Department of Regulatory and Economic Resources
Development Services Division
111 NW 1st Street , Suite 1110
Miami, Florida 33128-1902
T 305-375-2800
www.miamidade.gov

FINAL AGENDA

Board of County Commissioners
Stephen P. Clark Center, 2nd Floor Commissioners Chambers, 111 NW 1st Street, Miami, FL
Thursday, July 17, 2025 at 9:30 am

PREVIOUSLY DEFERRED

8A1.	Z2024000125	14th Street Miami Investments, LLC	24-125	53-41-36	N

APPEALS

CURRENT

8C1.	Z2024000119	ALBERT LIVINGSTON, et al	24-119	57-38-14	N
8C2.	Z2024000147	Merrick Parc, LLC	24-147	54-41-20	N
8C3.	Z2024000200	Public Storage Kendale Lakes, LLC	24-200	54-39-14	N
8C4.	Z2024000201	Bluenest Princeton Park LLC	24-201	56-39-24	N
8C5.	Z2024000202	Alexis Gonzalez and Rosalina	24-202	56-39-24	N
8C6.	Z2024000231	Irrizarry VS Alexandria Holdings LLC	24-231	52-41-28	N
8C7.	Z2024000241	Bluenest at Krome I, LLC., et al	24-241	56-39-31	N
8C8.	Z2024000242	Maria Del Pilar Vila, ET AL	24-242	56-39-33	N
8C9.	Z2024000243	Claude Roatta, Barbara Colonna, and Nan Imbesi	24-243	56-39-14	N
8C10.	Z2025000022	H Greg Miami, Inc.	25-22	53-41-11	N

MIAMI-DADE COUNTY

07-01-25 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: July 17, 2025
TIME OF MEETING: 9:30 AM

DEFERRED ITEM	**8A1** **(The public hearing was 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:	**Z2024000119**
Applicant	**ALBERT LIVINGSTON, ET AL.**
District	**08**
Summary of Requests	The applicants seek to permit a rezoning of the subject property from AU (minimum 5-gross acre lot) and EU-1 (minimum 1-gross acre lot) to RU-3M (maximum 12.9-units per net acre) which would allow the property to be developed with more residential units than currently permitted.
Location	Lying generally located south of SW 314 Street, north of SW 318 Street, west of SW 192 Avenue and east of SW 197 Avenue, 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:	**Z2024000147**
Applicant	**MERRICK PARC, LLC.**
District	**07**
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 Douglas Road Metrorail Station, and assign to it the permitted uses and development regulations applicable under Section 33C-3.3 and Section 33C-8 of the County Code for the "SMART Corridor Subzone of the Rapid Transit Zone (RTZ)", and for non-Metrorail development around certain stations within the City of Miami.
Location	3191 SW 39 Avenue; 3160 SW 38 Court; 3898 Shipping Avenue, City of Miami, 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:	**Z2024000200**
Applicant	**PUBLIC STORAGE KENDALE LAKES, LLC.**
District	**11**
Summary of Requests	The applicant seeks to modify a prior approved resolution, in order to submit a revised site plan showing the addition of a new 4-story detached self-service storage building to the existing self-storage facility located on the subject property. Additionally, the applicant seeks to allow the proposed expanded facility to have more Floor Area Ratio (FAR) than permitted by Code.
Location	13655 SW 42 Street, Miami-Dade County, Florida

CURRENT ITEM	**8C4** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2024000201**
Applicant	**BLUENEST PRINCETON PARK, LLC.**
District	**08**
Summary of Requests	The applicant seeks to permit rezoning of the subject property from AU (minimum 5-gross acre lot) to RU-3M (maximum 12.9-units per net acre) which would allow the parcel to be developed with more residential units than currently permitted.
Location	24425 SW 127 Avenue, Miami-Dade County, Florida

CURRENT ITEM	**8C5** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2024000202**
Applicant	**ALEXIS GONZALEZ AND ROSALINA IRRIZARRY**
District	**08**
Summary of Requests	The applicants seek to permit a rezoning of the subject property from AU (minimum 5-gross acre lot) to RU-3M (maximum 12.9-units per net acre) which would allow the property to be developed with more residential units than currently permitted.
Location	24000 and 24200 SW 124 Avenue, Miami-Dade County, Florida

CURRENT ITEM	**8C6** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2024000231**
Applicant	**VS ALEXANDRIA HOLDINGS, LLC.**
District	**02**
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 Opa Locka Tri- Rail Station, and assign to it the permitted uses and development regulations applicable under Section 33C-3.3 of the County Code for the "SMART Corridor Subzone of the Rapid Transit Zone (RTZ)". Additionally, the application seeks to allow the residential uses of the proposed mixed-use development to be located further than required from the property line, waive the required 5' clear width within the building frontage zone and provide landscaping instead, and to permit a taller fence for the residential area than permitted by Code.
Location	13485 Alexandria Drive, City of Opa-locka, Miami-Dade County, Florida

CURRENT ITEM	**8C7** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2024000241**
Applicant	**BLUENEST AT KROME I, LLC., ET AL**
District	**08**
Summary of Requests	The applicants seek to permit a rezoning of the subject property that is currently zoned AU (minimum 5-gross acre lot), EU-S (minimum 25,000 square foot lot), and EU-1 (minimum 1-gross acre lot), to the zoning districts BU-1A (business uses), EU-M (minimum 15,000 square foot lot), RU-3M (maximum 12.9-units per net acre), which would allow the property to be developed with commercial uses and with more residential units than currently permitted.
Location	Lying east of SW 177 (Krome) Avenue, between SW 272 Street & SW 278 Street, Miami-Dade County, Florida

CURRENT ITEM	**8C8** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2024000242**
Applicant	**MARIA DEL PILAR VILA, ET AL.**
District	**08**
Summary of Requests	The applicants seek to permit a 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 property to be developed with more residential units than currently permitted.
Location	Lying generally located north of SW 268 Street, east of SW 154 Avenue, and on both sides of SW 152 Avenue, Miami-Dade County, Florida

CURRENT ITEM	**8C9** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2024000243**
Applicant	**CLAUDE ROATTA, BARBARA COLONNA AND NAN IMBESI**
District	**08**
Summary of Requests	The applicants seek to permit a 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 property to be developed with more residential units than currently permitted.
Location	Lying generally located between SW 129 Avenue and SW 130 Avenue, and between SW 224 Street and SW 226 Street, Miami-Dade County, Florida

CURRENT ITEM	**8C10** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2025000022**
Applicant	**H GREG MIAMI, INC.**
District	**02**
Summary of Requests	The applicant is seeking an amendment of the North Central Urban Area District (NCUAD) regulating plan to re-designate the subject property from Mixed-Use Main Street (MM) and Mixed-Use Corridor (MC) to Mixed Use Corridor Special (MCS).
Location	8400 NW 7 Avenue, Miami-Dade County, Florida

COUNTY COMMISSION MEETING OF JULY 17, 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
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: _____
Deferred from June 26, 2025

CURRENT ITEM
ALBERT LIVINGSTON, ET AL. Z2024000119 **BCC/District 08**

The application is to permit a rezoning of the subject property from AU (minimum 5-gross acre lot) and EU-1 (minimum 1-gross acre lot) to RU-3M (maximum 12.9-units per acre) which would allow the property to be developed with more residential units than currently permitted.

DISTRICT BOUNDARY CHANGE from AU, Agricultural District, and EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District.

Location: Lying generally located south of SW 314 Street, north of SW 318 Street, west of SW 192 Avenue and east of SW 197 Avenue, Miami-Dade County, Florida

Size of Property: ±40.79-gross (±35.18-net) Acres

Department of Regulatory and Economic Resources Recommendation: **Modified approval for a rezoning to EU-M, Estates Modified District, subject to the Board's acceptance of the proffered Declaration of Restrictions (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240009 and it becoming effective) ***

Protests: 40 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

CURRENT ITEM
MERRICK PARC, LLC. Z2024000147 **BCC/District 07**

The application is to permit approval of the general development plans for a subject property located in close proximity to the Douglas Road Metrorail Station, and assign to it the permitted uses and development regulations applicable under the County Code for the SMART Corridor 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 "SMART Corridor Subzone of the Rapid Transit Zone", the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-3.3 and Section 33C-8 of the County Code.

LOCATION: 3191 SW 39 Avenue; 3160 SW 38 Court; 3898 Shipping Avenue, City of Miami, Miami-Dade County, Florida
SIZE OF PROPERTY: ±2.58 Gross 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
PUBLIC STORAGE KENDALE LAKES, LLC. Z2024000200 **BCC/District 11**

The application is to modify a prior approved resolution, in order to submit a revised site plan showing the addition of a proposed 4 story building in an existing self-storage facility located on the subject property. Additionally, the application is to allow the proposed expansion with a greater floor area than permitted by code.

(1) MODIFICATION of Condition #2 of Resolution No. CZ AB10-108-01, passed and adopted by Community Zoning Appeals Board 10, and reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "BMS Bird Road," as prepared by Blitstein Design Associates, Architecture, dated stamped received July 6, 2001 and consisting of 12 sheets except as herein modified to delete the retail component from the site plan and replace with office space and to delete parking stalls #1, 2, 10, & 11 located on the south side of the property and replace with open landscaping."

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Public Storage", as prepared by Bohler, dated stamped received March 25, 2025, consisting of 8 sheets and "Public Storage", as prepared by Obrien, dated stamped received March 25, 2025, consisting of 6 sheets, for a total of 14 sheets.

The purpose of request #1 is to allow the applicant to modify a previously approved site plan, in order to submit revised plans showing the addition of a 4-story building to the existing self-storage facility located on the subject property.

(2) NON-USE VARIANCE to allow an Floor Area Ratio of 1.15 (0.73 maximum permitted)

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

LOCATION: 13655 SW 42 Street, Miami-Dade County, Florida

SIZE OF PROPERTY: ±4.50 Acres

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

Protests: 0 Waivers: 0

APPROVED: DENIED WITH PREJUDICE:

DENIED WITHOUT PREJUDICE: DEFERRED:

CURRENT ITEM
BLUENEST PRINCETON PARK, LLC. Z2024000201 **BCC/District 08**

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 net 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: 24425 SW 127 Avenue, Miami-Dade County, Florida

SIZE OF PROPERTY: ±5.20 gross (±4.46-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. CDMP20240021 and it becoming effective) *.**

Protests: 0 Waivers: 0

APPROVED: DENIED WITH PREJUDICE:

DENIED WITHOUT PREJUDICE: DEFERRED:

CURRENT ITEM
ALEXIS GONZALEZ AND ROSALINA IRRIZARRY Z2024000202 **BCC/District 08**

The application is to permit a 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 property 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: 24000 and 24200 SW 124 Avenue, Miami-Dade County, Florida,

SIZE OF PROPERTY: ±5.2-gross acres (±4.39-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. CDMP20240019 and it becoming effective).**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

CURRENT ITEM
VS ALEXANDRIA HOLDINGS, LLC. Z2024000231 **BCC/District 02**

The application is to permit approval of the general development plans for a subject property located in close proximity to the Opa Locka Tri- Rail Station, and assign to it the permitted uses and development regulations applicable under the County Code for the SMART Corridor 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. Additionally, the application seeks to allow the residential uses of the proposed mixed-use development to be located further than required from the property line, waive the required 5' clear width within the frontage zone and provide landscaping instead, and to permit a taller fence for the residential area than permitted by Code.

(1) SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the "SMART Corridor Subzone of the Rapid Transit Zone", the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-3.3 and Section 33C-8 of the County Code.

(2) NON-USE VARIANCE to permit a building frontage zone of 20' (maximum 15' permitted).

(3) NON-USE VARIANCE of zoning regulations requiring a minimum of 5 feet clear width within the building frontage zone; to waive same to permit no clear width hardscape area (5' required).

(4) NON-USE VARIANCE to permit a 6' high fence (maximum 3'-6" permitted).

LOCATION: 13485 Alexandria Drive, City of Opa-locka, Miami-Dade County, Florida

SIZE OF PROPERTY: ±5.56-Gross 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
BLUENEST AT KROME I, LLC. Z2024000241 **BCC/District 08**

The application is to permit a rezoning of the subject property that is currently zoned AU (minimum 5-gross acre lot), EU-S (minimum 25,000 square foot lot), and EU-1 (minimum 1-gross acre lot), to the zoning districts BU-1A (business uses), EU-M (minimum 15,000 square foot lot), and RU-3M (maximum 12.9-units per net acre), which would allow the property to be developed with commercial uses and with more residential units than currently permitted.

REQUEST #1 ON PARCEL "A"

1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, EU-S, Estate Use Suburban District, and EU-1, One Acre Estates District to EU-M, Estates Modified District.

REQUEST #2 ON PARCEL "B"

2) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, EU-S, Estate Use Suburban District and EU-1, One Acre Estates District to RU-3M District.

REQUESTS #3 ON PARCELS "C"

3) DISTRICT BOUNDARY CHANGE from AU, Agricultural District and EU-1, One Acre Estates District to BU-1A, Limited Business District.

LOCATION: Lying east of SW 177 (Krome) Avenue, between SW 272 Street & SW 278 Street, Miami-Dade County, Florida.
SIZE OF PROPERTY: ±89.38-gross (±82.14-net) Acres

Department of Regulatory and Economic Resources Recommendation: **Approval of request #1 and #3, and a**

modified approval of request #2 (for a rezoning to EU-M, Estates Modified District), subject to the Board's acceptance of the proffered Declaration of Restrictions (Subject to approval of the concurrent CDMP amendment Application No. CDMP202400015 and it becoming effective).

