district boundary change and opines that approval of the EU-M zoning district on the subject property would be a natural transition to the bordering RU-1 zoned parcels and other existing residential development along this area that is denser than EU-1 zoning. Staff notes that EU-1 zoning district allows a minimum lot frontage of 125', whereas the EU-M district allows a minimum lot frontage of 120', which would not be a significant departure and would be compatible with the existing single-family homes in the area that have similar lot frontage. Additionally, for the reasons explained in the Comprehensive Development Master Plan Analysis section of this application, the request for a zone change is compatible with the natural transition of residential zoning trend of development in the surrounding area. As such, staff opines that the approval of EU-M zoning would be in keeping with the character of the surrounding area, would be **compatible** with same and **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. together with the 25% Density Bonus for Workforce Housing provision of the CDMP.

Staff notes that the site, currently zoned EU-1, is eligible for an additional density bonus through participation in the Workforce Housing Development Program (WHU) pursuant to ARTICLE XIIA of the County Code. Section 33-193.7.1 permits a density bonus of up to 25% for workforce housing over the maximum density allowed under the applicable CDMP designation. This program, among other intensity standards, allows reductions in lot size, minimum lot frontage, and up to 3 units for a single lot, provided each lot meets the minimum workforce housing development standards, totaling 24 units after subdividing into individual EU-1 zoning lots.

As an alternative to the current proposal for a district boundary change from EU-1 to EU-M that is before the Board on appeal from the CZAB, on February 26, 2025, the applicant submitted an administrative workforce housing application under pre-permit application #R2025000020 for the development of the subject property. The proposed plan includes a lot split to create eight (8) individual lots, which the applicant intends to develop with eight (8) duplexes, totaling sixteen (16) dwelling units. Staff reviewed the pre-permit application and issued deficiency comments on March 3, 2025. These comments included, but were not limited to, ensuring that the design of the duplexes is consistent with the character of the surrounding area. Specifically, the duplexes must maintain the appearance of single-family homes to align with neighborhood aesthetics.

As mentioned above, staff notes that the County's WHU regulations impose specific requirements, including compatibility with both the existing and proposed structures, such as building height,

maintaining the appearance of a single-family home, and ensuring that parking is distributed across the site to preserve the character of the surrounding area. Please note that this is a preliminary analysis, as the application recently received certain deficiency comments, and this administrative workforce housing application is not before this Board for approval.

Staff had previously recommended approval of the applicant's requested district boundary change from EU-1 to EU-M and staff continues to recommend that the Board consider a zoning change from EU-1, Single-Family One Acre Estate District, to EU-M, Estate Modified District, subject to the board's acceptance of a proffered covenant limiting the development to the maximum density permitted per the CDMP, which will be subject to meeting the development standards under EU-M. And in staff's opinion, this requested district boundary change would be more compatible with the surrounding area than the applicant's alternative workforce housing concept. This maximum density is the applicant's proffered covenant is also consistent with the property's CDMP future land use designation of Estate Density Residential. Said designation permits up to 2.5 dwelling units per acre. Therefore, the allowable development envelope is a maximum of 13.25 residential units on the subject site, plus an additional bonus of (3.31 units) through the provision of workforce housing which permits a density bonus of up to 25% for workforce housing over the maximum density allowed under the applicable CDMP designation. Submitted in conjunction with this request is a survey prepared by Royal Point Land Surveyors, Inc. dated March 14, 2022. Be advised that for purposes of calculating lot area for workforce housing developments credit is given for dedicated right-of-way which is 1/2 the distance from the property line to the centerline of the abutting right-of-way. In this regard, the dedicated right-of-way is SW 56 Street which is included in the lot area. Based on the survey staff aggregated the total square feet for the property and calculated a total of approximately 50' frontage and ±231,161.42 square feet or ±5.30 acres including credit for the right of way. When multiplying the approximate gross lot area, including the density bonus, the maximum number of units permitted is **17 residential units**, which is **consistent** with the maximum number of units allowed by the CDMP through application of the 25% workforce housing density bonus.

Below is a table outlining the existing and proposed maximum allowable density. Please note that the maximum density is contingent upon compliance with the CDMP maximum density, building content, setbacks, compatibility, single family home appearance and site area requirements, including, minimum lot area, maximum lot coverage, minimum lot width, among others.

(Space intentionally left blank)

Existing and Proposed Density						
	Acres	**Maximum Number of Lots**		**Workforce Housing Code Section**		**Maximum Density**
Estate Density Residential (CDMP)	±4.92	12 lots	-	-	-	**12 single-family homes**
Estate Density Residential (CDMP)* 25% Density Bonus for Workforce Housing	±5.3	17 lots	-	-	-	**17 single-family homes**
Existing Zoning EU-1 (Net Acres)	±4.92	4 lots	-	-	-	**4 single-family homes***
Existing Zoning EU-1 (Gross Acres Workforce Housing)	±5.3	8 lots	X	Section 33-193.12(C) of the County Code: Each lot may be developed with up to three (3) units per lot with a reduction in lot size to 29,040 sq. ft. (including r/w)	=	**8 triplexes* (24 units)**
Proposed Zoning EU-M (Net Acres)	±4.92	14 lots	-	-	-	**14 single-family homes***
Proposed Zoning EU-M (Gross Acres Workforce Housing)	±5.3	19 lots	X	Section 33-193.12(C) of the County Code: Each lot may be developed with up to three (3) units per lot with a reduction in lot size to 12,000 sq. ft. (including r/w)	=	**19 triplexes* (58 units)**
* For explanatory purposes, the maximum density with workforce housing is provided to detail how the zoning code operates. However, the maximum density using WFU cannot be achieved as it would be inconsistent with the CDMP. A maximum of three (3) residential units may be placed on a single platted lot, provided that the overall density, as permitted by the CDMP, does not exceed 17 units for the entire site. This is contingent upon adherence to building content, setbacks, compatibility, single-family home appearance, and site area requirements.						

Therefore, for the aforementioned reasons, as well as those outlined in the Comprehensive Development Master Plan and the zoning analysis included in the attached staff recommendation, staff recommends the **Approval of request #1, subject to the Board's acceptance of the proffered covenant and modified approval with conditions of request #2**. As shown above, the EU-M zoning when using WHU permits a significantly higher number of units; therefore, a covenant is required to ensure the proposed development remains consistent with the CDMP. Additionally, Section Sec. 33-193.16(C) states that the total number of dwelling units permitted on an eligible property may exceed the permitted maximum density allowed in the underlying zoning district in accordance with the foregoing provisions, provided that the density shall not exceed the maximum allowable density bonuses set forth in the CDMP, which also aligns with the proffered zoning covenant.

Staff notes that on February 6, 2025, the City of South Miami transmitted Resolution #006-24-16111 opposing the recommended modified approval of the applicants request to waive the required 35' ROW dedication for SW 60 Place. A copy of said resolution has been included as exhibit.

Specifically, under request #2, the applicant had sought approval of a non-use variance to provide 0' of dedication, where a 35' ROW dedication would otherwise be required all along the western portion of the subject site in order to allow the theoretical SW 60 Place to connect all the way down to SW 56 Street (Miller Drive). Staff's recommendation for request #2 has always been for a modified approval which although supports not having to provide a full dedication through the subject site, but requires that a smaller, 35-foot dedication be provided at the northwest corner of the property which would allow for SW 60 Place (that currently dead-ends at the north of the subject site) to connect to the existing SW 54 Terrace, which further connects to SW 60 Court, which in turn provides the final connectivity down to SW 56 Street. Staff notes that the Platting and Traffic Review Section has also reviewed request #2 and concluded as well that said 35-foot dedication on the northwest side of the property will allow for the required connectivity down to SW 56 Street, by way of SW 54 Terrace and SW 60 Court. As such, staff opines that the modified approval of request #2 will not be out of character with prior approvals along SW 60 Place and will not create any new impacts on traffic along the roadway, and will not have an adverse impact on the adjacent residential parcels lying to the north and west of the application site.

For these aforementioned reasons, and the reasons outlined in the Comprehensive Development Master Plan and zoning analysis within the attached original staff recommendation to the CZAB, staff recommends **approval of request #1, subject to the Board's acceptance of the proffered covenant and modified approval with conditions of request #2**. Staff further opines that the CZAB 12 decision of denial without prejudice should be overturned, and the appellants' request for a reversal of the CZAB 12 decision should be **approved** as per staff's recommendation.

CONDITIONS FOR APPROVAL: for request #2 only.

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

2. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in their memorandum.

3. That if the applicant decides to build the property using Workforce Housing Density, the maximum permitted density will be 17 dwelling units.

4. If the proposed development exceeds the maximum permitted CDMP density of 12 dwelling units, the applicant shall either provide a monetary contribution to the Affordable Housing Trust Fund in accordance with Section 33-193.9 of the Code, or execute a Declaration of Restrictions pursuant to Section 33-193.13 along with the required Workforce Housing Agreement pursuant to Section 33-193.14, subject to the following conditions:

    a. The Workforce Housing Agreement shall be a binding commitment that the restrictions of this article shall run with the land for the entire control period.

    b. The Workforce Housing Agreement will bind the applicant, any assignee, mortgagee, or buyer, and all other parties that receive title to or an interest in the property.

    c. The Workforce Housing Agreement shall be senior to all other liens or encumbrances on the property including all instruments that facilitate the securing of permanent financing, except that tax and assessment liens shall be superior to these covenants, and except as may be provided in Chapter 17, Article IX of this Code.

    d. The Workforce Housing Agreement shall incorporate all terms and conditions regarding WHUs (Workforce Housing Units), including without limitation, the required shared equity

agreement, eligibility standards, appropriate sale and rental price standards and affordability controls required of purchasers of WHUs pursuant to Chapter 17, Article VIII of this Code.

e. Where WHUs are to be provided as part of a rental development, the declaration and agreement required by this section and Section 33-193.13 may specify the total number of WHU rental units to be made available on the property and provide for an annual inventory of WHUs, instead of encumbering each individual WHU.

5. That the applicant dedicates that portion of the east 35' of SW 60 Place located along the northwest side of the subject property to provide connectivity to SW 54 Terrace.

Staff Recommendation: Approval of request #1, subject to the Board's acceptance of the proffered covenant and modified approval with conditions of request #2.

ES:JB:SS:EA

Eric Silva

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

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

PH: Z22-118 — September 13, 2023
Item No. A

Recommendation Summary	
Commission District	7
Applicant	Garcia-Carrillo 56 Street Revocable Trust
Summary of Requests	The applicant seeks approval of a district boundary change on the subject property from EU-1 (minimum 1-acre lots) to EU-M (minimum 15,000 square foot lots). Additionally, the applicant also seeks to permit 0' of street dedication for the portion of the site fronting along SW 60 PL roadway.
Location	5979 SW 56 Street, Miami-Dade County, Florida
Property Size	4.92 acres
Existing Zoning	EU-1, Single-Family One Acre Estate District
Existing Land Use	Single Family Residence
2030-2040 CDMP Land Use Designation	Estate Density Residential, 1 – 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval of request #1, subject to the Board's acceptance of the proffered covenant and modified approval with conditions of request #2**

This item was deferred from the May 8, 2023, meeting of the Community Zoning Appeals Board (CZAB) 12 due to a lack of quorum. Subsequently, the item was deferred by the applicant from the June 8, 2023, meeting of the Community Zoning Appeals Board (CZAB) 12 in order to allow for proper advertising and noticing. The public hearing on this item has not been held.

REQUESTS:

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

2. NON-USE VARIANCE of zoning and subdivision regulations requiring five-acre fractional lines to be 60' in width; to wave same to permit 0' of dedication for the eastern portion of SW 60 PL (35' required).

PROJECT HISTORY AND DESCRIPTION:

In 1976, pursuant to Resolution No. Z-398-76, the Board of County Commissioners granted non-use variance requests permitting an existing tennis court to remain located in front of the principal residence and within required setback areas. A non-use variance request was also granted permitting an overnight chain link fence and allowing said fence to remain closer to a certain property line than permitted. In 2000, pursuant to Resolution No. CZAB-12-9-00, the Miami-Dade County Community Zoning Appeals Board 12 (CZAB) denied without prejudice a District

Boundary Change (DBC) from EU-1, Single-Family One Acre Estate District to EU-S, Estate Use Suburban accompanied by various non-use variances for the development of six (6) single-family residential units. The aforementioned decision was appealed to the Board of County Commissioners (BCC) which concluded with the withdrawal of the appeal and the application without prejudice pursuant to Resolution No. Z-24-00.

The applicant now seeks approval to allow a district boundary change from EU-1, Single-Family One Acre Estate District, to EU-M, Estate Modified District. The applicant also seeks approval of a non-use variance of the zoning and subdivision regulations requiring five-acre fractional lines to be 60' in width; to wave same to permit 0' of dedication for the east half of SW 60 PL (35' required). The applicant plans to demolish the existing single-family home in order to be able to develop the subject parcel with more residential units than currently allowed. Staff notes that there were no plans submitted for this subject application.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	EU-1; single-family residence	Estate Density Residential (1 to 2.5 dua)
North	EU-1; single-family residence	Estate Density Residential (1 to 2.5 dua)
South	City of South Miami; single-family residences	Low Density Residential (2.5 to 6 dua)
East	EU-1; single-family residences	Estate Density Residential (1 to 2.5 dua)
West	EU-1; single-family residences	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The 4.92-acre subject property consists of an existing single-family residence located at 5979 SW 56 Street. The surrounding area is characterized by single family residences consisting of approximately one (1) acre lots, located to the north, east and west of the subject site. There are single-family homes located to the south of the subject parcel that are located within the boundaries of the City of South Miami.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to develop the property under the EU-M zoning regulations, which will provide additional housing for the area, which could have traffic impacts as well as impacts on other County services. Based on memoranda from the departments reviewing this application, the additional impacts will be minimal and will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate approximately 14 PM peak hour vehicle trips.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located within the Urban Development Boundary (UDB) and designated as **Estate Density Residential** use on the Comprehensive Development Master Plan (CDMP)

Land Use Plan (LUP) map. *The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.* This allows the applicant to develop the ±4.92-acre subject site with a total of 12 residential units as the maximum density allowed under the CDMP Estate Density Residential threshold on the LUP map. The applicant seeks a district boundary change from EU-1 to EU-M. Staff notes that EU-M, Single-Family Modified Estate District, has a minimum lot size of 15,000 sq. ft. net and approval of this application could allow the applicant to develop the ±4.92 acre subject parcel with up to a maximum of 14 residential units which would exceed the maximum density threshold allowed under the CDMP. However, staff notes that the applicant has proffered a covenant restricting the number of units to the maximum density allowed under the CDMP, which would be **consistent** with the maximum density threshold permitted in areas designated for **Estate Density Residential** uses on the CDMP Land Use Plan (LUP) map.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from EU-1, Single-Family One Acre Estate District, to EU-M, Single-Family Estate Modified District on the subject parcel (request #1). When the applicants' request to rezone the subject parcel is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County and would be **compatible** with the surroundings when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses.

Staff supports the district boundary change and opines that approval of the EU-M zoning district on the subject property would be a natural transition to the bordering RU-1 zoned parcels and other existing residential development along this area that is denser than EU-1 zoning. Staff notes that EU-1 zoning district allows a minimum lot frontage of 125', whereas, the EU-M district allows a minimum lot frontage of 120', which would not be a significant departure and would be compatible with the existing single-family homes in the area that have similar lot frontage. Additionally, for the reasons explained in the Comprehensive Development Master Plan Analysis section of this application, the request for a zone change is **compatible** with the natural transition of residential zoning trend of development in the surrounding area. As such, staff opines that the approval of EU-M zoning would be in keeping with the character of the surrounding area, would be **compatible** with same and **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map.

Staff's research notes that the subject property is located in an area with properties zoned EU-1 to its north, east and west. The parcels to the south are composed of walled-in single-family residences zoned RU-1 located within the jurisdiction of South Miami with lots that range from 9,986 to 15,092 square foot in size and no direct access to Miller Drive. In addition, staff notes that further to the west there is a pocket of EU-M developed parcels, that do not adjoin the subject property, but are separated from the site by some large EU-1 zoned parcels. Staff notes that these EU-M zoned properties with existing single-family residences are less than a minimum of 15,000 square foot lots. Based on the foregoing analysis, staff opines that, approval of the EU-M zoning district on the subject property is compatible with the existing development in the area. Staff notes that although no site plans were submitted for this application, at the time of permitting any future

residential development of the property would have to comply with EU-M zoning requirements, which require the development to be compatible with the adjacent uses through the implementation of adequate buffering, site planning, and/or design features. Based on the aforementioned reasons, staff opines that approval of the request to rezone the subject parcel to EU-M, subject to the proffered covenant, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the zone change in relation to the present and future development of the area.

Staff notes that the approval of the applicants' request to rezone the property with the acceptance of the proffered covenant will be consistent with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Their memorandum also indicates that the proposed development will meet the traffic concurrency criteria for an Initial Development Order. Said memorandum indicates that the proposed development will generate 14 PM daily peak hour vehicle trips, and it lies within the urban infill area where traffic concurrency does not apply, as specified in the memorandum dated April 12, 2023. Additionally, staff notes that the memorandum from the Environmental Division of RER dated September 1, 2022, indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County. Based on the aforementioned department memoranda, staff opines that approval of the applicant's request for a district boundary change will not unduly burden the abutting roadways, will not have an unfavorable impact on the environmental resources of the County, and would ensure safety from fire and other dangers. **Therefore, staff recommends approval of request #1, for a district boundary change to EU-M, Estate Modified Residential District, under Section 33-311, District Boundary Change standards, subject to the Board's acceptance of the proffered covenant.**

Additionally, in order to effectuate the future development on the site based on the proposed zoning district, the applicant also requests a non-use variance of zoning and subdivision regulations requiring five-acre fractional lines to be 60' in width; to wave same to permit 0' of dedication for the eastern portion of SW 60 PL (35' required) (request #2). Staff notes that the Platting and Traffic Review Section, of the Department of Regulatory and Economic Resources (RER) memorandum, dated April 12, 2023, objects to the request to waive the right-of-way dedication. Because under the proposed EU-M zoning the applicant would be required to comply with the development standards of the County Code which includes, but are not limited to, lot width and lot coverage the request to permit 0' of dedication for the eastern portion of SW 60 PL (35' required) is inextricably intertwined with request #1, which staff supports on a modified basis that requires a half dedication of 35' on the northwest side of the property. The 35' half dedication on the northwest side of the property would allow for connectivity to SW 54 Terrace and circulation to SW 60 Court. In addition, the dedication of the portion along the northwest side of the subject property will not have an adverse impact on the adjacent residential parcels lying to the north and west of the application site. As such, staff opines that the modified approval of request #2 will not be out of character with prior approvals along SW 60 Place and will not create any new impacts on traffic along the roadway. **As such, staff recommends a modified approval with conditions of request #2 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered covenant and modified approval with conditions of request #2 for a half dedication on the northwest side of the property.

CONDITIONS FOR APPROVAL: for request #2 only.

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

2. That the applicant complies with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Platting and Traffic Review Section of the RER Department as contained in their memorandum dated April 12, 2023, that is part of the record and is incorporated herein by reference.

3. That the applicant dedicates that portion of the east 35' of SW 60 Place located along the northwest side of the subject property to provide connectivity to SW 54 Terrace.

4. That the applicant complies with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Water and Sewer Department as contained in their memorandum dated August 29, 2022, that is part of the record and is incorporated herein by reference.

NK:JB:JR:SS:EA

Nathan Kogon

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

ZONING RECOMMENDATION ADDENDUM

Garcia-Carrillo 56 Street Revocable Trust
PH: Z22-118

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	*No objection*
Platting and Traffic Review Section (RER)	*Objection**
Miami-Dade Fire Rescue (MDFR)	*No objection*
Water and Sewer Department (WASD)	*No objection**
Building and Neighborhood Compliance (BNC)	*No objection*
**Subject to conditions in their memorandum.*	

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

Estate Density Residential (Pg. I-29)	*This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.*
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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* (F) ***Section 33-311** provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;*

ZONING RECOMMENDATION ADDENDUM

Garcia-Carrillo 56 Street Revocable Trust
PH: Z22-118

	(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.*
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.*

RESOLUTION NO. 006-24-16111

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, OPPOSING MIAMI-DADE ZONING APPLICATION NO. Z2022000118 FILED BY GARCIA CARRILLO 56 STREET REVOCABLE TRUST FOR THE REZONING OF THE PROPERTY LOCATED AT 5979 SW 56 STREET, MIAMI-DADE COUNTY, FLORIDA, PARTICULARLY OPPOSING RECOMMENDED CONDITION NO. 3 WHICH SEEKS DEDICATIONS TO ESTABLISH A NEW STREET CONNECTION BETWEEN SW 54TH TERRACE/60TH PLACE AND SW 60TH COURT; URGING THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS TO DENY THE APPEAL OF ZONING APPLICATION #Z2022000118; PROVIDING FOR TRANSMITTAL; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE.

WHEREAS, on May 24, 2022, Garcia Carrillo 56 Street Revocable Trust (the "Applicant") submitted a zoning application to Miami-Dade County requesting the approval of (1) a district boundary change for the property located at 5957 SW 56th Street, Miami-Dade County, Florida (the "Property"), from EU-1, Single-Family One Acre Estate District, to EU-M, Estate Modified District, and (2) a non-use variance of zoning and subdivision regulations requiring five-acre fractional lines to be 60 feet in width and to wave same to permit 0 feet of dedication for the eastern portion of SW 60 Place (the "Application"); and

WHEREAS, the parcels to the south of the Property are located within the jurisdiction of the City of South Miami (the "City") and consist of walled-in single-family residences zoned RS-3 with lots that range from 9,986 to 15,092 square foot in size with access to Miller Drive limited to SW 60th Avenue; and

WHEREAS, on September 13, 2023, the Miami-Dade County Community Zoning Appeals Board ("CZAB") held a public hearing on the Application and denied the application with prejudice, as detailed in Resolution No. CZAB12-17-23 attached hereto as Exhibit "A;" and

WHEREAS, the Applicant filed an appeal to the Board of County Commissioners (the "BCC") and the Application was noticed for the BCC Zoning hearing on January 24; 2024, however the item was deferred to the March 21, 2024; and

WHEREAS, the Staff Reports for both the CZAB and the BCC recommend approval of the Application under Section 33-311(A)(4)(b) of the County Code, with certain conditions, including condition no. 3 that the Applicant dedicate 35 feet along the northwest side of the Property to allow for connectivity between SW 54 Terrace/SW 60th Place to SW 60th Court; and

WHEREAS, the City Commission finds that the dedication of the 35 foot portion along the northwest side of the Property would have an adverse impact on the City's residents who reside in the neighborhood, because it would enable connectivity that would encourage additional cut-through traffic through the established RS-3 neighborhood further south from SW 62nd Avenue via SW 60th Avenue; and

WHEREAS, the City Commission desires to oppose the Application and any condition of approval which would require or result in additional roadways for connectivity to SW 54 Terrace/SW 60th Place to SW 60th Court; and

WHEREAS, the City Commission finds that this Resolution is in the best interest and welfare of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AS FOLLOWS:

Section 1. **Recitals.** The above-stated recitals are true and correct and are incorporated herein by this reference.

Section 2. **Opposition.** The City Commission hereby opposes the Application, particularly condition no. 3 which requires a dedication of 35 feet to establish connectivity between SW 54 Terrace/SW 60th Place to SW 60th Court. The City opposes any new connectivity between SW 54 Terrace/SW 60th Place to SW 60th Court.

Section 3. **Urging Board of County Commissioners to Deny Application.** The City Commission hereby urges the Miami-Dade County Board of County Commissioners to deny the Application.

Section 4. **Transmittal.** That the City Commission hereby directs the City Clerk to transmit a copy of this Resolution to the Miami-Dade Board of County Commissioners, Planning and Zoning Staff, the County Clerk, and the County Attorney's Office.

Section 5. **Implementation.** The City Manager is authorized to take any and all actions necessary to implement the Agreement and the purposes of this Resolution.

Section 6. **Corrections**. Conforming language or technical scrivener-type corrections may be made by the City Attorney for any conforming amendments to be incorporated into the final resolution for signature.

Section 7. **Effective Date.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 6th day of February, 2024.

ATTEST:

CITY CLERK

APPROVED:

MAYOR

READ AND APPROVED AS TO FORM, LANGUAGE, LEGALITY AND EXECUTION THEREOF

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

COMMISSION VOTE:	5-0
Mayor Fernández:	Yea
Vice Mayor Bonich:	Yea
Commissioner Calle:	Yea
Commissioner Liebman:	Yea
Commissioner Corey:	Yea

Agenda Item No:11.

City Commission Agenda Item Report

Meeting Date: February 6, 2024
Submitted by: Daniela Cimo
Submitting Department: City Attorney
Item Type: Resolution
Agenda Section:

Subject:
A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, OPPOSING MIAMI-DADE ZONING APPLICATION NO. Z2022000118 FILED BY GARCIA CARRILLO 56 STREET REVOCABLE TRUST FOR THE REZONING OF THE PROPERTY LOCATED AT 5979 SW 56 STREET, MIAMI-DADE COUNTY, FLORIDA, PARTICULARLY OPPOSING RECOMMENDED CONDITION NO. 3 WHICH SEEKS DEDICATIONS TO ESTABLISH A NEW STREET CONNECTION BETWEEN SW 54TH TERRACE/60TH PLACE AND SW 60TH COURT; URGING THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS TO DENY THE APPEAL OF ZONING APPLICATION #Z2022000118, OR IN THE ALTERNATIVE, DELETING CONDITION NO. 3 OF THE STAFF RECOMMENDATION WHICH SEEKS DEDICATIONS TO ESTABLISH A NEW STREET CONNECTION BETWEEN SW 54TH TERRACE/60TH PLACE AND SW 60TH COURT; PROVIDING FOR TRANSMITTAL; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE. 3/5 (MAYOR FERNÁNDEZ)

Suggested Action:

Attachments:
Memo - Opposing MDC Zoning Application for 5979 SW 56 Street

483700803-Resolution_Opposing_Zoning_Application_for_Property_in_MDC - CAv3.docx

South Miami
THE CITY OF PLEASANT LIVING

CITY OF SOUTH MIAMI
OFFICE OF THE CITY ATTORNEY
INTER-OFFICE MEMORANDUM

TO:	The Honorable Mayor, Vice Mayor, and Members of the City Commission
FROM:	Lillian Arango and Tony Recio, City Attorneys
CC:	Genaro "Chip" Iglesias
DATE:	February 6, 2024 City Commission Meeting
SUBJECT:	**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, OPPOSING MIAMI-DADE ZONING APPLICATION NO. Z2022000118 FILED BY GARCIA CARRILLO 56 STREET REVOCABLE TRUST FOR THE REZONING OF THE PROPERTY LOCATED AT 5979 SW 56 STREET, MIAMI-DADE COUNTY, FLORIDA, PARTICULARLY OPPOSING RECOMMENDED CONDITION NO. 3 WHICH SEEKS DEDICATIONS TO ESTABLISH A NEW STREET CONNECTION BETWEEN SW 54TH TERRACE/60TH PLACE AND SW 60TH COURT; URGING THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS TO DENY THE APPEAL OF ZONING APPLICATION #Z2022000118, OR IN THE ALTERNATIVE, DELETING CONDITION NO. 3 OF THE STAFF RECOMMENDATION WHICH SEEKS DEDICATIONS TO ESTABLISH A NEW STREET CONNECTION BETWEEN SW 54TH TERRACE/60TH PLACE AND SW 60TH COURT**

The accompanying Resolution was prepared and placed on the agenda at the request of Mayor Fernández as a result of comments raised by residents who spoke at the January 16th, 2024 City Commission Meeting.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

GARCIA-CARILLO 56 STREET REVOCABLE TRUST/GARCIA-CARILLO AS CO TRUSTEE OF THE PEDRO AND MARIA	5979 SW 56 ST **MIAMI-DADE COUNTY, FLORIDA.**
APPLICANT	**ADDRESS**
Pending	Z2022000118
DATE	**HEARING NUMBER**

FOLIO: 30-4024-000-0920

REVIEW DTE OF CURRENT ENFORCEMENT HISTORY:
February 20, 2025

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

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

VIOLATOR:
GARCIA-CARILLO 56 STREET REVOCABLE TRUST/GARCIA-CARILLO AS CO TRUSTEE OF THE PEDRO AND MARIA

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

Memorandum

MIAMI-DADE COUNTY

Date: April 28, 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: Z2022000118-3rd Review
Pedro Garcia Camillo and Maria Garcia Carrillo
5979 SW 56th Street
DBC from EU-1 to EU-M
(EU-M) (4.92 acres)
24-54-40

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 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 Service and Wastewater Disposal

This request for a district boundary change from EU-1 to EU-M does not include a site plan or proposed development information. Pursuant to the Code, based on the development allowed under the requested district boundary change and an analysis of water and sewer infrastructure in the area, any future residential development is within feasible distance to connect to public water and public sanitary sewer. 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 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 owner submit 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.

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

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

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

Conditions of Approval: None

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). Section 24-49 of the Code provides for the preservation and protection of specimen tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

A previous boundary survey dated as received by Miami-Dade County on August 10, 2022, was submitted in support of the subject application and does not show or provide information about the specimen trees on the property. DERM cannot determine that this project complies with the requirements of sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. Please note that the Code generally requires the preservation of specimen trees and the standards in the Code for removal/relocation of specimen trees are stricter than for removal of non-specimen trees.

The subject application, which requests a district boundary change from EU-1 to EU-M could result in tree removal/relocation activity to trees. DERM recommends approval of this application with a condition that requires the preservation of the specimen trees whenever reasonably possible, unless a tree removal permit is obtained which authorizes the removal of specimen trees as per the specimen tree standards of section 24.49.2(II)(1) of the Code. **DERM approval of this zoning application shall not be interpreted as approval of removal or relocation of any tree resources on the site.**

The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

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

Conditions of Approval: Specimen trees shall be preserved on the site, unless a tree removal permit is obtained which authorizes the removal of specimen trees as per the specimen tree standards of section 24.49.2(II)(1) of the Code.

DERM 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: February 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: ***UPDATED*** - Zoning Application Comments - 5979 Miller Drive Rezoning
Application No. Z2022000118

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.

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: 5979 Miller Drive Rezoning

Location: The proposed project is located at north of Miller Drive between SW 60th Court and SW 59th Avenue with Folio No. 30-4024-000-0920, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change from EU-1 (Estates, Single-Family, 1 acre or more in area) to EU-M (Estates modified, single-family, minimum lot area 15,000 ft2 net).

The estimated total water demand cannot be provided at this time, as a site plan for the proposed development was not provided with this Zoning Application.

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 April 21, 2021, WASD Agreement No. 31095 was offered for the subject development; however, said Agreement has expired. The applicant will need to contact WASD's New Business Section in order to request a re-offer of said Agreement.

Per approved points of connection (P.O.C.) dated April 16, 2021, for WASD Agreement No. 31095, the subject property is currently being served by WASD. If an additional connection is required, there is an existing 8-inch water main along SW 56th Street abutting the southern boundary of the property to where the developer may connect to provide service. *Final points of connections and capacity approval to connect to the water system will be provided at the time the WASD Agreement No. 31095 is re-offered.*

There are water 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. Easements associated with mains to be removed and relocated may be closed and vacated before starting construction in the

easement(s) areas. In case of right of way to be closed and vacated within the property, mains may 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's supervision. Services to existing customers cannot be interrupted.

A Water Supply Certification (WSC) letter from WASD was issued on April 21, 2021, through WASD Agreement No. 31095, which is currently expired. Said WSC will be re-issued at the time WASD Agreement No. 31095 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 and consistent with Policies WS-5E and WS-5F of the CDMP.

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

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

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

Per approved points of connection (P.O.C.) dated April 16, 2021, since this property is connecting to WASD's sewer system for the first time, the developer is required to install a gravity sewer main along one entire boundary of the property, as per WASD's Rules & Regulations, Section 3.02(6) and 3.04(2)(d). Therefore, the developer may connect to the wet well of Pump Station (PS) No. 181 and extend an 8-inch gravity sewer northerly at full depth across SW 56th Street to the center of the street, thence, extend the same 8-inch. gravity sewer westerly at full depth in SW 56th Street to the southwestern corner of the property. Also, the developer shall connect to the aforementioned proposed manhole north of the public PS and extend the same 8-inch gravity sewer easterly at full depth in SW 56th Street to the southeastern corner of the property.

In addition, the developer may connect to the aforementioned proposed 8-inch gravity sewer in SW 56th Street and extend the same within the property in a dedicated public right of way and/or in WASD's easements as required to provide service to Lot 1 per T-24449.

The developer is responsible for obtaining access to the existing sewer system either by right of way dedication and/or an easement. *Final points of connection and capacity approval to connect to the sewer system will be provided at the time the WASD Agreement No. 31095 is re-offered.*

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

The sewage flow from the proposed development will be transmitted to PS No. 181. Said pump station is currently in OK Moratorium Code Status.

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

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

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

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

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

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: February 27, 2025

To: Nathan Kogon, 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: Z2022000118
Name: Pedro Garcia Carrillo and Maria Garcia Carrillo
Location: 5979 SW 56 Street
Section 24 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 **objections.**

1. Additional dedication will be required along SW 60 Place.
2. This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. It will generate approximately **14 PM** daily peak hour vehicle trips (*)

(*)Traffic concurrency is based on the max density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

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

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

Standard Conditions:

- During the platting and/or permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources Platting Section for review. The set of plans shall be signed and sealed by an engineer in compliance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways as well as County Standards. Additional improvements may be required once the detailed set of plans are submitted to this Section.
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum

MIAMI-DADE COUNTY

Date: February 19, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2022000180

The Miami-Dade Fire Rescue Department has **no objection** for zoning designation change from EU-1 to EU-M with a 8/10/2022 "EnerGov" upload date. Any future site plans will need separate approval.

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

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

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



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2022000118

N
W E
S

Legend
Subject Property Case
Zoning

Section: 24 Township: 54 Range: 40
Applicant: Garcia-Carrillo 56 Street Revocable Trust
Zoning Board: C12
Commission District: 7
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 11, 2022

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2022000118

Legend
Subject Property

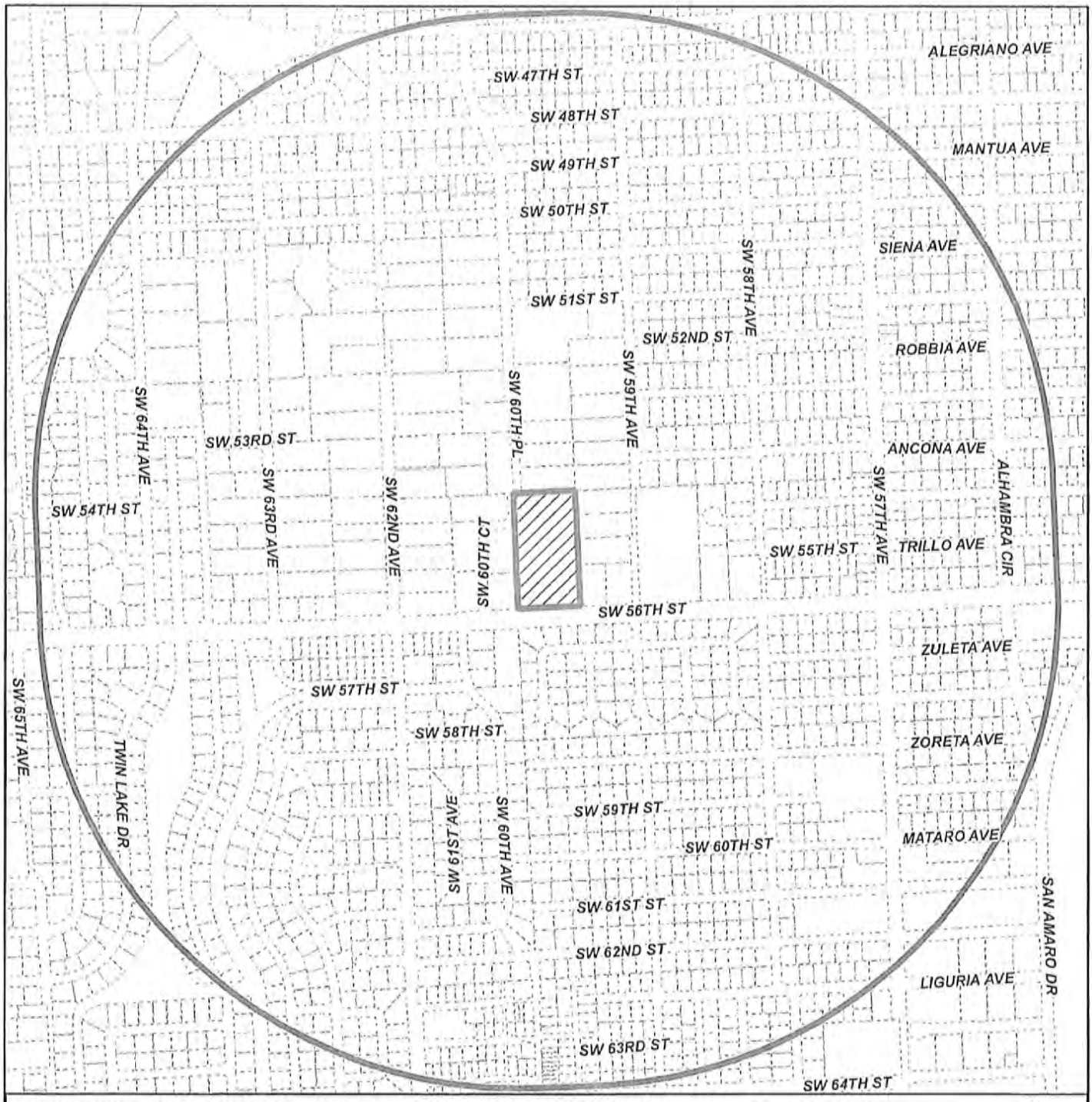
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Section: 24 Township: 54 Range: 40
Applicant: Garcia-Carrillo 56 Street Revocable Trust
Zoning Board: C12
Commission District: 7
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 11, 2022

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2022000118

RADIUS: 2640

Section: 24 Township: 54 Range: 40
Applicant: Garcia-Carrillo 56 Street Revocable Trust
Zoning Board: C12
Commission District: 7
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

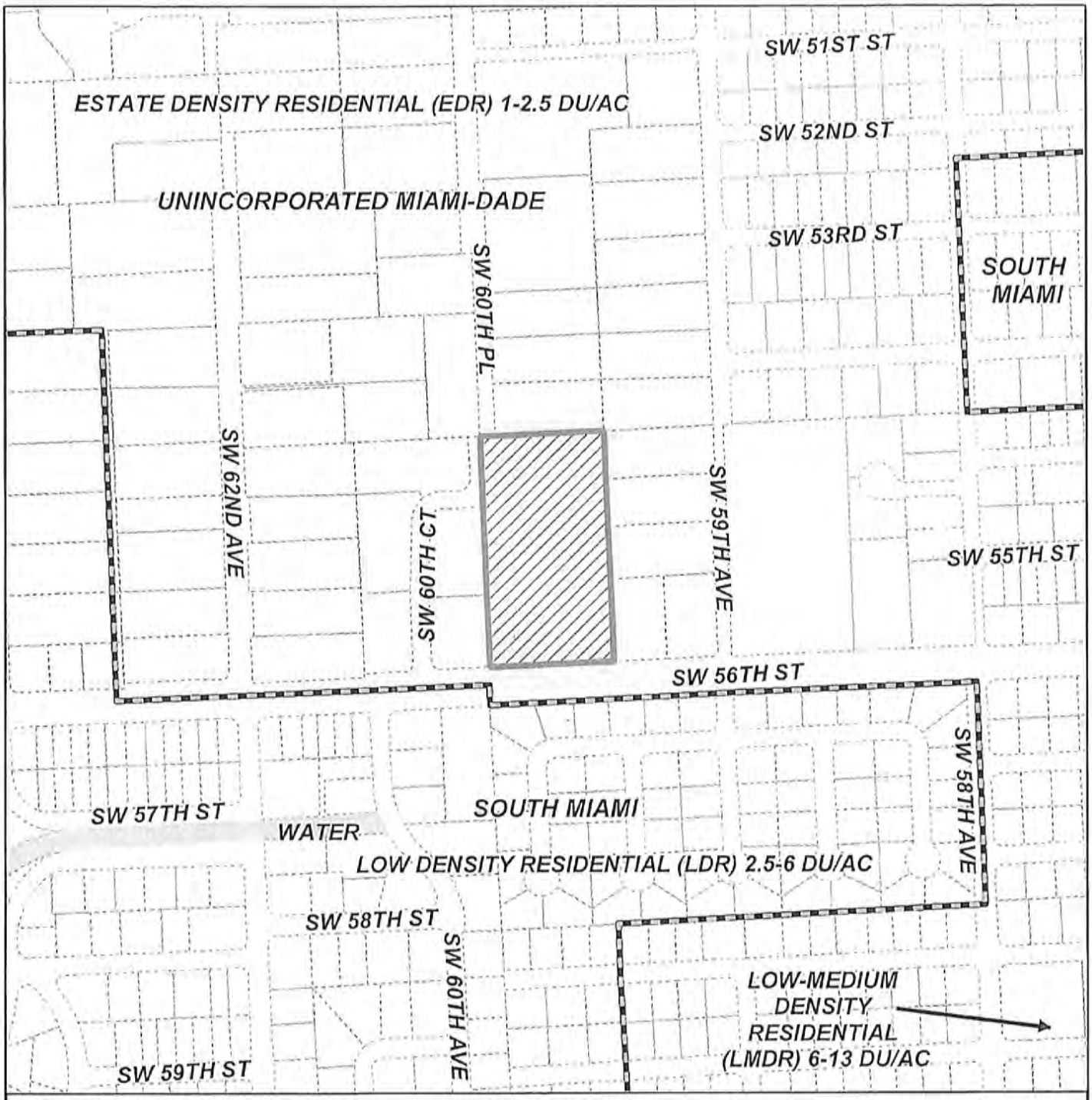
- Subject Property
- Buffer
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 11, 2022

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2022000118

Legend

Subject Property Case

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Section: 24 Township: 54 Range: 40
Applicant: Garcia-Carrillo 56 Street Revocable Trust
Zoning Board: C12
Commission District: 7
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 11, 2022

REVISION	DATE	BY

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: _____

NAME AND ADDRESS	PERCENTAGE OF STOCK

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

TRUST/ESTATE NAME: The Garcia Carrillo 56th Street Revocable Trust Dated January 9, 2020

NAME AND ADDRESS		PERCENTAGE OF INTEREST
Pedro Garcia Carrillo	5979 SW 56 St., Miami, Florida	50%
Maria Garcia Carrillo	5979 SW 56 St., Miami, Florida	50%

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.*

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-118
DATE: MAR 23 2023
BY: CABR

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.

Maria Alvarez — Signature

Maria Garcia Chamizo — Print Name

Sworn to and subscribed to before me on the 8th day of June, 2022

Affiant is personally known to me or has produced FL Driver License as identification.

Notary: Aymet Ramos

[Stamp/Seal]

AYMET RAMOS
Notary Public - State of Florida
Commission # HH 46883
My Comm. Expires Oct 12, 2024
Bonded through National Notary Assn.

Commission expires: Oct 12, 2024

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

FORM REVISION 2010/3

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-118
DATE: FEB 13 2023
BY: CABR

This instrument was prepared by:
Name: Elinette Ruiz-Diaz de la Portilla, Esq.
Gunster, Yoakley & Stewart, P.A.
Brickell World Plaza
600 Brickell Avenue, Suite 3500
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner, **Pedro and Maria Garcia-Carrillo as Co-Trustees of the Garcia-Carrillo 56 Street Revocable Trust**, holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

IN ORDER TO ASSURE the **County** that the representations made by the owner during consideration of Public Hearing No. Z2022000118 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

(1) The maximum number of dwelling units on the Property will not exceed the maximum density allowed under the Miami-Dade County Comprehensive Development Master Plan.

Section-Township-Range: __-__-__
Folio number: 30-4024-000-0920

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-118
DATE: FEB 13 2023
BY: CABR

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.

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.

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.

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.

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.

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.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-118
DATE: FEB 13 2023
BY: CABR

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

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

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

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

Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the 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.

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

[Execution Pages Follow]

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-118
DATE: FEB 13 2023
BY: CABR

Exhibit A

COMMUNITY ZONING APPEALS BOARD 12
Kendall Village Center, Civic Pavilion
8625 SW 124 Avenue, Miami, FL
Wednesday, September 13, 2023 at 6:30 p.m.

ITEM

Z2022000118
Garcia Carrillo 56 Street Revokable Trust
22-118

Board Members
(Present)

Christopher Carbonell, Chairman
Jason B. Krieger
Alina Lago
Carla Victoria Llaneza
Richard Praschnik

County Attorney's Office

Abbie Schwaderer Raurell
Assistant County Attorney

Staff

Jose Rivero, Supervisor
Zoning Hearings Section

(Witnesses were duly sworn).

"In accordance with the Code of Miami-Dade County, all items to be heard this evening have been legally advertised in the newspaper, notices have been mailed and the properties have been posted. Additional copies of the agenda are available here at the meeting.

Items will be called up to be heard by agenda number and name of applicant.

The record of the hearing on each application will include the record of Regulatory and Economic Resources.

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

Parties have the right of cross-examination.

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

In addition, the following

departments have representatives present here at the meeting to address any questions: The zoning evaluation and plat and traffic review section of the Department of Regulatory and Economic Resources and the County Attorney's Office.

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

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

The number of filed protests and waivers on each application will be read into the record at the time of hearing as

each application is read. Those items not heard prior to the ending time for this meeting will be deferred to the next available zoning hearing meeting date for this Board.

(Thereupon, an unrelated item was heard, whereupon, the aforementioned item was called and the hearing commenced as follows:)

CHAIRMAN CARBONELL: At this time, can staff call the next item on the agenda?

MR. RIVERO: Sure. The next item is application Z2022000118, Garcia Carrillo 56 Street Revokable Trust. There's 78 protests and zero filed waivers.

And as per the report, the Department's recommendation is approval of Request 1, with acceptance of the proffered covenant, and modified approval of conditions of Request No. 2."

CHAIRMAN CARBONELL: The applicant, please step forward.

MR. DIAZ DE LA PORTILLA: Good evening, Mr. Chairman, Members of the

Board, Public. My name is Miguel Diaz De La Portilla. I'm an attorney at Gunster, 600 Brickell Avenue, 35th Floor, Miami, Florida. I'm joined here by my wife, Elinette Ruiz-Diaz De la Portilla, who's also an attorney at Gunster. And I'm joined by Pedro Garcia Carrillo, and the son, Michael Garcia Carrillo. I'm here on behalf of the Garcia Carrillos 56 Street Revocable Trust.

And, Mr. Carrillo, please stand up so that the Board see you, and that's Mike Garcia Carrillo.

I'm glad to be here finally to be able to present our application before you.

The property is located at 5979 Southwest 56 Street. That property, it's in your packet, it's a 4.2 -- 4.92-acre parcel. Garcia Carrillos have lived there for over 20 years on the property. There is a single-family, approximately 10,000 square foot house, on that bigger than 5-acre lot.

Now, I know there are a lot of people

in the audience today that may not be fully aware of what it is exactly that we're requesting today and what our application is about.

So I want to start by saying what our application is about and what it isn't about. I know that a lot of the people in the audience, because I spoke with them last time, we couldn't have a hearing due to a defect in the advertising, are concerned about street immediately to our northwest, and that's 60 Place. Take a look. I may have to approach, because of the size of this and lack of easel, but 60 Place is -- and the property is between 59 Avenue and 60 Court, approximately. That's where we're at. So off of Miller, you go to 60 Court, and it turns to 54 Terrace, and then it hooks up north and that's 60 Place.

A lot of people are concerned about that street being widened and opened to create connectivity from the property to the south, meaning the Garcia Carrillo property and those properties to the south

to the properties that are north of us. Right now, that street dead-ends, so it's a dead-end street. Cars can't cut through 60 Court to get to the streets to the north. They have to turn back around and go back on Miller.

And so the concern in the neighborhood is that if our project moves forward, our application moves forward, that that street would be opened, that there would be connectivity to the north and that what is now a dead-end street would be an open street with cut-through traffic.

So I want to make real clear from the outset that we have two requests and two requests only for you.

One, and I'll start with the second one first, is to specifically waive the requirement to open that street and to widen that street. So right now the code requires a dedication of 35 feet immediately to our northwest corner, so that County can widen that street and connect it to the streets to the north.

So our Request No. 2, in the application that is before you, is to waive that requirement so that we don't have to give a 35-foot dedication, so that you permit zero dedication.

The first request is to rezone the property from EU-1 to EU-M. Now, when you combine these two requests, what you end up with is the road to our west, if granted. If the non-use variance is granted will remain exactly as it is, which is what I think the majority of the people in this room are concerned about, as are we.

So I want to make it real clear, we want to keep the road immediately to our west exactly as it is. We want to keep every road immediately to the west exactly as they are. We don't want to open that street, we don't want it to connect to the north and that's why we have that second request for the non-use variance, so that that doesn't happen.

So I want to say it again to be real clear, we want 60th Place to remain as it

is forever. That's why we made the request, second request, which is for the non-use variance to permit zero dedication, with 35 feet dedication -- of dedication are required on 60th Place.

We've also, and we'll talk about it a little bit later, proffered a covenant, which showed to you we have a fully executed covenant that guarantees that none of the streets to our west, which has been told to me by the neighbors as one of their main concerns, if not the main concern, will remain exactly as they are in perpetuity, forever.

So the application, two requests: To rezone the property from EU-1, which are 1-acre land to EU-M, which allow 15,000 per lots. That would allow us to go from what we can do as of right now with severable use rights, which is about seven units, to 12. 12 is allowed, the maximum allowed, under the current land use designation for the property, which is estate density residential.

Also, as part of our covenant, we are

committing to keep it within the maximum allowed by the County's Comprehensive Development Master Plan, which, again, would allow 12 dwelling units maximum.

So we're here talking about keeping the street as it is in perpetuity, so you don't have cut-through traffic, and basically increasing by five houses over what we can do as of right, but we're requesting the additional five are consistent with the County's Comprehensive Development Master Plan, consistent with the land use designation for the property, which is estate density residential, which allows between 1 and 1.25 dwelling units per acre. You multiply that by 4.92 acres, you have three dwelling units per acre. We are capping it at 12. What this would result in are 17,500, 18,000 square foot lots. Twelve 17,500 to 18,000 square foot lots.

The second request, again, is to allow a variance of the requirement to dedicate the 35-feet right-of-way to the west, permit zero dedication, which will

guarantee that the street will remain exactly as it is.

Now, talk about the declaration, we'll get into more detail on that in a second, but I want to make very, very clear, we're here with a positive staff recommendation. Your professional staff, the County's independent zoning department, all folks that reviewed at every division of the County's Regulatory and Economic Resources Department is in favor of the application, and the packet before you has a recommendation of approval of our first request, the rezoning from EU-1 to EU-M, and then they have a modified approval of Request No. 2. Again, that's the non-use variance to permit zero dedication along our northwestern side.

What the County is saying, give us half a loaf on that. They want a partial dedication at the very top, but that partial dedication would also open the streets. We respectfully are asking you here today to grant our application as we

requested, notwithstanding the County's modified recommendation approval for the non-use variance, because the way we're requesting it, which is zero dedication along the northwestern side, will keep the street exactly as it is, will keep it from being widened, will keep it from connected to the north, will keep it as a dead-end street and will not have connectivity to the north, to the streets to the north.

And I'll say to you that under your code 33-311, you're allowed to approve it. You have the power to approve both, of course, our Request #1, which the County is wholeheartedly recommending to rezone the property from EU-1 to EU-M, and also our Request No. 2, which is the non-use variance.

The record before you, the recommendation before you, shows that our request would yield a maximum of 14 peak-hour trips. This property is in the urban infill area. This property meets all the requirements of traffic concurrency and levels of service for

every single public service provided by the County. And I'll go over that in a little bit more detail in a second.

Now we have support from some of our neighbors. Obviously, there are a number of people here who are in opposition. I would hope that after it's made very clear, and I hope I have, that we have no interest whatsoever in opening that street to our west, 60th Place and connecting it to the north, that we are aligned with the neighbors on this, I would hope that we would get additional support for our requests.

I'm going to introduce the letters of support that I have, supporters that we have for our application is the neighbor immediately to our east, and that's Dr. Vicente Lago, who is immediately to our east in this property right here. And so he's one of the longest tenured property owners in the area, and with others in the letters that are being submitted.

Now, if you go to page 3 of your staff recommendation, I think you have the

meat of the reasoning and rationale for the staff's strong support for our rezoning request. And that's, basically, based on two things: One, as I said earlier, we are consistent with County's Comprehensive Development Master Plan's land use designation for this property, together with our covenant of 12 units maximum. We are consistent with the plan.

Staff opines that we're also compatible with the area, that our request to rezone from EU-1 to EU-M is compatible with the surrounding area. As you can see in the map next to you, and as I'll get to more detail as I read from staff's recommendation, we have single-family lot to our south. Those lots range in size from 9,000 square foot lots to up to 15,000 square foot lots. We have pockets EU-M development just like ours, on the east or our west.

I would tell you, and your staff recommendation makes it clear, that even though they have the same zoning designation that we're requesting at EU-M

are actually smaller than 15,000 square feet, because they obtained lot size variances, so they could be smaller than 15,000 square feet. Again, our proposal is 12 units of 17,500 square feet to 18,000 square feet.

If you look at the zoning trend in the area, most of the properties are, again, 15,000 square feet or lower or smaller.

If you look at the County Commission's decisions on similar lot splits, like the one we're proposing, the County commission has approved those invariably in the last five to six years. Why? Because it meets the County's policy of increasing density to the max allowed under the Comp Plan when you're talking about infill property. So when you're consistent with the Comp Plan's threshold for density, which we are, and when your infill and when all levels of service remain exactly the same and are not affected because of a di minimus, minor, insignificant impact, the County

Commission has, on the whole, been approving these.

So there is a natural trend and pattern on these requests when they're reasonable, when they make sense, when they're compatible, when they comply with the Comp Plan, when they're infill.

Now, compatibility. And you're going to say, well, you know, oh, you have to be exactly like your neighbor, and that's a very common misconception. The law very clearly indicates compatibility doesn't require you to be exact to your neighbor, but similar.

And I would proffer to you that it's very, very clear, it's, in fact, it's irrefutable that under the land use designation of estate density residential, EU-1's, EU-M's, and EU-S's are compatible with each other and what you see, with the trend of development in this area, particularly with single-family 9,000 to 12,000 foot lots directly across the street from us, we are more than compatible with the surrounding area. Our

request is more than compatible with the surrounding area.

Like I said, the County's traffic and streets division says 14 trips. This justifies approval.

DERM, which is the Division of Environmental Resource Management, the Fire Department, the police department, Miami-Dade County Public Schools, the Department of Transportation and Public Works, none of them object. Again, this isn't because they like us. This is because on the facts, on the merits, we have no adverse impact on infrastructure. We have no adverse impact of the services. We have no adverse impact on level of service.

Now, I know that despite the fact that I think I've made it very, very clear here tonight that we don't want to dedicate 35 feet of right-of-way to our northwest and we don't want to open and expand 60 Place, but there's still going to be some folks that are going to be objecting, because they don't want us to

do anything on our property, change anything. And I understand that, and I respect that. I want to make it real clear to everyone in this room, I respect that.

But zoning decisions have to be based on substantial competent evidence. They have to be based on the record. And so just like the property around us have their rights, so does the Garcia Carrillo family, their property rights, private property rights that are one of the fundamental pillars of our nation that they have.

And as long as what they are seeking is consistent with the Comp Plan, doesn't adversely impact infrastructure, and is compatible with the area, which, again, your professional staff opines that it does, if you look in the area, and the neighborhood shows that it is, then it is a proper and reasonable request that we have before you.

I want to talk about -- I'm handing you a copy. I believe it's earlier

restrictions that we're proffering. So, again, we're here with the positive staff on our request to rezone from EU-1; we have a modified recommendation of approval to our second request, which is a non-use variance to permit zero dedication. Again, the County wants us to give them half a dedication, partial dedication.

Our proffered covenant, which I have in the past shared with some of our neighbors. I know Marko and his wife I did, because I've known them, you know, for 30 years, from the time I worked at the County as a County Commissioner.

And what we're doing in the covenant is very, very clear. This is what it says: The maximum number of dwelling units on the property will not exceed the maximum density allowed from the Miami-Dade Comprehensive Development Master Plan. You're looking at your staff recommendation, that's 12 units, and that's in our restrictive covenant, which the Garcia Carrillos have executed, have notarized and we have copies of those.

The owners agree that Southwest 60th Court, Southwest 54th Terrace, Southwest 60th Avenue Place, a little bit of an overkill there, because we threw in the streets as their numbers changed, but that was in part with my discussions prior to June 8th with Tom Marko to make sure that there were belts and suspenders on this thing. Again, you know, once again, to buttress our commitment to not dedicate those 35 feet, of course, with your approval, and not to widen the street, and not to connect it, to keep that street exactly as it is today.

So it says, all streets shall remain as they presently are and should dead-end on their property's northwestern boundary.

Consequently, the owners agree that they will not dedicate any right-of-way along their property's entire western boundary to the County for right-of-away purposes.

So, again, our request asks for a waiver -- for a non-use variance so that there is zero dedication. Our covenant

ties us to that. It's a binding commitment running with the land. And so we're underscoring, again, in addition to what I'm telling you here today, we don't want to touch that street. We want to leave it exactly the same.

And, moreover, the County's own traffic analysis shows that it isn't even needed, because with 14 trips, you don't need to expand 60th Place. You don't need to connect it anywhere. The impact is so small, miniscule, that it can continue operating as it is without any expansion, without touching that street at all.

The third commitment that we're making in our Declaration of Restrictions, which I had not discussed with Tom, because we're thinking what else can we -- what other assurance could we provide to neighbors who are in opposition that we're serious about what we're saying? And so that restriction on ourselves is that all ingress and egress to the property shall be exclusively from Southwest 56 Street, through Miller.

So what does that mean in real terms? What it means is that the only access you can have for a binding commitment is through Miller and 56, that further supports not opening, and not widening and not doing anything to our west, again, to underscore, buttress, support the idea we don't want to touch the streets to our west. We want to keep it exactly as is.

So that's the covenant that is before you. The Declaration of Restrictions that's before you. I have additional copies, but we handed two copies to the staff that have been executed by the Garcia Carrillo Family.

And then, again, finally, I would like to say that we respectfully request that you support staff's recommendation to rezone the property from EU-1 to EU-M, and that you support our request for a non-use variance to permit zero dedication, that you accept our proffered covenant that we've submitted to you and to the staff and we ask for your strong support.

We want to do what's right. We want

to, of course, take advantage of our property rights, but we want to respect the streets the way they are. We're talking about building an enclave of multimillion dollar homes in an area that would do nothing but improve the area, an enclave ensconced by dense landscaping, a number of specimen trees that we need to either relocate on the property or leave in place, which we plan to, because that's what makes the property the attractive property that it is. It's a little burnt feed? 42:39: We want to keep it that way.

And so we ask for your support. Finally, I'd like to reserve 10 minutes for rebuttal. Thank you for your attention and thank you for your time.

CHAIRMAN CARBONELL: At this time, can we call anybody to the podium that will speak in support of the application?

No one online wants to speak in support?

MR. RIVERO: No speakers online.

CHAIRMAN CARBONELL: Anyone here that

wishes to speak in opposition to this application, please come forward to the podium, state your name and address clearly for the record. Unfortunately, I can't speak to you until you're at the podium.

MR. WINKER: Good evening. Dave Winker. I'm an attorney for Biltmore Heights Neighborhood Association. That's everyone here in white. I filed a letter to intervene. I represent residents that live within a thousand feet.

I'm going to get my presentation over very quickly, because I think it's very important that you listen to the residents and their concerns.

As you know, we're here on up zoning of 5979 Southwest 56 Street, very important to put this into context for what's happened.

This is an extremely unique neighborhood. You're going to hear about it. Every neighborhood thinks it's unique. You're going to hear that this is one of the more unique neighborhoods,

because of the size of the lots, and because of the expectations there.

This is the definition of spot zoning. There's nothing preventing them from building as of right, improving their property and enjoying their ownership rights.

They are asking to up zone from one-acre lots, which I'm going to show you on the map, the entire surrounding area, to 15,000 square foot lots. I think it's important to remember that they're here asking for something that they're not entitled to. They have criteria for why they'd like to.

We often talk about property rights, and here in South Florida we pull people who fled countries and respect property rights.

And I think it's always important to remember that part of property rights is what everyone here bought into, bought into a neighborhood, certain expectations of what would be built. This is a radical change from that expectation. I went

through acre lots, 15,000 square foot.

You guys are here today, giving your time, so appreciated, so appreciated, that everyone gives a chance to give their perspective. You're charged, under Section 33-311, which is the duty to give reasonable consideration to the character of the district, an area and its particular suitability for particular uses.

You're going to hear the neighbors talk about what happens in this neighborhood and how this is going to adversely affect what they have.

This is also inconsistent with the code under Section 33-311. When you're reviewing an up zoning, this Board is charged with approving something provided that the non-use variance would otherwise be compatible with its surrounding land uses. That's (a)(4)(b). Then F(1) says, it's consistent with applicable area where neighborhood studies or plans and would serve a public benefit warranting the granting application at the time that is

considered.

You've heard a lot about a covenant. Part of that covenant, not where that covenant, we think it's premature to give that covenant. I hear about the road. We're here about the zoning. Neighbors are not misinformed about what's happened. They don't want the increased density on this lot.

You're going to hear from the neighbors: Proposal is not consistent, it's not compatible and it's not in character with the neighborhood.

If I can just wrap up by showing you a map.

MR. RIVERO: Microphone, please.

MR. WINKER: Sorry.

You can see it's a sizable neighborhood and close to 90 acres. The area we're talking about, the area that we're talking about, as you can see, is absolutely surrounded by consistent zoning. It's spot zoning by definition, and you can't look at this map and not say that's spot zoning. If you build as of

right, five homes right there, which is what everybody else can do and bought into with the expectation. This is the compatible area. It's not consistent and it's not in character.

If I can just turn -- I'll just close with this, because I want to turn it over to the neighbors. (Inaudible) it shows on (inaudible) and it shows the opposition to the property. I thought it was important for you to see points that they're in, if you can point to their pin, show you where they are, how long they lived in the neighborhood and why they're opposed, but, as you can see, the neighbors are overwhelmingly opposed to a project that they understand, there is no misunderstanding, and they are going to ask you to vote no.

MR. DIAZ DE LA PORTILLA: Mr. Chairman, very briefly.

CHAIRMAN CARBONELL: Just to indicate --

MR. DIAZ DE LA PORTILLA: No, I'm going to save my rebuttal for after

everything.

CHAIRMAN CARBONELL: This counts as part of your rebuttal.

MR. DIAZ DE LA PORTILLA: I'm sorry?

CHAIRMAN CARBONELL: Please sit down.

MR. DIAZ DE LA PORTILLA: I'm just telling you what I'm going to do. Thank you.

MR. MARKO: Good evening, Members. Thomas Marko, my wife Benni. My wife Benni and I live at 5976 Southwest 50 Terrace. We live near the application site.

I wanted to ask a point of order first. I've got a little lengthy -- it's not too long, but it's a little lengthier than you might expect, so we do have some speakers who might wish to donate a little bit of time, so that we don't -- anyway, I don't know if that's an issue for you or not.

CHAIRMAN CARBONELL: How much time do you need?

MR MARKO: Nine. I need nine minutes.

CHAIRMAN CARBONELL: Nine minutes?

MR. MARKO: Yes.

CHAIRMAN CARBONELL: Do you know at least one or two people that can dedicate time to you? Lovely. Thank you for your time. There you go.

MR. MARKO: Thank you. Thank you.

We are against the zoning application. And I want to thank you for giving us and other Biltmore Heights -- we call ourselves the Biltmore Heights. It's the unincorporated in South Miami area mix. We call ourselves the Biltmore Heights. And the residents we're here to speak on the application itself and to educate you a little bit more on our special neighborhood that we have.

Our area is fully residential. It's older. It's a built-out neighborhood, has about 400 homes in it and the attorney was showing it to you. Both attorneys were. It includes the five acres that is in question with the application we're here tonight.

This area is bound by 57 Avenue and

67 Avenue on the east and west, and by 48 Street and 56 Street, Miller, on the north and south. So that area is what we call Biltmore Heights. An association has been formed for that, The Biltmore Heights Association. And it's between those four (inaudible), to the north/south east/west to give you orientation for that. And we call it Biltmore Heights, because one of the areas within our 400-home area was platted or is platted as Biltmore Heights, and so it's kind of stuck and we use that as a name.

So, as members that are voting on the issue tonight, you're counting on a complete application. You're also relying on staff's agenda item, which you have before you and comments here tonight, to give you accurate and full information to formulate your information or your decision leading up to your vote. That's what the County code requires.

Unfortunately, as you will see from me and from other neighbor owners commenting here tonight, staff's agenda

item to include the Assistant Director's recommendation, which is built into, of course, to the agenda item, while it's well-intentioned, is respectfully both incomplete and incorrect. And so we want to offer some information that we think will complete and give you correct information.

The applicant has provided next to no information on their development site and development plans. I learned, in fact, this evening, when we got here, that one of the attachments to the application has been showing 12 homes, but apparently that has been removed and that is no longer a part -- so part of the point that I'm trying to make is, there's very little application information coming from anybody, really, on this application, going from EU-1 to EU-M. Even your recommending County departments are advising you that the zoning application is highly incomplete.

So if you take a look at the information that the County departments

put, you'll see that they're indicating, hey, this is pretty incomplete. There's just not much substance here.

And while the various County departments filing written responses to this application have noted this lack of information, they oddly are recommending your approval. So the half a dozen or so County departments, who have taken their time, gone over the item and given you written information are basically telling you, if you get into those items and read them, that there ain't much here. They just haven't given us much to work with.

And, in fact, the traffic section is also asking, as their attorney, Mr. Diaz De La Portilla indicated, that they're asking for the roadway dedication that only traffic section staff is the only one asking for that information or for that dedication. Nobody else is asking for that roadway dedication. No one else wants a new roadway dedication or is anyone else asking for changes to any local existing roads, so nobody here wants

that.

With so many unknowns, you and the County are being asked by traffic staff, because that's who's asking for the roadway changes, to effectively sign a blank check for millions of dollars, public dollars, to rebuild area roads and substantially change the character of our Biltmore Heights neighborhood just to accommodate this proposed 12-house subdivision.

Even the applicant, as their attorney has indicated to you, is against the right-of-way dedication and the traffic section proposed traffic flow. And that's an important issue, because Miguel, their attorney, referenced, and we need to talk a little bit about the traffic flow.

So why approve new traffic, new through traffic and opening a decades-old dead-end road for 12 homes, when the traffic and opening will negatively affect hundreds of our existing homes and families. It just doesn't make sense.

On page 2 of the RER recommendation,

the staff report that you have, the assistant director tells you, quote, unquote, that based on the memorandum from the departments reviewing this application, the additional impacts of the project will be minimal, unquote.

The department memorandum do not state that and such an inference cannot logically be gleaned. It just doesn't make any sense to come up with that. The project impacts will not be minimal in any way under any interpretation.

What is clear, is that there is minimal application information for departmental staff to make credible recommendations to you. So they've had very little information to put forward. Their attorney indicated, well, they have indicated to you that they're okay with the application, that they're fine with the application, but if you get into the meat of what they've said, it's very little and they just don't have a lot to say. They said they haven't been given much information and that we can make

better decision down the road as perhaps this development project moves.

Well, we're here today on the zoning application, and we don't concur with that, and, in fact, what's happening is that staff is indicating they just don't have the information to really give you a credible recommendation, although I will say they are telling you that they are in favor of it, but then they say, Tom, we don't have any information to give you.

And most of the online attachments, because there are a number, I'm sure you've reviewed online attachments, they're like over 100 protest letters that all of us have written, more than 100, and that our part of the application, but I don't know if they're part of your agenda kit. I don't believe that it is. I looked at the agenda kit just before coming here. It doesn't look like protest letters are a part of the agenda kit, but we just don't know if you're aware of them.

And I say that, yes, there are over

100 protest letters that have been filed, but staff's agenda item before you today says that 78, I believe it says 78 protest letters have been received. If you go online, onto their website, it will show you that, well -- they even state, staff states well over a 100 letters have been received. In their agenda item to you, they say only 78. I don't know what's correct. I don't know. It's hard to know. And just in case, here are 98 of the protest letters that were sent in, so I'll be happy -- thanks for that. Okay.

Further, staff does not advise you that as CZAB, you have the ability to waive subdivision requirements. It was mentioned by their attorney that you have the ability to waive subdivision requirements for cause when the project's detriments are found to outweigh public benefits, and this is per subdivision code Section 28.19, variances. It's unclear to me why the agenda item does not -- a full reporting in fairness add this into the record, that you have that ability, as

CZAB, said and you're voting on this tonight.

This agenda item advising you tonight is largely, in my judgment, written with a one-sided slant toward development and increased density. It skimps on the beauty and the feeling of our community; and it doesn't address the impact that such denser living and construction of new housing and roads would have. It's one-sided. And that even zoning staff supports traffic staff, and road dedication and connection likely without site review and study. There's been hardly anything done in support of this application.

Environmental resources staff in their memo to you agrees to a rezoning. So in their statement to you, they agree, the environmental resources, staff agrees to a rezoning for five-acre plus tree and habitat removal absent hardly any application information.

And the traffic section staff, in their recommendation memorandum, advise,

quote, unquote, that traffic concurrency is based on the maximum density of the property resulting in 14 daily peak hour (inaudible).

CHAIRMAN CARBONELL: Just before you go on, do you have a lot more to go?

MR. MARKO: No.

CHAIRMAN CARBONELL: Okay. Just because the time, I'll give you another 30 seconds, or if you would like someone else can --

MR. MARKO: No, I would like more than 30 seconds. That's why a number of people raised their hands.

CHAIRMAN CARBONELL: It was how many of you raised your hands? Okay. I see there's more than enough. I'll let you go on.

MR. MARKO: While traffic section does not advise you on the impact of numerous pass-through daily traffic trips that will take place with an open Southwest 60th Place, it's important to note that when this application was originally scheduled -- and reference has

been made to that, that this was originally scheduled before you for May 8th, and a lot of us were here, couldn't be held and heard that night, staff advised attendees that night that the County wants Southwest 60th Place to become a through road connecting our neighborhood at the north of the proposed project to both the project site itself and to Miller Road, so that's a substantial change. It's not just building 12 houses and associated vehicle trips for 12 houses. It's also to be a pass-through road connecting 48 Street to the north, coming down 60th Place, and past or into connecting to the new subdivision and out onto Miller.

CZAB members, this application is very incomplete, some County departments in their departmental advisement memos to you provide their own project information incredibly what I will call carrying the weight where the application didn't, so you can see in the departmental memos to you where they're saying there's just not

any meat here, there's hardly anything here, but then they go ahead and provide you with some of their own, because they're experts in these fields. So they provide some information carrying the weight where the applicant didn't.

It just seems to me that there's a rush to approve when the applicant has provided so little information. County departments have brought their approval of recommendations to you when even they admit to you in the record that they weren't supplied with adequate application information.

The reviewing departments' mantra seems to say, yes, to the application, which approves the rezone and the road dedication, and not to worry, because the building impacts will be addressed later, but here's the rub. The building impacts to be addressed down the road will then be allowed as a matter of right after the rezoning and the road dedication and connection to Southwest 60th Place will be part of that rezoning package.

Respectfully, it's a risk to approve this application with so many unknowns.

Members, it is important to note that on page 4 of the report, staff writes that this County's proposed connection to an opening of Southwest 60th Place is inextricably intertwined with the rezone request, inextricably intertwined, impossible to detangle. That's what staff is telling you. Again, I believe staff is incorrect, roadway dedications and connection roadway openings are subdivision roadway and plat requirements. They're not road requirements, which I'm aware. And your action tonight is solely a zoning action.

I understand why traffic section is attempting to use a zoning action to grab roadway land early or earlier in the possible development process on this project, but tonight zoning action should not be held hostage to a roadway dedication and opening request solely by traffic section.

In closing, Members, we have been

advised that the RER Assistant Director for zoning, the person who signed tonight's report advising you on this item is leaving his position I think in a couple of weeks. Therefore, it may not be the right time to approve what he is recommending.

In any event, Members, please do not bring this increased housing density and roadway changes into Biltmore Heights, into our beautiful tree build community, our neighborhood. Please deny this application. Thank you very much.

CHAIRMAN CARBONELL: If you don't mind, we have a couple of questions, sir.

BOARD MEMBER LAGO: Yes, hi. Through the Chair, I believe the applicant stated that they weren't interested in making any road changes, that the development will only have one street leading out to Miller drive, correct? 'Cause you were discussing a lot of road changes and why (inaudible).

CHAIRMAN CARBONELL: Please speak into the microphone, please.

MR. MARKO: Until you all vote and then it could be appealed after that, so, #1, most importantly, one person that we need to get appropriate things into the record, that we need to say how we feel. And, yes, attorney Miguel Diaz De La Portilla did say that, but that doesn't mean that that's what's going to come about at the end of the day, so we have to put forward our comments.

BOARD MEMBER KRIEGER: Through the Chair, hypothetically speaking, if there was a ruling that said that the roads could not be moved, that they must stay as they are, would you still feel that this development negatively impacts the neighborhood?

MR. MARKO: Well, so I'm one person, there's a lot of people here, and everyone has a different opinion.

I would be very pleased, personally, my wife and I, if the road doesn't change at all. I wouldn't be ecstatic about the houses. Personally, I don't have a problem with, say, what's been discussed,

but that's off the table, as I understand it, when I walked in. Earlier there was a diagram showing a cul-de-sac coming up from Miller with six houses on one side and six houses on the other. Myself, I wasn't terribly upset with that. That's something that I could live with. I understand that housing needs to be built, so I don't have any problem with that, but I'm only speaking for myself.

BOARD MEMBER KRIEGER: Thank you.

MR. MARKO: And there's others that have different opinions.

MR. CARLSON: My name is Bruce Carlson. I live at 5851 Southwest 51st Street. I've lived there since May -- March 1982. I've been a longtime resident. The neighborhood has always been a Coconut Grove-like neighborhood, a green space.

The proposal is not compatible with our community. It has numerous negative affects on our neighborhood. Any proposed rezoning should be an enhancement to the community.

The increased density will have a direct impact on the existing green space and the overall canopy. This loss of green space is an environmental impact and will have further -- and will further decrease our property values. Multiple studies have concluded that the lack of green space, childhood development, leads to a higher risk of developing neurotic stress related or psycho disorders. These are a few of the studies the national institute of health, national library of medicine proceeding, the national academy of science of the United States of America 2019, March 12th, Section 116115188-5193DUI10.1073PNAS. Childhood is associated with lower risk of psychiatric disorders of adolescents into adulthood. And the environmental research publication issue 2062022112591, green space quality and adolescent mental health. Those are the two studies I read. From my understanding, there is numerous others. We value our green space.

The area bounded on my drawing that

you see in front of you is bounded by 48 Street to the north, 57 Street to the east, a historic State Road 959, a two-lane historic State Road. That road will never, unless there's some, you know, blessing of God, change from a two-lane road. It is the congestion that makes the planning -- whoever came up with wanting a through road, which never is gonna change how the traffic is going to change off of Miller Road, off of 48 Street and off of Bird Road. Those three streets and Sunset are always going to come down to 57 Avenue and die into a two-lane road, so it will never get any better. Adding more density is not good for the community.

And then bounded by to the south by 56 Street, Miller Road. My drawing goes to 63rd Avenue. That is because the continuity of the EU zoning district actually extends further westward, but since the city of South Miami was carved up and we now live in that carved up space back in the early -- if I'm not mistaken, the 30's, or it could be the 40's, but my

understanding is it is in the 30's, but that carved out space that you see, the light blue areas with a single proper City of Miami, three properties, two properties, a couple of blocks.

My square footage number that you see in front of you include those areas except for that southwest corner bounded by EU -- the EU-1 zoning. The total area of EU is three million nine hundred two thousand three hundred seventy-eight square feet where 89.59 acres. That includes -- that's the green space. That includes that portion of the right-of-way. That is not roadway.

It has 67 built properties and two undeveloped properties. This is all within the Dade County EU-1 area.

The typical average constructed coverage is approximately 4900 square feet per property totalling 330,000, approximately 330,000 square feet or a coverage of 8.5% of the open space.

The single-family area, excluding the one EU-M property, not multiple, there's

only one adjacent to this property, to this zone, excluding that one, is a total of -- and including the city of South Miami, is a total of 4,242,206 square feet, 97.39 acres. Also including that portion of the right-of-way and the green space.

We have 349 developed properties and two undeveloped properties.

The typical average constructed is approximately 1 million square feet or 23% of the open space.

The one property that I've excluded in those square footage numbers was two properties that were rezoned to EU-M. They are a total of 40,500 square feet. The typical average constructed area of these two properties is 10,700 square feet or 26% of the open space. This is greater than the existing single-family. This is what will -- is this what we're going to be getting, an EU-M that's greater in density of coverage, a loss of green space?

The lack of consideration for these

important factors concerning and further emphasis the incompatibility of the proposal of our community, I strongly oppose the proposed rezoning and urge you to reject it. Thank you.

How the adjacency is not -- the zoning it's not -- it's a spot zoning as previously stated. It is encumbered by EU, not an adjacent zoning of single-family like the one EU-M rezoned property.

CHAIRMAN CARBONELL: Thank you.

Excuse me, before you come forward, you're allowed, I just wanted to ask you a question. How many of you are going to be speaking just so we can get a count of heads so we can divi up time?

Do you think the rest of you guys can keep it to, like, two minutes?

AUDIENCE: Yes.

CHAIRMAN CARBONELL: Yes? Okay, lovely. I'll keep a timer here. I'll let you know. Now you guys are on the clock.

MS. LEVINE: Hi. My name is Cheryl Levine and my address is 5895 Southwest 50

Street, in Biltmore Heights. Biltmore Heights, I've lived there for seven years and I'm against this application.

The applicant is asking you to engage in illegal spot zoning. For those that don't know, spot zoning is a rezoning that is inconsistent with the zoning of surrounding parcels and results primarily in the benefit or favorable treatment to a particular property owner.

When considering whether local government's zoning decision constitutes illegal spot zoning, the courts often look at the following four factors: One, the size of the spot; two, compatibility with the surrounding areas; three, the benefit to the owner, and, four, the detriment of the immediate neighborhood.

When the zoning of the surrounding parcels are of a much different density, a court is likely to find illegal spot zoning.

The parcel rezoning request from EU-1 to EU-M would allow for a considerably denser properties than adjacent properties

and easily fits the criteria of illegal spot zoning. The adjacent parcels are an acre plus per house and the zoning change would allow on this site at least 12 houses to occupy less than five acres. Changing the ratio from one home per acre to three homes per acre, a significant increase in density.

Next, let's say you do make an exception to benefit this one property owner, what is to stop the surrounding property owners to state that what was an exception for one is now, in fact, precedent? I am very concerned about the slippery slope and domino effect on my immediate neighborhood with this shortsighted and very misguided act.

In addition, I want to celebrate this moment. This is democracy in action. Constituents are coming to our elected officials to share our expertise about our neighborhood. We actually know what is at stake and hope that you will listen and choose to preserve our quality of life. Please deny this application. Thank you.

MS. DORITY: Good evening. Thank you for having us this evening. My name is Lisa Dority. I've lived in the neighborhood for 31 years.

BOARD MEMBER KRIEGER: Please state your address for the record.

MS. DORITY: Yes, 5959 Southwest 50 Street.

This evening, you are going to hear from many people asking you to deny this application. You will hear many good reasons why we oppose the zoning change, but I'd like to take a moment to tell you about what we support, what we cherish and what we so passionately want to protect and preserve. That's where you come in, our elected officials. You're the ones that can help us with that. We do not feel that the staff recommendations adequately identified and looked at the impacts of our neighborhood.

Let me introduce you to the neighborhood referred to in the director's summary as the residential parcels lying to the north. These parcels are, in fact,

beloved, identifiable, energetic neighborhood. It is a neighborhood of approximately 400 homes, with a variety of lot sizes, from 5,000 square feet up to multi-acres estates. Over the past few years, much of the original inventory from the 40's and 50's has been completely renovated, creating a vibrant mix of architectural styles and price points.

While we are bound, as you have been told, by busy heavily traveled state roads, we are buffered from the heavy traffic and congestion to the south by precisely these acre estates, this EU-M -- EU-1 zoning along Miller, and, in fact, along all of our north/south corridors. Acre estates also align the north/south corridors in our neighborhoods to our west forming a large zone of acre estates. The zone of acre parcels is what makes this neighborhood so unique. And, as a real estate agent, I can tell you I know of no other neighborhood in Miami that acre estates are alongside these densely populated areas. They are there and still

undeveloped.

I just have another minute, if you don't mind.

CHAIRMAN CARBONELL: Will the person behind you like to yield their time?

MS. DORITY: Thank you. No, we have it.

CHAIRMAN CARBONELL: You have one more minute.

MS. DORITY: You'll hear many people speak tonight about our walking culture. How is it that Biltmore Heights has come to have this walking culture? And we credit that to the brilliant design by the early Dade County planners that has remained in play since the neighborhood was developed. Specifically, our two main avenues, 59th Avenue and 60th Place, have a small break in the road, so we have no cut-through streets, which happily the applicant agrees that we should maintain. Only Red Road, 62nd Avenue and 67th Avenue go from Miller to Bird. This is incredibly simple feature is what allows this neighborhood to function as a central

park for the entire area. We have walkers come from the Gables, to the west, to the south, to the north.

Biltmore Heights, and this is very important, is the type of neighborhood urban planners dream about creating: Mixed density, different price points, architectural diversity, tree canopy and a strong neighborhood culture that you can see here tonight and you can see on these red pins. Each of these people physically pinned their homes. There's over 250 neighbors who came here and put these pins up.

Families can walk to their local elementary school, grocery stores are within a mile, two micro parks, University of Miami is within walking distance. Seriously, Miami-Dade should use Biltmore Heights as a poster child for good urban planning. Biltmore Heights is a neighborhood the County should be looking to replicate. It's very hard for you to preserve something if you haven't been told it exists.

The zoning change will fundamentally alter the very character of our neighborhood. Please help us protect this incredible resource that has supported the health and welfare of its residents for 80 years. I respectfully ask that you deny this application. Thank you.

BOARD MEMBER KRIEGER: Ma'am, ma'am, ma'am, I have a question.

Through the Chair, you highlighted the diversity of lot sizes in the neighborhood as a benefit. So is your opposition to this application solely regarding the street closures?

MS. DORITY: No. I think the part that makes this neighborhood so unique and so different than all the other areas, is most areas in Dade County that have acre estates are very exclusive communities, very expensive. There's not this cohabitation, if you will, of people on small lots and big lots. This is all in a zone. And so that buffering of that large district acre estates really does create a parklike area.

MR. RIVERO: You need to go to the microphone, please.

MS. DORITY: People do come into that green, that dark green area you see there. It functions as a park for people to walk, bike, walk their dogs, people can meet and greet. It's there, but also there's a shared community of very wealthy homes, multimillion dollar estates with small little bungalows. It doesn't happen anyplace else. It happens here. And if all those acre estates are changed, and we don't have that, we're going to have frankly a community -- I'm not criticizing Pinecrest or those other places. Neighborhoods tend to be very homogenous. Ours is not. And those acre estates are important part of that. And it really does cut down on the traffic and cut down on the amount of congestion we have and allows our neighbors to get out, walk, meet each other.

In this neighborhood, people know people from blocks and blocks away, because everyone walks and they walk

because those acre estates are helping to buffer the traffic that comes through. The north/south corridors that only has five houses instead of 20 keep the traffic down. And it's an integral part. It's amazing they thought about this in the 40's. None of the roads off of Miller cut through, none of them. Even to the west of us, they all terminate sometimes after one or two blocks.

But I also do want to mention on this covenant, because I know you seem very concerned or happy with it. I really -- it's premature, but how does the covenant get enforced? Who can undo it? Can the county director of planning just decide it's not a great idea? I think these are the things -- it's not an easy thing for you all to decide here. The application, as we read it, said it's inextricably linked. That one had to go with the other, but, no, I believe, the acre estates is very important to the character of the neighborhood. Thank you for asking.

BOARD MEMBER KRIEGER: Thank you.

CHAIRMAN CARBONELL: Would you mind shedding some light on that matter?

MS. SCHWADERER RAURELL: The question is how can a covenant be enforced? It's enforced through the department, the Department of Regulatory and Economic Resources.

In terms of how a covenant can be changed, like if the question is, can, for example, the limitation on opening that street be changed, that would need to come back before a board, a public hearing board. So whether that's this board, it couldn't be done administratively. So it's not in perpetuity as was suggested.

(Inaudible).

MS. SCHWADERER RAURELL: No. Well, this is a covenant that runs with the land. These are things that, if someone applied to be changed and for private property, has a right to request a change, I'm not saying it's a right to be granted, but everyone has a right to request a change, then that request would come back

before a board for a public hearing.

MS. DORITY: Thank you.

I only have one page. I don't even think I'm going to have to bother for the two-minute time. I'll do it just in case.

My name is Noel Cleland. I live at 5990 Southwest 50 Street. It's the wooden house in the neighborhood. I've lived in this neighborhood since 1962. I'm chairperson of the Sierra Club Miami, which is part of the largest environmental group in the nation, and I needn't remind you that 2023 was the hottest year in the last hundred years, so maybe we should start realizing that it may be the coolest in the next 10 years.

We need to stop calling it climate change and start calling it a climate emergency. We should be doing everything we can to address not only adaptation, but mitigation as we hear predictions of what is in store for us.

We're the first city in the United States with a chief key officer, and Jane Gilbert is tasked with addressing extreme

heat, which includes increasing our tree canopy, to reduce heat islands that are part of our urban landscape.

The more concrete and asphalt, the hotter the air will be unless you're in the shade. Heat kills more Americans than any other weather-related disaster and the climate crisis has been making these extreme events more deadly. So far, 34 persons in Dade County have died as a result of heat this year. In fact, next month, our County Commissioners will decide on an ordinance or heat standard for outdoor workers that will include water and rest breaks in shade. Shade is important.

This request under consideration moves our efforts to increase our tree canopy in the wrong direction. Even with all the trees that we see planted in the past several years, we've not seen an increase in the tree canopy in the County, mostly due to development projects that end up removing trees.

The property under review will do

just that. Looking at the aerial view of this property, it is disheartening to see such a large stand of trees and the wildlife that comes with it and yet disheartening --

CHAIRMAN CARBONELL: You have much more to go?

MR. CLELAND: -- to realize how easily that can be thrown away. I urge you to reject the rezoning request of this property and allow this parcel to remain a respite from (inaudible) development.

MR. SARIOL: Hello. My name is Mario Sariol. I live at 5850 Southwest 51st Street. I've lived there for 21 years. I'm against the rezoning of this application hands down.

We basically -- in the agenda, in the agenda item, County staff advises that a roadway dedication is required in the northwest corner of the parcel to tie in 60th Place and/or 54th Street, but for subdivision code 2819, your County Zoning Board exists, in part, to grant variances to subdivision requirements when

detrimental aspects overweigh public benefit. It is of concern that the County's planning and traffic review section has built so much road construction language into their comments to include a new roadway dedication as well as additional roadway dedication along existing 60th Place.

Also, in your application, the applicant makes references to zoning estates on Miller and 67th. They mention that this is a comparable development as to what they want to do. However, this development zoning estates located on 67 and Miller is more than half a mile from our nearest home in the area, divided by a canal and lakes. Their area composes of a multifamily apartment, commercial sites across the street, 711 and a Walgreen's and high density townhouses. That development has nothing in common with our area. It would be comparing apples to oranges.