Protests: 2 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

CURRENT ITEM
MARIA DEL PILAR VILA, ET AL. Z2024000242 **BCC/District 08**

The application is to permit a 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 property 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: Lying generally located north of SW 268 Street, east of SW 154 Avenue, and on both sides of SW 152 Avenue, Miami-Dade County, Florida

SIZE OF PROPERTY: ±27.61-gross (±25.68-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. CDMP20240016 and it becoming effective).

Protests: 3 Waivers: 0

APPROVED: DENIED WITH PREJUDICE:

DENIED WITHOUT PREJUDICE: DEFERRED:

CURRENT ITEM
CLAUDE ROATTA, BARBARA COLONNA AND NAN IMBESI Z2024000243 BCC/District 08

The application is to permit a 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 property 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: Lying generally located between SW 129 Avenue and SW 130 Avenue, and between SW 224 Street and SW 226 Street, Miami-Dade County, Florida

SIZE OF PROPERTY: ±8.96-gross (±7.7-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. CDMP20240017 and it becoming effective).**

Protests: 0 Waivers: 0

APPROVED: DENIED WITH PREJUDICE:

DENIED WITHOUT PREJUDICE: DEFERRED:

CURRENT ITEM
H GREG MIAMI, INC. Z2025000022 **BCC/District 02**

The application seeks to amend the North Central Urban Area District (NCUAD) Land Use Regulating Plan to Mixed-Use Corridor Special (MCS) in order to use the property for the sale of new and used automobiles and trucks, and service facility.

AMENDMENT to the North Central Urban Area District (NCUAD) Land Use Regulating Plan to redesignate the subject property from Mixed-Use Main Street (MM) and Mixed-Use Corridor (MC) to Mixed-Use Corridor Special (MCS).

LOCATION: 8400 NW 7 Avenue, Miami-Dade County, Florida

SIZE OF PROPERTY: 1.26 Acres

Department of Regulatory and Economic Resources Recommendation:

Approval subject to the acceptance of the proffered covenant, which permits automobile uses for a period of eight (8) years from the date of recordation and provides for additional obligations and restrictions.

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: Z24-125 **July 17, 2025**
Item No. 8A1

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 was rescheduled and readvertised for consideration at the June 26, 2025, BCC meeting. This item was deferred at the June 26, 2025, meeting of the BCC.

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.

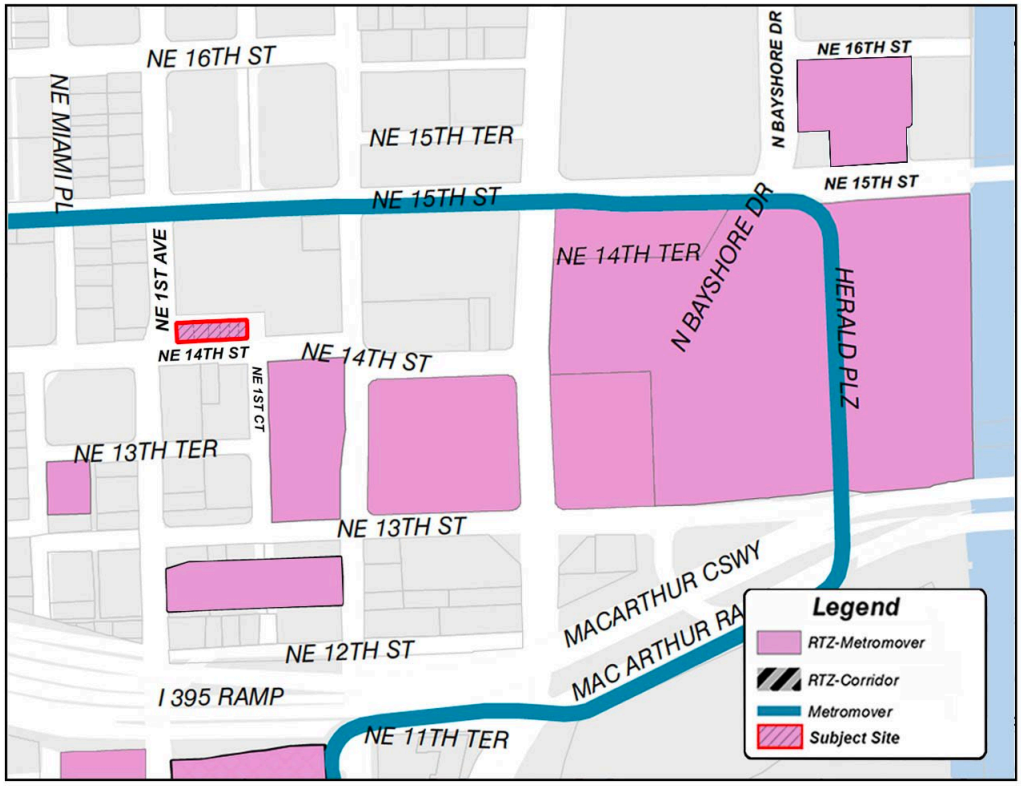

Figure 1

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.

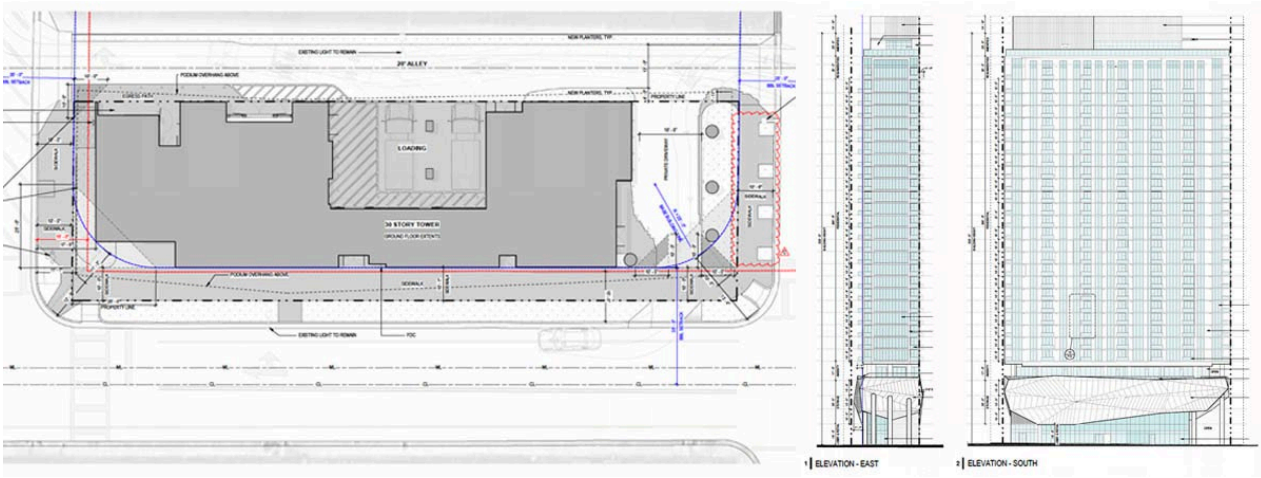

Figure 2

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 Public Benefit Contribution proffers that prior to issuance of the building permit for the development of the subject property, owner shall pay the County three hundred and thousand dollars ($300,000) for repairs, upgrades and improvements to the Metrorail Stations (such as the School Board and the Adrienne Arsht Metromover Stations) (including but not limited to mechanical systems, restrooms, painting, signage, and accessibility features), to be allocated and used in any manner the County deems appropriate. Additionally, this covenant also includes Affordable Housing Trust Fund Contributions which provides that prior to issuance of the final certificate of occupancy (CO) for the proposed development of the property, the owner shall pay the County three hundred and thousand dollars ($300,000) 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 that provide that prior to issuance of the building permit for development of the subject property and issuance of the final CO, the applicant shall pay to the County a total of $300,000 for maintenance, repairs and upgrades to the transit stations, and a total of $300,000 contribution to be allocated 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

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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

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

ZONING RECOMMENDATION ADDENDUM

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:	"myanopoulos@brzoninglaw.com"
Cc:	Simon, Nathaly; Garcia, Jeannette C.; RODRIGUEZ, IVAN M; CASTILLO, DENISE; Concurrency Management; Angleton, Kathryn; Ellis, Jacqueline; Stillings, Noel (RER)
Subject:	14th Street Miami Investments LLC- Z2024000133 (PH0124090900725)
Date:	Friday, September 20, 2024 1:43:00 PM
Attachments:	14th Street Miami Investments LLC- Z2024000133 (PH0124090900725).pdf

Dear Applicant,

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

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 284 multifamily units, which generate 22 students (12 at the elementary, 5 at the middle, and 5 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval.

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

Best Regards,

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

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH0124090900725**	Local Government (LG):	**Miami**
Date Application Received:	**9/9/2024 4:25:52 PM**	LG Application Number:	**Z2024000133**
Type of Application:	**Public Hearing**	Sub Type:	**Public**

Applicant's Name: **14th Street Miami Investments LLC- Z2024000133**
Address/Location: **NW corner of NE 14 St & NE 1 Ct**
Master Folio Number: **0131360060010**
Additional Folio Number(s): ***0131360060020, 0131360060040, 0131360060030, 0131360060060, 0131360060070,***

PROPOSED # OF UNITS	**284**
SINGLE-FAMILY DETACHED UNITS:	**0**
SINGLE-FAMILY ATTACHED UNITS:	**0**
MULTIFAMILY UNITS:	**284**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5931	PHILLIS WHEATLEY ELEMENTARY	121	12	12	YES	Current CSA
6361	JOSE DE DIEGO MIDDLE	10	5	5	YES	Current CSA
7791	BOOKER T WASHINGTON SENIOR	15	5	5	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						

*An Impact reduction of **33.18%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

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

Memorandum

MIAMI-DADE COUNTY

Date: 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.

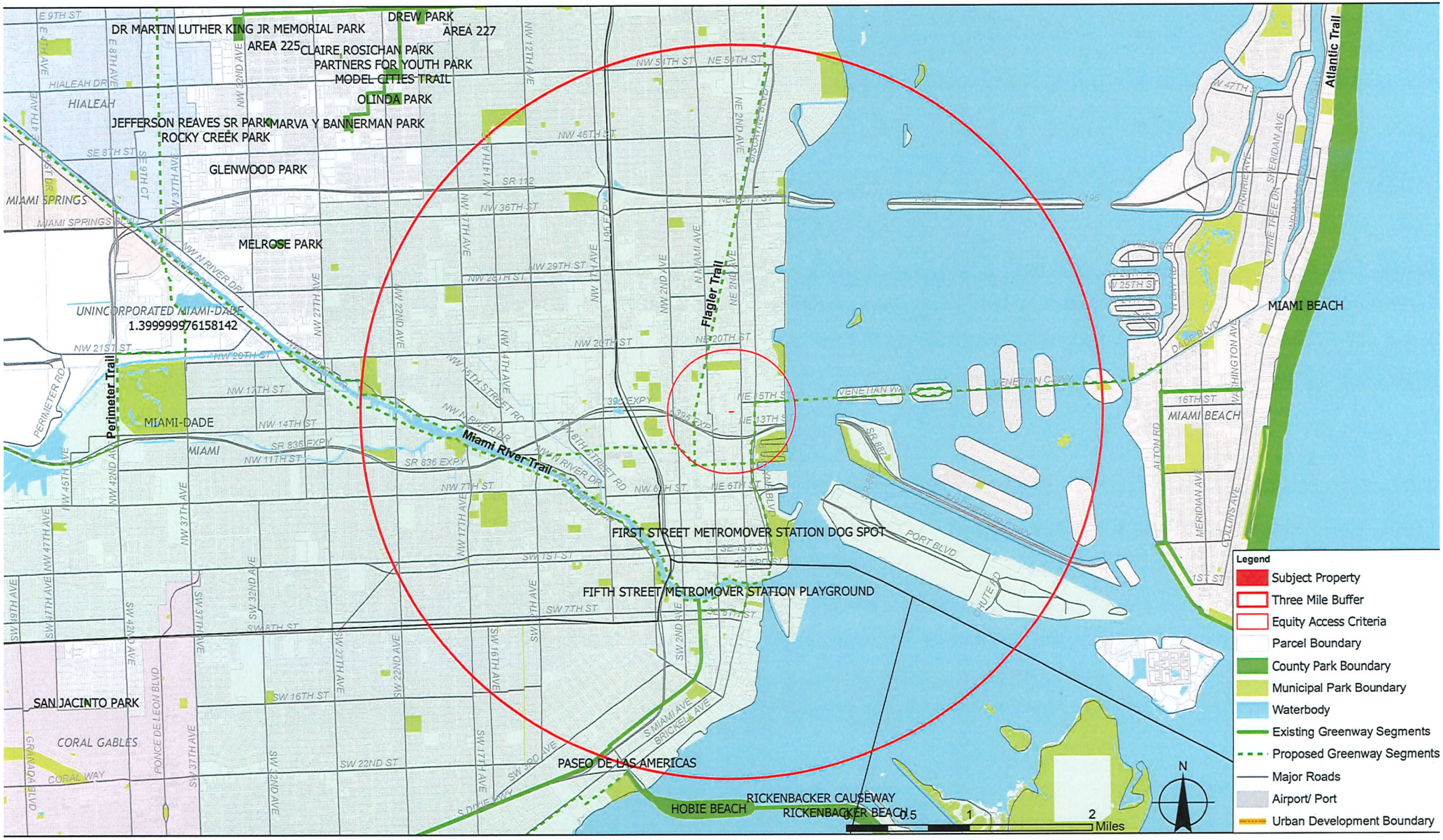
Objective ROS-2
Require the availability of adequate local recreation open space as a condition for the approval of residential development orders, and maintain an adequate inventory of recreational areas and facilities through 2017.

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

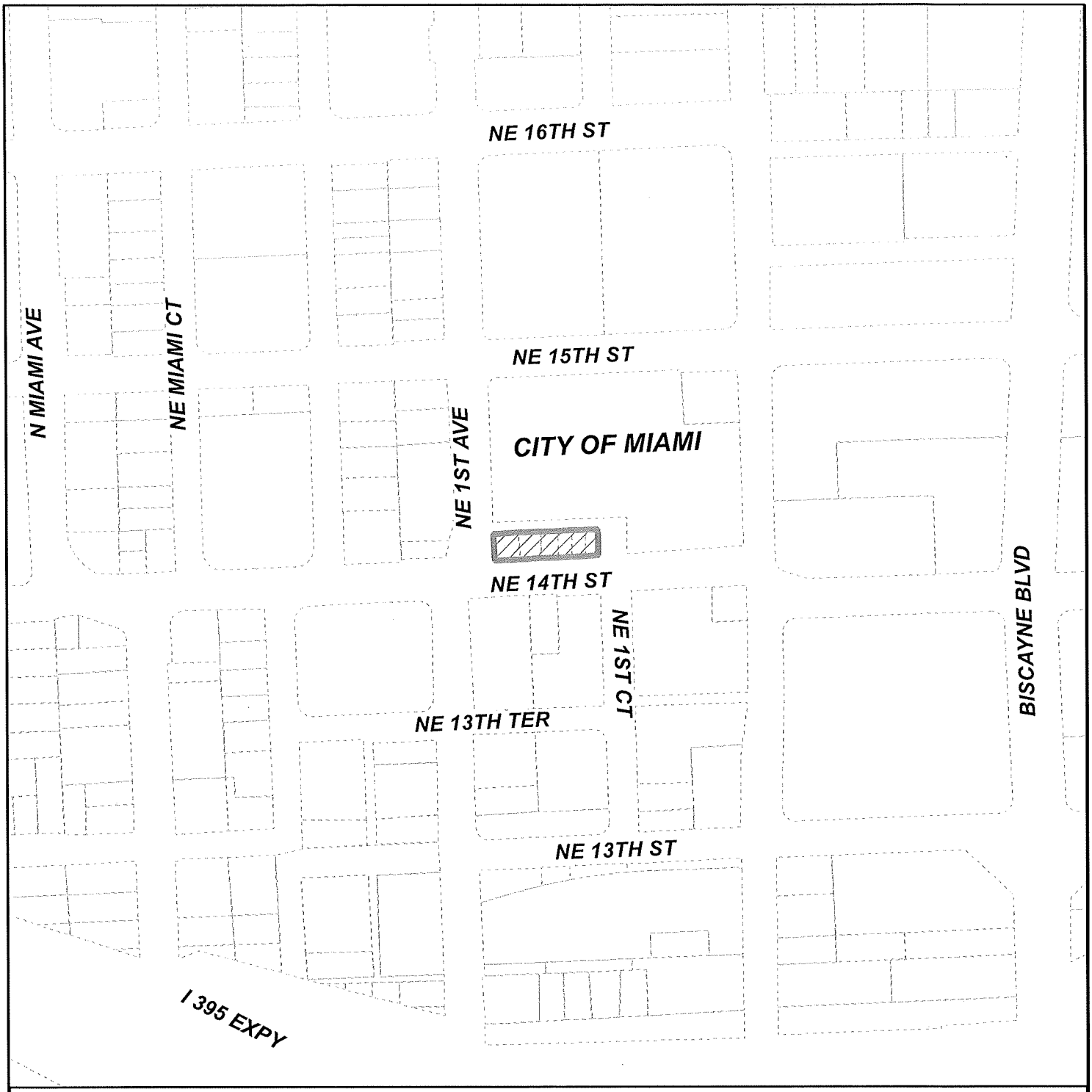
The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

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

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, July 3, 2024

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2024000125

Legend

Subject Property

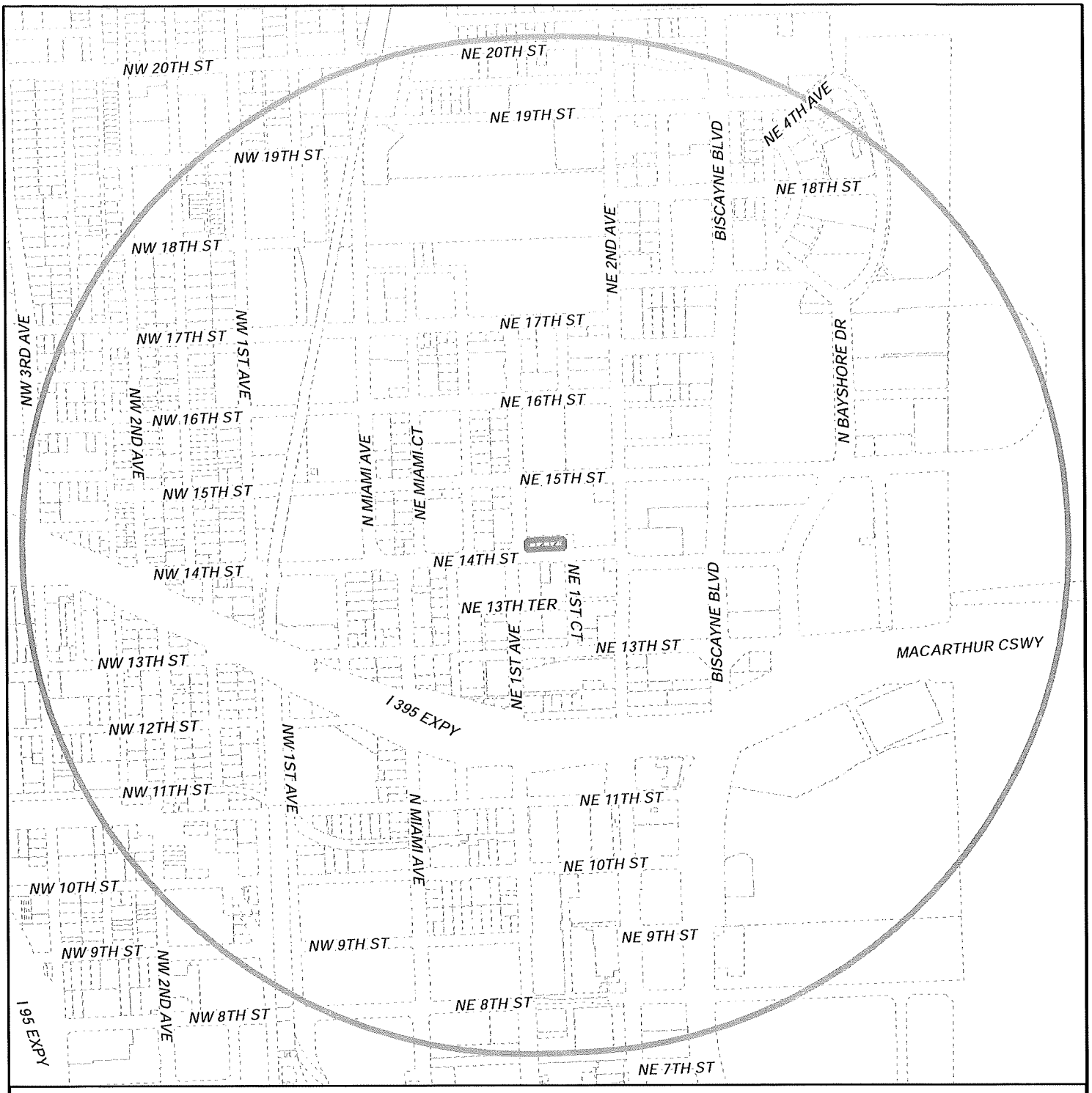
N
W E
S

Section: 36 Township: 53 Range: 41
Applicant: 14th Street Miami Investments, LLC
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, July 3, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000125

RADIUS: 2640

Section: 36 Township: 53 Range: 41
Applicant: 14th Street Miami Investments, LLC
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

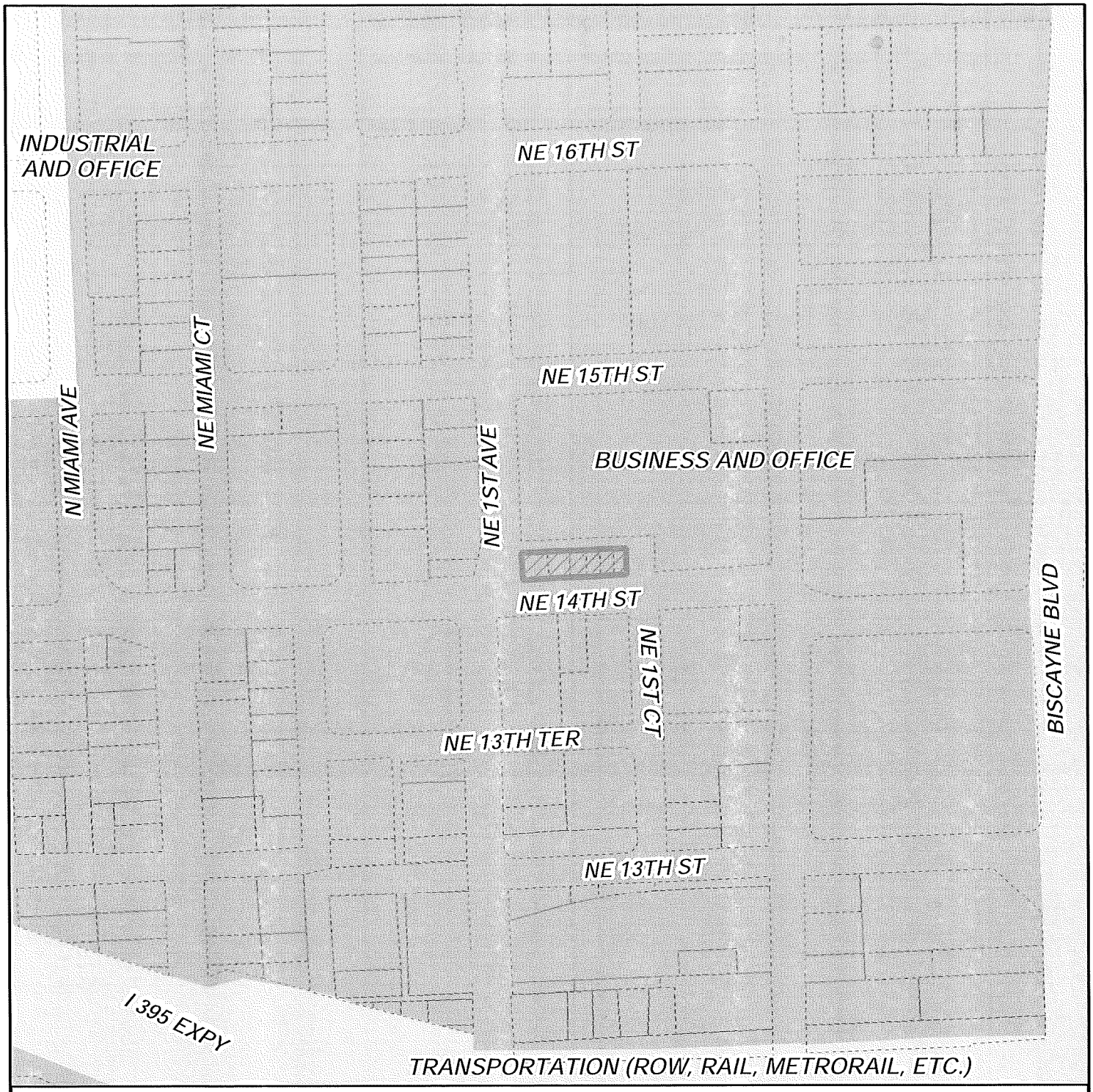
- Subject Property
- Buffer
- Property Boundaries

N
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

N
W E
S

MIAMI-DADE COUNTY

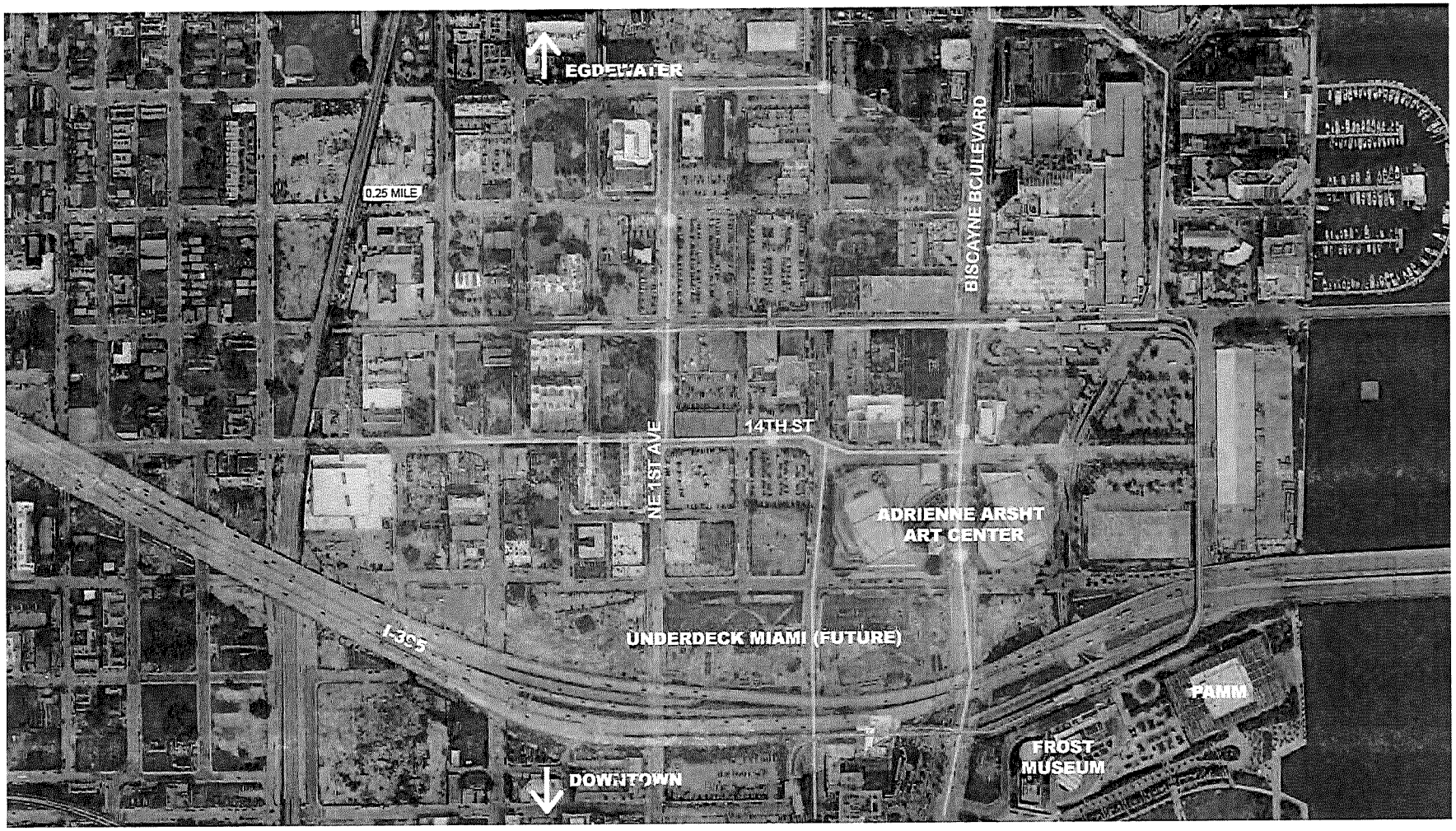
SKETCH CREATED ON: Wednesday, July 3, 2024