In essence, so -- I'm sorry, our neighborhood has nothing to do with this

property. I have no -- we have no commercial or multifamily apartments in (inaudible). We are pedestrian friendly, green space without sidewalks. Given these characteristics, we are an exception to the typical Miami-Dade suburban neighborhood, and supporting this rezoning will destroy inherently -- the inherent special nature. Basically, if you approve this, you're going to destroy a way of life. In other words (in Spanish).

CHAIRMAN CARBONELL: Thank you for your time.

MR. GARCIA: Before you start your timer, I've been asked at the end of my two minutes, if some of the kids can come and say one thing and take one additional minute, if that's okay, kids.

So my fame is Fausti Garcia. I've been in the neighborhood since 2008, and I am opposed to the rezoning, because of the precedent it will set.

BOARD MEMBER KRIEGER: Please state your address.

MR. GARCIA: I'm sorry. 5881

Southwest 51st Terrace.

BOARD MEMBER KRIEGER: Thank you.

MR. GARCIA: I'm opposed to the rezoning, because of the precedent that it will set, which will absolutely increase the congestion and traffic into our little neighborhood. It's merely the tip of the iceberg. A neighborhood that is defined by the peace, quiet and security that the residents have enjoyed for up to 60 years in some cases. This congestion, regardless of the opening of the road, would definitely have a negative impact in the traffic that comes through our neighborhood. We're actually already seeing it down 58th Avenue, as people try to avoid the traffic on Miller in the mornings and afternoons.

We don't have sidewalks. We don't have street signs. We don't have streetlights. We don't have the infrastructure to support increased density and traffic.

What we do have is a strong sense of security and safety that's really the core

and culture of our little neighborhood. Residents can and do walk their dogs at all hours, kids play on their bikes, ride their skateboards, visit theirs friends blocks away and the parents enjoy a confidence and security knowing that their kids are going to be safe. This is certainly going to end if you open the roads from Miller to Board Road, but regardless of the opening of the road, the increased density in the area will ultimately find their way through our neighborhood when apps like Waze finds streets like 58th, which is already happening right now.

So, to me, it's a little bit sad, but also beautiful that the residents that are going to be impacted by this, I'm sure most of you guys haven't even seen the neighborhood, haven't seen the neighborhood, but the ones that are going to be impacted by this are here in droves begging you, begging the people that have our best interest in mind, Please, keep our neighborhood safe, man. Keep it as

is. This is what we're asking. So this is us asking you to do the right thing, keep our neighborhood safe.

With your permission --

CHAIRMAN CARBONELL: What's the time limit for each?

MR. GARCIA: They've signed in. They're going to take 30 seconds. They just want to share one thing each that they would miss if the culture of the neighborhood is changed by the increased density. Thank you so much.

JAGGER: Jagger.

51st Street.

MS. SCHWADERER RAURELL: Minors don't need to give their addresses.

JAGGER: Hello, members of the Commission. I'm Jagger, a 10 year old that lives in Biltmore Heights. I want to tell you why I'm against the rezoning in our neighborhood.

My neighborhood friends and I love playing outside. We play basketball, ride our bikes, walk our dogs, play catch and so much more. There are no sidewalks in

our area. So if another street is open, it will bring more cars and increase the likelihood of us being hit by a car.

I know the members of this commission will do what's right for us and keep us safe. We love Biltmore Heights and do not want anything to change.

SOFIA: Hello. My name is Sofia. The reason I do not want this road to open is because I love how peaceful it is that I could just run on the road. I love also how I can ride my bike when I want to. This is my reason why I would like you to reject this application. Thank you very much.

MR. GARCIA: Thank you so much.

DR. MUSTELIER: Good evening. I'm Dr. Jessica Mustelier, resident of Biltmore Heights. I live at 5851 Southwest 51st Street. I'm not only a resident, I'm also a member of the Biltmore Heights Neighborhood Association.

In the interest of time, I'm not going to repeat what everybody already has said. I do want to bring forward a

petition that the Biltmore Heights Association has put together as well as with the surrounding areas and Coral Gables. Tom has brought forward 98 letters. I have 600 signatures opposing the rezoning from EU-1 to EU-M for the 5979 Southwest 56 Street. I brought some of these signatures with me today.

So we've brought forward many, many points as to why we're opposed to this rezoning. One of the reasons was the opening of 60th Place, but there are several other reasons: The loss of irreversible open green space. As we continue the urban development, we're continuing to reduce our green space, which is not favorable to the environment.

We will also need to increase traffic, even if you do not open the space. Increased traffic leads to increased crime and transient individuals. And as it is, we have very limited police presence in the neighborhood. And we're very thankful for that, because we don't

need it, but with more traffic, more people are aware of the neighborhood and may lead to increased crime.

Furthermore, the lack of the sidewalks and the streetlights exasperate dangerous conditions caused by the increased traffic, endangering your residents as well as my neighbors.

So I urge you to strongly, strongly oppose this. Thank you.

CHAIRMAN CARBONELL: Thank you.

MS. LARRAZ: My name is Astrid Larraz, and I own my house at 5900 Southwest 51 Terrace, where I live for 40 years. My husband and I raised our children here in a peaceful, safe and friendly environment. Our neighborhood is calm and with dozens families. We can walk our pets on the streets and children can play and ride their bikes or skateboards with the parents or gatekeepers without worrying about accidents, because the traffic is only from cautious neighbors.

I can say that for me and for my

family, it's like a paradise. I stand with our neighbors to oppose any change to our streets and to preserve this wonderful characteristics of our community ensuring they are passed down to future generations. Thank you.

MS. MISKIEL: Good evening. My name is Lynn Miskiel. I live at 5841 Southwest 51st Terrace. I have been there for 33 years now, over 33 years, close to this application site.

I'm against the zoning application, as I'm sure you understand, and we appreciate you all taking the time to hear our passion about our neighborhood.

One reason people buy into our neighborhood is David Fairchild Elementary that we can walk there with our kids. You hear a lot about our walkability, the kids can go out and meet friends. The adults can go out and meet our friends in our street.

We appreciate that the County has looked at ways of traffic control in

our area. There's circles, and stop signs and streets that have been closed off across Red Road, and we appreciate that. So we don't really understand again the staff recommendation to change that into open roads and make it less walkable for us.

So we really appreciate your time in listening to us and really hope you keep our neighborhood and the kids that you heard from and us adults safe. Thank you so much.

MR. MISKIEL: Hi. Good evening. My name is Ed Miskiel. I live with my wife at 5841 Southwest 51st Terrace for over 33 years. I live near the application site, and I'm against the zoning application.

On page 3 of the staff report to this Board, which states the purpose of Section 33-311 of the Code is to, among other things, lessen congestion and promote safety, convenience and general welfare.

But by opening Southwest 60 Place, and adding 11 or so new homes and the

associated vehicle trips for those additional houses, it will do the opposite. Why is the County staff recommending new, denser housing without an adequate traffic study? I couldn't find one in the application. It just said there's 14 additional trips during rush hour. For 12 houses, I don't see how that works, but, also, that street goes to Miller, which is two lanes.

Getting out of our neighborhood during rush hour that is backed up solid, so opening up the street is only going to divert that traffic into our neighborhood.

So if you approve this application, it's a 1 to 2 punch to us. Punch 1 is additional traffic due to the increased number of those houses and beyond the current zoning to density in our neighborhood. You'll add more houses than our neighborhood is zoned for.

And Punch 2 is the additional cut-through traffic that will result from traffic coming from Miller Drive and Bird Road and Southwest 60 Place. Please deny

this application.

CHAIRMAN CARBONELL: Thank you for your time.

CHAIRMAN CARBONELL: Jose, Jose.

MS. SCHWADERER RAURELL: Excuse me, Mr. Chair. I just wanted to remind the Board and Members of the Board, we need (inaudible) the rules for this hearing to say (inaudible) no clapping, applauding, verbal outbursts to support or opposition to the speaker. (Inaudible).

MR. HERNANDEZ: I'm not as eloquent as most of those other people, so I don't expect any claps. My name is Jose Hernandez. I live in 5928 Southwest 49 Street.

I know that our concerns were minimized and simplified at the beginning, but, as you've seen, it is about walkability, it is about safety, it is about greenery, it is about character of neighborhood, it is about additional traffic, spot zoning and, most importantly, the domino effect that this will have in our neighborhood.

I'm gonna skip around my speech, 'cause I'm not -- I'm going to spare you from repeating what other people have said, but my reality is, a dog, two houses down from me, was killed and ran over because someone was speeding through our street. We had to put speed bumps in our street, because people are cutting through our street.

I almost got ran over by -- and my dog, me and my dog, a couple of weeks ago, because the traffic was detoured from 62nd Street through our neighborhood and people were running the stop sign or not running it, but, you know, gliding through them. And we had to -- I had to actually call the cops, because it was happening so often. That's our reality.

And in spite of all of that, the fact that we live between two highways, which is what's considered by the County, and 62nd and 57th, we have been able to keep the community a walkable neighborhood. I've lived there for 10 years. We bought into this type of living and zoning and

now one person wants to change that.

And I'm not necessarily talking about Mr. Carrillo. I'm talking about the director of planning, who's going against most of the recommendations of the Department. Echoing what Tom said, this application is highly incomplete and yet they're pushing for it.

I want you to look at the board. Our community is strong. It is a tight neighborhood. It is filled with green canopy that inspire health, outdoor activities, overall wellness and human interaction and connection, mental health, all the things that the County is trying to create in other places and yet they're actively and relentlessly trying to destroy that one that already exists.

I don't want to tell Mr. Carrillo what to do with his property. I don't want anyone to tell me what to do with my property. But he knew what he got when he got there and now he wants to change the rules and help himself, and the County is piggy backing off of that.

They've linked it to the rezoning to the opening of the street and your decision will make our neighborhood less safe. I ask you to please respectfully vote no on this rezoning, and thank you.

CHAIRMAN CARBONELL: Guys, again, again.

MR. BRENNER: Mr. Chairman, Members, my name is Jason Brenner. I live at 5751 Southwest 50 Terrace. I've lived there for about 8 1/2 years. And what I'd like to speak about is the impact with respect to crime in our neighborhood.

When I was getting ready for today, my wife called me, who couldn't be here, but she wanted to be, but -- and said, remember, when I told you about the property, you ran the crime stats and said this is fine, because this property, this neighborhood has a unique aspect to it. Crime is inevitable, and it's something that we all have to live with, but the unique nature of this community is that it uses the environment to create a natural barrier from what would-be criminals would

want to come into for opportunistic crimes.

If you look at the acre properties on 56th, it's a natural barrier into our community. You have no through streets. That is why all the children, all the families, everyone can gather, know each other and walk safely throughout.

Just this morning, one of our neighborhood members sent a text on the group chat and said there's a suspicious van traveling through. You want to know why? Because we all know each other's cars. Mercedes. I know the other one has a Mercedes. I know the Ford Ranger. Because when we walk, we know each other and we stop. My daughter and my son, we love to take walks, and we go right down 51st up to 60 Place. She goes to see Mr. (Inaudible) horse, who is a boy, but she says it's a girl and her name is Penelope. I do not want to take that away from her.

I've lived all over Miami, from Kendall, to Pinecrest, to the Gables, to Brickell, and in those areas, there is an

expectation that if you live in an urban setting or you have a high trafficked area that is something you're going to have to deal with, but I specifically bought this property, because it gave me what I had in my childhood, a safe street, to be with my children and neighbors that I know. And one that recently passed away gave my son his first tricycle that he gave to his grandson when he was learning how to ride a bike. There isn't another community in Miami where I can say that happens. We're against.

CHAIRMAN CARBONELL: Thank you. Everybody, please.

MR. SIERRA: Don't applaud for me, please. I get enough of that already. Listen, I just want to be brief. Everyone has sad everything that I feel. I'm totally against --

BOARD MEMBER KRIEGER: Sorry. Can you state your name and address for the record?

MR. SIERRA: My name is Dennis Sierra. I live with my wife at 4900

Southwest 60 Place.

I just want to say that I'm totally against it obviously. We've been living there for about 33 years. This is a place where people walk their dogs, as everybody else has said, walk their children, kids playing, basketball and stuff. It's a community nothing, but love. There's nothing but love. Some of us unfortunately have forgotten what that word means. You have to love yourself in order to love others. This is all about money, big business. I ask for your consideration in not allowing this to happen. Thank you.

MR. CAMACHO: Good evening. My name is Manuel Camacho. I live in 5255 Southwest 60th Place. I'm about 80 meters away from the end of 60th Place. Been there for about 42 years, so I'll be directly impacted.

I'm not going to mention all the things that I wanted to say, 'cause they've been said. I'm just going to say some straight facts. I want you to look

at this.

BOARD MEMBER KRIEGER: You need to speak into the microphone, sir.

MR. CAMACHO: This here, you can't even find it. It's all green, okay? I live in the property somewhere in here. I can't even find it. It's all green, okay? It used to be the house of the caretaker of Fairchild's garden. We spent probably over 50 years planting the area. I've got centenarian trees there. I saved them, okay? So that's all going to be destroyed as a direct or an integral part of this project, if it gets passed, if the street gets open.

So if you're thinking -- you're thinking about green, look at all of this, you can't even see the street, okay? Number 1.

Number 2, this has been brought up at least three times that I can remember in the past 42 years. For one reason or another, it's been voted always -- always voted down. I'm not sure what the difference is this time.

Lastly, I'll add this, illegal counsel for the developer, if I heard him right, he said he had some people onboard. Well, he mentioned one person, Dr. Vicente Lago. I just spoke with him on the phone. He's not on board. So you may want to clarify this, okay? By the way, his legal representative, his true legal representative, is here, his son-in-law, who's also a lawyer. That's it.

CHAIRMAN CARBONELL: Thank you for your time.

MS. REVERTE: Good evening, esteemed Members of the Zoning Board. My name is Cecilia Reverte. I live at 5980 Southwest 49 Street, and I am heartbroken. It's not easy to buy a property and maintain it by yourself for 14 years. Now, I don't know what's going to happen to my neighborhood. I chose my house in the Biltmore Heights neighborhood, because of the trees and because of the peaceful streets. Biltmore Heights is the most unique neighborhood in Dade County. It is a cross between the Grove and the Gables with a relaxed

crime-free atmosphere, standards of beauty, a real life Maybury. It is a friendly place where young and old share the streets. We call it the Bubble.

My neighborhood is my gem. I walk, bike ride and engage with my neighbors, and so does everyone else. And now that I am a retired teacher, I expect to enjoy my neighborhood in the manner that I intended when I bought the house. The ability to safely walk, run and bike in Biltmore Heights keeps us residents healthy, both mentally and physically. We need more neighborhoods like this one, and this one should be a model for other neighborhoods.

Adding density and opening the road would come at a terrible environmental cost to the flora and fauna, but it will also come at a terrible cost to our human environment. Our society is rampant with social isolation, but as you can see, by looking around the room, we are a family. Don't break up our family. Our County government should protect us homeowners. Please vote no. Thank you very much.

CHAIRMAN CARBONELL: Thank you.

MR. GALARRAGA: Morning, Chairman, Members of the Board, my name is Daniel Sanchez Galarraga. I and my wife Suzie, and my two young daughters live at 6030 Southwest 50 Street. I've lived there for 16 years.

I would echo a lot of the sentiments you've already heard, so I'm not going to go over them. I have concerns about the density and how this is a tipping point for more development later on acre estates, but I just really want to ask -- bring up one point.

We've asked -- Members of the Board, we've been even asked, as a community, many times if we would support the application if the street was irrevocably closed off. I would ask the same thing to the applicant, the converse to the applicant. If the street is opened, and they can't get that second item approved, would they withdraw their application for the increased density?

I think it's a fair question to ask

them. You ask that of the neighbors, if they're still onboard with closing off the street, if they withdraw their application, if the Board approves the opening of the street? That's all I have to say. Daniel Sanchez Galarraga.

CHAIRMAN CARBONELL: Thank you.

MS. SARIOL: My name is Julia. I live at 5850 Southwest 51st Street. I attend the University of Miami. Living less than a 10-minute walk away from my school is a great blessing that I'm grateful for every day, because I have the ability to reduce gas, save money on parking and enjoy a beautiful shaded walk that only millions of Americans would dream of.

However, the most important aspect of my daily commute that I cherish is the fact that I am safe as a pedestrian and as a resident of Biltmore Heights.

The most dangerous thing I do on day-to-day basis, in fact, is crossing 57th Avenue, known as Red Road, only once I get out of this neighborhood. The risk

associated with this reasoning, however, would effectively destroy the safety of my daily walk. While I am just one member of this community whose life will be affected by this rezoning, I think I speak for all residents of this neighborhood who engage in similar activities daily, exercising, walking their dogs, et cetera, when I say that the approval of this application is the first domino to fall in the destruction of our neighborhood. Our neighborhood is an anomaly in Miami, but if you approve this rezoning, rest assured that would ensue afterwards is construction, traffic, increased crime and the loss of one of the most unique neighborhoods in Miami-Dade County. Thank you.

MS. McAULIFFE: My name is Kathleen McAuliffe, and I live at 5301 Southwest 60 Place, which is the dead-end street that would have to be opened if you approve the rezoning.

As a previous speaker pointed out, you can't even see it on that satellite

picture, because it is such a green, beautiful street. It's like -- when you come down, it's kind of, like, a tunnel, and that's part of what attracted me to the street in the first place. I've lived in over a dozen places over my lifetime, and I'd say it is by far the most unique neighborhood. You know, just when I go to pick up my mail, the number of people that congregate on that street is just incredible. Women, young women walking babies, dog walkers, people on skateboards, just older people strolling. It is a very, very unique place. Everybody knows each other.

I just wanted to talk a little bit more about the green canopy, because as I think probably most of you know, Mayor Cava made preserving and growing the tree canopy a top priority precisely, because, you know, trees are such amazing cooling machines, but only in large part to development, the canopy cover has remained, this is in Miami-Dade County, it's remained essentially flat at 20%.

The County is now rushing to play catchup, investing millions of dollars in a tree planting campaign. Just over 17,000 were planted in the County last year. That's progress, but there's absolutely no way the County can meet its goal of having a canopy -- having 30% by the year 2030. We're far behind most other urban centers.

Not only will the proposed development, if it's (inaudible) zoning turn a lot of beautiful existing green space into concrete and asphalt, but it will require the widening of 60 Place, and, thus, the destruction of still more trees. A dense canopy of old trees grow all along the easement. That's why everybody is there. That's why everybody wants to be there. That's why people love the neighborhood. The loss of a precious commodity like greenery in return for the benefit of providing housing for so few people just doesn't make sense. Changing zoning laws in this concept is counterproductive to the massive effort and --

CHAIRMAN CARBONELL: Excuse me, excuse me.

MS. McAULIFFE: -- and huge sources that the County is now funneling into growing the canopy.

MR. COHN: Hi. My name is Daniel Cohn. I'm 26 years old and I've lived at 5301 Southwest 60 Place with my mother, who you just saw, for 23 of those 26 years.

Everybody's spoken to the human element here, so I thought I'd speak to the non-human element. These kinds of decisions are often fraught with human concerns, and they're all valid and important, but I'd like to remind the Board and everyone here that part of being a human is the power to alter landscapes as well as the power to act as a steward of nature to protect and preserve.

If there's one things I've learned from a course I took in under grad called Ecology in Crisis. I studied biology. It's a well-established fact that construction is one of the most aggressive

forces of habitat disturbance and fragmentation, and that disturbed habitats are more vulnerable to ingress of invasive species, peacocks, feral peacocks, and more susceptible to loss and biomass and biodiversity.

I've observed firsthand the development -- sorry, the effects of climate change in increased development in the surrounding area over the past decade. I'm an amateur entomologist, and I have an insect collector and I've witnessed a significant decline in the abundance and diversity of our native fauna in the area.

The proposed development alone would assuredly damage an already precious and vulnerable ecosystem, but would also involve the removal of trees and green space, home to all the aforementioned creatures.

While I may not be familiar with the intricacies of zoning law that dictate whether traffic flow modifications are required by the County's platting and traffic review board, I am confident that

by approving this rezoning, the Board will open legal avenues for future property owners of the proposed rezoning subdivision to open the real avenue in question, 60th Place. Please oppose.

CHAIRMAN CARBONELL: Thank you for your time.

MR. GUERRA: Good evening, Board Members. My name is David Guerra, and I am here tonight to speak on behalf of my family, two kids, abuelas. My wife, her children and I have been residents of Biltmore Heights for over 20 years. First, we lived on 5850 Southwest 51 Terrace and now we live at 5050 Southwest 60th Place.

My family's future is directly impacted by the proposed zoning, changes to zoning. I chose Biltmore Heights, because we fell in love with the layout, the neighborhood, the location, its walkable streets, its large tree canopy, the acre lots. The fact that we can see neighborhood, children playing outside, something that you are hard pressed to

find in neighborhoods today.

We say that what a wonderful place to raise our children. It has been. And it has largely (inaudible). We fell so much in love with the neighborhood that when we outgrew our house, we just moved two blocks down the street to their house, proposed changes just down the street from 60th Place, on 60th Place. What makes this neighborhood so special is its residents, caring neighbors behind me and its current zoning.

This is the only neighborhood that's unique where you still see children playing outside, riding their bicycles, playing catch with their father, mothers jogging with their children. The only neighborhood where you still see people walking to commute to work, riding their bike to work or walking their kids to school. The only neighborhood that's unique where you see multigenerational families walking together with their abuelas. Why? Because the fact that their traffic is low, streets are walkable

and the neighborhood possess certain qualities to make it so.

You have over 400 people here today for one reason, and that's to tell you that we do not want to change the zoning of our neighborhood. We stand opposed to the proposed changes. One change -- one change will have the domino effect, as mentioned earlier today several times, if you allow one today, one will follow tomorrow, because you won't be able to stop.

The people of Biltmore Heights are here united to say no to the rezoning being proposed. This change will lead to the destruction of natural environment, including removal of dozen of trees as mentioned.

And just one more thing to close, according to Miami-Dade County's own urban tree canopy assessment, on a per resident basis zip codes, with higher percentage urban tree canopy tend to have fewer respiratory related illnesses and overall hospitalization rates. We don't want any

change. This change will inevitably lead to the construction of new roads, it will destroy our neighborhood and destroy our value, property value.

CHAIRMAN CARBONELL: Thank you.

MR. GUERRA: No zoning change.

MR. LEON: Danny Leon here, 5440 Southwest 59 Avenue. First and foremost, I want to thank you all for being here. I know it's getting a little bit late, and you've been listening to all the neighbors that obviously are very much opposed to this project, and so I want to thank you for listening to us.

Now, I'm really here for two reasons. Number 1, I'm the son-in-law that they were speaking about earlier. So on behalf of Dr. Vicente Lago, I know that he was mentioned earlier as he was in support of the project. I just want to make it clear for the record that he is not in support of the project. That's number 1.

Then the other thing, and I don't just want to rehash what everybody has already mentioned ad nauseam over and

over, but one of the issues, whether it's spot zoning, an issue you see when you change the zoning of just one particular area. As we all know over time that you'll tend to see is that other people in the area try to piggyback and start rezoning themselves. So it's kind of a slippery slope that everyone had mentioned, that's kind of a domino effect.

Those are the two main things, but obviously we are against, not for the rezoning. That's it. Thank you.

CHAIRMAN CARBONELL: Thank you.

BOARD MEMBER KRIEGER: Question, sir, through the Chair.

Was I not mistaken, but was there a packet exhibit with a letter signed by Dr. Lago?

MR. RIVERO: That's correct, there is a letter that was submitted in support letters for the applicant, Dr. Vicente Lago, the letterhead.

MR. LEON: I can go ahead and speak to that as well. When that was first submitted, it was brought to his attention

that the most amount of homes that would be there would be, at most, eight homes, and they also did talk to him about, you know, there be no other changes whatsoever. That's obviously not the case.

As far as the application before us today, from my understanding, there's at least 12 homes that they're trying to build and there is discussions obviously regarding street openings and traffic, even though they're, you know, talking about a covenant, which we know covenants can always be changed later on in the future.

So as far as the letter is specifically concerned, when he did do that about a year and a half ago, two years ago, it was brought to him kind of just, you know, very quickly, "oh, at most, we're going to do eight homes or so. It's not a big deal". Obviously, since then, he's learned quite a bit.

And I believe he actually did send an e-mail to the County specifically

regarding that, denying that letter.

BOARD MEMBER KRIEGER: Thank you for that clarification.

Were there any other details that he was provided about the development at the time?

MR. LEON: At that time, absolutely nothing that I'm aware of.

BOARD MEMBER LAGO: When was that letter dated?

MR. RIVERO: This letter was dated May 4, 2023.

BOARD MEMBER KRIEGER: Through the Chair, per staff, there is an e-mail. Are we aware of any e-mail in question?

MS. SCHWADERER RAURELL: I mean, I can let Mr. Rivero answer the question, but I just want to point out to the Board, letters that are received, they are kept in file, they're in the record, they're not supporting testimony.

What you're hearing today is sworn testimony. I will say the gentleman who is testifying now that it is hearsay. It's not testimony prohibited considering

you should give it the weight the gentleman who submitted this letter is not here today.

So these, of course, questions you all can ask, but please give it the appropriate weight. The letters are not supporting testimony unlike the testimony you've heard today.

BOARD MEMBER KRIEGER: Thank you for the clarification. Thank you.

MR. LEON: And, just for the record, while I'm an attorney speaking on his behalf, if that carries any weight. Thank you so much. I appreciate it.

MR. MENDOZA: Good evening. My name is Augustin Mendoza. We live at 5301 Southwest 62nd Avenue. I support everything that has been said here tonight. I come to speak on behalf of the one-acre lots. Nobody is talking about the one-acre lots.

When I bought the property, I knew I could only have half a horse. I never petitioned to have one horse, because I wouldn't do that to my neighbors. It's

not good neighborly to put a horse in your backyard.

When the Petitioner bought the property, he knew that he could subdivide into five acres. Now for greed, for money purposes, he wants a variance.

I urge you not to vote for it, because what would happen if I would want to subdivide for my four grand kids, free of charge, no greed, to make one house per each. Do you think it's right for me to do that to my neighbor, you know, when we have a full block of one-acre lots? I wouldn't do that to my neighbors, the same way I don't think he should do that to his neighbors, because if he's doing that, he's not going to be living there. He's going to be selling and giving it to a developer, making money and the heck with the neighbors.

So I think we should protect the one-acre lots, and I think we should stay within the boundaries of what he bought this land that he should do. Thank you.

MR. SUAREZ: Good evening. Mark

Suarez, 5353 Southwest 62nd Avenue. I'm here to speak -- by the way, I want to thank my neighbors for getting me out at bath time and bedtime.

I want to say something. The applicant that owns this home for 20 years is a developer and has developed beautiful homes, one and acre homes. And for 20 years, they've decided they didn't want to do this. Now they're coming in front of us with this.

I am the guy that is not supposed to be up here where a lot of folks have raised their hand and deferred their time, because they're in the real estate business as I am. They built -- as I said, they built beautiful homes.

I've never seen a 12-home community with one road on a cul-de-sac or allowed fire to do that. Don't get me wrong. I know a little bit about this, okay?

What I have seen is that these covenants that the County attorney referred to, these properties have been sold to Lennar recently, because these

homes are now worth $5 million, $4 and half, 5 million dollars, when they were worth $2 million and those covenants, they've gone away with that.

And so I would encourage the developer to build what is as right, what is compatible and what is there.

There's two threshold for this application: Master Plan has to abide by comprehensive master plan and the other one is compatibility. And if you folks on the Board think that what they're proposing after what you've heard today is compatible, and is not going to cause a domino effect, then, you know, that's something that's up to you guys, but I think you heard enough. Thank you for your time and I oppose this application. Thank you. And I ask you to deny it.

MR. BRUFF: Good evening. My name is Jeff Bruff. I've been a resident of the Biltmore Heights neighborhood for over 32 years. I live at 5959 Southwest 50 Street. I do, again, like some others here, I want to say thank you for your

patience tonight, because you've gotten an earful. That's for sure.

Most of the things that I had to say it's already been covered. We've heard a lot of passionate stories here, who really, really firmly believe, truly believe in this neighborhood, the safety and the security of the neighborhood, how wonderful it is. And they also recognize the fact what was being requested here will undeniably change the fabric of this neighborhood and what it's meant. I think it's been so special.

And one of the things that hasn't been shared with you tonight, is the fact that not just the people, not just the residents that you see before you here understand the uniqueness of this neighborhood. We've also had people that know about the neighborhood that come in on different occasions. Halloween being one of them. And we have -- I mean, I think the capacity of the neighborhood doubles. Again, I'd like to invite you guys to the Halloween that we have on our

streets. Bring your family and friends. If you have them, you're more than welcome and I think you'll begin to really understand the uniqueness of this neighborhood.

What we've heard about Dr. Lago tonight, I think that changes the scope of things, because now we've heard that not one person approves of this variance, of this proposal.

And what I'm asking you is, is to remain consistent with that, with what the other residents of this community have asked.

I stand opposed to this, to this proposal. I hope you'll make the right decision and oppose it as well. Thank you.

MR. VALDES: Francisco Valdes, 5420 Southwest 59 Avenue. I'm directly a neighbor to them, and I'm well aware of the (inaudible). Recently properties that I manage, the annex Medley no regard for the property owners. And here we see clearly everybody in the area is opposed,

and I think that's something that should be considered as residents.

As to what they're proposing, I find it strange that my door was never knocked on as your neighbor to tell me, hey, this is what we're proposing, because I don't think they have a plan. They're looking to have the change. They're putting covenants they know can go away or flip it to somebody else that's going to build something bigger.

Instead, he talked about, Mr. Diaz de la Portilla, there's no plan. How are they handling all the trees that I see from my backyard daily? They're not going to build there. This is just going to be pushed and it's going to further affect what these people are looking at. There's no way this gets done as Mark said without another street. You're not going to have 12 homes on a dead-end. So I'm against and I hope you guys take into account what everybody in the neighborhood would like. Thank you.

MR. KELLER: Thank you. Hi. My name

is Kent Keller. My wife, Heidi, a/k/a, the mayor of Biltmore Heights, and I have lived on 51st Terrace for over 34 years, and I will attempt to be brief. My preacher says he'll attempt to be brief, he's lying, but I will do my best tonight. We moved onto 51st Terrace in 1989, in a nice little 3/1. Heidi and I were dinks at the time, double income, no kids. A few years and three kids later, we were silks, single income, lots of kids. And with baby #4 on the way, our 3/1 was getting pretty tight. We looked around for another place to move, but we just loved raising our kids on those streets so much that we were just going to build on another bedroom and bathroom to our house. And right at that time, our family across the street neighbor, it's an older couple, said they were moving, putting their house on the market. And I walked over and said to the older gentleman, let me sell my house and I'll buy yours. And on a handshake deal, we did that.

Later that summer, Heidi and I and at

that time, three, almost four kids moved into our 4/2, and we raised our kids there. And as you've already heard, they played out on the street. They did the bicycles, skateboard, roller blade thing. The one week, I guess we have to, after I got the condition that has me in this wheelchair, we'd go out on the street and we'd tie a rope to the back of my chair, all of my kids and some of their friends, sometimes five and six deep, I'd take them all around the neighborhood, zigging and zagging and fish tailing them all over the place. They'd get back to our house, I make a big right turn and fishtail their little postures right into my yard, telling me over and over again, "Daddy, do it again, do it again." We can do that, because our neighborhood is so safe. We can do that, because of the lack of vehicular traffic there, and that's something that you can't replace any other way.

And our four kids are grown and on their own mostly, we're working on it, but

Heidi and I plan to stay right there where we are, 5840. We're at 5840 Southwest 51st Terrace. We hope to stay there until God comes along and says he's going to move us up to a higher rent district, if you follow my drift, catch my drift. We hope it will stay the same, wonderful, safe place for families to raise their kids from that time on. And for that reason, I would urge you, please, to reject this application. Thank you very much.

CHAIRMAN CARBONELL: Thank you.

MR. ROJAS: Good evening. I want to thank everyone for your patience. You guys are elected officials. You guys want to do the right thing. It's clear that that's --

THE COURT REPORTER: Name and address, please.

MR. ROJAS: Yes. My name is Caleb Rojas. I live on 6050 Southwest 45th Street, turn right north of the property of the application, and I am right on 60th Place.

I'm actually the new guy on the block. We moved in two years ago, short of two years ago. And right before purchasing the property, we started just driving around, right? How is it in the morning? How is it in the evening? You know, what is this real neighborhood about? We're right by the school. So we actually walk our grandson to school, come up from school. It was amazing what we saw in the neighborhood, and that's why we chose this neighborhood. I moved in, you know, less than two years ago. And what we saw was amazing. We would drive around and people would walk. People were outside. They're not walked inside their house. And you start walking outside, you kind of start meeting people and start talking to them. You kind of start, you know, sharing mangoes that come down from the tree and avocados from the other guy and it's kind of pretty cool what happens in the neighborhood. So I will say I'm the new guy. I chose the neighborhood, because of what it is.

I think that changing the zoning is going to invite other investors to the area. I think it's going to invite other developers to the area. I think if not now in this project, then the next one they're going to have to open that street. I think they're going to have to open it now, but you will definitely create the precedence to change the neighborhood, and I don't think that's what you guys want to do.

And you saw -- look at the support on one side to say no to this. There was zero support to say yes. So please take that into consideration. Don't accept the application. Thank you.

MS. ARGUELLES: My name is Dulce Maria Arguelles. I live at 5861 Southwest 52 Terrace. I've been in this special neighborhood since 2008.

Dear Members of the Miami-Dade County Zoning Appeals Board. As a resident of Biltmore Heights, I request that you deny the rezoning of this application for three reasons: One, for the safety of the

residents, who frequently walk in our neighborhood, but especially the children who play on the streets; two, for the destruction of our community, safety, peacefulness and beauty that we have worked hard to maintain and is cherished by many; three, for the loss of character and beauty to Miller Street.

As elected representatives of Biltmore Heights, it is your obligation to represent the safety and well being of its residents. I urge you to uphold your obligation to protect its residents and to be responsible stewards of our environment. Thank you.

MS. CLARK: Hello. My name is Carol Clark. I live at 5840 Southwest 52nd Terrace, and I'm very happy to see pastor whose mail I'm putting in his mailbox all the time.

I want to talk about -- and I really appreciate everything that my neighbors, you know, just brilliant and very thoughtful comments that they've made. And I just want to add one component,

which is that -- you know, that every time municipalities states, even, like, on a national level, are doing urban planning, one of the most important components, one of the most important goals is to protect and preserve the environment and quality of life that exists already, so minimize the impact to established neighborhoods and historic areas.

And one of the things that nobody touched on, although I think you can tell so many people that have lived in their homes for over 30 years already, this is a historic neighborhood. This is built by and for returning World War II soldiers. As a matter of fact, the house -- I bought the house from the original owner. He's the guy that put the plumbing in everyone of these houses. The guy across the street, Mr. Williamson, bless his heart, he did all of the electric and was one of the first boy scout leaders. Also, Alfred Browning Parker, a noted architect when he -- when he scored a huge load of tidewater red cypress, he actually allowed builders

to use his designs and build homes in our neighborhood with his unique design and with the tidewater red cypress and all of you that have his house, I'm very jealous.

And the other thing is, so when I bought, you know, my house -- the other thing I wanted to mention is, you heard so many people say they lived in the neighborhood 20 some odd years, 30 some odd years, many of us bought from original owners. And there's also people here, who actually are still living in the house they grew up in. So the children, grandchildren still living in the homes of those original soldiers that came back.

And another thing I want to mention, and I'm totally ignoring that, is that the developer --

CHAIRMAN CARBONELL: If you wouldn't mind, closing statements in about 30 seconds.

MS. CLARK: Okay. Thanks. So when the -- talking about -- with all due respect, I've been on your side of this table before, but they don't want to

dedicate any property to widen the road and all that, I believe them, okay? So there's no reason for them to say that. Of course, they don't want to. It doesn't make sense for them. But the only way that we know for sure that that's not going to happen is something that could be done that's not unprecedented, which is to vacate the right-of-ways, and that will solve the problem. And it's been done, you know, all around the area. Not specifically our neighborhood, because we didn't have to.

So you take 60 Place and 59 Avenue and you vacate those right-of-ways to the adjacent neighbors. Problem solved.

CHAIRMAN CARBONELL: Thank you.

MS. CLARK: Then you come back and talk about whatever you want to do with the zoning and all of that. So if they're really serious --

CHAIRMAN CARBONELL: Ma'am.

MS. CLARK: -- not having those streets open, then, you know, make an effort to get the right-of-ways vacated

and then come back and talk about it again.

CHAIRMAN CARBONELL: Thank you.

MS. SIDNEY SARIOL: Hi. My name is Sidney Sariol. You heard from my father and sister today. I live at 5850 Southwest 51st Street. I've lived at this house for 21 of my 23 years. And while I may one day not live in this neighborhood, I might move away, I wanted to be here tonight to preserve the character and the integrity of this neighborhood, because I feel that any change, rezoning, road opening would be a detriment to the people you see here tonight. Everyone wearing white, everyone who's put their pin on this board, they showed up. It's far from our neighborhood, this location, but we all wanted to be here on a Wednesday to speak out and show how much we care about keeping this neighborhood intact.

My father and I have volunteered at Tropical Audubon over the years. We've seen how Florida, and specifically Miami-Dade County, in general, would be

affected and has been currently affected by tree and native tree loss. And taking away this haven of trees, you know, local fauna that we have here would be probably the most devastating thing that could happen to any of these lots here in our neighborhood. My sister and I used to play soccer. We don't anymore, but we used to practice and dribble all over 60 Place and play and enjoy in the shade of that place.

I'm so proud to be a member of this community and see everyone here tonight, so my thanks to them. Thank you.

MS. GALIVAN: I represent your punctuation. You guys ready for a drink? My name is Teresa Galavin. I live at 6420 Southwest 50 Street, and I am here to speak purposely last, 'cause I represent your potential future. No, I don't, I'm going to keep going. I represent your potential future.

So I have 64th Avenue on the east side of me and 65th Avenue on the west side of me. We have 64th Avenue running

from Miller Road to 48 Street. There's three 3-way stops there that nobody respects.

I invite anyone of you come to my house, park in my driveway, put your lawn chairs in my front yard, morning and evening rush hour traffic and watch the Daytona 500 happen every single day. It's a nightmare. We walk our dogs to their neighborhood. We go a few streets over. We take care of my 94-year old mom. We have to time when we take her out with her walker, because of the crazy drivers. So somebody with Q-tip white hair and a walker doesn't even deter the people from driving like maniacs around there.

I know there's back and forth of whether the road is going to be established or not, but we have written Mayor Levine Cava. They don't have any resources for speed bumps in our neighborhood. I contacted Miami-Dade roads and bridges. Spoke to the supervisor there, Jose. We have two case numbers. They did a traffic study in our

neighborhood. They told us because our driveways are less than 716 feet apart that the County will not put speed bumps in our neighborhood to deter the speeders and have them slow down.

So the next was putting it on the residents to control the neighborhood, call the police every two weeks to have them come out and police the speeders. Well, they don't have the resources to do that. Of the hundreds of times I feel like we've called, they've come out once very kindly and let us know realistically, we don't have the resources to come out and police your neighborhood.

So I ask you for all these people here and on behalf of the residents, do not pass this. It's imperative that this does not pass.

MS. CAMACHO: I'm Kelly Camacho. I'm your second exclamation point for the evening. I want to really thank you guys this evening. I'm sure you weren't anticipating being here so late, but it's obvious that the crowd has spoken, and I'm

not going to reiterate not one detail everyone said, because there's really no point. It's late.

But this really boils down to -- I mean, we can basically, one sentence is the lifestyle that the neighborhood is, you know, given to people, the desires that people want that live in that neighborhood, the comfort that they bought into, the safety that they bought into, and their way of life, which is why they're not living in other neighborhoods in Miami, Florida, all of that, for what, the greed of one developer? It doesn't make sense. The scales don't balance out.

That's all I'm going to say. It was basic. It was obvious, but I don't think anyone has ever said it. Basically, we're talking about lifestyles and desires of people that lived there forever. I was born and raised there. I don't live there anymore. My father still lives there for the greed of one developer family. 5200 Southwest 60 Place.

CHAIRMAN CARBONELL: That is every

single person that is present. However, I do believe we still have that one person on Zoom.

MR. RIVERO: Chair, the speaker on Zoom dropped off, so there's nobody on Zoom to speak.

CHAIRMAN CARBONELL: Okay. Very good.

At this time, you have 10 minutes for your rebuttal.

BOARD MEMBER KRIEGER: Mr. Chair, is there anyone here (inaudible) or anyone present?

CHAIRMAN CARBONELL: Yeah, I asked them.

MR. DIAZ DE LA PORTILLA: Thank you, again, very much, Mr. Chairman, Board and members of the audience, and professional Staff. I'd like to -- yes, I'm sorry, please go ahead. I thought I --

CHAIRMAN CARBONELL: Go ahead.

MR. DIAZ DE LA PORTILLA: You know, I'm going to address a couple of key points and not everything that everyone

said because, you know, quite frankly, there's a couple of points that I need to highlight for you. I know it's been a long time, but I'd like to point out that a number of the folks who spoke, starting with Mr. Winker, the attorney who spoke immediately after me and some others, threw out the term spot zoning. Mr. Winker is an attorney. Some of the others, who are not attorneys, threw out the term spot zoning. Now, this is not spot zoning. It's clearly not spot zoning, and you can ask your own County attorney and the County's own professional staff. Because if it were spot zoning, spot zoning would be illegal. You wouldn't have -- you wouldn't get it past the County attorneys and you wouldn't get it past the County's professional staff. The County's professional staff is recommending approval of our application. They would not be recommending approval of something that is spot zoning.

Now, what are the hallmarks of spot zoning, and what isn't spot zoning and why

isn't it spot zoning? First of all, typically when you have spot zoning, if I may move this board. Can somebody help me with this big board, if you don't mind? Thank you.

One of the hallmarks of spot zoning, which this isn't and which your own County attorneys will you and your County's professional staff will tell you it isn't, is that you're asking for zoning that is inconsistent with the Comprehensive Development Master Plan land use designation.

The land use designation, as it very clearly says on page 2 of your professional staff recommendation, it's not my opinion, I represent the property owner, but your staff, the folks who represent the County, land use designation is estate density residential.

The Comp Plan very clearly says that estate density residential allows residential allows anywhere from 1 to 2.5 dwelling units per acre. If you have 4.92 acres, if you multiply that by 2.5,

which is what the Comp Plan says, you have 12.3 in this. We're proposing to build to the Comp Plan consistent maximum, and an application that is consistent with the Comp Plan designation is not spot zoning. And so I just want to get that out of the way, 'cause a lot of people repeated that catch phrase.

The second reason why you can't possibly deem this spot zoning is that you have literally across the street, across that two-lane street that they mentioned, Miller, Miller Drive, you have single-family homes that range anywhere from 9,000 square feet to 15,000 square feet. So they are smaller than the 17,500 square foot lots, 18,000 square foot lots that we can build with 4.92 acres to get to the 12 units.

Additionally, you have EU-M zoning to our west. Now, yes, there's a couple of parcels in between, but that's less than a block. That's an EU-M zoning zoned property, and, in fact, those lots that are EU-M here, and there's quite a few, 1,

2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, about 30, right, all of those are smaller than 15,000 square feet. So not only do they have the same exact zoning district that we're requesting, EU-M, but in terms of square feet, they're smaller than 15,000 square feet, because of the lot size variance they got. So that's exactly consistent and compatible with what we're requesting.

Now, you saw a picture blowup that Mr. Winker and others put up here, and they focused in on just this area and they made it so that you don't see the bigger picture for the area, which has property in yellow designated RU-1 all over the place.

If you go back to the first map that I showed you, again, right across the street, right across the street, single-family homes less than 15,000 square feet. So, again, not my opinion, your professional staff's opinion, comprehensive plan development analysis, page 2 of your staff recommendation: "The

subject property is located within the Urban Development Boundary and designated estate density residential. Residential density is allowed in this category by the County's comprehensive development master plan range from a minimum of one to a maximum of 2.5 dwelling units per acre." So we are 100% consistent with the Comp Plan designation.

They go on to say, "The total of 12 residential units has the maximum density allowed under the CDMP threshold of the land use map, with the proffered covenant, that's consistent and compatible."

Now we go to the zoning analysis, page 3, and I'll read on the very first paragraph of page 3, the second sentence: "The district boundary change, staff opines" -- "with a district boundary change, staff opines that the approval of the application would not have unfavorable natural resources or the economy of the County and will be compatible with the surroundings when considering the necessity and reasonableness in relation

to the present and future development of the area concerned." That's reading and taking directly from 33-311, which is the County code, the law.

It says we have to look at these applications with a view of giving reasonable consideration to the character of the area and the particular suitability.

And, again, I would submit to you that when the estate density residential land use category allows EU-1, EU-M, EU-S, anything from 1 to 2.5, and we're coming in with an application that is 2.5 dwelling units per acre, that is 100% consistent and 100% compatible with the area.

Staff goes on to say, "Approval of the EU-M zoning district would be a natural transition to the bordering RU-1-zoned parcels and other existing residential development along this area that is denser than EU-1," which I made reference to. That's straight from the staff. Not my opinion. This is the

professional staff's opinion. "Would not be a significant departure to go with EU-M from EU-1, would not be a significant departure and would be compatible with the existing single-family homes in the area. A zone change is compatible with a natural transition of residential zoning trend of the development in the surrounding area and would keep the character of the surrounding area compatible and consistent with the estate density designation." That's verbatim from the County staff's recommendation.

And when you look at the standard to approve a zoning change, you have to look at the reasonableness of the zone change in relation to the present and future development of the area. Again, the present and future development of the area, the future, the Comp Plan designations that you have all over the County in this particular area. And the present, which is the zoning that already exists that is EU-M and RU-1. That's very, very compatible and very similar

with what we're requesting.

Now, on a couple of other points. Mr. Marko, who I respect and know, like I said, for 30 years, before mentioned that the application is incomplete, staff doesn't have enough information, and that, in fact, is not accurate. Now I know he didn't say that with any intention to mislead anyone here, but it's simply not accurate. And your staff, your professional staff, will tell you that they have more than enough information, because, you see, the Zoning Code doesn't require that you submit a site plan with an application. You can ask for a zone change, but then what that means is that you have to develop the property according to the legal standards of the EU-M. So the EU-M legal standards that are in the code will tell you how big the lots have to be, minimal, they can exceed, and, like I said, they have to be a minimum of 15,000 under an EU-M, but we're planning 17,500 to 18,000 square foot lots. You do the math, 12 units and the 4.92 acres,

that's what the lots come out to, right?

So the standards also tell you the frontage. So, for example, the minimum frontage required in an EU-1, one acre estate, is 125 feet of width. EU-M is just 120 feet. The difference is five feet, which if you look at the frontage of the property is, to the naked eye, not really even perceivable, right? 120 to 125. That's also pointed out in your staff's recommendation.

So staff knows that what you request from EU-1 to EU-M, they know you have to build to EU-M standards, which are in the code. Tells you setbacks, tells you lot size, tells you coverage. They know you have to comply with other aspects of the code, minimum landscaping, et cetera.

And regarding the covenant to wrap up --

CHAIRMAN CARBONELL: Just give me one moment.

MR. DIAZ DE LA PORTILLA: 'Cause I don't think that's 10 yet.

CHAIRMAN CARBONELL: No, that was 10,

but give me one moment.

The typical overage by everybody else, do you mind, if we give him 15 minutes?

BOARD MEMBER KRIEGER: Sure.

MR. DIAZ DE LA PORTILLA: Thank you, and I do appreciate that, Mr. Chairman.

And then just a couple of quick points to close out that I think, you know, are important.

You know, you have some folks mention one of the speakers Coconut Grove. Well, Coconut Grove is wonderful, lush, you want to keep it that way, but most lots in Coconut Grove are 5,000 square foot lots, right? Most lots in Coral Gables are anywhere between 5,000 and 7500 square foot lots. I would submit to you that some of the nicest, best luscious places to live in Miami-Dade County are in lots that are considerably smaller than what we're proposing to do here. And, in fact, I would say most people in Miami-Dade County live in lots that are a lot smaller that 17,500 or 18,000 square feet.

Now, we've given a covenant. The only way that covenant can be changed is if you change it. That's it. We come here and we say, well, we need to change it. And you, Board, will have to say, oh, yeah, I want to change it, but we don't want to change it. We are requesting something that we think is fair, something that is reasonable.

The Carrillos live here. I've heard a lot of comments, greed, developer. A trust, this property is in a trust for the benefit of the children and grandchildren. This is for -- this is estate planning for them. This is the property that they actually live in and have lived in for over 23 years. This isn't somebody who's speculating on some property that they don't even live in or have no connection to. In fact, They've been here longer than a lot of folks who got up to object.

Finally, on Dr. Lago, Dr. Lago gave a letter, he can change his mind, that's fine, but you have a letter May 23rd of this year. And the proposal is very, very

clear on its face, a zone change from EU-1 to EU-M, and then the non-use variance, which is inextricably intertwined, as your staff tells you, with the zoning change. Of course, they go together. So it's both or none.

And I would hope that the Board Members ask your staff to just confirm some of these things on the spot zoning, on compatibility, on the staff having sufficient information.

Ask Mr. Rivero if his Department had incomplete information and they had to guess. That's not the case. Every single department that reviewed this, all six of them, including zoning, recommended approval. Thank you.

CHAIRMAN CARBONELL: Thank you for your time.

MR. LEON: Talk about --

CHAIRMAN CARBONELL: One moment. There's rebuttal to opposition?

MS. SCHWADERER RAURELL: It's up to the Chair. However, in general, we do recommend giving equal time to equal

sides. So if you do open it up to additional opposition, I would recommend then opening it up for additional rebuttal.

MR. LEON: Again, I just want to reiterate --

BOARD MEMBER KRIEGER: I'm sorry, name and address, please.

MR. LEON: Oh, I'm sorry. Danny Leon, 5440 Southwest 59th Avenue.

Again, I just -- since again Dr. Lago's name was brought up, I just want to reiterate that the reason that that letter was provided was under the context of, at most, there be eight homes on the property and there's really not much else, other information that's been provided.

From what I understand, there is no site plan, there's nothing connected to it, except now that there is ability to doing up to 12 homes and other issues with traffic. So I don't want to reiterate, but I just want to make sure it's clear for the record. Thank you so much.

MR. DIAZ DE LA PORTILLA: And, again,

just to counter, as I said, people can change their minds, but that is a fact, a letter signed by Mr. Lago and we have 12 other letters that we submitted in support from people in the area who are in support of the application. And whether, you know, someone talked to him or, you know, 300 people pressured, or whatever happened, I'm not going to speculate on that, but that letter is signed by Dr. Lago, not by some other person. No matter even if related, that's double hearsay.

I will also like to point out traffic, 14 trips, according to the traffic study. You know why there isn't a traffic study? Because when you generate 14 trips and talk about 12 homes, a traffic study isn't required, and staff can tell you that. Traffic study is required when you generate more than a 100 trips, and that's the law.

And so, again, I hate to say this, but, you know, not being properly informed can lead to wrong conclusions. We're here asking for something that is consistent

and compatible with the area as clearly demonstrated and it's recommended by staff. Thank you.

BOARD MEMBER KRIEGER: Excuse me. Through the Chair.

Sir, who from the applicant's team spoke with Dr. Lago?

MR. DIAZ DE LA PORTILLA: We have Mr. Pedro Garcia Carrillo who spoke with him. They're neighbors.

BOARD MEMBER KRIEGER: If I may ask question through you or --

MR. DIAZ DE LA PORTILLA: However you want to do it.

BOARD MEMBER KRIEGER: Sure.

Was there an amount of homes discussed at that time?

Please come to the microphone. Sir, your name and address.

MR. DIAZ DE LA PORTILLA: He's asking if you told Mr. Lago, when you got the letter from him, that you were going to do 12 homes?

MR. GARCIA CARRILLO: I might.

MR. DIAZ DE LA PORTILLA: Oh, I'm

sorry, need your name and dress.

MR. GARCIA CARRILLO: Oh, Pedro Garcia Carrillo, 5979 Southwest 56 Street. I'm a developer or I used to be.

Okay, we talk frequently. He has chicken in the backyard, and a lot of fruit trees and all that. We are neighbors back-to-back.

So I told him that if he can. He say, "I don't mind. I don't mind about what you do in your property. It's your right."

BOARD MEMBER KRIEGER: Do you recall if you provided any details about the development of the property when you spoke with him?

MR. GARCIA CARRILLO: I don't recall.

MR. DIAZ DE LA PORTILLA: Did you tell him any number of homes?

MR. GARCIA CARRILLO: I might say from 8 to 12. I might.

BOARD MEMBER KRIEGER: Thank you.

MR. GARCIA CARRILLO: Okay?

MR. DIAZ DE LA PORTILLA: And, again, Dr. Lago can, you know, change his mind.

That's fine, it's allowed, but obviously he submitted the letter, because he signed it and we have it there. Thank you.

BOARD MEMBER KRIEGER: Through the Chair, is there a site plan currently?

MR. DIAZ DE LA PORTILLA: No, there is no site plan and no site plan is required under the code. You're not required a site plan, but as you can see in the staff recommendation, we will be required to submit a site plan when we apply for permits. In fact, in the staff recommendation itself, and I pointed out to you, because it's written right into the recommendation, and, quite frankly, the first thing, the first conditions for approval on the last page, page 5 of the recommendation, that "a site plan be submitted to and meet with the approval of the director of the department of regulatory and economic resources upon 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 structures,

exits, entrances, drainage, walls, fences, landscaping and other requirements."

So that is one of the conditions of staff's recommendation of approval, you have to submit a site plan at that point. So you have an option, you can submit a site plan up front or later, but you have to submit a site plan and it has to comply with the requirements of the Zoning Code in terms of setbacks, lot coverage, frontages, depth, everything. And that's also written throughout the recommendation that is before you.

So this thing that, you know, it's incomplete, I mean, ask, you know, Mr. Rivero, ask the Department. Don't take my word for it. We've complied with what the code requires and we would have to comply with what the code requires in submitting a site plan that meets the EU-M standards for everything. And the map is the map. You know, 4.92 acres, 12 -- I'm answering a question, Mr. Chairman. I can answer the Councilman's question? Okay.

If you get 4.92 acres, and divide it

by 12, 12 is the most you can get in there. The Comp Plan doesn't allow you to do more than 12, declaration of restriction limits us to what the maximum Comp Plan allows, and so that's what you get, 4.92 acres, you multiply that by 43,560 square feet, which is the acreage, that gives you total square footage, you divide that by 12 and it tells you how big those lots are. They have to be that big and then they have to meet all the standards, frontage, setbacks.

BOARD MEMBER KRIEGER: Two more questions. You are correct, that this procedure does not require you to submit a site plan at this time, but you do acknowledge it does not prevent you from submitting a site plan at this time, correct?

MR. DIAZ DE LA PORTILLA: No, but it would be no different in a sense that a site plan would have -- and, by the other way, other lot splits, and I mentioned it in my presentation, that have happened, you know, throughout District 7, County

Commission has approved for exactly like this. There's one just northeast of this property that is two-and-a-half acres, they did six, half our size, they did 6, 3 and 3, a street down the middle, like we would be proposing, 'cause, again, the covenant says we can only enter through Miller, so there's going to have to be a street through Miller to access the property, and we're saying that would be the only one, then the homes on other side.

BOARD MEMBER KRIEGER: Thank you very much.

MR. DIAZ DE LA PORTILLA: Yes, sir.

CHAIRMAN CARBONELL: Other questions?

BOARD MEMBER LAGO: Is that going to be a gated community?

MR. DIAZ DE LA PORTILLA: The idea is for it not to be a gated community, but it could be a gated community. We could apply to close it. The reality is, you know, a lot of the properties here, one acre and the smaller ones are gated themselves, right, but, you know, right

now the plan is to have it open, not gated.

CHAIRMAN CARBONELL: Questions? Anymore questions from the Board?

MS. SCHWADERER RAURELL: Mr. Chair, I recommend that you close the public hearing.

MR. DIAZ DE LA PORTILLA: Thank you.

CHAIRMAN CARBONELL: At this point, the public hearing will be closed.

UNKNOWN SPEAKER: (Inaudible).

CHAIRMAN CARBONELL: That was part of his rebuttal time.

BOARD MEMBER KRIEGER: I have some questions for staff through the Chair.

So we talked a lot about the difference between EU-1 and EU-M. For the record, when it comes to lot coverage, what is the percentage difference between EU-1 and EU-M?

MR. RIVERO: Two seconds to find it for you.

BOARD MEMBER KRIEGER: Thank you.

MR. RIVERO: Coverage in EU-M is a total of 30%, where EU-1 is 15%.

BOARD MEMBER KRIEGER: Thank you.

CHAIRMAN CARBONELL: Any questions?

BOARD MEMBER LAGO: I have a question for staff.

THE COURT REPORTER: If you can speak right into the mic. Thank you.

BOARD MEMBER LAGO: If there's a motion put forth to approve the item, but the applicant has stated that they're not interested in widening 60 Street, which is staff recommendation for approval number 3, we would omit that in making the motion?

MR. RIVERO: What it would be, it would be approval of request #1, subject to acceptance of the Board -- proffered covenant and approval of Request No. 2, and you would ask to delete Condition No. 3, with a modified approval, that they provide that portion of 60 Place connecting to 54 Terrace.

BOARD MEMBER LAGO: So it would be modified approval for #3?

MR. RIVERO: No, it would be approval of request #1, subject to your acceptance

of the proffered covenant, and approval of Request No. 2 with conditions, and you would delete Condition No. 3 in our report.

BOARD MEMBER KRIEGER: I have some thoughts. So, first of all, I appreciate everybody's passion in coming forward here. I'm personally a big fan of small democracy, and that has taken action tonight.

Obviously, this is a question that many of the residents in the area are very passionate about. I applaud you all for coming out and taking the time, regardless whether or not you like bed time or bath time.

So we, as a board here, we represent you all, our neighbors here, and we have to weigh the interests of both sides, and not just the applicant itself on one side, but also the interest of the larger community, which does look for density and increasing density as we grow as a community. On the other hand, it has to be taken in a way that is compatible, not

only with the area itself, but the larger purpose.

Personally, I heard everybody's arguments, and there's a lot of points that were made collectively. First of all, traffic, neighborhood culture, environmental impacts to flora and fauna, the presence of green space and canopy and lot sizes. I will say a lot of these are very persuasive.

I will say that there are some arguments that are not as persuasive, and I'll just let you know that. It looks like from the majority of the people who opposed this, and I'm not exactly sure on my math, but a large portion of the people are living currently on lot sizes that are smaller than what is being proposed. So the actual argument I see for lot sizes is not very persuasive.

Also, we are limited in what we can and cannot do. As I think everyone acknowledges in this room, regardless of whatever we say, even if we deny it completely with prejudice, the owners of

the property are able to develop that property into five lots. And that will be disruptive to the environment, it will be disruptive to green space, it will be disruptive in all of the ways that you're saying and no one here can stop that, right? So no matter what, we cannot stop them from doing that, right? At the same time, we have to weigh the interests of the property owners.

Now, what I will say is that, as the applicant acknowledged, they could have brought a site plan. And I think the biggest problem that I'm hearing from everyone here tonight is just that there's too many questions. And, again, the applicant is not required to bring a plan here, but I don't want to speak for my fellow Board Members. I know that, in my experience, I have seen many different proposals come forward that do provide site plans, that do provide clarity to the neighbors, not just clarity to the neighbors, but also conversations with the neighbors. I have not really heard the

applicant engaging in those conversations with the neighborhood, and, you know, really giving information about what is specifically to be built.

And, frankly, at this point, I understand that the idea is let's just ask for everything we can get, then to come in (inaudible), personally I don't like that, that process, because it leaves too much questions.

As Mr. Diaz De La Portilla knows very well of this Community Council, he was instrumental in creating this Community Council, the reason that we exist is to provide a first step for the communities. As you all know, there are many municipalities in Miami-Dade County. If there's a zoning issue, they go to that municipality, because the municipalities are small enough such that it would be considered that that board of the governing body of those municipalities would be close enough to their constituents in order to make these decisions.

However, Miami-Dade County is so large, especially unincorporated, the reason these were created, and I don't have to tell the applicants, the attorney was very involved in this, creating this, was to provide this first line for the community on this process.

And what I'm hearing from the community as represented is that there's just not enough information to weigh in on this. And so I would think that it would be best for the applicant to take some time and develop some of those plans, have some of those conversations in the community and then come back to this Board with those answers, because, you know, as someone who absolutely, completely understands viscerally wanting to keep car traffic away from places where people, and our children and our pets play, you know, it is very possible that the plans that they eventually submit will absolutely not encumber that traffic, will absolutely not encumber that concern and will not impact that in any way whatsoever. However, as a

Board Member here representing the community, I can't say for sure whether or not that's going to happen.

And with that in mind, I cannot in good faith approve this.

BOARD MEMBER PRASCHNIK: I want to thank everyone for coming out tonight. We heard you. I heard you. And for the record, I will be voting no. I like that the community came out and we need to listen to our residents.

BOARD MEMBER LLANEZA: I also want to thank everyone for coming out. I have personal ties to the neighborhood, a family member of mine used to live there and I personally have seen how many times people are walking down the street, and, you know, the kids are playing and it's a very just friendly neighborhood. So a lot of those stories resonated with me, and agree with my Council Members that this a board that listens to you and want to voice your concerns and do right by you. And so I agree, I will not be supporting this application.

BOARD MEMBER KRIEGER: Through the Chair, per staff, hypothetically speaking, if there were to be a motion to deny without prejudice, that would give the applicant the ability to come back to us with more detailed plans in the future and then they could ask for the same or similar requests, but with more information; is that correct?

MS. SCHWADERER RAURELL: Yes, that's correct, and I would defer to staff on the amount of time. The difference between a denial with prejudice and without prejudice is the amount of time an applicant would need to wait to bring the same application back. If it is a less intense application is not really subject to the same restrictions.

BOARD MEMBER KRIEGER: Understood. Thank you.

Mr. Rivero.

MR. RIVERO: Without prejudice, it will be 12 months, if it's the same application. If it's with prejudice, it's 18 months, but it could, like, the County

attorney referenced, they could submit a less intense application.

BOARD MEMBER KRIEGER: Given those two options in this process, is it still possible for the applicant to withdraw or defer this application and not have a decision by this Board that would encumber them for a minimum of 12 months?

MS. SCHWADERER RAURELL: I would suggest getting from the applicant on their position on that.

BOARD MEMBER KRIEGER: Sir?

MR. DIAZ DE LA PORTILLA: Well, I would say, of course, a motion to defer by the Board is always in order on an application. We could move to defer. For example, obviously your decision or you could vote it up or down, or deny, yes, or approve it.

CHAIRMAN CARBONELL: Question, if we were to defer, would you go and do a public (inaudible)?

MR. DIAZ DE LA PORTILLA: Mr. Chairman, I want to make real clear, as I said earlier, I know Mr. Marko, who is one

of the persons who spoke with the objectors, for over 30 years. I communicated with Mr. Marko. I spoke with Mr. Marko extensively about what our plans were, wanted to do. I asked repeatedly, and I can prove it, Mr. Marko would agree, to meet with the neighbors. They did not want to meet with us. They did not want to meet with us. I can show you. I can show you. Mr. Marko himself will say. You know, they did not want to meet with us. We offered to meet with the neighbors multiple times.

Just last Thursday, I emailed Mr. Winker, asked to meet with the neighbors, we were ready, willing and able to meet with them at any time to again go over these things, answer, you know, whatever questions they had, but they didn't want to. So I think at this juncture, you know, we would prefer an up or down vote on the application.

BOARD MEMBER KRIEGER: Personally, I feel that maybe when you said you're ready to have that conversation, I would

disagree. I would say that I think ready for a conversation would be to show plans, to show what you want to do, because I see in what you're talking about many possibilities for development there that would be amenable to your client, but also agreeable to the community. I don't see this as necessarily being something that the community is completely against necessarily, right? There is I believe a compromised solution that can be found with open dialogue. And I think from the applicant's side, open dialogue means kind of showing your cards here and showing plans in order to allow the community to fully understand what the intents are of the developer.

MR. DIAZ DE LA PORTILLA: Councilman Krieger, very respectfully, I heard a number of people saying they don't want any rezoning at all. They want it to stay exactly the same. We had folks saying, oh, they have five acres; they need to keep five acres. You know, I really think that it would simply just delay us at this

point. We'd ask for an up or down decision on our application.

It has to be through the Chair, and through me. Thank you.

BOARD MEMBER KRIEGER: Thank you.

CHAIRMAN CARBONELL: Thank you.

At this point, would anyone like to put forth a motion?

BOARD MEMBER KRIEGER: I'd like to put forward a motion to deny the application without prejudice.

CHAIRMAN CARBONELL: Do I hear a second?

BOARD MEMBER PRASCHNIK: Second.

MR. RIVERO: I have a motion to deny the application without prejudice. The motion was made by Board Member Krieger, seconded by Board Member Praschnik.

I will call the roll.

Board Member Krieger?

BOARD MEMBER KRIEGER: Yes.

MR. RIVERO: Board Member Lago?

BOARD MEMBER LAGO: No.

MR. RIVERO: Board Member Llaneza?

BOARD MEMBER LLANEZA: Yes.

MR. RIVERO: Board Member Praschnik?

BOARD MEMBER PRASCHNIK: Yes.

MR. RIVERO: Chairperson Carbonell?

CHAIRMAN CARBONELL: Yes.

MR. RIVERO: Motion carries 4 to 1. The application is denied without prejudice.

(Thereupon, at 9:32 p.m., the meeting was concluded).

CERTIFICATE OF REPORTER

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I, Lorena Ramos, National Registered Professional Reporter, do hereby certify that I was authorized to and did stenographically report the meeting of Communing Zoning Appeals Board 12, held before the Board, on the 13th day of September 2023; and that the foregoing transcript, pages 1 through 154, is a true record of my stenographic notes.

DATED this 10/19/2023 in the City of Miami, Miami-Dade County, Florida.

Lorena Ramos

LORENA RAMOS, COURT REPORTER
Registered Professional Reporter

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

PH: Z24-125 **June 26, 2025**
Item No. 8A2

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."

PROCEDURAL HISTORY:

This item was deferred from the April 29, 2025, meeting of the BCC in order to allow the applicant additional time to consider the terms of the covenant, and the item has since been rescheduled and readvertised for consideration at the June 26, 2025, BCC meeting.

The public hearing on this item was held.

REQUEST:

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

BACKGROUND AND ANALYSIS:

The approximately ±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.

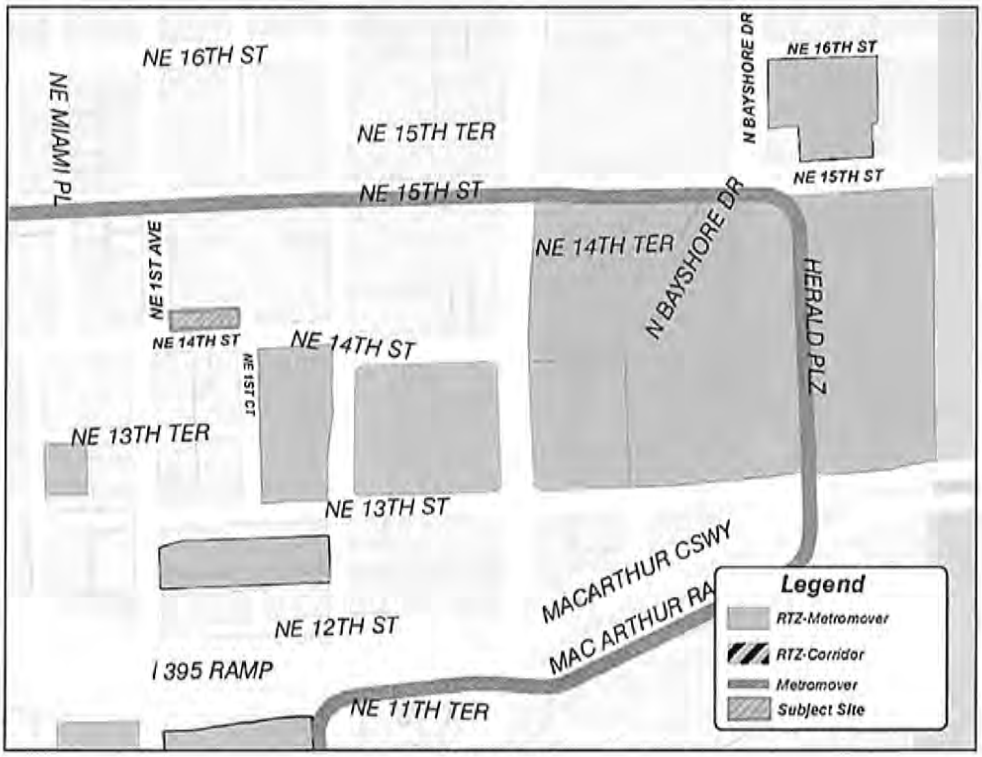


Figure 1

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.

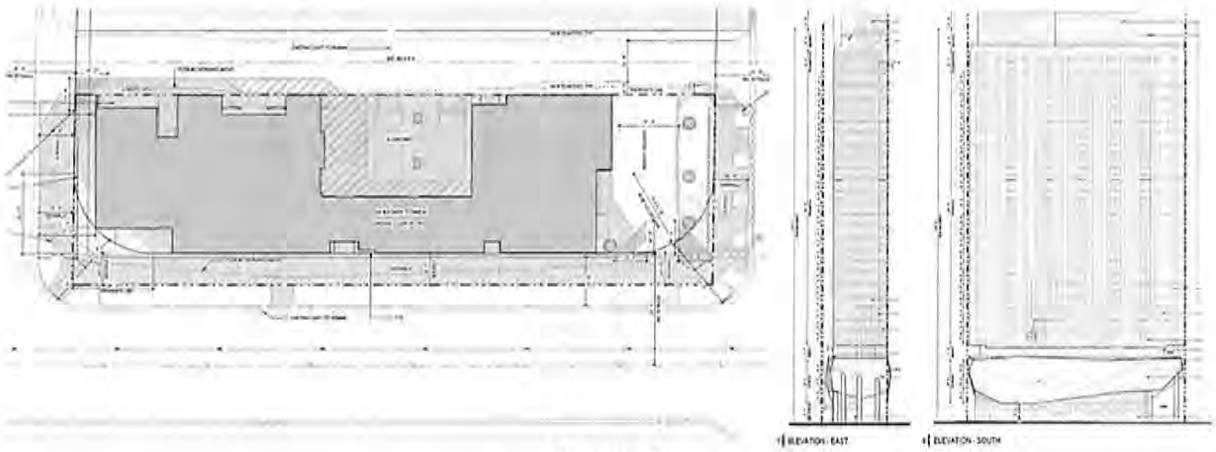


Figure 2

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 contributions in connection with this application in order to develop the subject property. Staff notes that the covenant shall include a Public Benefit Contribution 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), that is to be allocated and used in any manner the County deems appropriate. Additionally, this covenant also includes Affordable Housing Trust Fund Contributions to be allocated to the Affordable Housing Trust Fund, as established in Section 17-132 of the Miami-Dade County Code.

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

contributions for maintenance, repairs and upgrades to the transit stations, and for allocation to the affordable housing trust fund.

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 their 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 their 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 their 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 their 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 combined memorandum.

ES:JB:SS

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

14TH Street Miami Investments, LLC
PH: Z24-125

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	*No objection**
Platting and Traffic Review Section (RER)	*No objection**
Department of Transportation and Public Works (DTPW)	*No objection**
Miami-Dade Fire Rescue (MDFR)	*No objection*
Miami-Dade Aviation Department (MDAD)	*No objection**
Office of Historic Preservation (OHP)	*No objection**
Water and Sewer Department (WASD)	*No objection*
Parks, Recreation and Open Spaces Department (PROS)	*No objection*
Miami-Dade County Public Schools	*No objection*
Miami-Dade Police Department	*No objection*
Building and Neighborhood Compliance (BNC)	*No objection*
**Subject to conditions in their memorandum.*	

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

Urban Centers (Page I-46)	*Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These* ***Urban Centers*** *are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and* ***Community Centers*** *which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.* *The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.* *The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.* *Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high*

	level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below. *Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.* ***Uses and Activities.** Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in **Urban Centers** may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. **Residential** uses may be required in areas of the County and along **rapid transit lines** where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.* ***Streets and Public Spaces.** Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.*

ZONING RECOMMENDATION ADDENDUM

14TH Street Miami Investments, LLC
PH: Z24-125

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Parking. Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.
Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.
Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.
<table>
<tr><td></td><td>Average Floor Area Ratios (FAR)</td><td>Max. Densities /Gross Acre</td></tr>
<tr><td>Regional Activity Centers</td><td>greater than 4.0 in the core
not less than 2.0 in the edge</td><td>500</td></tr>
<tr><td>Metropolitan Urban Centers</td><td>greater than 3.0 in the core
not less than 0.75 in the edge</td><td>250</td></tr>
<tr><td>Community Urban Centers</td><td>greater than 1.5 in the core
not less than 0.5 in the edge</td><td>125</td></tr>
</table>
In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.
As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use design requirements of this section and Policy LU-7F.
</td></tr>
<tr><td>Policy LU-4A (Page. I-11)</td><td>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</td></tr>
<tr><td>Objective LU-7 (Page. I-13)</td><td>Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that's promote the use of transit services.</td></tr>
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ZONING RECOMMENDATION ADDENDUM

14TH Street Miami Investments, LLC
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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.*

ZONING RECOMMENDATION ADDENDUM

14TH Street Miami Investments, LLC
PH: Z24-125

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.*

ZONING RECOMMENDATION ADDENDUM

14TH Street Miami Investments, LLC
PH: Z24-125

	(7) Landscaping. *(8) Bikeways, parks, community gardening, playgrounds, power substations and other uses necessary for the construction, operation and maintenance of the Rapid Transit System.* *(9) (a) Such other uses, including commercial, office and residential uses, as may be appropriate to and **compatible** with the operation of the **Rapid Transit System** and the convenience of the ridership thereof.* *(b) **Subzones**; development regulations, standards and criteria. In the unincorporated areas of the Rapid Transit Zone, subzones shall be created by separate ordinances which shall become part of this chapter. Said ordinances shall identify the boundaries of the individual subzones and shall establish development regulations and site plan review standards and criteria for those land uses permitted pursuant to subsection (9)(a) herein and approved pursuant to subsection (9)(c) herein.* *(c) Requests for approval of development of those land uses permitted pursuant to subsection (9)(a) herein within a subzone created pursuant to subsection (9)(b) herein shall be made by filing an application in accordance with the provisions of Section 33-304. Said application shall be considered a special exception for site plan approval to be considered and acted upon directly by the Board of County Commissioners pursuant to the criteria established in Section 33-311(d) and the provisions of the applicable subzone.* *E) Effect on existing land uses. All land areas included by this section within the Rapid Transit Zone upon which uses other than those specified in subsection (D) of this section were authorized or permitted prior to October 27, 1978 may be used as follows:* *(1) Existing structures. All existing buildings or structures and all uses for which building permits have already been issued prior to the effective date of this article and which have complied with the applicable provisions of the South Florida Building Code, may be continued or constructed in accordance with the approved plans and specifications therefore. Alterations, improvements, or expansions of existing structures shall be subject to the provisions of paragraph (2) hereof.* *(2) All other lands. No applications for site or plan approvals and/or building permits shall be issued for new facilities within the Rapid Transit Zone except in the following circumstances:* *(a) The estimated construction costs does not exceed ten thousand dollars ($10,000.00) in any consecutive two-year period; or* *(b) The Miami-Dade Transit Agency certifies that approval of the application will not have an adverse impact upon a material element of the Stage I System. The Miami-Dade Transit Agency shall, with respect to any application for which certification is refused, provide a detailed written explanation supporting the refusal to certify and specifying the corrective actions, if any, which would lead to certification. The decision of the Agency may be appealed to the Board of County Commissioners within thirty (30) days from the date of the written explanation by filing a notice of appeal with the Clerk of the Board of County Commissioners. The Board of County Commissioners, after giving public notice as required by Chapter 33 of the Code, shall hear the appeal and either affirm, deny or modify the decision of the Agency. Appeals from the Board of County Commissioners' action shall be in accordance with Section 33-316 of this Code.*
Section 33C-5 Rapid Transit Zone ("RTZ") District	*(B) Existing zoning designations; administrative site plan review required. Until a **special exception** or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District.*

ZONING RECOMMENDATION ADDENDUM

14TH Street Miami Investments, LLC
PH: Z24-125

Section 33C-15.- Metromover Subzone.	*(A) Purpose and Intent. The following development review standards and criteria shall govern applications for initial plan approval of the general site development plan, and applications for final site plan review, for all development to be located within the boundaries of the* ***Metromover Subzone*** *established in this section. These standards are consistent with, and support the County's and the City's commitment to, principles of urban planning, including improved mobility, enhanced pedestrian environment, and the reduction of urban sprawl. They are also consistent with the need to provide for the public service and public infrastructure needs of this area, which is within the County's only* ***regional urban center*** *and, as such, is designated for the highest level of development density and intensity in the County.* *(B) Boundaries. The* ***Metromover Subzone*** *of the* ***Rapid Transit Zone*** *is hereby established; the boundaries of the subzone are identified in* ***Exhibits 22(A)*** *and* ***22(B)*** *of* ***Section 33C-2****. The legal description and a full-scale map of the boundaries are on file with the Department.* *(C) Permitted Uses. Permitted uses shall be in accordance with Section 33C-11(C) relating to the Government Center Subzone, which are incorporated by reference herein.* *(D) Procedures for approval and development standards.* *(1) Applications for development in the subzone shall be governed by the pre-application and application procedures and development standards relating to the Government Center Subzone, as set forth in Section 33C-11(D), (E), (F), and (G), which are incorporated by reference herein, except as follows:* *(a) Parking shall be governed by Section 33C-8.* *(b) Plan review standards regarding public open space may be satisfied with private open space that is open to the public.* *(c) Development along the Biscayne Bay and Miami River shorelines shall be subject to the following:* *(i) Purpose and intent. In furtherance of CDMP objectives and policies regarding shoreline management, Chapter 33D, and municipal codes and plans addressing development along these shorelines, it is the intent of the criteria contained herein to promote connectivity and accessibility to bayfront and riverfront properties within this subzone and to maintain pedestrian connectivity along the existing and planned public walkway along the shoreline, referred to as the Miami Baywalk.* *(ii) Shoreline setback. The setback from the shoreline shall be a minimum of 50 feet as measured from the mean highwater line provided along the applicable water frontage, except that on lots with a depth of less than 200 feet, the setback shall be a minimum of 25 percent of the lot depth.* *(iii) Visual corridors. To allow visual corridors to open from ground to sky and to allow public access to the waterfront, side setbacks shall be equal in aggregate to a minimum of 25 percent of the water frontage of each lot based on average lot width.* *(iv) Public shoreline walkway. To maintain pedestrian connectivity along the shoreline, a publicly accessible walkway shall be provided within the shoreline setback. Walkway design and connections to adjacent existing or planned walkway segments shall be consistent with the County's Shoreline Development Review Manual and, if adjacent to properties under the City of Miami's jurisdiction, with the City of Miami's Waterfront Walkway Design Standards.*

ZONING RECOMMENDATION ADDENDUM

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

MIAMI-DADE COUNTY

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

MIAMI-DADE COUNTY

Date: February 3, 2025

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

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

Subject: DIC 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

MIAMI-DADE COUNTY

Date: July 19, 2024

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

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

Subject: Z2024000125

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in EnerGov on 7/16/2024. Note this projection is situated within the City of Miami Fire Department's response area. Therefore, kindly coordinate fire department access and apparatus set-up site requirements with their Fire Prevention Division. For your reference and convenience, the main number to their Fire Prevention Division is 305-416-1600

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

Memorandum

Date: 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. **Infrastructure Planning Division:**

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:	"mvanopoulos@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,

MIAMI-DADE COUNTY PUBLIC SCHOOLS
GOVERNMENTAL AFFAIRS & LAND USE

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: June 10, 2025

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

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

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.

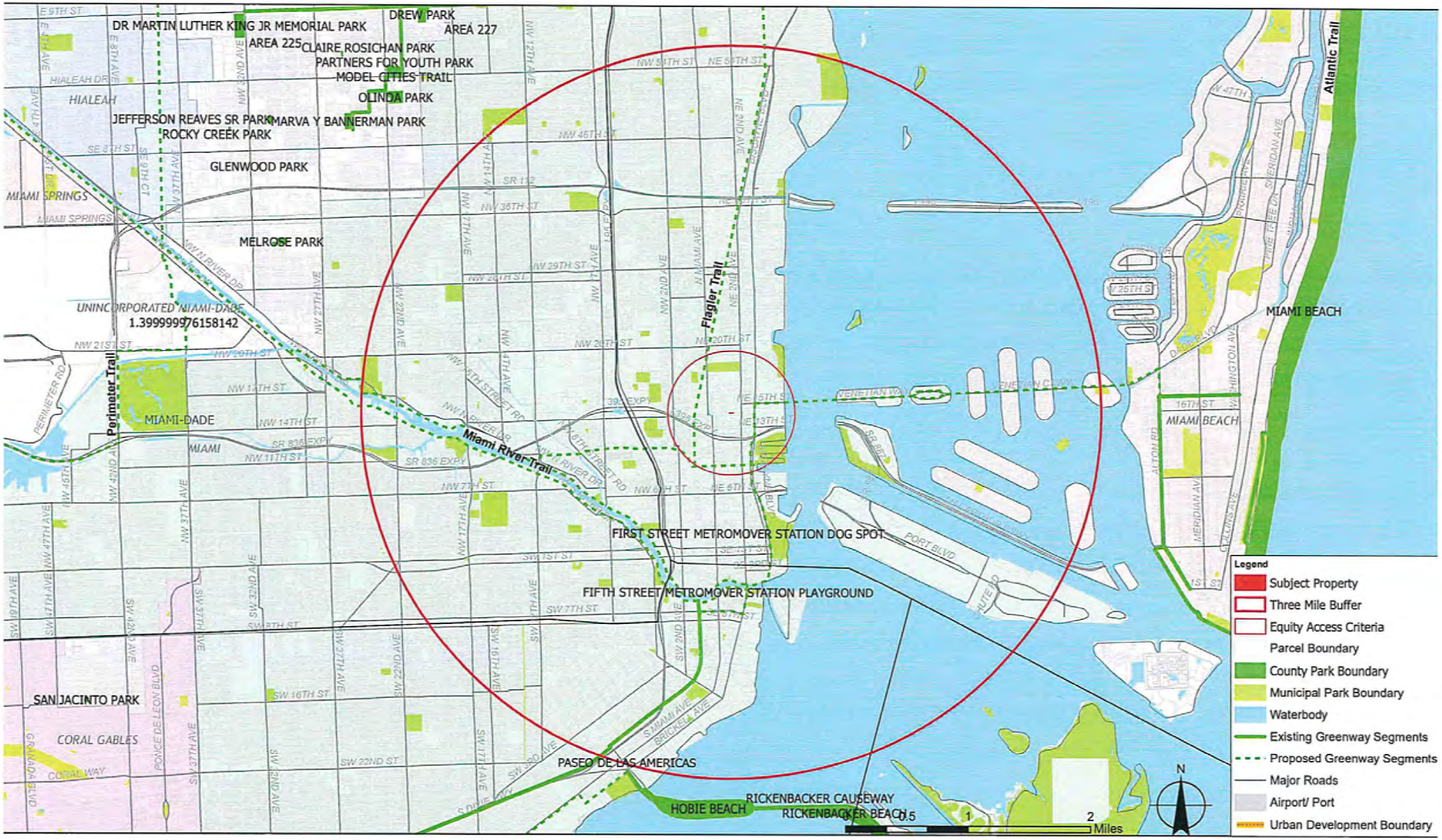
Objective ROS-2
Require the availability of adequate local recreation open space as a condition for the approval of residential development orders, and maintain an adequate inventory of recreational areas and facilities through 2017.

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

MIAMI-DADE COUNTY

Date: July 26, 2024

To: Eric Silva, Assistant Director
RER Development Services

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

Subject: DIC Z2024000125
14th Street Miami Investments, LLC
MDAD DN-24-07-4453

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 Z2024000125, 14th Street Miami Investments, LLC. The applicant is requesting a Special Exception for a general development plan within the Rapid Transit Zone (RTZ) for a proposed 27-story multifamily residential building. The +/- 0.275 acres 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 further identified as folio 01-3136-006-0070.

Please be advised that an MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure reaching or exceeding 200 feet Above Ground Level (AGL). **As such, the applicant is required to obtain an MDAD-issued Airspace / Land Use Letter of Determination prior to administrative site plan review.** In addition, an MDAD-issued Permissible Crane Height Determination is required for any construction crane reaching or exceeding 200 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed at: https://www.miami-airport.com/facilities_development.asp. The checklist explains the airspace review process and requirements.

In accordance with Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and / or permanent structure reaching or exceeding 200 feet AGL. The applicant must e-file FAA Form 7460-1 which is available on the FAA's Website (https://oeaaa.faa.gov). **Please note, FAA determinations are a pre-requisite for MDAD-issued determinations. It can take the FAA up to 4 months to issue determinations.**

All uses on the property are required to comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning.

AR/rb

C: J. Ramos
James Byers, RER

Miami-Dade Sheriff's Office

Memorandum

Date: May 6, 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. Z2024000125
14th Street Miami Investments, LLC.

APPLICATION:

The applicant, 14th Street Miami Investments, LLC., is requesting to develop a mixed-use project consisting of 283 dwelling units, storage area, commercial, and retail space. The 0.275 acre property is located at 101 NE 14 Street in incorporated, Miami-Dade County, Florida

CURRENT POLICE SERVICES:

The project is in the City of Miami and serviced by the Miami Police Department located at 400 NW 2nd Avenue, Miami, FL 33128.

APPLICATION REVIEW:

A review of the application and supporting documents was conducted to assess potential impacts on Miami-Dade Sheriff's Office resources, particularly in relation to proposed zoning modifications. This application is requesting to develop a mixed-use project consisting of 283 dwelling units, storage area, commercial, and retail space.

Current data on police staffing, population, and crime/calls-for-service trends were analyzed to evaluate any anticipated changes. As this development falls outside of Miami-Dade County's jurisdiction, our Agency does not anticipate any impact on its resources and has no further comments regarding the proposed zoning modifications.