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



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3059 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7109
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LOCATION MAP
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 362400200
Date: 09/17/2024

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

Name Andrew W. Burnett
License No. AR98495
Expiration Date 02-28-2027

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
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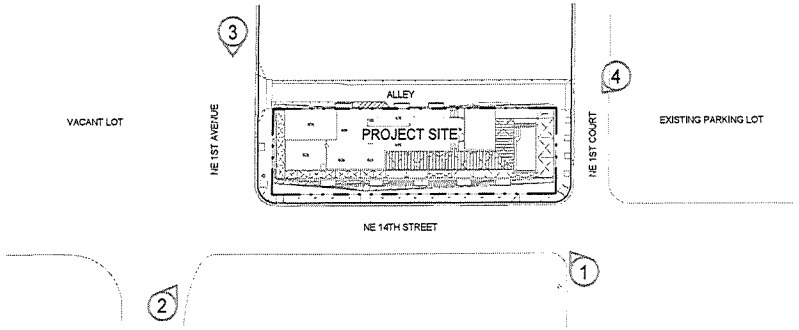
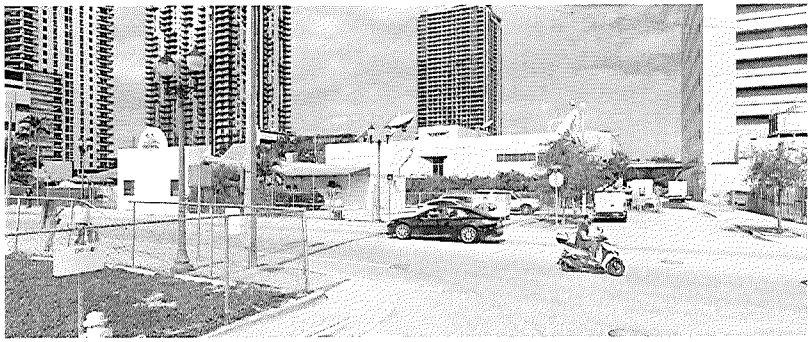


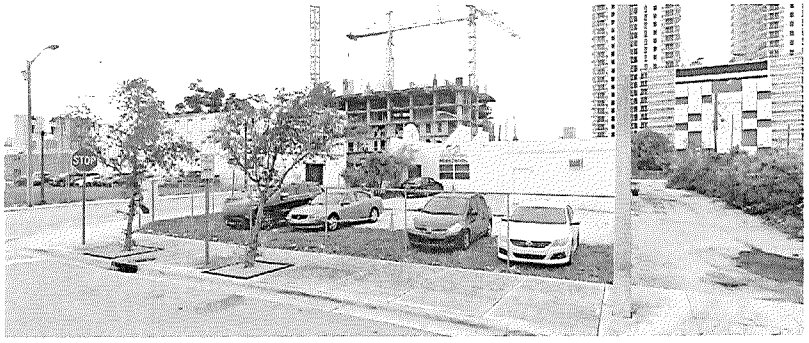
KEY PLAN
1" = 40'-0"



1 | NE 1ST COURT - LOOKING NORTH

2 | NE 1ST AVE - LOOKING NORTH

3 | NE 1ST COURT - LOOKING SOUTH



4 | NE 1ST COURT - LOOKING SOUTHWEST

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Miami, FL 33133
305.444.7100
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SITE VIEWS
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 3b2400200
Date: 09/17/2024

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

Name	Andrew W. Burnett
License No.	AR94475
Expiration Date	02-28-2027

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DATE: MAR 26 2025
BY: GONGOL

ZONING ANALYSIS - NE 14 STREET MIAMI, FL

Rapid Transit Zone (RTZ) - Metromover Subzone

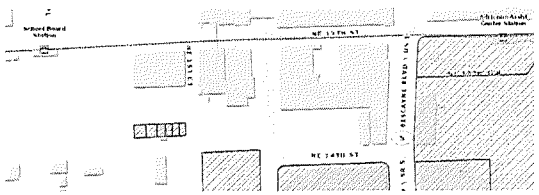
RSP

Zoning Districts		Notes
Lots:		
99-125 NE 14 Street		Rapid Transit Zone - Metromover Subzone

Lot Area Summary		Notes
Gross Lot Area		
(Extended per Alley Dedication Sec)		
101 NE 14 Street	Folio: 01-3136-036-0010	
115 NE 14 Street	Folio: 01-3136-036-0020	
119 NE 14 Street	Folio: 01-3136-036-0030	
121 NE 14 Street	Folio: 01-3136-036-0040	
125 NE 14 Street	Folio: 01-3136-036-0060	
Lot East of 125	Folio: 01-3136-036-0070	
		Per boundary survey provided by owner
Total Net Lot Area (SF) - All Parcels	**11,986.00 SF - Net Lot Area**	
Total Net Lot Area (Acres)	**0.2752 Acres**	
RTZ Area (Centerline)		
		Per boundary survey provided by owner - Total square footage of land to the centerline of adjacent roadways
	24,481.00 SF - Gross Lot Area	
Total Gross Area (Acres)	**0.5621 Acres**	

RTZ Metromover Subzone - 33C-15.(A)	Proposed
Use	Mixed-Use Development along existing transit corridors

Boundaries - 33C-15.(B)



Bound: from the North by 20' Alley from East by NE 1st Court, from South by NE 14th Street, and from West by NE 1st Avenue

Permitted Uses - 33C-11(C)	Allowed	Required	Proposed
(2)(b) Commercial/Retail			1,313 SF - C
(2)(d) Residential			174,577 SF
Residential Storage			17,809 SF - C
Parking Requirements - 33C-15(D)(1)(a)		**Required**	**Proposed**
Sec 33C-4(E)(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 14st Street		15'-0" Street Setback	14'-3"
NE 1st Avenue		15'-0" Street Setback	17'-2"
NE 1st Court		0 ft min	0'-0"
Alley (north of site)		0 ft min	0'-0"

Encroachments - 33C-11(D)(3)	Required	Proposed
Sec 33C-11(D)(3)(b) - Cantilevered balconies, awnings, weather protection elements and similar features with adequate vertical clearance may encroach into street rights-of-way but shall not extend closer than six inches from the curb face.		
	6" from curb face	
Cantilevered Balconies		
NE 14st Street		4'-4" beyond BBL; 11'-8" min from curb face
NE 1st Avenue		Not Encroaching
NE 1st Court		Not Encroaching
Alley (north of site)		4'-0" beyond Property Line
South-West corner of BBL		8'-5" beyond BBL; 15'-4" from curb face
South-East corner of BBL		8'-7" beyond BBL; 14'-11" from curb face
Floor Area (Podium enclosure)		
NE 14st Street		7'-7" beyond BBL; 8'-4" from curb face
NE 1st Avenue		Not Encroaching
NE 1st Court		Not Encroaching FL
Alley (north of site)		3'-4" beyond Property Line (Uninhabitable Space)
South-West corner of BBL		11'-3" beyond BBL; 12'-7" from curb face
South-East corner of BBL		10'-5" beyond BBL; 13'-4" from curb face

Floor Area Ratio and Lot Coverage - 33C-11(D)(4)	Required	Proposed
The floor area ratio, lot coverage, and maximum square footage of buildings to be developed within the subzone shall not be limited.	n/a	12.3 FAR*
		*Building Gross Area / RTZ Area

Building Height - 33C-11(D)(5)	Required	Proposed
The maximum building height shall be the maximum allowed by MDAD in accordance with the zoning regulations for Miami International Airport	449'-0"	359'-8"

Open Space - 33C-11(D)(6)	Required	Proposed
The minimum open space requirement shall be 15 percent of the gross development area. Open space shall include parks, plazas, balconies, terraces, courtyards, arcades/colonnades, pedestrian paths, rooftop green spaces above buildings and parking garages, and transit platform areas improved for pedestrian comfort.		
	3,702.15 SF	5,207 SF

Density - 33C-11(D)(8)		Allowed	Proposed
Dwelling Units per Acre		500 du/acre max.	
Total Dwelling Units Allowed	500*RTZ Area	282 Dwelling Units	282 Dwelling Units

Sustainability Target - per FGBC Florida Green High-Rise Residential Building Standard

Building to target FGBC Requirements

AREA CALCULATION - NE 14 STREET MIAMI, FL

NOTE: AREAS MEASURED TO EXTERIOR SIDE OF EXTERIOR WALLS. INCLUDES OPEN LOADING DOCK, TERRACES AND BALCONIES

A	B	C	D
	Level	Floor Height	Gross Floor Plate
	Ground Level	14'-0"	7,313
RESIDENTIAL STORAGE	Level 02	13'-0"	7,483
	Level 03	12'-0"	9,077
	Level 04	13'-0"	9,838
RESIDENTIAL	Level 05-Amenity	17'-0"	10,032
	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 29	10'-8"	10,220
	Level 30	17'-0"	10,220
	Level 30-Amenity	20'-0"	10,067
	Level 31-Amenity+Pool	20'-0"	9,107
	Roof	0'-0"	5,345
TOTAL	30 LEVELS	359'-8"	304,455 GSF

RSP Architects
3050 Grand Avenue
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ZONING ANALYSIS & PROJECT DATA
14th Street Miami Investments, LLC
14 ROC

RSP Project No. 24200200
Date: 09/17/2024

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
A	9/17/2024	ASPR REVISION 1
B	12/19/2025	ASPR REVISION 2
C	03/14/2025	ASPR REVISION 3

Name Andrew W. Burnett
License No. AR98495
Expiration Date 02-28-2027

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PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL

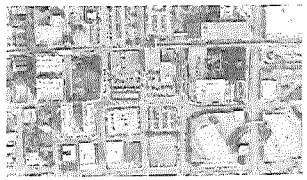
PLAN LEGEND:

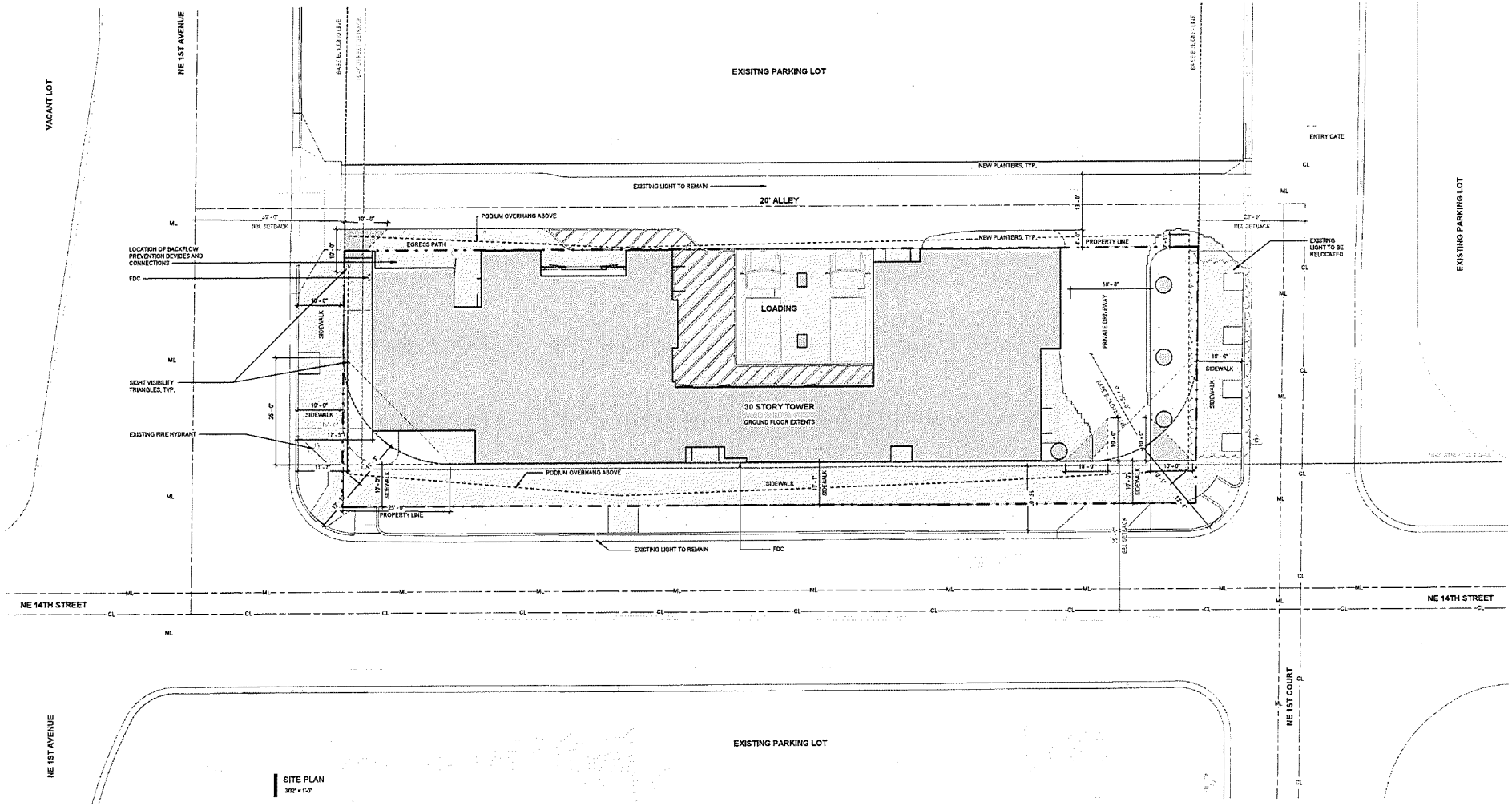
- PROPERTY LINE
- CENTER OF ROAD
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE

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

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2099 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7100
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SITE PLAN
14th Street Miami Investments, LLC
14 ROC

RSP Project No. 24060700
Date: 09/17/2024

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OWNER
14th Street Miami Investments, LLC
814 1st Street
Miami Beach, FL 33139
Phone: 786.319.6140

David Gonzalez
Phone: 786.319.6140
Email: dgonzalez@gfeinvestments.com

ARCHITECT
RSP Architects, Ltd.
2099 Grand Avenue Suite 440
Miami, FL 33133
Phone: 305.444.7100

Andrew Burnett
Phone: 305.317.5274
Email: Andrew.Burnett@rsparch.com

CIVIL ENGINEER
Kimley-Horn
2 Alhambra Plaza Suite 500
Coral Gables, FL 33134
Phone: 305.535.7770

Alberto Mora
Phone: 305.546.0926
Email: Alberto.Mora@kimley-horn.com

TRAFFIC ENGINEER
Kimley-Horn
2 Alhambra Plaza Suite 500
Coral Gables, FL 33134
Phone: 305.535.7770

Cory Dorman
Phone: 954.535.5114
Email: Cory.Dorman@kimley-horn.com

LANDSCAPE ARCHITECT
Urban Robot
420 Lincoln Road Suite 600
Miami Beach, FL 33139
Phone: 786.246.4857

Justine Velez
Phone: 786.246.4857
Email: justine@urbanrobot.net

LAND USE
Becow 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	01/10/2024	AGENCY REVISION 1
C	03/14/2025	AGENCY REVISION 3

Name Andrew W. Burnett
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A-4

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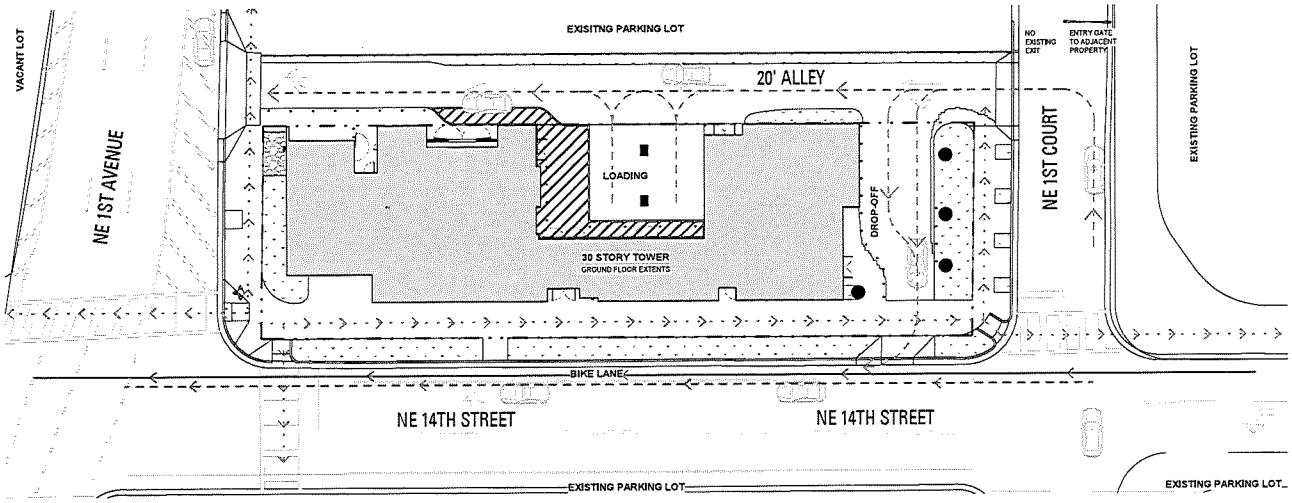

CIRCULATION DIAGRAM
1/16" = 1'-0"

LEGEND:
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- BIKE CIRCULATION
- BUS CIRCULATION

LIGHTING DIAGRAM MOVED TO SHEET B-4

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CIRCULATION DIAGRAM
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 2024000200
Date: 09/17/2024

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
A	9/17/2024	ASPR REVISION 1

Name Andrew W. Burnett
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

LEGEND:

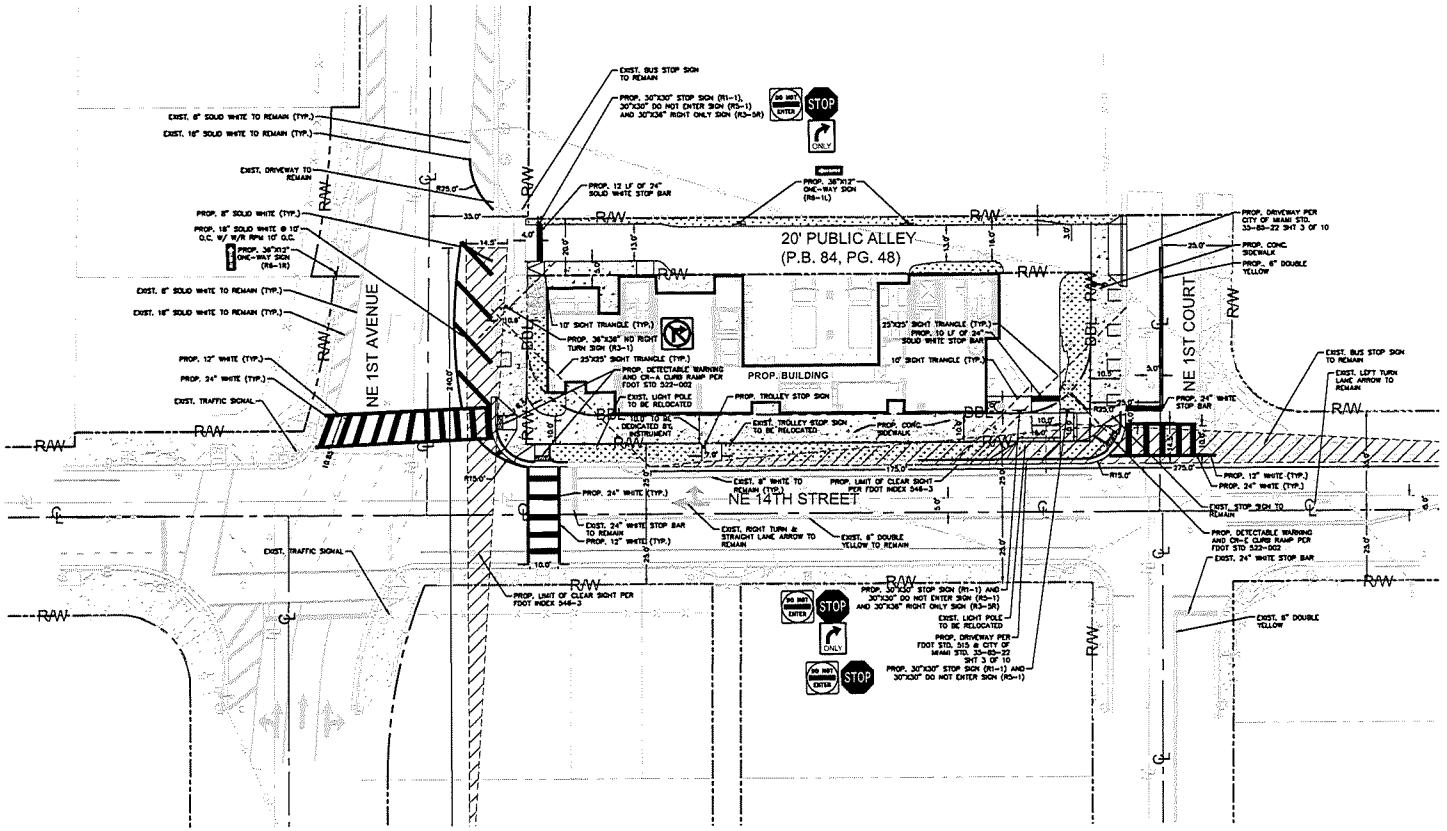
	EXIST. / PROP. LOT LINE / PROPERTY LINE
	CENTER LINE OF ROADWAY
	RIGHT OF WAY LINE OF ROADWAY
	PROP. SIGN
	EXIST. SIGN

NOTES:

1. ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC PAINT.
2. ALL STOP BARS AND DOUBLE SOLID YELLOW LINES WITHIN THE PROPERTY TO BE INSTALLED ON ASPHALT SHALL BE THERMOPLASTIC PAINT.
3. ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE RESTORED TO MEET EXISTING CONDITIONS AFTER THE INSTALLATION OF ALL PROPOSED UTILITIES AND PAVEMENT RESTORATION.
4. ALL THERMOPLASTIC PAINT SHALL ADHERE TO FDOT STANDARD SPECIFICATIONS – SECTION 711.
5. ALL PAINTED PAVEMENT MARKINGS SHALL ADHERE TO FDOT STANDARD SPECIFICATIONS – SECTION 710.
6. ALL STREET SIGNS MUST ADHERE TO MUTCD, FDOT, AND CITY OF MIAMI STANDARDS.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'



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2 ALHAMBRA PLAZA, SUITE 505, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

ALBERTO ANTONIO MORA LICENSE No. 58710 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALBERTO MORA, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE: 3/14/2025

Alberto A Mora

KHA PROJECT	143065014
DATE	MARCH 2025
SCALE	AS SHOWN
DESIGNED BY	MCP
DRAWN BY	EA
CHECKED BY	AAM

No.	ISSUES/REVISIONS	DATE	BY
3	ASPR - REVISION 3	03/14/2025	

ELEVATIONS (IF SHOWN HEREON) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

CAUTION!! CONTRACTOR SHALL VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Sunshine 811

MDWASD AGREEMENT ID# 32659

PAVEMENT MARKINGS AND SIGNAGE PLAN

14 ROC
125 NE 14TH STREET
MIAMI FL 33132
PREPARED FOR
14TH STREET MIAMI INVESTMENTS, LLC

CITY OF MIAMI FL

SHEET NUMBER
CS-01

Plotted By: Rubio, Vania - Wed, Mar 26, 2025 - 12:13:34pm - K:\MIA_Civil\143065014 - 101 NE 14TH STREET\Civil\CAD\Exhibits\CS-01 PAVEMENT MARKINGS AND SIGNAGE PLAN.dwg
The electronic signature and design presented herein are to be used only for the specific project and client for which it was prepared. Reuse of and property rights in this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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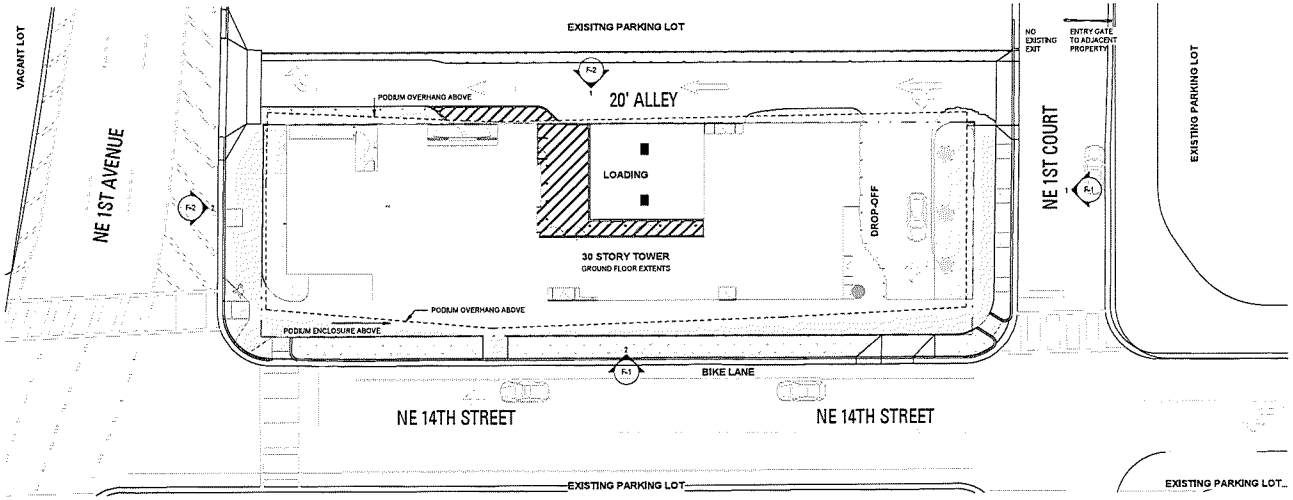
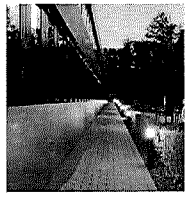