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

MIAMI-DADE COUNTY

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

MIAMI-DADE COUNTY

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

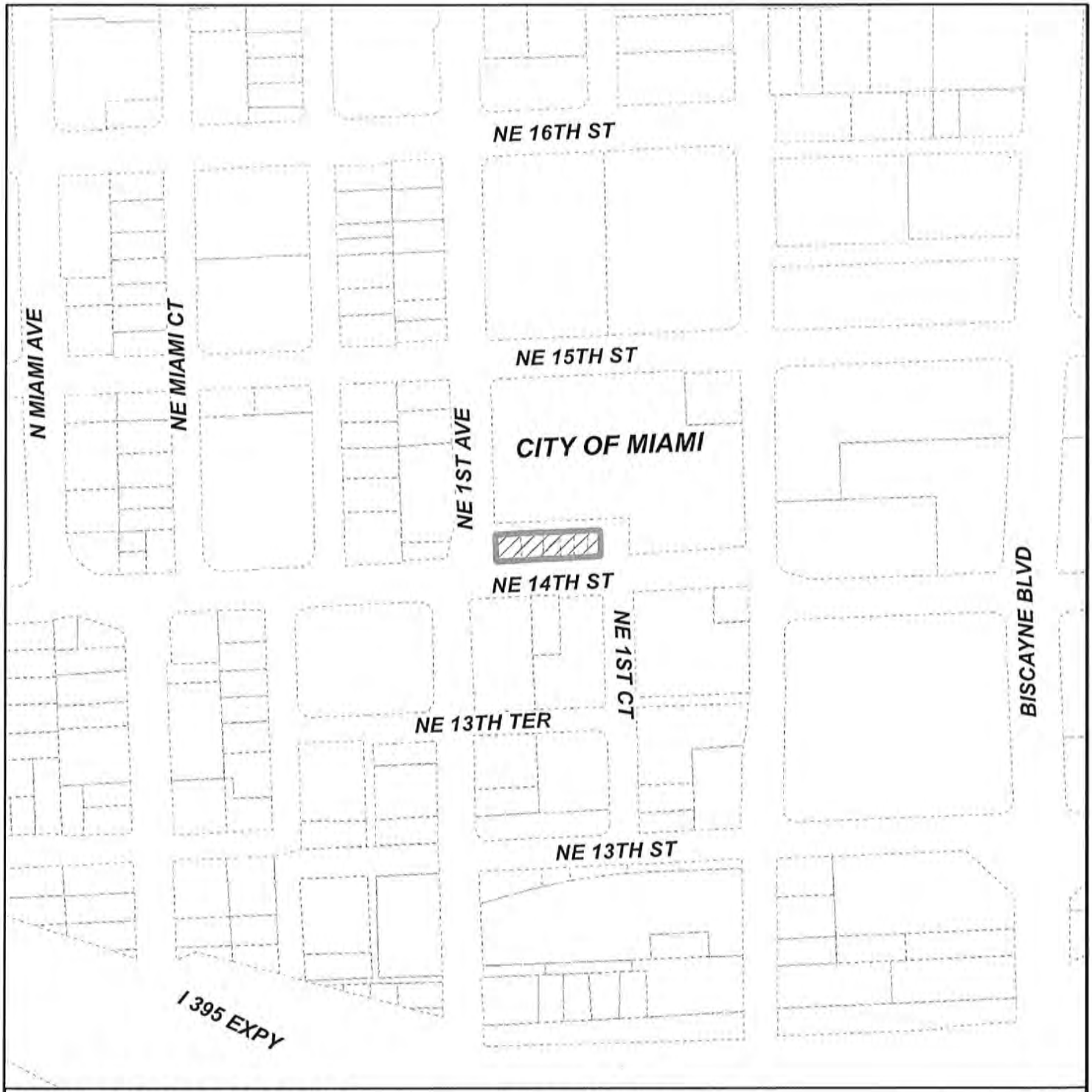
The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

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

Legend

Subject Property Case

Zoning

N
W E
S

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

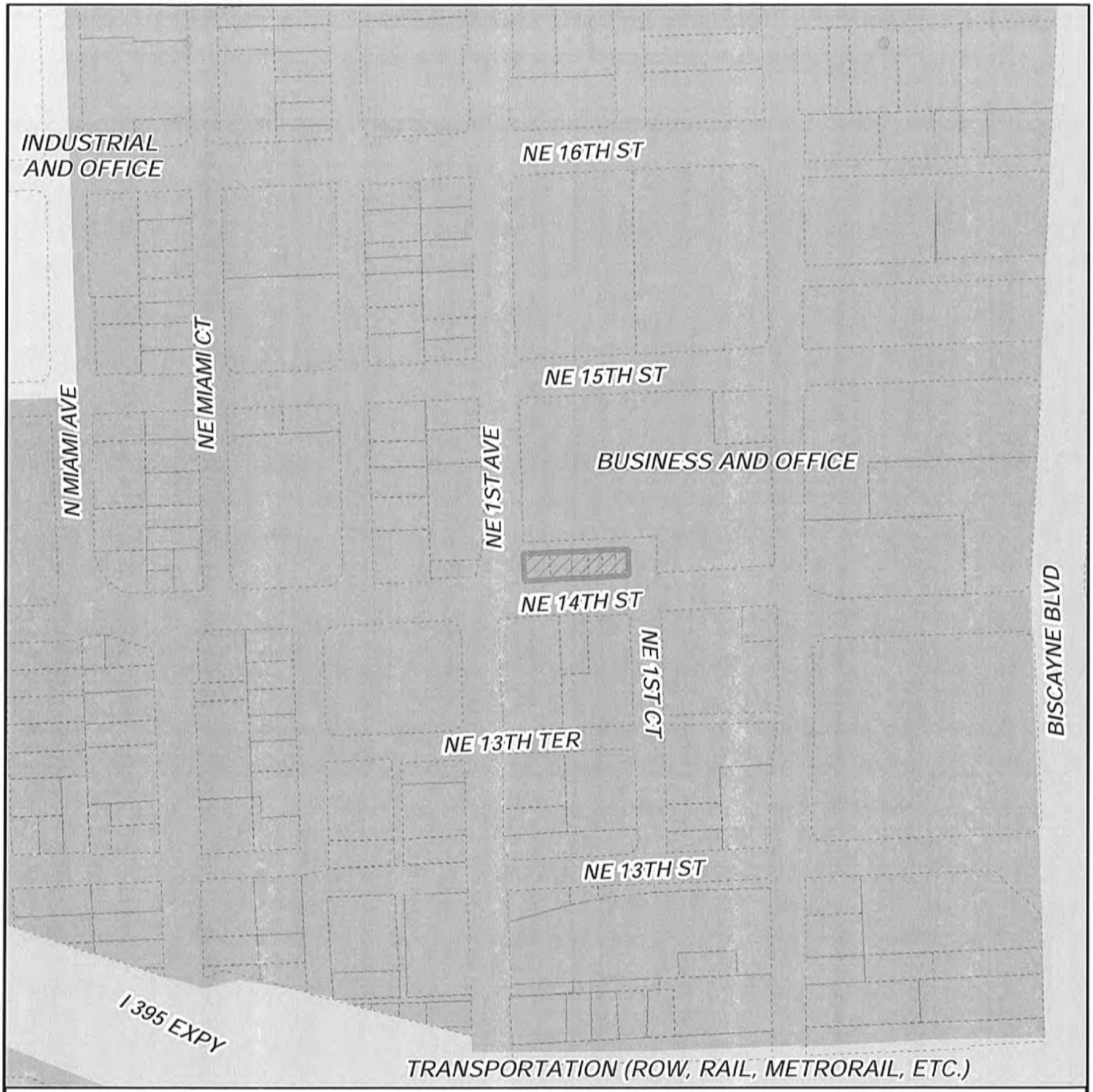
- Subject Property
- Buffer
- Property Boundaries

N
W E
S

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

MIAMI-DADE COUNTY

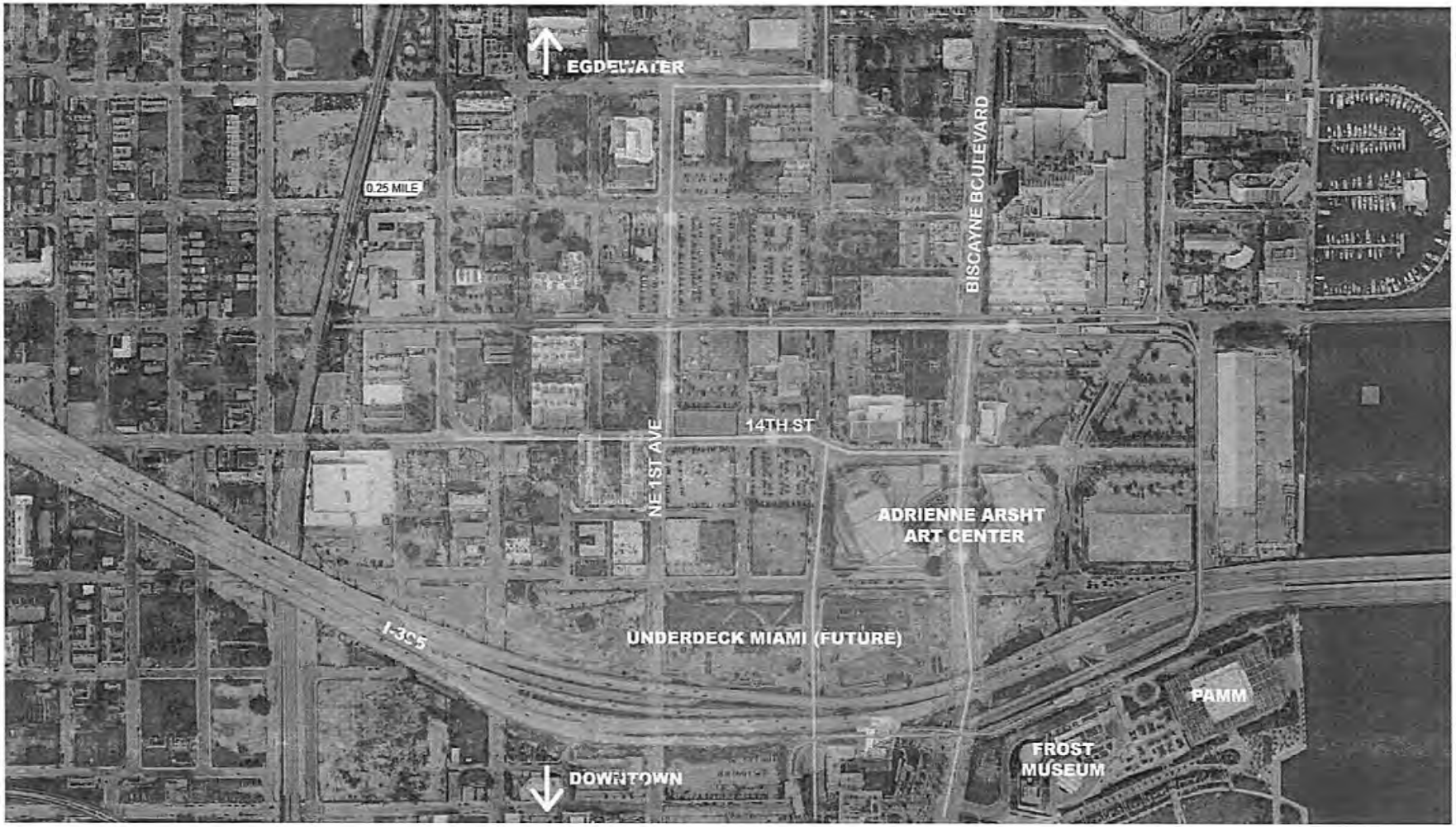
SKETCH CREATED ON: Wednesday, July 3, 2024

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
3299 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7709
rsparchitects.com

LOCATION MAP
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 24240206
Date: 09/17/2024

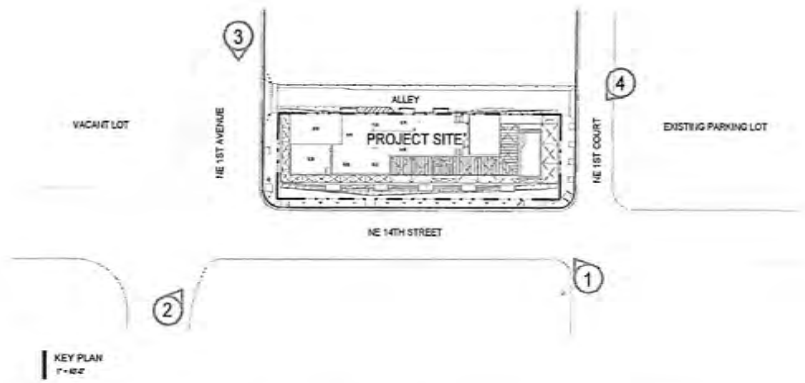
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ISSUES / REVISIONS
NO. DATE DESCRIPTION

Name Andrew W. Burnes
License No. AR98405
Expiration Date 02-28-2027

A-2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL



KEY PLAN



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
RSP Architects
3250 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7100
rspa@rspa.com

SITE VIEWS
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 2424070230
Date: 09/17/2024

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ISSUES / REVISIONS
NO. DATE DESCRIPTION

Name Andrew W. Bueno
License No. AR96405
Expiration Date 02-28-2027

A-3

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) - Maintenance Subzone

RSP

Zoning Districts — **Notes**

MDC
111-122 NE 14 Street — Rapid Transit Zone - Maintenance Subzone

Lot Area Summary — **Notes**

Gross Lot Area:

113 NE 14 Street — Folio: 01-3126-006-0010
115 NE 14 Street — Folio: 01-3126-006-0020
117 NE 14 Street — Folio: 01-3126-006-0030
121 NE 14 Street — Folio: 01-3126-006-0040
123 NE 14 Street — Folio: 01-3126-006-0060
Lot East of I-95 — Folio: 01-3126-006-0070

Pre-boundary survey provided by owner

Total Net Lot Area (SF) - All Parcels — **12,104.00 SF - Net Lot Area**
Total Net Lot Area (Acres) — **0.2702 Acres**

RTZ Area (Centerline)

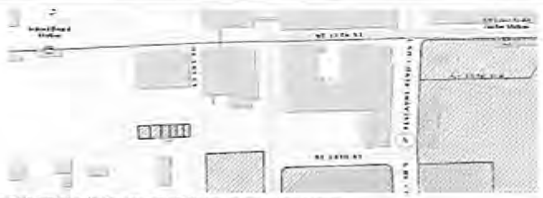
Pre-boundary survey provided by owner - Total square footage of land to the centerline of adjacent roadways

Total Gross Area (Acres) — **24,481.00 SF - Gross Lot Area** — **0.5671 Acres**

RTZ Metromover Subzone - 33C-15.(A) — **Proposed**

Use — Mixed-Use Development (Bldg. existing Island condos)

Boundaries - 33C-15.(B)



Bounds: Generally bounded by 20' Alley, from East End of NE 1st Court, from South by NE 14th Street, and from West by NE 1st Avenue.

Permitted Uses - 33C-15(C)	**Allowed**	**Required**	**Proposed**
[SIC] Commercial/Retail			(1,218 SF) - C
[SIC] Residential			174,177 SF
Resident Amenities			17,809 SF - C

Parking Requirements - 33C-15(D)(1)(a)	**Required**	**Proposed**
Sec. 33C-4(C)(2) - 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 1st Street	15'-0" Street Setback	14'-2"
NE 1st Avenue	15'-0" Street Setback	17'-2"
NE 1st Court	0 Feet	0'-0"
Alley (north of site)	0 Feet	0'-0"

Encroachments - 33C-11(D)(3)	**Required**	**Proposed**
Sec. 33C-11(D)(3)(i) - 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 line.		
	6" from curb face	

Cantilevered Balconies

NE 1st Street	4'-6" beyond RBL; 11'-4" 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 RBL	8'-0" beyond RBL; 10'-4" from curb face
South-East corner of RBL	8'-0" beyond RBL; 14'-11" from curb face

Floor Area (Podium enclosure)

NE 1st Street	7'-3" beyond RBL; 8'-4" from curb face
NE 1st Avenue	Not Encroaching
NE 1st Court	Not Encroaching ft
Alley (north of site)	3'-4" Beyond Property Line (Underbuilable Space)
South-West corner of RBL	11'-2" beyond RBL; 12'-1" from curb face
South-East corner of RBL	10'-1" Beyond RBL; 12'-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	12.1 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.	349'-0"	319'-6"

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, fountains, courtyards, recreational amenities, pedestrian paths, seating areas, storefronts, awnings, and internal pedestrian improvements required for pedestrian comfort.		
	3,700.35 SF	3,207 SF

Density - 33C-11(D)(8)		**Allowed**	**Proposed**
Dwelling Units per Acre		300 dwellings max.	
Total Dwelling Units Allowed	0.2702 Acres	232 Dwelling Units	232 Dwelling Units

Sustainability Target - per FC&C Florida Green High-Rise Residential Building Standard

Building to target FC&C 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"	7,251
BOH STORAGE	Level 02	12'-0"	7,451
	Level 03	12'-0"	9,673
	Level 04	12'-0"	9,836
RESIDENTIAL	Level 05-Amenity	17'-0"	10,502
	Level 06	10'-8"	10,220
	Level 07	10'-8"	10,220
	Level 08	10'-8"	10,220
	Level 09	10'-8"	10,220
	Level 10	10'-8"	10,220
	Level 11	10'-8"	10,220
	Level 12	10'-8"	10,220
	Level 14	10'-8"	10,220
	Level 15	10'-8"	10,220
	Level 16	10'-8"	10,220
	Level 17	10'-8"	10,220
	Level 18	10'-8"	10,220
	Level 19	10'-8"	10,220
	Level 20	10'-8"	10,220
	Level 21	10'-8"	10,220
	Level 22	10'-8"	10,220
	Level 23	10'-8"	10,220
	Level 24	10'-8"	10,220
	Level 25	10'-8"	10,220
	Level 26	10'-8"	10,220
	Level 27	10'-8"	10,220
	Level 28	10'-8"	10,220
	Level 29	12'-0"	10,220
	Level 30-Amenity	20'-0"	10,960
	Level 31-Amenity-Pool	20'-0"	9,617
	Roof	0'-0"	3,340
TOTAL	30 LEVELS	319'-6"	304,455 GSF

RSP Architects
3301 Grand Avenue
Suite 442
Miami, FL 33133
305.446.7180
rsparchitects.com

ZONING ANALYSIS & PROJECT DATA
14th Street Miami Investments, LLC
14 ROC

RSP Project No.: 2024.03.00
Date: 09/11/2024

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
A	11/13/2024	ZONE SUBMISSION 1
B	12/09/2024	ZONE SUBMISSION 2
C	03/26/2025	ZONE SUBMISSION 3

Name: Andrew W. Bartlett
License No.: AR94695
Expiration Date: 02-28-2027

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL

PLAN LEGEND:

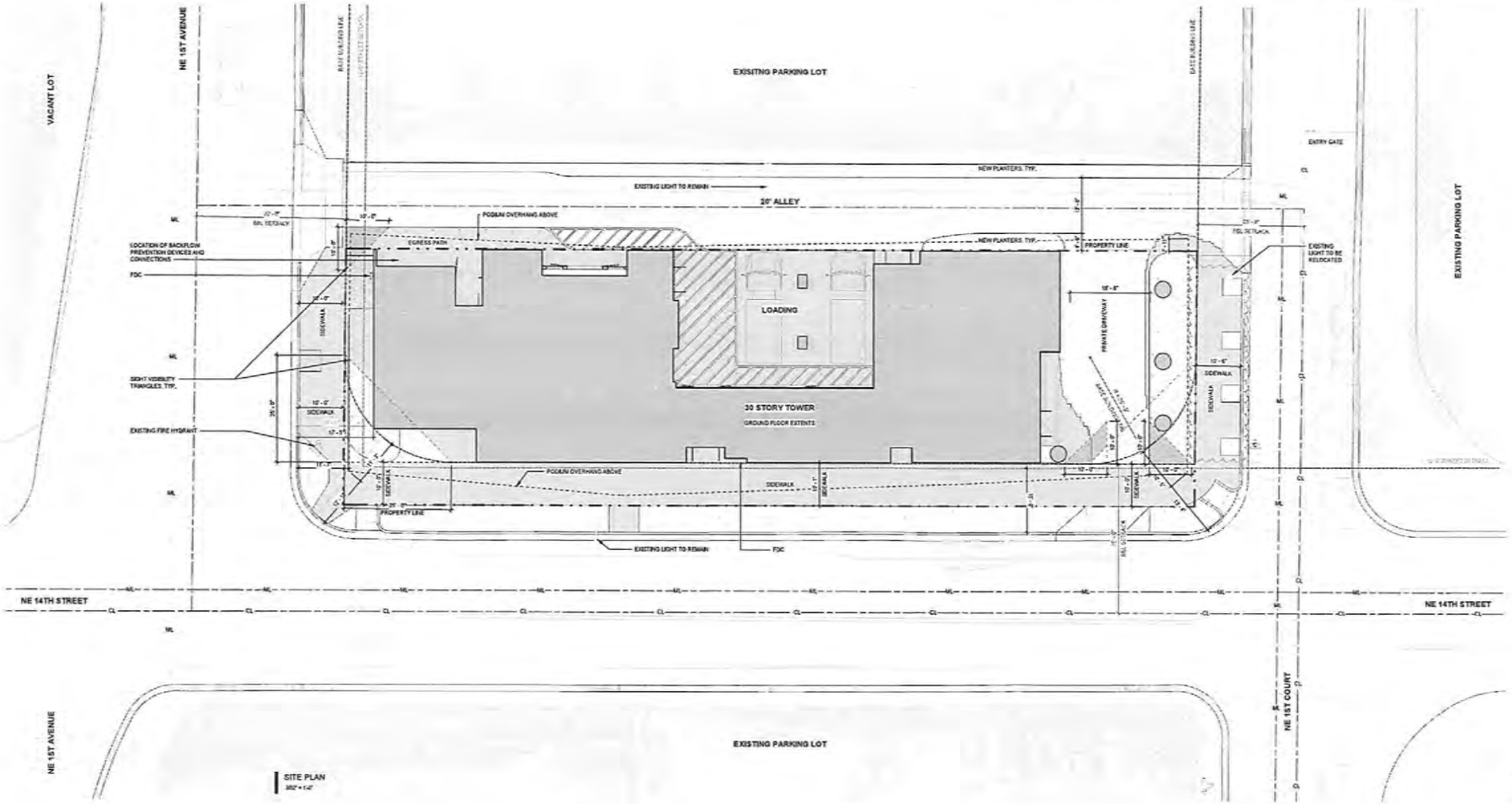
- PROPERTY LINE
- CENTER OF ROAD
- BASES BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE

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"

N

RSP Architects
3399 Grand Avenue
Suite 440
Miami, FL 33133
305.448.7100
rsparch.com

SITE PLAN
14th Street Miami Investments, LLC
14 ROC

RSP Project No. 24035700
Date: 09/17/2024

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OWNER
14th Street Miami Investments, LLC
814 1st Street
Miami Beach, FL 33139
Phone: 786.218.8140
David Gonzalez
Phone 786.218.8140
Email dgonzalez@gbinvestments.com

ARCHITECT
RSP Architects, Ltd.
3050 Grand Avenue Suite 440
Miami, FL 33133
Phone: 305.441.7100
Andrew Burnett
Phone 305.307.5274
Email Andrew.Burnett@rsparch.com

CIVIL ENGINEER
Kimley-Horn
2 Alhambra Plaza Suite 500
Coral Gables, FL 33134
Phone: 305.535.7770
Alberto Vilaro
Phone 305.560.0505
Email Alberto.Vilaro@kimley-horn.com

TRAFFIC ENGINEER
Kimley-Horn
2 Alhambra Plaza Suite 500
Coral Gables, FL 33134
Phone: 305.535.7770
Cory Dorman
Phone 954.595.5194
Email Cory.Dorman@kimley-horn.com

LANDSCAPE ARCHITECT
Urban Robot
420 Lincoln Road Suite 630
Miami Beach, FL 33139
Phone: 786.248.4657
Justine Velez
Phone 786.248.4657
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

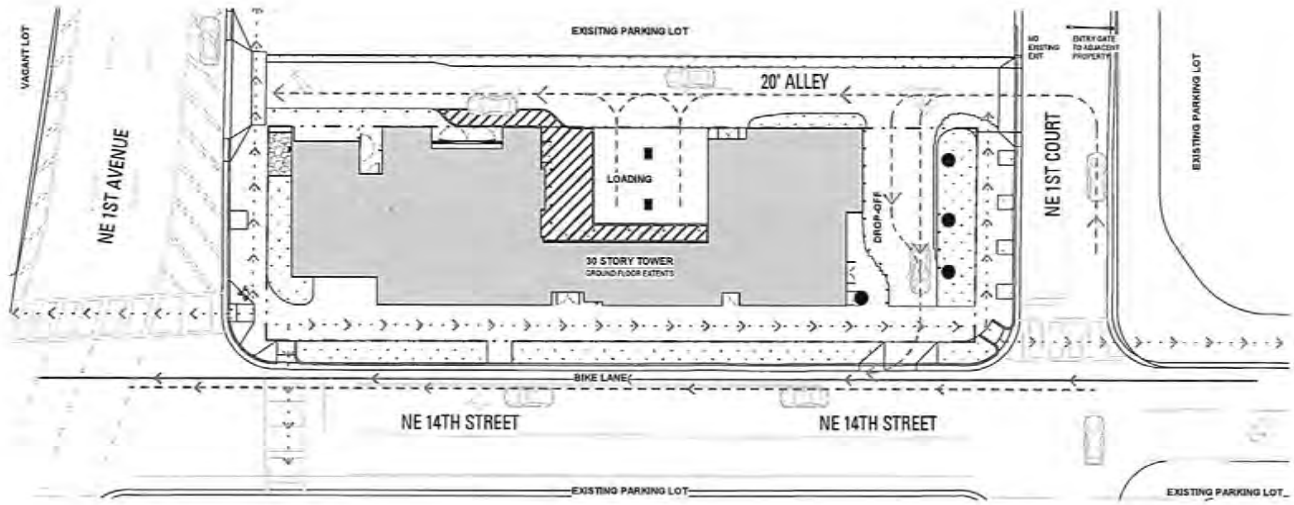
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
A	8/19/2024	ASPB RESPONSE 1
C	09/14/2025	ASPB RESPONSE 2

Name: Andrew W. Burnett
License No.: AR96495
Expiration Date: 02-28-2027

A-4

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PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL



CIRCULATION DIAGRAM
1/16" = 1'-0"

LEGEND:
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- BIKE CIRCULATION
- BUS CIRCULATION

LIGHTING DIAGRAM MOVED TO SHEET B-4

RSP Architects
3399 Grand Avenue
Suite 400
Miami, FL 33133
305.448.7100
rspartt.com

CIRCULATION DIAGRAM
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 2421-01000
Date: 09/17/2024

ISSUES / REVISIONS
NO. DATE DESCRIPTION
1. 9/17/2024 PZR SUBMITTAL 1

Name Andrew M. Burrell
License No AR95405
Expiration Date 02-28-2027

B-2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL

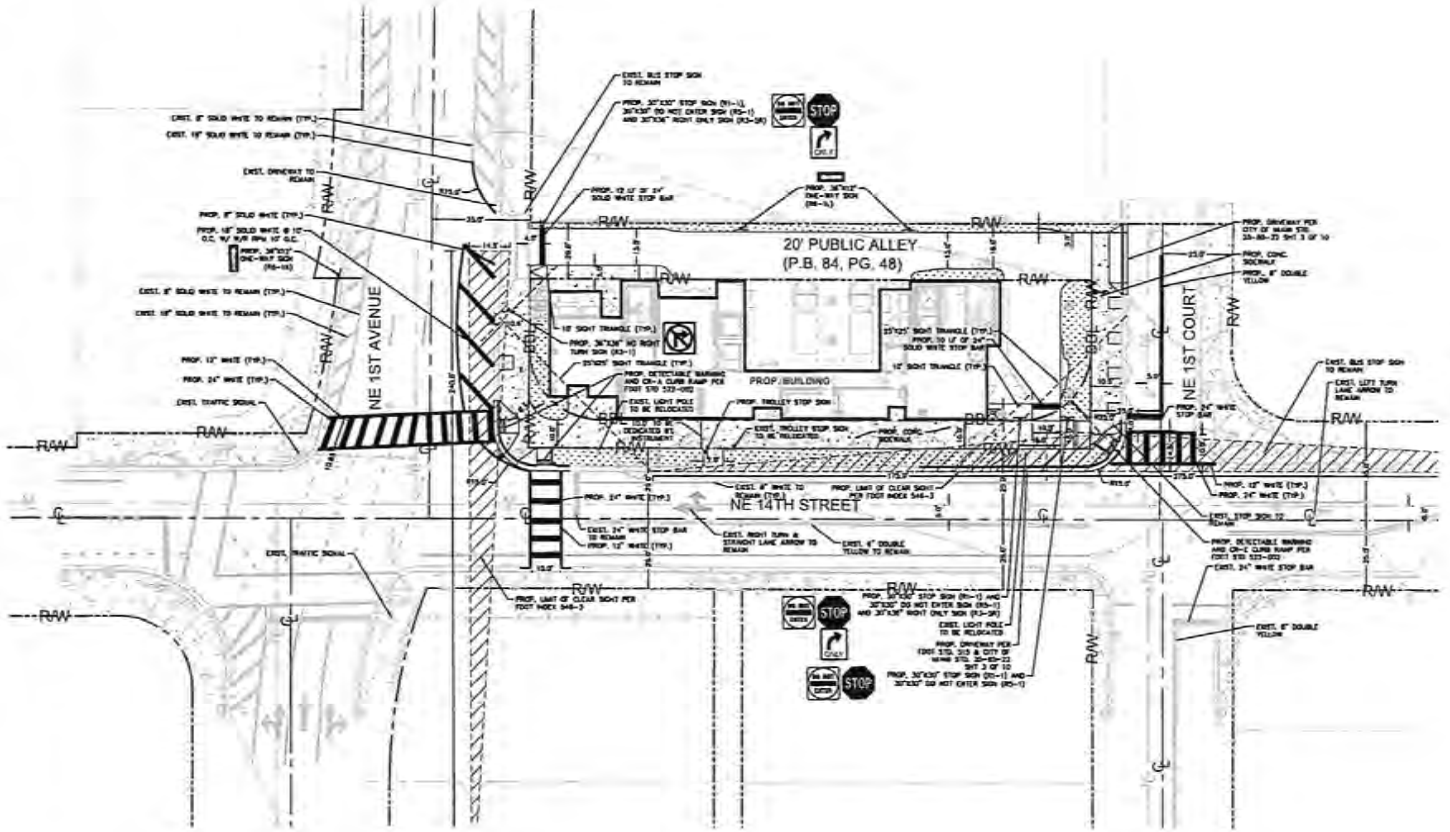
NOTES:

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.

LEGEND:

PROP. SIGN
EXIST. SIGN

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'



Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 35108

ALBERTO ANTONIO MORA LICENSE No. 56710 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
1	ASPW - REVISION 1	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

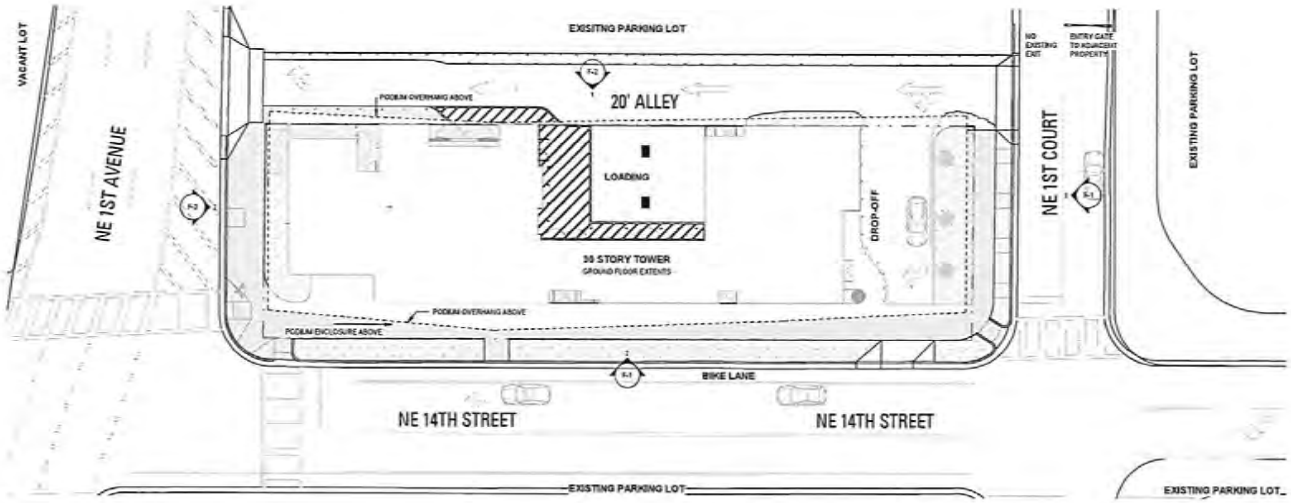
MDWASD AGREEMENT ID# 32659

PAVEMENT MARKINGS AND SIGNAGE PLAN

14 ROC
125 NE 14TH STREET
MIAMI FL 33132
PREPARED FOR
14TH STREET MIAMI INVESTMENTS, LLC

SHEET NUMBER
CS-01

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL



LIGHTING DIAGRAM

LEGEND:

PATH / SIDEWALK LIGHTING



CANOPY LIGHTING



SOFFIT LIGHTING





COLUMN LIGHTING



LANDSCAPE LIGHTING







RSP Architects
3399 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7101
rspmm.com

LIGHTING DIAGRAM
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 2421-01230
Date: 10/17/2024

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
A	3/17/2025	ADMINISTRATIVE

Name: Andrew W. Burress
License No.: AR98495
Expiration Date: 02-25-2027

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL

PLAN LEGEND:

- PROPERTY LINE
- CENTER OF ROAD
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE



N

GROUND FLOOR PLAN
1/8" = 1'-0"

RSP Architects
GROUND FLOOR PLAN
14th Street Miami Investments, LLC
14 ROC

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
A	11/13/2024	PDRB NOTATIONS
B	12/04/2024	PDRB NOTATIONS 2
C	01/14/2025	PDRB NOTATIONS 3

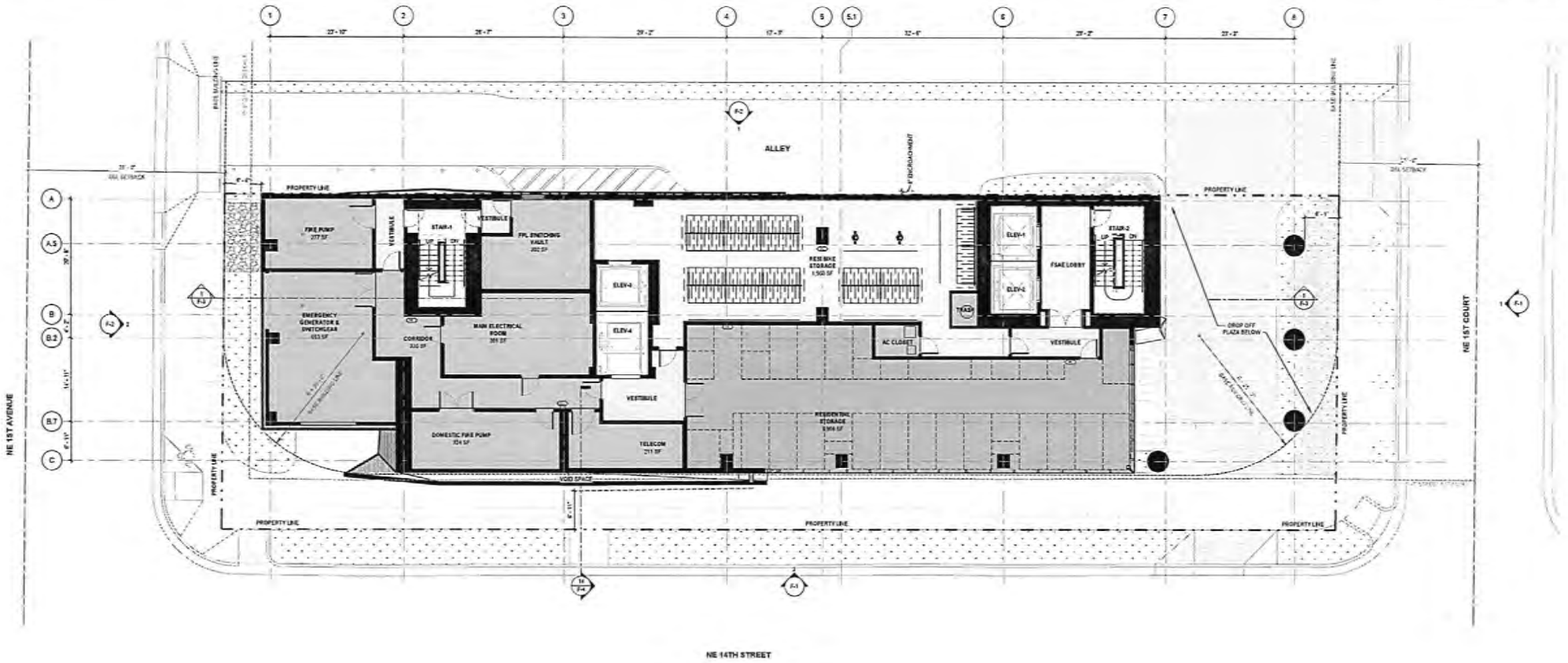
Name: Andrew M. Burnes
License No: AR96435
Expiration Date: 02-28-2027

D-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL

PLAN LEGEND:

- PROPERTY LINE
- CENTER OF ROAD
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE



N

FLOOR PLAN LEVEL 2 - STORAGE

RSP Architects
3054 Grand Avenue
Suite 140
Miami, FL 33133

LEVEL 2 FLOOR PLAN
14th Street Miami Investments, LLC
14 ROC

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
1	03/14/2025	PER RFI#1

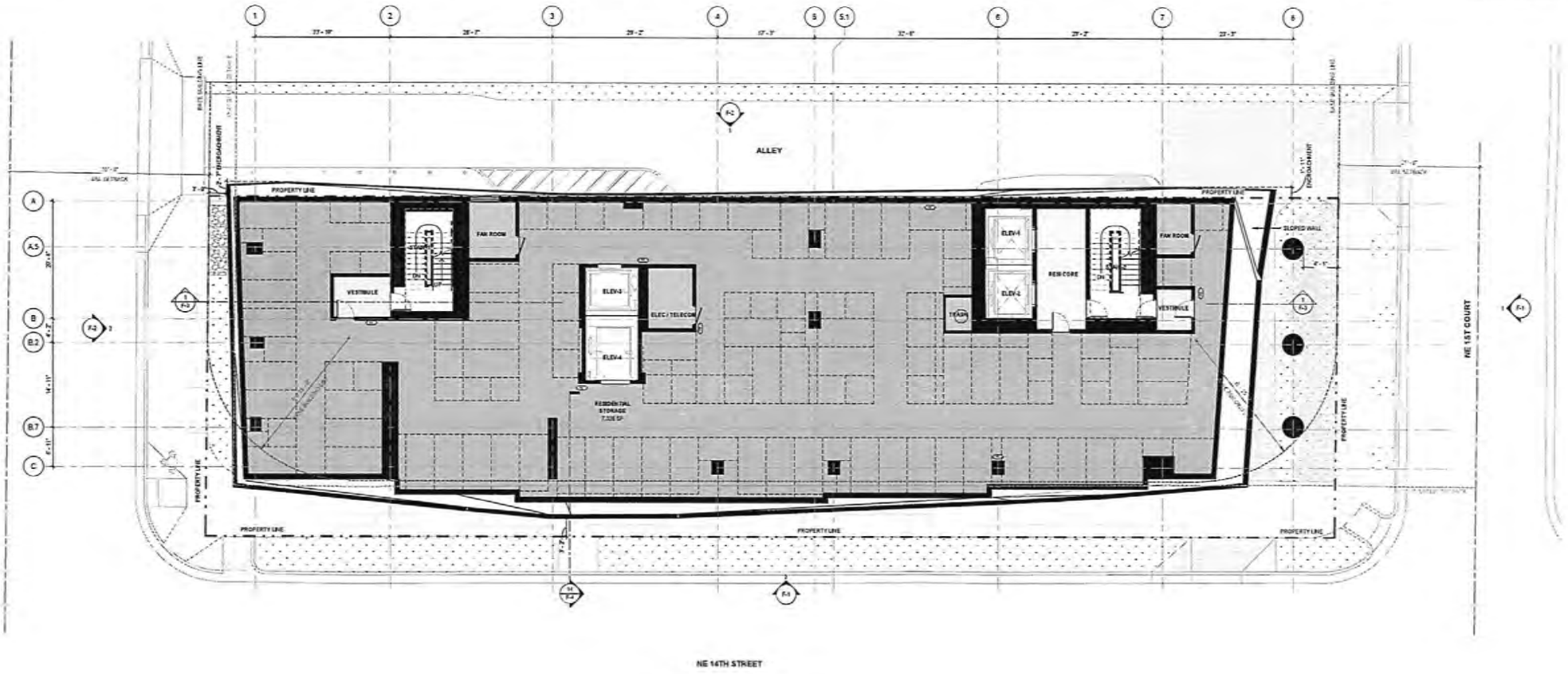
Name: Andrew W. Burnett
License No.: AR94435
Expiration Date: 02-28-2027

D-2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL

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"

RSP Architects
3399 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7100

LEVEL 3 FLOOR PLAN
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 2024002
Date 09/17/2024

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ISSUES / REVISIONS

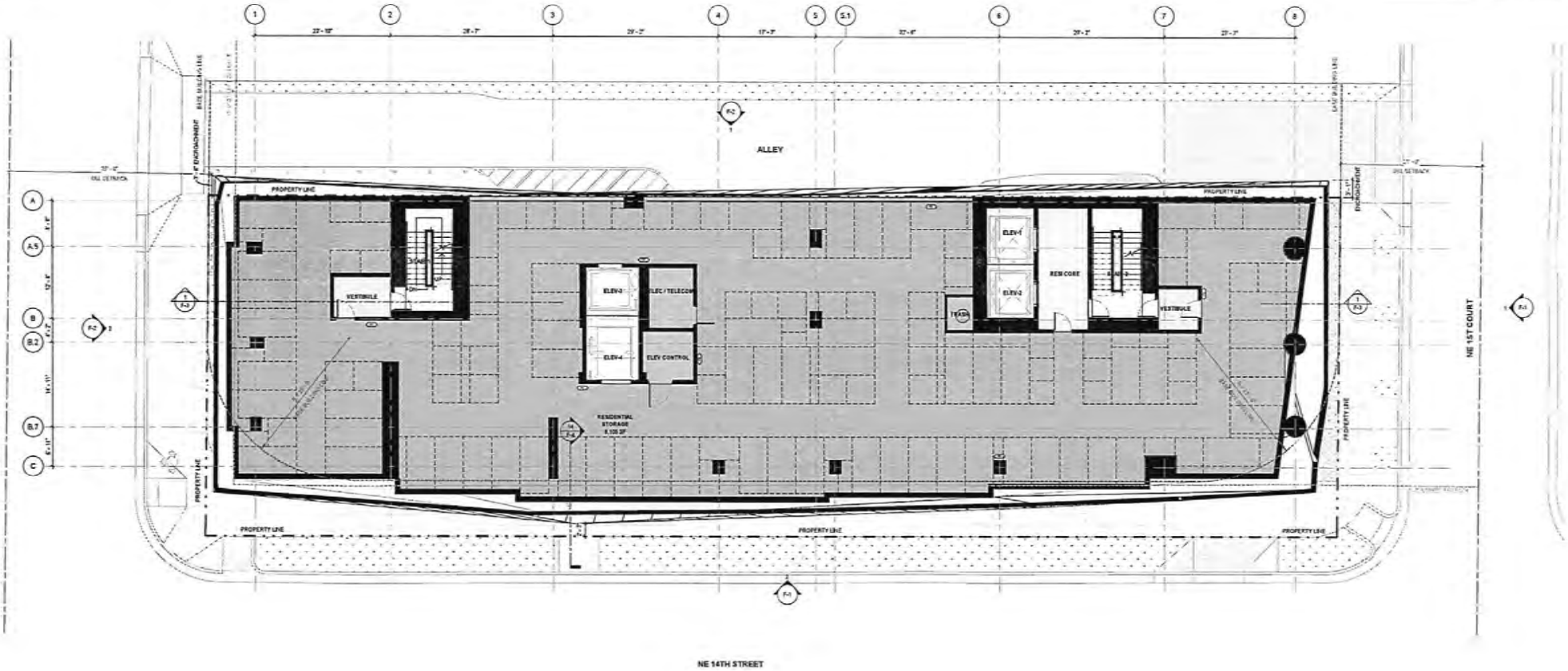
NO.	DATE	DESCRIPTION
1	12/04/2025	AGENCY REVIEW 2

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

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"

RSP Architects
3550 Grand Avenue
Suite 400
Miami, FL 33133
305.444.7100
rsparch.com

LEVEL 4 FLOOR PLAN
14th Street Miami Investments, LLC
14 ROC

RSP Project No. 2024-00230
Date: 09/17/2024

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	12/14/2025	AHJ/PW REVISIONS 1

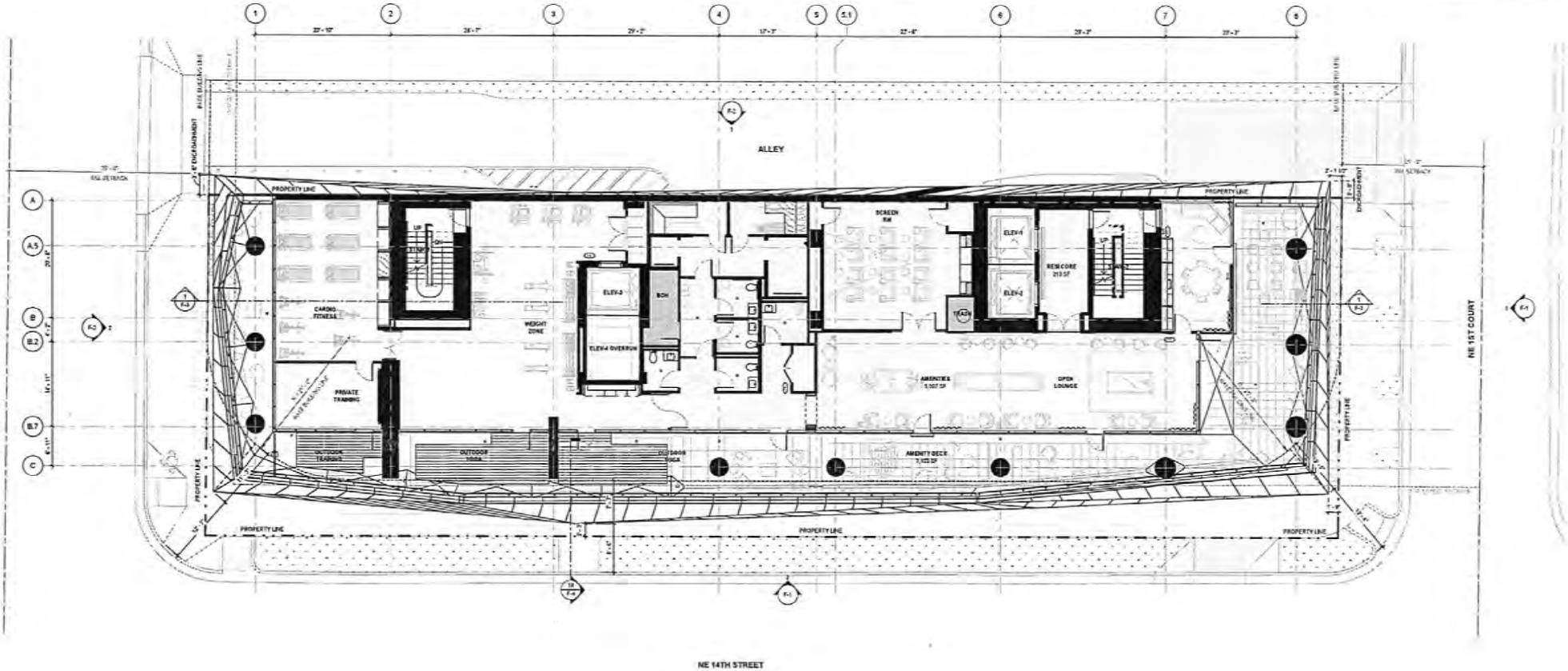
Name: Andrew W. Burress
License No.: AR94435
Expiration Date: 02-28-2027

D-4

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL

PLAN LEGEND:

- PROPERTY LINE
- CENTER OF ROAD
- RAISED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE



N

FLOOR PLAN LEVEL 5 - AMENITIES
1/8" = 1'-0"

RSP Architects
3299 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7101
rsparch.com

LEVEL 5 AMENITY FLOOR PLAN
14th Street Miami Investments, LLC
14 POC
RSP Project No. 2421-02230
Date: 09/17/2024

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
A	09/17/2024	ZONING SUBMISSION 1

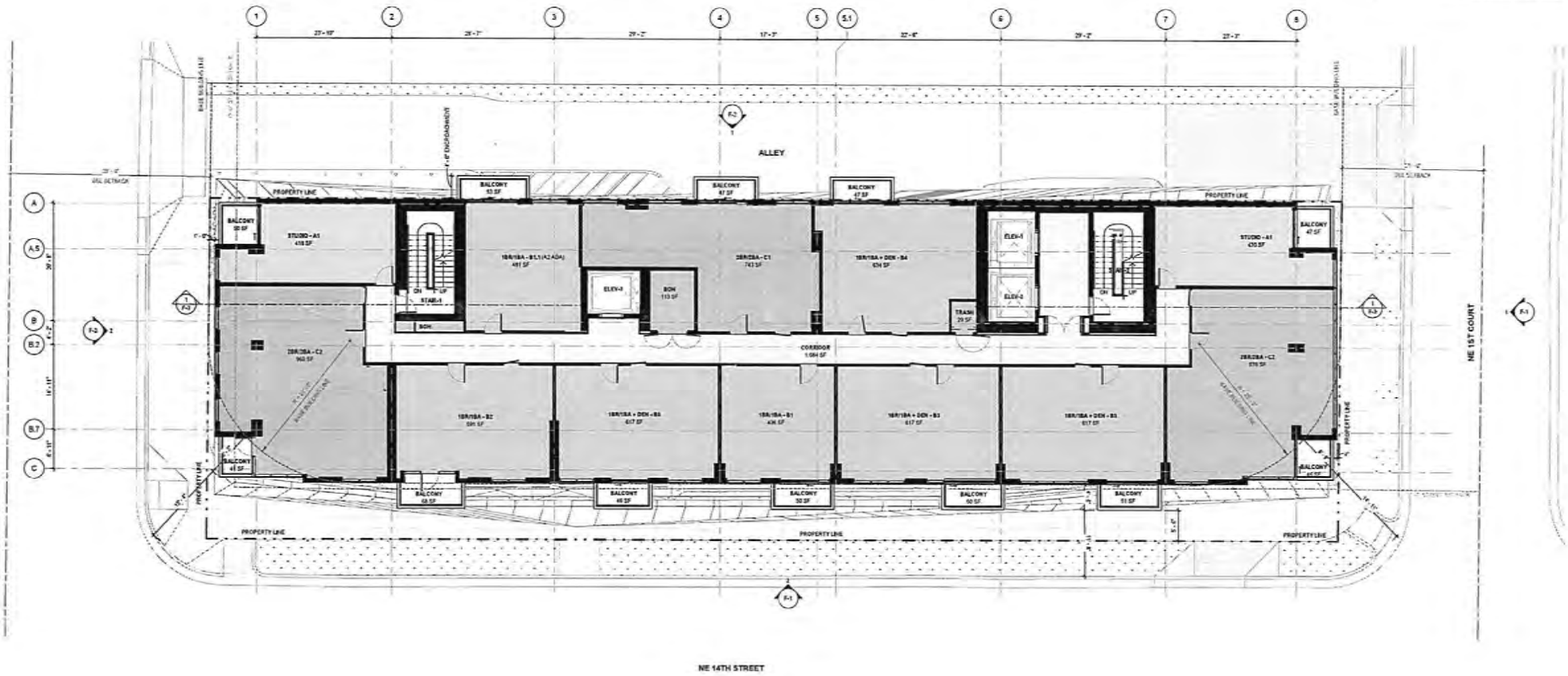
Name: Andrew W. Burrous
License No.: AR98405
Expiration Date: 02-28-2027

D-5

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL

PLAN LEGEND:

- PROPERTY LINE
- CENTER OF ROAD
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE



N

FLOOR PLAN LEVELS 6-29 TYPICAL - APARTMENTS
1/8" = 1'-0"

RSP Architects
1001 Grand Avenue
Suite 440
Miami, FL 33133
305.448.7100
rsparch.com

LEVELS 6-29 TYPICAL FLOOR PLAN
14th Street Miami Investments, LLC
1/4 ROC
RSP Project No. 2421
Date: 09/10/2024

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
A	09/10/2024	AGENCY REVISION 1

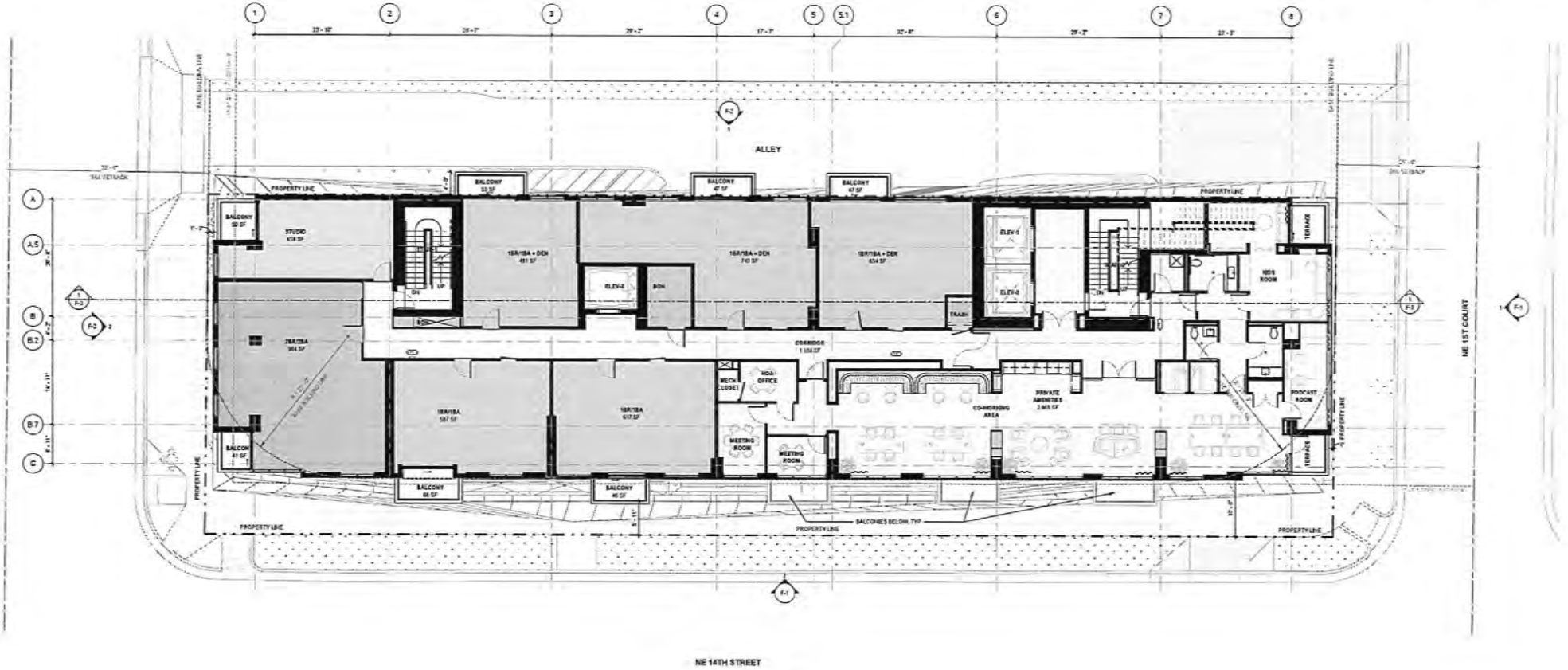
Name: Andrew W. Bares
License No.: AR96495
Expiration Date: 02-26-2027

D-6

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL

PLAN LEGEND:

- PROPERTY LINE
- CENTER OF ROAD
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE



N

FLOOR PLAN LEVEL 30 - AMENITIES

RSP Architects
RSP Architects
[redacted]

LEVEL 30 AMENITY FLOOR PLAN
14th Street Miami Investments, LLC
14 POC

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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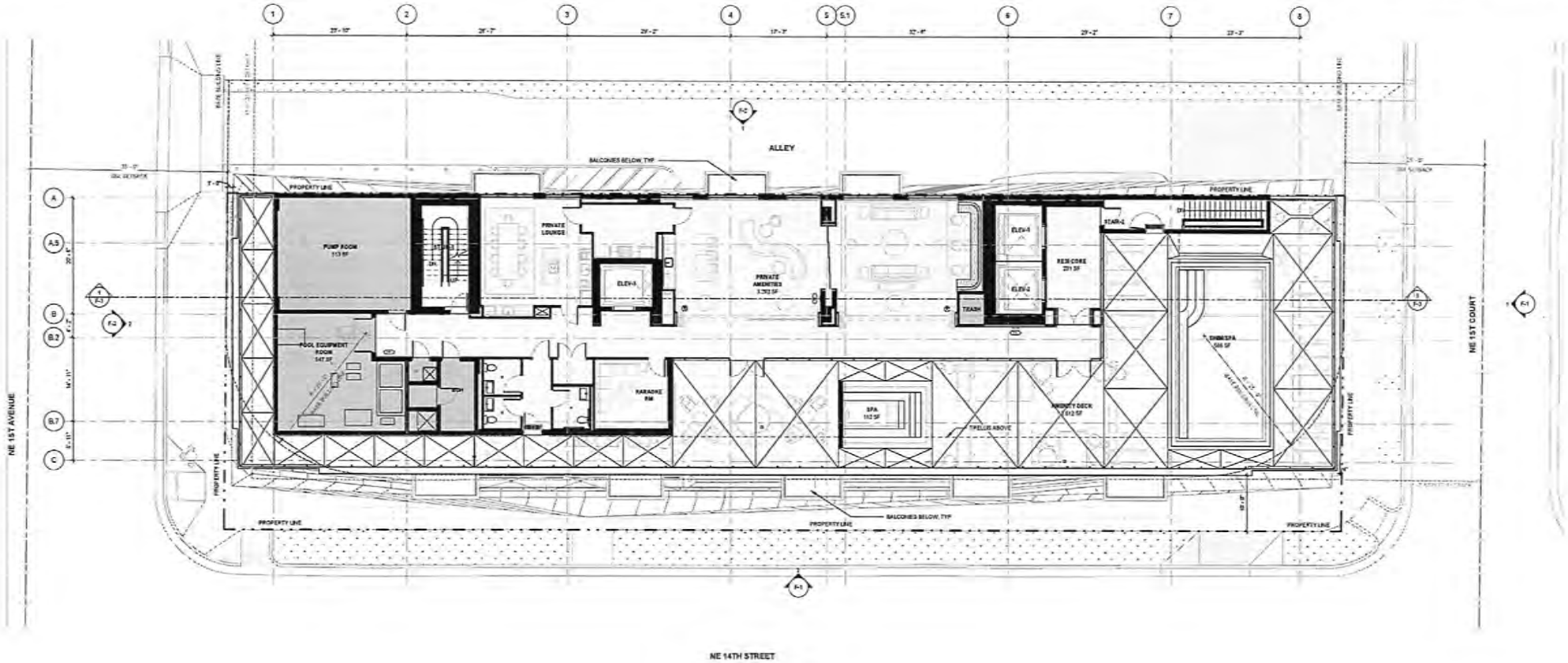
Name: Andrew W. Burress
License No.: AR96435
Expiration Date: 02-28-2027

D-7

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL

PLAN LEGEND:

- PROPERTY LINE
- CENTER OF ROAD
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE



N

FLOOR PLAN LEVEL 31 - AMENITIES
1/8" = 1'-0"

RSP Architects
2655 Grand Avenue
Suite 400
Miami, FL 33133
305.444.7165
rspartners.com

LEVEL 31 AMENITY FLOOR PLAN
14th Street Miami Investments, LLC
14 POC
RSP Project No. 2024-05208
Date: 03/11/2024

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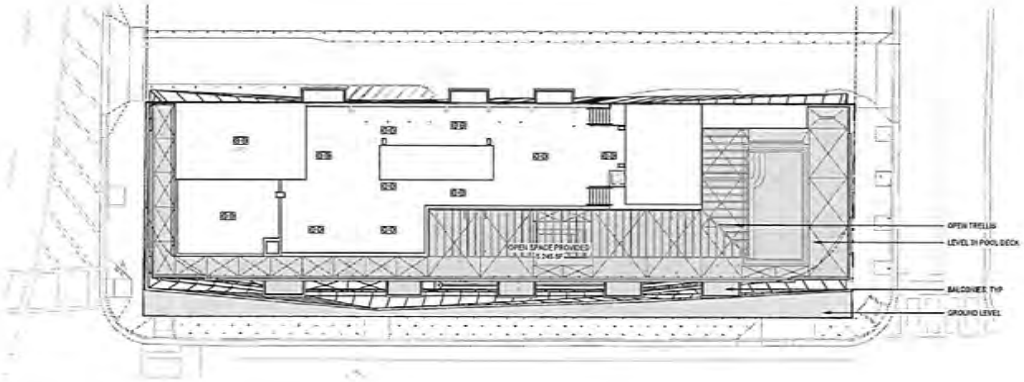
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
A	11/15/2024	PER DRB COMMENTS

Name: Andrew W. Burrous
License No.: AR94405
Expiration Date: 02-26-2027

D-8

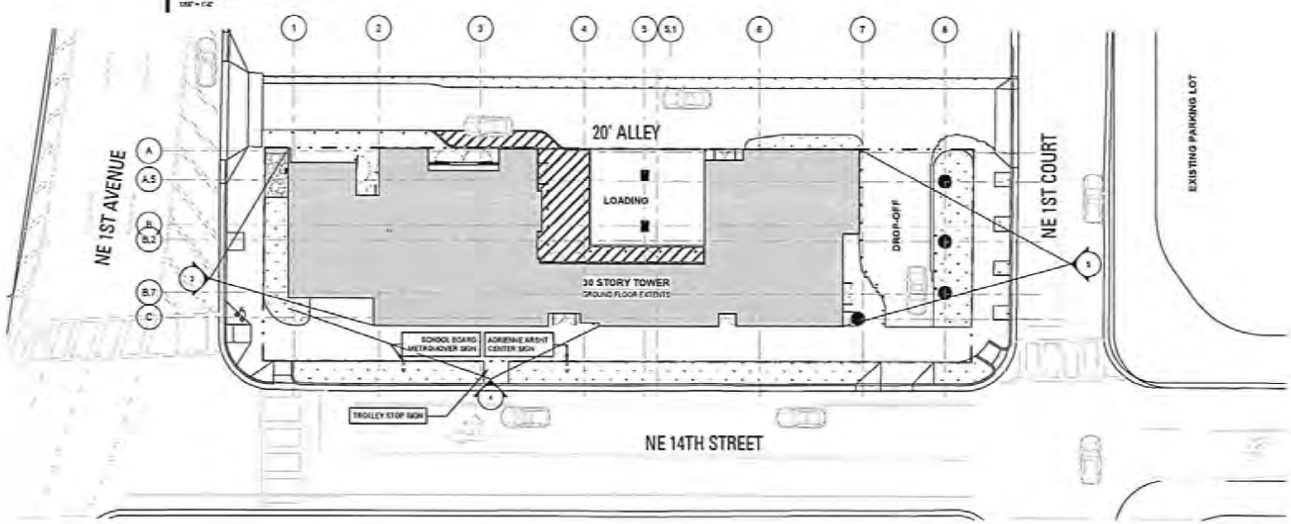
RECEIVED
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PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL



OPEN SPACE DIAGRAM

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

BUILDING SIGNAGE PRECEDENCE:

SIGN TYPE "A"



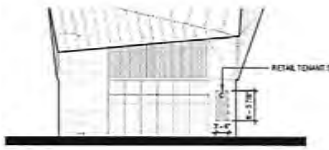
SIGN TYPE "B"



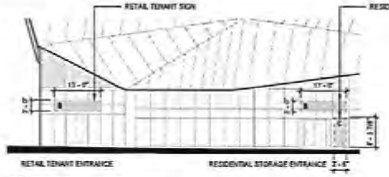


SIGN TYPE "C"

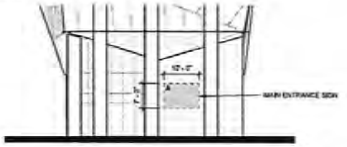




3 | ELEVATION - WEST



4 | ELEVATION - SOUTH SIGNS



5 | ELEVATION - EAST SIGN

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2999 Grand Avenue
Suite 410
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305.448.7100
rspmiami.com

ZONING DIAGRAMS
14th Street Miami Investments, LLC
14 ROC

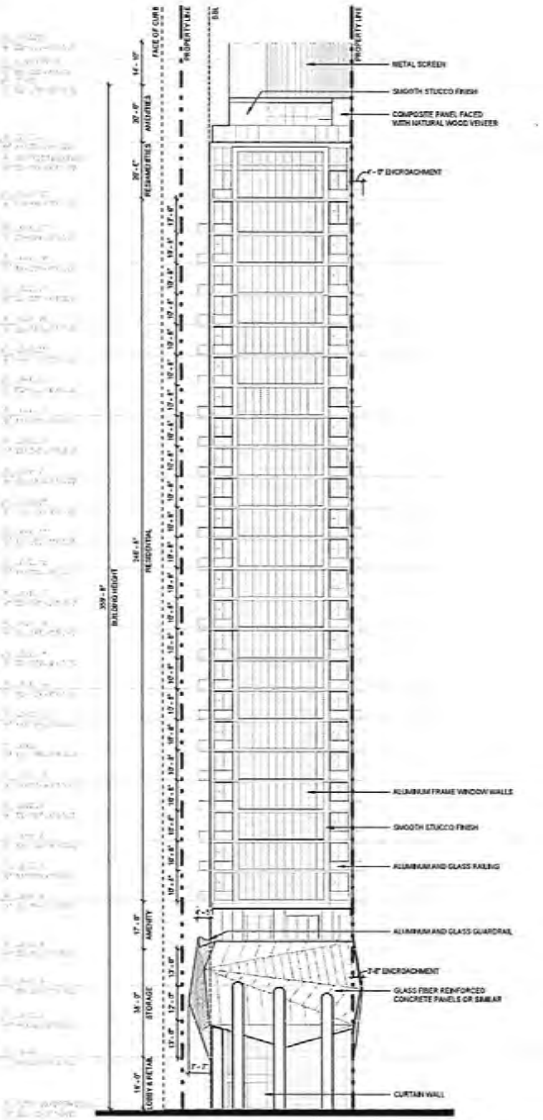
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
A	9/13/2024	PER REVIEW 1
B	11/19/2024	PER REVIEW 2

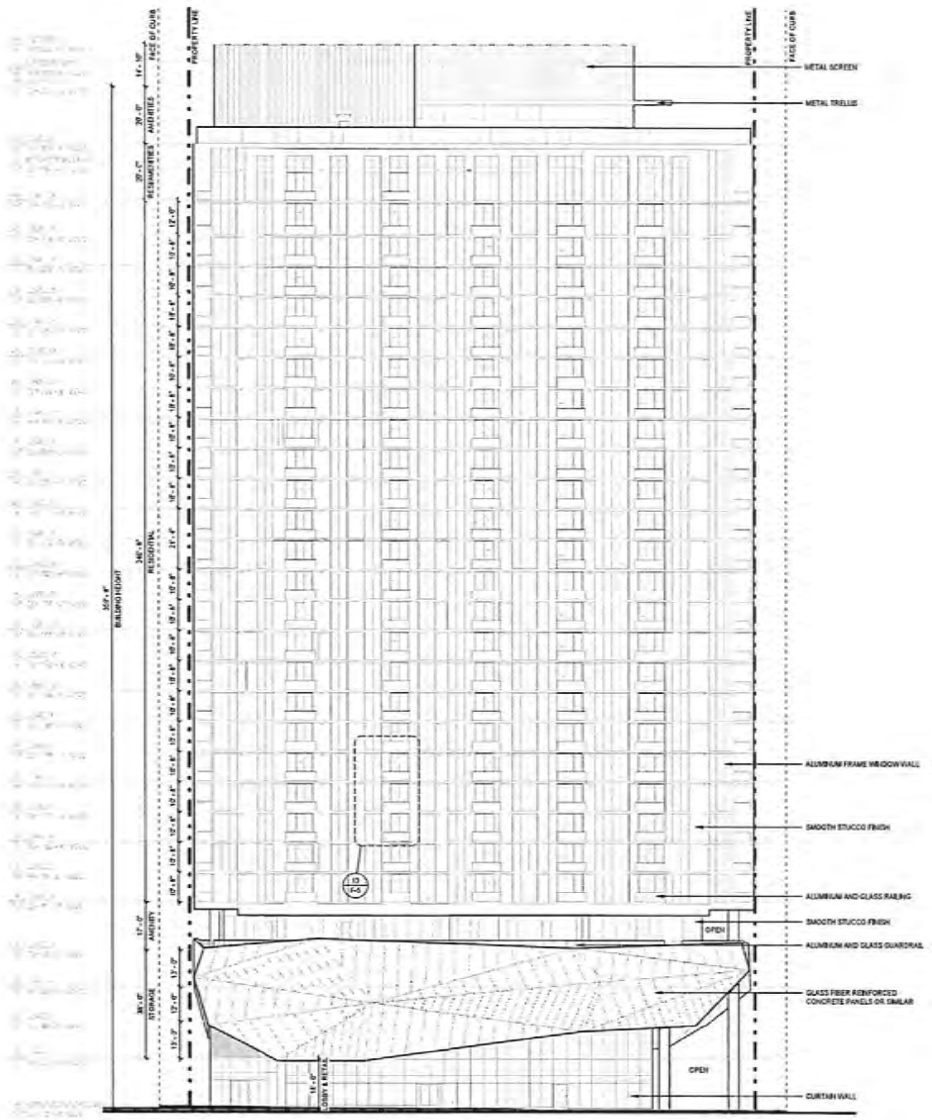
Name: Andrew W. Burrus
License No: AR94425
Expiration Date: 02-28-2027

B-3

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL



1 ELEVATION - EAST
1" = 20'-0"



2 ELEVATION - SOUTH
1" = 20'-0"

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7270 Grand Avenue
Suite 440
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305.444.7105
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BUILDING ELEVATIONS
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 24049036
Date 09/10/2024

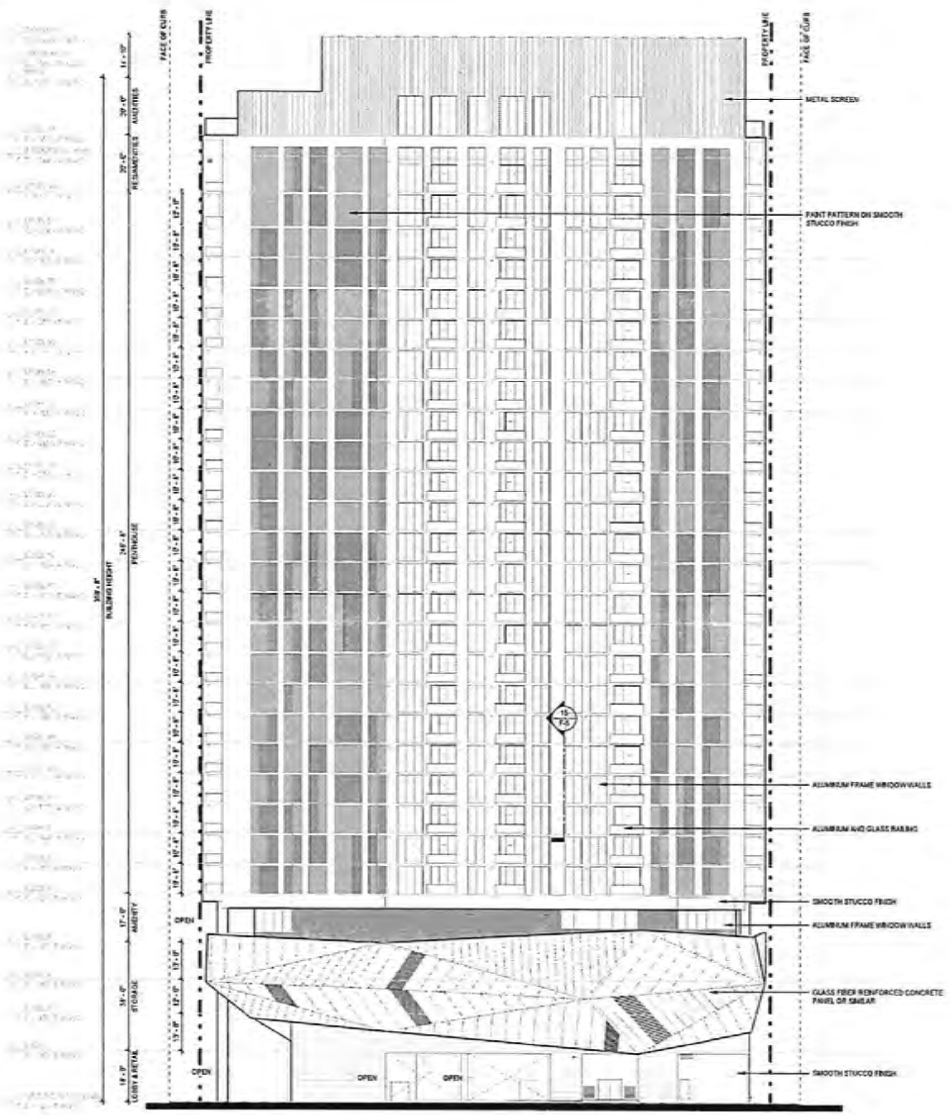
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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B	12/04/2025	AVIW RESPONSE 2

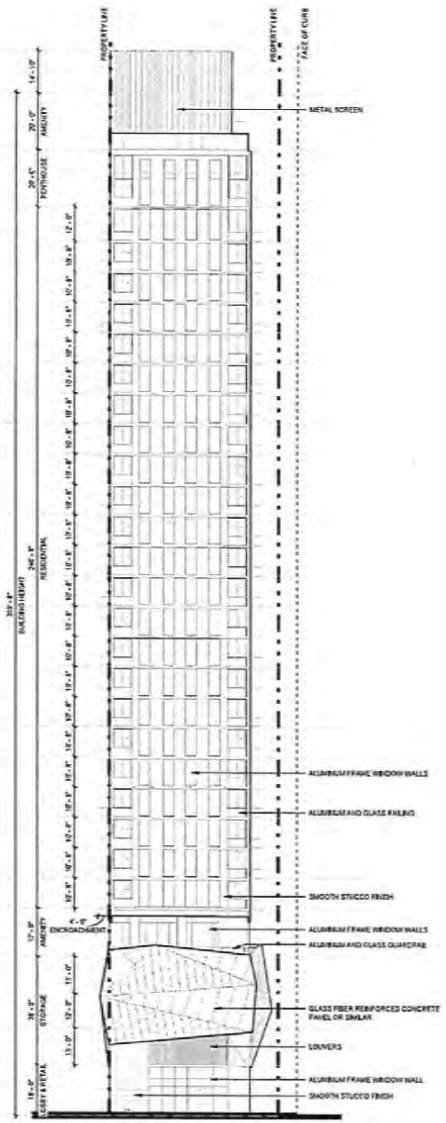
Name Andrew W. Burnett
License No. AR98495
Expiration Date 02-28-2027

F-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL



1 ELEVATION - NORTH
1" = 25'-0"



2 ELEVATION - WEST
1" = 25'-0"

RSP Architects
3399 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7990
rsparch.com

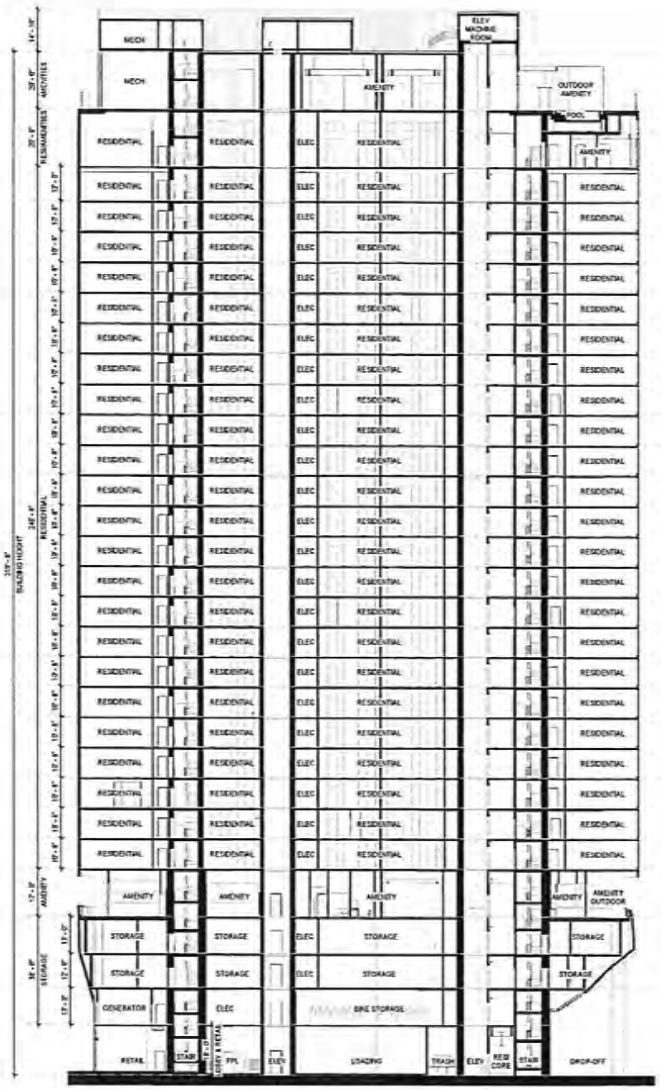
BUILDING ELEVATIONS
14th Street Miami Investments, LLC
14 ROC

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
A	9/17/2024	AVIVA RESPONSE 1
B	12/06/2025	AVIVA RESPONSE 2

Name: Andrew W. Burrese
License No.: AR18495
Expiration Date: 02-28-2027

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL



BUILDING SECTION
1" = 20'-0"

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BUILDING SECTION
14th Street Miami Investments, LLC
14 ROC

ISSUES / REVISIONS
NO. DATE DESCRIPTION
A 3/17/2025 ADMINISTRATIVE 1

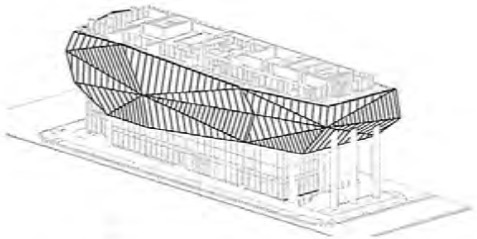
Name: Andrew W. Barrett
License No: AR98695
Expiration Date: 02-28-2027

F-3

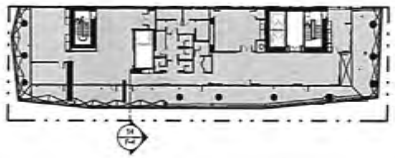
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL



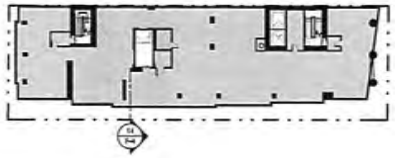
1 | REFERENCE IMAGES
1" = 1'-0"



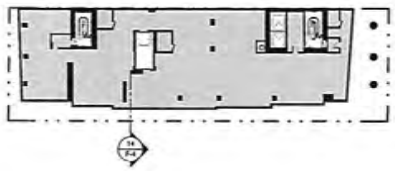
4 | PODIUM AXONOMETRIC - FOR REFERENCE ONLY



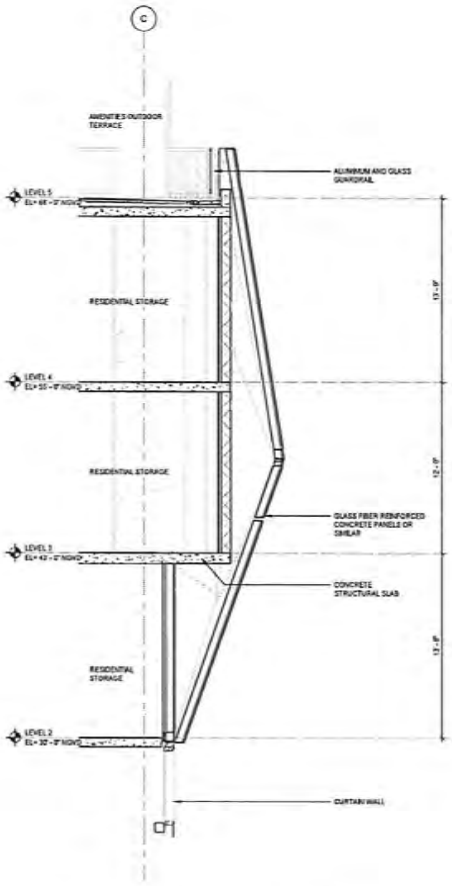
5 | LEVEL 5 - SLAB EDGE DIAGRAM
1" = 30'-0"



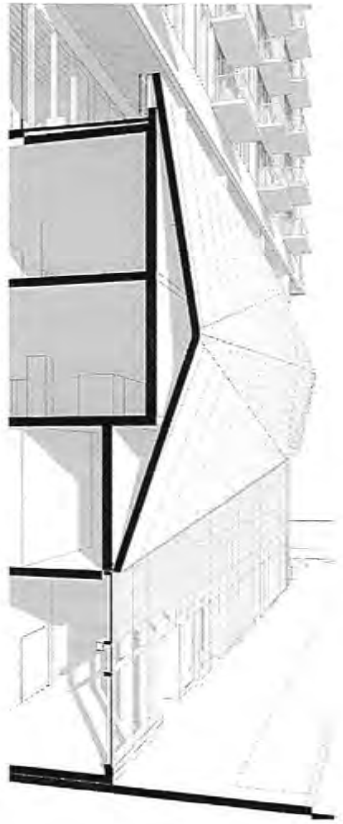
9 | LEVEL 4 - SLAB EDGE DIAGRAM
1" = 30'-0"



13 | LEVEL 3 - SLAB EDGE DIAGRAM
1" = 30'-0"



14 | ENLARGED SECTION - PODIUM ENCLOSURE
1/8" = 1'-0"



16 | PODIUM SECTION PERSPECTION - FOR REFERENCE ONLY

N

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Miami, FL 33133
305.448.7100
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PODIUM ENCLOSURE SECTION & REFERENCE IMAGES
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 2424
Date: 09/17/2024

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
0	12/20/2024	AGENCY REVIEW 2

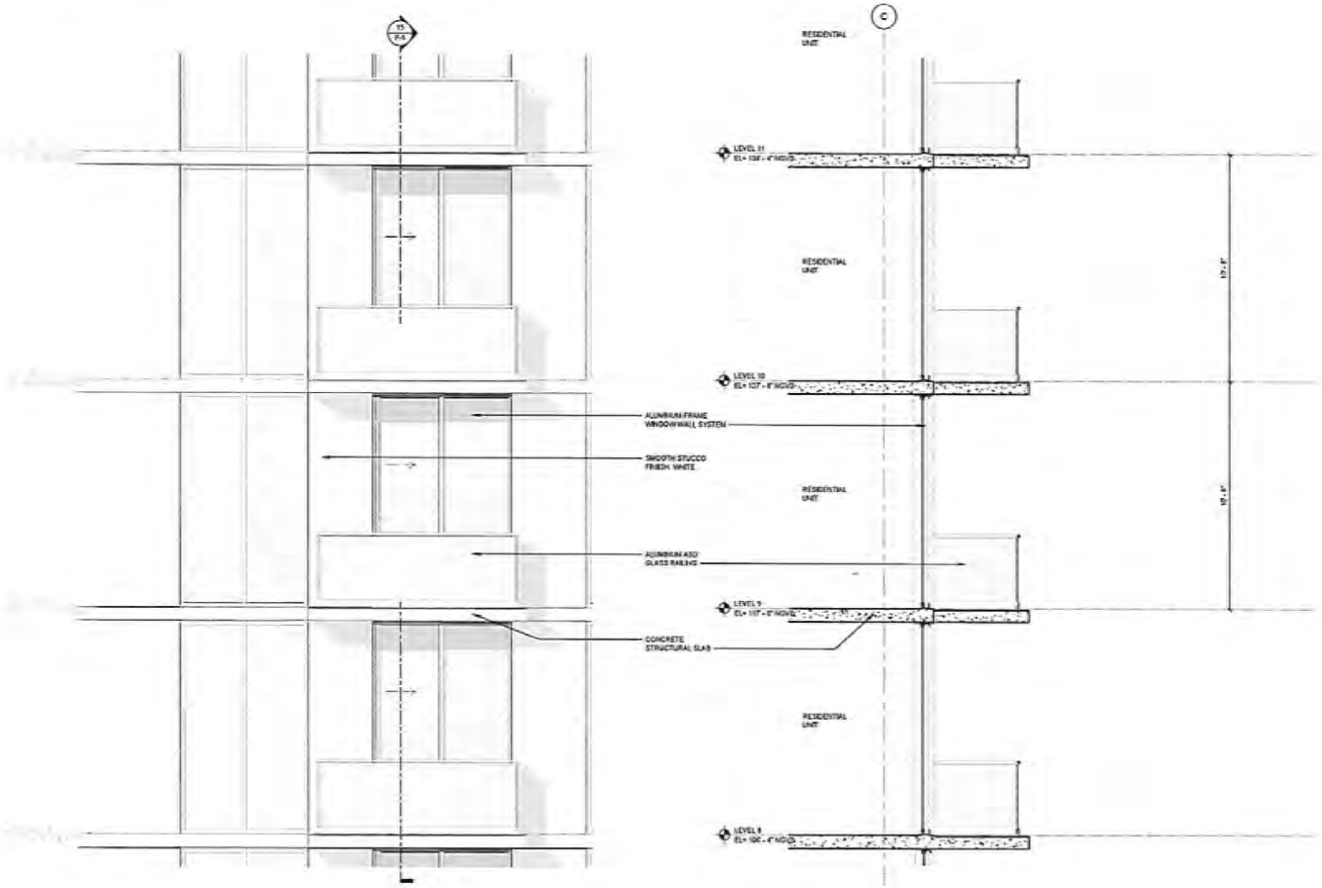
Name: Andrew W. Burress
License No.: AR98495
Expiration Date: 02-28-2027

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL



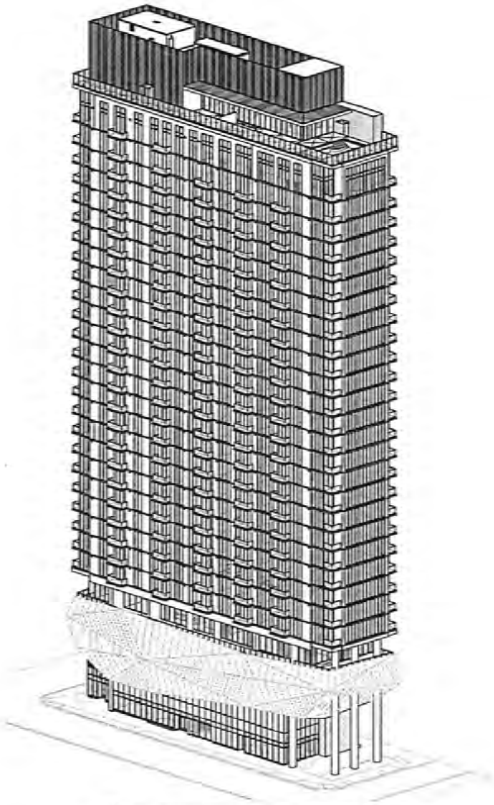


1 | REFERENCE IMAGES - TOWER



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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3019 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7101
rsparch.com

TOWER SECTION & REFERENCE IMAGES
144th Street Miami Investments, LLC
14 ROC
RSP Project No. 2024.03.06
Date 09/17/2024

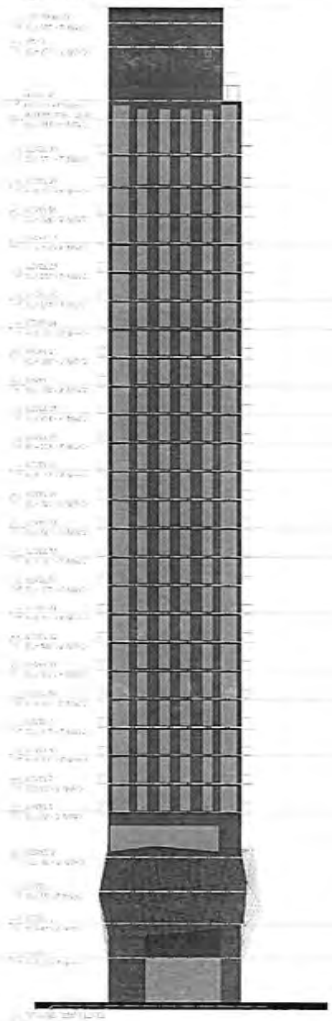
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ISSUES / REVISIONS
NO. DATE DESCRIPTION

Name Andrew W. Burnish
License No. AR98405
Expiration Date 02-28-2027

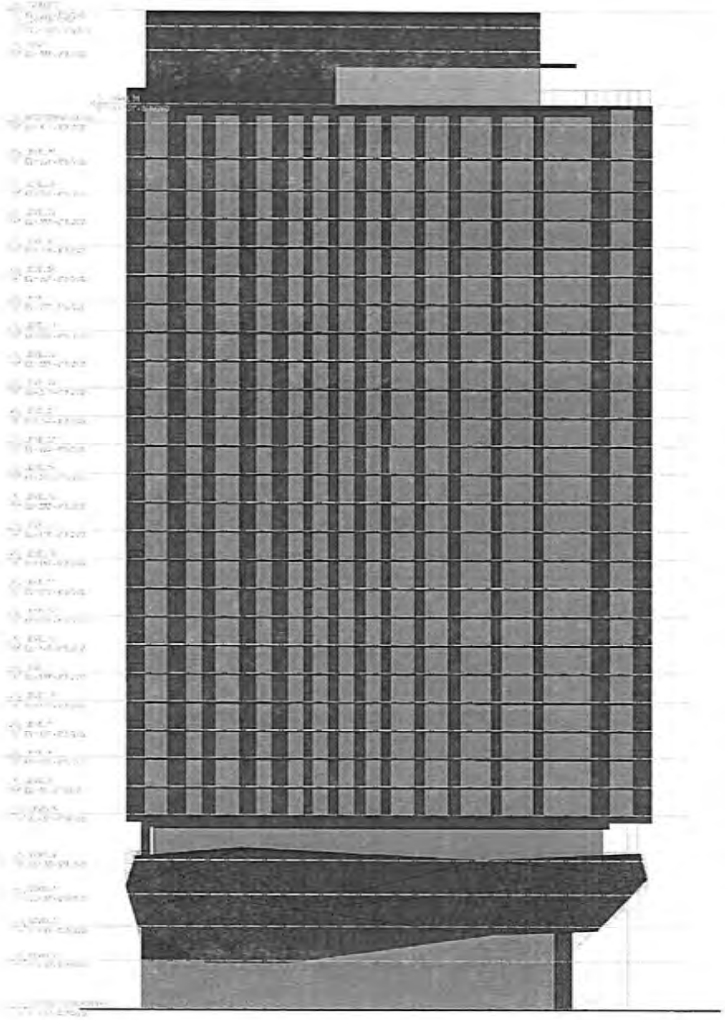
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL

WEST OVERALL	18,462 SF	100%
WEST GLAZING	7,848 SF	42.5%
WEST SOLID	10,614 SF	57.5%



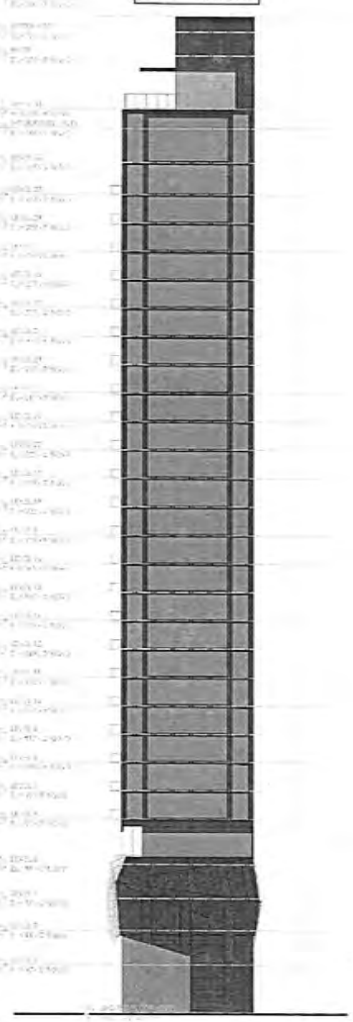
ELEVATION - WEST GLAZING
3/64" = 1'-0"

SOUTH OVERALL	69,806 SF	100%
SOUTH GLAZING	36,357 SF	52.1%
SOUTH SOLID	33,449 SF	47.9%



ELEVATION - SOUTH GLAZING
3/64" = 1'-0"

EAST OVERALL	17,964 SF	100%
EAST GLAZING	11,535 SF	65.3%
EAST SOLID	6,129 SF	34.7%



ELEVATION - EAST GLAZING
3/64" = 1'-0"

RSP Architects
3299 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7709
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GLAZING PERCENTAGE DIAGRAM
14th Street Miami Investments, LLC
14 POC
RSP Project No. 2421401200
Date: 09/17/2024

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
A	9/17/2024	PER AGENCY 1
B	02/04/2025	PER AGENCY 2

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

14 ROC
101 NE 14th St
Miami, FL 33132

ASPR - REV. 2

SHEET #	SHEET TITLE	ASPR FIRST SUBMITTAL	SPR FIRST RESUBMITTAL	ASPR SECOND RESUBMITTAL	ASPR THIRD RESUBMITTAL
L000	COVER	X	X	X	X
L002	ARBORIST REPORT		X		
L003	TREE DISPOSITION PLAN		X		
L100	HARDSCAPE PLAN - GROUND FLOOR	X	X	X	X
L101	HARDSCAPE PLAN - 5TH FLOOR		X		
L102	HARDSCAPE PLAN - ROOF DECK		X		
L200	PLANTING PLAN - GROUND FLOOR	X	X	X	
L201	PLANTING PLAN - 5TH FLOOR		X		
L202	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		
L402	IRRIGATION PLAN - 5TH FLOOR		X		
L405	IRRIGATION PLAN - ROOF		X		
L406	IRRIGATION NOTES AND DETAILS		X		

Note: Street tree spacing not to exceed 30' O.C. in the Midtown or Suburbs

A

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: 32C-15 Net Lot Area: 57 acres 24,681 square feet
Neighborhood: Suburbs

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 32 as specified on site plan: Net lot area = 24,681 square feet x 35 % = 5,207 square feet	5,207	5,245
B. Square feet of parking lot open space required by Chapter 32, as indicated on site plan: The number of parking spaces 0 x 10 square feet per parking space =	N/A	N/A
C. Total square feet of landscaped open space required by Chapter 32 = A + B =	5,207	5,245

LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 32 =	5,207	
B. Maximum lawn area (EL Augustine sod) permitted = 20 %	5,207 square feet = 1,042	0

TREES		
A. The number of trees required per net lot area less the existing number of trees that meet minimum requirements (minus) = 30 trees x net lot density 5,207 / 43,560 SF =	0 / 3.59	3
B. 50% palm trees allowed (two palms = one tree) Palms provided =	1.06	0
C. Percentage of native trees required = (the number of trees provided x 30% =)	1.06	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 20' o.c.) 320 linear feet along street / 35 =	12	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

TREES TO BE SAVED: Required by Chapter 33 - none were found on the property to be saved.

TABLE containing information as indicated in sample:

SYMBOL TYPE ON PLAN	PLANT NAME	NATIVE SPECIES	CALIPER	HEIGHT		CANOPY DIAMETER	QUANTITY
Symbol	Name	Existing	Shrubs	Ornamen	Yes	No	Installed	Installed	Estimated at maturity*	Estimated at maturity*	

* Required for trees located underneath or adjacent to power lines and palms used at 1:1 ratio
ADDITIONAL INFORMATION 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 persons 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 / 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 linoscape, 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 verified. The contractor is responsible for confirmation of actual site conditions. Urban roots 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 in Landscape Architect immediately.

KGP Architects
5200 Blue Lagoon Drive
Suite 440
Miami, FL 33126
305.441.7000
www.kgparch.com

COVER
14th Street Miami Investments, LLC
14 ROC

KGP Project No: 1924
Date: 03/07/24

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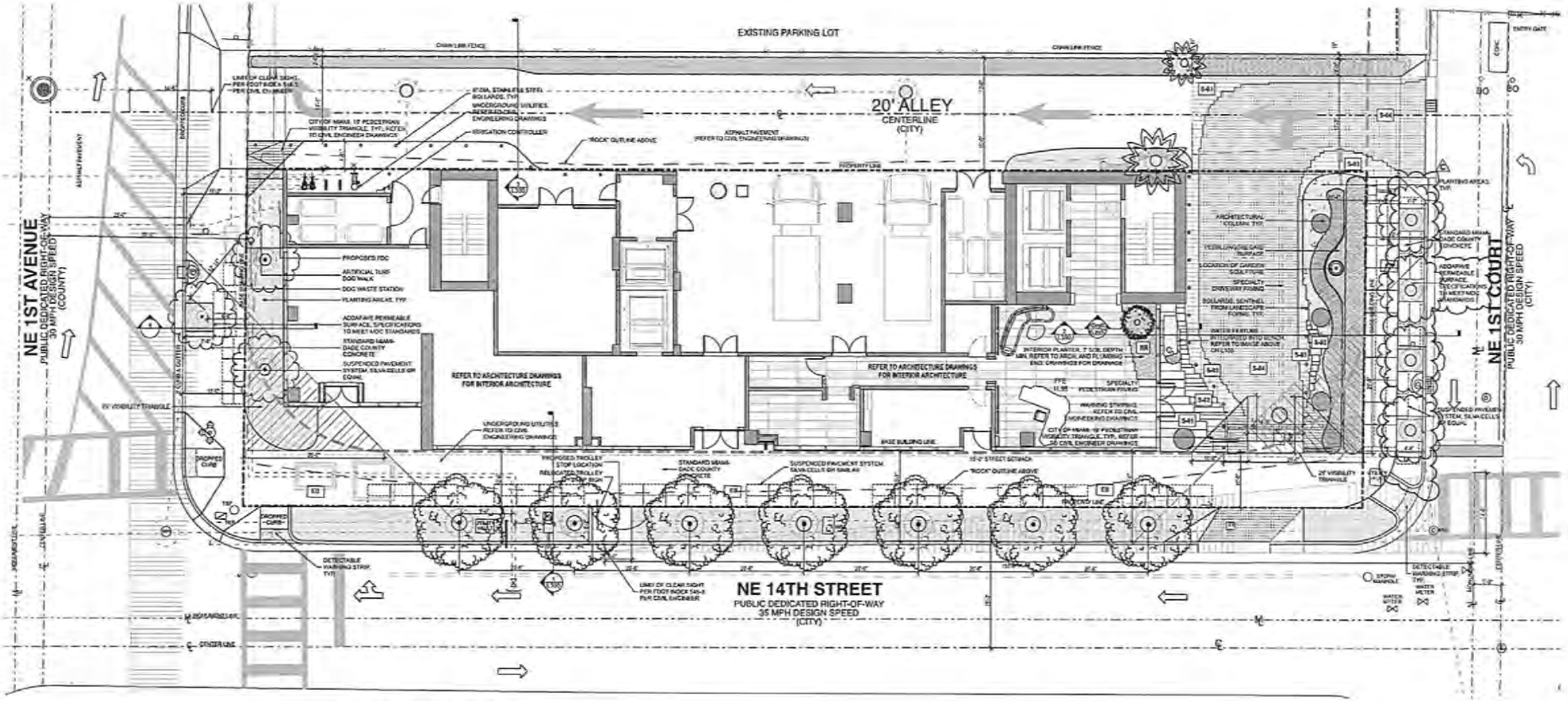
LAND USE
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Graham Penn
Phone: 305.377.6229
Email: GPenn@brzoninglaw.com

Name: Justine Velez
License No: LA0667291
Expiration Date:
Date Signed:

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

HARDSCAPE PLAN - GROUND FLOOR
14th Street Miami Investments, LLC
14 ROC

ISSUES / REVISIONS
NO. DATE DESCRIPTION
A 8/27/24 ADP REVISION 1
1 12/04/24 ADP REVISION 2
2 03/24/25 ADP REVISION 3

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BY: GONGOL

Tree Schedule

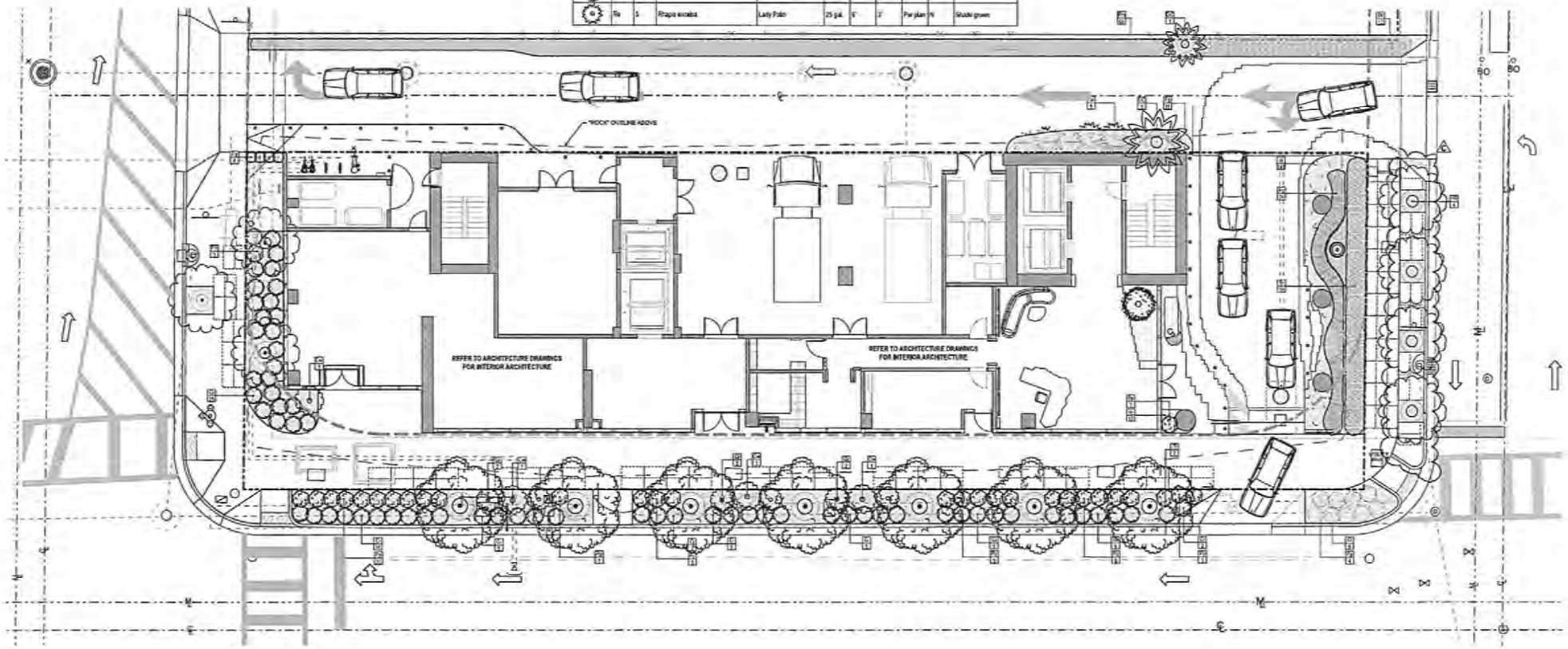
Symbol	ID	Qty	Botanical Name	Common Name	Cal.	Height	Spread	Native	Remarks
	DC	2	Dypsis cabadae	Cabada Palm	8" per trunk, 3 trunk minimum	20' HT. and 10' HT.	12' SP. and 6' SP.	N	Multi-trunk, Collected specimens; one at 20'x12' with 4' dia. rootball and one at 10'x6' with 3' dia. rootball
	PR	7	Pimenta racemosa	Bay Rum	6"	16' HT.	12' SP.	Y	5' C.T., Matching, Collected specimens
	TI	7	Terminalia intermedia	Black Alba	6"	25' HT.	16' SP.	N	5' 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
	Cr	72	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	3 gal.	2'	2'	Per plan	Y	
	Cv	4	Clusia elliptica	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.	6'	2'	3' O.C.	N	Shade grown, compact hedge form
	Pv	24	Pogonatherum paniceum	Dwarf Bamboo Grass	7 gal.	2'	4'	Per plan	N	Compact
	Qj	5	Quisqualis jamaicensis	Jamaican Caper	25 gal.	6'	4'	Per plan	Y	Bush form
	Rs	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	Remarks
	Hj	65k	Ophiopogon japonicus	Mondo Grass	1 gal.	12"	12"	12"	N	12



1 PLANTING PLAN
SCALE: 1/16" = 1'-0"

PLANTING PLAN - GROUND FLOOR
14th Street Miami Investments, LLC
14 ROC

ISSUES / REVISIONS
NO. DATE DESCRIPTION

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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
3239 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7100
rspamiami.com

PLANT IMAGERY
14th Street Miami Investments, LLC
14th Street
RSP Project No.: SC1-0220
Date: 09/30/24

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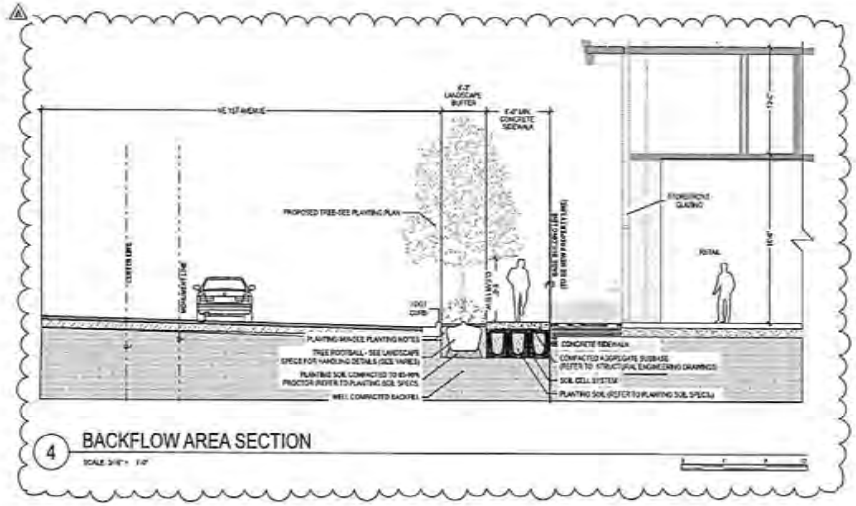
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Name: Justine K Velez
License No.:
Expiration Date:
Date Signed: Digitally signed by Justine K Velez Date: 2025.03.14 13:42:33 -04'00'

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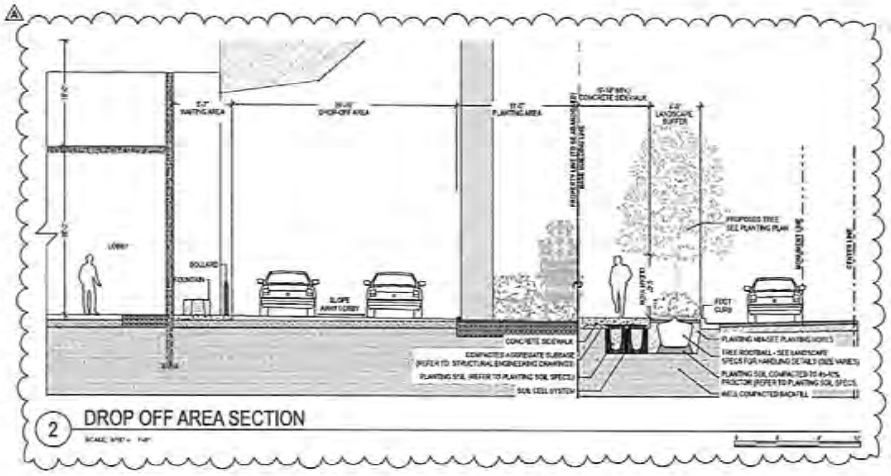
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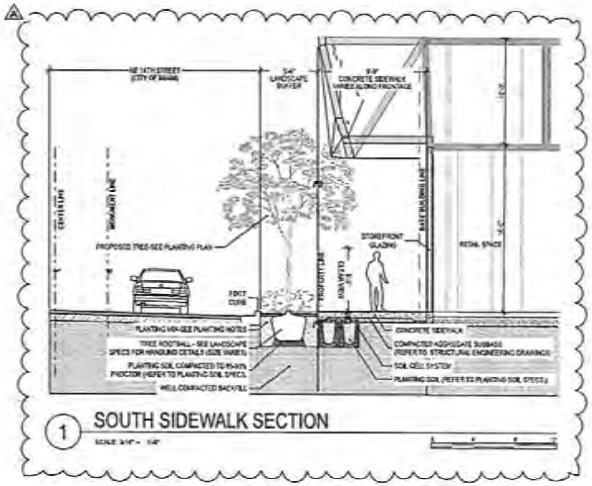
4 BACKFLOW AREA SECTION
SCALE: 3/16" = 1'-0"



3 ALLEY SECTION
SCALE: 3/16" = 1'-0"



2 DROP OFF AREA SECTION
SCALE: 3/16" = 1'-0"



1 SOUTH SIDEWALK SECTION
SCALE: 3/16" = 1'-0"

SITE SECTIONS
14th Street Miami Investments, LLC
14th Street

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Name
License No.
Expiration Date
Date Signed

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Date: 2025.03.14 13:42:51 -04'00'

L311

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

(Affix Notary Seal above)

Signature of Notary Public

Betty Llerena
Typed, printed, or stamped name of Notary Public

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

FORM REVISION 2020/1

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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%

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

PH: Z24-023 **June 26, 2025**
Item No. 8C1

Recommendation Summary	
Commission District	9
Applicants	Lenore Gaynor, ET AL
Summary of Requests	The applicant seeks to rezone the subject parcel from EU-M (minimum 15,000 sq. ft. lots) to RU-1M(a), (modified single-family residences, minimum 5,000 sq. ft. lots) in order to build a 115-unit single-family residential development on the subject property.
Location	Lying on the northeast corner of SW 197 Avenue and hypothetical SW 328 Street, Miami-Dade County, Florida
Property Size	22.93-gross (±20.72-net) Acres
Existing Zoning	EU-M, Estate Modified District
Existing Land Use	Vacant land, avocado groves
2030-2040 CDMP Land Use Designation	Estate Density Residential w/ One Density Increase (DI-1) **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20240003)** * (*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, (*see attached Zoning Recommendation Addendum*)
Recommendation	**Approval, subject to the Board's acceptance of the proffered covenant. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240003 and it becoming effective) ***

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20240003 to amend the CDMP, which the Board of County Commissioners (the Board) will hear, pursuant to section 2-116.1 of the County Code, prior to and on the same day as the hearing on this concurrent zoning application.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 2-116.1(5)(e), which provides that the zoning application shall, at the applicant's request, be processed concurrently with the CDMP amendment application, and the Board of County Commissioners may take action on the concurrent zoning application on the same day at which it takes final action on the CDMP amendment application.

REQUEST:

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

PROJECT HISTORY AND DESCRIPTION:

The 22.93-gross (±20.72-net) Acres property is comprised of one (1) parcel. In 1978, pursuant to Resolution #4-ZAB-232-78, the Community Zoning Appeals Board approved Use Variance to

permit the continued use of an avocado grove in the EU-M zone as would be permitted in the AU zone, to be operated on a cooperative basis by the homeowners association of the proposed subdivision (request #1), Special Exception and variance of subdivision regulations to resub divide a parcel of land into a subdivision containing 23 conforming and 2 non-conforming EU-M lots surrounded by common land and having lot frontage on private drive (request #2), Special Exception to permit a proposed subdivision to be served by a private drive in lieu of a required public street or road (request #3), Variance of Subdivision Regulations requiring each lot to have satisfactory access to an existing public street by means of a public street; to waive same to permit the proposed subdivision to be serviced by a private drive (request #4), Variance of subdivision regulations requiring sidewalks along section lines in the EU-M zone; to waive same to permit the aforementioned subdivision with no sidewalks along the Westerly section line (Lucy St.) (S.W. 328 Street) (request #5) and Variance of lot frontage requirements to permit proposed lots 1 & 5 of proposed Block 5, each with lot frontage of 20' (120' each lot required) (request #6).

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP20240003) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the 22.93-gross (±20.72-net) Acres subject parcel from "Estate Density Residential 1 to 2.5" to "Estate Density Residential w/ One Density Increase (DI-1)" (2.5 to 6 Dwelling Units/Acre with sound urban design). The CDMP amendment would be subject to the Board's acceptance of a proffered Declaration of Restrictions (CDMP covenant) requiring that certain urban design principles such as landscape buffers, building transitions and other design elements are incorporated into the design of the development on the property consistent with the One Density Increase (DI-1), and limiting development to a maximum 115 single-family residential units. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20240003 and it becoming effective.

The applicant seeks to rezone the 22.93-gross (±20.72-net) Acres subject parcel that is currently zoned EU-M, Estate Modified District, to RU-1M(a), Modified Single-Family Residential District, in order to develop the subject parcel with 115 single-family residences. The applicant has submitted plans that depict the subject site being developed with 115 single-family residential lots serviced by internal private driveways. Said plan depict the single-family homes being developed in accordance with RU-1M(a) standards and shall comply with parking, common open space, lot area, and all building setback requirements. The proposed development shall have direct vehicular and pedestrian access along SW 197 Avenue, SW 194 Avenue and SW 328 Street (Lucy Street). Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided around the proposed development, and along the perimeter of the property lines for the subject parcel, with street trees provided along the three abutting public roadways. A zoning Declaration of Restrictions is being voluntarily proffered by the applicant that requires that the development of the property shall be limited to a maximum of 115 residential dwelling units, and that the subject parcel shall be developed in substantial compliance with the submitted site plans.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	EU-M; vacant land, avocado groves	Estate Density Residential w/ One Density Increase (DI-1) **(Subject to approval of the concurrent CDMP amendment)***

North	EU-M; single-family residences, vacant land	Estate Density Residential (1 to 2.5 dua)
South	AU; vacant land, groves	Estate Density Residential (1 to 2.5 dua)
East	City of Homestead; vacant land, groves	City of Homestead / Estate Density Residential (1 to 2.5 dua)
West	EU-M; single-family residences, groves, vacant land	Estate Density Residential (1 to 2.5 dua)
*** Subject to CDMP Amendment Application No. CDMP20240003, filed concurrently by the applicant, which, if approved by the Board, would change the land use designation to "Estate Density Residential with one Density Increase (DI-1) (2.5 to 6 dua)."**		

NEIGHBORHOOD COMPATIBILITY:

The 22.93-gross (±20.72-net) Acres subject parcel is comprised of one parcel lying on the northeast corner of SW 197 Avenue and hypothetical SW 328 Street. The surrounding area is characterized by existing residential uses, vacant land, and groves, with single-family residences located towards the north and west of the subject site that are zoned EU-M. The property abutting the site to the south is zoned AU and is vacant with existing groves. The property to the east belongs to the City of Homestead and is classified as residential zone district based on City of Homestead Comprehensive map records. The subject property itself is located immediately east of and just inside the Urban Development Boundary (UDB) which runs along SW 197 Avenue.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property to RU-1M(a), Modified Single-Family Residential District, in order to develop the parcel with single-family use development which will provide additional housing in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of services. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application will generate an additional 113 PM peak hour vehicle trips. Staff notes that the application will add to the population in the area, impact water and sewer services, and may bring additional traffic and noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously mentioned, the subject property is the subject of a small-scale CDMP amendment application (CDMP20240003) being processed concurrently with this zoning application, pursuant to Section 2-116.1(5)(d)(e) of the Code of Miami-Dade County. The concurrent CDMP application is stated to be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application seeks to re-designate the 22.93-gross (±20.72-net) Acres subject parcel from "Estate Density Residential" (1 to 2.5 Dwelling Units/Acre), to "Estate Density Residential w/ One Density Increase (DI-1)". *The residential densities allowed in* the **Estate Density Residential** *use category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.* Furthermore, the re-designation with One Density Increase permits the subject property to be allowed to develop one category higher, at the 2.5 to 6 dwelling units per gross acre density allowed in the Low-Density Residential category, provided that the proposed development incorporates certain urban design principles such as landscape buffers, building transitions and other design elements, into the design of the development on the property

consistent with the One Density Increase (DI-1). This would allow the applicant to develop the 22.93-gross acre subject site with a maximum total of 137 dwelling units as the maximum density allowed under the CDMP Estate Density Residential w/ One Density Increase (DI-1) threshold on the LUP map. The applicant seeks a district boundary change on the subject site from EU-M to RU-1M(a). Staff notes that the RU-1M(a) zoning district allows lots with the minimum size of 5,000 sq. ft. This could allow the applicant to develop the ±20.72-net acre subject site up to a maximum of 180 residential units, which would be more than the maximum density threshold allowed under the LUP map. However, staff notes that the applicant has voluntarily proffered a Zoning Declaration of Restrictions, which, among other things, restricts that that the development of the property shall be limited to a maximum of 115 residential dwelling units, and that the subject parcel shall be developed in substantial compliance with the submitted site plans. Based on the foregoing, staff opines that the density for the proposed zoning district under this application would be **consistent** and as demonstrated, within the maximum numerical residential density allowed under the CDMP Density threshold, as well as well within the maximum unit count that may be approved under the concurrent CDMP application.

The criteria for determining compatibility is outlined in CDMP Land Use Element, **Policy LU-4A**, among which are noise, lighting, height, bulk, scale of architectural elements, landscaping and buffering as applicable. Additionally, **Policy LU-4C**, states that residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic. Staff further notes that the subject property is located within an urbanizing area that is currently comprised of single-family residences including estate and large lot residences and groves. The subject site is just inside and directly adjacent to the Urban Development Boundary (UDB) that is to the west of the property and runs along SW 197 Avenue. Furthermore, CDMP **Objective LU-4** calls for the County to *reduce the number of land uses which are inconsistent with the character of the surrounding community*. The applicant has voluntarily proffered a zoning covenant in support of this application and intends to develop the 22.93-gross acre subject site with a 115-unit single-family residential development, which is an approximate density of 5 dwelling units to the gross acres, and as staff notes, within the maximum density threshold of 6 dwelling units to the gross acres allowed under the LUP map. Based on the foregoing, staff opines that the proposed rezoning and allowable densities for residential development on the subject site would be **compatible** with the development trend within the surrounding area and with the County's policies to appropriately increasing residential densities and intensities of development within the UDB, and the rezoning of the property will act as a reasonable transition between the development on the parcel immediately to the east that belongs to the city of Homestead and is classified as residential zone district based on City of Homestead Comprehensive map records, the parcel is currently vacant. Additionally, the parcels to the south zoned EU-M developed with single-family detached residences (±15,000 sq. ft. lots). The proposed new development will have lots averaging between 5,000 and 12,103 sq. ft.

Therefore, subject to the Board's approval of the CDMP small-scale amendment to allow the redesignation of the subject parcel to Estate Density Residential w/ One Density Increase (DI-1) on the CDMP LUP map, and subject to the acceptance of the proffered zoning covenant, staff opines that the proposed rezoning to RU-1M(a), would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Low Density Residential** use on the CDMP Land Use Plan (LUP) map. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from EU-M, Estate Modified District, to RU-1M(a), Modified Single-Family Residential District, on the subject property For the reasons stated above and below, staff opines that when the request to rezone the 22.93-gross (±20.72-net) subject parcel to RU-1M(a), is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that contingent on the approval of the CDMP land use map amendment to redesignate the subject parcel to Estate Density Residential w/ One Density Increase (DI-1) requiring that certain urban design principles be incorporated into the design of the development on the subject property, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to RU-4L would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the natural transition of residential zoning trend of development in the surrounding area.

The 22.93-gross (±20.72-net) vacant subject site is situated east of and inside the Urban Development Boundary (UDB), generally lying on the northeast corner of SW 197 Avenue and hypothetical SW 328 Street. The submitted plans indicate that the subject parcel is to be developed with 115 single-family dwelling units in accordance with RU-1M(a) standards, and that the development shall comply with the required parking, common open space, lot area, as well as the building setback requirements. Additionally, staff opines that based on the submitted landscape plans, the perimeter of the subject parcel is to be substantially buffered with ample landscaping in the form of a continuous row of street trees and shrubs, and that such landscaping elements will create a visual perception of continuous greenery and be sufficient to mitigate any visual or aural impacts generated by the proposed development on the neighboring properties.

Staff further opines that the RU-1M(a) zoning district and the proposed 115-unit, single-family residential development will create a harmonious transition between the single-family residences to the north and west, that are zoned EU-M and would not alter the residential development trend within the surrounding community. Under the requested RU-1M(a) zoning district regulations, the applicant intends to develop the 22.93-gross (±20.72-net) subject site with a proposed 115-unit single-family residential development, which is an approximate density of 5.01 dwelling units to the gross acres. Furthermore, in order to memorialize the proposed maximum density on the subject site, the applicant has voluntarily proffered a Zoning Declaration of Restrictions, which restricts that the development of the property shall be limited to a maximum of 115 residential dwelling units, and that the subject parcel shall be developed in substantial compliance with the submitted site plans. It is important to mention that the rezoning of the property will act as a reasonable transition between the development on the parcel immediately to the east that belongs to the city of Homestead and is classified as residential zone district based on City of Homestead Comprehensive map records, the parcel is currently vacant. Additionally, the parcels to the south zoned EU-M developed with single-family detached residences (±15,000 sq. ft. lots). The proposed new development will have lots averaging between 5,000 and 12,103 sq. ft.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the request will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum state that that the application meets traffic concurrency criteria for an Initial Development Order, provided that the applicant enter into a Proportionate Share Agreement in order to mitigate for traffic concurrency, and that the application will generate approximately an additional 113 PM peak hour vehicle trips. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum, indicate that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department and the Water and Sewer Department, do not object to the application. Based on the aforementioned department memoranda, staff opines that the request for rezoning will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the request to rezone the subject parcel to RU-1M(a), would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the rezoning in relation to the present and future development of the area. **Therefore, staff recommends approval, subject to the Board's acceptance of the proffered covenant, of the request for a district boundary change to RU-1M(a), Modified Single-Family Residential District, under Section 33-311, District Boundary Change. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240003 and it becoming effective)**

ACCESS, CIRCULATION AND PARKING: The site plan depicts that the proposed development will have three (3) main ingress-egress point of direct vehicular and pedestrian access along SW 197 Avenue, SW 328 Street (Lucy Street) and SW 194 Avenue. Driveways are internal to the site and outside for the properties that are facing SW 328 Street (Lucy Street) and SW 194 Avenue.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240003 and it becoming effective)

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:PM

Eric Silva

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

6/17/2025

ZONING RECOMMENDATION ADDENDUM

Lenore Gaynor, ET AL
PH: Z24-023

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	*No objection**
Platting and Traffic Review Section (RER)	*No objection*
Department of Transportation and Public Works (DTPW)	*No objection**
Transit Division (DTPW-Transit)	*No objection**
Fire Rescue Department	*No objection*
Water and Sewer Department (WASD)	*No objection**
Building and Neighborhood Compliance (BNC)	*No objection*
**Subject to conditions in their memorandum.*	

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

Estate Density (Page I-31)	*This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.*
Low Density (Page I-31)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.* ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20240003)***
Policy LU-4A (Page I-9)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* (F) ***Section 33-311** provides that the Board shall take into consideration, among other factors the extent to which:*

ZONING RECOMMENDATION ADDENDUM

Lenore Gaynor, ET AL
PH: Z24-023

	(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

LENORE GAYNOR, ET AL	N/A MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000023
DATE	**HEARING NUMBER**

FOLIO: 30-7814-000-0990

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
March 25, 2025

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

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

VIOLATOR:
LENORE GAYNOR, ET AL

OUTSTANDING LIENS AND FINES:
There are not outstanding liens or fines.

Memorandum

MIAMI-DADE COUNTY

Date: June 13, 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: Z2024000023-7th Review
DR Horton Inc.
NE corner of SW 328th Street (Lucy Street) and SW 197th Avenue
DBC from EU-M to RU-1M(a).
(EU-M) (22.93 acres)
14-57-38

DERM has reviewed concurrent application No. CDMP20240003. The review conducted by DERM on this concurrent zoning application must assume that the CDMP application is approved; if the CDMP application is denied, then DERM recommends that this concurrent zoning 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. This analysis does not revisit the merits of the aforementioned CDMP application.

Finally, if the Board adopts the CDMP application but with modifications, the recommendations and analyses provided in this report may have to be supplemented or revised to address any such modifications.

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

Potable Water Supply and Wastewater Disposal

Pursuant to the Code, based on the development allowed under the requested district boundary change and site plans submitted in support of this application, the future residential development is within feasible distance to connect to the public water supply and sanitary sewers system. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain water and sanitary sewer extension permits prior to DERM approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

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

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

According to Miami Dade County Water and Sewer Department (MDWASD) rules and regulations, the proposed development would have to install a public sanitary sewer pump station for this project. Please contact MDWASD for further information regarding the public sanitary sewer pump station.

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

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

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

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

Conditions of Approval: None

Water Control Review

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. Further, DERM is currently reviewing Application 240829-80 for the proposed stormwater drainage system. The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

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

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. Further DERM is currently reviewing CLVI-20240096 Permit application for the subject site. The applicant is advised to contact the DERM Water Control Section (305)372-6681 for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Tree Preservation Review

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

A landscape plan dated as received by Miami-Dade County on February 19, 2025, was submitted in support of the subject application and the subject plans do not show the specimen trees on the property and the applicant has not provided any information about the specimen trees. DERM cannot determine that this project complies with the requirements of sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. Please note that the Code generally requires the preservation of specimen trees and the standards in the Code for removal/relocation of specimen trees are stricter than for removal of non-specimen trees.

The subject application, which requests a district boundary change from EU-M to RU-M could result in tree removal/relocation activity to trees. DERM recommends approval of this application with a condition that requires the preservation of the specimen trees whenever reasonably possible, unless a tree removal permit is obtained which authorizes the removal of specimen trees as per the specimen tree standards of section 24.49.2(II)(1) of the Code. Any DERM recommendation or approval of the district boundary change shall not be interpreted as approval for the removal or relocation of any tree resources on site. **Specimen trees shall be preserved on the site, unless a tree removal permit is obtained which authorizes the removal of specimen trees as per the specimen tree standards of section 24.49.2(II)(1) of the Code.**

The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

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

Conditions of Approval: none

Endangered Species Review
DERM has reviewed the Florida bonneted bat survey entitled "Florida Bonneted Bat Survey Report Harmony" prepared by MacKen Environmental Inc., and submitted to Miami Dade County on May 3, 2024, and has determined that the Florida bonneted bat survey demonstrates project consistency with the objectives and policies of the CDMP. Therefore, DERM recommends approval of this application with the implementation of the Best Management Practices (BMPs) for Development Projects as provided by the United States Fish and Wildlife Service (USFWS).

Please contact the United States Fish and Wildlife Service (USFWS) in the Vero Beach office at (352) 448-9151 or the Natural Resources Division at (305) 372-6575 with any questions concerning threatened and endangered species regarding this review.

Conditions of Approval: None

Pollution Remediation Review
DERM has records of current contamination issues on the subject site tracked under SEFL Harmony (DERM file no. HWR-1354). All construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division (EMRD) of DERM as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

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.

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 12, 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 - Harmony Homes
Application No. Z2024000023 (Revision No. 1) - (Pre-App. No. Z23P- 244)

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

Application Name: Harmony Homes

Location: The proposed project is located on approximately 22.93 gross acres, at the northeast corner of the intersection of SW 197th Avenue and SW 328th Street with Folio No. 30-7814-000-0990, in unincorporated Miami-Dade County, **within and *abutting the Urban Development Boundary (UDB) on the west side* *of the property.***

Proposed Development: The applicant is seeking a district boundary change from EU-M (Estates modified single family minimum lot area 15,000 S.F.) to RU-1M(a) (Modified single family minimum lot area 5,000 S.F.), in order to subdivide the property into 115 lots to allow the construction of 115 single family residences under 3,001 square feet. The subject zoning application is within and abutting the UDB, and it has a concurrent CDMP Application No. CDMP20240003 seeking to modify the subject property's land use designation on the Land Use Plan map from Estate Density Residential (1 to 2.5 dwelling units per gross acre) to Estate Density Residential with 1 Density Increase (2.5 to 6 dwelling units per gross acre).

The estimated total water demand for the proposed project will be 24,150 (gpd).

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

There is a WASD Agreement No. 32169 that was offered on December 13, 2024, for the subject development, with approved points of connection (P.O.C.) dated July 19, 2024.

Please note that Agreement No. 32169 was offered for the construction of 113 Single Family Residence (3001-5000 sq.ft.) and the development being proposed with the subject application is for 115 Single Family Residence, under 3,001 square feet. As such, said Agreement must be revised to reflect the proposed development with this zoning application.

Due to the project's proximity to the UDB, this project was reviewed by a WASD Proximity to the UDB project review team on June 6, 2024, in accordance with CDMP Policy WS-2E. Per the review team recommendations, the points of connection (POC #3) were issued on July 19, 2024.

Per POC dated July 19, 2024, since this property is connecting to WASD's water system for the first time, the developer is required to install a water main along one entire boundary of the property, as per WASD Rules & Regulations, Section 2.02(1) and 2.04(2)(d).

Therefore, if conveyed by the time this project is ready for construction, the developer shall connect to a proposed 8-inch water main (agreement ID No. 31993; plan under review) in S.W. 325th Street & S.W. 197th Avenue and extend the same 8-inch water main southerly in S.W. 197th Avenue to S.W. 328th Street.

Also, the developer shall connect to the aforementioned proposed 8-inch water main in S.W. 197th Avenue & S.W. 328th Street and extend a 12-*inch* water main easterly in proposed S.W. 328th Street to proposed S.W. 194th Avenue.

In addition, the developer shall connect to the aforementioned proposed 8-inch and 12-inch water mains in SW 197th Avenue and in proposed SW 328th Street and extend the same 8-inch water main within the property in the proposed right-of-way as required to abut and provide service to each lot and then interconnect it back to the aforementioned proposed 8-inch and 12-inch water mains in SW 197th Avenue and in proposed SW 328th Street forming a looped system. The developer shall make sure that a stub-out for future connections is left at the proposed intersection bordering the development.

If the proposed 8-inch water main (agreement ID 31993; plan under review) is not conveyed by the time this project is ready for construction, then a revision of this POC will be necessary to determine the available POC at that time. Also, at that time, the developer will be responsible for revising the design as per POC and re-submitting it to WASD for Concurrent Plans Review and Approval.

Note: For the proposed dead-end water main a condition/ language will be added to the agreement to reflect that the developer agrees to reimburse WASD, as required for work performed by WASD. Water Distribution Division and Laboratory Division, for periodic water quality testing (Bacteriological and Chlorine Residual Test) and periodic flushing of the dead-end main. This condition shall be in effect for two (2) years after the conveyance of their respective water main extensions.

As per the recommendation of the Proximity to the UDB project review team, although SW 197th Avenue is a section line, a 16-inch water main will not be required along this Avenue since it coincides with the Urban Development Boundary Line.

Any public water main extension shall be 8-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) P.O.C.

Notice to the Developer for projects in the vicinity: There might be other development projects that are in the vicinity either downstream or upstream of this project, which are obtaining approval and permits from WASD and other regulatory governmental agencies, which might create a conflict with this project's utility plans and other existing permits

There is an active Water Supply Certification (WSC) letters from WASD that were issued on December 13, 2024, for WASD Agreement No. 32169 for 113 single family residence (3001-5000 sq.ft.). 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.

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

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

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

As per points of connection dated July 19, 2024, a new **Public Pump Station** will be required. The developer shall connect to an existing 24-inch force main (ES 5630-5) in SW 328th Street and SW 180th Avenue and extend a minimum 12-inch force main westerly in SW 328th Street to SW 192nd Avenue, thence, extend a minimum 10-inch force main northerly in SW 192nd Avenue to SW 320th Street, thence, extend a minimum 8-inch force main westerly in SW 320th Street to SW 197th Avenue, thence, extend the same 8-inch force main southerly in SW 197th Avenue to reach this development site, thence, extend the same (8-inch force main) within the property in dedicated public R/W and/or WASD easement to a point as required to provide service to the new Public Pump Station.

Please be advised that the new Public Pump Station site dimensions must be 45 feet X 65 feet, 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 (R/W) 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 P.S. and extend 8-inch minimum gravity sewer mains AT FULL DEPTH in S.W. 328th Street to fully abut one side of the property and also public R/W as required to provide service to all of the properties within the proposed development and to be able for future developments to connect and extend gravity sewer within the proposed basin area.

Note: The basin limits exclude the areas belonging to the City of Homestead service area.

Note to the Developer:

1) The Developer of this project shall coordinate and cooperate on water and sewer interconnections, construction sequence, and schedule with other development projects that are in the vicinity either downstream or upstream with regard to obtaining approval and permits from WASD and other regulatory governmental agencies to avoid conflict with utility plans.

2) If a vicinity development has a water and/or sewer construction permit but has not started

construction and another developer would like to take over the other development scope of water and/or sewer work, then the developers shall coordinate to withdraw the existing permit prior to the other developer submitting plans to WASD and other regulatory governmental agencies for review.

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

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

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

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

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: May 29, 2025

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

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

Subject: Z2024000023
Name: Leonor Gaynor, Mia Lamm, Andrea M. Seidel Trs, John Mantell Special Needs Trust, Bret Berdoll & Nicole Moody
Location: Northeast Corner of SW 328 Street SW 197 Avenue
Section 14 Township 57 South Range 38 East

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

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

This application will generate approximately **113 PM** peak hour vehicle trips. In order to receive traffic concurrency approval, the applicant completed a Transportation Concurrency Proportionate Share Mitigation Agreement under this zoning application Z2024000023. This agreement has been recorded in the Public Records of Miami-Dade County under OR Book 34739 and Page 3052.

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

Standard Conditions:

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

Memorandum

MIAMI-DADE COUNTY

Date: February 20, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000023

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 02/19/2025.

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: April 22, 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 – Transportation Planning and Policy Division
Department of Transportation and Public Works (DTPW)

Subject: Review of DIC Project No. Z2024000023
Lenore Gaynore, ET AL
DTPW Project No. OSP 173

Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy 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 approx. 22.5 Acres, located at the northeast corner of the intersection of SW 197 Avenue and SW 328 Street.

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 all sidewalks will be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impeded public access to the existing bus stops.
    a. The applicant shall install sidewalks along SW 328th Street of at least 6 feet in width as it provides the main access to transit.

B. **Recommendations**

2. The applicant is strongly encouraged to provide connections to transit by adding to the existing bicycle and pedestrian network where possible.
3. The applicant is strongly encouraged to provide enhanced crosswalks or additional pavement markings to clearly delineate where pedestrians

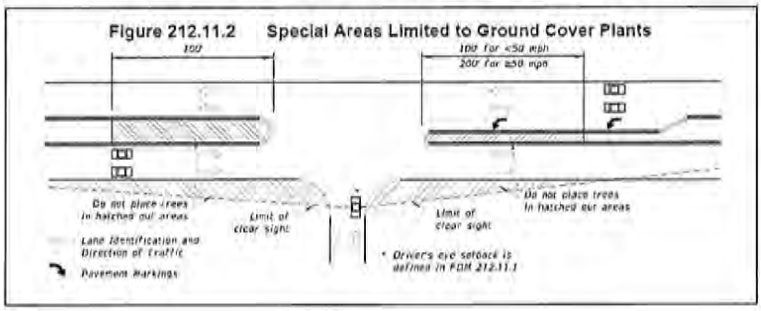
should be at all intersections within the proposed project and street intersections, if approved by Traffic Engineering Division (TED).

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

II. Traffic Engineering Division

A. Conditions

1. A traffic signal contribution is required at the intersection of SW 328th Street and SW 187th Avenue.
2. As part of the subdivision improvements, the applicant shall construct half of the right-of-way for SW 197th Avenue, SW 328th Street, and SW 194th Avenue, adjacent to the property line.
3. Please ensure that no trees are located within the clear sight limits in accordance with FDOT FDM Section 212.11.6, as shown in the figure below.



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
Paolo Baez, Chief, Transportation Planning and Policy, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW
Amina Newsome, Senior Division Chief, Zoning, RER

RODRIGUEZ, IVAN M

From: RODRIGUEZ, IVAN M
Sent: Wednesday, February 14, 2024 10:52 AM
To: Melissa Tapanes Llahues; Maritza Haro
Cc: Concurrency Management; Simon, Nathaly; CASTILLO, DENISE; Stillings, Noel (RER); Garcia, Jeannette C.; Connally, Ronald (RER)
Subject: Lenore Gaynor, Mia Lamm, Andrea M. Seidel TRS, Joh - Z2024000023 (PH3024020900097)
Attachments: Lenore Gaynor, Mia Lamm, Andrea M. Seidel TRS, Joh - Z2024000023 (PH3024020900097).pdf

Lenore Gaynor, Mia Lamm, Andrea M. Seidel TRS, Joh
PH3024020900097 - Z2024000023
Folio: 3078140000990

Dear Applicant,

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

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 113 single-family detached residential units, which generate 35 students, 15 at the elementary , 8 at the middle and 12 at the senior high school level. At this time, all school levels have sufficient capacity available to serve the application. Remember that a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency approval.

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

Best regards,

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

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH3024020900097**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**2/9/2024 10:14:16 AM**	LG Application Number:	**Z2024000023**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**

Applicant's Name: **Lenore Gaynor, Mia Lamm, Andrea M. Seidel TRS, Joh**
Address/Location: **NE corner of SW 328 ST (Lucy ST) and SW 197 Avenue**
Master Folio Number: **3078140000990**
Additional Folio Number(s):

PROPOSED # OF UNITS **113**
SINGLE-FAMILY DETACHED UNITS: **113**
SINGLE-FAMILY ATTACHED UNITS: **0**
MULTIFAMILY UNITS: **0**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5791	WEST HOMESTEAD K-8 CENTER (ELEM COMP)	31	15	15	YES	Current CSA
5792	WEST HOMESTEAD K-8 CENTER (MID COMP)	-3	8	0	NO	Current CSA
5792	WEST HOMESTEAD K-8 CENTER (MID COMP)	0	8	0	NO	Current CSA Five Year Plan
6251	HOMESTEAD MIDDLE	132	8	8	YES	Current CSA
7701	SOUTH DADE SENIOR	-75	12	0	NO	Current CSA
7701	SOUTH DADE SENIOR	0	12	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
7151	HOMESTEAD SENIOR	30	12	12	YES	Adjacent CSA
*An Impact reduction of **33.18%** included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

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

Memorandum

MIAMI-DADE COUNTY

Date: February 3, 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)

Subject: Z2024000023 - Dr Horton, Inc. (Preapplication: Z2023P00244)

Applicant Name: DR Horton, Inc.

Project Location: The applicant site is located on +/- 22.5 acres located at the northeast corner of the intersection of SW 197th Avenue and SW 328th Street, in unincorporated Miami-Dade County, Folio: 30-7814-000-0990. The current land use is designated Groves.

Proposed Development: The applicant seeks a zoning review for a district boundary change from Estate Modified (EU-M) to Modified Single-Family Residential District (RU-1M(a)) in order to develop the Property with 113 single-family homes.

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 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
PLAZA LICENCIADO BENITO JUAREZ	19825 SW 376 ST	COMMUNITY PARK	10	LOCAL
BISCADO PARK	29150 SW 193 AVE	NEIGHBORHOOD PARK	4.27	LOCAL

The site is located within 0.5-mile from the proposed Biscayne-Everglades Greenway, a 43-mile greenway and multi-purpose path network that connects Biscayne National Park and Everglades National Park, and the communities between the two National Parks. The Biscayne-Everglades Greenway is also part of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

Impact and Demand: The proposed 113 residential dwelling units within Unincorporated Miami-Dade County would generate a residential population of 358 people resulting in an impact of 0.98-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 of 2.75 acres of local parkland per 1,000 residents in unincorporated areas. As shown in Table A, there is 1 Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area. The site is in Park Benefit District (PBD) 3 which has a surplus of 220.39 acres of local parkland and therefore meets concurrency when analyzed in terms of Miami-Dade County's minimum Level of Service standard for the provision of recreation open space.

Although there is a surplus capacity of 220.39 of local recreation open space within the overall area of PBD 3, there are no existing local parks meeting the ¼ - ½ mile spatial distribution as recommended in the Equity Access Criteria developed in the Miami-Dade County Parks and Open Spaces System Master Plan (OSMP) and subsequently adopted as part of the Recreation and Open Space Element of the Comprehensive Development Master Plan (CDMP). Therefore, PROS recommends that the applicant work with the Department to provide local recreation open space within the project.

Recommendation: PROS offers the following recommendations and requests the applicant to coordinate a meeting with the Department.

- Given the potential impact of 0.98-acres of local parkland and to provide relief to the Equity Access Criteria, PROS recommends that the applicant consider a full or partial public parkland conveyance, in-lieu of park impact fee payment. PROS requests that the applicant coordinates a meeting with the Department to explore this recommendation further.
- Given that the subject location does not meet Equity Access Criteria, PROS strongly recommends the applicant to provide adequate private recreational open space that meets the level of service needed for the residents, as space allows.
- PROS recommends cohesive design of hardscape and non-motorized access areas throughout the development to provide a walkable neighborhood per our Great Streets Vision laid out in our Miami-Dade County Open Space Master Plan (OSMP).

These recommendations are based on the following Recreation and Open Space objectives in the Comprehensive Development Master Plan (CDMP):

Objective ROS-2
Require the availability of adequate local recreation open space as a condition for the approval of residential development orders and maintain an adequate inventory of recreational areas and facilities.

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-5B.
The County shall, whenever possible, use a combination of fee simple, shared fee and non-fee simple methods to cost-effectively acquire public recreation open space, with consideration for the following: i.) In selecting recreation and open space sites for public acquisition, the Parks, Recreation and Open Spaces Department shall consider demands for local recreation open space that are not met by dedications from the private sector and supported by statistical areas analyses of LOS distribution and park classifications to prioritize the acquisition of parkland. ii.) In evaluating recreation and open space sites for public acquisition equity access criteria shall be included for local park service areas in unincorporated Miami-Dade County at ¼ - ½ mile walking distance. Regional park service areas will be included in the site selection process at 2-3 miles biking distance.

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.

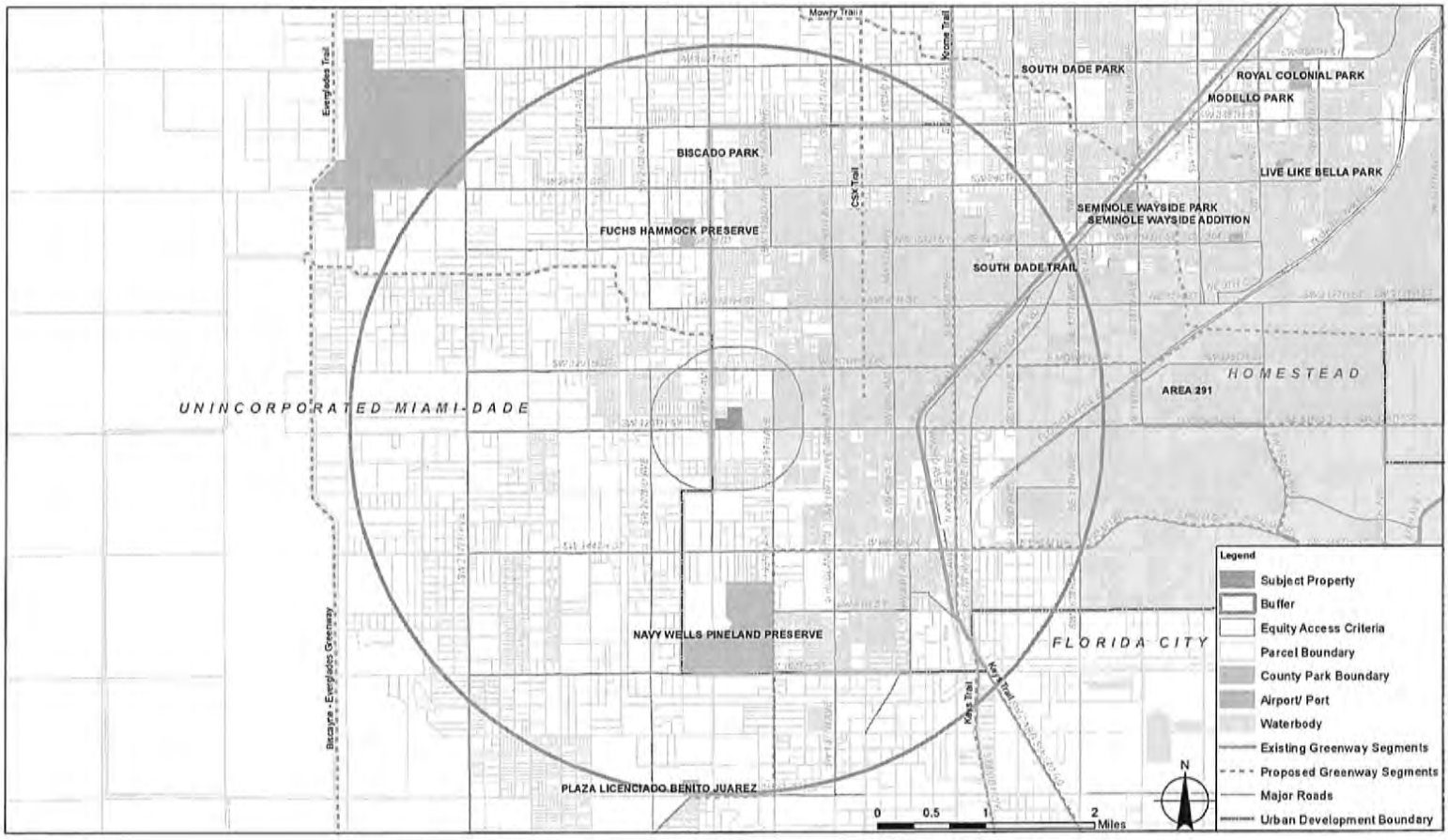
Based on our findings described herein, **PROS has no objection to this application.** PROS looks forward to working with the owners in a collaborative process and in good faith, for the development to help with potential 0.98-acres of local parkland impact.

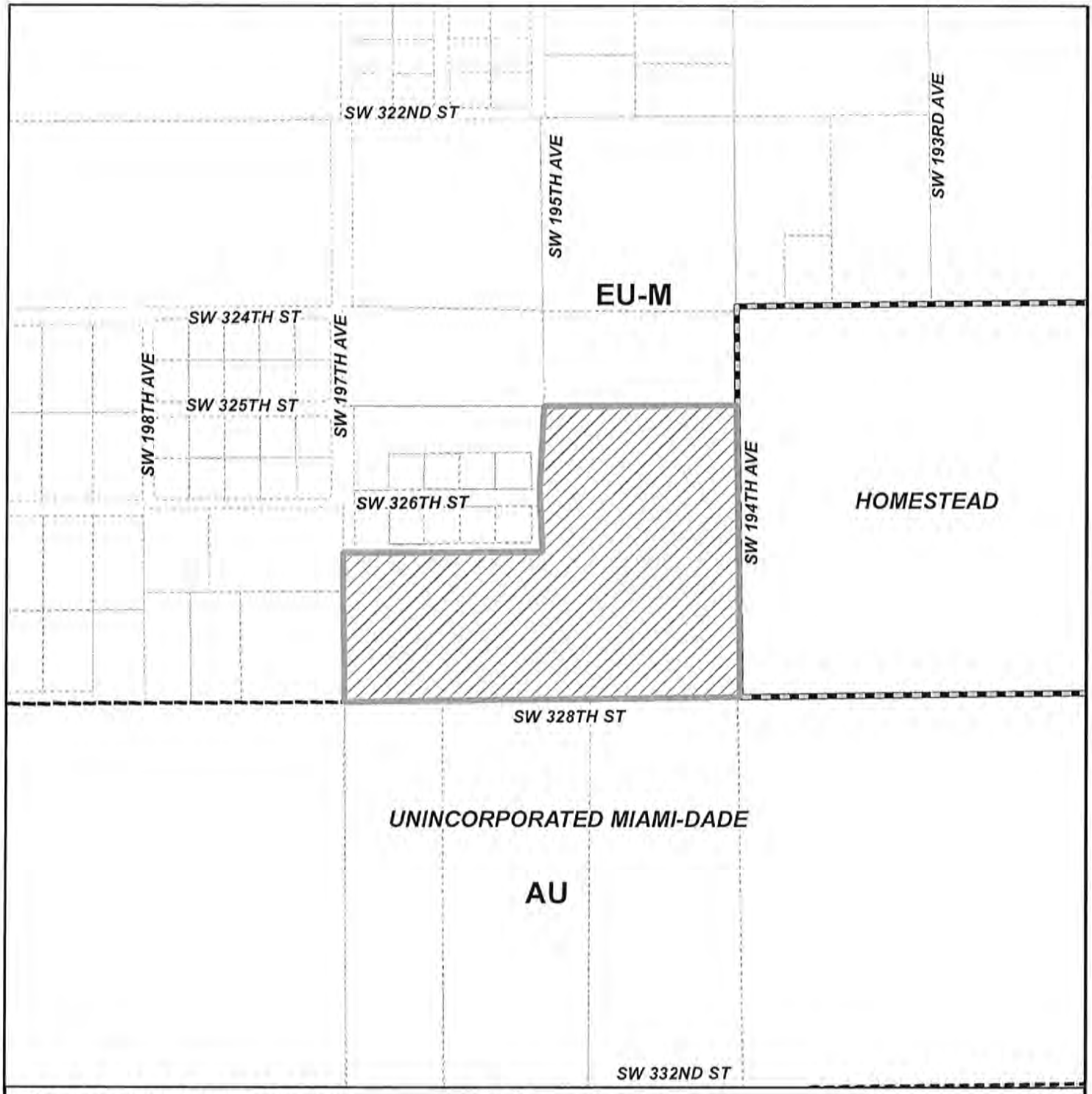
Should you need additional information or clarification on this matter, please contact Sol Kohen, Park Planner 2, by email at sol.kohen@miamidade.gov.

AZ: at sk AT

Attachment

FIGURE 1: Z2024000023 - DR HORTON, INC.
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS





MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000023

N
W E
S

Section: 14 Township: 57 Range: 38
Applicant: Mia Lamm
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, February 12, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2024000023

Legend

Subject Property

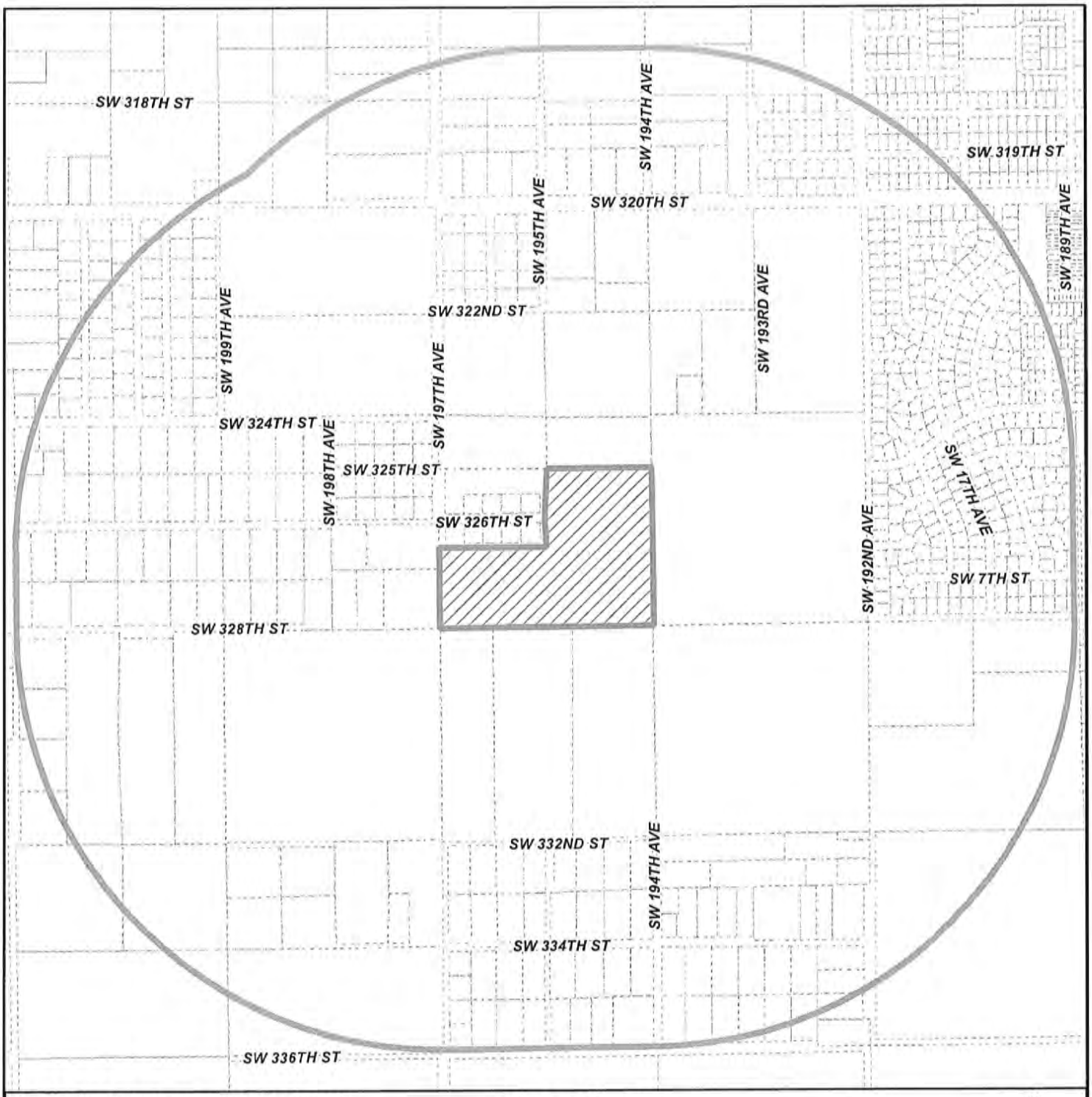
N
W E
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Section: 14 Township: 57 Range: 38
Applicant: Mia Lamm
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, February 12, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000023

RADIUS: 2640

Section: 14 Township: 57 Range: 38
Applicant: Mia Lamm
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

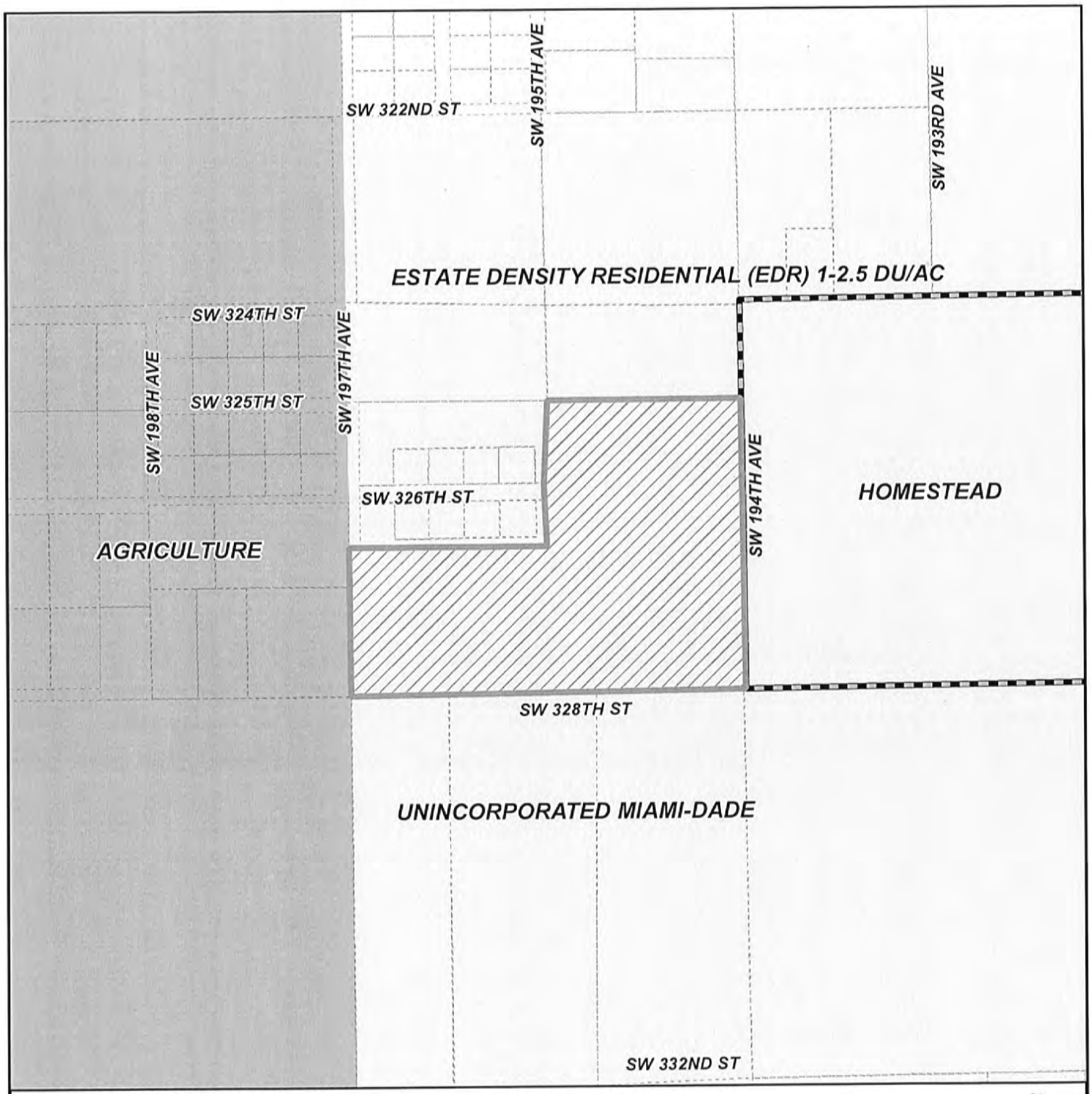
- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, February 12, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000023

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Legend

Subject Property Case

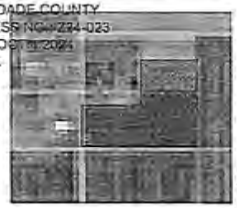
Section: 14 Township: 57 Range: 38
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Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, February 12, 2024

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DATE: OCT 8 2024
BY: ISA



LOCATION MAP

SITE INFORMATION:
FOLIO: _____ 30-7824-000-0250
ZONING: _____ RU-1M(a)
GROSS AREA OF PARCEL: _____ 7.25 ACRES
NET LOT AREA OF PARCEL: _____ 7.15 ACRES
DENSITY: _____ 113 UNITS / 15.8 UNITS PER ACRE

ZONING: _____ RU-1M(a)

FRONT - 15' FOR 50 PERCENT OF THE HOUSE WIDTH
25' FOR BALANCE OF HOUSE WIDTH
EXCEPT 25' FOR ATTACHED GARAGE

REAR - 15' FOR 50 PERCENT OF THE HOUSE WIDTH
25' FOR BALANCE OF HOUSE WIDTH

INTERIOR SIDE = 5'
SIDE STREET = 10'

LOT COVERAGE 45%

PLEASE REFER TO SHEET EX-1 FOR TYPICAL LOT/MODEL EXHIBIT



SITE PLAN
113 LOTS
1:50

REVISIONS	BY
1 OCT 8 2024	ISA

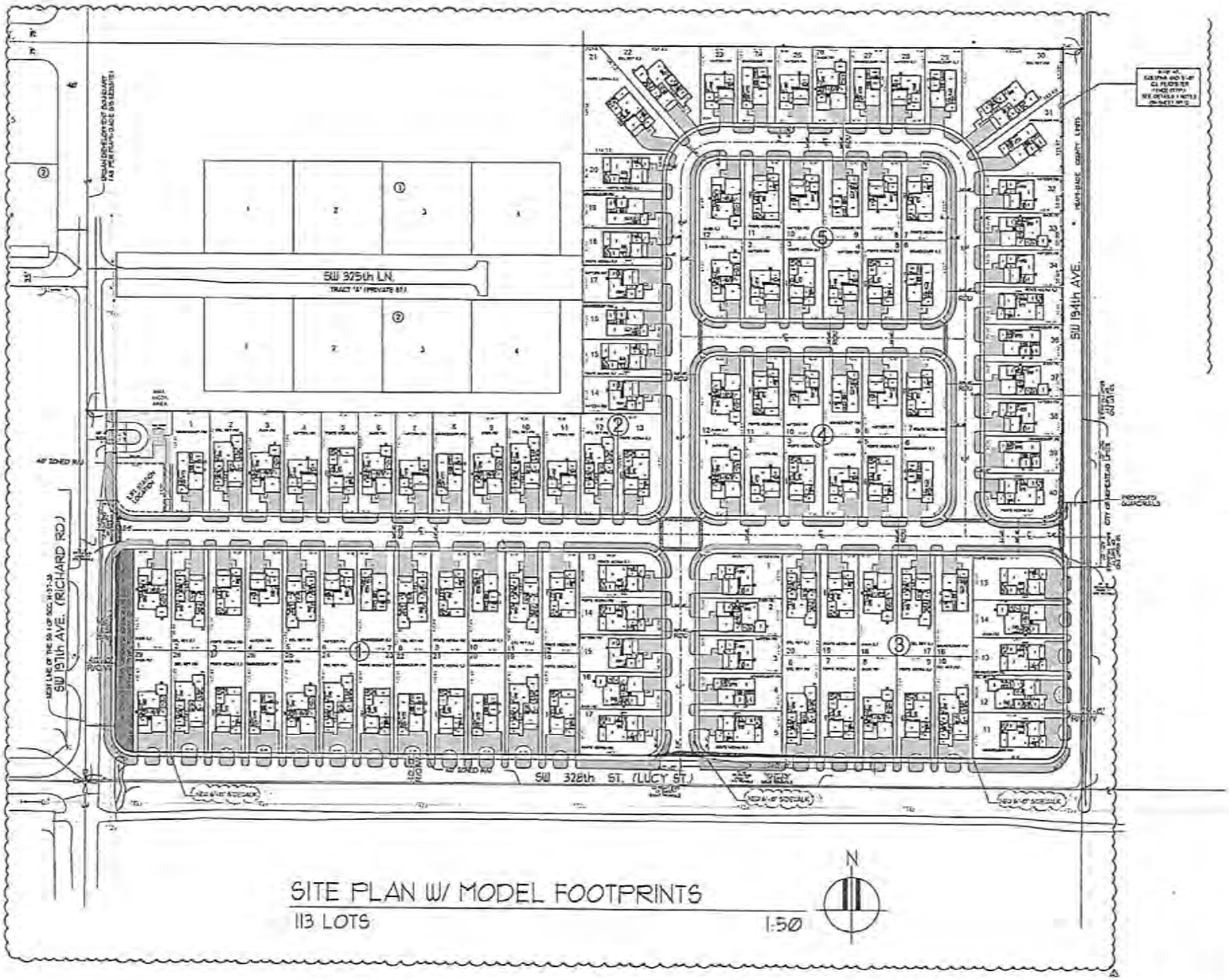
OCTAVIO A. SANTURIO A.I.A.
ARCHITECT
6363 Bird Road, Suite 35 • Miami, Florida 33155
TEL (305) 665-3644 / 665-6546 • FAX (305) 661-1401
FL. LIC. AA-C-2000-12

D.R. HORTON

PROJECT:
HARMONY HOMES
CONCEPTUAL SITE PLAN

SHEET
SP-1
1 of 5 SHEETS

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SITE PLAN W/ MODEL FOOTPRINTS

113 LOTS

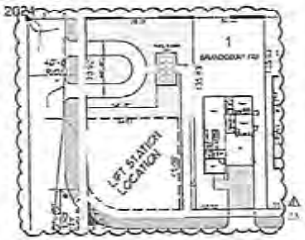
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ARCHITECT
D.R. HORTON

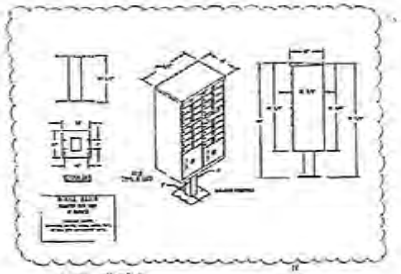
PROJECT: HARMONY HOMES
CONCEPTUAL SITE PLAN

SHEET
SP-1.1
1 of 5

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MAIL KIOSK SETBACKS



MAIL KIOSK

PROPERTY LINE

FENCE

MASONRY COLUMN (34)

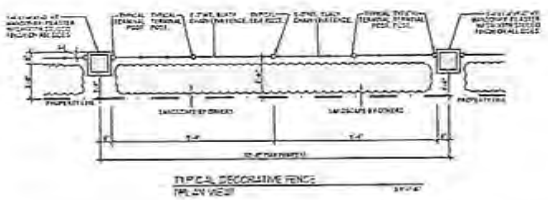
SCOPE OF FENCE WORK NOTES:

-COLUMN SPACING VARIES. DIMENSIONS TO BE COORDINATED ON-SITE.

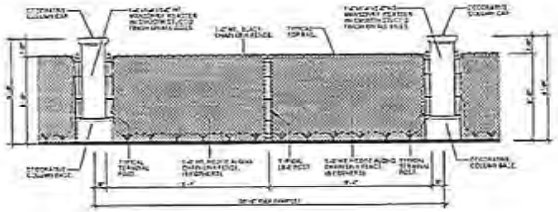
-COLUMN SPACING DIMENSIONS ARE FROM CENTER TO CENTER.

-CONTRACTOR TO VERIFY ALL DIMENSIONS AND FINAL COLUMN AND FENCE LOCATION ON-SITE. (TYPICAL DETAILS PROVIDED)

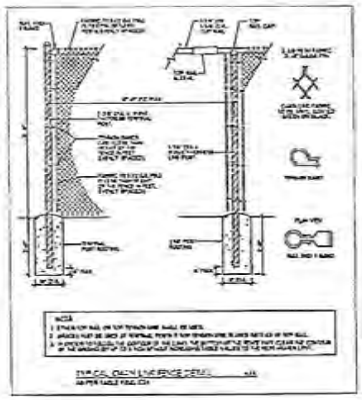
- COLUMN AND CLK MUST NOT BE WITHIN THE TRIANGLE OF VISIBILITY. COLUMNS AND CLK FENCE ARE SETBACK IN THAT CONDITION.

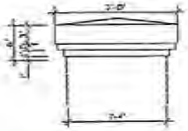


TYPICAL DECORATIVE FENCE
(PLAN VIEW)



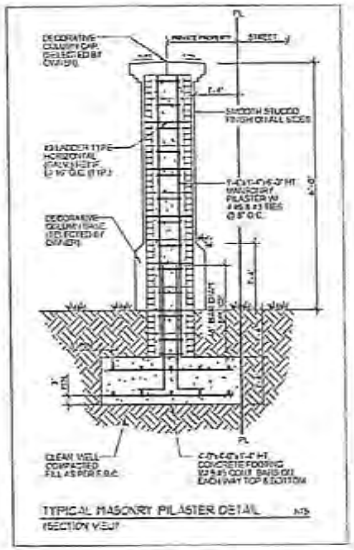
TYPICAL DECORATIVE FENCE
(ELEVATION VIEW)



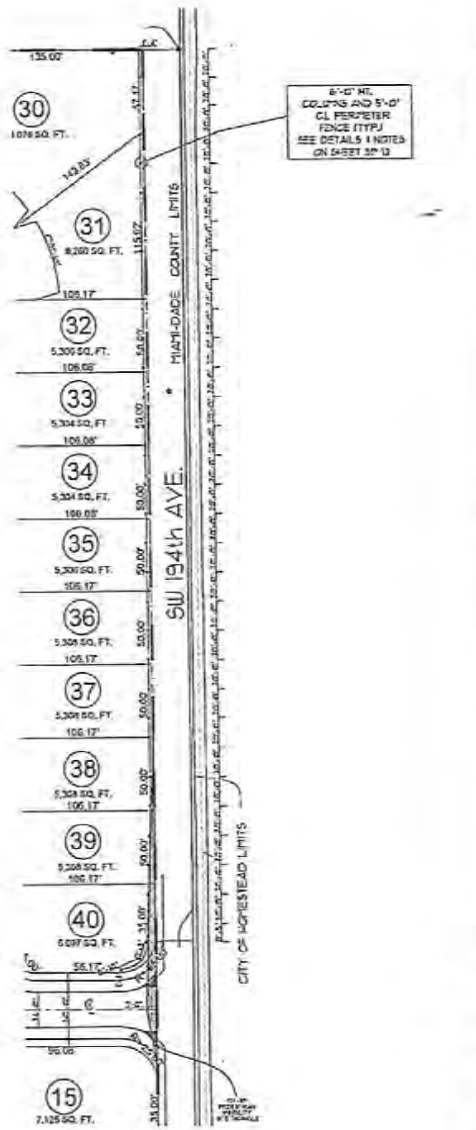


COLUMN CAP DETAIL

NTS



TYPICAL MASONRY PILASTER DETAIL
(SECTION VIEW)



FENCE COLUMN SPACING PLAN
1/32"=1'-0"

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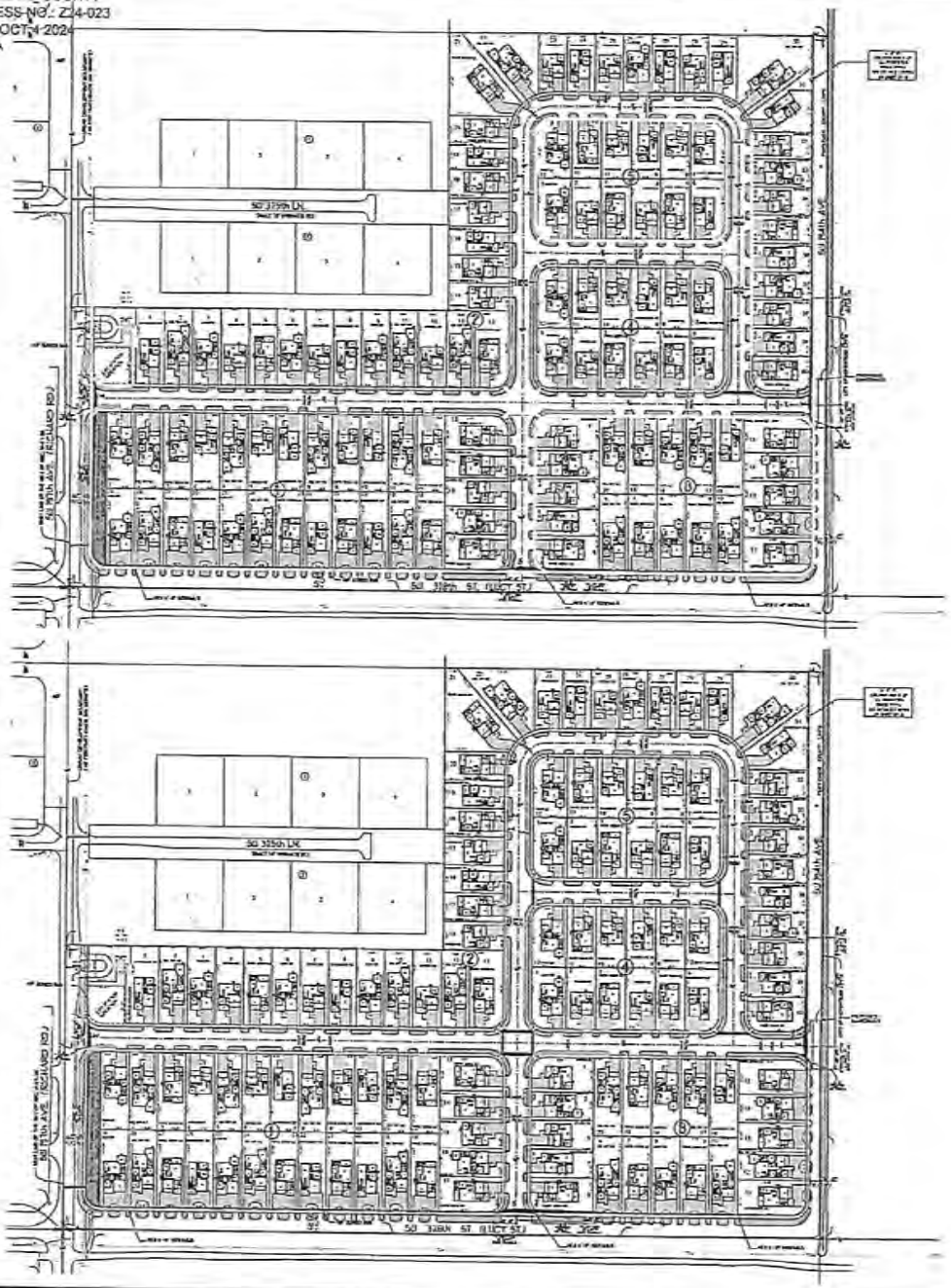
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PROJECT:
HARMONY HOMES
CONCEPTUAL SITE PLAN

SHEET
SP-1.2

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EXHIBITS



PEDESTRIAN CIRCULTION
COMMUNITY SIDEWALKS

PUBLIC ROW PEDESTRIAN
CIRCULATION

OPEN GREEN SPACE

SWALE- GREEN AREA

AGRICULTURAL BUFFER

OCTAVIO A. SANTURIO A.I.A.
ARCHITECT

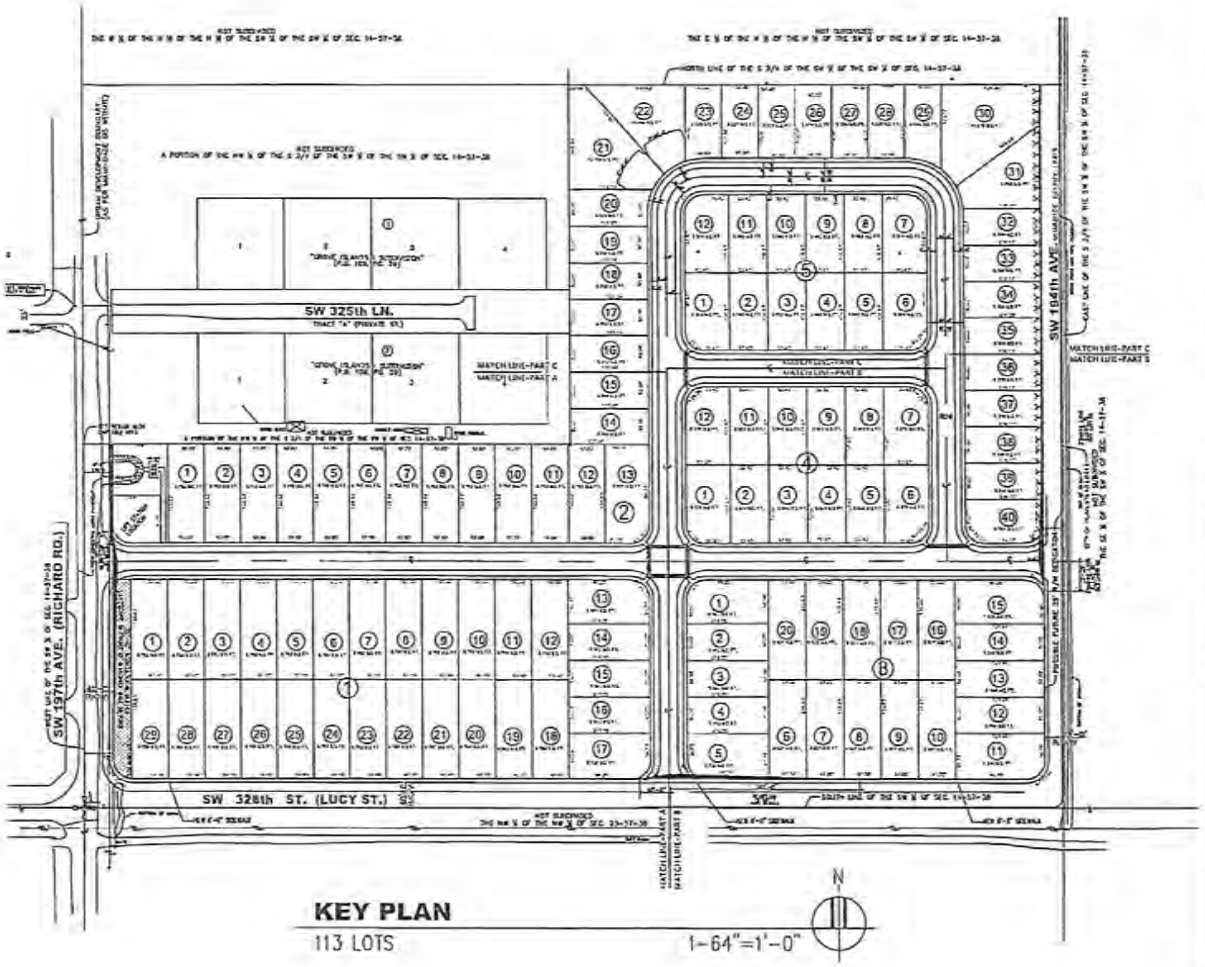
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PROJECT
HARMONY HOMES
CONCEPTUAL SITE PLAN

SHEET
SP-13

4 OF 5 SHEETS

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KEY PLAN
113 LOTS
1-64"=1'-0"

LANDSCAPE PLANS INDEX

KEY PLAN AND INDEX	SHEET LA 0.0
LANDSCAPE TREE LEGEND	SHEET LA 0.1
LANDSCAPE NOTES & DETAILS	SHEET LA 0.2
LANDSCAPE PART A	SHEET LA 1.0
LANDSCAPE PART B	SHEET LA 2.0
LANDSCAPE PART C	SHEET LA 3.0

OCTAVIO A. SANTURIO A.I.A. ARCHITECT
COMAS Orlando Comas, ASLA

PROJECT: HARMONY HOMES
LANDSCAPE ARCHITECTURE
D.R. HORTON

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AGRICULTURAL LANDSCAPE BUFFER REQUIREMENT

CODE	SYMBOL	Botanical name / Common name	Quantity	HT.	Spread	D.B.H.	Native	Drought	C.T.	O.C.
PTH		Delonix regia Royal Poinciana	7	12'	6'	2"	Y	Y	Y	—
CES		Conocarpus erectus sericeus Cuban Silver Buttonwood	6	12'	5'	2"	Y	Y	Y	—
QVE		Quercus virginiana Live oak	6	12'	5'	2"	Y	Y	Y	—
HYA		Hymenocallis latifolia Spider Lily	43	36"	24"	—	Y	Y	—	36"
SSY		Sansevieria hahnii Snake plant	33	30"	24"	—	Y	Y	—	24"

AGRICULTURAL LANDSCAPE BUFFER REQUIREMENT – CODE – Sec. 33-279.2.