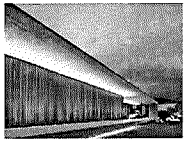
LIGHTING DIAGRAM
1/16" = 1'-0"

LEGEND:

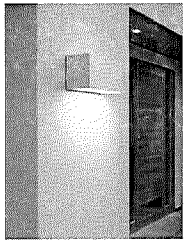
PATH / SIDEWALK LIGHTING

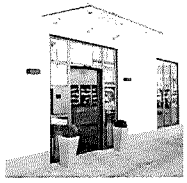


CANOPY LIGHTING

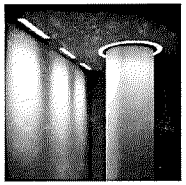


SOFFIT LIGHTING

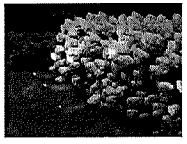




COLUMN LIGHTING



LANDSCAPE LIGHTING



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3054 Grand Avenue
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Miami, FL 33133
305.444.7709
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LIGHTING DIAGRAM
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 2424002106
Date: 09/17/2024

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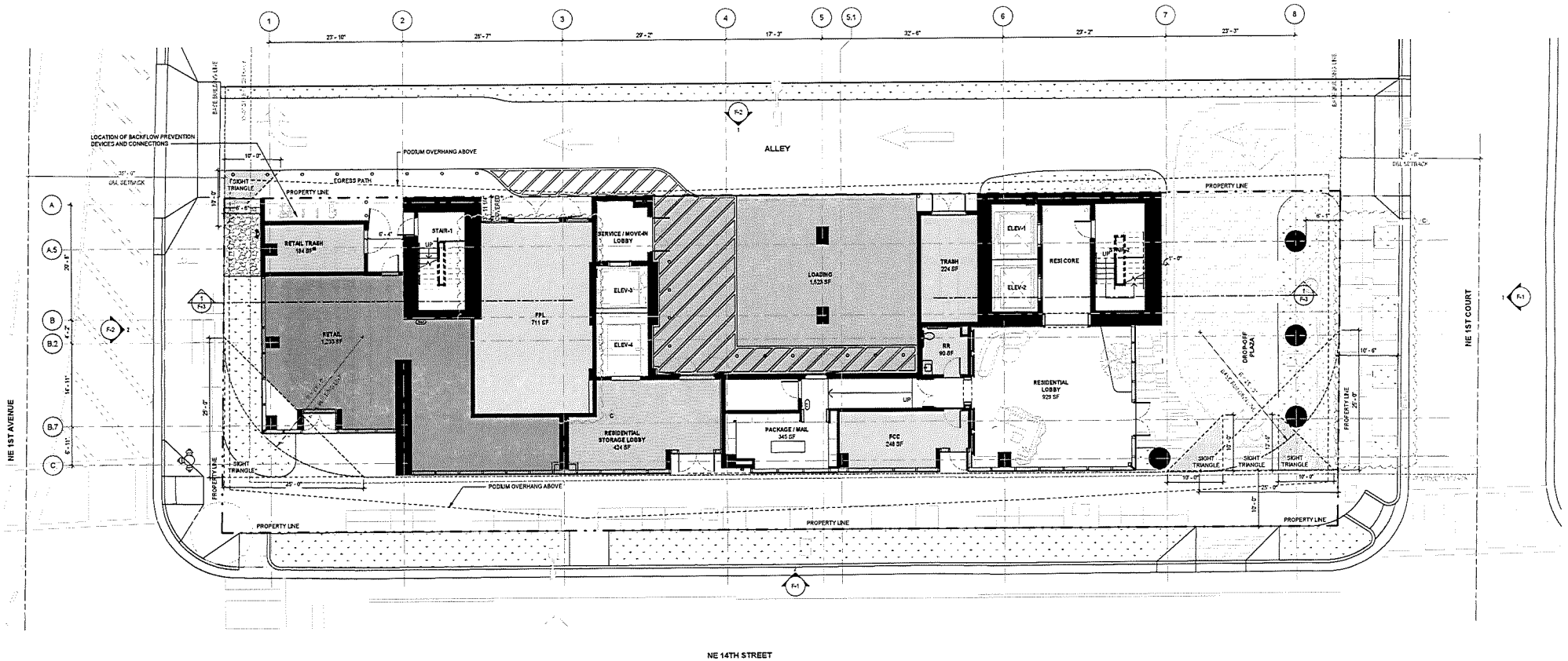
PLAN LEGEND:
- PROPERTY LINE
- CENTER OF ROAD
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE



N

GROUND FLOOR PLAN
1/8" = 1'-0"

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Miami, FL 33133
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GROUND FLOOR PLAN
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 362400200
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D-1

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PLAN LEGEND:
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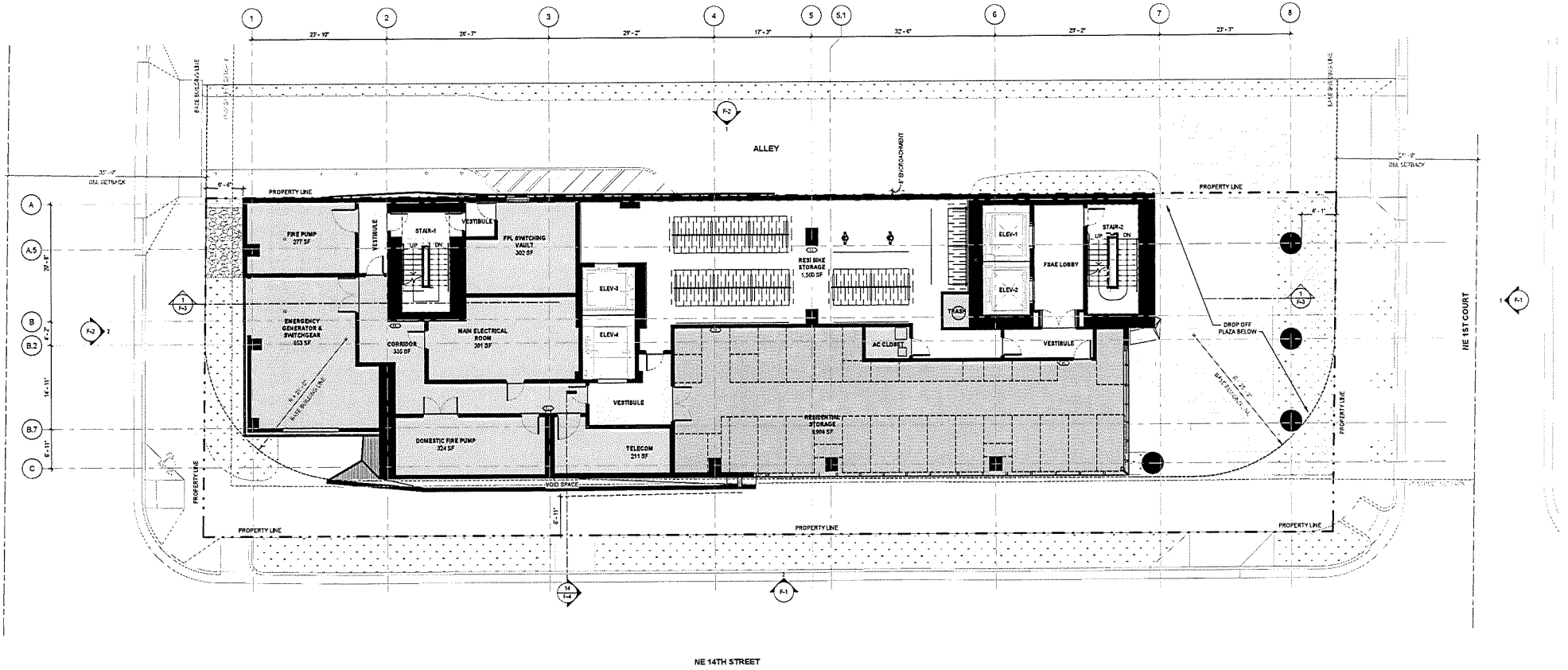
- CENTER OF ROAD
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE



N

FLOOR PLAN LEVEL 2 - STORAGE
1/8" = 1'-0"

RSP Architects
3059 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7100
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LEVEL 2 FLOOR PLAN
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 2674002200
Date: 09/17/2024

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D-2

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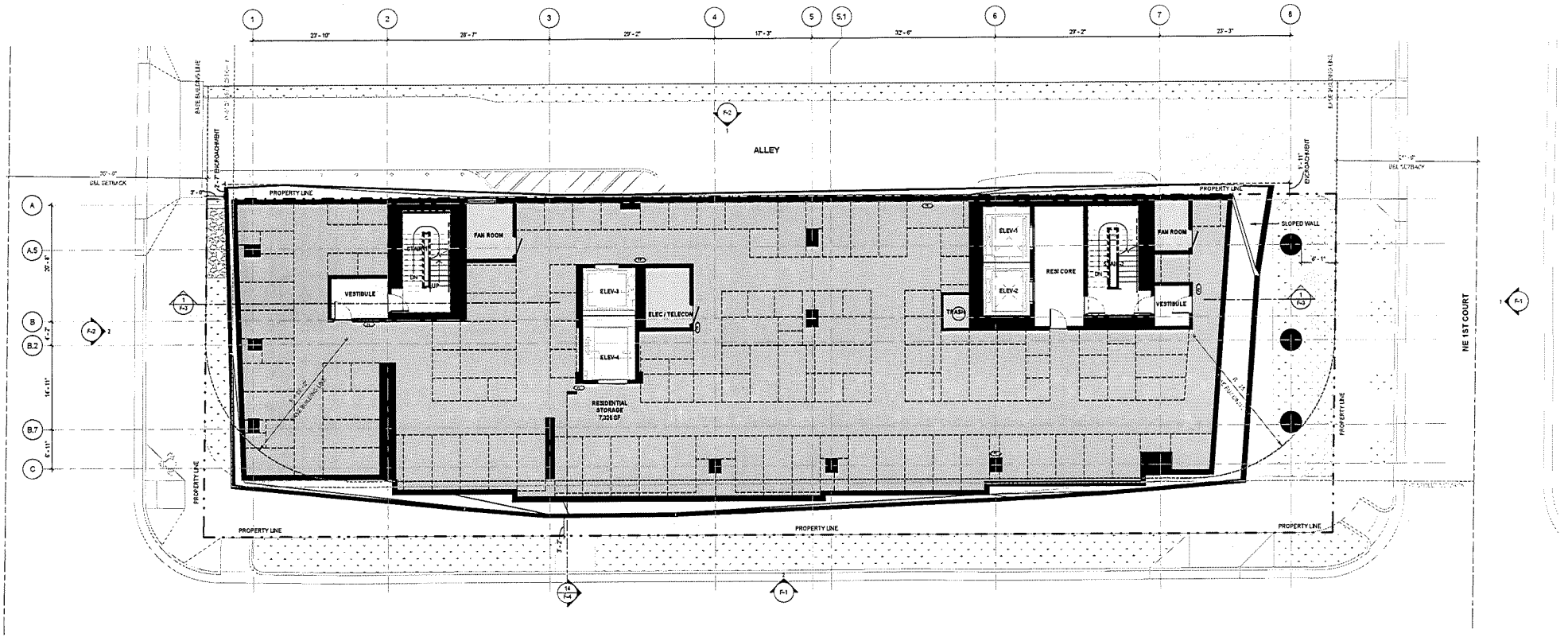
PLAN LEGEND:

- PROPERTY LINE
- CENTER OF ROAD
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE



N

FLOOR PLAN LEVEL 3 - STORAGE
1/8" = 1'-0"

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3053 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7100
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LEVEL 3 FLOOR PLAN
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 362400200
Date: 09/17/2024