Sec. 33-279.2. - Agricultural Uses Permitted in Areas Located Outside the Urban Development Boundary, Designated Agriculture on the Comprehensive Development Master Plan and Zoned EU, RU, BU or RU.

(5)Visual screening: Buffer and visual screening shall be provided to make the use compatible with rural and agricultural land uses and to prevent negative visual impact in surrounding areas. The following minimum landscaping shall be provided along all property lines within the required setback area:

a. A continuous extensively landscaped buffer which shall be maintained in a good healthy condition by the property owner. The required buffer shall be located on the interior side of the required fence or wall along rights-of-way within required setback areas. The landscape buffer shall consist of the following plant materials:

1.Ground Cover. Ground cover shall consist of grass or plants. Plants used in lieu of grass, in whole or in part, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within one (1) year after planting.

2.Shrub/Hedge. Hedges shall be a minimum of three (3) feet in height when measured immediately after planting, shall be planted at a maximum average spacing of 48 inches on center and shall be planted and maintained in form a continuous, unbroken, solid, visual screen within one (1) year after time of planting. Of the provided hedge at least fifty (50) percent shall be native species, and fifty (50) percent shall be low maintenance and drought tolerant, and fifty (50) percent shall be found in the Miami-Dade Landscape Manual, the Miami-Dade Street Tree Master Plan or for the University of Florida's Low Maintenance Landscape Plants for South Florida list.

3.Trees. Trees shall be of a species typically grown in Miami-Dade County which normally mature to a height of at least twenty (20) feet. Trees shall have a clear trunk of four (4) feet, an overall height of twelve (12) feet and a minimum caliper of one (1) inches at time of planting, and shall be provided within the buffer area along all property lines at a maximum average spacing of thirty-five (35) feet on center. Of the required trees at least fifty (50) percent shall be native species, and fifty (50) percent shall be low maintenance and drought tolerant, and fifty (50) percent shall be palms, fifty (50) percent of the trees shall be listed in the Miami-Dade Landscape Manual, the Miami-Dade Street Tree Master Plan or for the University of Florida's Low Maintenance Landscape Plants for South Florida list.

LANDSCAPE REQUIREMENT CHART

ROW REQUIREMENT – STREET TREES

CODE	SYMBOL	Botanical name / Common name	Quantity	HT.	SPREAD	D.B.H.	C.T.	NATIVE
BID		Bursera simaruba Gumbo-limbo	38	12'	5'	2"	Y	Y
DRA		Dracaena reflexa Song of India	8	12'	5'	2"	Y	N
DRM		Dracaena fragrans Corn lily	12	12'	5'	2"	Y	N
LIM		Chrysobalanus icaco Cocoplum accessible	46	12'	5'	2"	Y	Y
LSC		Lantana camara Spanish flag	73	12'	5'	2"	Y	N
SEG		Epidendrum nocturnum x ibaguense Silver butterweed	18	12'	5'	2"	6' single stem	N

6,439 linear street frontage / 35 ea average required = 183 street trees
850' / 147 ea - street median / 25 ea average spacing = 34 street trees
TOTAL STREET TREES = 240 street trees

LANDSCAPE REQUIREMENT – TREES

SYMBOL	#	Botanical name / Common name	Quantity	HT.	SPREAD	D.B.H.	NATIVE	DROUGHT	MANUAL
	1	Conocarpus erectus Green buttonwood	84	12'	5'	2"	YES	YES	YES
	2	Coccoloba diversifolia Pigeon plum	84	12'	5'	2"	YES	YES	YES
	3	Ficus microcarpa Laurel fig	84	12'	5'	2"	YES	YES	YES
	4	Lysiloma Wild Tamarind	92	12'	5'	2"	YES	YES	YES
	5	Quercus virginiana Live oak	93	12'	5'	2"	YES	YES	YES

Total quantity and specifications of landscape requirement trees as per Ord-A: 3 Trees x 112 = 336 trees
TOTAL LANDSCAPE TREES: 333 | 12' | 5' | 2" | YES | YES | YES

WHERE ALL TREE REQUIREMENT TREES (VOLE INDIGENOUS) HAVE BEEN PLACED IN SITUATION AND OR LOCATION (SUCH AS STRUCTURES, TO MEET FLORIDA CONSERVATION ZONES AS PRESENT.

LANDSCAPE REQUIREMENT – SHRUBS

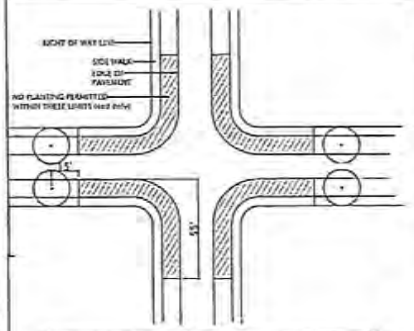
CODE	SYMBOL	Botanical name / Common name	Quantity	HT.	SPREAD	O/C CENTER	NATIVE
EVE		Dianella tasmanica Flax Lily	2,163	24"	18"	24"	N
HYA		Hymenocallis liriosme Spider Lily	1,595	24"	18"	24"	N
MIA		Muhlenbergia capillaris Pink muhly	3,834	24"	24"	24"	N

Total quantity of landscape requirements shrubs as per Ord-A: 90 shrubs x per required tree.
(# 30 trees were added per Councilmen)
333 trees. +261 trees = 540 trees
540 x 10 shrubs = 5,400 shrubs

GROUND COVERS

CODE	SYMBOL	Botanical name / Common name	Quantity	HT.	SPREAD	O/C CENTER	NATIVE
FNA		Ficus 'Green Island' Ficus 'Green Island'	506	24"	18"	24"	N
SOD		Stenotaphrum St. Augustine sod ea.	As needed				

LANDSCAPE LEGEND	
LANDSCAPE LEGEND	
MIAMI-DADE COUNTY	
Zone District: RU-1 (if a)	
Net Lot Area: 199,472 SQ.FT. (EA. OR 103.33 ACRES)	
Open Space (OS):	Required	Provided
A. Open space required per table A (Sec. 28-10) (which must be site area) NET LOT AREA: 199,472 @ 30% = 59,841	59,841 SQ.FT.	119,914 SQ.FT.
TREES		
A. Trees required: 1 @ Per lot (1/1 Acre) = 333	333	337
Existing trees that meet min. requirements: 1 PROVIDED	0	0
B. Palm substitutions allowed (2 palms = 1 tree). Palms provided =	0	0
C. Percentage of multi-trunk trees provided = 10% or less	333	333
D. Street trees (Table D, 1 per 30 lin.ft. for 35' = 35)	180	240
Palms as street trees (palms may be grouped and shall be 25' =	N/A	N/A
E. Small trees (trees shall be used in overhead utility wires) spaced @ 25' each (trees shall be placed 10' from utility poles) @ 25' =	58	58
F. F. Total number of trees required	546	553
SHRUBS		
A. Total number of shrubs required @ 10 per required trees	5,460	5,553
B. B. Number of shrubs required @ 50% in required native shrubs	2,730	5,280



STREET TREES DISTANCE TO PAVEMENT

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

LOCATION OF PLANTING WITHIN PUBLIC ROW | PUBLIC WORKS – DETAIL G 5.1

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8352 SW 72nd Place, Suite 2C – South Miami, Florida 33143
TEL (305) 665-6868 FAX (305) 665-6869 LIC. AR 0003879

COMAS
Octavio Comas, AIA
LICENSED ARCHITECT
STATE OF FLORIDA

PROJECT: HARMONY HOMES
LANDSCAPE ARCHITECTURE
www.dr.com/harmony

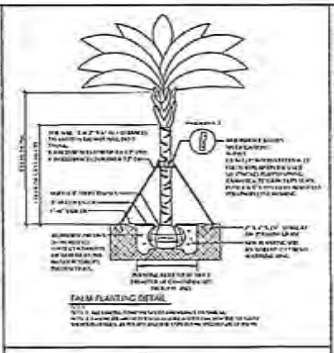
D.R. HORTON
ASSISTANCE FIRM
CERTIFICATE # 30019
PHONE: 1-800-348-3281

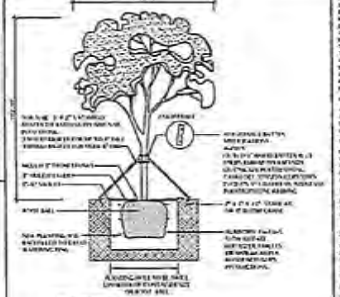
JAN 28 2024
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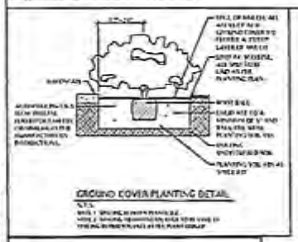
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LA-0.1

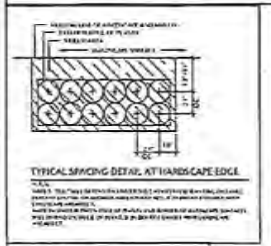
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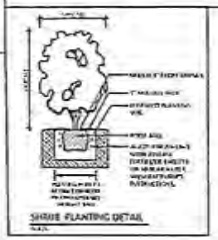
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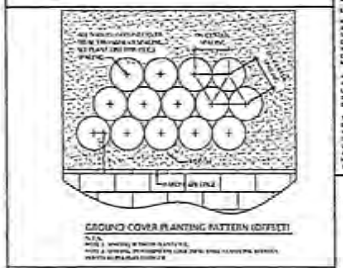


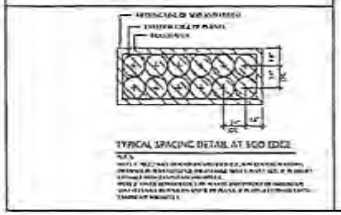


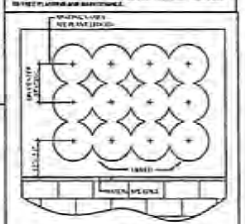






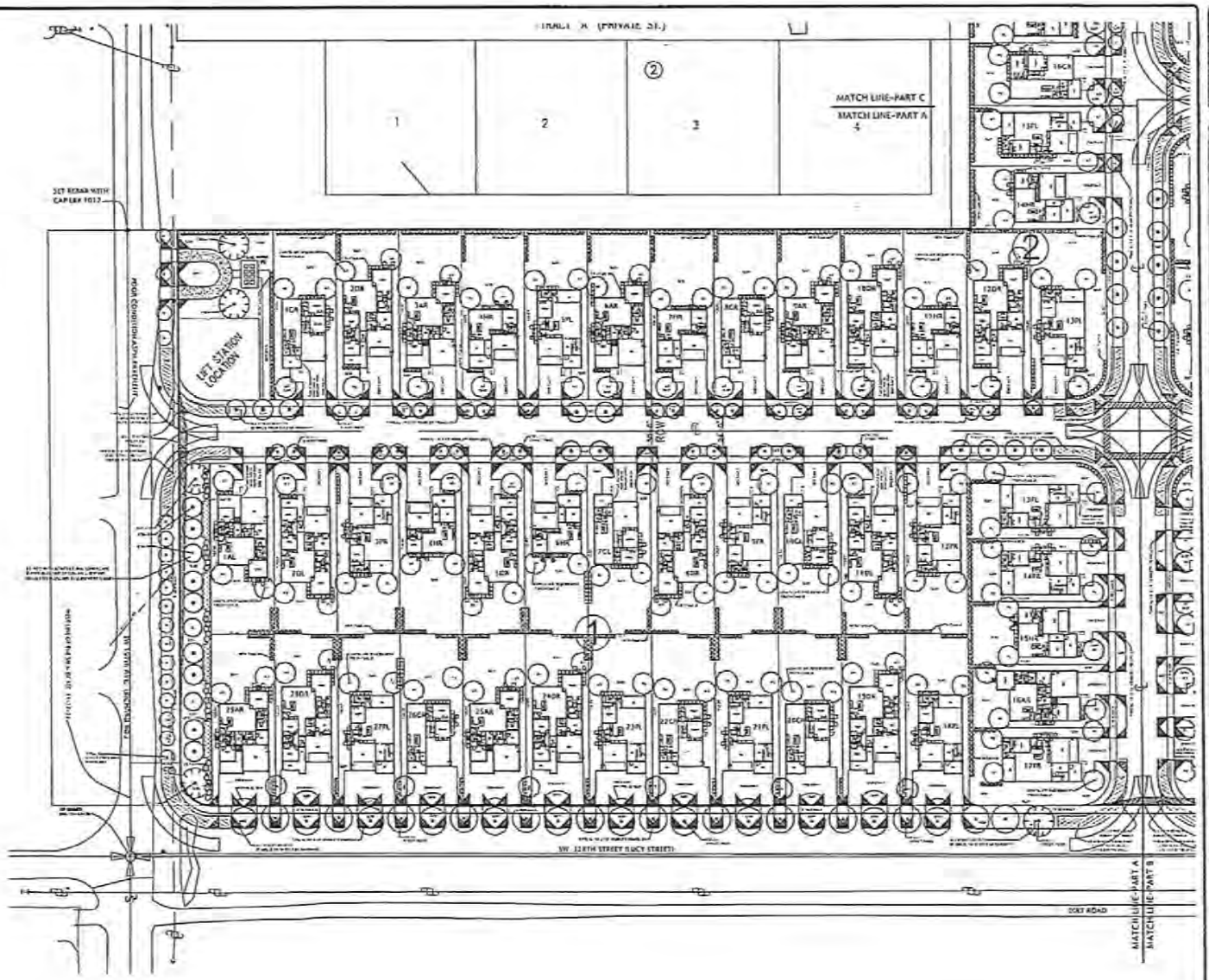






PROJECT	HARMONY HOMES LANDSCAPE ARCHITECTURE MIAMI-DADE COUNTY, FLORIDA
D.R. HORTON	1341 BRICKELL BAY DRIVE, SUITE 2200 MIAMI, FLORIDA 33131 PHONE: (305) 377-3377
COMAS	Orlando Comas, ASLA LANDSCAPE ARCHITECT LA0001778
OCTAVIO A. SANTURIO A.L.A. R.C.H. I.T.E.C.T.	1441 SW 29th Avenue, Suite 202, Miami, FL 33145 TEL (305) 665-8844 FAX (305) 931-7913 FL. AA. C000376
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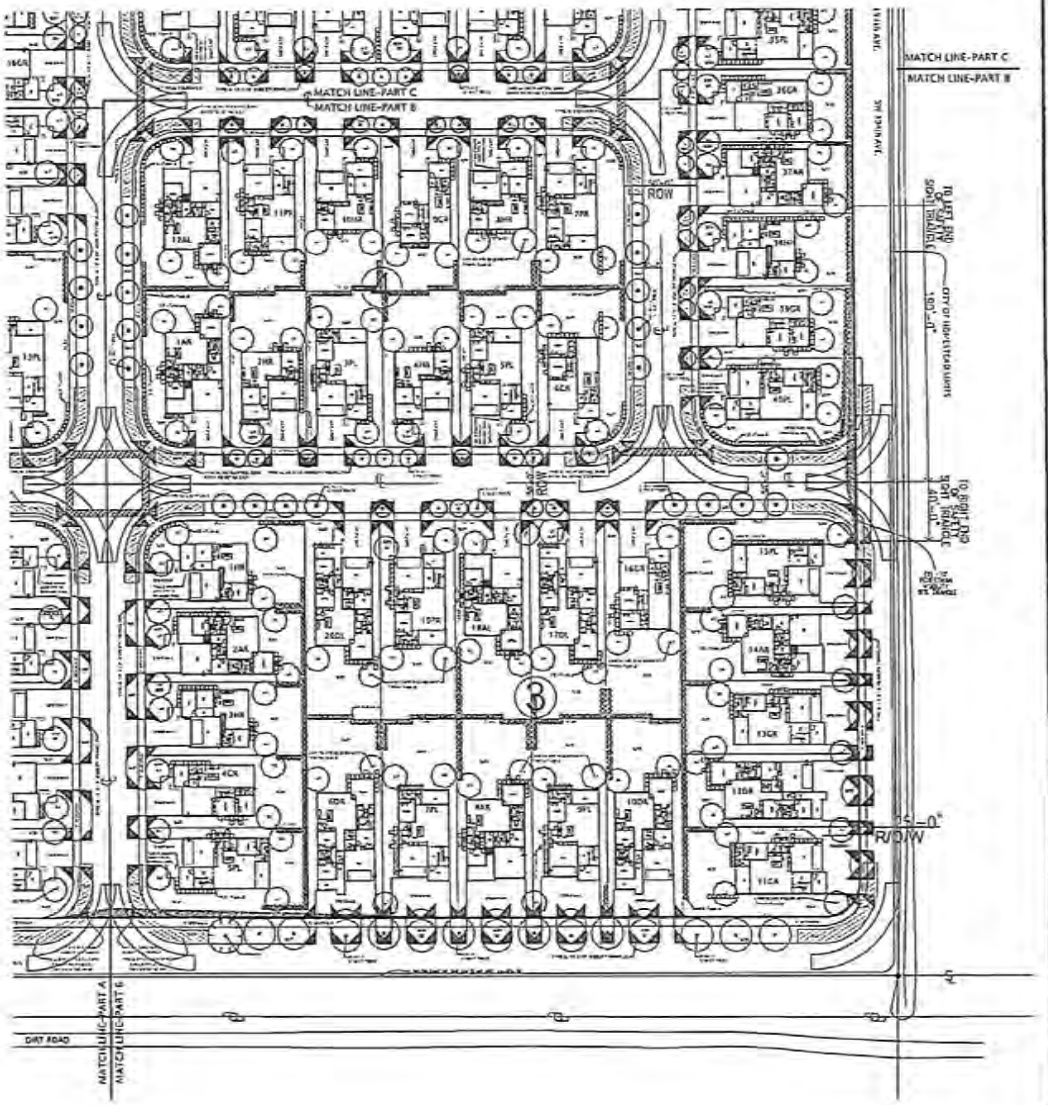


LANDSCAPE PLAN – PART A
SCALE: 1/32":1'-0"

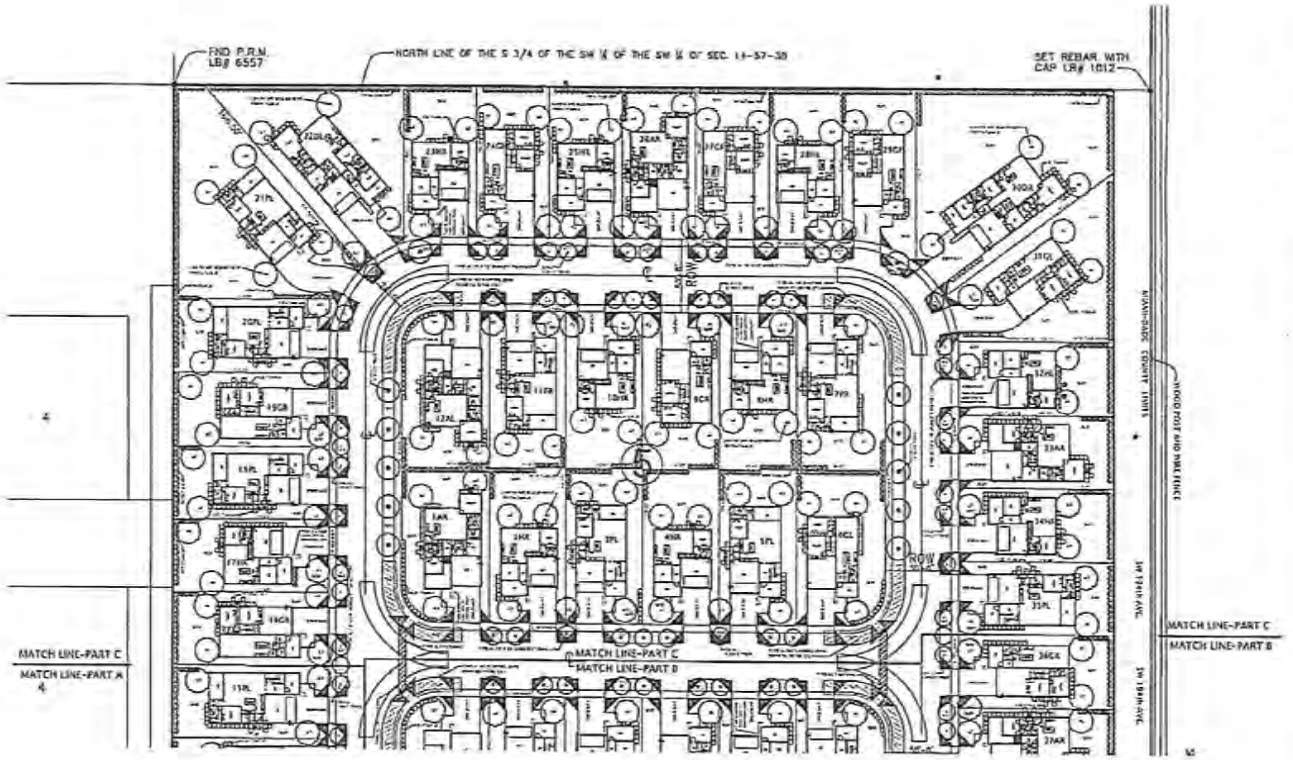
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OCTAVIO A. SANTURIO A.I.A. ARCHITECT
COMAS Orlando Comas, ASLA
D.R. HORTON
PROJECT: HARMONY HOMES LANDSCAPE ARCHITECTURE
SHEET LA-1.0
1 of 6 SHEETS

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MATCH LINE-PART C
MATCH LINE-PART B
MATCH LINE-PART C
MATCH LINE-PART B
ROW
SW 162nd AVENUE
SW 162nd AVENUE
SW 160th STREET
SW 160th STREET
SW 160th STREET

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DATE: OCT 4 2024
BY: ISA



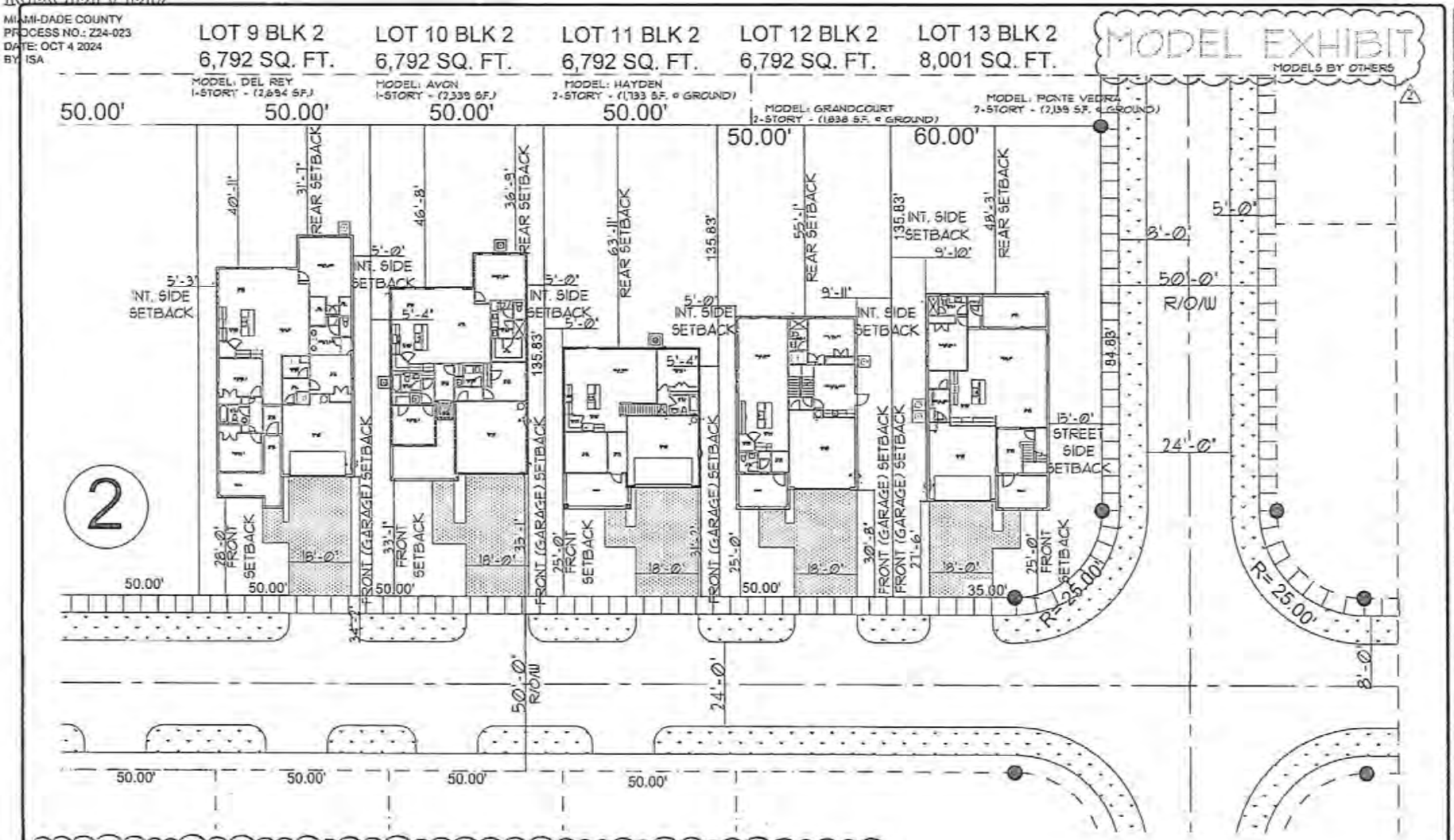
LANDSCAPE PLAN - PART C

OCTAVIO A. SANTURIO A.I.A. ARCHITECT
COMAS
Orlando Comas, ASLA
D.R. HORTON
PROJECT: HARMONY HOMES
LANDSCAPE ARCHITECTURE

SHEET
LA-3.0

1 of 6

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PROCESS NO.: Z24-023
DATE: OCT 4 2024
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TYPICAL LOTS - INTERIOR & CORNER CONDITIONS - BLOCK 2 LOTS 9-13

LOT-BLOCK	LOT AREA	MODEL	LOT COVERAGE (45%)	LOT FRONTAGE	FRONT SETBACK	FRONT SETBACK TO GARAGE	REAR SETBACK	INT. SIDE SETBACK	STREET SIDE SETBACK
9/2	6,792 SQ. FT.	DEL REY	42%	50'-0"	28'-0"	34'-1"	31'-7"	5'-0" / 5'-3"	N/A
10/2	6,792 SQ. FT.	AVON	34%	50'-0"	33'-1"	35'-1"	36'-1"	5'-4" / 5'-0"	N/A
11/2	6,792 SQ. FT.	HAYDEN	38%	50'-0"	25'-0"	30'-2"	63'-11"	5'-0" / 5'-4"	N/A
12/2	6,792 SQ. FT.	GRANDCOURT	27%	50'-0"	25'-0"	30'-8"	55'-1"	5'-0" / 5'-1"	N/A
13/2	8,001 SQ. FT.	PONTE VEDRA	27%	60'-0"	25'-0"	27'-6"	48'-3"	5'-10"	15'-0"

ZONING _____ RU-1M(a)

FRONT - 15' FOR 50 PERCENT OF THE HOUSE WIDTH
25' FOR BALANCE OF HOUSE WIDTH,
EXCEPT 20' FOR ATTACHED GARAGE

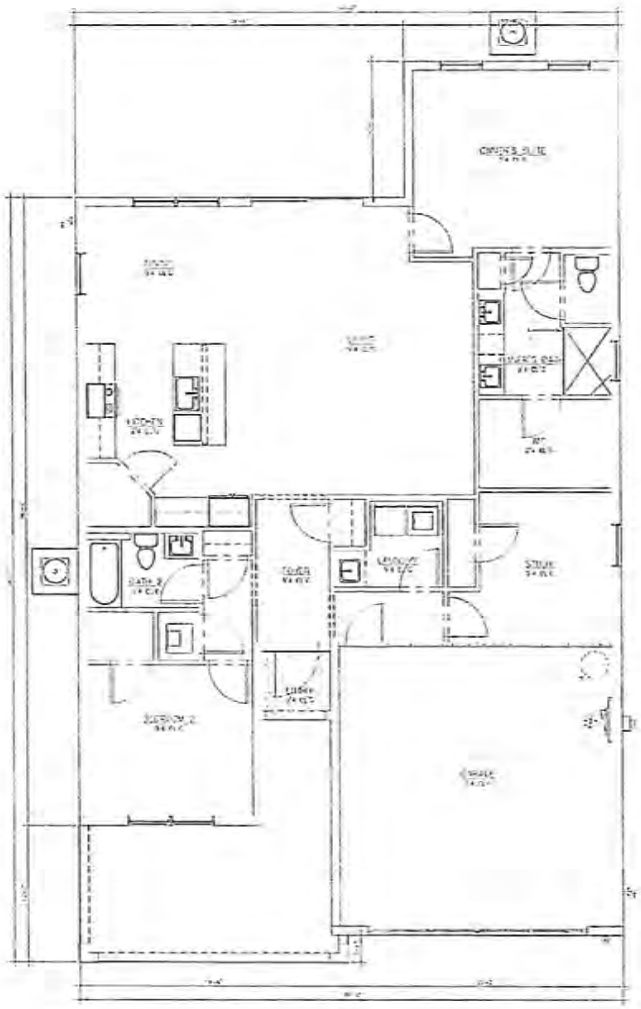
REAR - 15' FOR 50 PERCENT OF THE HOUSE WIDTH
25' FOR BALANCE OF HOUSE WIDTH

INTERIOR SIDE - 5'
SIDE STREET - 10'

LOT COVERAGE 45%

OCTAVIO A. SANTURIO A.I.A.
ARCHITECT
D.R. HORTON
PROJECT: HARMONY HOMES
LOT FIT EXHIBIT
MIAMI-DADE COUNTY, FLORIDA
SHEET
EX-1

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FIRST FLOOR PLAN

architect

HARMONY - LEGACY TREE

CONSULTANT:

PROJECT PHASE:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

DRAWN BY
CHECKED BY

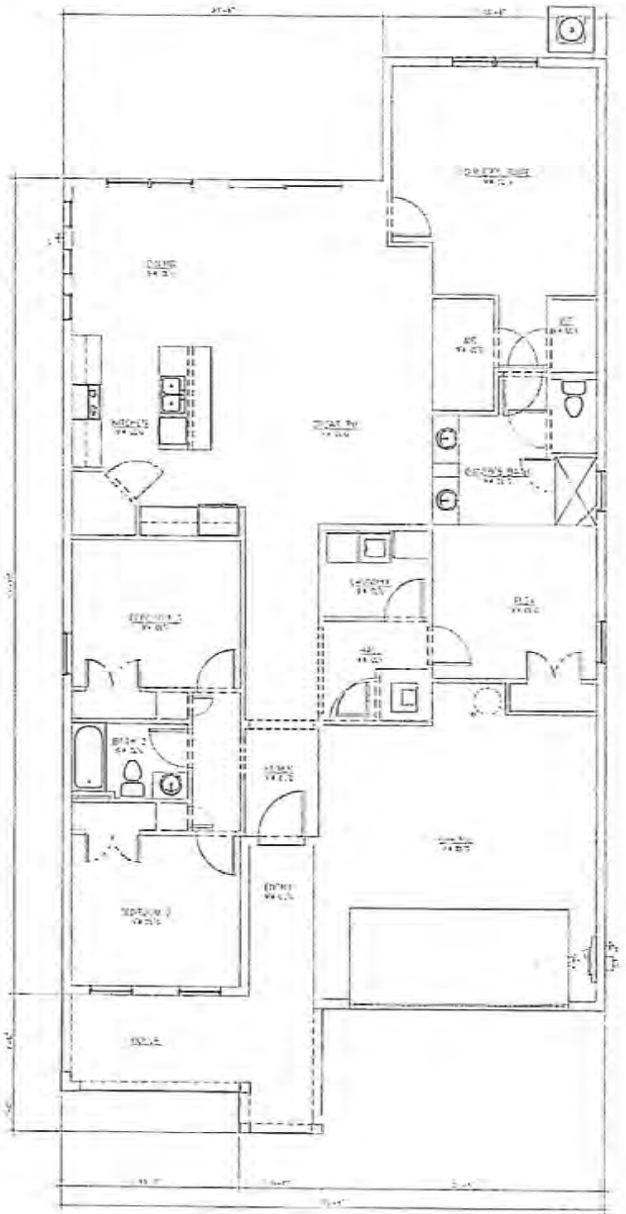
Date:
SCALE:

REVISIONS:

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A01

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MIAMI-DADE COUNTY
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BY: ISA



FIRST FLOOR PLAN

architect

HARMONY - LEGACY TREE

CONSULTANT

PROJECT PHASE:

DRAWN BY
CHECKED BY

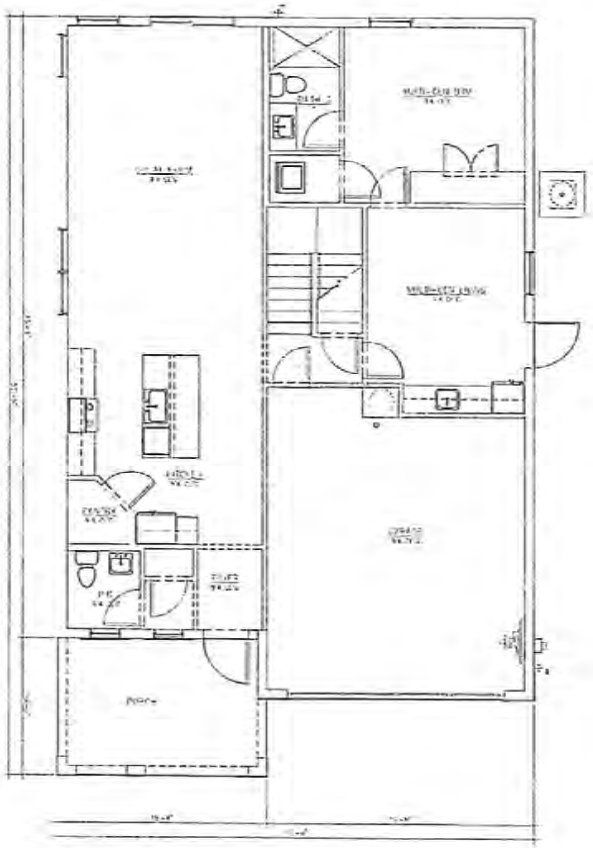
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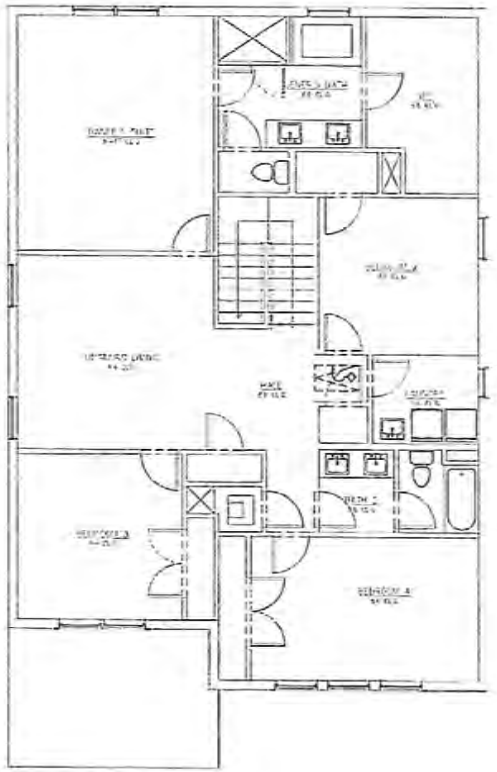
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A01

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BY: ISA



FIRST FLOOR PLAN



SECOND FLOOR PLAN

BOURROS BOUNAKIA architect

HARMONY - LEGACY TREE

CONSULTANT

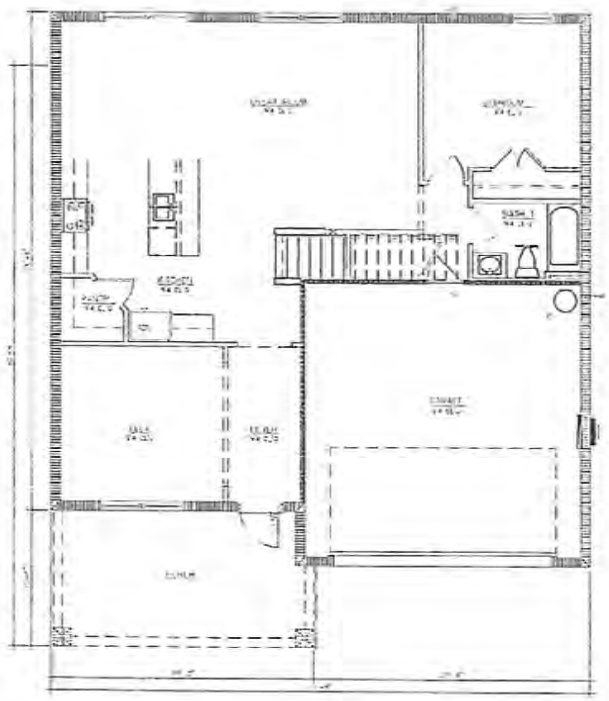
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NOT FOR CONSTRUCTION

DRAWN BY
CHECKED BY
DATE
SCALE

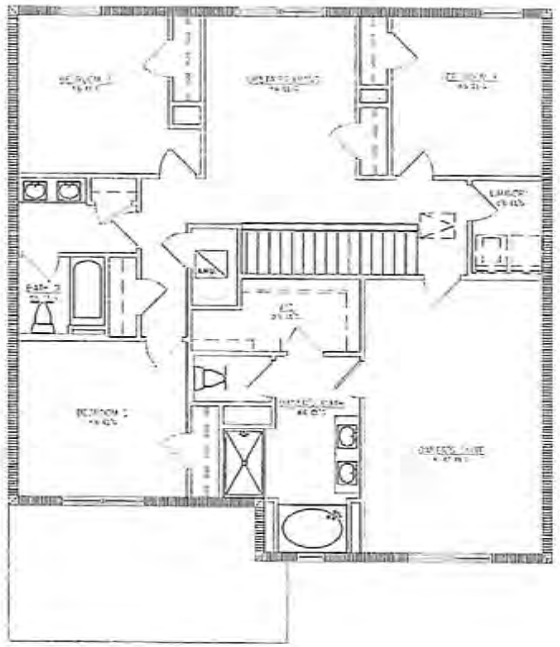
REVISIONS

A01

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BY: ISA



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ROBERTO-PEDRAZA Architects

HARMONY - LEGACY TREE

CONSULTANT

PROJECT PHASE:
DEVELOPMENT
NOT FOR CONSTRUCTION

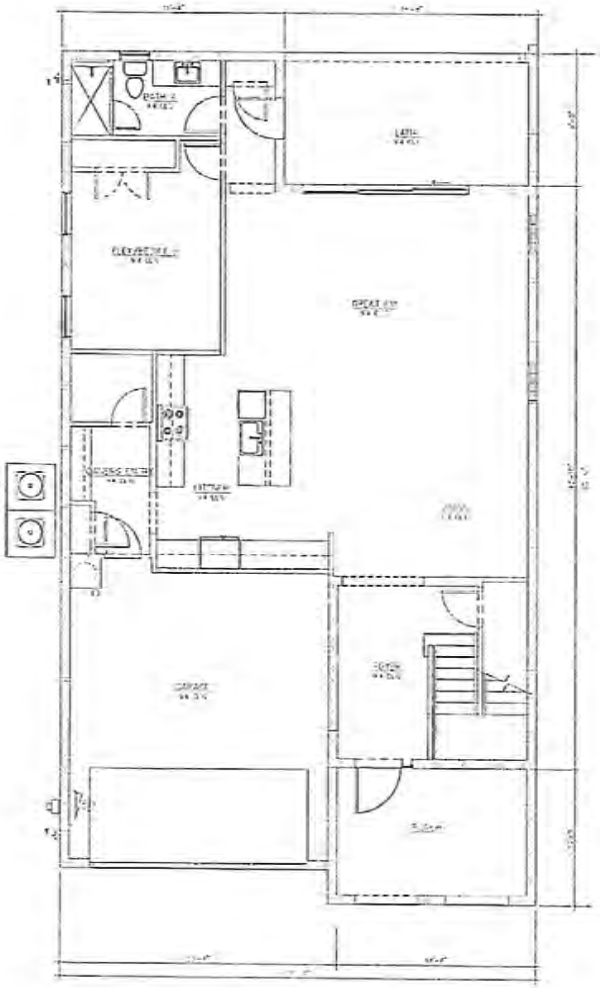
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CHECKED BY
DATE
SCALE AS NOTED

REVISIONS

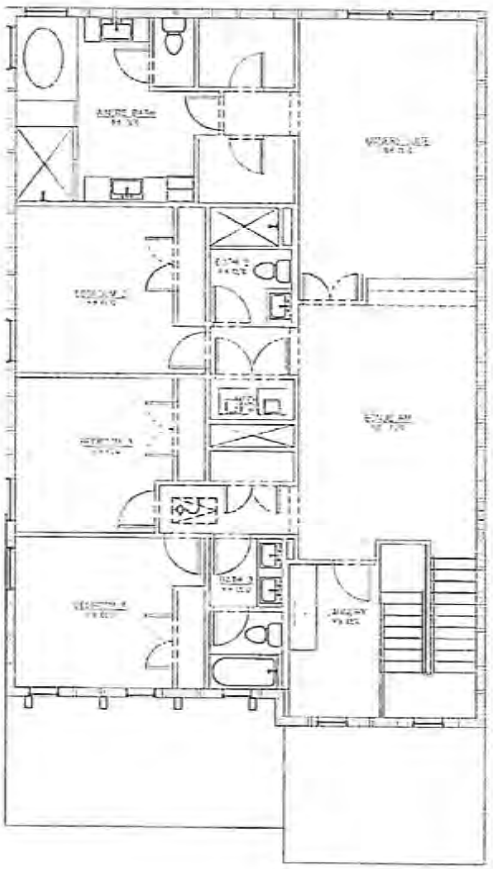
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A01

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MIAMI-DADE COUNTY
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BY: ISA



FIRST FLOOR PLAN



SECOND FLOOR PLAN

BOURGOIS BOURNAKIAN architect

HARMONY - LEGACY TREE

CONSULTANT

PROJECT PHASE

DRAWN BY

CHECKED BY

DATE

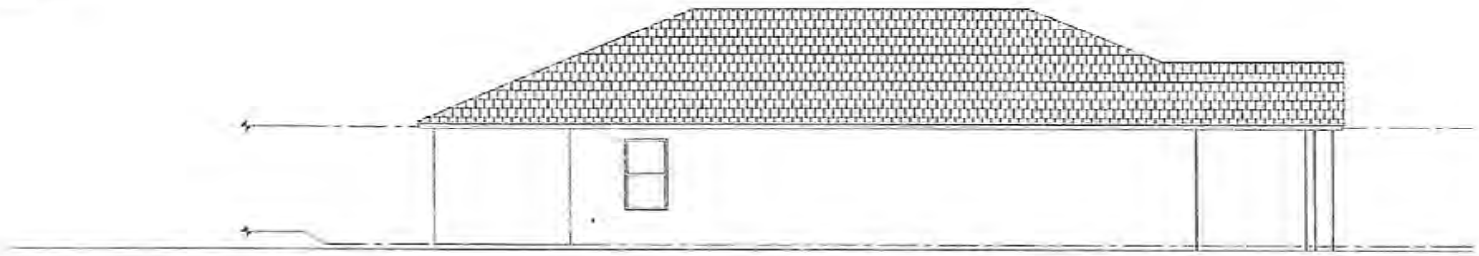
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REVISIONS

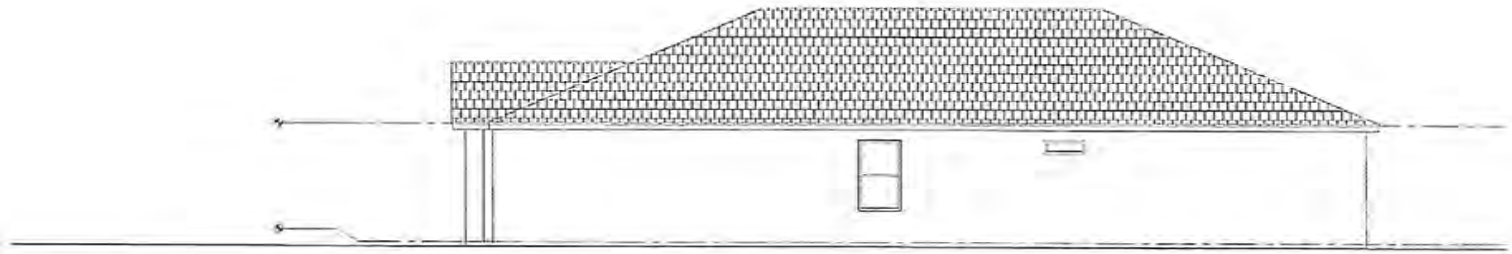
COVER INDEX

A01

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-023
DATE: OCT 4 2024
BY: ISA



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION - COASTAL



REAR ELEVATION

BROOKS BOUNDREAU architect

HARMONY - LEGACY TREE

CONSULTANT

PROJECT PHASE
NOT FOR CONSTRUCTION

DRAWN BY: AD
CHECKED BY: BB

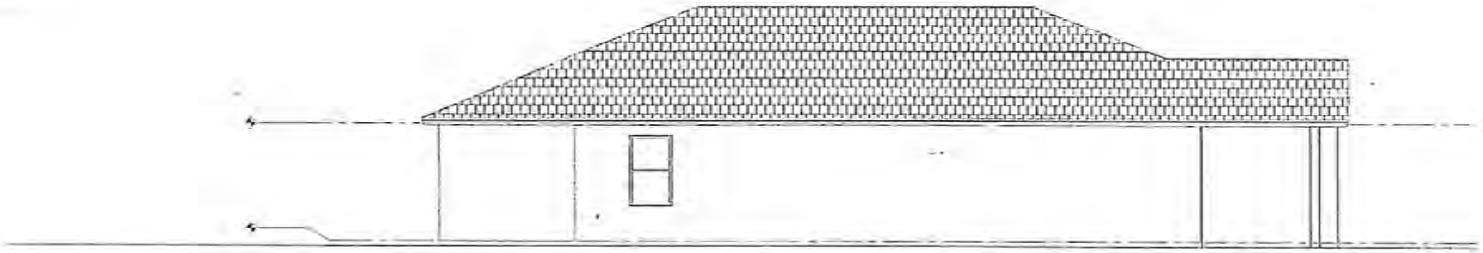
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REVISIONS

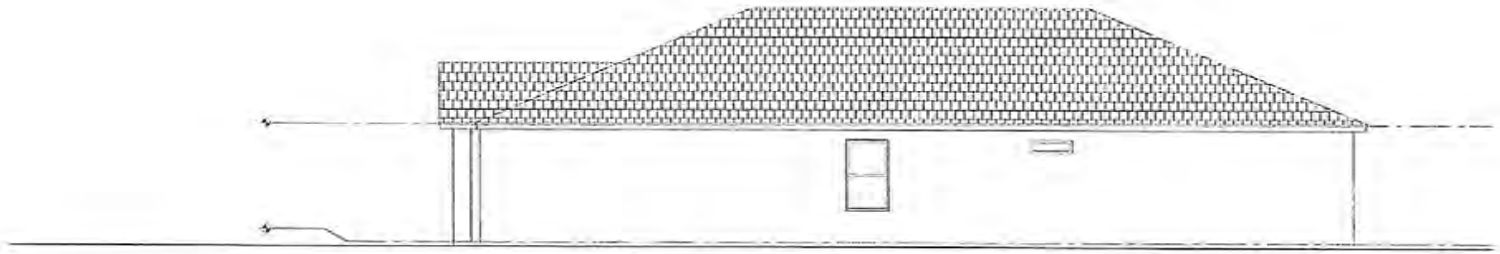
COVER SHEET

A02

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-023
DATE: OCT 4 2024
BY: ISA



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION - CONCEPTUAL ONLY



REAR ELEVATION

BOMBOS BONAMIGA architect

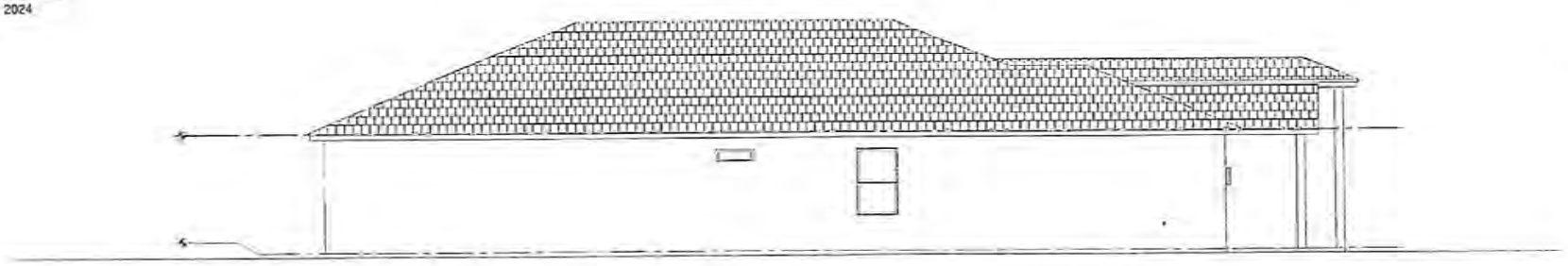
HARMONY - LEGACY TREE

CONSULTANT

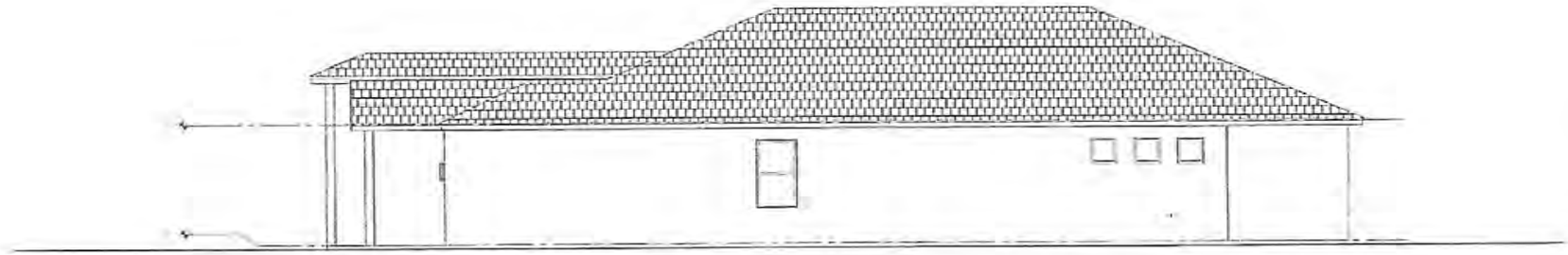
PROJECT PHASE

A02.2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-023
DATE: OCT 4 2024
BY: ISA



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION - GARAGE



REAR ELEVATION

architect

HARMONY - LEGACY TREE

CONSULTANT

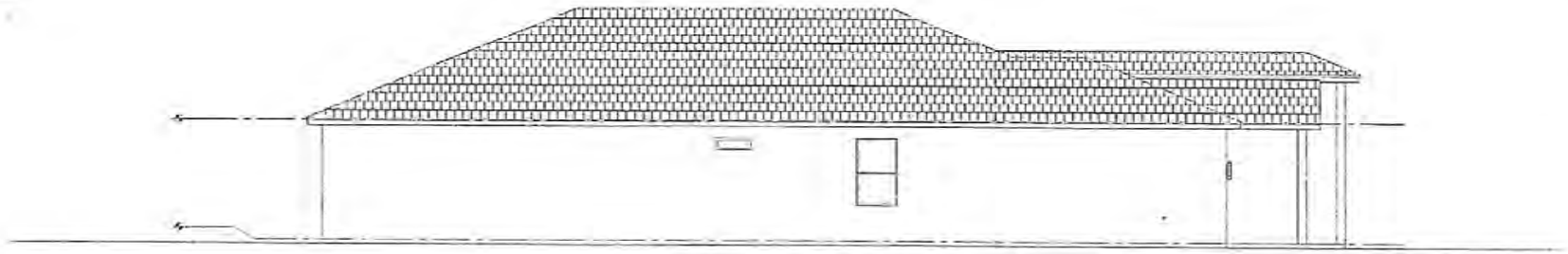
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DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

DRAWN BY
CHECKED BY
DATE
SCALE AS NOTED

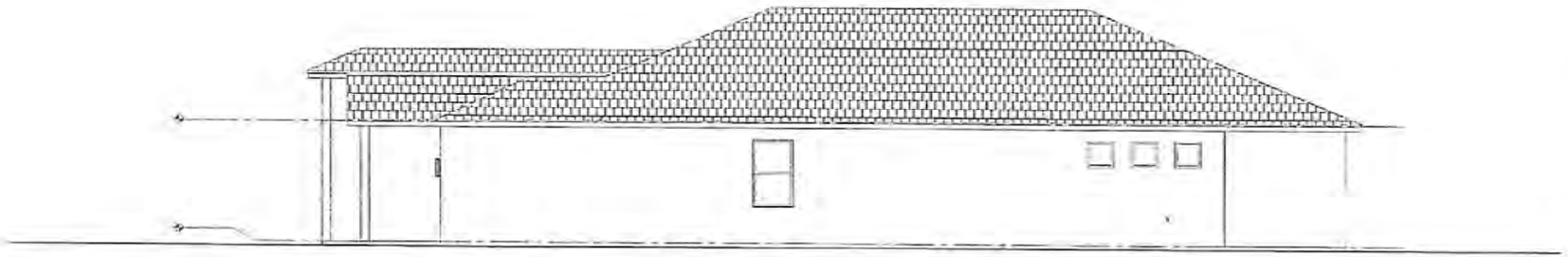
REVISIONS

A02

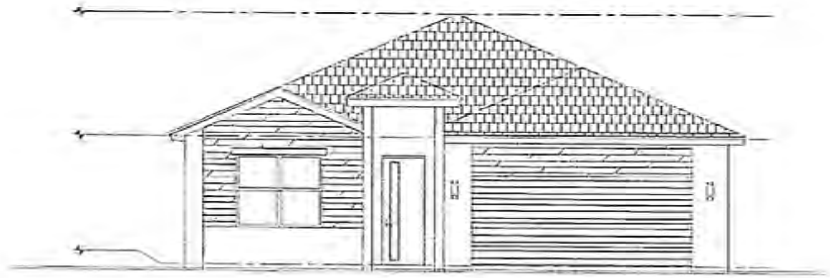
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LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



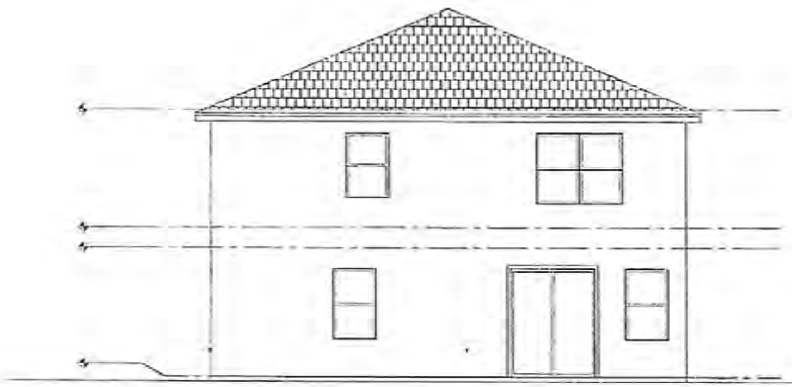
REAR ELEVATION

HARMONY - LEGACY TREE

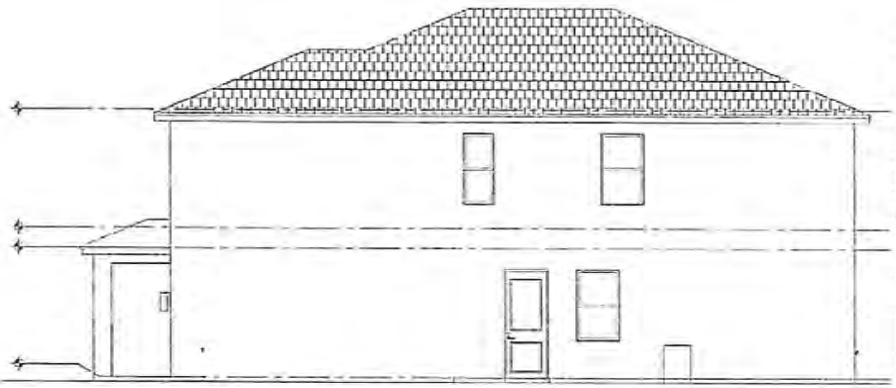
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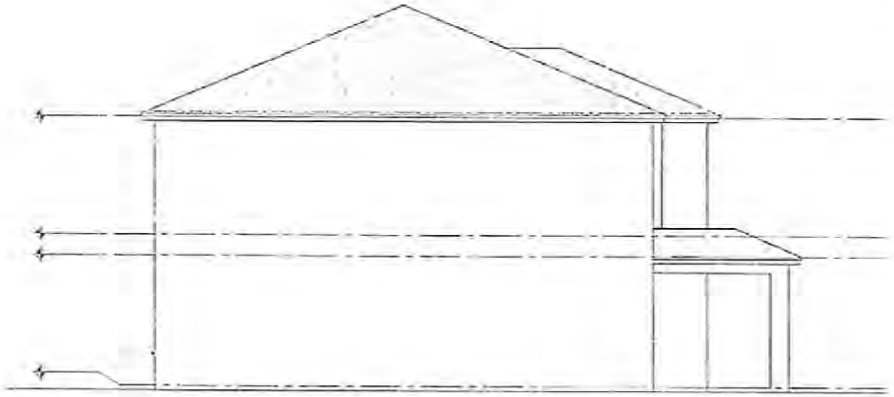
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REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION - CONTEMPORARY

BOURGOIS BOUNAHRA architect

HARMONY - LEGACY TREE

PROJECT PHASE:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

DRAWN BY:
CHECKED BY:
DATE:
SCALE:

REVISIONS

DRAWING

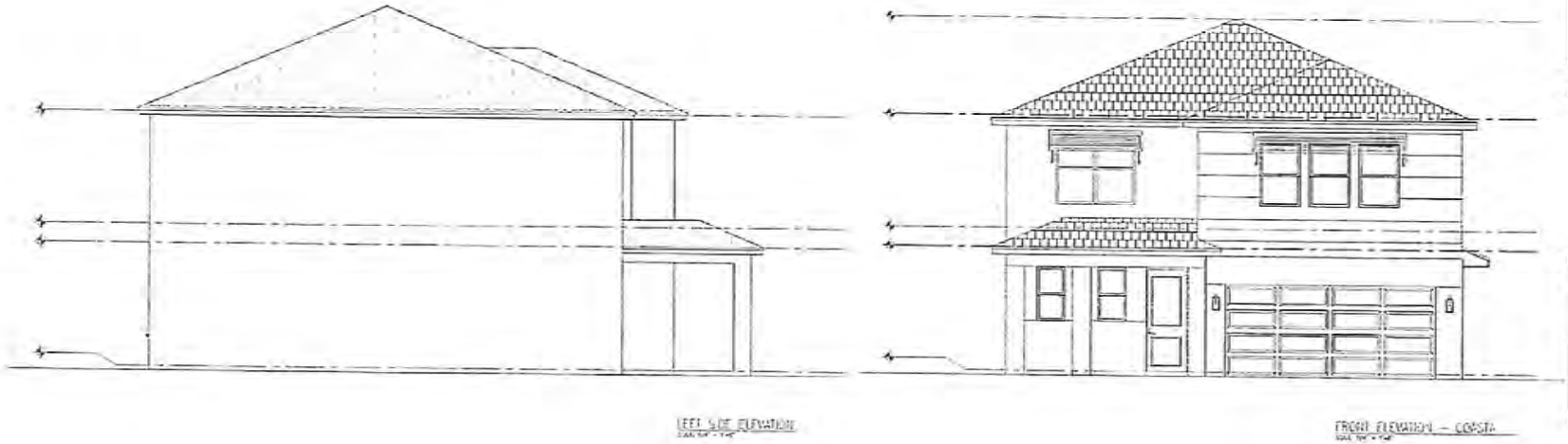
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DATE: OCT 4 2024
BY: ISA



REAR ELEVATION

RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

FRONT ELEVATION – COSTA

BOURGOIS BONNAHAN architect

HARMONY - LEGACY TREE

CONSULTANT

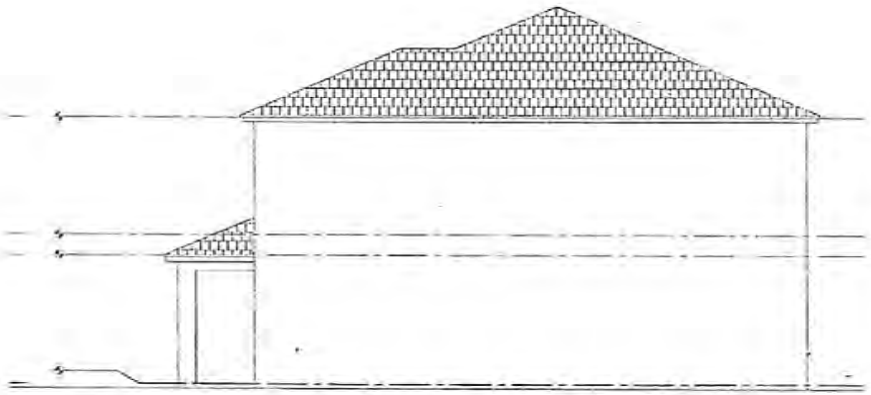
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DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

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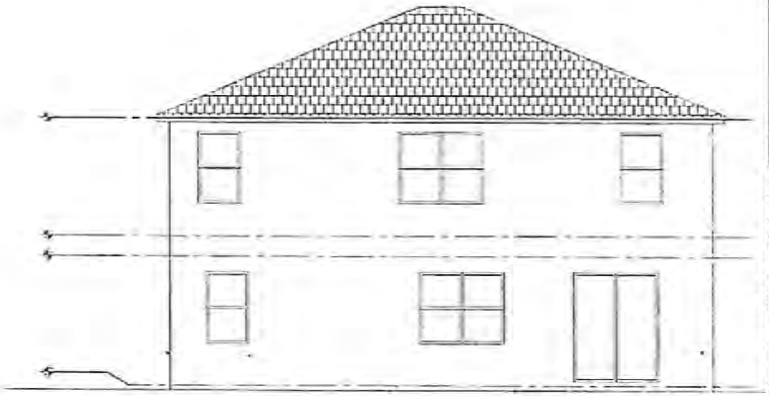
REVISIONS

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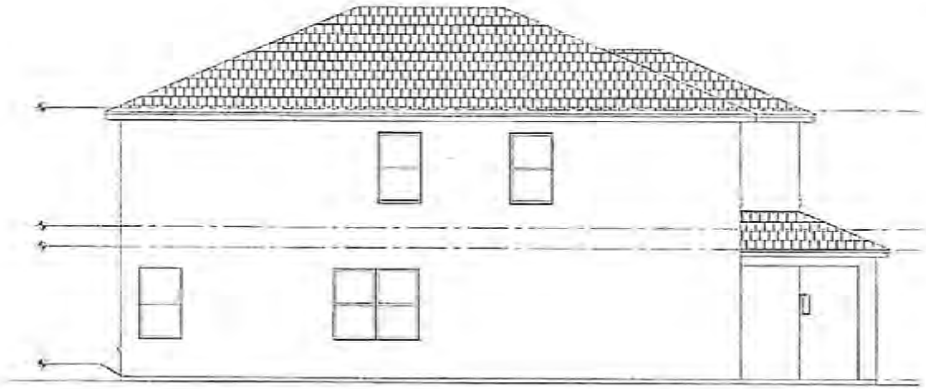
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MIAMI-DADE COUNTY
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RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION – CONTEMPORARY

BOUTROS BOUNAHRA architect

HARMONY - LEGACY TREE

PROJECT PHASE:
DESIGN DEVELOPMENT
ADJ FOR CONSTRUCTION

DRAWN BY
CHECKED BY

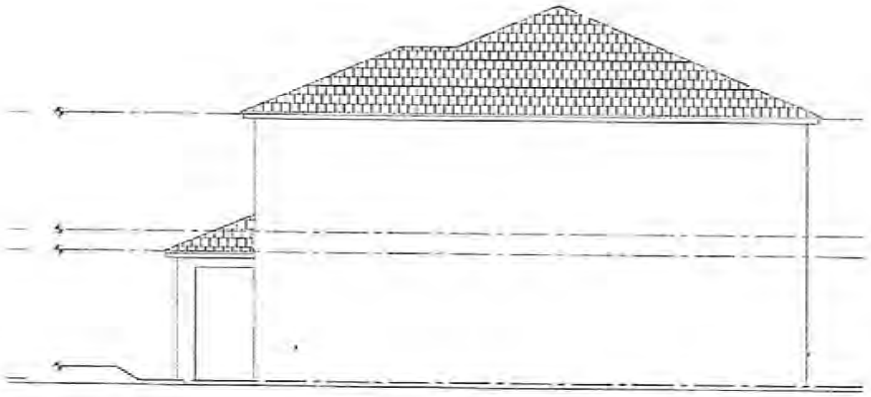
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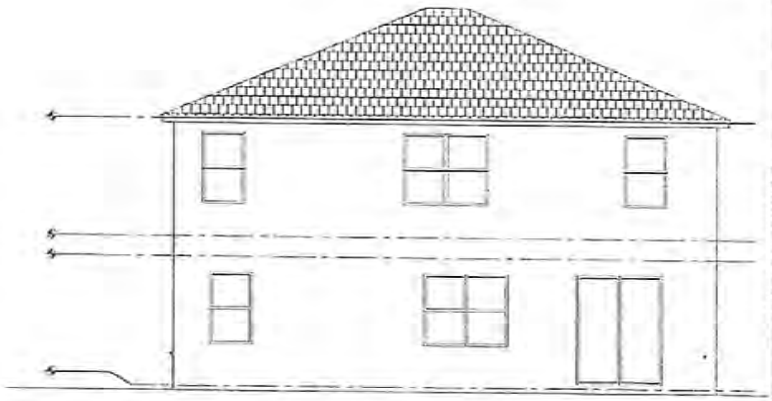
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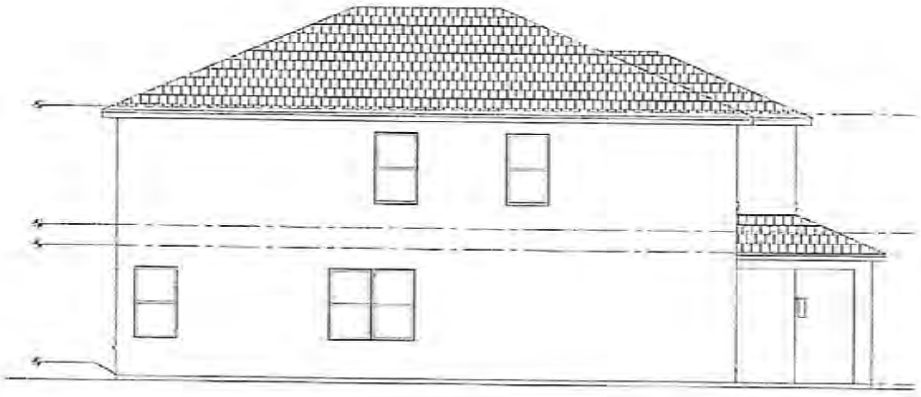
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RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION - COASTAL

ROLANDO BOLINAGA architect

HARMONY - LEGACY TREE

CONSULTANT

PROJECT PHASE

DRAWN BY

CHECKED BY

DATE

SCALE

REVISIONS

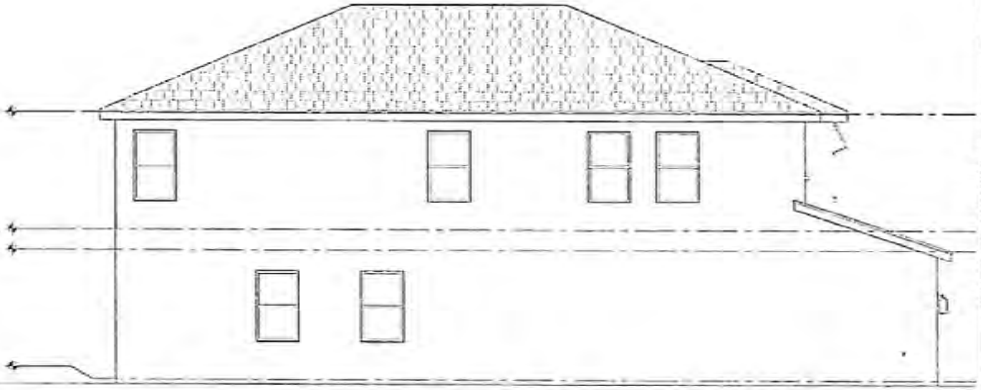
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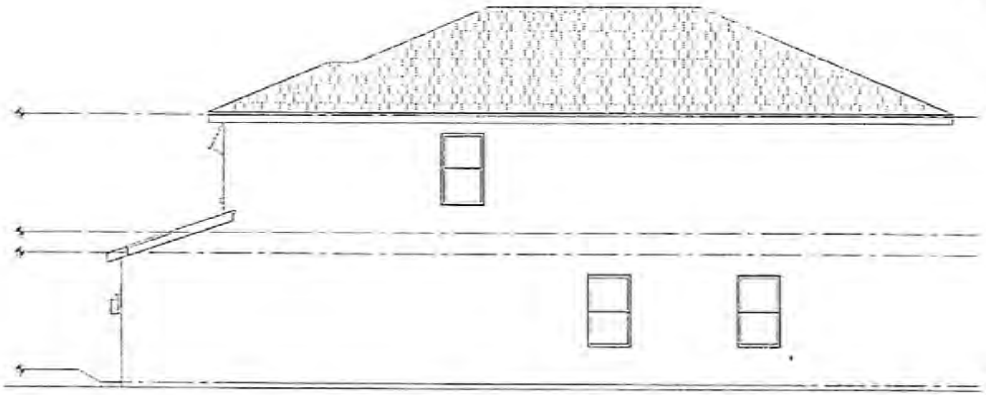
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REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION - CONTEMPORARY

BOUTROS BOUNAMPAI Architect

HARMONY - LEGACY TREE

CONSULTANT

PROJECT PHASE
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

DRAWN BY
CHECKED BY
DATE
SCALE

REVISIONS

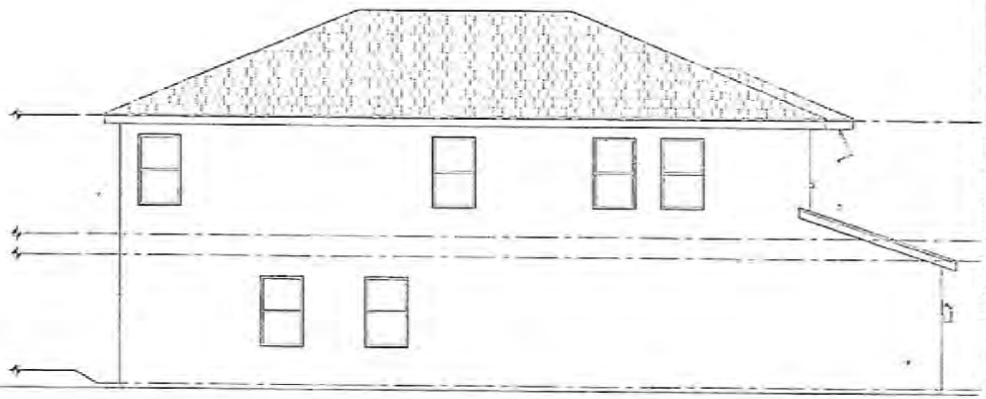
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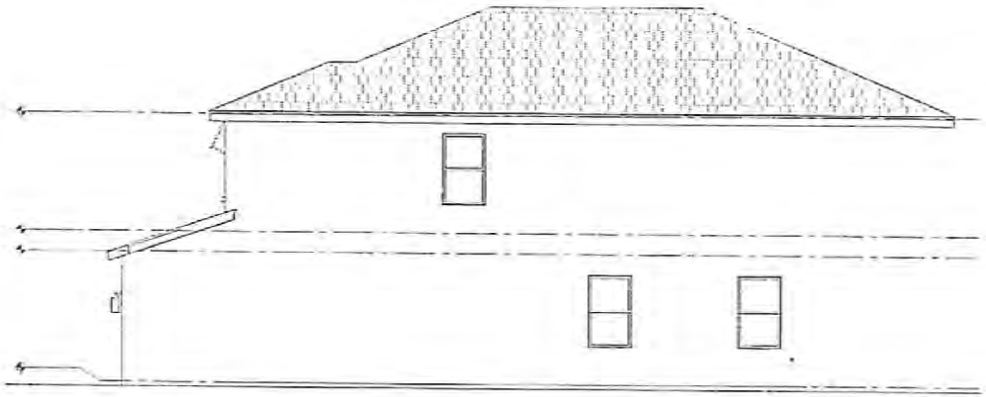
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MIAMI-DADE COUNTY
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REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION - COASTAL

BRUNO ECHEVARRIA Architect

HARMONY - LEGACY TREE

CONSULTANT

PROJECT PHASE
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

DRAWN BY
CHECKED BY
DATE
SCALE AS NOTED

REVISIONS

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A02.2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-023
DATE: FEB 8 2024
BY: ISA

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: ***D.R. Horton, Inc., 6123 Lyons Road, Coconut Creek, FL 33073***

NAME AND ADDRESS	PERCENTAGE OF INTEREST
Publicly traded company on the NASDAQ as DHI.	

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.

Lenore J. Gaynor — Signature

Lenore J. Gaynor — Print Name

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

☑ physical presence ☐ online notarization this 23 day of OCTOBER, 2023

Affiant identified by: ☑ personal knowledge ☑ satisfactory evidence DRIVER LICENSE (type)

ILENE SALZSTEIN
MY COMMISSION # HH 141900
EXPIRES: July 16, 2025
Bonded Thru Notary Public Underwriters

(Affix Notary Seal above)

Ilene Salzstein — Signature of Notary Public

Ilene Salzstein — Typed, printed, or stamped name of Notary Public

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

FORM REVISION 2020/1

Disclosure of Interest*

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO. 224-023
DATE: FEB 8 2024
BY: ISA

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

CORPORATION NAME: *N/A*

NAME AND ADDRESS	PERCENTAGE OF STOCK

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

TRUST/ESTATE NAME: *N/A*

NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: *N/A*

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

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

Disclosure of Interest

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO. 224-023
DATE: FEB 8 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 other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: *D.R. Horton, Inc., 6123 Lyons Road, Coconut Creek, FL 33073*

NAME AND ADDRESS	PERCENTAGE OF INTEREST
Publicly traded company on the NASDAQ as DHI.	

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.

Mia Lamm
Signature

Mia Lamm
Print Name

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

☐ physical presence ☑ online notarization this 23rd day of October, *2023*

Affiant identified by: ☐ personal knowledge ☑ satisfactory evidence Maryland DL
(type)

William R Scharff Jr
NOTARY PUBLIC
STATE OF FLORIDA
Appt. No. HH 49906
Expires October 1, 2024
Online Notary Center

(Affix Notary Seal above)

William R Scharff Jr
Signature of Notary Public

William R Scharff Jr
Typed, printed, or stamped name of Notary Public

Notarial Act performed by Audio-Video Communication.

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

Disclosure of Interest*

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO. 224-023
DATE: FEB 8 2024
BY: ISA

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

CORPORATION NAME: *N/A*

NAME AND ADDRESS	PERCENTAGE OF STOCK

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

TRUST/ESTATE NAME: *John Mantell and John Mantell Trust, c/o Foundation for Independent Living, 1367 Lyons Road, Coconut Creek, FL 33063-3908*

NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: *N/A*

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

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RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-023
DATE: FEB 8 2024
BY: ISA

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: ***D.R. Horton, Inc., 6123 Lyons Road, Coconut Creek, FL 33073***

NAME AND ADDRESS	PERCENTAGE OF INTEREST
Publicly traded company on the NASDAQ as DHI.	

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

Signature — *Andrea Seidel, as Trustee of the* ***John Mantell*** *Irrevocable* ***Trust***
Print Name

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

☑ physical presence ☐ online notarization this 23 day of October, 2023

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

STATE OF NEW MEXICO
NOTARY PUBLIC
JAVIER CHRISTOPHER ROMERO
COMMISSION # 1140160
COMMISSION EXPIRES 04/18/2027

(Affix Notary Seal above)

Signature of Notary Public

Javier Christopher Romero
Typed, printed, or stamped name of Notary Public

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

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO. 324-023
DATE: FEB 8 2024
BY: ISA

Disclosure of Interest*

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

CORPORATION NAME: N/A

NAME AND ADDRESS	PERCENTAGE OF STOCK

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

TRUST/ESTATE NAME: N/A

NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

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RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-023
DATE: FEB 8 2024
BY: ISA

Disclosure of Interest

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NAME AND ADDRESS	PERCENTAGE OF INTEREST
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The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____ Print Name: ***Andrea M. Seidel***

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

☑ physical presence ☐ online notarization this 23 day of October, 2023

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

STATE OF NEW MEXICO
NOTARY PUBLIC
JAVIER CHRISTOPHER ROMERO
COMMISSION # 1140160
COMMISSION EXPIRES 04/18/2027

(Affix Notary Seal above)

Signature of Notary Public

Javier Christopher Romero
Typed, printed, or stamped name of Notary Public

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

Disclosure of Interest*

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO : Z24-023
DATE: FEB 8 2024
BY: ISA

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CORPORATION NAME: *N/A*

NAME AND ADDRESS	PERCENTAGE OF STOCK

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as Personal Representative of the Estate of Melodie C. Berdoll

TRUST/ESTATE NAME: ~~Independent Living, 1561 Lyons Road, Coconut Creek, FL 33063-3903~~

NAME AND ADDRESS	PERCENTAGE OF INTEREST
Brett Berdoll, 5501 Lakeview Mews Terrace, Boynton Beach, FL 33437	*50%*
Nicole Berdoll, 5501 Lakeview Mews Terrace, Boynton Beach, FL 33437	*50%*

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: *N/A*

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

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Disclosure of Interest

RECEIVED
MIAMI-DADE COUNTY
PROCESSING: 2024R23
DATE: FEB 8 2024
BY: ISA

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NAME OF PURCHASER: *D.R. Horton, Inc., 6123 Lyons Road, Coconut Creek, FL 33073*

NAME AND ADDRESS	PERCENTAGE OF INTEREST
Publicly traded company on the NASDAQ as DHI.	

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.

Brett Berdoll as Personal Representative of the Estate of Melodie C. Berdoll

Signature — Print Name

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

☑ physical presence ☐ online notarization this 22nd day of October, 2023

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

NATALIE PEARSON
Notary Public - State of Florida
Commission # HH 102958
My Comm. Expires Mar 10, 2025
Bonded through National Notary Ass'n.

(Affix Notary Seal above)

Natalie Pearson
Signature of Notary Public

Natalie Pearson
Typed, printed, or stamped name of Notary Public

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

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

PH: Z24-108 **June 26, 2025**
Item No. 8C2

Recommendation Summary	
Commission District	9
Applicant	KTC Properties LLC
Summary of Request	The applicant seeks to permit a rezoning of the subject parcel from AU (minimum 5-gross acre residential lot) to RU-3M (multi-family residential, maximum of 12.9-units per acre), in order to develop the property with a 2-story high, 57-unit townhouse development.
Location	11401 SW 232 Street, Miami-Dade County, Florida.
Property Size	±4.67-gross (±4.43-net) Acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2030-2040 CDMP Land Use Designation	Low-Medium Density Residential, 6 to 13 dua **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20240008)*** (*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 (*see attached Zoning Recommendation Addendum*)
Recommendation	**Approval, subject to the Board's acceptance of the proffered Declaration of Restrictions (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240008 and it becoming effective) ***

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20240008 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.

REQUEST:

DISTRICT BOUNDARY CHANGE from AU, Agricultural District to RU-3M, Minimum Apartment House District.

PROJECT HISTORY AND DESCRIPTION:

The application site consists of a single parcel with a total area of ±4.67-gross (±4.43-net) acres, identified by Folio #30-6018-000-0560. Located at 11401 SW 232 Street, the site is situated in the unincorporated Miami-Dade County. In August 1964, pursuant to Resolution #2-ZAB-439-64,

the Metropolitan Dade County Zoning Appeals Board approved a request for Special Exception to permit farm labor quarters. Staff notes that applicant intends to demolish the existing farm labor quarters and utilize the land as townhouse development.

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP20240008) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the ±4.67-gross (±4.16-net) acres subject parcel from "Low Density Residential (2.5 to 6 Dwelling units per gross acre)" to "Low-Medium Density Residential (6 to 13 Dwelling units per gross acre)." The CDMP amendment would be subject to the Board's acceptance of a proffered Declaration of Restrictions (CDMP covenant) limiting the residential development on the subject site to a maximum of fifty-seven (57) townhome residential dwelling units. The proposed development of the property shall provide workforce housing units and will commit to twenty (20) percent at the time of zoning and site plan approval. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20240008 and it becoming effective.

Under the current zoning application, the applicant seeks to permit a rezoning of the ±4.67-gross (±4.43-net) acres subject parcel from AU, Agricultural District to RU-3M, Minimum Apartment House District with the goal of developing the subject property with 57 townhouses. The applicant has submitted plans that depict the site being developed in accordance with the townhouse zoning district standards. The development will consist of 57 fee-simple townhouse residences, each situated on an average lot size of 1,760 sq. ft., within nine (9) separate 2-story buildings. These townhomes, consisting of 3 and 4-bedroom type dwellings, are two (2)-story high, and do not exceed 35 feet. Staff notes that each townhome is constructed on an individual platted lot containing a minimum lot area of 1,760 sq. ft. and will have a rear yard enclosed with privacy fences. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided around the proposed buildings of the development, with street trees provided along the abutting roadway. A zoning Declaration of Restrictions is being voluntarily proffered by the applicant that requires that the development of the property shall be limited to a maximum of fifty-seven (57) townhouse dwelling units. In addition, the applicant commits to set aside eleven (11) of dwelling units on the property as "Workforce Housing Units (WHUs)."

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; vacant	Low-Medium Density Residential (6 to 13 dua) **(Subject to approval of the concurrent CDMP amendment) ***
North	RU-3M; single-family residences	Low Density Residential (2.5 to 6 dua)
South	RU-1(M)(a) & RU-3M; single-family residences & townhouses	Low Density Residential (2.5 to 6 dua)
East	RU-3M; single-family residences	Low Density Residential (2.5 to 6 dua)
West	RU-1(M)(a); single-family residences, vacant land	Low Density Residential (2.5 to 6 dua)
*** Land subject to CDMP Amendment Application No. CDMP20240008, filed concurrently by the applicant, which, if approved by the Board, would change the land use designation to "Low-Medium Density Residential (6 to 13 dua)."**		

NEIGHBORHOOD COMPATIBILITY:

The ±4.67-gross (±4.43-net) acres subject parcel is located at 11401 SW 232 Street and consists of nine (9) farm labor residences. The properties to the north, east and west of the subject site are single-family residences. To the south of the subject site, the properties consist of both single-family residences and townhouses. Additionally, the subject property is located inside of the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property in order to develop the parcel with additional housing in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 42 PM daily peak hour vehicle trips. Staff notes that the application may add to the population in the area and may bring additional traffic and noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously mentioned, the property is the subject of a Small-Scale CDMP amendment application (CDMP20240008) being processed concurrently with this zoning application, pursuant to Section 2-116.1(5)(d)(e) of the Code of Miami-Dade County. The concurrent CDMP application is slated to be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application seeks to re-designate the ±4.67-gross (±4.16-net) acre subject parcel from "Low Density Residential" to "Low-Medium Density Residential." The types of housing typically found in areas designated **Low-Medium Density Residential** include *single-family homes, townhouses and low-rise apartments*. Staff notes that the Low-Medium Density Residential category allows residential development at 6 to 13 units per gross acre. This designation would allow the applicant to develop the ±4.67-gross acre subject site with a maximum total of 60 dwelling units as the maximum density allowed under the CDMP Low-Medium Density Residential threshold on the LUP map. The applicant seeks a district boundary change from AU to RU-3M. Staff notes that the RU-3M zoning district allows development at a maximum of 12.9 units per net acre, which does not exceed and is within the maximum density threshold of 13 dwelling units allowed under the aforementioned CDMP Low-Medium Density Residential threshold on the LUP map. Furthermore, the applicant intends to develop the site as a townhouse development in accordance with the RU-TH zoning district standards, and staff notes that the RU-TH zoning district allows development at a maximum of 8.5 units per net acre, which would also be within the aforementioned maximum density threshold. Additionally, staff notes that through the Workforce Housing program, a density bonus of up to 25% may be allowed for projects that set aside residential units for workforce housing. As a result, the applicant has voluntarily proffered a covenant that proposes to limit residential development on the site to a 57-unit townhouse development, committing 11 of the proposed units as workforce housing to households whose annual income is up to 140% of the Area Median Income of Miami-Dade County. Based on the foregoing, staff opines that the density proposed under this application is **consistent** and, as demonstrated, within the maximum numerical residential density allowed under the CDMP Low-Medium Density Residential land use designation, as well as within the maximum unit count approved under the concurrent CDMP application.

In addition, the CDMP Land Use Element interpretative text states that *"[c]ompatibility shall be determined in accordance to Policy LU-4A.* The **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states; *[w]hen evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.* Staff opines that the proposed development would be **consistent** with CDMP policies that require the County to accommodate projected population or economic growth, and that development be prioritized on parcels that are compatible with abutting and nearby land uses. In addition, the proposed two (2)-story townhouse development would be **compatible** with the abutting single-family residences and townhome developments adjacent to the site, 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 and proffered CDMP covenant provisions as mentioned above, to allow the redesignation of the subject parcel to Low-Medium Density Residential on the CDMP LUP map, and subject to the acceptance of the proffered covenant, staff opines that the proposed rezoning to RU-3M would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Low-Medium Density Residential** land use category of the CDMP Land Use Plan (LUP) map. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from AU, Agricultural District to RU-3M, Minimum Apartment District. Staff notes that the proposed RU-3M zoning district allows multi-family residential developments that include townhouses, and as such, the applicant intends to develop the currently vacant ±4.16-net acre subject property as a townhouse development and has submitted plans showing 57 fee-simple townhouse residences that shall be built in accordance with the RU-TH zoning district standards. For the reasons stated above and below, staff opines that when the request to rezone the subject parcel to RU-3M in order to build the proposed 57-unit townhouse development on the subject property is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that contingent on the approval of the CDMP land use map amendment to redesignate the subject parcel to Low-Medium Density Residential, as well as subject to the Board's acceptance of the proffered zoning covenant, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to RU-3M would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map and would be **compatible** with the surrounding area.

The subject parcel is situated inside the UDB, located at 11401 SW 232 Street. Based on the submitted survey map the subject parcel is comprised of ±4.67-gross (±4.16-net) acres of land area. Staff notes that the parcel is located within an established residential development and

provides for a point of direct vehicular and pedestrian connectivity to Bailes Road with proposed private drives throughout the development. The applicant has proffered a zoning covenant, which among other things limits the development of the property to a maximum total of 57 dwelling units, commits to set aside 11 of the proposed 57 units (20% of the units) as Workforce Housing Units (WHUs) for households whose annual income is up to 140% of the Area Median Income of Miami-Dade County, also entitling the owner the ability to transfer any applicable density bonus in excess of the density limitation to another property that's permitted to receive such bonuses as of the date of this covenant and provides for the property to be developed with the aforementioned plans submitted to the department as part of this application. The application proposes to develop the subject property using the RU-TH development standards with 2-story 57-unit townhouse development which would create a reasonable transition with the abutting RU-1(M)(a) zoned single-family residences and the RU-3M zoned parcel where there is also townhouse development and single-family residences. The submitted plans indicate the proposed buildings designed along private roads that connect to SW 232 Street, a public roadway. This layout ensures better traffic dispersal within and outside of the future residential development, providing connectivity for both pedestrians and vehicles. In addition, ample landscaping in the form of trees and shrubs are provided along the common areas and boundaries of the development which will minimize any visual impacts of the proposed development on the surrounding area. Landscaping is similarly provided within the proposed townhouse development. As designed, the proposed townhouse 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 requirements within the CDMP covenant.

Staff also note that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. Staff notes that Department of Transportation and Public Works (DTPW) also reviewed the request and has no objection to the application, as specified in their memorandum. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum states that they have no objections to the request subject to conditions in their memorandum including that the application meets traffic concurrency criteria and that the application will generate approximately an additional 42 PM peak hour vehicle trips. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum, indicates that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a negative impact on fire rescue services in the area. The memoranda submitted by the Department of Water and Sewer, and the Park, Recreation and Open Spaces (PROS) Department indicate no objections to the application as well. Further, the Miami-Dade County Public Schools (MDCPS) indicates that all current levels have sufficient capacity available to serve the application. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the request to rezone the subject parcel to RU-3M, subject to the proffered zoning covenant, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Therefore, subject to the Board's acceptance of the proffered covenant, staff recommends approval for a district boundary change to RU-3M, Minimum**

Apartment House District, under Section 33-311, District Boundary Change. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240008 and it becoming effective)

ACCESS, CIRCULATION AND PARKING: The submitted site plan indicates one (1) ingress point and two (2) egress points of direct vehicular and pedestrian access. Parking is internal to the site, with the required parking provided as surface parking located in the front of the proposed townhouse units. Visitor parking is distributed throughout the development. The submitted site plan provides for 130 parking spaces, where 129 are required by code, ensuring compliance with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240008 and it becoming effective)

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:EA:VM

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

KTC Properties LLC
PH: Z24-108

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

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

Low Density Residential (Pg. I-31)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*
Low-Medium Density Residential (Pg. I-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.* ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20240008)***
Objective LU-4 (Pg. I-9)	*Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*
Policy LU-4A (Page I-9)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.*

ZONING RECOMMENDATION ADDENDUM

KTC Properties LLC
PH: Z24-108

	(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

KTC PROPERTIES LLC	11401 SW 232 ST MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
PENDING	Z2024000108
DATE	**HEARING NUMBER**

FOLIO: 30-6018-000-0560

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
February 17, 2025

NEIGHBORHOOD REGULATIONS:
There are no open/closed cases.

BUILDING SUPPORT REGULATIONS OPEN:
There are no open cases

BUILDING SUPPORT REGULATIONS CLOSED:
Building Support Case 20240231080-B opened on 06/17/2024. Public complaint received, no access for initial inspection. There are no pending fees. The case was closed on 08/14/2024.

OUTSTANDING LIENS AND FINES:
There are outstanding Liens, Fines, or Fees

Memorandum

MIAMI-DADE COUNTY

Date: March 12, 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: Z2024000108-4th Review
KTC Properties LLC
11401 SW 232nd Street
DBC from AU to RU-3M to develop townhomes under the RU-TH development standards.
(AU) (4.67 Acres)
18-56-40

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 and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to DERM records, public water and public sanitary sewers are currently abutting the subject property. Pursuant to the Code and based on the site plan submitted, 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.

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

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development

order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

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

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

Conditions of Approval: None

Water Control Review

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

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

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

The applicant is advised 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 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.

A landscape plan entitled "11401 SW 232nd ST" prepared by Edgardo Perez, R.A., shows the proposed removal of non-specimen and specimen tree resources; Additionally, Tree Permit #2401030 application has been received but the permit has not been issued. DERM Staff has determined that the removal of the specimen trees is allowed pursuant to section 24-49.2(II) of the Code. DERM has no objection to this application provided that the applicant obtains this tree permit and that all conditions of the tree permit are adhered to once it is issued.

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

Conditions of Approval: issuance of and compliance with the conditions of Tree Permit #2401030

DERM Enforcement History Review
The subject property has one (1) open and no closed enforcement records for violations of Chapter 24 of the Code:

KTC PROPERTIES LLC (DERM open case no. NORC-6345)
A Notice of Violation with Orders of Corrective Action (NOV) dated March 5, 2024, was issued to the responsible party for failing to connect to the available and abutting public water main.

This enforcement case currently remains open and is managed by DERM's Code Enforcement Section. For any questions on the above-mentioned open enforcement case, please contact Richard Penuela at Richard.Penuela@miamidade.gov or (305) 372-6911.

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 30, 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 - KTC Properties LLC
Application No. Z2024000108 - Revision No. 1 - (Pre-App. No. Z24P-096)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process. *The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.*

Application Name: KTC Properties LLC

Location: The proposed project is located on approximately 4.67 acres at 11401 SW 232nd Steet with Folio No. 30-6018-000-0560, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking a district boundary change from AU (Agricultural) to RU-3M with RU-TH use (Townhouse), to subdivide the property into 57 lots, to allow the construction of 57 townhomes. It appears from the submitted site plan that the existing structures will be demolished for the construction of the new buildings.

The estimated total water demand for the proposed project will be 9,405 gallons per day (gpd).

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

There is an existing 8-inch water main (E15182-1) on Bailes Road, abutting the property at the southwest corner of the site to where the developer may connect and extend an 8-inch water main easterly, along Bailes Road to the southeast corner of the proposed development, interconnecting to an existing 16-inch water main at that location.

Any public water main extension within the property shall be 8-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection. *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 and consistent with Policies WS-5E and WS-5F of the CDMP.

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

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

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

There is an existing 8-inch sanitary gravity sewer (ES10090-1 MH No.1) on Bailes Road, abutting the subject site at the southwest corner of the property, to where the developer may connect and extend the same 8-inch gravity sewer easterly along Bailes Road, as required to provide service to the subject development, provided that there is sufficient depth and that there are no obstacles that would preclude construction of the sewer system. *Final points of connection and capacity approval to connect to the sewer system will be provided at the time the 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.) 1126. The projected sanitary sewer flows from this development will increase the Nominal Average Pump Operating Time (NAPOT) operating hours from 1.99 hrs. to 2.34 hrs. The Moratorium Code status for said pump station is OK.

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

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

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

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

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

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: June 18, 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: Z2024000108
Name: 278 ST Development, LLC
Location: Southeast Corner of SW 278 Street and SW 154 Avenue
Section 33 Township 56 South Range 39 East

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

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **45 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
9904	SW 220 Street east of US 1	C	C
9736	SW 112 Avenue north of SW 232 street	C	C
9103	SW 232 Street east of US 1	C	C
F-0050	SW 112 Avenue north of Florida's Turnpike	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

MIAMI-DADE COUNTY

Date: March 05, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000108

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 03/04/2025.

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: April 9, 2025

Subject: Review of Project No. Z2024000108
Applicant Name: KTC Properties LLC

PROJECT DESCRIPTION:

The applicant seeks to rezone the Property from AU, Agricultural to RU-3M to develop the Property with townhomes under the RU-TH development standards. The rezoning to RU-3M will allow the Property to accommodate an approximately 57-townhome community on the Property. The development will not have gate-controlled access and does not propose uncontrolled marked crosswalks on any roadways.

PROJECT LOCATION:

The property is located at 11401 SW 232nd Street in unincorporated Miami-Dade County.

COMMENTS/RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application.

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

From:	HERRERA, ANA I
To:	Gassant, Pedro (MIA - X27430)
Cc:	Simon, Nathaly; Garcia, Jeannette C.; RODRIGUEZ, IVAN M; Concurrency Management; Stillings, Noel (RER)
Subject:	Preliminary School Concurrency Analysis for KTC Properties LLC (Z2024000108) (PH3025032100150)
Date:	Friday, May 30, 2025 2:37:00 PM
Attachments:	KTC Properties LLC (Z2024000108) (PH3025032100150).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 57 units, which generate 13 students (6 at the elementary, 3 at the middle, and 4 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.

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:	**PH3025032100150**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**3/21/2025 4:03:45 PM**	LG Application Number:	**Z2024000108**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**

Applicant's Name: **KTC Properties LLC**
Address/Location: **11401 SW 232 Street,**
Master Folio Number: **3060180000560**
Additional Folio Number(s):

PROPOSED # OF UNITS	**57**
SINGLE-FAMILY DETACHED UNITS:	**0**
SINGLE-FAMILY ATTACHED UNITS:	**0**
MULTIFAMILY UNITS:	**57**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4461	PINE VILLA ELEMENTARY	432	6	6	YES	Current CSA
6111	CUTLER BAY MIDDLE	19	3	3	YES	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	-105	4	0	NO	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	0	4	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
7361	MIAMI KILLIAN SENIOR	1943	4	4	YES	Adjacent CSA
*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: April 10, 2025

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

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

Subject: Z2024000108 – KTC Properties LLC V3 (Preapplication: Z2024P00096)

Applicant Name: KTC Properties, LLC

Project Location: The applicant site is located on +/-4.67 acres generally located north of SW 232 Street and east of SW 114 Path in unincorporated Miami-Dade County, Folio: 30-6018-000-0560.

Proposed Development: The applicant seeks a Zoning Review of their proposed project to request the approval of the rezoning of the Property from AU, Agricultural to RU-3M (12.9 units per acre) and develop the Property with townhomes under the RU-TH development standards. The rezoning to RU-3M will allow the Property to accommodate an approximately 57-unit townhome development on the Property, which 20% of the units will be designated as for-sale workforce housing.

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 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
JL (JOE) & ENID W. DEMPS PARK	11350 SW 216 ST	COMMUNITY PARK	30.00	LOCAL
WILLIAM RANDOLPH COMMUNITY PARK	11950 SW 228 ST	NEIGHBORHOOD PARK	10.00	LOCAL
KEVIN BROILS PARK	26150 SW 125 AVE	NEIGHBORHOOD PARK	5.24	LOCAL
LOSNER PARK	11851 SW 188 ST	MINI-PARK	0.57	LOCAL
JOE AND COLLEEN GRIFFIN PARK	12821 SW 232 ST	NEIGHBORHOOD PARK	5.00	LOCAL
CHARLES BURR PARK	20200 SW 127 AVE	NEIGHBORHOOD PARK	4.00	LOCAL
SILVER PALMS PARK 6	23380 SW 118 AVE	NEIGHBORHOOD PARK	1.93	LOCAL
CARIBBEAN PARK	11900 SW 200 ST	NEIGHBORHOOD PARK	5.23	LOCAL
SHARMAN PARK	12370 SW 218 ST	COMMUNITY PARK	2.06	LOCAL
SILVER PALMS PARK 4	24150 SW 114 CT	NEIGHBORHOOD PARK	1.09	LOCAL
LINCOLN PARK	SW 220 ST AND 102 AVE	MINI-PARK	1.00	LOCAL
PINE ISLAND LAKE PARK	12970 SW 268 ST	NEIGHBORHOOD PARK	17.98	LOCAL
SOUTH MIAMI HEIGHTS PARK	20800 SW 117 AVE	NEIGHBORHOOD PARK	5.67	LOCAL
SILVER PALMS PARK 2	11300 SW 240 LN	NEIGHBORHOOD PARK	1.30	LOCAL
SILVER PALMS PARK 5	11741 SW 233 LN	NEIGHBORHOOD PARK	0.83	LOCAL
GOULDS WAYSIDE PARK	SW 227 ST AND US 1	NEIGHBORHOOD PARK	2.90	LOCAL

SILVER PALMS PARK 3	11306 SW 242 ST	NEIGHBORHOOD PARK	0.81	LOCAL
CUTLER RIDGE SKATE PARK	SW 211 ST AND HEFT	SINGLE PURPOSE PARK	3.60	LOCAL
SILVER PALMS PARK 7	23800 SW 118 PL	NEIGHBORHOOD PARK	6.20	LOCAL
TAMARIND PARK	23437 SW 107 AVE	NEIGHBORHOOD PARK	1.56	LOCAL
ROBERTA HUNTER PARK	SW 117 AVE AND 200 ST	NEIGHBORHOOD PARK	15.00	LOCAL
DEBBIE CURTIN PARK	22820 SW 112 AVE	NEIGHBORHOOD PARK	9.78	LOCAL
PRINCETONIAN PARK	12755 SW 252 TERR	NEIGHBORHOOD PARK	6.50	LOCAL
PINE FOREST PARK	20751 SW 129 AVE	NEIGHBORHOOD PARK	6.63	LOCAL
QUAIL ROOST PARK	11336 SW 186 ST	NEIGHBORHOOD PARK	3.13	LOCAL
LINCOLN ESTATES PARK	22210 SW 108 AVE	MINI-PARK	0.80	LOCAL
SILVER PALMS PARK 1	11344 SW 234 LN	NEIGHBORHOOD PARK	1.05	LOCAL
SUNSET HEIGHTS PARK	960 SW 73 ST	MINI-PARK	0.32	LOCAL
MODERA COLONNADE PARK	8200 SW 72 AVE	NEIGHBORHOOD PARK	0.89	LOCAL
CORAL VILLAS PARK	6398 SW 35 ST	MINI-PARK	0.36	LOCAL
MILLER DRIVE PARK	5510 SW 94 CT	COMMUNITY PARK	4.07	LOCAL
SUDLOW PARK	7398 SW 72 ST	MINI-PARK	1.12	LOCAL

Impact and Demand: The proposed 57 residential dwelling units within Unincorporated Miami-Dade County would generate a residential population of 168 people resulting in an impact of 0.46 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. As shown in Table A, there are several Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area. The site is in Park Benefit District 3 (PBD3) which currently meets park concurrency requirements.

Recommendation: PROS offers the following recommendations:

- PROS recommends that the applicant use native landscape materials and ensure that any plantings are planted as mature as feasible to offer immediate shading and cooling as per the Great Streets Vision laid out in the Miami-Dade County Open Space Master Plan (OSMP).
- PROS recommends the development reduce heat island effects in parking lots and driveways by integrating as many landscaping islands and shade trees as possible, as suggested in Miami-Dade County's Urban Design Manual, Volume I, page 26.
- PROS recommends planting evenly space shade trees along all pedestrian walkways to ensure adequate shading and to create a more walkable space as per the OSMP.
- Please provide sufficient adequate private recreational open space that meets the level of service need for the residents. PROS recommends that the applicant add recreational amenities to the property as space allows, including but not limited to, amongst other types of common spaces varying from active to passive recreational spaces as suggested in Miami-Dade County's Urban Design Manual, Volume I, page 28-31.

These recommendations are based on the following Recreation and Open Space policies and objective in the Comprehensive Development Master Plan (CDMP):

Objective ROS-1

Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

Objective ROS-2
Require the availability of adequate local recreation open space as a condition for the approval of residential development orders and maintain an adequate inventory of recreational areas and facilities.

ROS-3B
The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

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

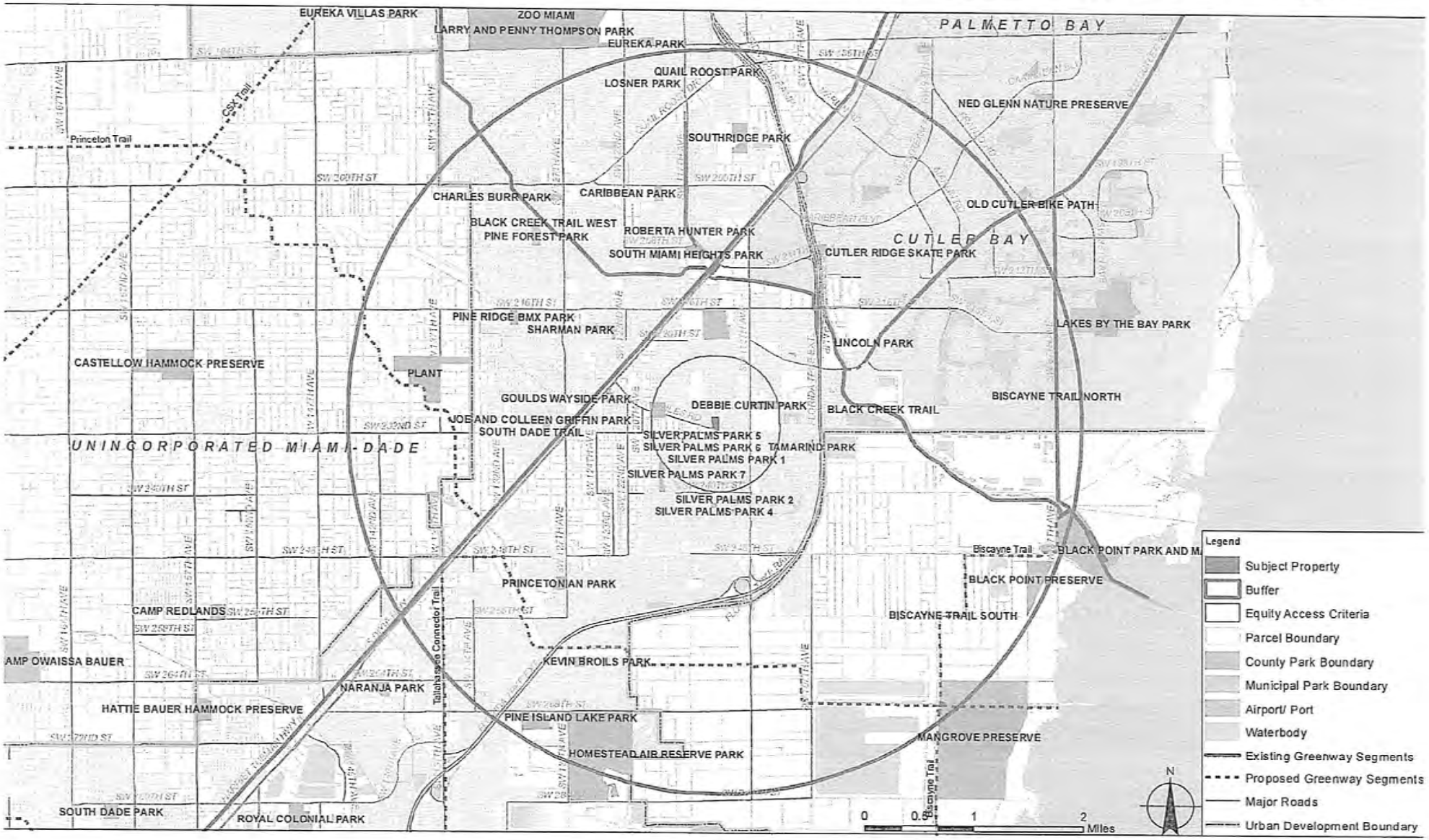
Based on our findings described herein, **PROS has no objection to the application.** Please provide the requested information and PROS will provide further review.

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

AZ:at ad

Attachment

FIGURE 1: Z2024000108 - KTC Properties LLC
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Memorandum

MIAMI-DADE COUNTY

Date: June 16, 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 Z2024-000108 KTC Properties, 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.

In review, OHP has identified nine existing structures constructed in 1964 associated with folio 30-6018-000-0560. These structures meet the age requirement for historic resource eligibility, being 50 years old or more. As such, OHP staff proposes opening a dialogue with the property owner for the purpose of discussing the site's historic significance. It is worth noting that OHP's upcoming projects include a Migrant Farmworker Context Study and additional survey work with a focus on the County's agricultural heritage. The subject property was recently documented in the Florida Master Site File, via the 2024 Goulds Heritage Survey.

OHP previously requested, as a Condition for Approval, that "in furtherance of CDMP Policy LU-6A, the applicant shall coordinate with OHP staff to ensure adequate documentation of the site and its historic resources is carried out prior to any redevelopment or demolition activities on site. This language has also been provided for inclusion in the project covenant." However, such coordination was not provided, and the applicant's legal representative has indicated that they believe demolition of the structures has already occurred.

As the subject property was one of few remaining privately-owned farm labor camps built in South Dade during the mid-20th century, it would have been beneficial to all parties to discuss the historic significance, proposed treatment of the historic structures in relation to development plans outlined in the project scope, and ensure thorough documentation.

As the structures were demolished prior to ensuring adequate documentation, OHP has no further conditions for approval.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov .

Memorandum

MIAMI-DADE COUNTY

Date: January 27, 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.: Z2024000108

Applicant: KTC Properties LLC
Location: 11401 SW 232 ST
Folio No(s).: 30-6018-000-0560

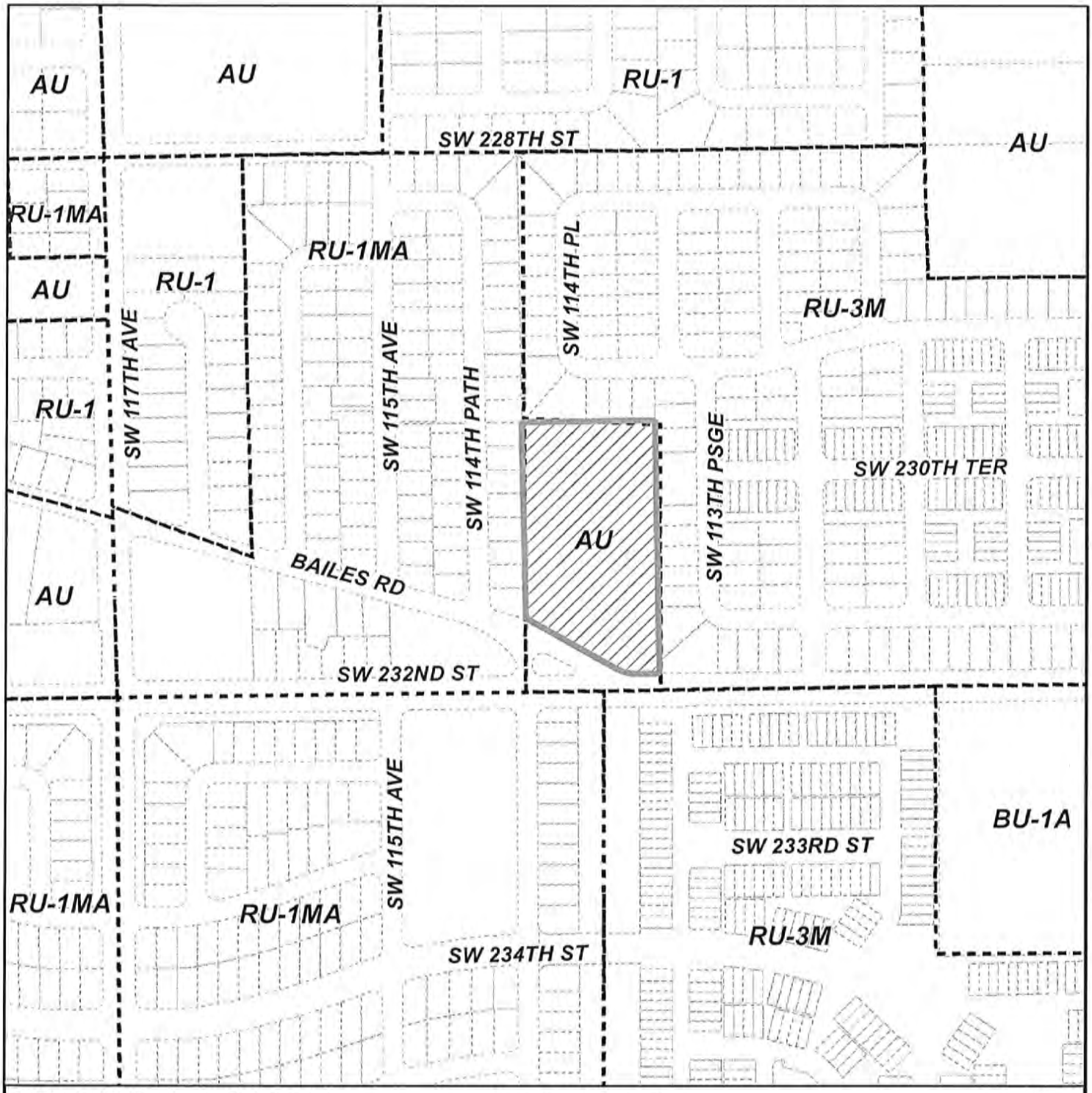
Housing and Community Development (HCD) has reviewed the proposed development for the subject zoning application.

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 COUNTY

HEARING MAP

Process Number

Z2024000108

Section: 18 Township: 56 Range: 40
Applicant: KTC Properties, LLC
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, June 17, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2024000108

Legend

Subject Property

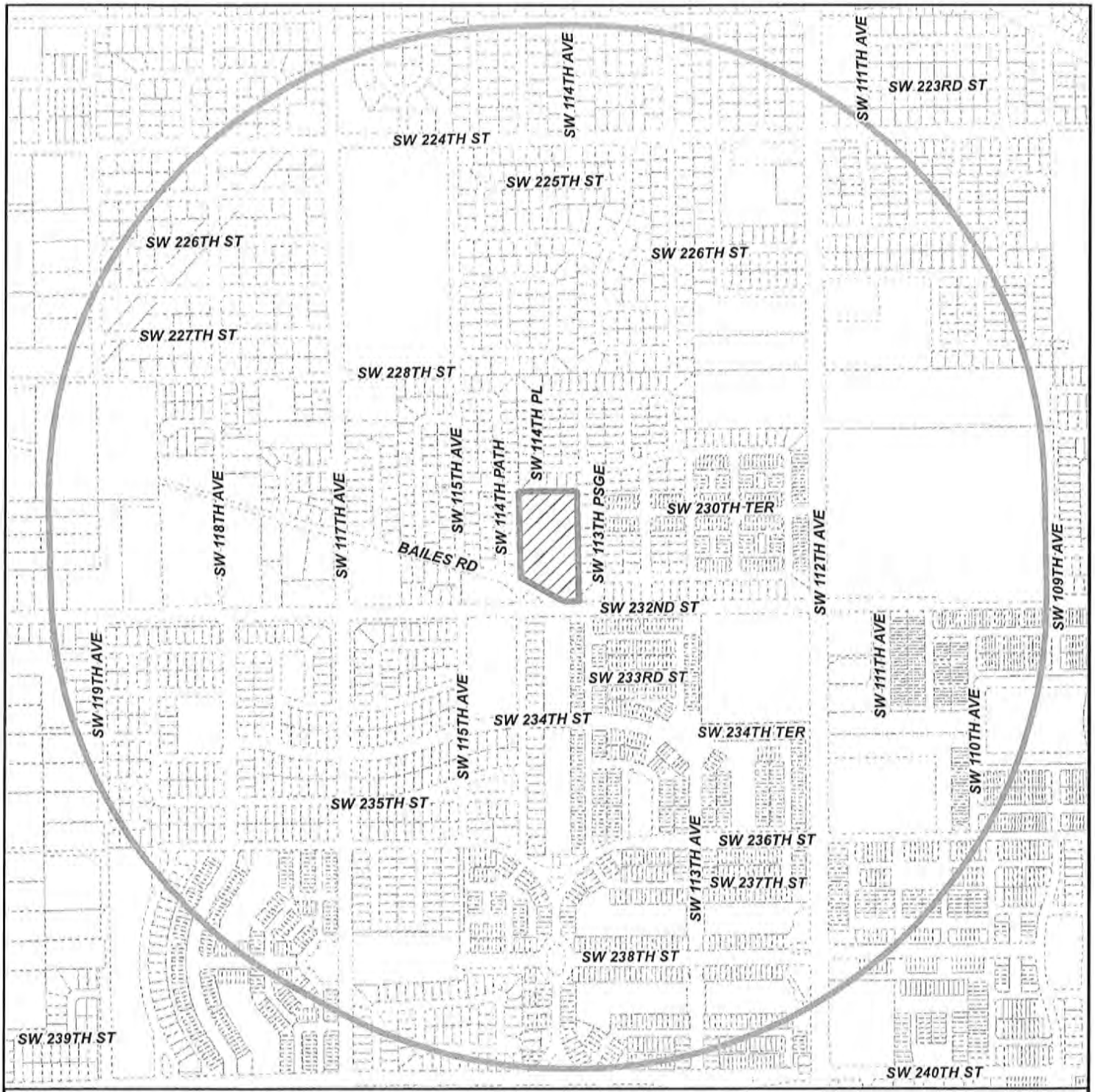
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Section: 18 Township: 56 Range: 40
Applicant: KTC Properties, LLC
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, June 17, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000108

RADIUS: 2640

Section: 18 Township: 56 Range: 40
Applicant: KTC Properties, LLC
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, June 17, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000108

Section: 18 Township: 56 Range: 40
Applicant: KTC Properties, LLC
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

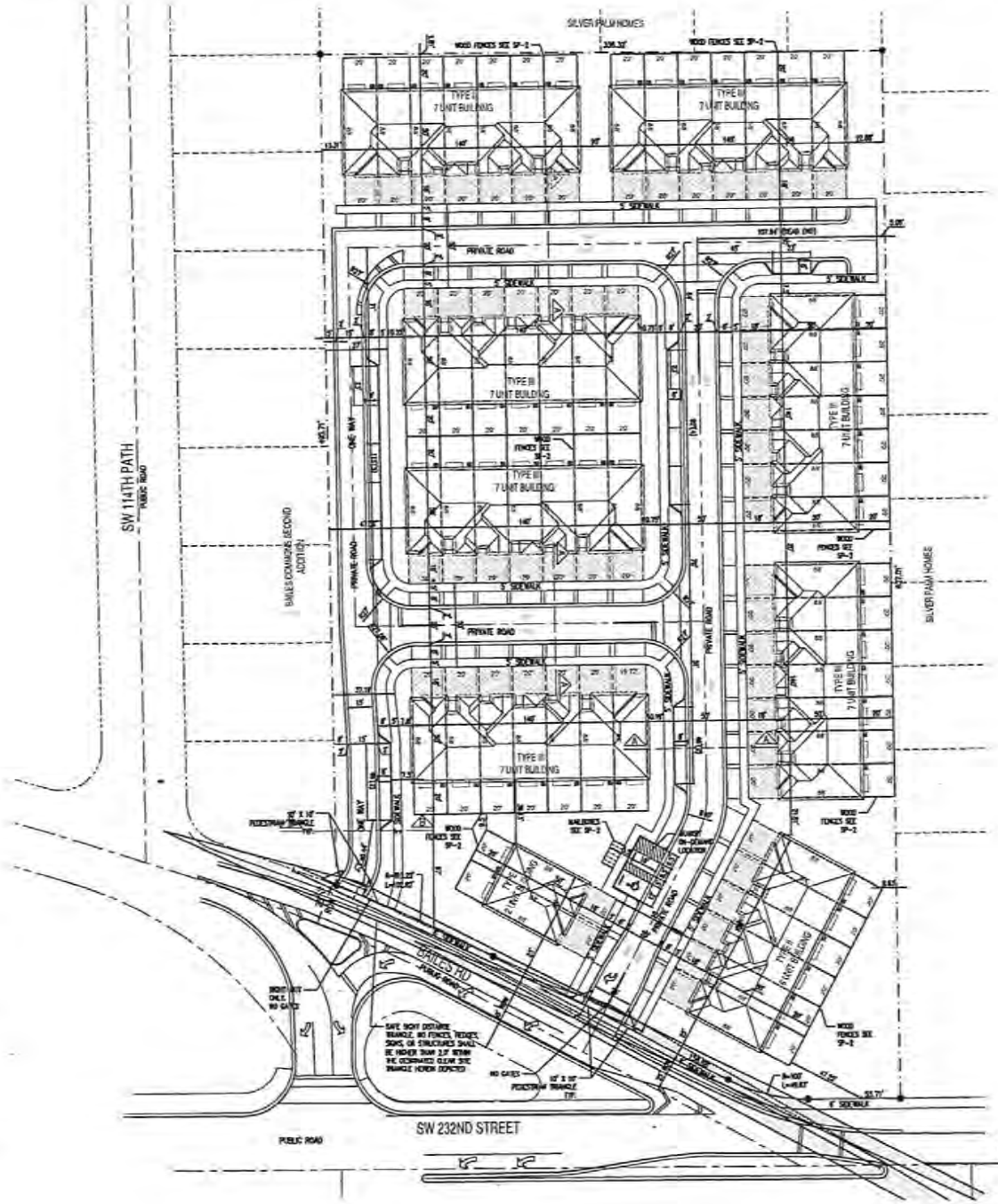
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MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, June 17, 2024

REVISION	DATE	BY

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-108 DATE: MAR 4 2025 BY: B1DS



SITE PLAN
1" =30'

SITE DATA (RU-TH USE)		
	SF	ACRES
GROSS AREA	202,902.23	4.66
NET AREA	192,970.80	4.43
DENSITY PERMITTED (RU-TH)	UNITS ALLOWED	UNITS PROVIDED
COMP LOW - MEDIUM DENSITY6-13 DUA	61	57
NET RESIDENTIAL DENSITY (DU/ACRE)		12.87
MARKET RATE UNITS	46	
WORKFORCE UNITS (20%)	11	
AREA CALCULATIONS	SF	%
TH LOTS	100,330.39	51.99
STREETS & VEHICULAR AREAS	35,210.11	18.25
SIDEWALKS	10,981.74	5.69
UNENCUMBERED GREEN AREA	46,448.56	24.07
TOTAL	192,970.80	100.00
OPEN SPACE	SF	%
SIDEWALKS	10,981.74	5.69
UNENCUMBERED GREEN AREA	46,448.56	24.07
TOTAL	57,430.30	29.76
ZONING DISTRICT	RU-TH USE	
	PERMITTED/ ALLOWED	PROVIDED
COMMON OPEN SPACE*	20.00%	29.76% *
GROUPING LENGTH	240'-0"	140'-0"
LOT AREA	1,250 SF	1,800 SF
FRONT YARD TO EDGE OF PAVEMENT	15'-0"	31'-0"
INTERIOR SIDE	0'-0"	0'-0"
SIDE STREET *	7'-6"	7'-6" *
BETWEEN BUILDINGS	20'-0"	20'-0"
REAR YARD	10'-0"	20'-0"
PRIVATE PATIO AREA	400 SF	400 SF
PARKING	REQUIRED	PROVIDED
TH 2 PER UNIT	114	114
VISITOR'S 0.25 PER UNIT	15	16
TOTAL	129	130

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

SAFE SIGHT DISTANCE TRIANGLE DIAGRAMS



NOTE
THE SAFE SIGHT DISTANCE TRIANGLES DEPICTED ON THIS PROJECT HAVE BEEN DRAWN ACCORDING TO THE MIAMI-DADE ZONING CODE SEC. 33-11 (C) AND EXTENDED TO THE EDGE OF PAVEMENT AS PER MIAMI-DADE TRAFFIC DEPARTMENT COMMENTS

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS

BLUENEST DEVELOPMENT

11401 SW 232ND STREET
BY: BLUENEST DEVELOPMENT
MIAMI-DADE COUNTY, FLORIDA

SITE PLAN

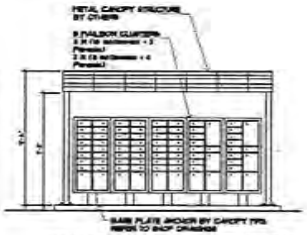
SITE PLAN

AS SHOWN

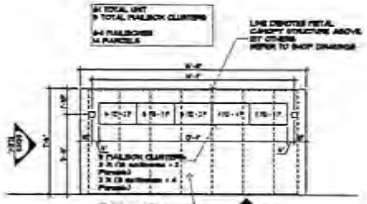
SP-1

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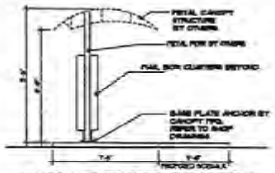
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-108 DATE: MAR 4 2025 BY: B1DS



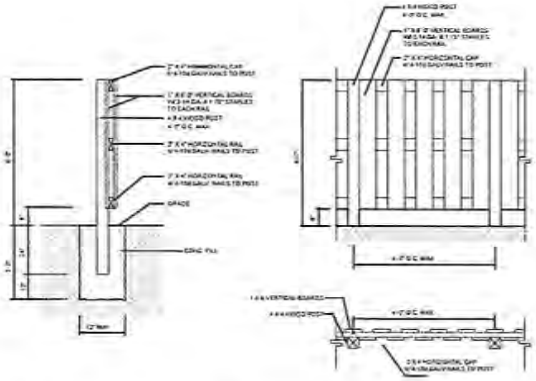
MAIL KIOSK FRONT ELEVATION
SCALE: 1/4" = 1'-0"



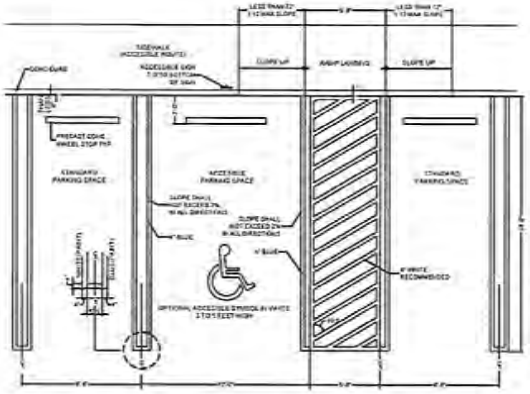
MAIL KIOSK PLAN
SCALE: 1/4" = 1'-0"



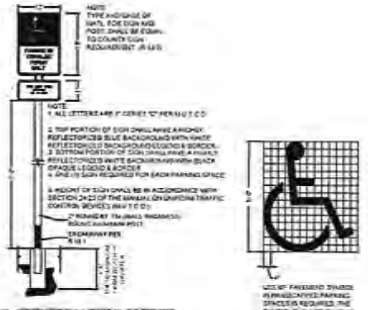
MAIL KIOSK SIDE ELEVATION
SCALE: 1/4" = 1'-0"

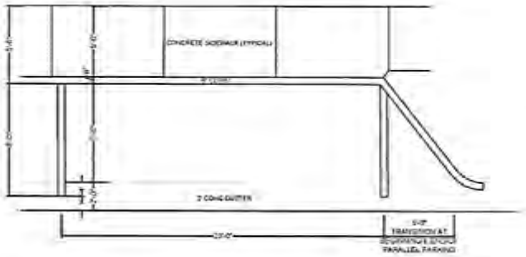


REAR YARD ENCLOSURE
WOOD FENCE DETAILS
SCALE: NTS

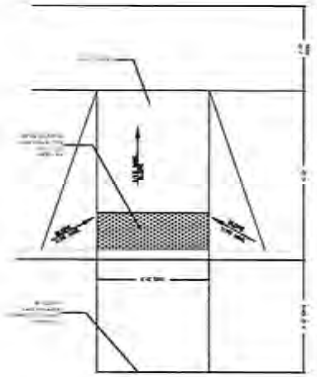


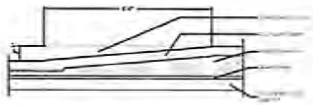
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SCALE: 1/4" = 1'-0"





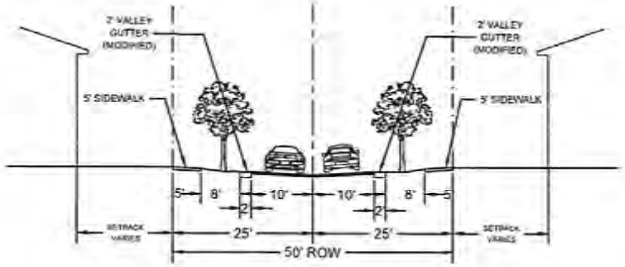
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PARKING DETAILS
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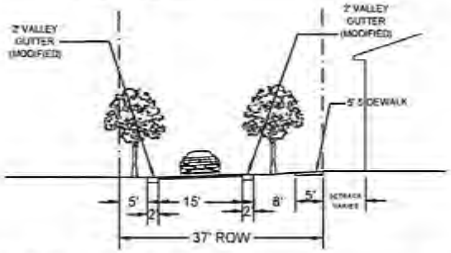


HANDICAPPED
RAMP SECTION
SCALE: 1/2" = 1'-0"

FINAL STREET SECTIONS TO BE DESIGN BY CIVIL



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



B- TYP. INTERIOR PRIVATE ONE WAY DRIVE SECTION
SCALE: 1"=10'-0"

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11401 SW 232ND STREET
BY: BLUENEST DEVELOPMENT
MIAMI-DADE COUNTY, FLORIDA

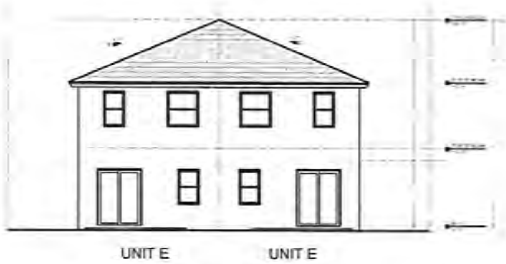
SITE PLAN

SP-1

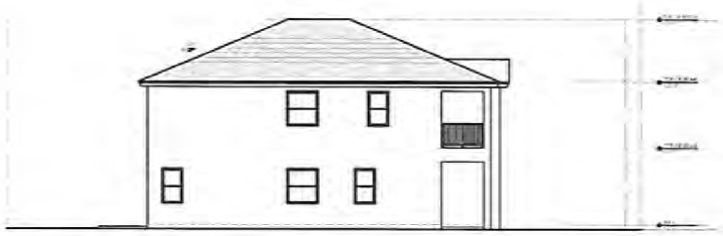
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MIAMI-DADE COUNTY
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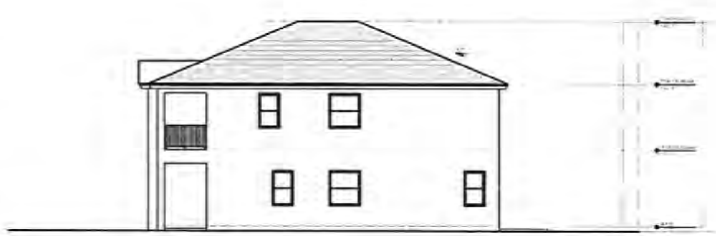
TYPE I
5 UNIT BUILDING
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



TYPE I
2 UNIT BUILDING
REAR ELEVATION
SCALE: 1/8" = 1'-0"



TYPE I
6 UNIT BUILDING
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



TYPE I
6 UNIT BUILDING
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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11401 SW 232ND STREET
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MIAMI-DADE COUNTY, FLORIDA

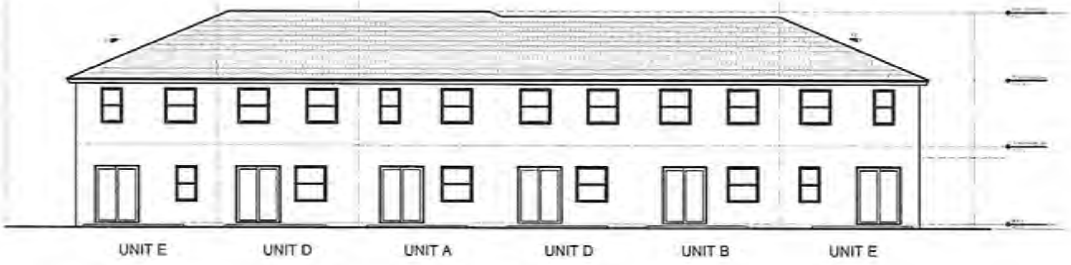
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A-7

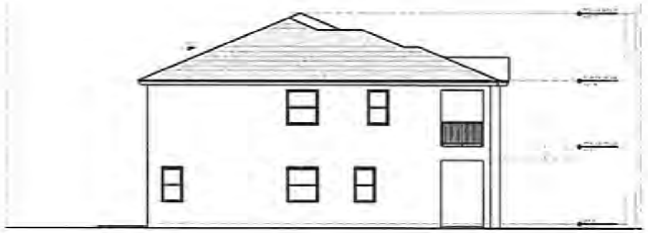
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DATE: JAN 27 2025
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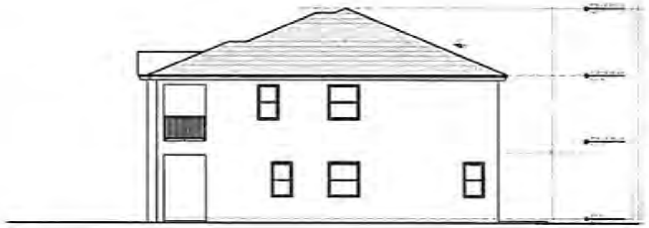
TYPE II
6 UNIT BUILDING
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



TYPE II
6 UNIT BUILDING
REAR ELEVATION
SCALE: 1/8" = 1'-0"



TYPE II
6 UNIT BUILDING
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



TYPE II
6 UNIT BUILDING
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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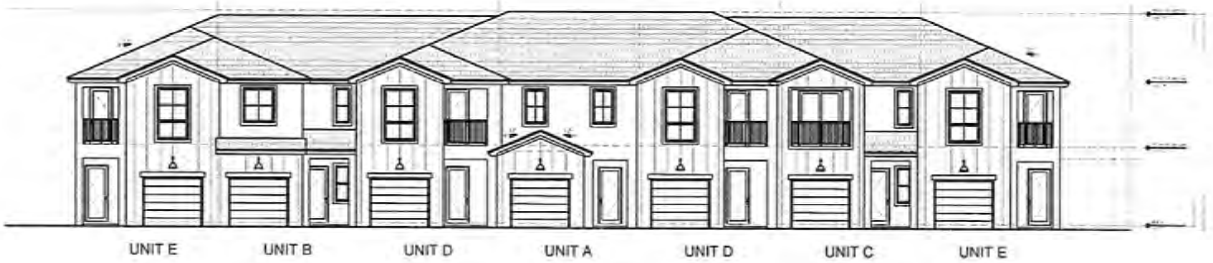
PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS

11401 SW 232ND STREET
BY BLUENEST DEVELOPMENT
MIAMI-DADE COUNTY, FLORIDA

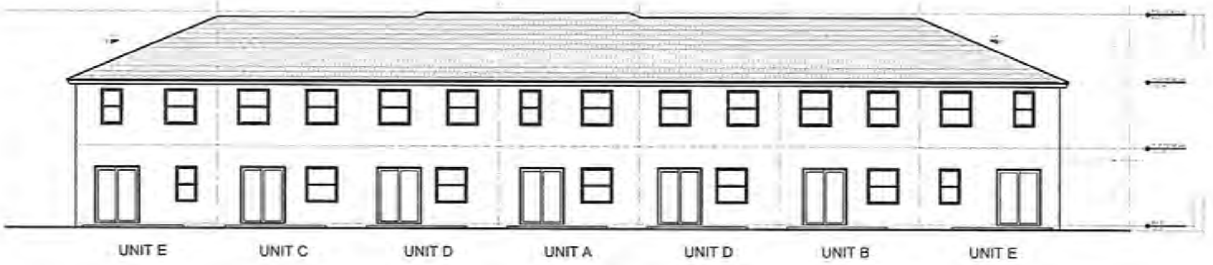
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A-10

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-108
DATE: JAN 27 2025
BY: B1DS



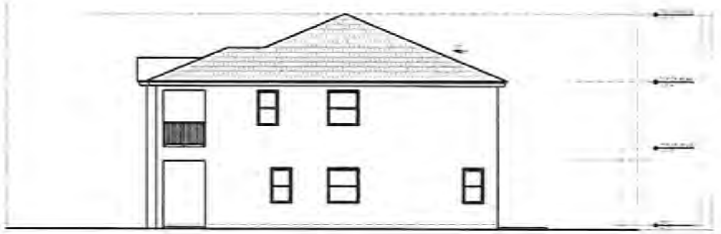
TYPE III
7 UNIT BUILDING
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



TYPE III
7 UNIT BUILDING
REAR ELEVATION
SCALE: 1/8" = 1'-0"



TYPE III
7 UNIT BUILDING
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



TYPE III
7 UNIT BUILDING
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

PASCUAL PEREZ KILDDJIAN STARR
ARCHITECTS + PLANNERS

11401 SW 232ND STREET
BY BLUENEST DEVELOPMENT
MIAMI-DADE COUNTY, FLORIDA

TYPE III

A-13

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RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-108
DATE: JAN 27 2025
BY: B1DS

UNIT A	
3 BEDROOM / 2.5 BATH	
GROUND FLOOR A/C AREA	598 SF
SECOND FLOOR A/C AREA	870 SF
TOTAL A/C AREA	1,468 SF
GARAGE	250 SF
STORAGE	50 SF
COV. ENTRY	50 SF
TOTAL GROSS AREA	1,818 SF
GROUND BUILDING COVERAGE	948 SF
TOTAL PATIO AREA (MIN. 150 SF)	400 SF



UNIT A

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



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

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UNITS

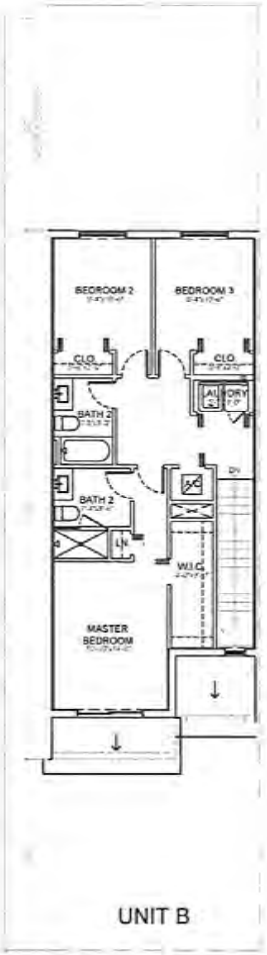
UNIT A

A-1

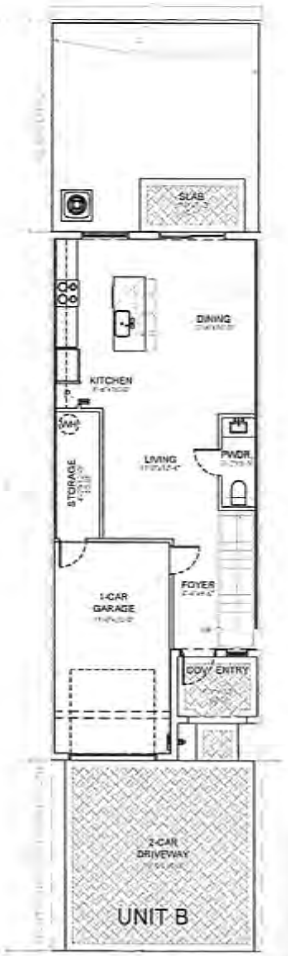
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UNIT B	
3 BEDROOM / 2.5 BATH	
GROUND FLOOR A/C AREA	626 SF
SECOND FLOOR A/C AREA	876 SF
TOTAL A/C AREA	1,502 SF
GARAGE	246 SF
STORAGE	50 SF
COV. ENTRY	50 SF
TOTAL GROSS AREA	1,848 SF
GROUND BUILDING COVERAGE	972 SF
TOTAL PATIO AREA (MIN. 400 SF)	400 SF



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



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

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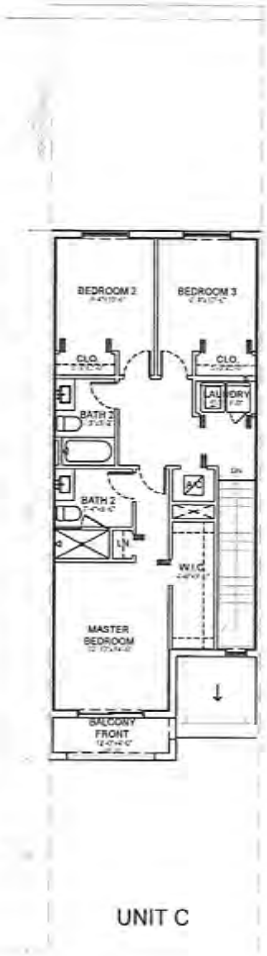
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UNIT C	
3 BEDROOM / 2.5 BATH	
GROUND FLOOR A/C AREA	626 SF
SECOND FLOOR A/C AREA	876 SF
TOTAL A/C AREA	1,502 SF
GARAGE	246 SF
STORAGE	50 SF
COV. ENTRY	50 SF
BALCONY FRONT	48 SF
TOTAL GROSS AREA	1,896 SF
GROUND BUILDING COVERAGE	972 SF
TOTAL PATIO AREA (MIN. 400 SF)	400 SF



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



UNIT C
GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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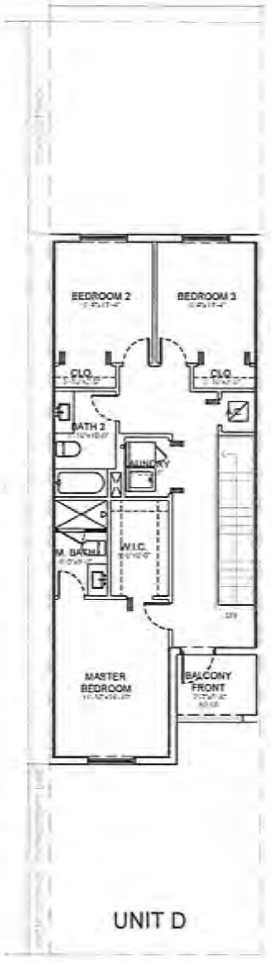
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A-3

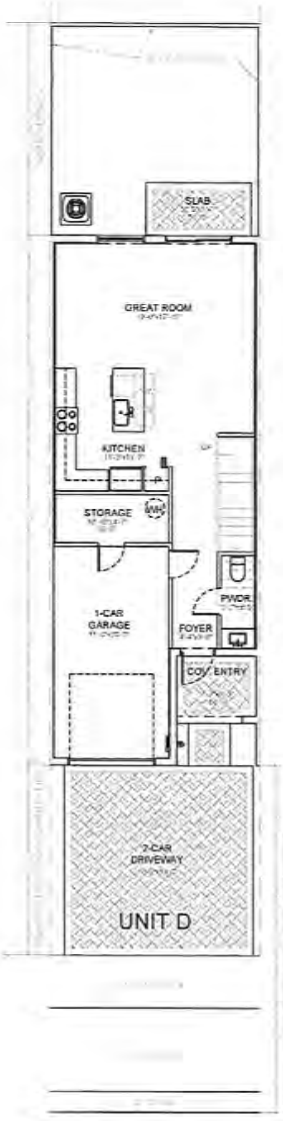
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UNIT D	
3 BEDROOM / 2.5 BATH	
GROUND FLOOR A/C AREA	619 SF
SECOND FLOOR A/C AREA	918 SF
TOTAL A/C AREA	1,537 SF
GARAGE	249 SF
STORAGE	50 SF
COV. ENTRY	50 SF
BALCONY FRONT	50 SF
TOTAL GROSS AREA	1,936 SF
GROUND BUILDING COVERAGE	968 SF
TOTAL PATIO AREA (MIN. 400 SF)	400 SF



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



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

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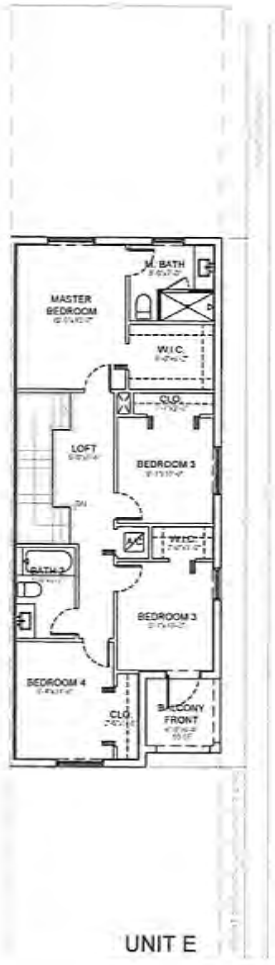
UNITS

A-4

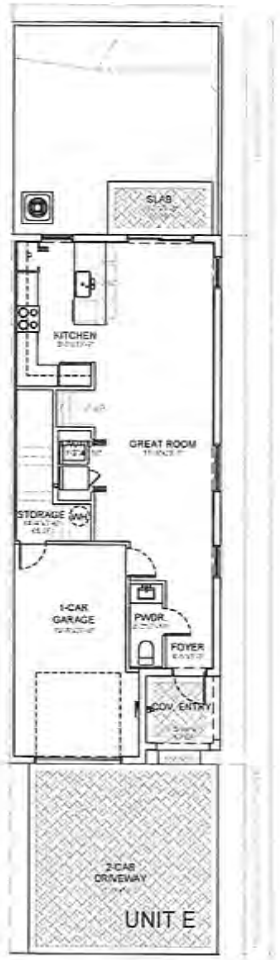
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UNIT E (CORNER)	
4 BEDROOM / 2.5 BATH	
GROUND FLOOR A/C AREA	632 SF
SECOND FLOOR A/C AREA	941 SF
TOTAL A/C AREA	1,573 SF
GARAGE	243 SF
STORAGE	65 SF
COV. ENTRY	50 SF
BALCONY FRONT	50 SF
TOTAL GROSS AREA	1,981 SF
GROUND BUILDING COVERAGE	990 SF
TOTAL PATIO AREA (MIN. 400 SF)	400 SF



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



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

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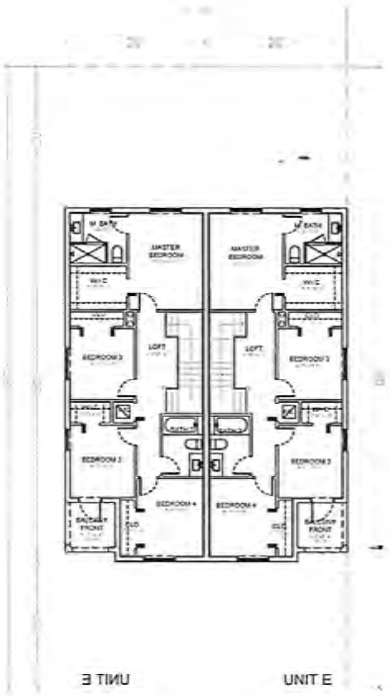
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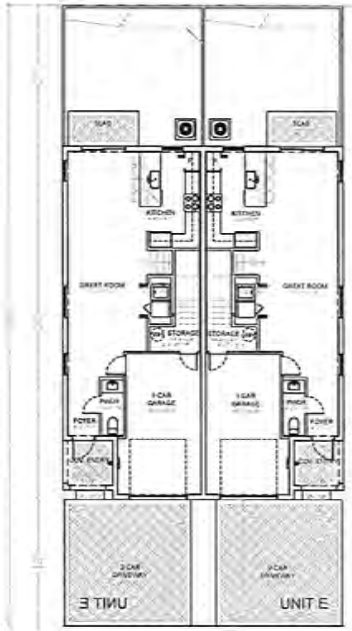
A-5

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TYPE I
2 UNIT BUILDING
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



TYPE I
2 UNIT BUILDING
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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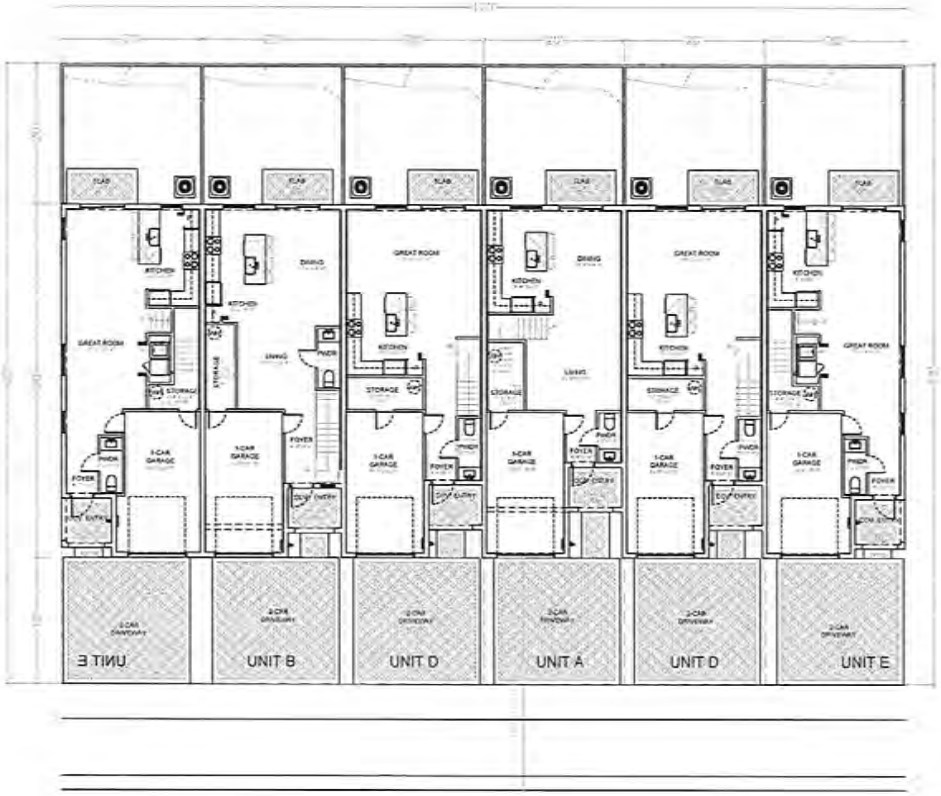
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TYPE I

A-6

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TYPE II
6 UNIT BUILDING
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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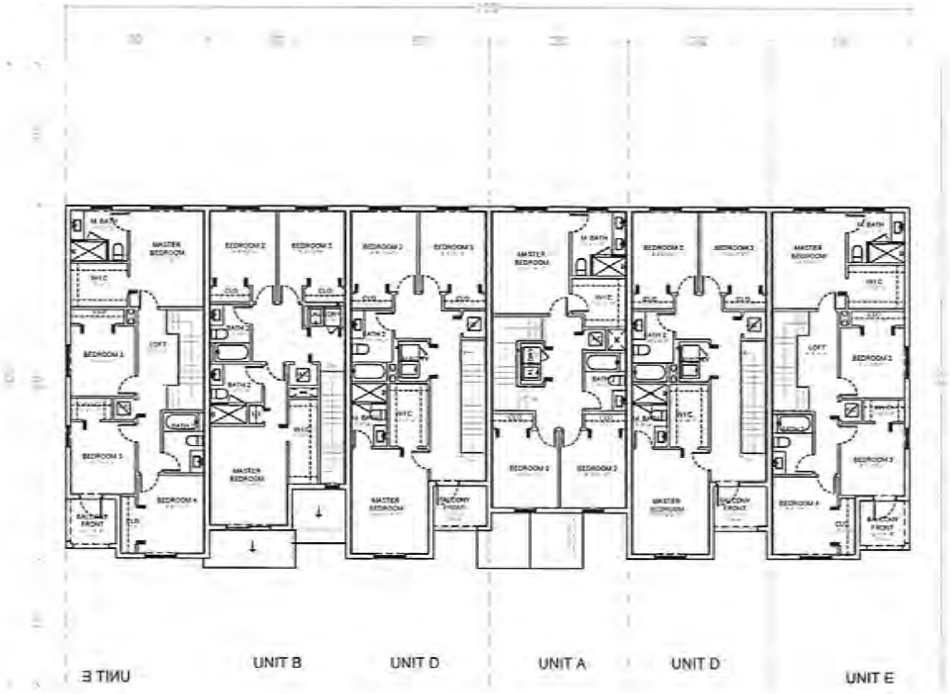
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TYPE II

A-8

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TYPE II
6 UNIT BUILDING
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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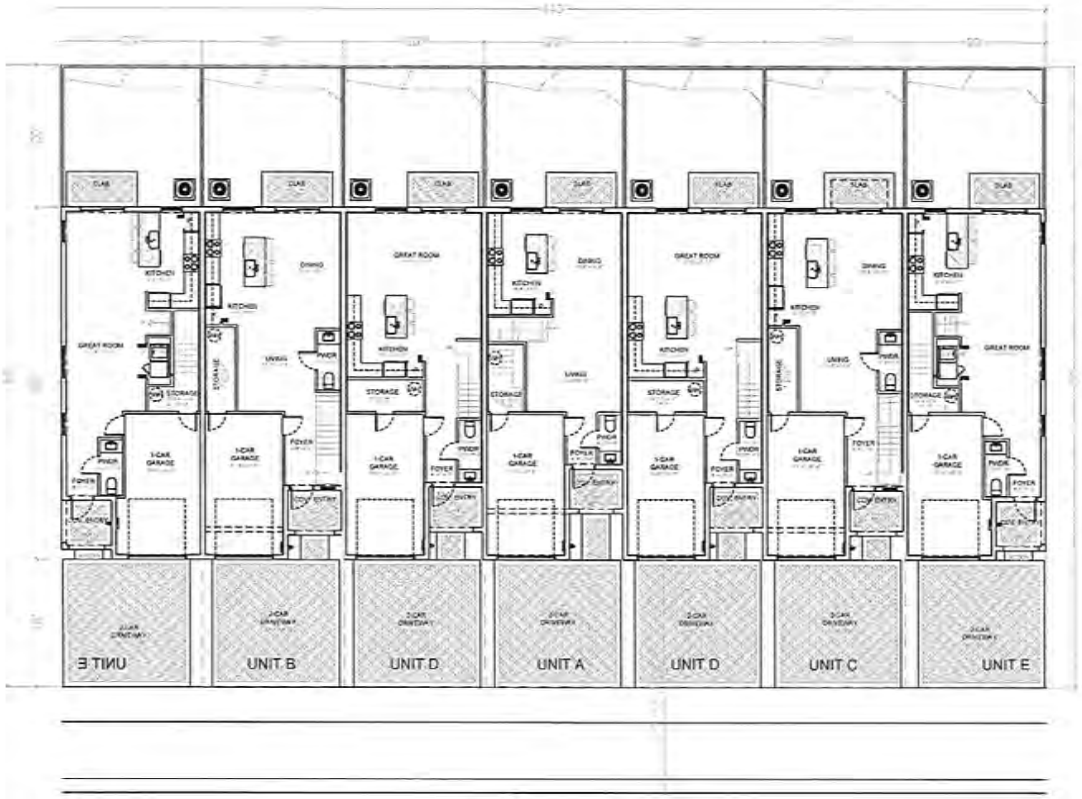
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TYPE II

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TYPE III
7 UNIT BUILDING
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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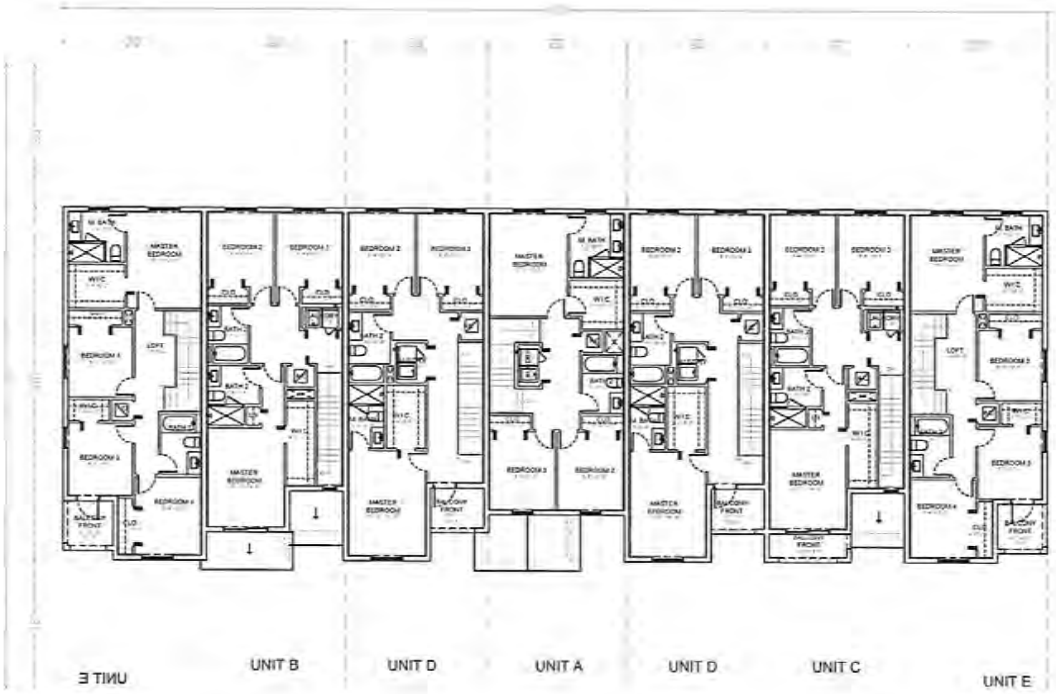
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TYPE III

A-11

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TYPE III
7 UNIT BUILDING
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

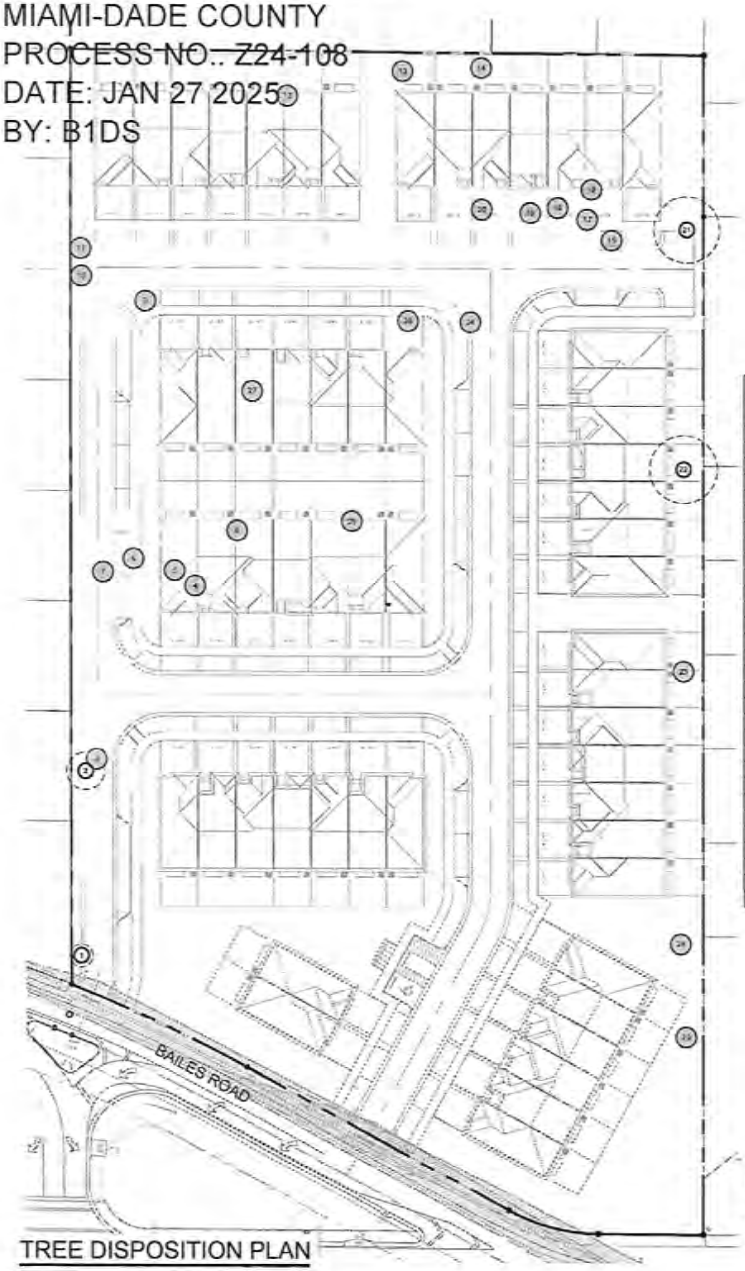
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TYPE III

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TREE DISPOSITION PLAN

Scale: 1" = 10'-0"

Tree #	Botanical Name	Common Name	DBH (inches)	Height (feet)	Canopy Spread (feet)	Disposition	Condition	Specimen Tree Canopy to Remove (Square Feet x2)	Native Tree Canopy to Remove (Square Feet)	Tree Canopy to Remove (Square Feet)
1	*Bursera simaruba*	Gumbo Limbo	4	16	12	Relocate	Good	-	-	-
2	*Bursera simaruba*	Gumbo Limbo	15	30	30	Relocate	Good	-	-	-
3	*Bursera simaruba*	Gumbo Limbo	3	8	6	Remove	Good	-	28	-
4	*Ficus aurea*	Strangler Fig	31	45	45	Remove	Good	6359	-	-
5	*Ficus aurea*	Strangler Fig	62	45	45	Remove	Good	6359	-	-
6	*Musa species*	Banana	cluster	18	18	Remove	Good	-	-	254
7	*Persea americana*	Avocado	7	22	22	Remove	Good	-	-	380
8	*Ficus aurea*	Strangler Fig	8	11	12	Remove	Good	-	113	-
9	*Schefflera actinophylla*	Umbrella Tree	12	22	22	Remove	Good	-	-	-
10	*Schefflera actinophylla*	Umbrella Tree	4	20	20	Remove	Fair	-	-	-
11	*Schinus terebinthifolius*	Brazilian pepper	7	20	20	Remove	Fair	-	-	-
12	*Ficus aurea*	Strangler Fig	72	20	20	Remove	Fair	1256	-	-
13	*Schinus terebinthifolius*	Brazilian pepper	cluster	20	20	Remove	Fair	-	-	-
14	*Bursera simaruba*	Gumbo Limbo	10	24	24	Remove	Fair	-	452	-
15	*Canyote mitis*	Fishtail Palm	cluster	22	24	Remove	Fair	-	-	-
16	*Araucaria heterophylla*	Norfolk Island pine	12	30	30	Remove	Fair	-	-	314
17	*Dracaena Marginata*	Dragon Tree	cluster	16	16	Remove	Fair	-	-	-
18	*Dracaena Marginata*	Dragon Tree	cluster	10	10	Remove	Fair	-	-	-
19	*Dracaena Marginata*	Dragon Tree	cluster	10	10	Remove	Fair	-	-	-
20	*Veitchia arecina*	Montgomery palm	4,3	12	10	Remove	Fair	-	-	-
21	*Bursera simaruba*	Gumbo Limbo	15	38	15	Relocate	Good	-	-	-
22	*Bursera simaruba*	Gumbo Limbo	8	36	36	Relocate	Good	-	-	-
23	*Bursera simaruba*	Gumbo Limbo	7	28	22	Remove	Fair	-	380	-
24	*Ficus aurea*	Strangler Fig	32	32	38	Remove	Fair	4534	-	-
25	*Eriobotrya japonica*	Loquat	14	26	28	Remove	Poor	-	-	615
26	*Bischofia javanica*	Bishop Wood	36	45	45	Remove	Good	-	-	-
27	*Persea americana*	Avocado	10	35	35	Remove	Good	-	-	962
28	*Bursera simaruba*	Gumbo Limbo	2	8	4	Remove	Good	-	13	-
29	*Bursera simaruba*	Gumbo Limbo	2	8	4	Remove	Good	-	13	-
	Native									

Mitigation	
Total Square Feet of Native Tree Canopy Removed	999
Total Square Feet of Non-Native Tree Canopy Removed	2,525
Total Square Feet of Native Specimen Tree Canopy Removed	18,507
Total Sqaure Feet of Non-Native Specimen Tree Canopy Removed	0
Total Square Feet of Palm Canopy Removed	531
TOTAL CREDITS REQUIRED	22,562

SYMBOL LEGEND

Tree to Remove

Tree to Relocate

EXISTING CANOPY

WITKIN HULTS + PARTNERS

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MIAMI-DADE COUNTY, FLORIDA
TREE DISPOSITION PLAN

Revisions | Date | By

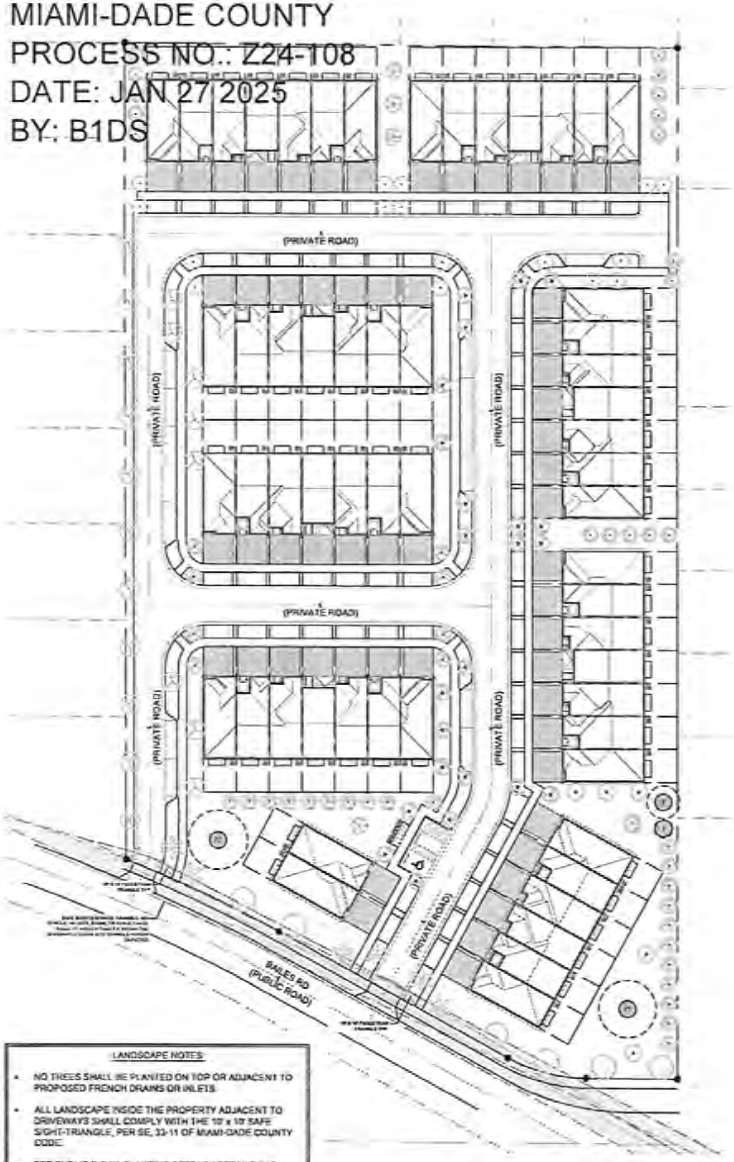
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Date: 2024.11.22 09:08:54 -05'00'

Drawing: Tree Disposition Plan
Date: 11/20/2024
Scale: See Left
Drawn by: CM
Sheet No.:

TD-1

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KEY PLAN
Scale: NTS

NORTH

SYMBOL LEGEND
Tree to Relocate

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 GS.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 LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-TH USE — Net Lot Area 4.45 acres 193,970.89 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 193,970.89 s.f. x 30 % = 58,191.3 s.f.	58,694.16	58,130.30
B. Square Feet of parking lot open space required by Chapter 33, as indicated on site plan: No. outdoor/ground level parking spaces 130 x 10 s.f. per parking spaces =	1,300	1,300
C. Total s.f. of landscaped open space required by Chapter 33: A + B =	59,994.16	57,430.30

LAWN AREA CALCULATION

A. 59,994.16 total s.f. of landscaped open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = 40 % x 59,994.16 s.f. =	23,998.5	19,322

TREES		
A. No. trees required per net lot acre: Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	174	*154
B. % Palms Allowed: No. trees required x 20% =	77	*0
C. % Hedges Required: No. trees provided x 20% =	77	*154
D. Street trees (maximum average spacing of 30' o.c.): 2,715 linear feet along street =	78	78
E. Street trees located directly beneath power lines (minimum average spacing of 25' o.c.): N/A linear feet along street/ 25 =	N/A	N/A
F. Total Trees Required: A + D + E = 252 Total Trees	252	252

SHRUBS		
A. Net trees required x 10 = No. of shrubs allowed:	2,520	*2,435
B. No. shrubs allowed x 20% = No. of native shrubs required:	504	*1,869

SEE LANDSCAPE

*Includes 98 Trees and 147 Shrubs and 56 Native Trees and 108 Native Shrubs from Typical Landscape Plans. See sheets L-4 through L-6 for Typical Landscape Plans.