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D-3

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DATE: MAR 26 2025
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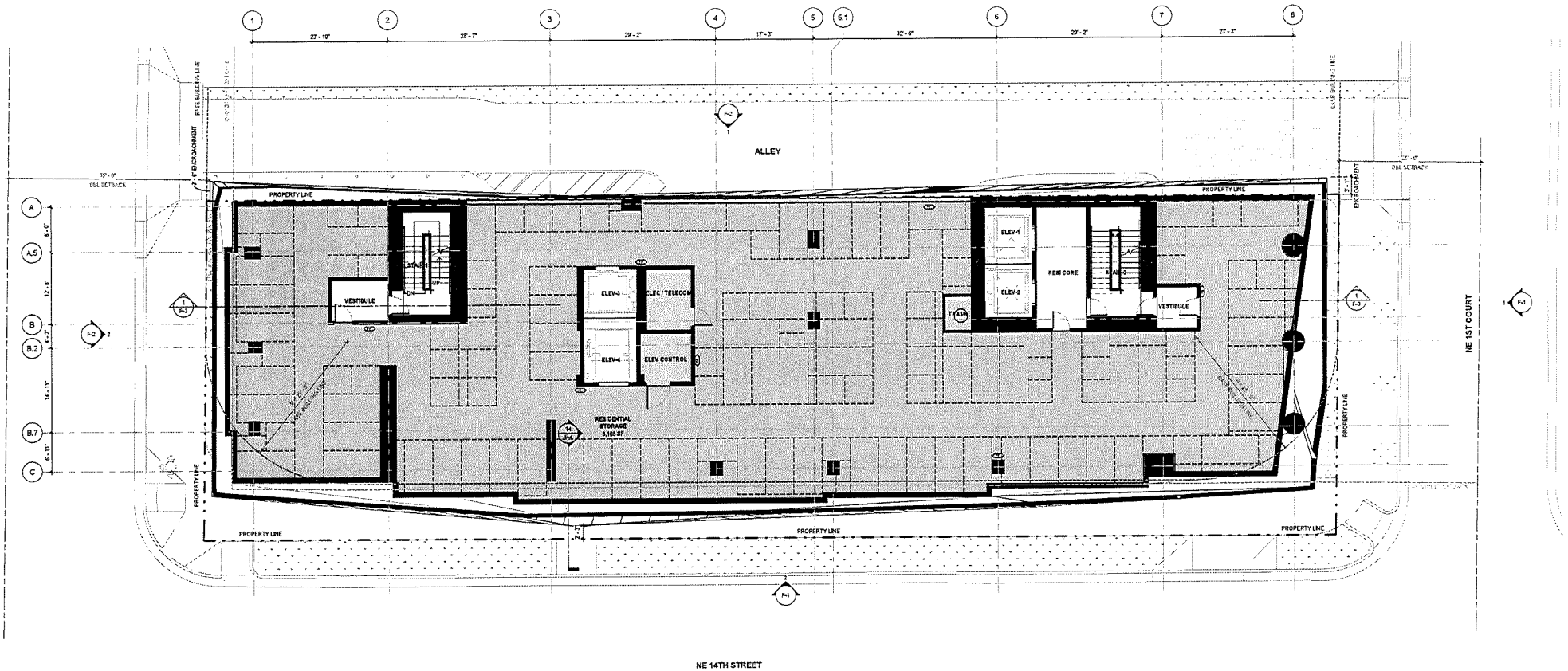
PLAN LEGEND:

- PROPERTY LINE
- CENTER OF ROAD
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE



N

FLOOR PLAN LEVEL 4 - STORAGE
1/8" = 1'-0"

RSP Architects
3050 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7100
rspartn.com

LEVEL 4 FLOOR PLAN
14th Street Miami Investments, LLC
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RSP Project No. 362-009700
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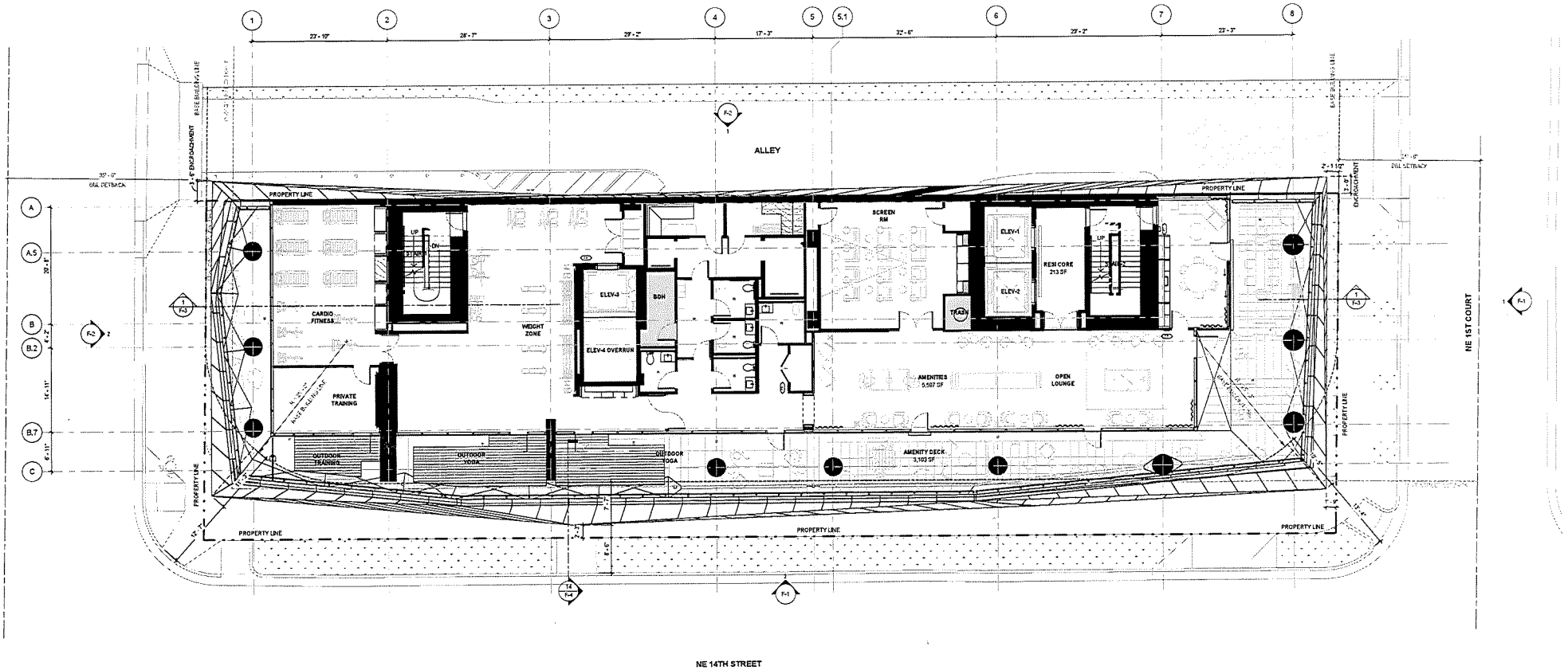
PLAN LEGEND:

- PROPERTY LINE
- CENTER OF ROAD
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE



N

FLOOR PLAN LEVEL 5 - AMENITIES
1/8" = 1'-0"

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3049 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7100
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LEVEL 5 AMENITY FLOOR PLAN
14th Street Miami Investments, LLC
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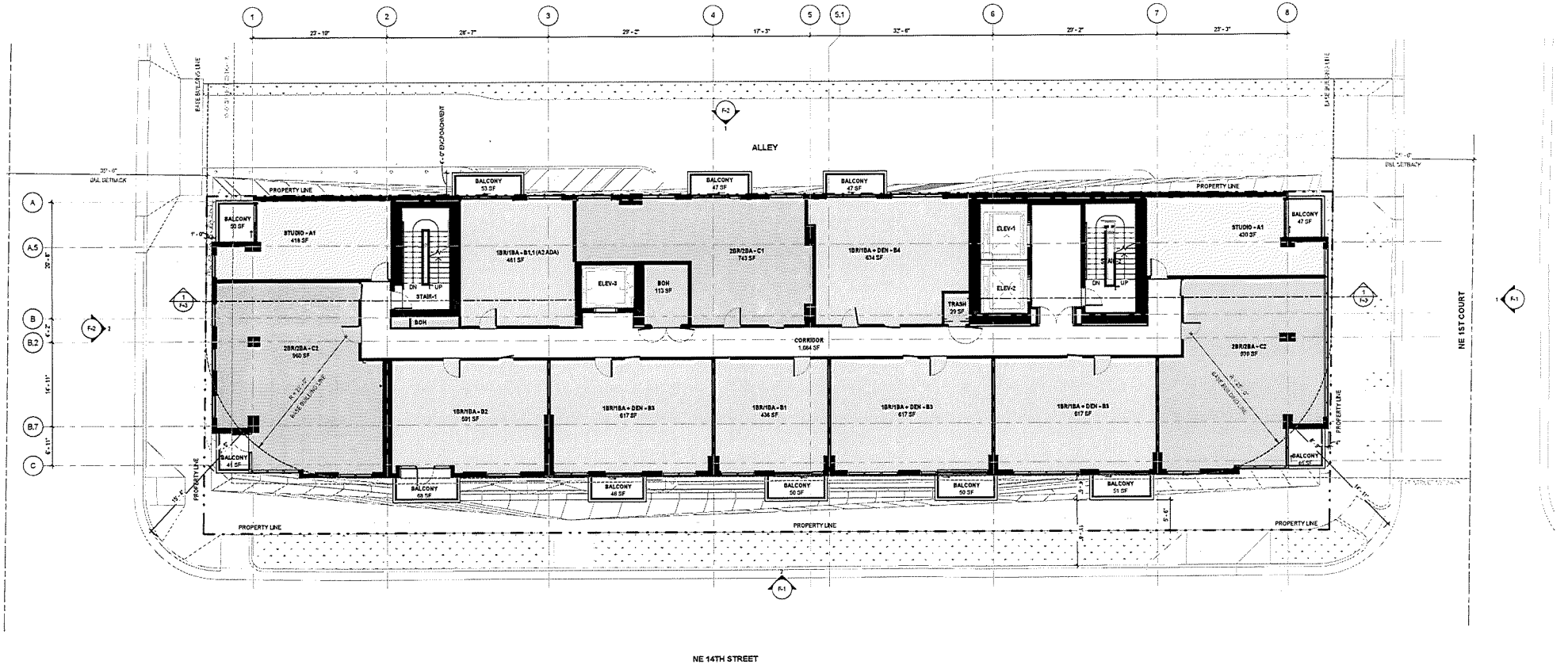
PLAN LEGEND:

- 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"

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3059 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7100
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LEVELS 6-29 TYPICAL FLOOR PLAN
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 2624002200
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D-6

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MIAMI-DADE COUNTY
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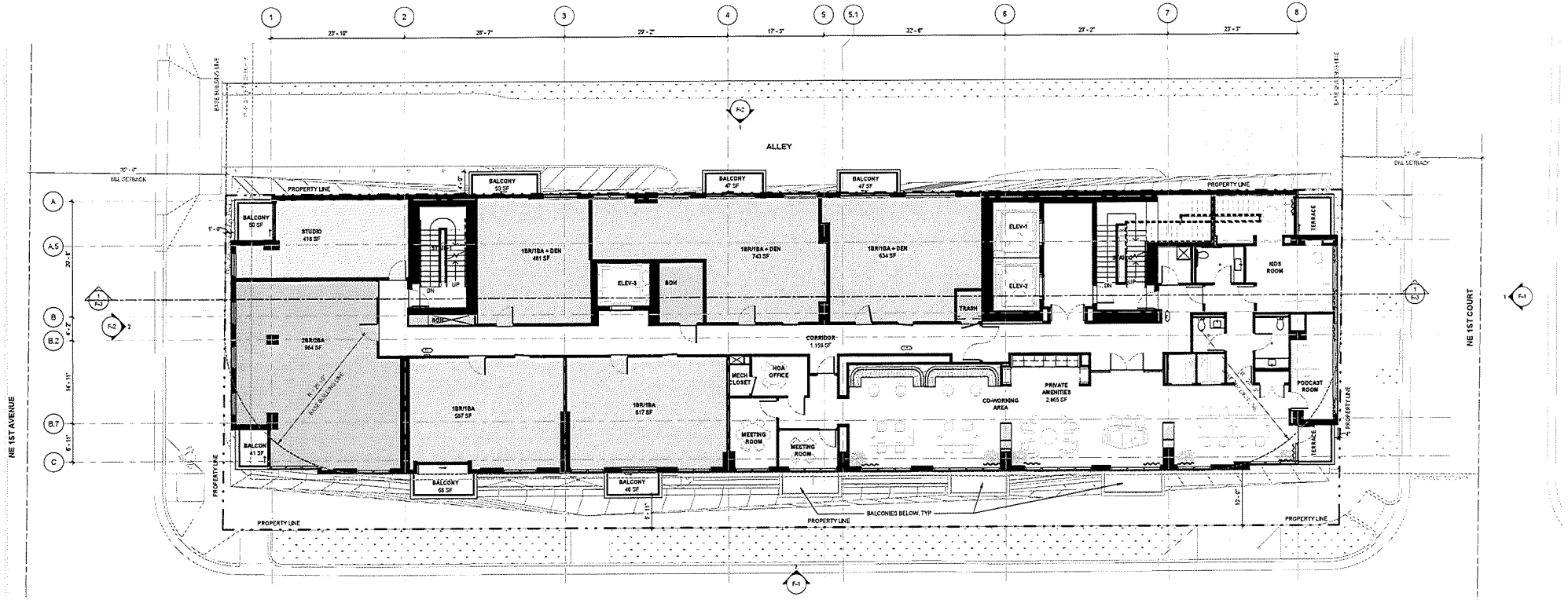
PLAN LEGEND:
- PROPERTY LINE
- CENTER OF ROAD
- BASED BUILDING LINE
- SETBACKS
- EXTENT OF BUILDING OUTLINE ABOVE



N

FLOOR PLAN LEVEL 30 - AMENITIES
1/8" = 1'-0"

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Suite 440
Miami, FL 33133
305.444.7140
rsparchitects.com

LEVEL 30 AMENITY FLOOR PLAN
14th Street Miami Investments, LLC
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RSP Project No. 2624002.00
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D-7