Typical Townhouse/Villa/Cottage Family Homes Landscape Plan Breakdown:

TYPE I 2-UNIT BUILDING (DUPLEX)
Trees = 2 — Shrubs = 30
Native Trees = 2 — Native Shrubs = 18

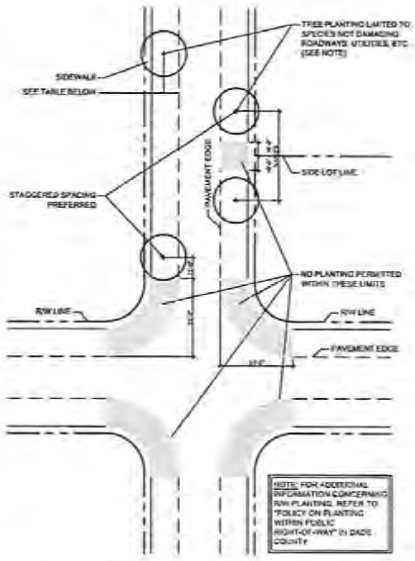
TYPE II 4-UNIT BUILDING (QUAD)
Trees = 4 — Shrubs = 110
Native Trees = 2 — Native Shrubs = 54

TYPE III 6-UNIT BUILDING (SIXTY)
Trees = 18 — Shrubs = 540
Native Trees = 36 — Native Shrubs = 828

Typical Townhouse Ground Level
Trees = 30 — Shrubs = 840
Native Trees = 45 — Native Shrubs = 702

PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
LOT TREES						
	BA	4	Bursera simaruba Gumbo-limbo	12' HT. X 2" CAL.	N	-
	CO	17	Chrysophyllum oliviforme Satinleaf	12' HT. X 2" CAL.	Y	-
	CS	21	Conocarpus erectus sericeus Silver Buttonwood	18' HT. X 3" CAL.	Y	-
	DR	1	Delonix regia Royal Poinciana	12' HT. X 2" CAL.	N	-
	FD	5	Ficus microcarpa 'Japanese Fern Tree' Japanese Fern Tree	12' HT. X 2" CAL.	N	-
STREET TREES						
	CD	19	Chrysobalanus icaco 'Horizontal' Pigeon Plum	12' HT. X 6' SPR. X 2" CAL.	Y	-
	IC	8	Ilex cassine Dahoon Holly	12' HT. X 6' SPR. X 2" CAL.	Y	-
	LI	23	Lagerstroemia indica 'Natchez' Natchez Crape Myrtle	12' HT. X 6' SPR. X 2" CAL.	N	SINGLE TRUNK, STD
	MI	16	Myrcianthes fragrans 'Simpson's Stopper'	12' HT. X 6' SPR. X 2" CAL.	Y	
	QV	6	Quercus virginiana Live Oak	12' HT. X 6' SPR. X 2" CAL.	Y	-
	RE	6	Roystonea elata Florida Royal Palm	8' C.W. X 22' OA HT. MIN.	Y	MATCHING HEIGHTS
SHRUBS						
	CG	18	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
	CE2	428	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CI	923	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 15" O.C.	Y	-
	FM1	288	Ficus microcarpa Green Island Ficus	18" HT. X 15" SPR. / 15" O.C.	N	-
	SI	108	Ixora x 'Petra Grant' Petra Grant Ixora	24" HT. X 24" SPR. / 24" O.C.	N	-
LAWN	AS REQUIRED		Stenotaphrum secundatum 'S. Augustine Grass'	SOLID EVEN SOD	N	-



Public R.O.W. Planting Setback
SCALE: 1" = 40'-0"

ROADWAYS	DESIGN SPEED: BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	20'
WITH CURB & GUTTER	4'	6'	10'

PLANT SCHEDULE TOWNHOUSE TOTAL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	Native	Notes
LOT TREES						
	CO	16	Chrysophyllum oliviforme Satinleaf	12' HT. X 2" CAL.	Y	-
	CS	21	Conocarpus erectus sericeus Silver Buttonwood	18' HT. X 3" CAL.	Y	-
	FD	5	Ficus microcarpa 'Japanese Fern Tree' Japanese Fern Tree	12' HT. X 2" CAL.	N	-
PALM TREES						
	RE	6	Roystonea elata 'Florida' Royal Palm	8' C.W. X 22' OA HT. MIN.	Y	

Mitigation	
Total Square Foot of Native Tree Canopy Removed	999
Total Square Feet of Non-Native Tree Canopy Removed	2,525
Total Square Feet of Native Specimen Tree Canopy Removed	18,507
Total Square Feet of Non-Native Specimen Tree Canopy Removed	0
Total Square Feet of Palm Canopy Removed	531
TOTAL CREDITS REQUIRED	22,562
TOTAL CREDITS PROVIDED	54,300
TOTAL % NATIVE	77%

SHEET INDEX:

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L-2 LANDSCAPE PLAN
L-3 LANDSCAPE PLAN
L-4 TYPE I 2-UNIT BUILDING LANDSCAPE PLAN
L-5 TYPE I 2-UNIT BUILDING LANDSCAPE PLAN
L-6 TYPE I 2-UNIT BUILDING LANDSCAPE PLAN
L-7 LANDSCAPE DETAILS

WITKIN HULTS + PARTNERS

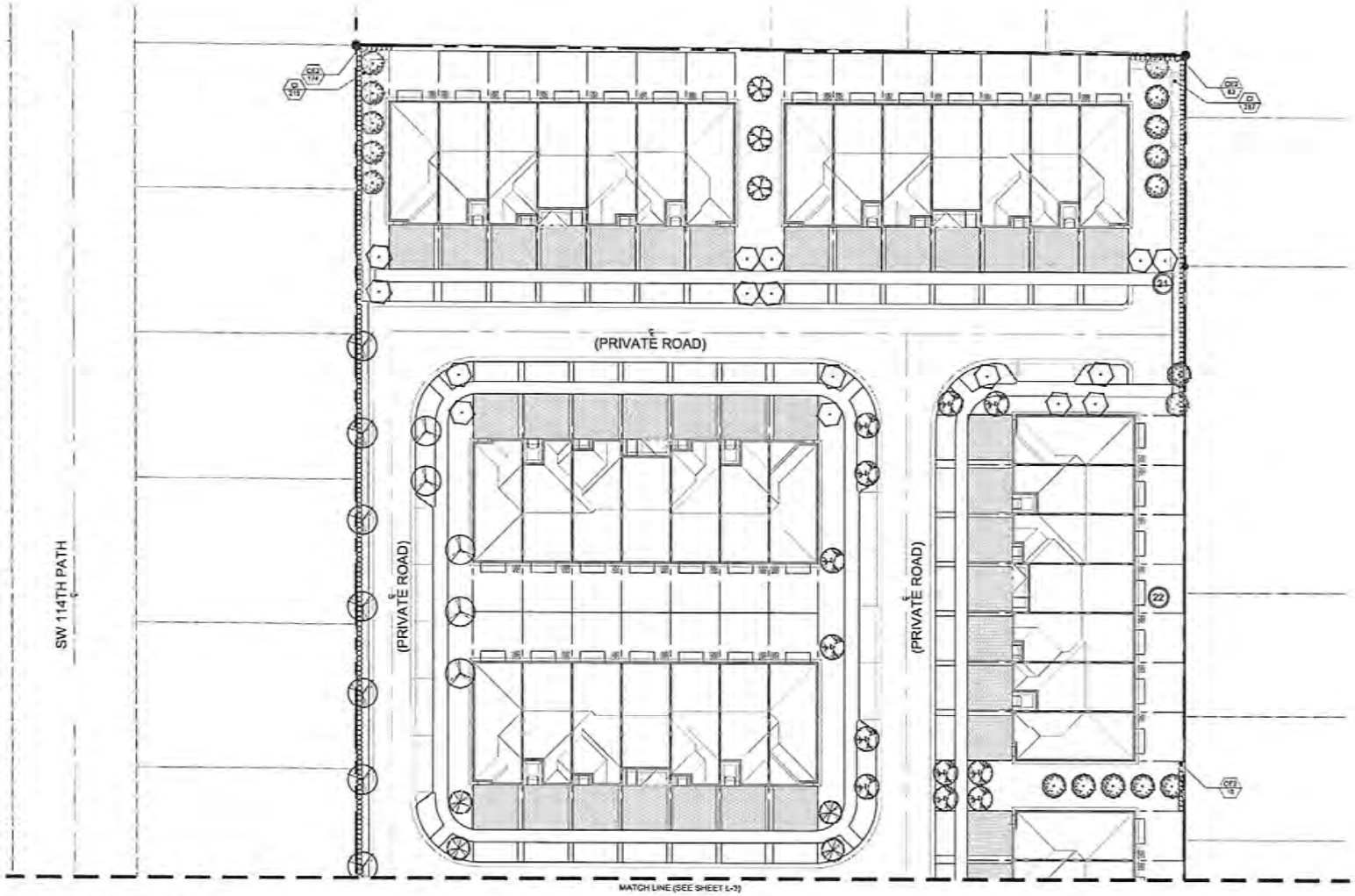
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MIAMI-DADE COUNTY, FLORIDA
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Cad Id.: 2224-000

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LANDSCAPE PLAN NORTH
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LANDSCAPE PLAN

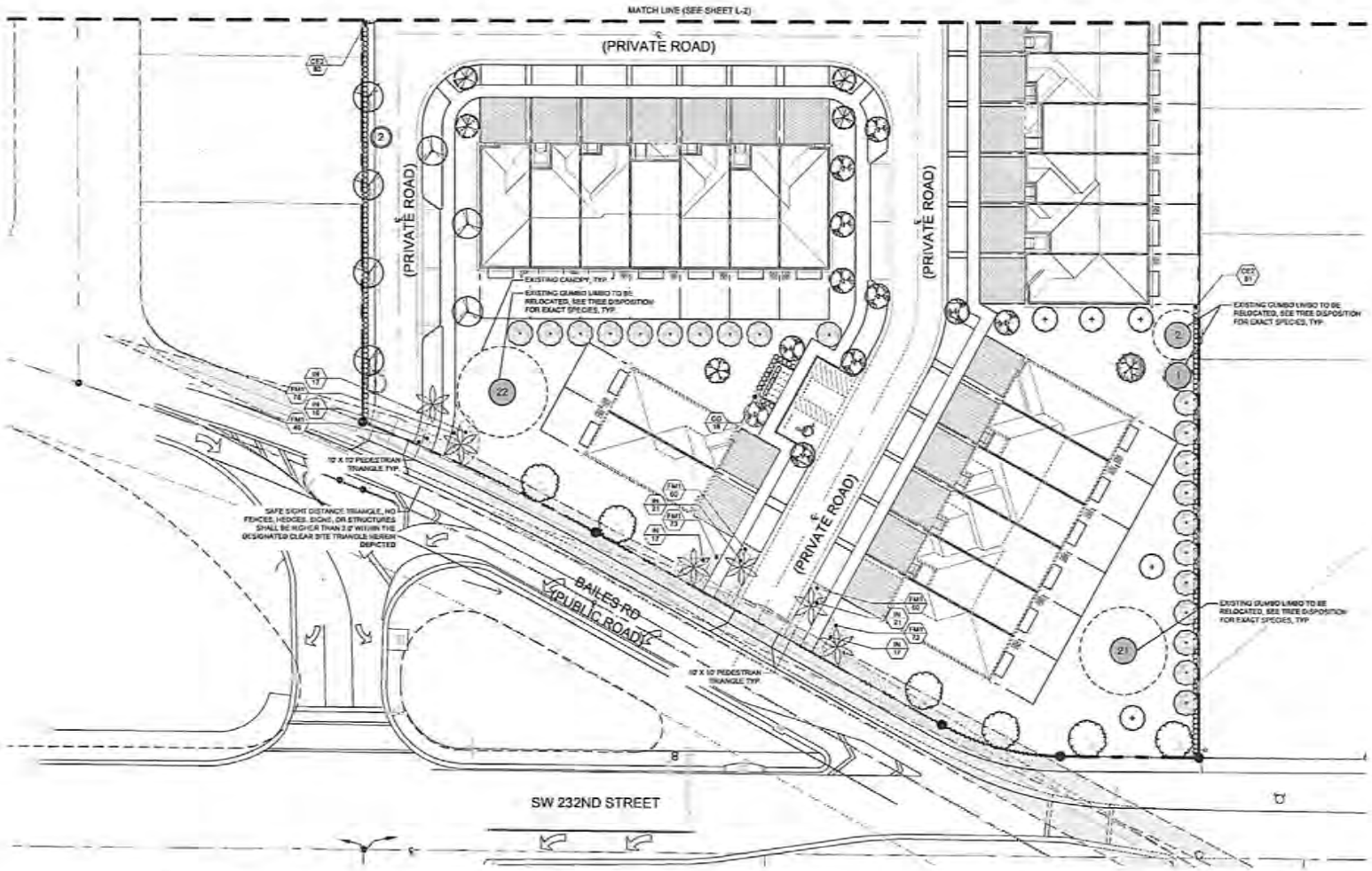
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LANDSCAPE PLAN NORTH

Scale: 1" = 20'-0"

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MIAMI-DADE COUNTY, FLORIDA
LANDSCAPE PLAN

Revisions Date By

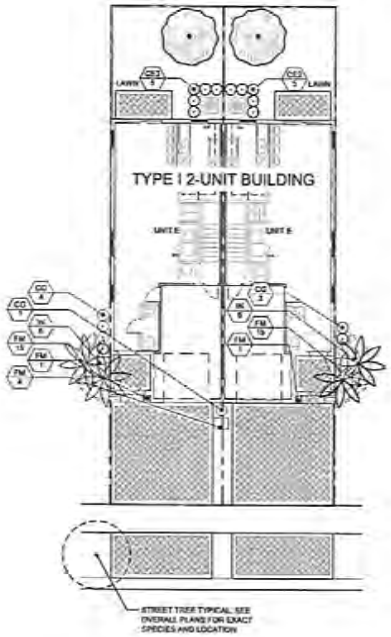
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Sheet No.

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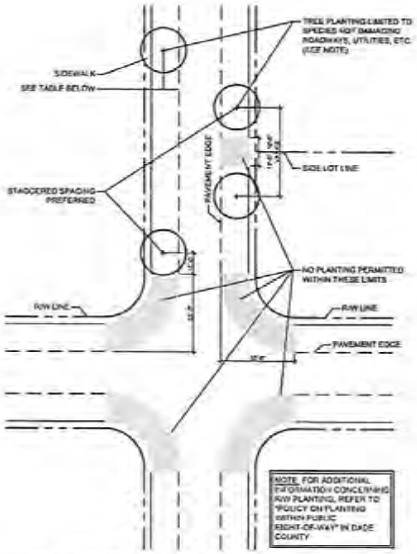
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TYPE I 2-UNIT BUILDING LANDSCAPE PLAN

Scale: 1" = 10'-0"



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 25 mph	25 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	28'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE NOTES:

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

TYPE I 2-UNIT BUILDING
LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-TH USE Net Lot Area 0.05 acres 3,520 s.f.

	REQUIRED	PROVIDED
TREES		
A. No. trees required per net lot acre: Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	2	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Native Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 30' o.c.) 40 linear feet along street =	1	1
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.) ____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 3 Total Trees	3	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	20	30
B. No. shrubs allowed x 30% = No. of native shrubs required	6	18

SEE LANDSCAPE

PLANT SCHEDULE TYPE I 2-UNIT BUILDING

SYMBOL	CODE	QTY.	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
LOT TREES						
	CS	2	Conocarpus erectus sericeus Silver Buttonwood	10' HT. X 2" CAL.	Y	
PALM TREES						
	WM	2	Veitchia montgomeryana 'Dwarfie' Montgomery Palm	18' O.A. HT. MIN.	N	
SHRUBS						
	CC	8	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	
	CE2	10	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
THRUB AREAS						
	IN	63	Ixora x 'Nora Grant' Nora Grant Ixora	24" HT. X 24" SPR. / 24" O.C.	N	
GRASS AND COVERS						
	FM	36	Ficus microcarpa Green Island Ficus	15" HT. X 15" SPR. / 15" O.C.	N	
Lawns	AS REQUIRED		Stenotaphrum secundatum St. Augustine Grass	SOLID EVEN SOD	N	

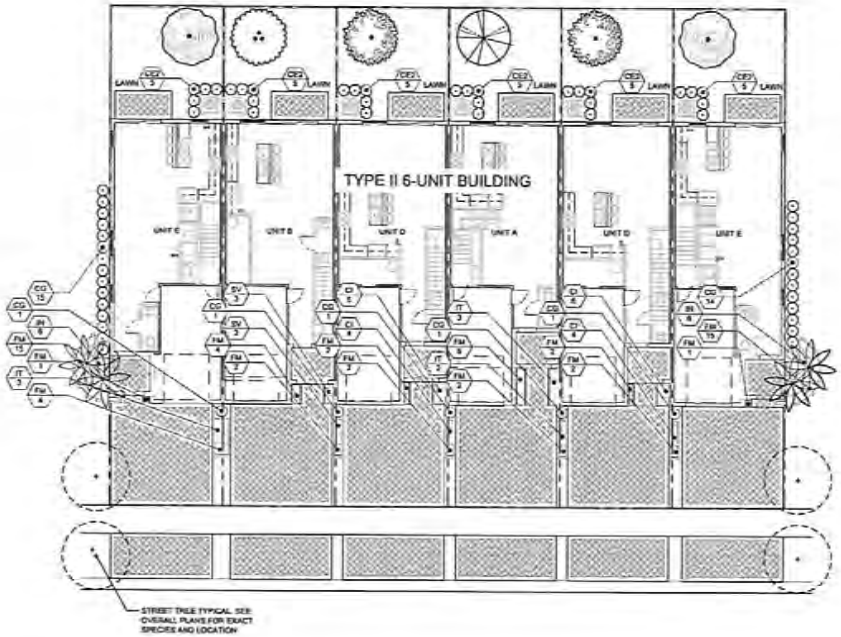
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11401 SW 232ND STREET
MIAMI-DADE COUNTY, FLORIDA
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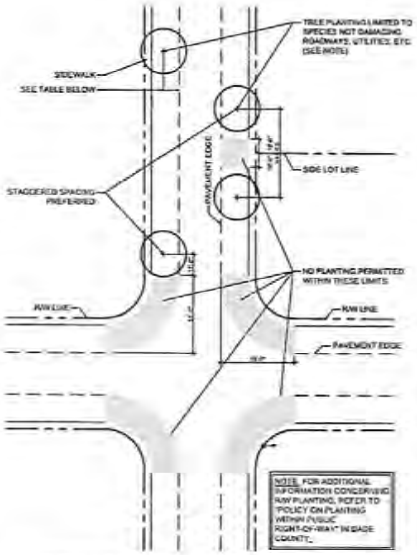
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PROCESS NO.: Z24-108
DATE: JAN 27 2025
BY: B1DS



TYPE II 6-UNIT BUILDING LANDSCAPE PLAN

Scale: 1" = 10'-0"



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'	32'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD GS 1.
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAIL S, MUST BE FLARED OR MIN. 9'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

TYPE II 6-UNIT BUILDING
LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-TH USE — Net Lot Area 0.24 acres 10,680 s.f.

TREES	REQUIRED	PROVIDED
A. No. trees required per net lot acre: Less existing number of trees meeting minimum requirements. = 19 trees x net lot acres =	7	7
B. % Palms Allowed: No. trees required x 30% =	2	1
C. % Native Required: No. trees provided x 30% =	2	5
D. Street trees (maximum average spacing at 25' o.c.): 120 linear feet along street =	4	4
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.) ____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required: A + D + E = 11 Total Trees	11	13
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	110	110
B. No. shrubs allowed x 30% = No. of native shrubs required	33	84

SEE LANDSCAPE

PLANT SCHEDULE TYPE II 6-UNIT BUILDING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
SHADE TREES						
	CO	2	Chrysophyllum oliviforme Satinleaf	10' HT. X 2" CAL.	Y	-
	CO	1	Conocarpus erectus Green Buttonwood	10' HT. X 2" CAL.	Y	-
	CO	2	Conocarpus erectus sericeus Silver Buttonwood	10' HT. X 2" CAL.	Y	-
	LAT	1	Lagerstroemia indica 'Natchez' Natchez Crape Myrtle	10' HT. X 2" CAL.	N	-
PALM TREE						
	WAS	2	Veitchia montgomeryana 'Double' Montgomery Palm	16' O.A. HT. MIN.	N	-
SHRUBS						
	CO	34	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
	CO	30	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CI	29	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 15" O.C.	Y	-
	TT	6	Ixora 'Nora Grant' Dwarf Ixora	18" HT. X 18" SPR. / 15" O.C.	N	-
	IN	12	Ixora x 'Nora Grant' Nora Grant Ixora	24" HT. X 24" SPR. / 24" O.C.	N	-
	SV	6	Schefflera actinophylla 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	58	Ficus microcarpa Green Island Ficus	12" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	AS REQUIRED		Stenotaphrum secundatum St. Augustine Grass	SOLID EVEN SOD	N	-

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TYPE II 6-UNIT BUILDING LANDSCAPE PLAN

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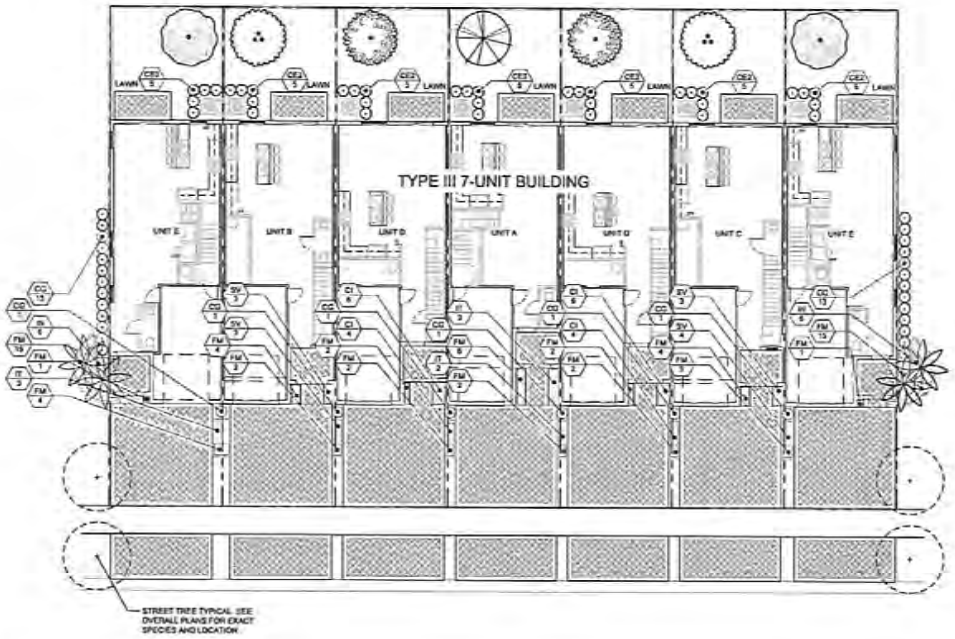
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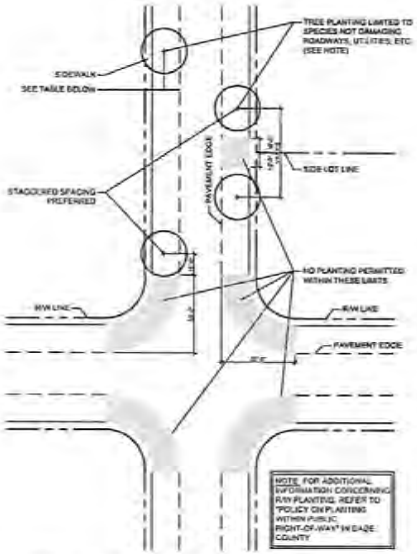
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DATE: JAN 27 2025
BY: B1DS



TYPE III 7-UNIT BUILDING LANDSCAPE PLAN

Scale: 1" = 10'-0"



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	5'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SEC. 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 GS.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.

TYPE III 7-UNIT BUILDING
LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-TH USE — Net Lot Area 0.29 acres 12,320 s.f.

	REQUIRED	PROVIDED
TREES		
A. No. trees required per Ord lot area: Less existing number of trees meeting minimum requirements = 29 trees x net lot acres =	6	8
B. % Palms Allowed: No. trees required x 30% =	3	1
C. % Natives Required: No. trees provided x 30% =	3	5
D. Street trees (maximum average spacing of 35' o.c.): 140 linear feet along street =	4	4
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.) ____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required: A + D + E = 12 Total Trees	12	12
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	120	120
B. No. shrubs allowed x 30% = No. of native shrubs required	36	81

SEE LANDSCAPE

PLANT SCHEDULE TYPE III 7-UNIT BUILDING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
LOT TREES						
	CD	2	Chrysophyllum oliviforme Satinleaf	12' HT. X 2" CAL.	Y	-
	CE	1	Conocarpus erectus Green Buttonwood	12' HT. X 2" CAL.	Y	-
	CX	2	Conocarpus erectus sericeus Silver Buttonwood	12' HT. X 2" CAL.	Y	-
	LH	2	Lagerstroemia indica 'Natchez' Natchez Crape Myrtle	12' HT. X 2" CAL.	N	-
PALM TREES						
	WM2	3	Veitchia montgomeryana 'Double' Montgomery Palm	18' O.A. HT. MIN.	N	-
SHRUBS						
	CC	57	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
	CE3	35	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CI	20	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 15" O.C.	Y	-
	IT	8	Ixora 'Sandranica' Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
	IN	12	Ixora x 'Nora Grant' Nora Grant Ixora	24" HT. X 24" SPR. / 24" O.C.	N	-
	SV	13	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	65	Ficus microcarpa 'Green Island' Ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN		AS REQUIRED	Stenotaphrum secundatum 'St. Augustine Grass'	SOLID EVEN SOD	N	-

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11401 SW 232ND STREET
MIAMI-DADE COUNTY, FLORIDA
TYPE III 7-UNIT BUILDING LANDSCAPE PLAN

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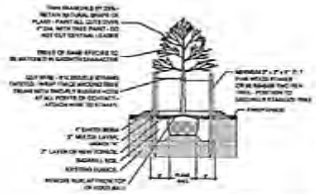
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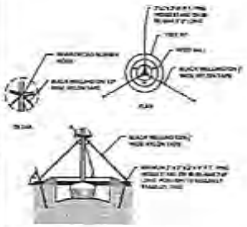
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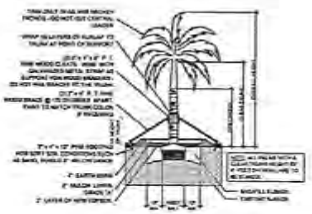
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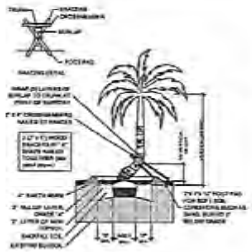
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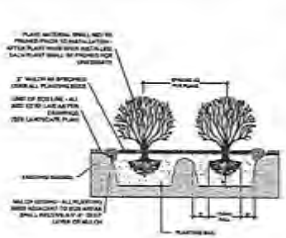

LARGE TREE PLANTING DETAIL

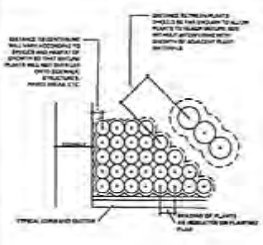

SMALL TREE PLANTING DETAIL

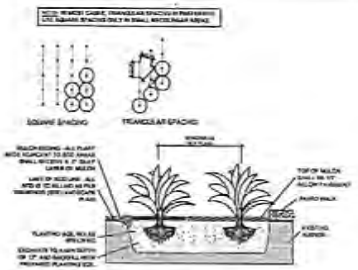

TYPICAL TREE GUYING DETAIL


STRAIGHT TRUNK PALM PLANTING DETAIL


CURVED TRUNK PALM PLANTING DETAIL


TYPICAL SHRUB PLANTING DETAIL


TYPICAL CONTAINER SPACING DETAIL


TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

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

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

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

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

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

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

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

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

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

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

SOD NOTES:

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

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

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

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

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

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

GENERAL NOTES:

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

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

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

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

WITKIN HULTS + PARTNERS

11401 SW 232ND STREET
MIAMI-DADE COUNTY, FLORIDA
LANDSCAPE DETAILS

Revisions | Date | By

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Date: 2024.11.22 09:11:17 -05'00'

L-7

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

PH: Z24-239 **June 26, 2025**
Item No. 8C3

Recommendation Summary	
Commission District	9
Applicant	Sylvia G. George and New Life Chapel, Inc.
Summary of Requests	The applicant seeks approval of a district boundary change on the subject property from RU-1 (Single-Family Residential, 7,500 sq. ft. lots) to BU-2 (business district), in order to allow the development of a self-service mini-warehouse storage facility, with additional commercial uses to be developed in a future phase. Additionally, the applicant is requesting a Special Exception to permit the self-service mini-warehouse use, along with ancillary non-use variances to allow for an increase in Floor Area Ratio (FAR) and to permit the proposed building to setback less than permitted by code from the side street property line.
Location	Located at the Southwest Corner of SW 216th Street and SW 112th Avenue, AKA 21620 SW 112 Avenue, Miami-Dade County, Florida.
Property Size	±2.96 net acre
Existing Zoning	RU-1, Single-Family Residential District- 7,500 sq. ft. net
Existing Land Use	Single-family residence and vacant land
2030-2040 CDMP Land Use Designation	Low Density Residential (LDR) 2.5-6 DU/AC/ Rapid Transit Activity Corridors *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(4)(b), Non-Use Variance from other than airport regulations. *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval of request #1, and approval with conditions of requests #2, #3, and #4.**

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."

REQUESTS:

(1) DISTRICT BOUNDARY CHANGE from RU-1, Single-Family Residential District to BU-2, Special Business District.

(2) SPECIAL EXCEPTION to permit a self-storage facility.

(3) NON-USE VARIANCE to permit a Floor Area Ratio of 1.50 (0.73 maximum permitted).

(4) NON-USE VARIANCE to permit the proposed building with a setback of 15' (27' required) from the side street (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources under the title "SOUTHLAND STORAGE," prepared by URBN Design consisting of 2 sheets, prepared by William J. Fearon Architect consisting of 6 sheets, and prepared by Green Earth Landscape Architect consisting of 3 sheets, all dated and stamped received on 2/11/2025. Additionally, a specific purpose survey entitled "MAP OF SPECIFIC PURPOSE SURVEY (RADIUS MAP) for TFC SOUTHLAND DEVELOPMENT, LLC of 21620 SW 112th Avenue, Miami, FL 33170," prepared by Hadonne, dated stamped received 11/4/2024, for a total to 12 sheets. Plans may be modified during the public hearing.

PROJECT HISTORY AND DESCRIPTION:

The ±2.96 net acre site consists of four (4) parcels intended to be joined through a covenant in lieu of unity of title. The parcels are located on the southwest corner of SW 216 Street (Hainlin Mill Road) and SW 112th Avenue, both major roadways. There is currently a single-family residence located on the eastern parcel at the corner of SW 216 Street and SW 112th Avenue, which is proposed to be demolished to accommodate the planned development. The remaining parcels remain vacant and underutilized. As part of this application, the applicant seeks a district boundary change from RU-1, Single-Family Residential District to BU-2, Special Business District in order to redevelop the site with a self-service mini-warehouse storage facility and reserve space for future commercial development, consistent with the proposed zoning and land use designation (requests #1 and #2). Additionally, the applicant is requesting approval of ancillary non-use variances to allow a Floor Area Ratio of 1.50 (0.73 maximum permitted) (request #3) and to permit the proposed self-storage facility building with a setback of 15' (27' required) from the side street (north) property line (request #4).

The submitted plans depict the western portion of the ±2.96 net acre site, labeled as Parcel #3, to be developed with a four-story structure consisting of approximately 136,748 square feet of self-storage space and 400 square feet of ground-floor office space. The proposed facility will include two points of vehicular and pedestrian ingress/egress, one from SW 216 Street and another from SW 112 Avenue, along with a secondary egress-only access point at the western portion of the site along SW 216 Street. Parking is provided along the eastern and southern facades of the building, with parallel parking on the western side and a driveway that circulates around the structure. The landscape plans depict perimeter plantings with trees and shrubs, and street trees with shrubs placed within seven (7) feet of the sidewalk, spaced at an average of thirty-five (35) feet along both SW 216 Street and SW 112 Avenue. To ensure consistency with the goals and policies of the Land Use Element of the Comprehensive Development Master Plan (CDMP), the proposed self-storage facility will be situated closer to the sidewalk, adjacent to a landscaped open space area with mature trees to create a transitional buffer between the public right-of-way and the building. This open space is intended to soften the transition between the sidewalk and the building, contributing to a more comfortable, inviting, and walkable streetscape that enhances the overall pedestrian experience. Additionally, the building will incorporate fenestration and be equipped with security cameras and signage indicating 24-hour surveillance, thereby promoting a greater sense of safety in the neighborhood and supporting a pedestrian-oriented environment.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-1; single-family residence and vacant land	Low Density Residential (2.5 to 6 dua)
North	BU-2, RU-3M & RU-4L; automotive service station, vacant land & multi-family residential	Business and Office, Medium Density Residential (13 to 25 dua)
South	RU-1; single-family residence and vacant land	Low Density Residential (2.5 to 6 dua)
East	BU-1A & RU-1; retail commercial, single-family residences and vacant land	Business and Office, Low Density Residential (2.5 to 6 dua)
West	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is zoned RU-1 (Single-Family Residential District) and is currently developed with a single-family residence and includes portions of vacant land. Properties to the north are zoned BU-2, RU-3M, and RU-4L, and are developed with an automotive service station, a vacant parcel, and multi-family residential units, respectively. To the south, adjacent parcels are also zoned RU-1 and are developed with single-family residences and include areas of vacant land. To the east, the properties are zoned BU-1A and RU-1, and support a mix of retail commercial uses, single-family residences, and vacant land. To the west, the adjoining parcel is zoned RU-1 and is developed with a single-family residence. Furthermore, the subject property is located approximately 2,823 feet east of Harriet Tubman Highway.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property to BU-2, in order to develop a self-service mini-warehouse storage facility and future commercial development for this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and generates 197 PM peak hour vehicle trips (self-storage generating 21 PM trips; future retail approximately 176 trips). Staff notes that the application requests may bring additional traffic and noise into the area. However, staff opines that the visual impact on neighboring properties is being adequately mitigated through the strategic orientation of the building, with no entrances located on the west side where the existing residential development is situated. In addition, a dissimilar use buffer is being incorporated, consisting of a six (6) foot high fence with a minimum life expectancy of ten (10) years, shrubs planted at a minimum height of 30 inches and spaced no more than 36 inches on center, and trees planted at an average spacing of 35 feet on center. Staff further notes that this buffer will be installed within a minimum five (5) foot wide landscaped strip, further enhancing the visual separation and ensuring compatibility between the proposed development and the adjacent residential uses.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±2.96 net acre subject property is designated **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The Low Density Residential category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. *The types of housing found in the areas designated low-density residential are 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.* However, the subject property is also located east of and within *proximity ¼ to ½ mile* of the South Dade Transitway Corridor, one of the six (6) rapid transit corridors identified as a part of the **Strategic Miami Area Rapid Transit** (SMART) Plan adopted by the Miami-Dade County's Transportation Planning Organization (TPO) in April 2016, and endorsed by the Board of County Commissioners (BCC) by Resolution No. R-523-16. Additionally, on January 24, 2019, the BCC adopted Ordinance No. 19-7 to allow vertical and horizontal mixed-use development with transit-supportive densities and intensities for projects located along the mixed-use and Rapid Transit Activity Corridors, which includes the SMART Corridors. The CDMP Land Use Element text under **Mixed Use Development** also states, in part that, *"Vertical and **horizontal mixed-use development** may be allowed within the Urban Development Boundary (UDB), provided that the development is located along the Rapid Transit Activity Corridors which includes the areas within one mile of the **SMART Plan Corridor**. The maximum intensities and densities shall be the greater of those provided within the CDMP or the maximum intensities and densities of the underlying land use designation.* The maximum density and floor-area ratio (FAR) for sites that are within the Rapid Transit Activity Corridors shall be as provided in the table below:

	Floor Area Ratio Range (FAR)	**Max. Residential Density (Dwelling Units)**
Within one-quarter mile	Up to 2.0	60
Between one-quarter and one-half mile	Up to 1.5	36
Between one-half and one mile (East-West Corridor)	Up to 1.25	18

The subject property is located within ¼ to ½ mile of the South Dade Transitway and may be eligible for rezoning to allow vertical or horizontal mixed-use development at a density of up to 36 units per acre and a Floor Area Ratio (FAR) of 1.5, in accordance with the Comprehensive Development Master Plan (CDMP) provisions for mixed-use development along Rapid Transit Activity Corridors (CDMP, page I-47), subject to compatibility with adjacent land uses. Pursuant to the Letter of Interpretation issued by the Department of Regulatory and Economic Resources, Planning Division, Metropolitan Planning Section, dated May 31, 2024, the rezoning of a property for horizontal mixed-use development within a Rapid Transit Activity Corridor requires an affirmative demonstration that a proposed single use does not, and would not in the future, exceed 70% of the total building area within a ¼-mile radius of the property. Based on the Planning Division review of existing land uses within this ¼-mile area (the Subject Property Area), it was determined that 19.10% of the total building area is currently commercial. Furthermore, an additional 2,473,192 sq. ft. of single-use commercial development may be approved within the Subject Property Area, in accordance with the CDMP's guidelines for horizontal mixed-use development. As such, the Subject Property may be developed with single-use commercial, provided that the cumulative commercial square footage does not

exceed the 2,473,192 sq. ft. threshold. In this instance, the proposed development with a maximum FAR of 1.5 and not exceeding the 2,473,192 sq. ft. of single-use commercial development is **consistent** with the aforementioned saturation standards and with the CDMP Land Use Element interpretative text.

With the current application, the applicant seeks to rezone the subject property to BU-2, Special Business District, along with a special exception to permit a self-storage facility and ancillary non-use variances to allow an increased Floor Area Ratio (FAR) and reduced setbacks. The intent of the rezoning is to develop the site with a self-service mini-warehouse storage facility. Staff notes that the BU-2 zoning district permits all uses allowed under the BU-1 and BU-1A districts, which include self-service mini-warehouse storage facilities, subject to public hearing approval. While the proposed development represents a single-use facility and may not fully align with the intent of promoting a mix of uses, staff acknowledges that the subject site is part of a larger tract of land that is anticipated to be redeveloped over time with additional commercial uses. Moreover, the proposed building has been designed to enhance the pedestrian experience along SW 216 Street, aligning with CDMP policies encouraging a high-quality, pedestrian-oriented street environment. In addition, Conditions 3 through 5 have been included to ensure that any future development on the site complies with the Mixed-Use Development standards of the Comprehensive Development Master Plan (CDMP).

Additionally, the **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff,* ***access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering****, and safety, as applicable.* Further, CDMP Land Use Element, **Policy LU-4D** states that *uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements* ***and buffer any potentially incompatible elements***. Staff opines that the proposed development as a self-storage facility, will act as a reasonable and well-designed transition between the residential properties to the south and west and the BU-2 and BU-1A zoned properties to the north and east also located in the corner of SW 112 Avenue and SW 216 Street and developed as commercial uses. Staff notes that the submitted plans for this application depict ample landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel and around the proposed self-storage structure, while street trees have been provided all along SW 112 Avenue and SW 216 Street. Staff opines that said facility will not be out of character in scale and intensity with the adjacent and adjoining existing and future developments and will not detrimentally impact the surrounding properties.

As such, approval of the proposed rezoning of the property to BU-2, Special Business District, to permit a self-service mini-warehouse storage facility, would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policies LU-4A** and **LU-4D**. Further, approval of the proposed self-storage facility would be **consistent** with the CDMP LUP map designation of the subject property and with the uses described in the interpretative text. 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:

As part of this application, the applicant seeks approval of a request for a district boundary change from RU-1, Single-Family Residential District to BU-2, Special Business District (request #1). For the reasons stated above and below, staff opines that when the aforementioned request to rezone the subject parcel to the BU-2 zoning district is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area when considering the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and for the reasons explained in the Comprehensive Development Master Plan Analysis section of this application, opines that approval of the BU-2 zoning district on the subject property would be consistent with the mixed-use development policies found in the CDMP for sites that are located within Major Roadways. Staff further opines that the approval of BU-2 zoning would be in keeping with the character of the surrounding area, would be **consistent** with the CDMP Land Use Plan Map, and the Land Use Element interpretative text for Mixed Use Developments in close proximity to SMART Plan Corridors.

As previously indicated, properties located in close proximity of a SMART Plan Corridor are eligible for mixed-use development including the densities and intensities that are allowed for such sites under the CDMP's policies. The applicant seeks to rezone the subject property to BU-2, in order to develop the site with a proposed single-use commercial development that includes a self-service mini-warehouse storage facility, with additional commercial uses to be developed in a future phase in the corner of SW 112 Avenue and SW 216 Street that is consistent with the BU-2 zoning requirements. Furthermore, the design standards required under the CDMP Mixed-Use Development promote compatibility with the adjacent neighborhood in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In addition, the site plan applications for development approval within the SMART Plan Corridor require that the congruity of the proposed development and its compatibility with the surrounding area through the implementation of adequate buffering, site planning, and/or design features. The submitted plans depict that the applicant intends to develop the site with a proposed single-use commercial development that is compatible in design and scale with the existing commercial uses located to the north and east. In addition, the proposed self-service mini-warehouse storage facility will be four stories in height and will be set back a minimum of 40 feet from the western property line and 70 feet from the southern property line, where it is closest to adjacent residential properties. To further mitigate any potential impacts, dissimilar land use buffer requirements have been incorporated along both the west and south property lines. These buffers will include a six (6) foot high fence with a minimum life expectancy of ten (10) years, along with shrubs planted at a minimum height of 30 inches and spaced no more than 36 inches on center. Additionally, the buffer will include trees planted at an average spacing of 35 feet on center, within a minimum five (5) foot wide landscaped strip, further enhancing the separation and compatibility between the proposed development and adjacent residential uses.

The proposed development will provide direct vehicular and pedestrian access from both SW 112 Avenue and SW 216 Street. Parking will primarily be located behind the self-service mini-warehouse storage facility, thereby minimizing its visibility from the public right-of-way. Any parking areas that may be visible from the street will be effectively screened with landscaping to maintain a visually appealing and pedestrian-friendly streetscape. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel. Staff also notes that the proposed self-service mini-warehouse storage facility includes ground-floor faux windows designed to enhance pedestrian orientation and avoid the creation of a "blank wall" condition along the building facades. The plans indicate that the proposed building overall massing, scale, height, bulk and lot coverage does not exceed the maximum intensities allowed for the building envelope under the BU-2 regulations. Staff opines that as designed, the proposed use will produce a development that will be compatible with the neighborhood, is consistent with SMART Plan Corridor mixed-use development policies, and complements the overall development trend in the area. Therefore, staff opines that approval of this request would be **compatible** with the surrounding area.

Furthermore, based on the memoranda submitted by other departments reviewing the application, approval of the application will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their attached memorandum, state that they have no objections to the requests subject to conditions in their memorandum, and that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and generates approximately 197 PM peak hour vehicle trips (self-storage generating 21 PM trips; future retail approximately 176 trips). Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their attached memorandum, indicate that the application meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department (MDFRD) and Water and Sewer Department (WASD) do not object to the application. Based on the aforementioned department memoranda, staff opines that approval of the district boundary change will not unduly burden the abutting roadways, will not have an unfavorable impact on the environmental resources of the County, and would ensure safety from fire and other dangers.

Based on the aforementioned reasons, staff opines that approval of the request to rezone the subject parcel to BU-2, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the zone change in relation to the present and future development of the area concerned. **Therefore, staff recommends approval of request #1 for a district boundary change to BU-2, Special Business District, under Section 33-311, District Boundary Change standards.**

As part of this application, the applicant also seeks approval of a special exception to permit a self-storage facility on the subject property (request #2). When this request is analyzed under Section 33-311(A)(3), Standards for Special Exceptions, Unusual Uses and New Uses, staff opines that approval with conditions would be **compatible** with the surrounding area. Staff further opines that approval of the requested special exception will not have an unfavorable economic impact on Miami-Dade County and will not unduly burden water, sewer, solid waste disposal, or other necessary public facilities. As previously mentioned, the subject property is located at the southwest corner of SW 216 Street (Hainlin Mill Road) and SW 112th Avenue, both of which are major roadways. Staff notes that the submitted plans depict the ±2.96-net-acre parcel as being developed in phases. Parcel #3 is proposed to include a four-story

structure comprising approximately 136,748 square feet of self-storage area, with 400 square feet of office space provided on the ground floor. Future development of Parcels #1 and #2 is intended to occur in accordance with the Mixed-Use Development provisions of the Comprehensive Development Master Plan (CDMP) and the standards of the BU-2 zoning district. The proposed facility will have two points of vehicular and pedestrian ingress/egress, one from SW 216 Street and another from SW 112 Avenue, along with a secondary egress-only access point at the western portion of the site along SW 216 Street. Parking is located along the eastern and southern facades of the building, with parallel parking on the western side and a driveway that circulates around the structure. Submitted landscape plans depict 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 along SW 216 Street and SW 112 Avenue. Additionally, approval of same would be in keeping with the character of the surrounding commercial uses in the area and would be consistent with the SMART Plan policies of the CDMP LUP map. Staff notes that the self-storage facility is a permitted use in the BU-2 zoning district, after approval at a public hearing that can be considered by the Board of County Commissioners. Additionally, as required by the Miami-Dade County Code the applicant has demonstrated that there is no other self-storage facility within the required 2500' radius. The applicant submitted a special purpose distance survey that indicates that there are no other self-storage facilities that are located within 2,500 feet. Therefore, staff opines that the proposed use will be compatible with the neighborhood, is **consistent** with SMART Plan Corridor mixed-use development policies, and complements the overall development trend in the area. Therefore, staff opines that approval of this request would be compatible with the surrounding area. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

Additionally, in order to enable the proposed self-storage facility on the property, the applicant is requesting ancillary non-use variances. Specifically, the applicant seeks to allow a building expansion with a Floor Area Ratio (FAR) of 1.50, where a maximum of 0.73 is currently permitted (Request #3), and to permit the proposed building with a setback of 15' (27' required) from the side street (north) property line (Request #4). FAR is a measure of development intensity, calculated by dividing the building's total floor area by the lot area. Although the proposed FAR exceeds the zoning maximum, the Comprehensive Development Master Plan (CDMP) permits up to 1.5 FAR for mixed-use developments within Rapid Transit Activity Corridors (CDMP, p. I-47). As such, staff considers the FAR request **consistent** with the CDMP and appropriate for the site's location and context.

Regarding Request #4, to permit the proposed building with a setback of 15' (27' required) from the side street (north) property line, staff supports this request as it supports pedestrian-oriented design by positioning the building closer to the sidewalk. This approach aligns with the goals of the SMART Plan Corridor to promote active street environments and compatibility with transit-oriented development. The building's proximity to a landscaped open space with mature trees provides a visual buffer, softens the building's impact, and enhances walkability. Additional features such as ground-level fenestration, 24-hour surveillance signage, and security cameras further promote safety, transparency, and a welcoming pedestrian experience.

When requests #3 and #4 are 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. Staff also notes that there is precedent for similar variances in the immediate

vicinity. For example, the property located at 11201 SW 216 Street—directly north of the subject site—was approved by the Community Zoning Appeals Board (CZAB 15) pursuant to Resolution #CZAB15-6-08 for a zoning change from RU-2 to BU-1A, including a special exception for residential development. That approval permitted a lot coverage of 45.67% (exceeding the 40% maximum) and a FAR of 1.29 (1.17 maximum permitted). Similarly, the nearby property at 21455 SW 112 Avenue was granted approval for a FAR of 0.528 (0.50 maximum permitted), pursuant to Resolution #CZAB15-6-18. Given the consistency with established development patterns in the area and the reasonableness of the requested modifications in the context of current and future development trends, staff finds the requests compatible with the neighborhood. **Based on the aforementioned, staff recommends approval with conditions of requests #3 and #4, under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted site plans indicate that the proposed development will have access points along both SW 216 Street and SW 112 Avenue. Vehicular circulation, including driveways and parking areas, is concentrated along the side and rear of the building to maintain a more pedestrian-friendly frontage. The project proposes a total of 46 parking spaces, exceeding the minimum requirement of 19 spaces as per the County Code. Therefore, the proposed parking layout meets the applicable code requirements.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of request #1, and approval with conditions of requests #2, #3, and #4.

CONDITIONS FOR APPROVAL: For requests #2, #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 shall be substantially in accordance with the plans entitled "SOUTHLAND STORAGE," prepared by URBN Design, consisting of 2 sheets; prepared by William J. Fearon, Architect, consisting of 5 sheets dated stamped received February 11, 2025, and 1 additional sheet dated stamped received May 21, 2025; prepared by Green Earth Landscape Architect, consisting of 3 sheets dated stamped received February 11, 2025; and a specific purpose survey entitled "MAP OF SPECIFIC PURPOSE SURVEY (RADIUS MAP) for TFC Southland Development, LLC of 21620 SW 112th Avenue, Miami, FL 33170," prepared by Hadonne, dated stamped received November 4, 2024, for a total of 12 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future development and/or addition on the property which conform to Zoning Code requirements will not require further public hearing action.

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

4. That the future development of Parcel #1 and Parcel #2, as indicated in Site Plan Sheet C-5.0, shall be designed in a manner that promotes a high-quality, pedestrian-oriented street environment consistent with the goals and policies of the Land Use Element of the Comprehensive Development Master Plan (CDMP).

5. That 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.

6. That continuous blank walls at street level be prohibited.

7. That the owner shall install cameras and signage around the perimeter of the proposed self-storage facility indicating that the property is under 24-hour surveillance.

8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Department of Regulatory and Economic Resources Division of Environmental Resources Management as indicated in their memorandum.

9. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Office of Historic Preservation (OHP) as indicated in their memorandum.

ES:JB:SS:EA

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Sylvia G. George and New Life Chapel, Inc.
Z24-239

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
Miami-Dade Fire Rescue (MDFR)	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

Low Density Residential (Pg. I-31)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line 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.*
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-11)	*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.*
Mixed Use Development (*SMART Corridor) (Pg. I-44)	*Mixed-use development allows a mix of compatible uses in a high quality pedestrian-oriented street environment. This form of development includes permitted uses mixed within the same building (vertical) or in separate buildings on the same site or within a 5-minute walk (one-quarter mile) (horizontal). The purpose of this section is to address the mixed-use projects that are to be located outside of the designated urban centers and outside of areas otherwise addressed by the Rapid Transit Zone Development Standards pursuant to Chapter 33C of the Code of Miami-Dade County.* *Horizontal mixed-use development is hereby defined as the horizontal mix of uses, such as single use buildings on the same site or within one-quarter mile. Such uses may only be permitted in accordance with the following:* *1) a single use building is located on a site that contains a **mix of uses** or multiple sites containing a mix of uses joined through a unity of title; or* *2) where the saturation of a single use, including **residential** or commercial, does not currently or would not be caused to exceed 70% of the total building area within one-quarter mile of the application site.* *Vertical and **horizontal mixed-use development** may be allowed within the Urban Development Boundary (UDB), provided that the development is located in:* *3. Rapid Transit Activity Corridors which includes the areas within one-half mile of the existing Metrorail corridor and the following proposed **SMART** Plan corridors: **Kendall Drive**, Beach Corridor, North Corridor, Northeast Corridor, and the South Dade Transitway Corridor. It also includes the area within one mile of the proposed East-West SMART Plan Corridor.* *The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open*

space. The maximum intensities and densities shall be the greater of those provided within the CDMP or the maximum intensities and densities of the underlying land use designation. Properties that are located within ¼ mile of the SMART Plan Corridor may be rezoned for vertical or horizontal mixed-use development at up to 60 units per acre and properties located between ¼ and ½ mile of the SMART Plan Corridor may rezoned for vertical or horizontal mixed-use development at up to 36 units per acre, provided that a proposed single use does not constitute more than 70% of the total building area within ¼ mile of a SMART Plan Corridor.

Appropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed-use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. Intensities are generally measured as floor area ratios (FARs), which for a particular property is the square footage of the buildings (not counting parking structures or covered pedestrian walkways that are open to the street), divided by the net land area of the parcel. The maximum intensities and densities shall be the greater of those provided in the table below or the maximum intensities and densities of the underlying land use designation. However, the entire development must fit within the building envelope established by the floor area ratio.

Mixed-Use Developments Located Within:	*Floor Area Ratio Range*	*Maximum Residential Density (dwelling units)*
Major Corridors	*from 1.0 to 1.5*	*36*
Mixed-use Corridors identified in an area plan	*Up to 2.0*	*60*
Rapid Transit Activity Corridors (SMART Corridors)		
Within one-quarter mile	*Up to 2.0*	*60*
Between one-quarter and one-half mile	*Up to 1.5*	*36*
Between one-half and one mile (East-West Corridor)	*Up to 1.25*	*18*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change

(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.*

(F) ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:*

(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a

	public benefit warranting the granting of the application at the time it is considered; *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(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.*
Sec. 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 nonenclosed 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)(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.*
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

SYLVIA G. GEORGE AND NEW LIFE CHAPEL, INC.	21620 SW 112 AVE 11250 SW 216 ST MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000239
DATE	**HEARING NUMBER**

FOLIO: 30-6018-000-0100/30-6018-000-0120/30-6018-000-0230/30-6018-000-0110

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
April 24, 2025

NEIGHBORHOOD REGULATIONS:
Folio No.: 30-6018-000-0100
Case No. 202402001590 was opened on 03/14/2024. Warning Notice W424658 was issued on 03/19/2024 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 FRED'S WORLD FAMOUS BBQ AND SOUSE LLC. IMMEDIATELY CEASE & DESIST CONDUCTING A BUSINESS ON THE PROPERTY WITHOUT FIRST OBTAINING A CERTIFICATE OF USE.*" A compliance inspection conducted on 03/04/2025 revealed that the violation was corrected. Case is closed.

Case No. 202402001685 was opened on 03/19/2024. Warning Notice W424664 was issued on 03/19/2024 for "*UNLAWFUL PARKING OR STORAGE OF CATEGORY 1, 2, OR 3 COMMERCIAL VEHICLES IN RESIDENTIAL ZONES, TO WIT: MORE THAN ONE CATEGORY II UTILITY TRAILERS PARKED/ STORED ON THE PROPERTY*". A compliance inspection conducted on 03/22/2024 revealed that the violation was corrected. Case is closed.
Folio No.: 30-6018-000-0120
There are no open/closed cases in CMS.

Folio No.: 30-6018-000-0230

Case No. 202102004287 was opened on 10/07/2021. Warning Notice W356786 was issued on 10/07/2021 for "*FAILURE TO PERFORM LOT MAINTENANCE AND REMOVE SOLID WASTE, JUNK, TRASH AND/OR DEBRIS IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2) & (A)(1), TO WIT: OVERGROWTH OF GRASS AND WEEDS WITH TRASH ON LOT" Since compliance was not met, Civil Violation Notice T099954 was issued on 10/18/2024 for "FAILURE TO PERFORM LOT MAINTENANCE AND/OR REMOVE SOLID WASTE, JUNK, TRASH AND/OR DEBRIS IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2) & (A)(1), TO WIT: OVERGROWTH OF GRASS AND WEEDS WITH TRASH ON LOT*". A lien was recorded on 03/08/2022 under book 33056/page 3806. A lien payment was received on 04/07/2025. There are no outstanding fees.

Folio No.: 30-6018-000-0110

Case No. 202302004006 was opened on 08/17/2023. Warning Notice W410081 was issued on 08/18/2023 for "*STORING OR MAINTAINING SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS AS STATED IN 19-13(A)(1), TO WIT: LITTER, TRASH AND DEBRIS ON LOT*". Since compliance was not met, Civil Violation Notice T115675 was issued on 10/21/2023 for "*FAILURE TO REMOVE SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS AS STATED IN 19- 13(A)(1), TO WIT: LITTER, TRASH AND DEBRIS ON LOT (TIRES)*". A settlement payment was received on 04/01/2025. There are no outstanding fees.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-6018-000-0100/30-6018-000-0120/30-6018-000-0230/30-6018-000-0110

There are no open/closed cases in BSS.

VIOLATOR:

SYLVIA G. GEORGE AND NEW LIFE CHAPEL, INC

OUTSTANDING LIENS AND FINES:

There are not outstanding liens or fines.

Memorandum

MIAMI-DADE COUNTY

Date: April 22, 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

Lisa M Spadafina

Subject: Z2024000239-2nd Review
Sylvia G. George and New Life Chapel, Inc.
11250 SW 216th Street
DBC from RU-1 to BU-2, SMART Corridor special exception and Non-use variance of floor area and setback requirements for a self-storage development.
(RU-1) (3.18 acres)
18-56-40

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 and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and the site plan submitted with this application, the proposed and future development is within feasible distance to connect to public water and public sewers. Therefore, the proposed and 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

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.

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 25-year, 3-day storm event as per section 24-42.8(4)(i) of the Code.

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

A landscape plan entitled "Self-Storage Facility" prepared by William Dale Bryant, R.L.A., shows the proposed removal of non-specimen and specimen tree resources. Additionally, Tree Permit application

#2400940 has been received, but the permit has not been issued. However, DERM staff has determined that the removal of the specimen trees is allowed pursuant to section 24-49.2(II) of the Code. DERM has no objection to this application provided that the applicant obtains this tree permit and that all conditions of the tree permit are adhered to once it is issued.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the 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 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: April 23, 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 (WASD)

Subject: Zoning Application Comments - Southland
Application No. Z2024000239 - Revision # 1 - (Pre-App. No. Z24P-160)

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

Application Name: Southland

Location: The proposed project is located on approximately 3.18 acres at the southwest corner of SW 216th Street and SW 112th Avenue, with Folio Nos. 30-6018-000-0100, 30-6018-000-0110, 30-6018-000-0120, and 30-6018-000-0230, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking approval for a district boundary change from RU-1 (Single-Family Residential District) to BU-2 (Special Business District) in order to redevelop the property with a four-story self-storage facility of 136,748 square feet on the western parcel of the Property ("Self-Storage Parcel," labeled as Parcel #3 on the proposed site plan). The eastern parcels, labeled "Parcel #1" and "Parcel #2", will be future phases of development which would be processed through an administrative site plan review in accordance with the County Code. The existing single-family residence on the northeast portion of the property will be demolished.

The estimated total water demand for the proposed project will be 2,051 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.

There is a WASD Agreement No. 32935 for the subject project. Per approved points of connection (P.O.C.) dated March 19, 2025, the developer shall connect to any of the following:

1. Connect to existing 12-inch water main (E8563-12) in SW 112th Avenue, abutting the eastern boundary of the property and extend the same 12-inch water main westward, within the property, in a dedicated public right-of-way (R/W) and/or in a WASD easement, to a point as required to provide water service to the proposed development.
2. Connect to existing 12-inch water main (E8563-12) in SW 216th Street, abutting the northern boundary of the property and extend the same 12-inch water main southward, within the

property, in a dedicated public R/W and/or in a WASD easement, to a point as required provide water service to the proposed development.

Note: The developer has proposed leaving a water main stub-out for future parcels. The water main stub-out should be 12-inch in size, and easement shall be extended to align with the future property line of the proposed parcels.

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.

A Water Supply Certification (WSC) letter from WASD was issued on January 8, 2025, through WASD Agreement No. 32935. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

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

Per said P.O.C., the developer shall connect to any of the following:

1. Connect to existing 8-inch gravity sewer (ES571-11) in SW 112th Avenue, partially abutting the eastern boundary of the property and extend the same 8-inch gravity sewer westward, within the property, in a dedicated public R/W and/or in a WASD easement, to a point as required to provide sewer service to the proposed development.
2. Connect to existing 8-inch gravity sewer (ES571-18) in SW 216th Street, abutting the northern boundary of the property and extend the same 8-inch gravity sewer southward, within the property, in a dedicated public R/W and/or in a WASD easement, to a point as required to provide sewer service to the proposed development.

Note: The developer has proposed leaving gravity sewer main connections for future parcels. The proposed gravity sewer main extension and easement shall be extended to align with the future property line of the proposed parcels. Additional extension and easement may be required to position a manhole (MH) adjacent to the future property line.

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

The sewage flows from the proposed development will be transmitted to Pump Station (P.S.) No. 600 and P.S. No. 522. 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. 600
Existing NAPOT: 9.25 hrs.
Proposed Development: 2,051 gpd
Proposed Projected NAPOT: 9.28 hrs.

P.S. No. 522
Existing NAPOT: 4.12 hrs.
Proposed Development: 2,051 gpd
Proposed Projected NAPOT: 4.12 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: April 17, 2025

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

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

Subject: Z2024000239
Name: Sylvia G. George and New Life Chapel, Inc.
Location: 11250 SW 216 Street
Section 18 Township 56 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 **197 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service on the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
F-1095	SW 112 Avenue north of SW 216 Street	C	C
9896(*)	SW 216 Street east of Florida's Turnpike HEFT	D	D
9736	SW 112 Avenue north of SW 232 Street	C	C
9898(*)	SW 216 Street west of US 1/SR 5	D	D

(*) Station is within 5% of reaching the roadway capacity limit.

Please note that traffic concurrency is based on the max density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

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

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

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum

Date: April 17, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000239

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 2/11/2025.

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: April 24th, 2025

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

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

Subject: Zoning Review Z2025-000239 Sylvia G. George and New Life Chapel, Inc.

The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

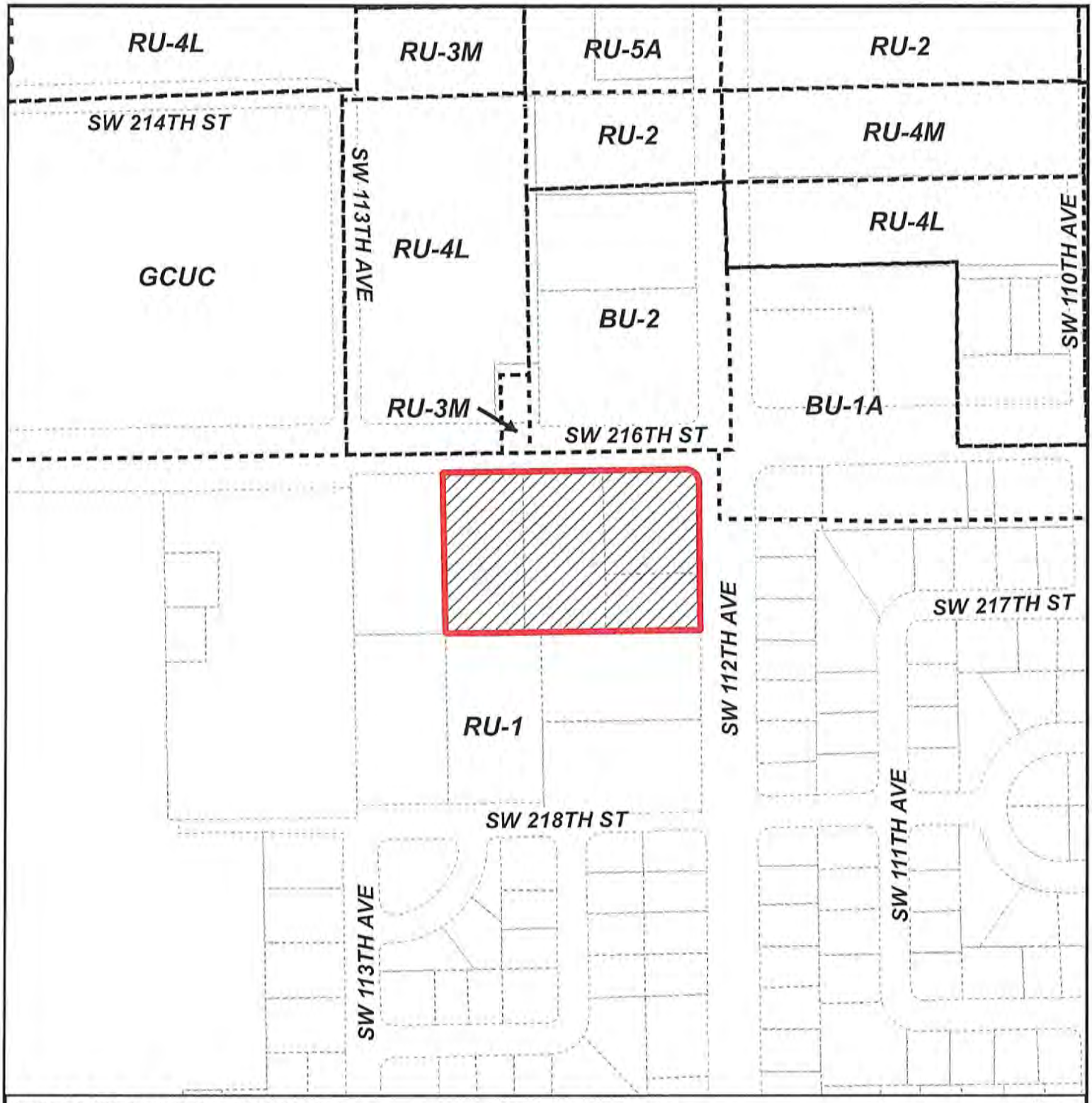
Miami-Dade County has planning, zoning, and permitting jurisdiction for this property through County Codes 33C-2 and 33C-15. This includes historic preservation jurisdiction. Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The OHP has identified one structure from 1948 associated with folio 30-6018-000-0100 that meets the 50-year or older benchmark for historic resource eligibility.

Condition for Approval:
The applicant shall complete and submit a Florida Master Site File Historical Structure Form prior to demolition of the 1948 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 questions regarding historic resources, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000239

Section: 18 Township: 56 Range: 40
Applicant: Sylvia G. George and New Life Chapel, Inc.
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
W E
S

Legend

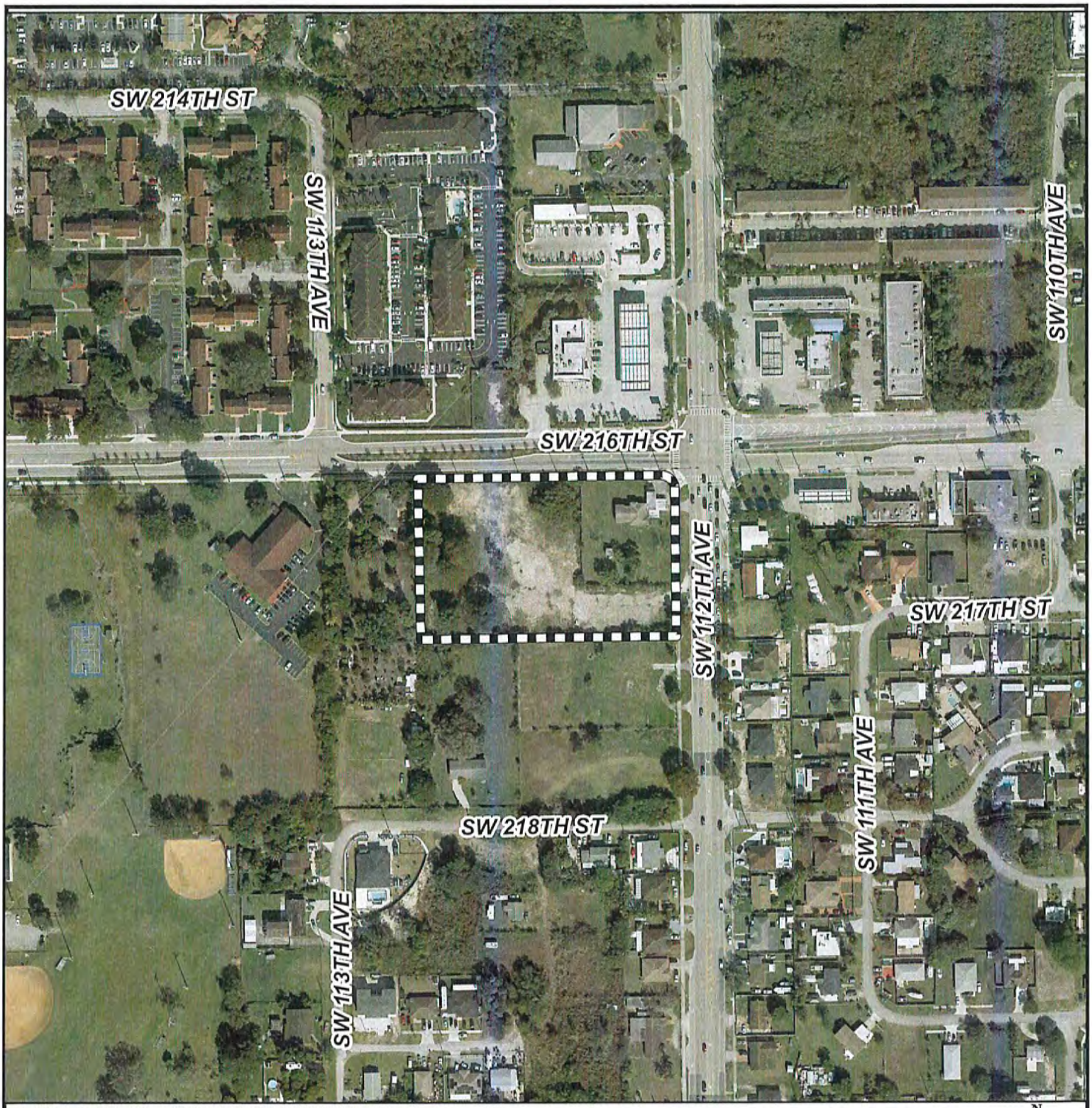
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, November 8, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2024000239

Legend

Subject Property

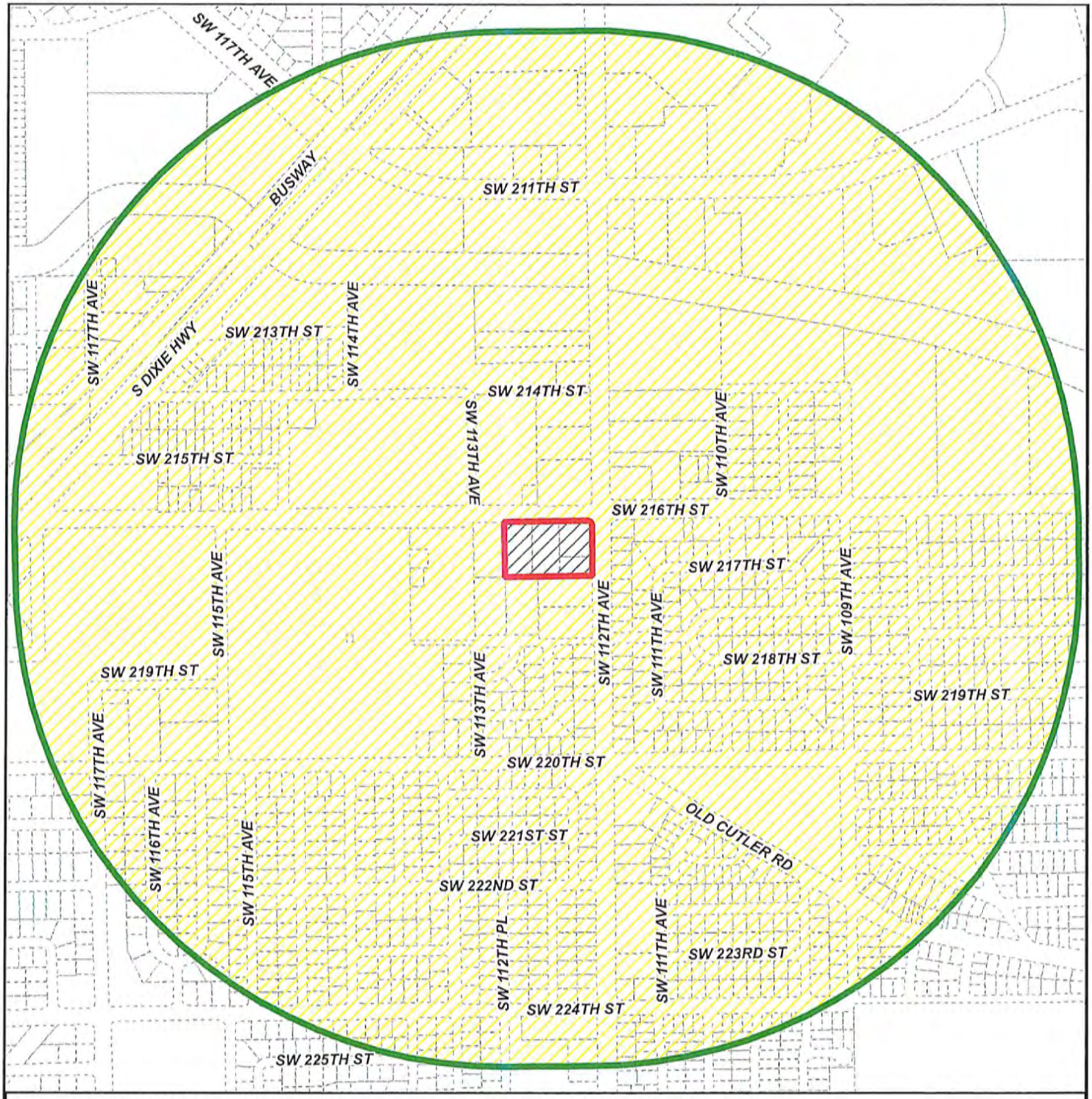
N
W E
S

Section: 18 Township: 56 Range: 40
Applicant: Sylvia G. George and New Life Chapel, Inc.
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, November 8, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000239

RADIUS: 2640

Section: 18 Township: 56 Range: 40
Applicant: Sylvia G. George and New Life Chapel, Inc.
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

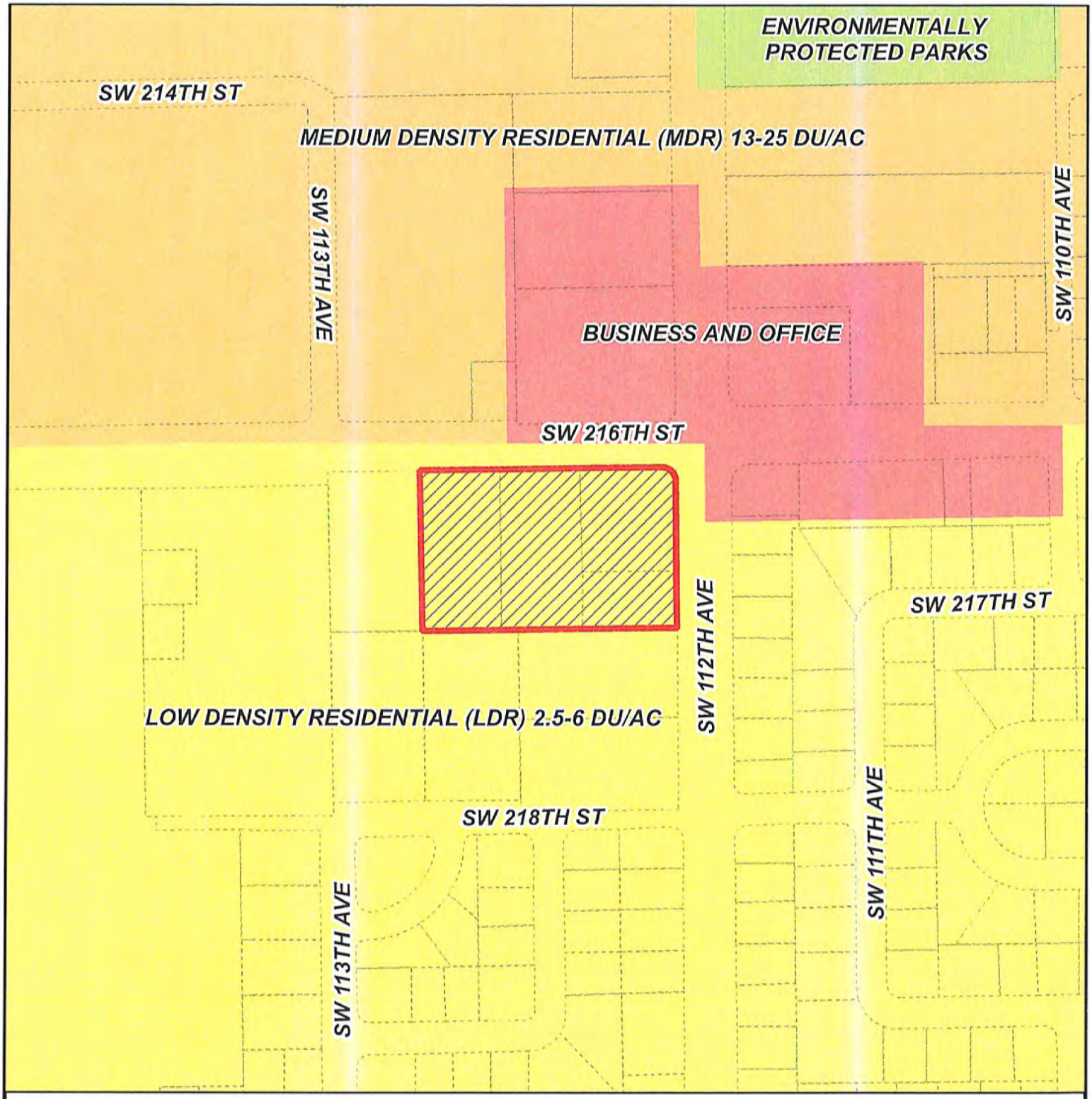
- Subject Property
- Buffer
- Property Boundaries

N
W E
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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, November 8, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000239

N
W E
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Legend

Subject Property Case

Section: 18 Township: 56 Range: 40
Applicant: Sylvia G. George and New Life Chapel, Inc.
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, November 8, 2024

REVISION	DATE	BY

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-239 DATE: FEB 11 2025 BY: B1DS

SITE DATA

FOLIO NUMBER: 30-6018-000-0230, 30-6018-000-0120, 30-6018-005-0100, 30-6018-000-0110
ADDRESS: 11250 SW 216TH, MIAMI, FL 33170 AND 21620 SW 112 AVE, MIAMI FL 33170
GROSS SITE AREA: 3.94 AC (171,529 SF)
NET SITE AREA (AFTER DEDICATION): 2.99 AC (129,134 SF)
THIS PROPERTY IS BETWEEN 1/4 AND 1/2 MILE OF THE SOUTH DADE TRANSIT WAY.

LAND USE
EXISTING: LOW/DENSITY RESIDENTIAL

ZONING
EXISTING: BU-1 (MIDDLE FAMILY RESIDENTIAL DISTRICT
PROPOSED: BU-2 SPECIAL BUSINESS DISTRICT

BUILDING	REQUIRED	PROVIDED
BUILDING HEIGHT:	UNLIMITED	35FT
BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (E) (PER 33.37)	27FT	(43.5')
SIDE (N) (PER 33.37)	27FT	15.7FT
INTERIOR SIDE (S)	15FT	70.5'FT
REAR (W)	20FT	49.7'F
FLOOR AREA RATIO (FAR)		
STORAGE ONLY		1.00
FUTURE PARCEL #1 AND PARCEL #2 COMBINED		0.44
TOTAL MAXIMUM BASED ON NUMBER OF FLOORS	0.70	1.02

OPEN SPACE
REQUIRED MINIMUM OPEN SPACE: 20,691 SF (0.47 AC) 16%

PROPOSED OPEN SPACE: 18,005 SF (0.48 AC) (STORAGE ONLY)
FUTURE MINIMUM PROPOSED OPEN SPACE: 3,000 SF (0.07 AC) (PARCEL #1 AND PARCEL #2 COMBINED)
TOTAL PROPOSED OPEN SPACE: 22,005 SF (0.51 AC) 17%

PARKING REQUIREMENTS
TOTAL SELF STORAGE: 139,746 SF

SELF STORAGE CRITERIA
1 SPACE PER 5,000 SF FOR 1ST 25,000 SF: 4 SPACES
1 SPACE PER 400 SF OFFICE SPACE: 5 SPACES
1 SPACE PER 10,000 SF REMAINING: 12 SPACES
TOTAL REQUIRED SPACES: 19 SPACES

PROPOSED PARKING SPACES:
ADA ACCESSIBLE SPACES: 1 SPACE
STANDARD (LOADING) SPACES: 45 SPACES
TOTAL SPACES PROVIDED: 46 SPACES

TOTAL REQUIRED PARKING: 19 SPACES
TOTAL PROVIDED PARKING: 46 SPACES

LOT COVERAGE:
MAX. ALLOWED: 40% (129,134 SF) = 51,654 SF

PROPOSED: PARCEL 1 MAX. = 10,000 SF
PARCEL 2 MAX. = 6,503 SF
PARCEL 3 MAX. = 35,091 SF
TOTAL PROPOSED: 51,654 SF

GENERAL SITE NOTES

1. FOR LEGAL DESCRIPTION, BOUNDARY INFO., AND BENCHMARK INFO. SEE SITE SURVEY SHEETS.
2. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE ALL OVERALL SITE GEOMETRY TO ENSURE PROPOSED DIMENSIONS FIT EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARISE.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
4. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
5. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS, SPECIFICATIONS AND GEOTECHNICAL REPORT. THE MORE STRINGENT CRITERIA SHALL APPLY.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.
7. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS, CODES AND O.S.H.A. STANDARDS.
8. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PRECISE BUILDING DIMENSIONS AND EXACT BUILDING AND UTILITY ENTRANCE LOCATIONS.
9. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
10. ALL RADII FOR PARKING ISLAND ARE 2' AND/OR 10' UNLESS OTHERWISE NOTED.
11. SITES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT A MINIMUM OF 22 TONS AND SHALL ALSO BE CAPABLE OF WITHSTANDING ANY FOUST FORCES RESULTING FROM OUTRIGGERS.

VARIANCE TABLE

1. F.A.R. MAXIMUM: 0.65 PLUS 0.01 PER ADDITIONAL STORY
0.60 + 0.03 = 0.73
MAXIMUM PROPOSED F.A.R.: 1.02
2. SIDE SETBACK (SW 216TH STREET):
REQUIRED: 27' OVER THE 3RD STORY
PROPOSED: 15'

KEYNOTE LEGEND

1. PROP. 24" STOP BAR
2. PROP. 24" SOLID E YELLOW STRIPING
3. PROP. CROSSWALK MARKING (TYP.)
4. PROP. WHITE DIRECTIONAL TRAFFIC ARROWS
5. PROP. 4" THICK CONCRETE SIDEWALK
6. PROP. TYPE "D" CURB
7. PROP. 5' ACCESSIBLE PARKING STRIPING
8. PROP. DOUBLE 4" WHITE SOLID LINE
9. PROP. WHEEL STOP (TYP.)
10. PROP. ENTRANCE / EXIT DOOR (REF. TO ARCH. PLANS)
11. PROP. BOLLARDS (TOTAL 8)
12. RELOCATED PEDESTRIAN SIGN POST
13. PROP. 6' HIGH CHAIN LINK FENCE (UNDER SEPARATE PERMIT) (REF. TO ARCH. PLANS)
14. PROP. SLIDING GATE, GATE OPENS FROM LANDSCAPE AREA (UNDER SEPARATE PERMIT) (REF. TO ARCH. PLANS)
15. PROP. EPIC DEPT. KNOX BOX MODEL 3502 OR SIMILAR OTHER MODEL AS APPROVED BY THE MDFR
16. PROP. KEYLESS CONTROL KEY
17. PROP. LANDSCAPE (REF. TO LANDSCAPE PLANS)
18. EXIST. CONCRETE SIDEWALK (TO REMAIN)
19. EXIST. DRIVEWAY TO BE REMOVED AND REPLACED WITH CURB
20. MATCH EXISTING CURB, CONC. SIDEWALK LINE AND GRADE
21. PROP. FIRE AERIAL APPARATUS (45'L X 21'W)
22. PROP. TYPE "F" CURB AND GUTTER
23. PROP. DOUBLE 6" WHITE STRIPING
24. PROP. 18" WHITE STRIPING
25. PROP. RADAR SIGN PROTECTION DEVICE

SITE SYMBOLS /LEGEND

- (S) STOP SIGN (R1-1)
- (HC) HANDICAP PARKING SIGN
- (DNE) DO NOT ENTER (R5-1)
- (RO) RIGHT TURN ONLY, KNAR, 24" X 30"
- (EVP) ELECTRIC VEHICLE PARKING
- (CS) CHARGING STATION
- (PX) PEDESTRIAN CROSSING SIGN
- PROPOSED PARKING LANCE COUNT
- ACCESSIBLE Parking Space
- PROPOSED SOLID DIRECTIONAL ARROW

HATCH LEGEND

- PROPOSED 4" CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED GRASS
- EXISTING GRASS
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED 8" CONCRETE SIDEWALK (PUBLIC)
- ASPHALT OVERLAY (PUBLIC)

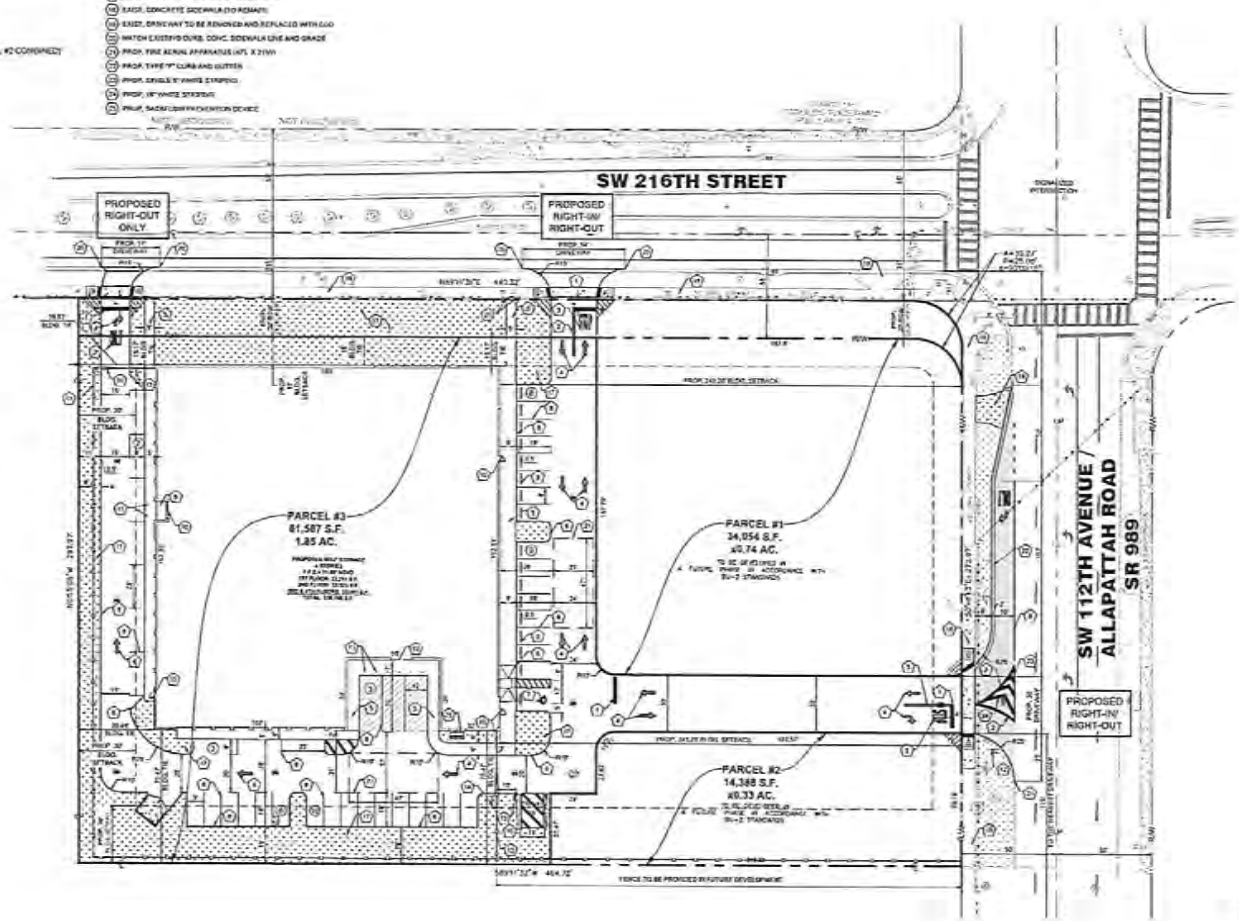
FDOT NOTES:

1. REFER TO FDOT STANDARD INDEX 102-600 - PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS.
2. REFER TO FDOT 2024 20 STANDARD PLANS INDEX 570-010 FOR RESTORATION OF GOODING AND TURF.

ASPR NOTES:

SUSTAINABLE MF (SUBJECT TO SEPARATE ASPR REVIEW)

Graphic Scale In Feet
30 0 30 60



Sunshine811
Call 811 or visit Sunshine811.com two full business days before digging to have buried facilities located and marked.

URBN DESIGN
666 N.E. 125th STREET, SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

Christopher P. Collins, P.E. No. 73919 State of Florida Professional Engineer

This item has been digitally signed and sealed by Christopher P. Collins, 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.

THE FELDMAN COMPANIES

Revision	Date
Comment	
Revision	Date
Comment	
Revision	Date
Comment	
Revision	Date
Comment	
Revision	Date
Comment	
Revision	Date
Comment	

Designed by:	C.P.C.
Drawn by:	S.G.C.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	1" = 30'
Date:	02/19/2024
Job No.:	F017

Plans for:

SOUTHLAND STORAGE
11250 SW 216TH ST.
MIAMI, FLORIDA

SITE PLAN

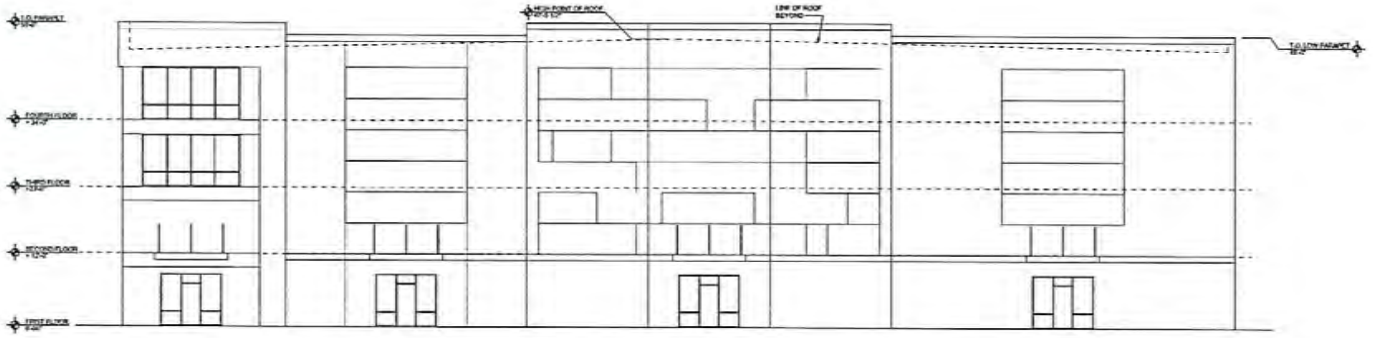
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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-239 DATE: MAY 21, 2025 BY: B1DS
ZONING HEARING PLANS REVIEW

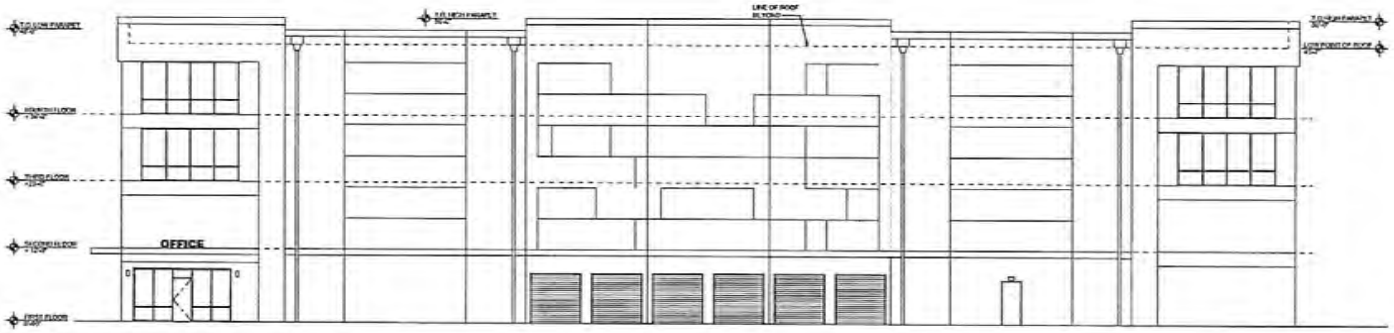
X PLANS WITHIN THE SCOPE OF THE AD
PLANS NOT WITHIN THE SCOPE OF THE AD

REVIEWED BY: Elizabeth C Alvarez

ON: 05/21/2025



13 SCHEMATIC NORTH ELEVATION



1 SCHEMATIC EAST ELEVATION

William J Fearon
ARCHITECT
10070 Lincoln Dr East, Suite 104
Madison, New Jersey 07940
FOR AOR ONLY
www.wjfai.com

Date: 10/24/2024
William J Fearon AIA
FL #AR14821
ENTRUST DIGITAL SIGNATURE

CLIENT + PROJECT

THE FELDMAN COMPANIES

TFC SOUTHLAND DEVELOPMENT LLC
C/O THE FELDMAN COMPANIES
3323 NE 163RD STREET, SUITE 506
NORTH MIAMI BEACH, FL 33160

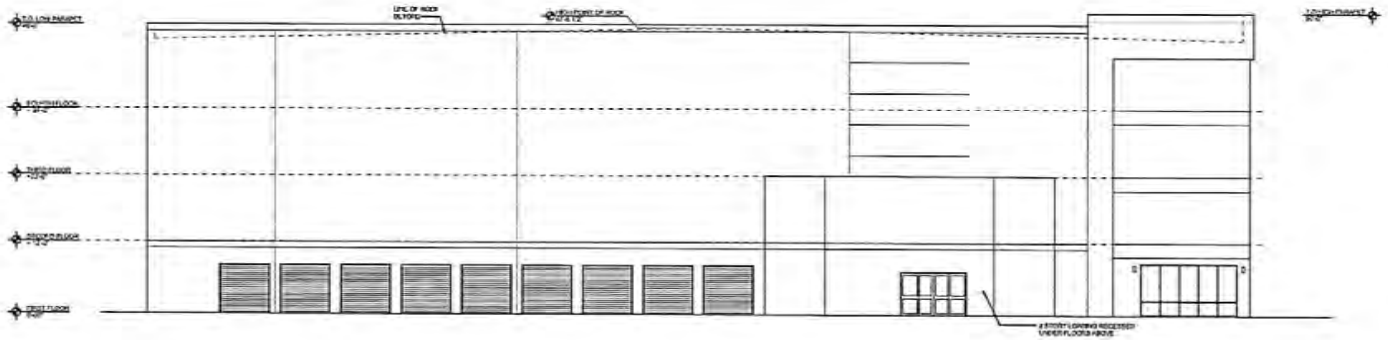
GROUND-UP BUILDING
SOUTHLAND STORAGE
11250 SW 216TH STREET
MIAMI, FL 33170

DISTRIBUTION:	DATE:
SUBMITTAL SET	01/07/2025
NORTH ELEVATION REV. 2	05/19/2025

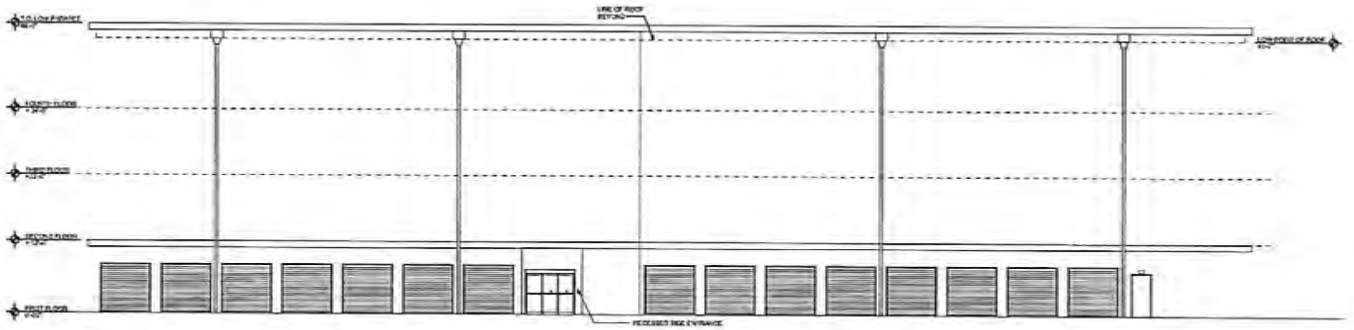
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PROJECT NUMBER: 10215
DRAWN BY: [illegible]
CHECKED BY: WJF
NOTE + COPYRIGHT:

DRAWING NAME + NUMBER
SCHEMATIC ELEVATIONS
SD-5.8

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-239 DATE: FEB 11 2025 BY: B1DS



13 SCHEMATIC SOUTH ELEVATION



1 SCHEMATIC WEST ELEVATION

William J Fearon
ARCHITECT
11200 Lorraine Dr East, Suite 104
Mariton, New Jersey 08053
856 625 8877
www.wjfarch.com

Date: 10/24/2024
William J Fearon AIA
FLA#0001

ENTRUST DIGITAL SIGNATURE

William Fearon

CLIENT + PROJECT

TFC SOUTHLAND DEVELOPMENT LLC
C/O THE FELDMAN COMPANIES
3322 NE 163RD STREET, SUITE 506
NORTH MIAMI BEACH, FL 33160

GROUND-UP BUILDING:
SOUTHLAND STORAGE
11250 SW 216TH STREET
MIAMI, FL 33170

DISTRIBUTION:	DATE:
0 D-SUBMTTAL SET	10/24/2024

PROJECT INFO:
PROJECT NUMBER: 1022-19
DRAWN BY: TERR
CHECKED BY: WJF

NOTE + COPYRIGHT:

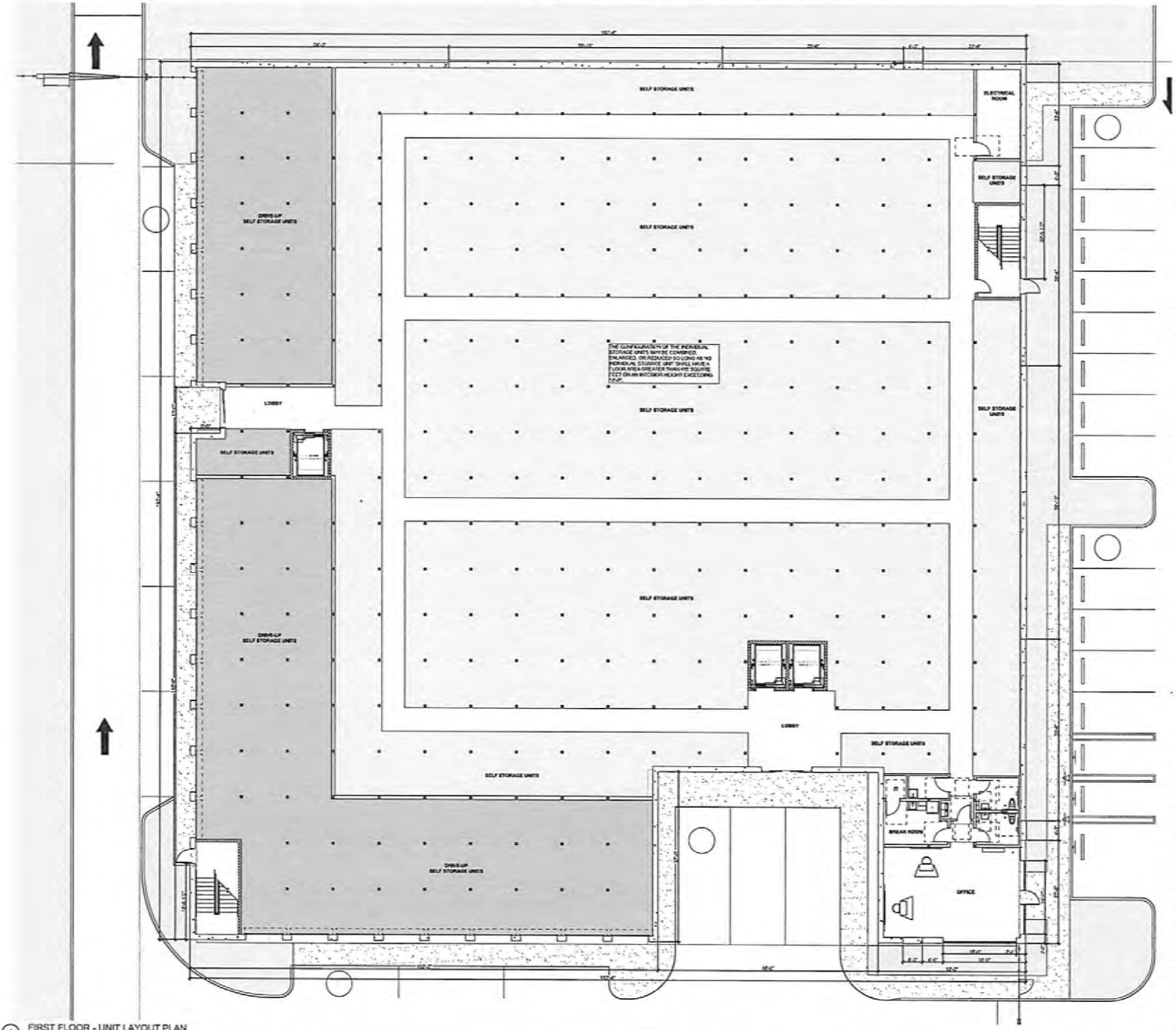
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DRAWING NAME + NUMBER

SCHEMATIC ELEVATIONS

SD-5.9

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-239 DATE: FEB 11 2025 BY: B1DS



1 FIRST FLOOR - UNIT LAYOUT PLAN

William J Fearon
ARCHITECT
17200 Laredo Dr East, Suite 104
Miami, Miami Dairy 07552
954-429-9477
www.wjfa.com

Date: 10/24/2024
William J Fearon AIA
FL AR99521
ENTRUST DIGITAL SIGNATURE
William Fearon

CLIENT + PROJECT

FELDMAN

TFC SOUTHLAND DEVELOPMENT LLC
C/O THE FELDMAN COMPANIES
3323 NE 163RD STREET, SUITE 305
NORTH MIAMI BEACH, FL 33160

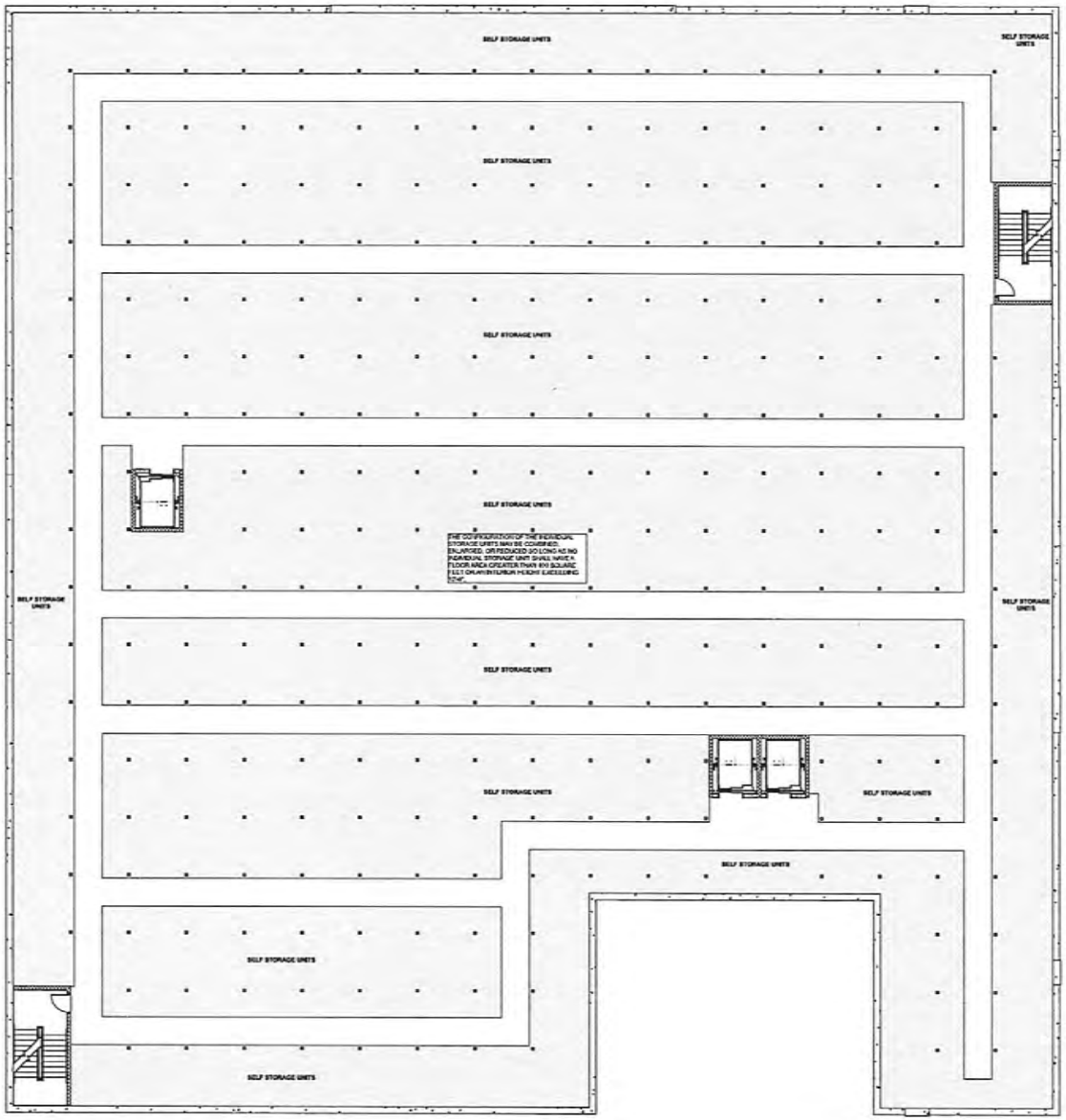
GROUND-UP BUILDING:
SOUTHLAND STORAGE
11230 SW 216TH STREET
MIAMI, FL 33170

DISTRIBUTION:	DATE:
0 SUBMITTAL SET	01/21/2025

PROJECT INFO:
PROJECT NUMBER: 19215
DRAWN BY: Eliel
CHECKED BY: WJF
NOTE + COPYRIGHT:

DRAWING NAME + NUMBER
FIRST FLOOR UNIT MIX PLAN
SD-1.3

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-239 DATE: FEB 11 2025 BY: B1DS



1 SECOND FLOOR - UNIT LAYOUT PLAN

William J Fearon ARCHITECT
11200 Lomas Dr East, Suite 104
Marlton, New Jersey 08053
856 423 5677
www.wjfa.com

Date: 10/24/2024
William J Fearon AIA
FL #AR19021
ENTRUST DIGITAL SIGNATURE
William Fearon
CLIENT + PROJECT

THE FELDMAN COMPANIES

TFC SOUTHLAND DEVELOPMENT LLC
C/O THE FELDMAN COMPANIES
3323 NE 163RD STREET, SUITE 505
NORTH MIAMI BEACH, FL 33160

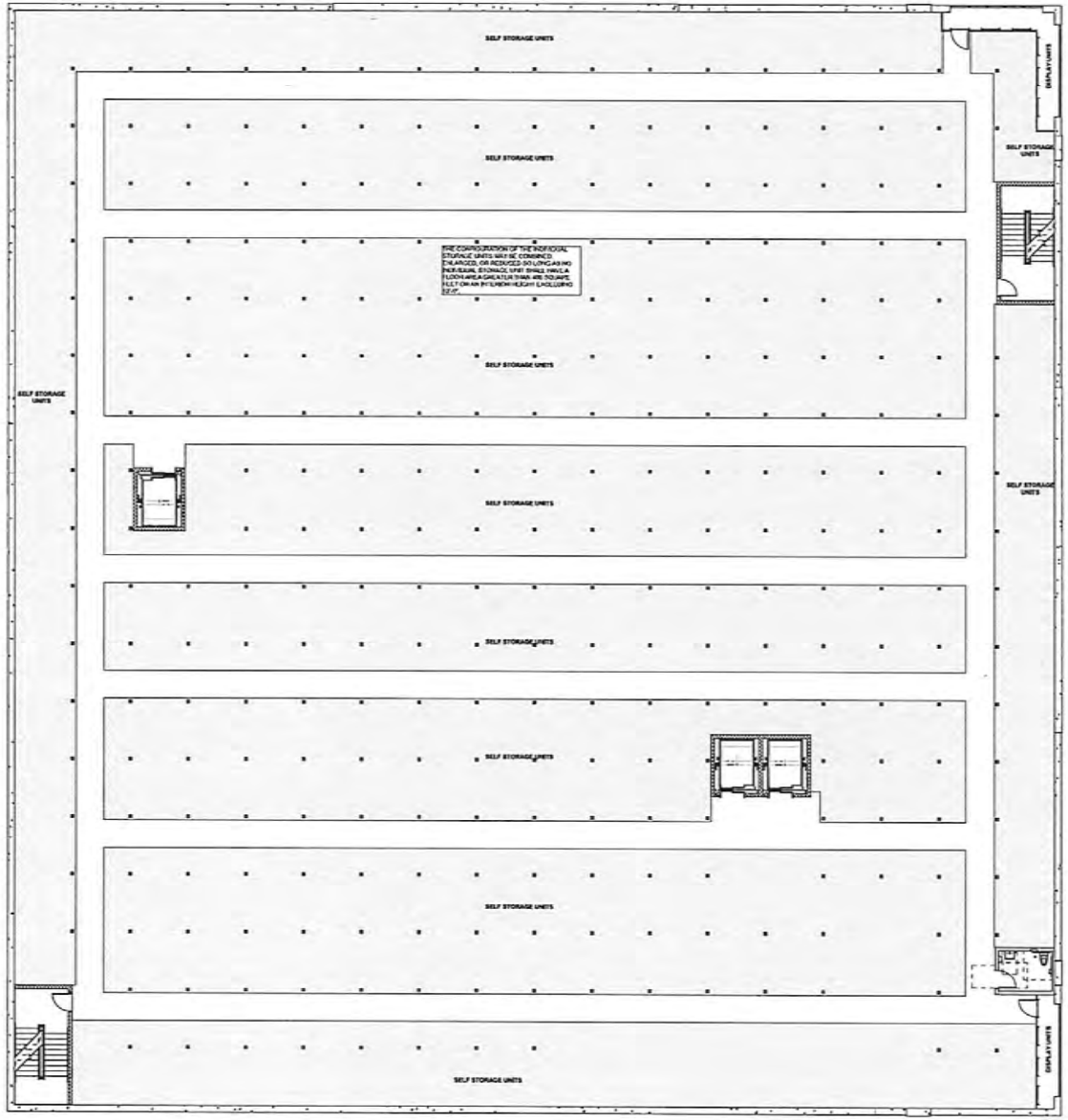
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SOUTHLAND STORAGE
11250 SW 216TH STREET
MIAMI, FL 33170

DISTRIBUTION:	DATE:
0 SUBMITTAL SET	01/21/2025

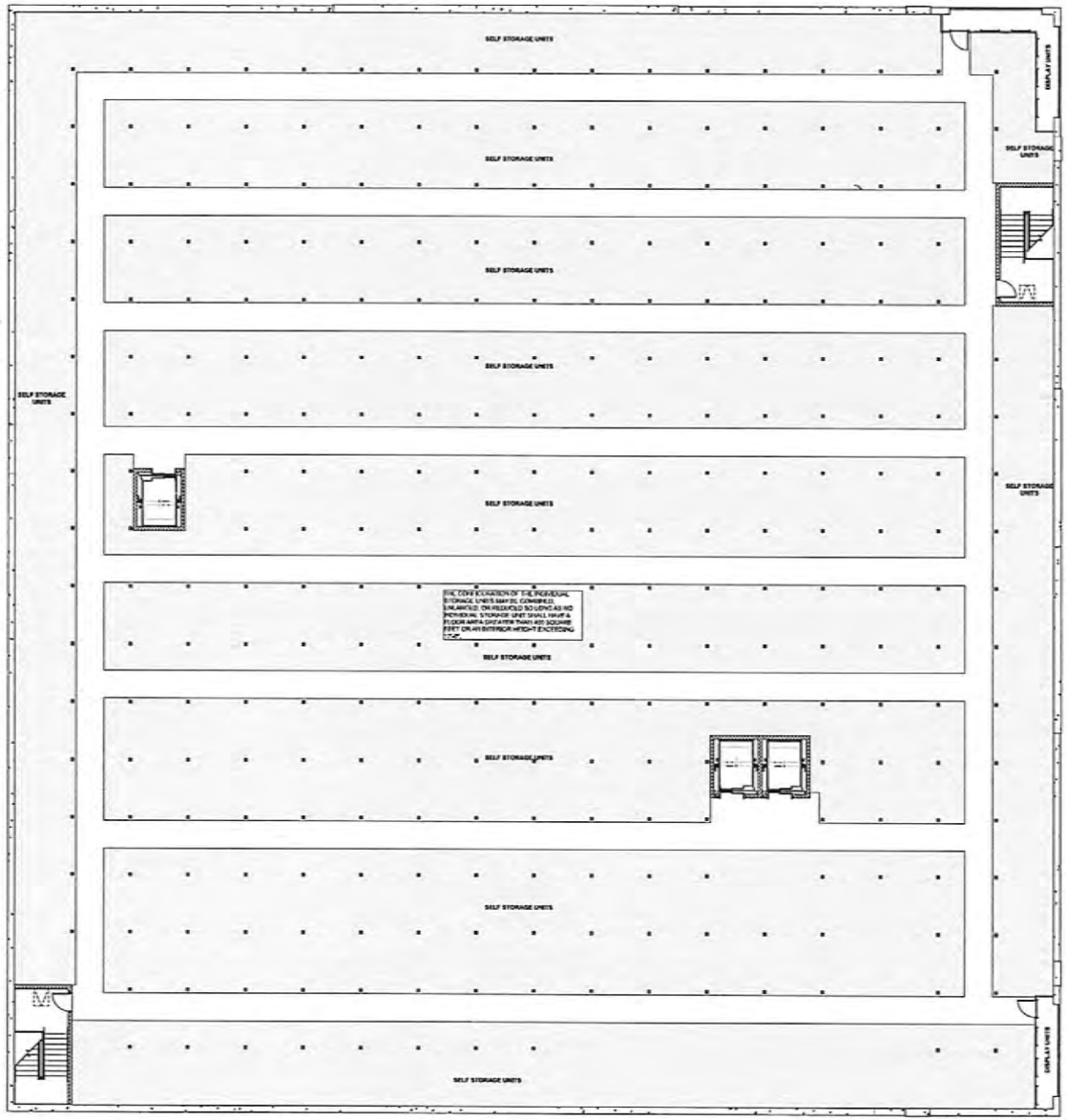
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NOTE + COPYRIGHT:

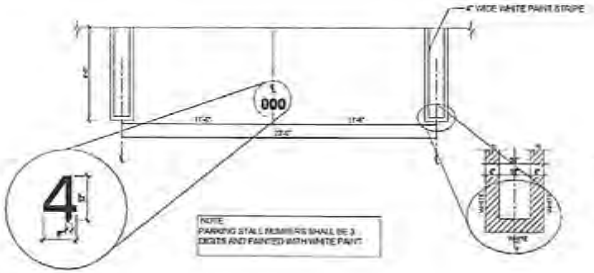
DRAWING NAME + NUMBER
SECOND FLOOR UNIT MIX PLAN
SD-2.3

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-239 DATE: FEB 11 2025 BY: B1DS


SELF STORAGE UNITS
SELF STORAGE UNITS
SELF STORAGE UNITS

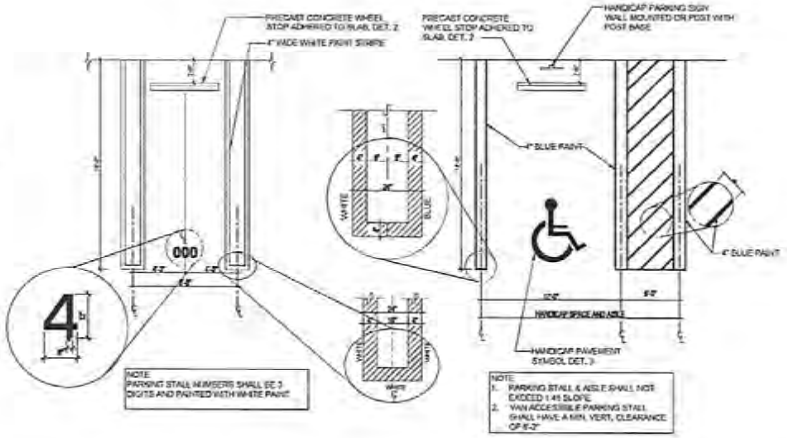
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-239 DATE: FEB 11 2025 BY: B1DS


SELF STORAGE UNITS
SELF STORAGE UNITS
SELF STORAGE UNITS



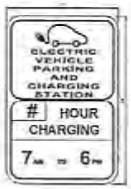
1 TYPICAL PARALLEL PARKING STALL

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



2 TYPICAL PARKING STALL AND PARKING STALL FOR PHYSICALLY DISABLED

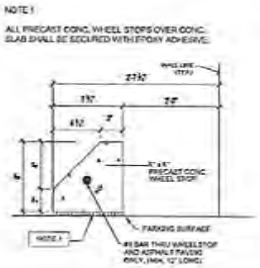
SCALE: 1/4" = 1'-0"



3 ELECTRIC VEHICLE CHARGING STATION SIGN

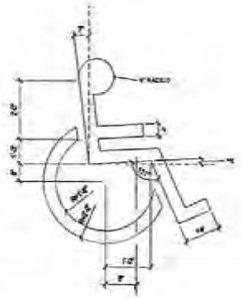
SCALE: 1/2" = 1'-0"

(ZONING CODE, CHAPTER 33, Sec. 33-122.5. - Electric vehicle supply equipment requirements.)



4 TYPICAL WHEELSTOP

SCALE: 1-1/2" = 1'-0"



5 TYPICAL HC SYMBOL

SCALE: 1-1/2" = 1'-0"

PARKING DETAILS

URBAN DESIGN
666 N.E. 125th STREET, SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2678
C.O.A. 33221

Revision	Date
Comment	
Revision	Date
Comment	
Revision	Date
Comment	
Revision	Date
Comment	
Revision	Date
Comment	

Designed by	C.P.C.
Drawn by	S.S.C.
Checked by	C.P.C.
Approved by	C.P.C.
Scale	N/A
Date	09/27/2024
Job No.:	FD17

Plans for

SOUTHLAND STORAGE
10741 SW 216TH ST.
MIAMI, FLORIDA

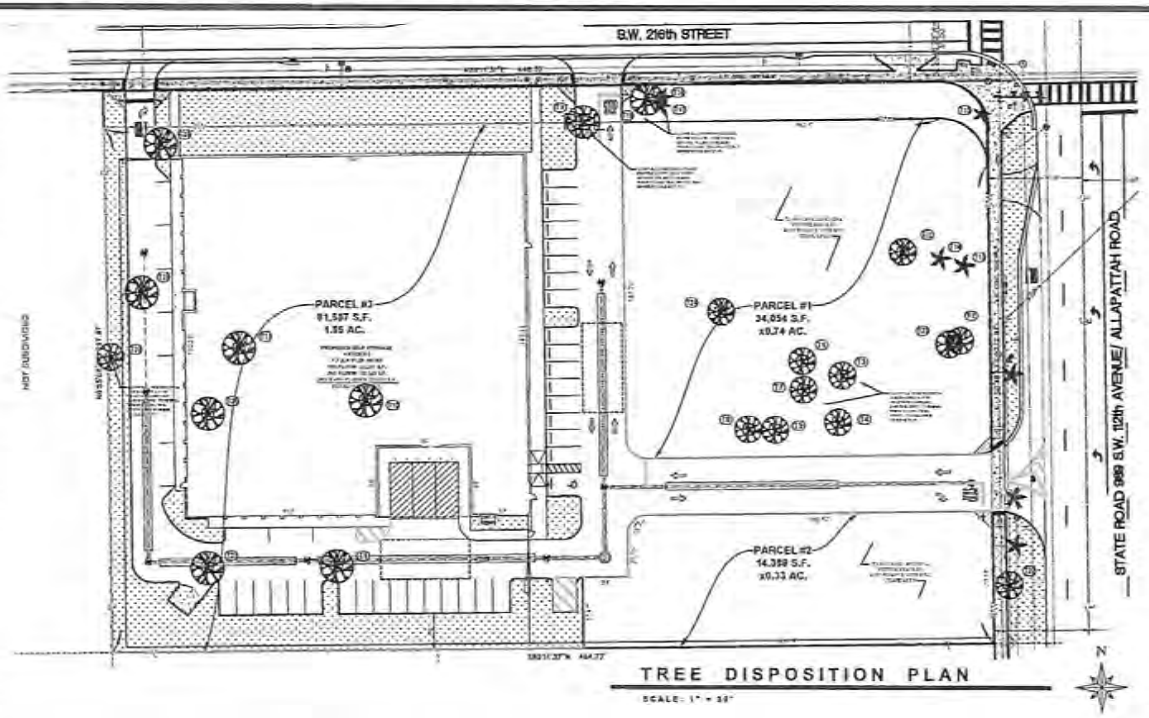
ACCESSIBLE PARKING DETAILS

Sheet No.

C-5.3

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-239 DATE: FEB 11 2025 BY: B1DS



TREE DISPOSITION PLAN

SCALE: 1" = 30'

EXISTING TREE DISPOSITION CHART (INCLUDES INFORMATION FROM FROM REPORT BY JEREMY T. CHANCEY, REGISTERED CONSULTING ARBORIST)

TREE #	COMMON NAME	BOTANICAL NAME	DBH (in)	CANOPY HEIGHT (ft)	CANOPY WIDTH (ft)	CLEAR TRUNK (ft) PALMS	HEALTH CONDITION	HEALTH CONDITION %	CRITICAL ROOT ZONE (radius ft)	TREE PROTECTION ZONE (radius ft)	RELOCATION CANDIDATE (Y/N)	OBSERVATIONS	DISPOSITION	MITIGATION REQUIRED IN SF
1	Strangler Fig	Ficus aurea	60	30	55		Good	81%	20	35	No	Good vigor, minor cavities, some dead wood, construction debris at base, straw and weeds present	REMOVE	2,375 x 2 (canopies) = 4,750
2	Chinaberry	Melia azedarach	11.5	22	20		Fair	49%			No	Containment branching at base, dead wood	REMOVE	42, MINIMUM ENTITLEMENT SPECIES
3	Avocado	Persea americana	20	20	25		Fair	56%			No	Codominant branches, trunk cavities, wood rot, included bark	REMOVE	NO
4	Strangler Fig	Ficus aurea	12.8	22	18		Poor	25%			No	Grown as a weed in rubber tree trunk	REMAIN	NO
5	Mango	Mangifera indica	21.5	25	27		Fair	50%			No	Low codominant branches, dead wood	REMAIN	NO
6	Mango	Mangifera indica	13	17	14		Fair	50%			No	Containment branches, dead wood	REMAIN	NO
7	Mango	Mangifera indica	10	20	8		Very Poor	15%			No	Very low vigor, low on outlook	REMOVE	19
8	Mango	Mangifera indica	14	22	28		Fair	50%			No	Containment branches, dead wood	REMAIN	NO
99	Strangler Fig	Ficus aurea	8	22	15		Poor	25%			No	Grown as a weed in fire mango tree, just as tall as mango	REMOVE	74
9	Mahogany	Swietenia mahagoni	8	21	6		Good	60%			YES	Good vigor, small codominant branch can be corrected	RELOCATE	742
10	Strangler Fig	Ficus aurea	40	27	24		Fair	45%			No	Major codominant branches, low dry branch, major trunk wounds, internal cavity, black sooty mold	REMOVE	707 x 3 (canopies) = 1,814
11	West Indian Almond	Terminalia catappa	36	40	40		Fair	55%			No	Large codominant branches, decreasing branches, trunk cavity, large dead limb, bird's nest attachment at base	REMOVE	42, MINIMUM ENTITLEMENT SPECIES
12	Unknown		18	20	29		Dead	0%			No	Dead	DEAD, REMOVE	NO
13	Sable Palm	Hyophorbe lagenicaulis	9.5	15	7	5	Fair	55%			No	Nutrient deficient, trunk damage	REMAIN	NO
14	Sable Palm	Hyophorbe lagenicaulis	10.5	17	7	5	Fair	55%			No	Nutrient deficient, some trunk rot	REMAIN	NO
15	Sable Palm	Hyophorbe lagenicaulis	13	13	8	7	Fair	55%			No	Nutrient deficient	REMAIN	NO
16	Christmas Palm	Adonidia merrillii	8.5	27	8	14	Good	65%			No	Trunk scars	REMAIN	NO
17	Christmas Palm	Adonidia merrillii	8	27	8	14	Good	65%			No	Nutrient deficient	REMAIN	NO
18	Lead Tree	Leucaena leucocephala	3	10	6		Poor	30%			No	Woody tree	REMOVE	42, MINIMUM ENTITLEMENT SPECIES
19	Mango	Mangifera indica	26	28	32		Fair	55%			No	Codominant branches, dead wood, crossing branches, fruiting bark, trunk scars	REMOVE	872 x 2 (canopies) = 1,743
20	Strangler Fig	Ficus aurea	76	55	55		Fair	60%	20	33	No	Large, sturdy, large cavity with decaying trees, and fences running through center	REMAIN	NO
21	Strangler Fig	Ficus aurea	42	40	28		Fair	42%			No	Extra tree engulfed in vines, trunk consists of large support roots, many large cavities, construction debris	REMOVE	1,256 x 7 (canopies) = 2,512
22	Mahogany	Swietenia mahagoni	36	33	30		Poor	39%			No	Major codominant branches, trunk damage, signal canopy, trunk wounds, cavity at base	REMAIN	NO
23	Chinaberry	Melia azedarach	22.5	24	19		Fair	41%			No	Codominant branching at base, dead wood	REMOVE	42, MINIMUM ENTITLEMENT SPECIES
24	Chinaberry	Melia azedarach	20	23	12		Fair	41%			No	Low codominant branches, dead wood, wildlife use	REMOVE	42, MINIMUM ENTITLEMENT SPECIES
25	West Indian Almond	Terminalia catappa	35	35	42		Fair	55%			No	Trunk swells, bad branch attachment, dead wood, large scars	REMOVE	42, MINIMUM ENTITLEMENT SPECIES
26	West Indian Almond	Terminalia catappa	27	50	42		Good	82%			No	Trunk swells, bad branch attachment, dead wood	REMOVE	42, MINIMUM ENTITLEMENT SPECIES
27	Mahogany	Swietenia mahagoni	8	42	10		Good	85%			YES	Healthy, small, growing along power line poles, close to fence	REMAIN	NO
28	Solitaire Palm	Ptychosperma elegans	3.5	18	8	10	Good	85%			No	Growing just inside wooden fence	REMAIN	NO

TOTAL SF PROPOSED CANOPY REMOVAL REQUIRING MITIGATION = 13,918 SF



TREE DISPOSITION NOTES & SPECIFICATIONS

1. NOTE: ALL LANDSCAPE REQUIREMENTS ARE IN COMPLIANCE WITH MIAMI-DADE COUNTY LANDSCAPE MANUAL AND SECTION 18A (AND OTHERS) BY REFERENCE CODE OF ORDINANCES, AT TIME OF FINAL APPROVAL ALL APPLICABLE MIAMI-DADE COUNTY LANDSCAPE CODE REQUIREMENTS SHALL BE MET OR EXCEEDED.
2. CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BY CALLING SUNSHINE 811 PRIOR TO ANY EXCAVATION.
3. CONTRACTOR SHALL TAKE BASIS OF WORK ONLY 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.
4. TREE SURVEYS WERE PREPARED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN, AND INCLUDED INFORMATION FROM NOTES ON A REPORT AND ASSESSMENT BY JEREMY T. CHANCEY, REGISTERED CONSULTING ARBORIST, AND AN ALTA TREE SURVEY INCLUDING SATELLITE LOCATIONS OF TREES ON THE SITE.
5. AS PART OF MOBILIZATION AND PRIOR TO DEMOLITION/SITE WORK TREE PROTECTION BARRIER FENCING SHALL BE ERECTED AROUND ALL TREES TO REMAIN, PER LANDSCAPE DETAIL SHEET L-200, AND SHALL REMAIN DURING ENTIRETY OF CONSTRUCTION UNTIL FINAL COMPLETION OF PROJECT.
6. CONTRACTOR SHALL TAKE CARE IN ANY TREE REMOVALS SPECIFIED ON THIS SHEET AND PROTECT EXISTING CONDITIONS TO REMAIN, AND SHALL BEAR ALL DIRECT AND INDIRECT COSTS TO RESTORE IN FULL ANY DAMAGED CONDITIONS AS A RESULT OF THIS SCOPE HEREIN.
7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE WORK HEREIN AND BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, PROTECTION, DISCOVERY, VERIFICATION, COMPACTION, ETC., THAT ARE RECOMMENDED/NECESSARY WITH THE MAJOR ACCEPTANCE OF EXISTING CONDITIONS.
8. AS MAY BE REQUIRED, ALL EXISTING MATERIALS TO REMAIN SHALL BE PROVIDED TEMPORARY MAINTENANCE (INCLUDING, BUT NOT LIMITED TO, TRIMMING, FERTILIZATION, WATER CONTROLS, SPACING, RELOCATION, UNFORESEEN CONDITIONS, ETC.). ANY MAINTENANCE PRUNING REQUIRED OF EXISTING TREES TO REMAIN SHALL BE IN STRICT ACCORDANCE WITH ANSI A300 PRUNING STANDARDS.
9. FOR ANY VEGETATION REMOVALS, CONTRACTOR SHALL REMOVE/INSTALL FILL ROOT DEPRESSIONS WITH SUITABLE CLEAN SOIL IN 12" LIFTS, LIGHTLY COMPACTED TO AVOID TOPOGRAPHIC DEPRESSIONS, AND ROUGH GRADE AREAS OF WORK TO PRODUCE A SMOOTH, EVEN SURFACE.
10. ALL EXISTING INVASIVE VEGETATION SHALL BE COMPLETELY REMOVED FROM SITE, INCLUDING ROOTS, RHIZOMES, SEEDS, FLOWERS, AND ANYTHING ASSOCIATED WITH EACH SPECIES. ALL INVASIVE EXOTIC MATERIAL AND WHEN PARTS SHALL BE COMPLETELY REMOVED FROM SITE AND PROPERLY DISPOSED OF OFFSITE.
11. EXCEPT FOR TREES SPECIFIED TO REMAIN, ALL EXISTING VEGETATION WITHIN THE SITE SHALL BE REMOVED AND/OR PERPETUALLY ERADICATED AS PART OF SITE CLEARING, INCLUDING UNDERGROWTH AROUND EXISTING TREES TO REMAIN, DURING CONSTRUCTION SITE SHALL BE MAINTAINED TO BE VOID OF ANY AND ALL INVASIVE, EXOTIC, AND NUISANCE VEGETATION AND IN COMPLIANCE WITH MIAMI DADE COUNTY CODE OR ORDINANCES. FINE SURFACE GRADING IN PREPARATION FOR NEW LANDSCAPING, INCLUDING REMOVAL OF OVERSIZED/UNSUITABLE MATERIALS, SCARIFYING OF SOIL, AND INSTALLATION OF AMENDED PLANTING SOIL SHALL BE INCORPORATED AS PART OF THIS SCOPE BEFORE PLANTING ADD. SEE LANDSCAPE DETAILS AND LANDSCAPE PLANTING PLAN FOR MORE INFORMATION RELATING TO PREPARATION OF ALL SOILS PRIOR TO PLANTING MATERIALS INSTALLATION, AND SEE GRADING PLAN FOR FINAL SURFACE GRADE LEVELS.
12. PER KNOWLEDGE DATE TREE WEBSITE, TREE FEMALITY SUBJECTION DEFINITION OF TREE: "The following trees are considered non-specimen, no matter how large they become: Brazilian pepper, all the Ficus trees." EXISTING FICUS BENJAMINA PROPOSED FOR REMOVAL ARE SUBJECT TO NON-SPECIMEN TREE MITIGATION BASED ON NON-SPECIMEN CANOPY COVERAGE AND REPLACEMENT HARDWOOD TREES (1 AT 12' HEIGHT FOR A CREDIT OF 500 SF CANOPY REPLACEMENT FOR EACH SATISFIED 1 TREE MITIGATION TREE) IN ADDITION TO OTHER LANDSCAPE SITE / STREET PARKING REQUIREMENTS OF SEC. 18A).
13. ANY TREE WORK HEREIN WILL REQUIRE A PERMIT FROM MIAMI DADE COUNTY. MITIGATION FOR ANY TREES DAMAGED OR REMOVED SHALL BE IN ACCORDANCE WITH MIAMI DADE COUNTY TREE MITIGATION REQUIREMENTS AS STATED IN THE CODE OF ORDINANCES.
14. SEE ALSO SHEETS L-200 AND L-201 FOR ADDITIONAL INFORMATION, NOTES AND DETAILS.

SPECIAL SCOPE

A. ONE ROYAL/GUM TREE (WOOTH LEGEND) IS PROPOSED FOR RELOCATION AS PART OF THE SCOPE OF THIS WORK. (#1 2-inches) as noted ON THE TREE DISPOSITION CHART THIS PAGE) IS PROPOSED FOR RELOCATION AND IS TO BE ROOT PRUNED, RELOCATED, AND CARED FOR AS FOLLOWS:

Root Pruning:-

- CREATE AN APPROXIMATE 18" WIDE(+) DEPTH TRENCH AROUND ENTIRE PERIMETER OF TREE AT DRIP LINE (OR 1 RADIAL DISTANCE FROM THE TRUNK) AND A MINIMUM OF 12 WEEKS PRIOR TO RE-LOCATION. CLEAN OUT ALL ROOTS OVER 2" WITH A SHARP, CLEAN TOOL, DESIGNED FOR CUTTING OF TREE LIMBS AND ROOTS. IF ANY AREA OF THIS DIMENSION IS NOT FREE OF ROOTS, SAWCUT AND REMOVE EXISTING PAVEMENT AND COMPACTED BASE PRIOR TO TRENCHING.
- FILL TRENCH WITH CLEAN MULCH OR OTHER MEDIUM SUFFICIENT TO RETAIN MOISTURE, INSURE THAT ROOTS REMAIN MOIST AT ALL TIMES DURING A MINIMUM 12 WEEK PERIOD BY WATERING DAILY AT A LOW PRESSURE APPLICATION TO DELIVER 5 GALLONS AT EACH OCCURRENCE.
- CONTINUE TO WATER EVERY APPLIANCE ROOT TRENCH AREA TO ENSURE MOISTURE IS EQUALLY DISTRIBUTED.
- AFTER APPROXIMATELY 4 WEEKS, OR WHEN NEW ROOT GROWTH IS VISIBLY OCCURRING, FREQUENCY OF WATER OCCURRENCES MAY BE REDUCED TO THREE TIMES PER WEEK AT THE SAME VOLUME, OR AS NEEDED TO MAINTAIN PROPER MOISTURE INSIDE ROOT TRENCH.
- IF CANOPY REQUIRES SELECTIVE THINNING PRIOR TO RELOCATION ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ANSI A300 STANDARDS.

RELOCATION:-

- DIG HOLE HORIZONTALLY TO A MINIMUM 24" DEPTH BY MIN. 60" DIAMETER USING A MECHANIZED TREE SPADE OR CAREFULLY BY HAND.
- TIGHTLY WRAP (WEEDS)REMOVABLE BURLAP AND SECURE OPEN ENDS TIGHTLY TOGETHER FOR SAFE MOVEMENT TO NEW PLANTING LOCATION.
- CAREFULLY RELOCATE TREE USING STRAPS AND A CRANE, OR A MECHANIZED TREE SPADE, TO NEW LOCATION WITH FINAL GRADE OF NEW LOCATION AS INDICATED ON SHEET L-100. LANDSCAPE PLANTING PLAN. CAREFULLY NO BIGGER THAN ROOT BALL DIAMETER AND PROTECT TRUNK AND BRANCHES DURING LIFTING AND RELOCATION PROCESS.
- ABSOLUTELY NO KNIVES SHALL BE USED TO PENETRATE THE TRUNK OR ANY PART OF THE TREE DURING THE LIFTING AND RELOCATION PROCESS.
- NEW LOCATION FOR RELOCATED TREE HAS BEEN ENGINEERED WHERE WORK IS BEING PERFORMED, AND CLEARANCE IS SUFFICIENT AS LATER SCHEMES SITE WORK AND TREE WILL ONLY NEED TO BE MOVED ONCE. LOCATION MUST BE COORDINATED ACCURATELY WITH THIS PLAN AND THE LANDSCAPE PLANTING PLAN AND TREE PROTECTION DETAIL (SHEET L-201) TO ENSURE SUCCESSFUL RELOCATION.
- PREPARE PLANTING HOLE FOR RELOCATED TREE, SHALL BE AS PER NEW PLANTING DETAIL ON SHEET L-200. A MIN. OF THREE DIAMETER OF ROOTBALL AND TOP OF ROOT FLARE AND FAST CROWN ROOTS APPROXIMATELY 10% OF ROOTBALL DEPTH ABOVE FINAL GRADE IN SITU/LOCATION.
- ONCE TREE IS IN PLACE, STRAIGHTENED VERTICALLY, AND AT FINAL LEVEL, BEGIN BACKFILLING AROUND ROOTBALL EVENLY AND RADIALLY IN 12" SOIL LIFTS WITH LIGHT COMPACTION AND WATERING BETWEEN EACH LIFT. BACKFILL SOIL SHALL BE A "3/4 AMENDED SOIL RATIO BY VOLUME PREMIX COMPRISED OF 50% TOPSOIL AND 50% CLEAN, SCREENED SAND.
- IMMEDIATELY AFTER PLANTING, INSTALL WOOD BATTEN BRACING AND TWIN TREE PROTECTION BARRIER PER LANDSCAPE DETAILS SHEET L-201.
- WATER DAILY AT A LOW PRESSURE APPLICATION TO DELIVER 5 GALLONS AT EACH OCCURRENCE FOR A MINIMUM OF 60 DAYS OR AS NECESSARY TO KEEP ROOT SYSTEM CONSISTENTLY AND THOROUGHLY MOISTENED THROUGHOUT THE ENTIRE ROOT SYSTEM.
- AFTER APPROXIMATELY 60 DAYS, FREQUENCY OF WATER OCCURRENCES MAY BE REDUCED TO THREE TIMES PER WEEK FOR THE NEXT 3 MONTHS AT THE SAME VOLUME, OR AS NEEDED TO MAINTAIN PROPER MOISTURE THROUGHOUT ENTIRE ROOT SYSTEM.
- INSTALL TEMPORARY IRRIGATION PIPING AND HEADS IF NEEDED (INCLUDING MULCH AREA AND GRASS HEADS ABOVE THE BARRIERS).
- WHEN RELOCATED TREE IS FULLY ACCLIMATED AND STABLE (APPROXIMATELY 6 MONTHS DURATION), CONTRACTOR TO REMOVE WOOD BATTEN BRACING AND PROPERLY DISPOSE (OR RECYCLE) OFF SITE. TREE PROTECTION BARRIER SHALL REMAIN DURING ENTIRE CONSTRUCTION PERIOD AND REMOVED (AND PROPERLY DISPOSED OR RECYCLED OFF SITE) AFTER FINAL ACCEPTANCE OF PROJECT.

TREE SYMBOL LEGEND

- # - EXISTING PALM TO REMAIN
  SEE TREE PROTECTION FENCING DETAIL FOR FENCING TO BE ERECTED AND MAINTAINED DURING ENTIRE CONSTRUCTION PERIOD
- # - EXISTING TREE TO REMAIN
  SEE TREE PROTECTION FENCING DETAIL FOR FENCING TO BE ERECTED AND MAINTAINED DURING ENTIRE CONSTRUCTION PERIOD
- # - EXISTING TREE TO BE RELOCATED
  SEE TREE RELOCATION SPECIFICATION ON THIS SHEET AND SHEETS L-200 AND L-201 FOR ADDITIONAL INFORMATION
- # - EXISTING TREE TO BE REMOVED
  COMPLETELY REMOVE TREE AND ENTIRE ROOT SYSTEM AND GRIND THOMP TO A MIN. DEPTH OF 18" AND FILL WITH REPLACEMENT SOIL TO SURROUNDING GRADE

GREEN EARTH
LANDSCAPE ARCHITECTURE
Email: info@greenearthla.com

NO.	REVISIONS	DATE	BY
1	RE-SUBMITTED PLANNING DEPT.	03.05.25	MR
2	RE-SUBMITTED PLANNING DEPT.	12.13.24	MR

PROJECT #
DATE
10.18.2024
SCALE: AS SHOWN
DESIGNED BY: BDS
DRAWN BY: BDS
CHECKED BY: BDS

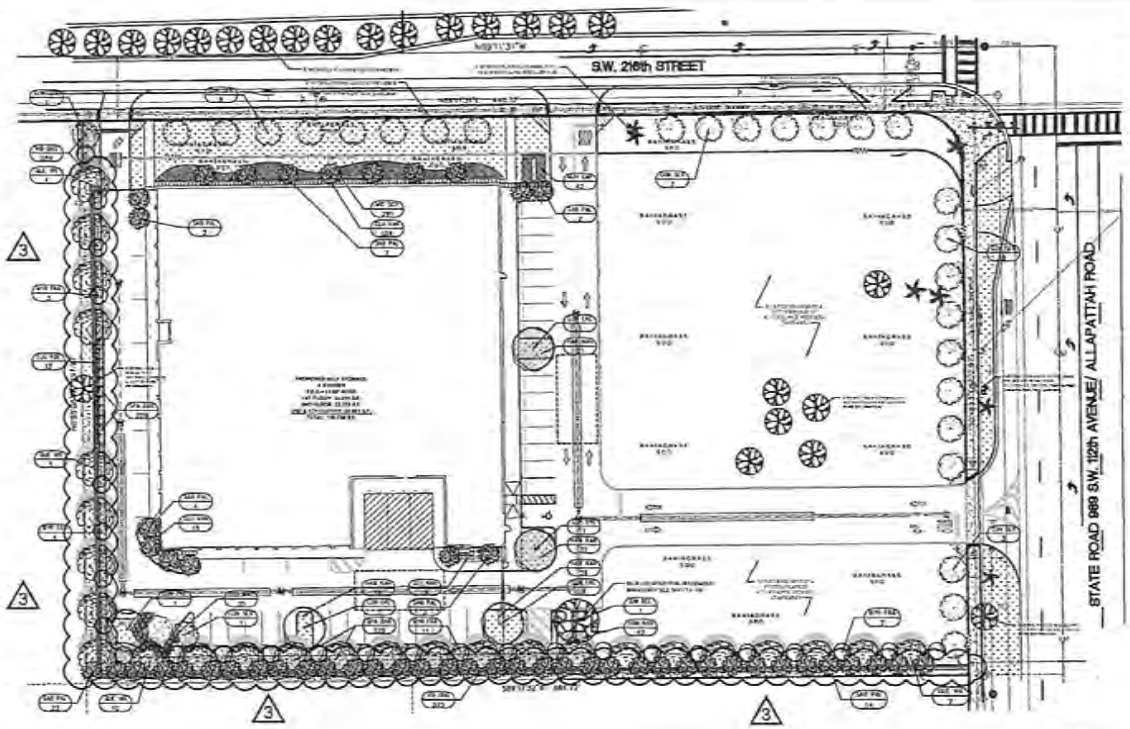
SELF STORAGE FACILITY
South Washington Ave./U.S.1
Titusville, FL

BREVARD COUNTY FL

TREE DISPOSITION PLAN

SHEET NUMBER
L-100

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-239 DATE: FEB 11 2025 BY: B1DS



LANDSCAPE PLANTING PLAN

SCALE: 1" = 30'

TREE RELOCATION SPECIFICATIONS (SEE ALSO SEE SHEET L-100)

ROOT PRUNING -

- CREATE AN APPROXIMATE 18" WIDE/3' DEEP TRENCH AROUND ENTIRE PERIMETER OF TREE (NO CLOSER THAN 3' RADIUS DISTANCE FROM THE TRUNK) AND A MINIMUM OF 12 WEEKS PRIOR TO RELOCATION. CLEAR CUT ALL ROOTS OVER 2" (+/-) IN A SHARP, CLEAN TOOL. DESIGNATE FOR CUTTING OF TREE LARGE AND ROOTS - IF ANY AREA OF THE EXCAVATION FALLS WITHIN PAVEMENT, SAWCUT AND REMOVE EXISTING PAVEMENT AND COMPACTED BASE PRIOR TO TRENCHING.
- FILL TRENCH WITH CLEAN WASH OR OTHER MEDIUM SUFFICIENT TO RETAIN MOISTURE. ENSURE THAT ROOTS REMAIN MOIST AT ALL TIMES DURING A MINIMUM 12 WEEK PERIOD BY WATERING DAILY AT A LOW PRESSURE APPLICATION TO DELIVER 5 GALLONS AT EACH OCCURRENCE.
- DISTRIBUTE WATER EVENLY AROUND ENTIRE ROOT TRENCH RADIUS TO ENSURE MOISTURE IS EQUALLY DISTRIBUTED.
- AFTER APPROXIMATELY 6 WEEKS, OR WHEN NEW ROOT GROWTH IS OBSERVABLY EVIDENT, FREQUENCY OF WATER OCCURRENCES MAY BE REDUCED TO THREE TIMES PER WEEK AT THE SAME VOLUME, OR AS NEEDED TO MAINTAIN PROPER MOISTURE WITHIN ROOT TRENCH.
- IF CANOPY REQUIRES SELECTIVE THINNING PRIOR TO RELOCATION, ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ANSI A300 STANDARDS.

RELOCATION -

- DIG NEW ROOTBALL TO A MINIMUM 30" DEPTH BY 48", 60" DIAMETER USING A MECHANIZED TREE SPADE OR CAREFULLY BY HAND.
- TIGHTLY WRAP IN BIODEGRADABLE BURLAP AND SECURE OPEN ENDS TIGHTLY TOGETHER FOR SAFE MOVEMENT TO NEW PLANTING LOCATION.
- CAREFULLY RELOCATE TREE USING STRAPS AND A CRANE, OR A MECHANIZED TREE SPADE, TAKING LOCATION TO CONFORM WITH FINAL GRADE OF NEW LOCATION AS INDICATED ON THIS SHEET. CAREFULLY SO ROOTBALL REMAINS INTACT AND PROTECT TRUNK BARK DURING LIFTING AND RELOCATION PROCESS.
- ABSOLUTELY NO PINS SHALL BE USED TO PENETRATE THE TRUNK OR ANY PART OF THE TREE DURING THE LIFTING AND RELOCATION PROCESS.
- NOTIFICATION FOR RELOCATED TREES HAS TO BE IN ENOUGH WHERE WORK IS MINIMAL AND CLEARANCE IS SUFFICIENT RELATED TO OTHER SITE WORK SO TREE WILL ONLY NEED TO BE MOVED ONCE. LOCATION MUST BE COORDINATED ACCURATELY WITH THIS PLAN AND THE LANDSCAPE PLANTING PLAN AND TREE PROTECTION DETAIL SHEET L-200 TO ENSURE CORRECT TREE RELOCATION.
- NEW PLANTING HOLE FOR RELOCATED TREE SHALL BE AS PER NEW PLANTING DETAIL OF SHEET L-200, AT MIN. OF THICE DIAMETER OF ROOTBALL AND TOP OF ROOT FLARE, AND FIRST ORDER ROOTS APPROXIMATELY 10% OF ROOTBALL DEPTH ABOVE FINAL GRADE IN LOCATION.
- ONCE TREE IS IN PLACE, STRAIGHTENED VERTICALLY, AND AT FINAL LEVEL, BEGIN BACKFILLING AROUND FOOTBALL EVENLY AND RADIALLY IN 12" LIFTS (WITH LIGHT COMPACTION AND WATERING IN BETWEEN EACH LIFT. BACKFILL SOIL SHALL BE A 1:2:2 AMENDED SOIL MIXED BY VOLUME FRESHLY COMPRESSED OF 50% TOPSOIL AND 50% CLEAN, SCREENED SAND.
- IMMEDIATELY AFTER PLANTING, INSTALL WOOD BATTEN BRACING AND TREE PROTECTION BARRIER PER ALL SPECIFICATIONS DETAILS SHEET L-200.
- WATER DAILY AT A LOW PRESSURE APPLICATION TO DELIVER 5 GALLONS AT EACH OCCURRENCE FOR A MINIMUM OF 45 DAYS OR AS NECESSARY TO KEEP ROOT SYSTEM CONSISTENTLY AND THOROUGHLY MOIST DURING THIS PERIOD.
- AFTER APPROXIMATELY 45 DAYS, FREQUENCY OF WATER OCCURRENCES MAY BE REDUCED TO THREE TIMES PER WEEK FOR THE NEXT 2 MONTHS AT THE SAME VOLUME OR AS NEEDED TO MAINTAIN PROPER MOISTURE THROUGHOUT ENTIRE ROOT SYSTEM.
- INSTALL TEMPORARY IRRIGATION PIPING AND HEADS IF NEEDED, INCLUDING 360 DEGREE AND SPRAY HEADS ABOVE THE CANOPIES.
- WITH RELOCATED TREE IS FULLY ACCLIMATED AND STABLE (APPROXIMATELY 6 MONTHS DURATION) CONTRACTOR TO REMOVE WOOD BATTEN BRACING AND PROPERLY DISPOSE (OR RECYCLED OFF SITE). TREE PROTECTION BARRIER SHALL REMAIN DURING ENTIRE CONSTRUCTION PERIOD AND REMOVED AND PROPERLY DISPOSED OF NOT EARLIER THAN AFTER FINAL ACCEPTANCE OF PROJECT.

LANDSCAPE LEGEND INFORMATION

Proposed Zoning: BU-2 (General Business) District Use Area: 229,740 SF Acres: 5.28

REQUIRED	REQUIRED / PROVIDED (SQ.FT.)
A. 10 percent (10%) of gross area (excluding right-of-way dedication) to be landscaped (Trees and Shrubs) (Shrubs shall be planted in groups of planting islands a minimum of 3 feet (one metre) in width)	22,974 / 27,000
B. 50 percent (50%) of the landscaped area required by Condition A to be sodded or planted with ground cover plants (Sod and ground cover plants shall be planted in such a manner as to provide 75 percent (75%) coverage in one year)	11,487 / 11,500
C. Total square feet of landscaping (with shrubs required (2+B) *	34,461 / 47,000
D. Minimum number of trees required (one tree per 1,000 sq.ft. of gross area)	230 / 230

Trees

A. Number of trees required (and not to exceed 20% of the total number of trees required) (one tree per 1,000 sq.ft. of gross area)	230 / 230 (Max. 46)
B. % Existing trees to remain (Number of trees preserved x 50% =)	0 / 0 (50% = 0)
C. Credit for preserved canopy (Sq.ft. of preserved canopy x 2 =)	0 / 0
D. Total Trees required (A-B-C) *	230 / 230

Palms

A. Number of palms required (Number of trees required x 10 =)	230 / 1,247
B. Tier of shade trees (1, 2, 3) (Percent of palms required)	1st / 1,247

* Existing trees and palms to remain shall be credited at the rate of 2 for 1 (2:1) for the purpose of meeting the requirements of this section.

MITIGATION REQUIRED FOR PROPOSED TREE REMOVAL

TOTAL SF CANOPY REMOVED REQUIRING MITIGATION = 10,818 SF (including twice mitigation for specimen trees)
TOTAL MITIGATION PROVIDED IN PLANT LIST BELOW = (22) SHADE CATEGORY 1 TREES (500sf credit each)
INCLUDING (22) 12" HT/3" DBH LIVE OAKS

PLANT LIST AND SPECIFICATIONS

	SYMBOL	QTY	LATIN NAME	COMMON NAME	SIZE	DESCRIPTION
	TREES AND PALMS					
*N	CON ERE	5	Conocarpus erectus	GREEN BUTTONWOOD	2.5" DSHMTZ MT.	SINGLE TRUNK, FEATHER BRANCHING, SELF SUPPORTING GRADE
*N	CON SER	27	Conocarpus erectus 'Sericeus'	SILVER BUTTONWOOD	2.5" DSHMTZ MT. at time of planting, CT	SINGLE TRUNK, FULL HEAVY EVEN BRANCHING, SELF SUPPORTING GRADE
*N	MYR FRA	33	Myrsine cubana Ragnans	MANGROVE STOPPER	3" DSHMTZ MT.	SINGLE TRUNK STD, HEAVY FEATHER BRANCHING, SELF SUPPORTING GRADE
*N	QUE VIR	26	Quercus virginiana	LIVE OAK	3" DSHMTZ MT/5-10' SPRD	FIELD GROWN, STRAIGHT, HEAVY EVEN BRANCHING
*N	SAB PAL	54	Sabal palmetto	SAW PALMETTO	10'CT SHOE	STAGGER HEIGHT EVEN GROUPS OF TWO, NURSERY CALL OUT ORDERED
*N	SWI MEL	1	Swietenia mahagoni (RELOCATED)	RELOCATED MAHOGANY	5" DSHMTZ MT/14' SPRD	SEE RELOCATION NOTES ABOVE, MUST PLANTED PER ORIGINAL ORIENTATION DATE - TBD
	EXISTING TREES AND PALMS TO REMAIN					
*N	MIXED/MISC	13	SPECIES VARY - SEE L-100 DISPOSITION CHART	VARIES	EXISTING TREES AND PALMS ON SHEET L-100 TO REMAIN AND BE PROTECTED	
	SHRUBS AND GROUNDCOVER					
*N	CLU FAM	140	Clusia guttifera 'Nana'	DWARF LITTLELEAF CLUSIA	24" X 24"	FULL, SPACE 24" ON CENTER
*N	EUG FOL	72	Eugenia foetida	SPANISH STOPPER	48" X 48"	MULTI-TRUNK, FULL TO GROUND, SHEAR 30" ON CENTER
*N	HAM PAT	150	Hamelia patens 'Compacta'	DWARF FIREBUSH	18" X 18"	FULL, SPACE 30" ON CENTER
	MIC SCO	231	Microsorum scolopendrium	HART FERN	18" X 18"	FULL, SPACE 24" ON CENTER
	POD MAC	35	Podocarpus macrophyllus	PODOCARPUS	48" X 24"	FULL, SPACE 24" ON CENTER TO CREATE CONTINUOUS HEDGE
*N	SPA BAK	534	Spartina bakeri	SAND CORDGRASS	18" X 18"	FULL, SPACE 30" ON CENTER
*N	VIB ODO	404	Viburnum obovatum	WALTER'S VIBURNUM	30" X 24"	FULL, SPACE 24" ON CENTER
	TURFGRASSES					
	SOD	1500	Paspalum notatum 'Argentine'	ARGENTINE BAHIA GRASS SOD	# SOD, WHOLE PIECES	LAY TIGHT IN ALIGNMENT WITH NEIGHBORING SOD, REMOVE LOOSE STICK, MOWING

SEE SHEET L-100 TREE DISPOSITION PLAN FOR EXISTING TREES AND PALMS TO REMAIN INCLUDING SHE RELOCATION

* N - INDICATES SPECIES NATIVE TO FLORIDA

TREE SYMBOL LEGEND

\# - **EXISTING PALM TO REMAIN**
SEE TREE PROTECTION / FENCING DETAIL FOR FENCING TO BE ERECTED AND MAINTAINED DURING ENTIRE CONSTRUCTION PERIOD

\# - **EXISTING TREE TO REMAIN**
SEE TREE PROTECTION FENCING DETAIL FOR FENCING TO BE ERECTED AND MAINTAINED DURING ENTIRE CONSTRUCTION PERIOD.

\# - **NEW LOCATION FOR RELOCATED TREE**
SEE TREE RELOCATION SPECIFICATIONS THIS SHEET AND SHEETS L-100 AND L-200 FOR ADDITIONAL INFORMATION

LANDSCAPE NOTES & SPECIFICATIONS

1. ALL PROPOSED PLANT MATERIAL SHALL BE A MINIMUM OF FLORIDA NO. 1 OR BETTER AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. ALL PLANTED AREAS SHALL CONTAIN A THREE (3) INCH LAYER OF SHREDDED STERILIZED EUCALYPTUS OR MELALEUCA MULCH SUCH AS FLORIMULCH EQUIVALENT. HELP MULCH A MIN. 12" AWAY FROM TREE TRUNKS AND REDUCE THICKNESS TO 1-1/2" OVER ALL ROOT SYSTEMS. CREATE WATER RETENTIVE SAUCER/DISH TREE RINGS/SHRUBBERY AROUND ALL NEW TREES PER LANDSCAPE DETAILS. ALL NEWLY PLANTED OR RELOCATED STATE AND TO BE SET AT FINAL GRADE SO THAT ROOTBALL/DURTION, ROOT SYSTEMS ARE APPROXIMATELY 2" ABOVE SURROUNDING GRADES (10% OF THE DEPTH OF ROOTBALLS AT TIME OF PLANTING/SETTING AND SETTLING.
3. ALL SOD OR SEED SHALL BE CERTIFIED TRUE TO NOMENCLATURE AND VARIETAL, WEED AND INSECT FREE, HEALTHY AND OTHER IN SOLID PIECES AT TIME OF DELIVERY AND INSTALLATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH PLANT INSTALLATION. CALL SUNSHINE ONE SERVICE FOR UNDERGROUND UTILITY LOCATIONS 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING 1-800-432-4770. VERIFY ALL EXISTING OR NEW UTILITIES AND POTENTIAL OBSTRUCTIONS/CONFLICTS OR ANY OTHER CONFLICTS PRIOR TO DIGGING, LAYOUT, AND STAKING ALL POTENTIAL CONFLICTS TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. COMMON SIGHT AND VISIBILITY TRIANGLES SHALL BE MAINTAINED FOR CLEAR SIGHT VISIBILITY IN ACCORDANCE WITH ALL REGULATORY AGENCY ROADWAY SAFETY DESIGN AND GUIDELINES REGARDING UNOBSTRUCTED AND CLEAR SIGHT REQUIREMENTS.
6. THE LANDSCAPE PLANS HEREIN ATTACHED TO COMPLY WITH BEST MANAGEMENT PRACTICES (BMP) INCLUDING BUT NOT LIMITED TO: THE FOLLOWING: ACKNOWLEDGING AND DESIGNING WITHIN FEDERAL, STATE, COUNTY, MUNICIPAL, DIMENSION AND DISTRIBUTIVE, SIZES AND RELAXATIONS REGARDING HUMAN AND ENVIRONMENTAL SAFETY. (MAILBOXING ACCEPTED AROUND HORTICULTURAL DESIGN PRACTICES WITH SPECIFIC CONSIDERATION TO SPECIFIC WATER NEEDS, ARRANGEMENT, SPACING, SUNLIGHT TO SHADES, SCALE, UNMANNED/CRITICAL AESTHETIC DESIGN, HEAT GAIN REDUCTION, NATURAL SITE OPPORTUNITIES AND CONSTRAINTS, AND IN LINE WITH FLORIDA FRIENDLY LANDSCAPE DESIGN PRINCIPLES TO COMPLY WITH ALL PREVAILING REGULATORY REQUIREMENTS AND RESTRICTIONS, AND INTENT.
7. A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, INCLUDING VEGETATIVE REMOVAL WITHIN THE DRIPLINE OF A TREE, AND/OR SITE WORK.
8. LOCAL UTILITY AND FIRE RESCUE CLEARANCE ZONES SHALL BE PROVIDED AROUND ALL ABOVE GROUND OR AT GRADE METERS AND ASSESSMENT.
9. WHERE OVERHEAD POWER LINES EXIST, ALL PROPOSED TREES AND PALM SETBACKS SHALL CONFORM WITH THE FLORIDA POWER AND LIGHT (FPL) GUIDELINES FOR SETBACKS FROM OVERHEAD UTILITY LINES.
10. PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF DISCREPANCIES BETWEEN PLANT LIST QUANTITIES AND PLAN, PLAN QUANTITIES AND LAYOUT SHALL TAKE PRECEDENCE BASED ON SYMBOLS AND CENTER-TO-CENTER SPACING SPECIFIED ON PLANT LIST.
11. ALL LANDSCAPE PLANTING AREAS SHALL HAVE ANCHORED PLANTING SOIL OF UNCOMPACTED COARSE LOAM (SAND IS A MINIMUM OF 1/3 INCHES DEEP. SOIL SHALL BE APPROXIMATELY FREE OF GRAVEL, STONES RUBBLE OR TRASH. ALL COMPACTED SOIL, CONTAMINATED SOIL OR ROADBASE FILL SHALL BE REMOVED. AMENDED PLANTING SOIL SHALL BE PREMIXED OFF SITE AND SHALL BE A RATIO BY VOLUME MIXTURE OF 50% PULVERIZED STERILIZED FLORIDA MUCK ORGANIC CONTENT AND 50% CLEAN, SCREENED SAND, FREE OF KENAFROSUS AND VEGETATIVE GROWTH. 15% MINIMUM PEAT OR OTHER ORGANIC AMENDITY IS ACCEPTABLE IN THE AMENDED SOIL MIX.
12. ALL SOD SHALL BE DROUGHT TOLERANT ARGENTINE VARIETY BAHIAGRASS SOD. ALL SOD SHALL BE #1 SOLID, FULL PIECES. LAY SOD TIGHT WITH STAGGERED JOINTS AND ROLL IF NECESSARY TO PRODUCE A SMOOTH, EVEN FINISH GRADE, SHALL ANY GAPS OR VOIDS IN OR BETWEEN PIECES WITH COURSE SAND. SEE LANDSCAPE DETAILS FOR MORE INFORMATION.
13. ALL PLANT MATERIALS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR TO BE IN A THRIVING, HEALTHY CONDITION THAT IS INDICATIVE OF EACH SPECIES. ANY PLANTS THAT FAIL OR REACH A STATE OF IRREVERSIBLE DECLINE RENDERING THEM LESS THAN FLORIDA NO. 1 GRADE WITHIN THAT PERIOD SHALL BE REPLACED IMMEDIATELY WITH LIKE KIND, SIZE, AND SPECS.
14. INVASIVE EXOTIC VEGETATION WAS DISPOSED WITHIN THE SITE AND SHALL BE REMOVED ENTIRETY ENTIRE EXCAVATIONS FARM INCLUDING ENTIRE ROOT SYSTEMS AND ANY SEEDS, DEBRIS, CLIPPINGS AND OTHER PARTS OF THE VEGETATION. ALL PROPERLY DISPOSED OFF-SITE.
15. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR AND PROGRAMMABLE AUTOMATIC CONTROLLER AS PERMITTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, COUNTY, AND LOCAL CODES. IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE WITH 50% OVERLAP.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING, MONITORING, OR RESTORATION/MITIGATION.
17. ALL EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS PER SHEET L-100 INCLUDING TREE PROTECTION BARRIER FENCING AND DETAILS.
18. ALL STAKING & GUYS FOR TREES AND PALMS SHALL BE REMOVED APPROXIMATELY 6 MONTHS AFTER PLANTING OR WHEN FULLY ESTABLISHED. THIS IS TO BE PERFORMED BY CONTRACTOR AS PART OF THE SCOPE OF WORK WITHIN THIS PLAN, AND AS MORE DIRECTED BY THE LANDSCAPE ARCHITECT OF RECORD AS AN INTEGRAL PART OF THIS PLAN.
19. AN IRRIGATION PLAN WILL BE PROVIDED AT TIME OF BUILDING PERMIT SUBMITTAL. ALL NEW TREES AND PALMS SHALL HAVE A MINIMUM OF ONE BUBBLER NOZZLE INSTALLED FROM THE AQUADRIP ZONE LATERAL LINE. SET NOZZLE TO EMIT NO MORE THAN .25 GPM FLOW RATE WHERE OTHERWISE NOTED OR REQUIRED.
20. ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
21. AT TIME OF CONSTRUCTION, IF SOME SPECIFIED TREES ON THE PLANT LIST HEREIN ARE NOT AVAILABLE, AS FIELD-GROWN, BALLED AND BURLAPPED, ANY APPROVED CONTAINERIZED TREES WILL BE STRICTLY REQUIRED TO HAVE ROOTBALL PERIPHERIES SHAVED TO REMOVE ALL CIRCLING ROOTS, SHOULD THIS EXCEPTION BE APPROVED. IT WILL BE INSPECTED AND STRICTLY ENFORCED PRIOR TO ACCEPTANCE OF EACH SPECIE BEFORE PLANTING.
22. CONTRACTOR SHALL FULLY MAINTAIN ALL VEGETATED AREAS INCLUDING THOSE TO REMAIN AND BE PROTECTED, AS WELL AS NEW AREAS, AS NEEDED UNTIL TIME OF FINAL ACCEPTANCE. THIS INCLUDE BUT IS NOT LIMITED TO: WATERING, WEED REMOVAL, FERTILIZATION, LAWN CUTTING/EDGING, AND SEVERAL LANDSCAPE MAINTENANCE.
23. ALL TREES SHOWN TO REMAIN ON SHEET L-100 SHALL BE PROTECTED DURING MOBILIZATION, SITE CLEARING, AND ENTIRE CONSTRUCTION PERIOD UNTIL TIME OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY DAMAGED TREES OR OTHER VEGETATION, INCLUDING THOSE REMOVED WHERE SPECIFIED TO REMAIN.
24. INSTALL PHYSICAL ROOT BARRIER (SEE DETAIL SHEET L-200) ALONG LENGTH OF ANY HARDSCAPE SURFACES (INCLUDING WALKS AND CURBS) 5' EACH DIRECTION FROM CENTERS OF TRUNKS FOR ANY TREES EXISTING OR PROPOSED. (WHERE TRUNKS ARE CLOSER THAN 5' FROM HARDSCAPE, MARK ACCORDINGLY).
25. ALL PLANT MATERIALS SHALL BE GUARANTEED TO BE IN A THRIVING, VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE (1) CALENDAR YEAR FROM TIME OF FINAL ACCEPTANCE. ALL MATERIALS THAT FAIL OR REACH A POINT OF DEMISE OR IRREVERSIBLE DECLINE WITHIN THAT PERIOD SHALL BE REPLACED IMMEDIATELY AT NO COST TO OWNER.
26. CONTRACTOR TO SEE SHEET L-100 FOR EXISTING Existing mahogany TREE #9 DIV TO BE RELOCATED AND INSTRUCTIONS FOR ROOT PRUNING, RELOCATION, AND CARE.

GREEN EARTH
LANDSCAPE ARCHITECTURE
Environmental Consultants
Tree Preservation

NO.	DESCRIPTION	DATE	BY
1	REVISIONS PER DRC COMMENTS	12/6/24	MH
2	REVISIONS PER DRC COMMENTS	1/13/24	MH
3	REVISIONS PER DRC COMMENTS	1/17/24	MH

PROJECT #: 2024-0
DATE: 10-28-2024
SCALE: AS SHOWN
DRAWN BY: BDS
CHECKED BY: MDS
FL

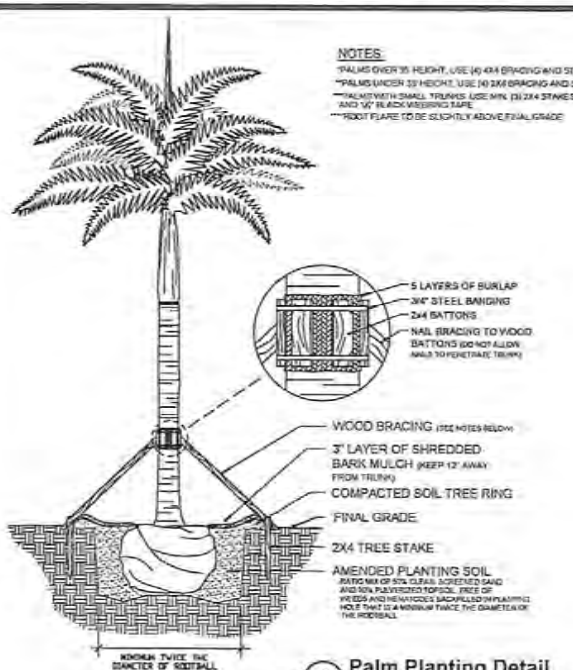
SELF STORAGE FACILITY
South Washington Ave./U.S. 1
Titusville, FL

BREVARD COUNTY

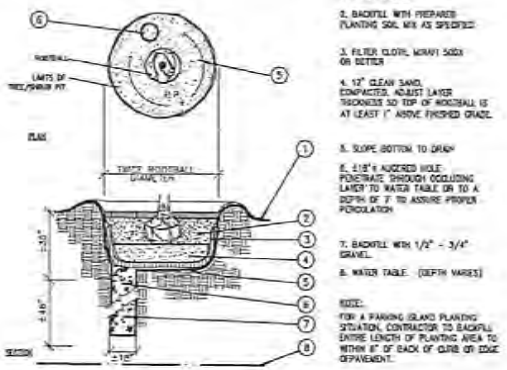
LANDSCAPE PLANTING PLAN

SHEET NUMBER
L-200

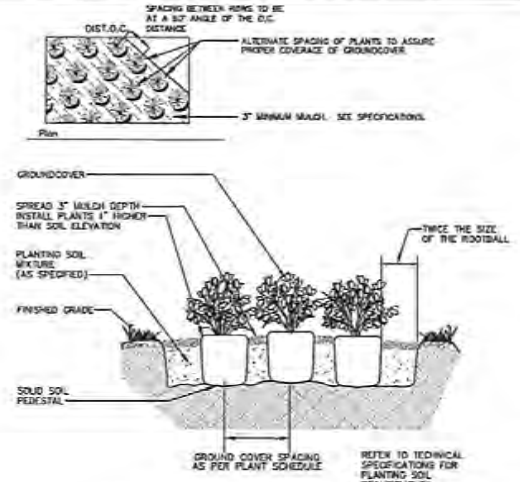
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-239 DATE: FEB 11 2025 BY: B1DS



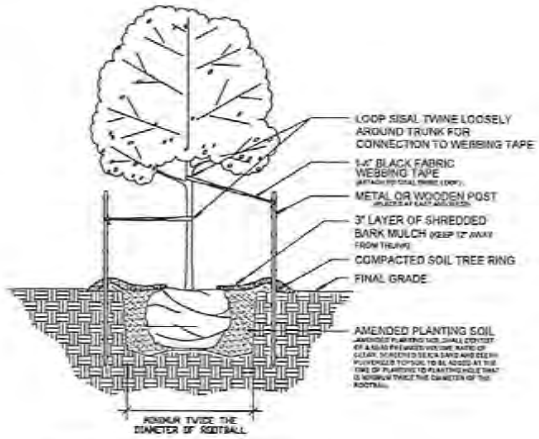
1 **Palm Planting Detail**
SECTION NTS



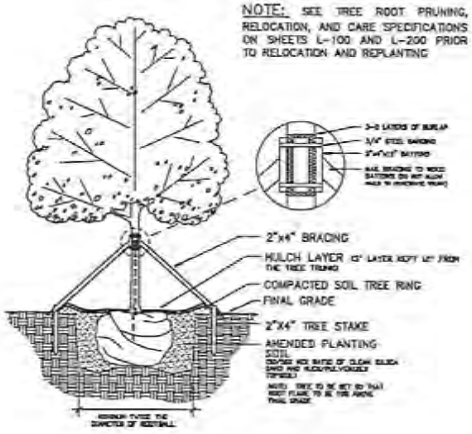
2 **Poor Drainage Detail**
SECTION NTS



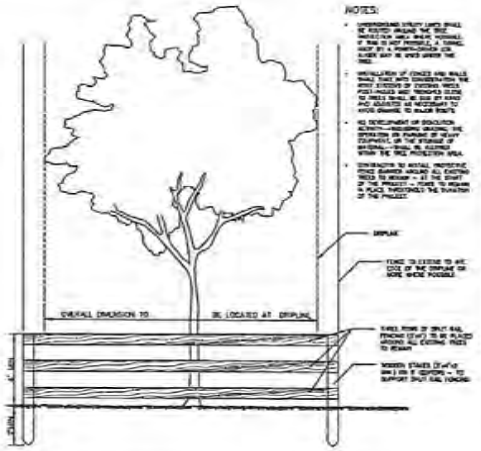
3 **Shrub-Groundcover Planting Detail**
SECTION NTS



4 **Tree Planting Detail**
SECTION NTS



5 **Tree Relocation Planting and Bracing Detail**
SECTION NTS



NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

6 **Tree Protection Barrier Detail**
SECTION NTS

GREEN EARTH
LANDSCAPE ARCHITECTURE

SELF STORAGE FACILITY
South Washington Ave./U.S. 1
Titusville, FL

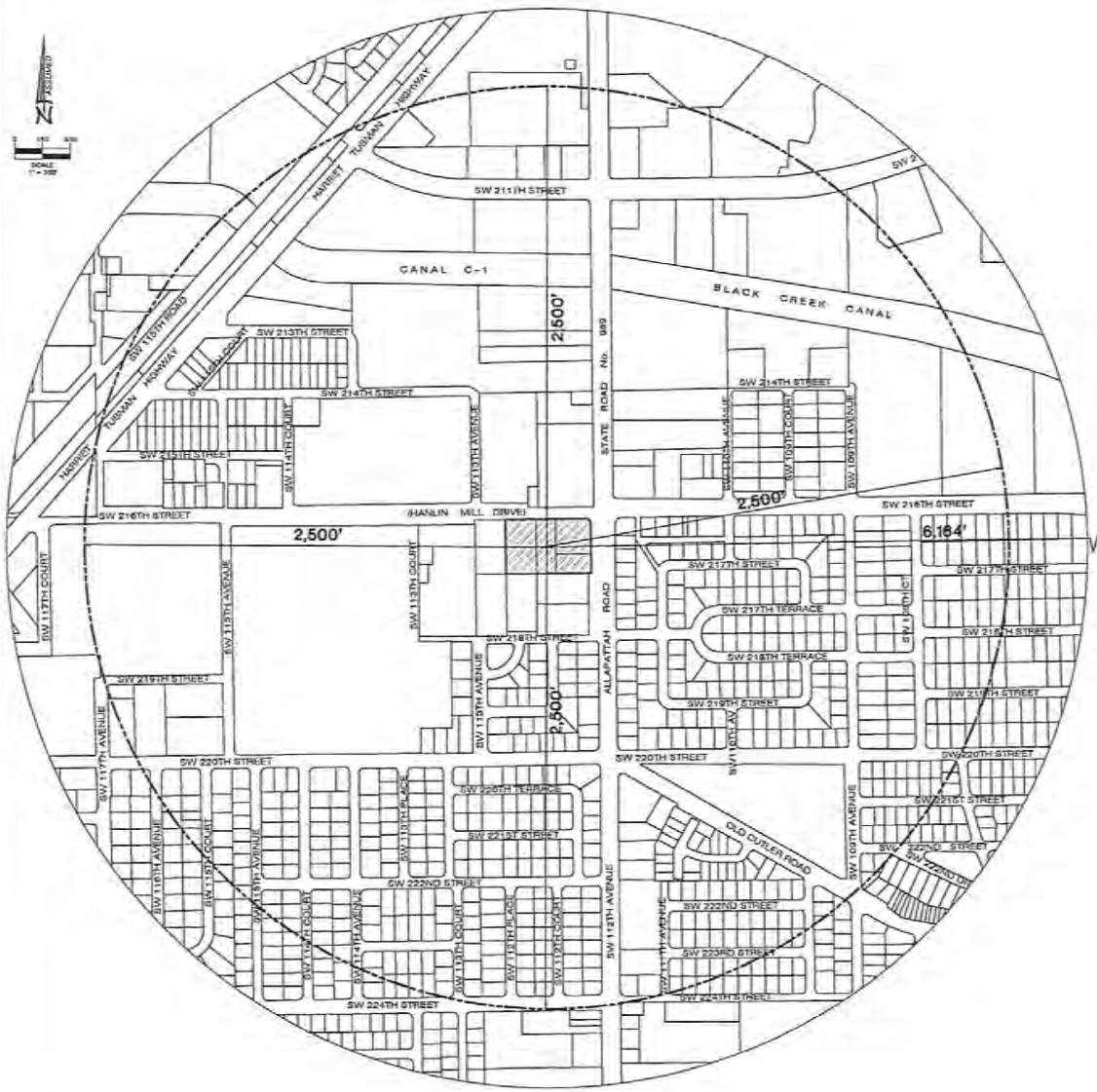
LANDSCAPE DETAILS

SHEET NUMBER
L-201

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MAP OF SPECIFIC PURPOSE SURVEY
RADIUS MAP FOR TFC SOUTHLAND DEVELOPMENT, LLC

A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA



SURVEYOR'S NOTES:

SECTION 1) GENERAL LEGAL DESCRIPTION:

A portion of the North 1/2 of the NE 1/4 of the NE 1/4 of the NW 1/4, LESS the North 35 feet thereof, in Section 18, Township 56 South, Range 40 East, Tylor and Dwive in Miami-Dade County, Florida.

Reference Property Address and Tax Folio Numbers:
21620 SW 112th Avenue, Miami, Florida, 33170
Folio No. 30-6018-000-0100
Folio No. 30-6018-000-0110
Folio No. 30-6018-000-0120
Folio No. 30-6018-000-0230

SECTION 2) ACCURACY:

This Map of Survey is intended to be displayed at a scale of 1" = 200' or smaller.

SECTION 3) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Legal Description was furnished by client.

SECTION 4) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No improvements were located.

This is not a Boundary Survey.

SECTION 5) CLIENT INFORMATION:

This Specific Purpose Survey was prepared at the request of and certified to:

TFC SOUTHLAND DEVELOPMENT, LLC.

SECTION 6) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Specific Purpose Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said, the sole purpose of this "Specific Purpose Survey" is to show all Self-Storage Mini-Warehouse Storage Facilities within a 2,500-foot from the subject Property.

Abraham Kadad, PSM
For the Firm
Registered Surveyor and Mapper LS#6066
State of Florida
HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7847
1685 SW 46th Court, Suite 101
Doral, Florida 33172
Phone: 305.269.2105
Fax: 305.207.6845
Date: June ___, 2024

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LAND SURVEYORS AND MAPPERS
SURVEYING AND MAPPING
UTILITY COORDINATION
GEOGRAPHIC INFORMATION SYSTEMS
HADONNE
1685 NW 46th Court, Suite 101 Doral, FL 33172 P: 1.305.207.6845 W: www.hadonne.com

MAP OF SPECIFIC PURPOSE SURVEY (RADIUS MAP)
for
TFC SOUTHLAND DEVELOPMENT, LLC
of
21620 SW 112th AVENUE, MIAMI, FLORIDA 33170

DRAWN BY	FILE
CHECKED BY	JS
REVISED BY	PE
SIGNED BY	JS
JOB #	24054
SHEET #	1/1

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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: _____

NAME AND ADDRESS	Percentage of Stock

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

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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: TFC Southland Development, LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Mitchell Feldman , 3323 NE 163rd St, Suite 501, North Miami Beach, FL 33160	100%

Date of contract: 5/10/24 and 5/17/24

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: _____

By TFC Southland Development LLC

By Mitchell Feldman, Manager of TFC Manager LLC, its manager

Sworn to and subscribed before me this 25th day of September, 2024. Affiant is personally known to me or has produced _____ as identification.

_____

(Notary Public) Matthew Gold

My commission expires 11/30/2027

Notary Public State of Florida
Matthew Gold
My Commission HH 469450
Expires 11/30/2027

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

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APPLICANT'S AFFIDAVIT

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

****

OWNER OR TENANT AFFIDAVIT

(I)(WE), Sylvia G. George, being first duly sworn, depose and say that (I am)(we are) the x owner of a portion of the property described and which is the subject matter of the proposed hearing.

Sylvia G. George
Sylvia G. George

Sworn to and subscribed to before me
this 30 day of October, 2024.

Notary Public: M. Cobos
Commission Expires:

Notary Public State of Florida
Margarita Cobos
My Commission HH 382944
Expires 4/12/2027

MIAMI 12034290.1 102638/306443

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