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MIAMI-DADE COUNTY
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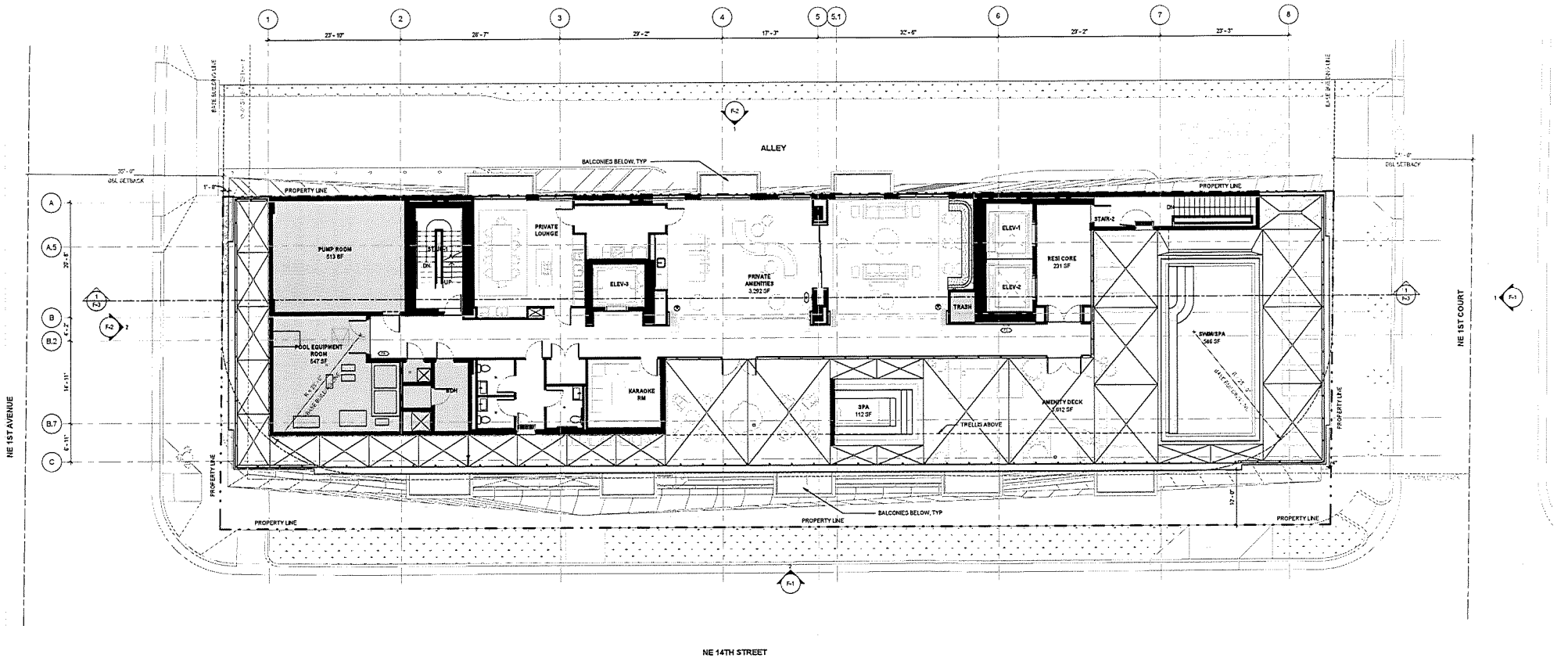
DATE: MAR 26 2025
BY: GONGOL

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"

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Suite 460
Miami, FL 33133
305.444.7100
rsparch.com

LEVEL 31 AMENITY FLOOR PLAN
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 362400200
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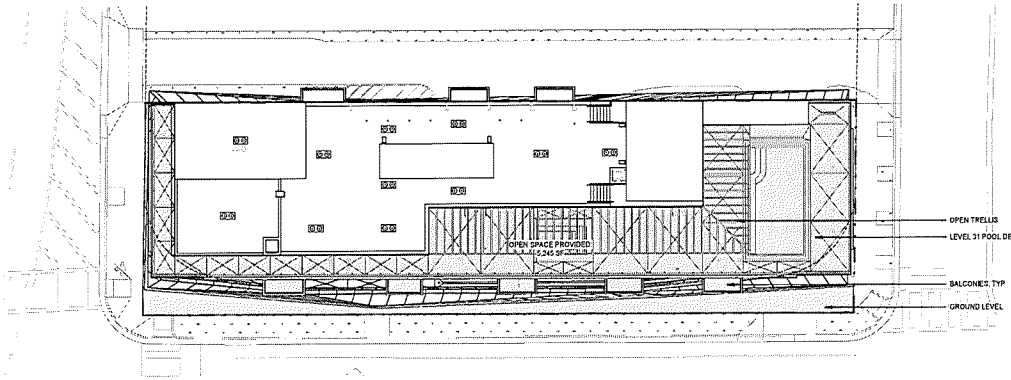
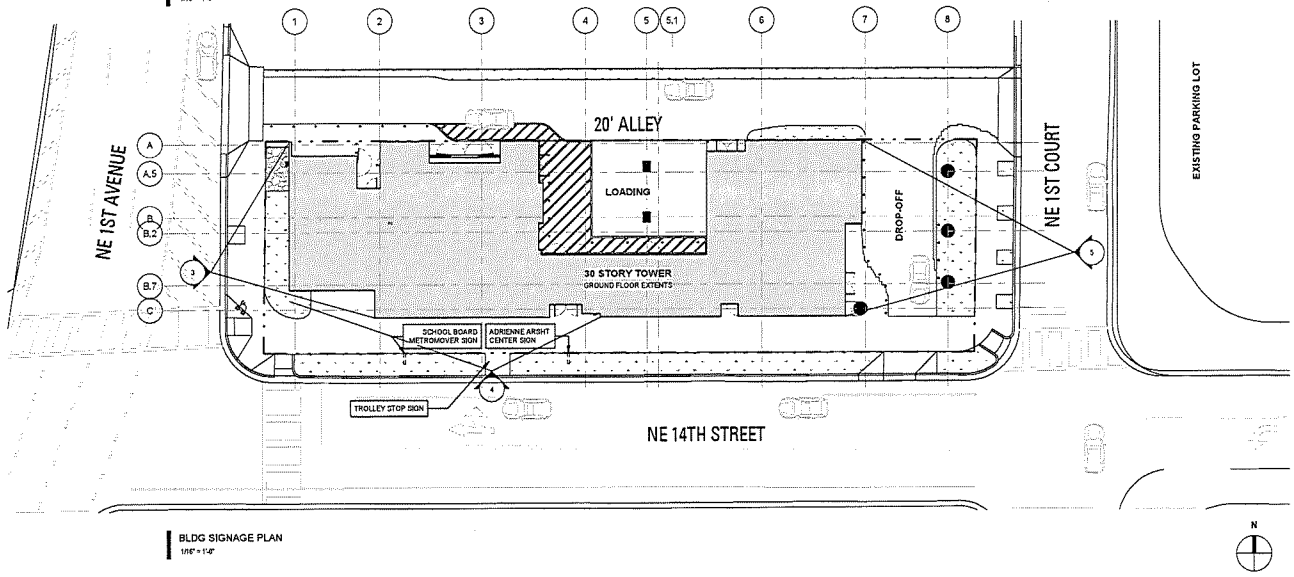


OPEN SPACE DIAGRAM
1/16" = 1'-0"

OPEN SPACE LEGEND:

- OPEN SPACE
- BUILDING BASE LINE
- EXISTING PROPERTY LINE

OPEN SPACE REQUIRED: **3,702 SF**
OPEN SPACE PROVIDED: **5,207 SF**

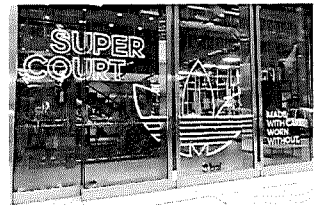


BLDG SIGNAGE PLAN
1/16" = 1'-0"

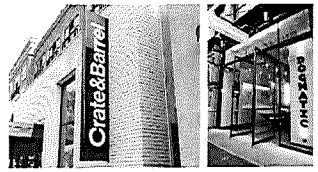
BUILDING SIGNAGE PRECEDENCE:

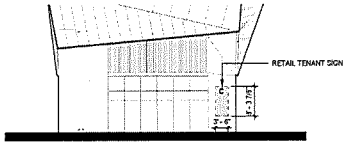
SIGN TYPE "A"

SIGN TYPE "B"

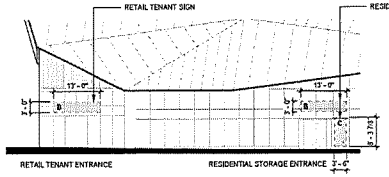


SIGN TYPE "C"

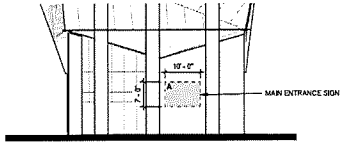




3 ELEVATION - WEST
1/16" = 1'-0"



4 ELEVATION - SOUTH SIGNS
1/16" = 1'-0"



5 ELEVATION - EAST SIGN
1/16" = 1'-0"

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Miami, FL 33133
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ZONING DIAGRAMS
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 2624002000
Date: 09/17/2024

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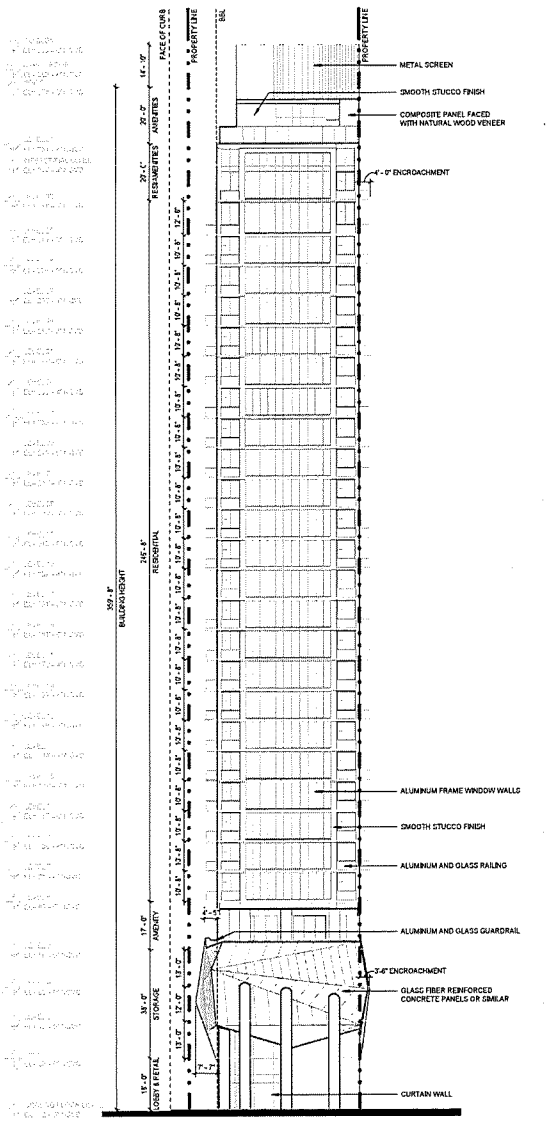
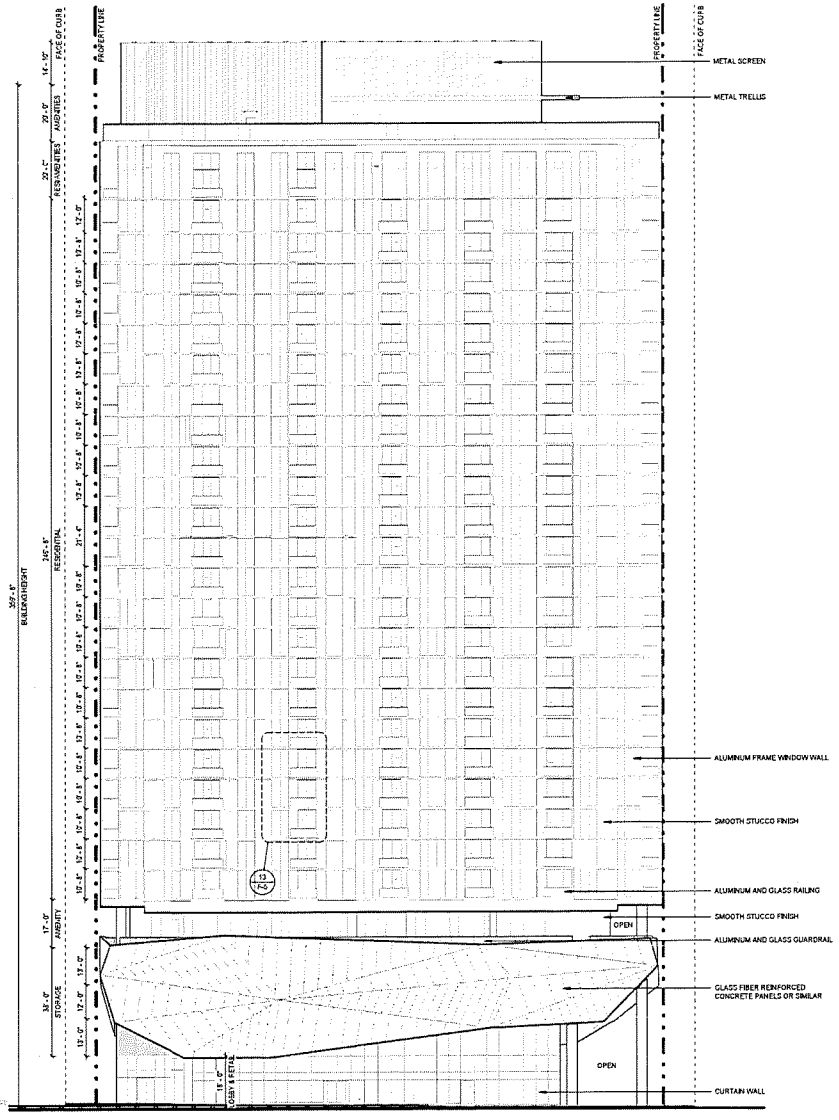
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL



1 ELEVATION - EAST
1" = 20'-0"



2 ELEVATION - SOUTH
1" = 20'-0"

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3049 Grand Avenue
Suite 440
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BUILDING ELEVATIONS
14th Street Miami Investments, LLC
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RSP Project No. 362480200
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Expiration Date	02-28-2027

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PROCESS NO.: Z24-125
DATE: MAR 26 2025
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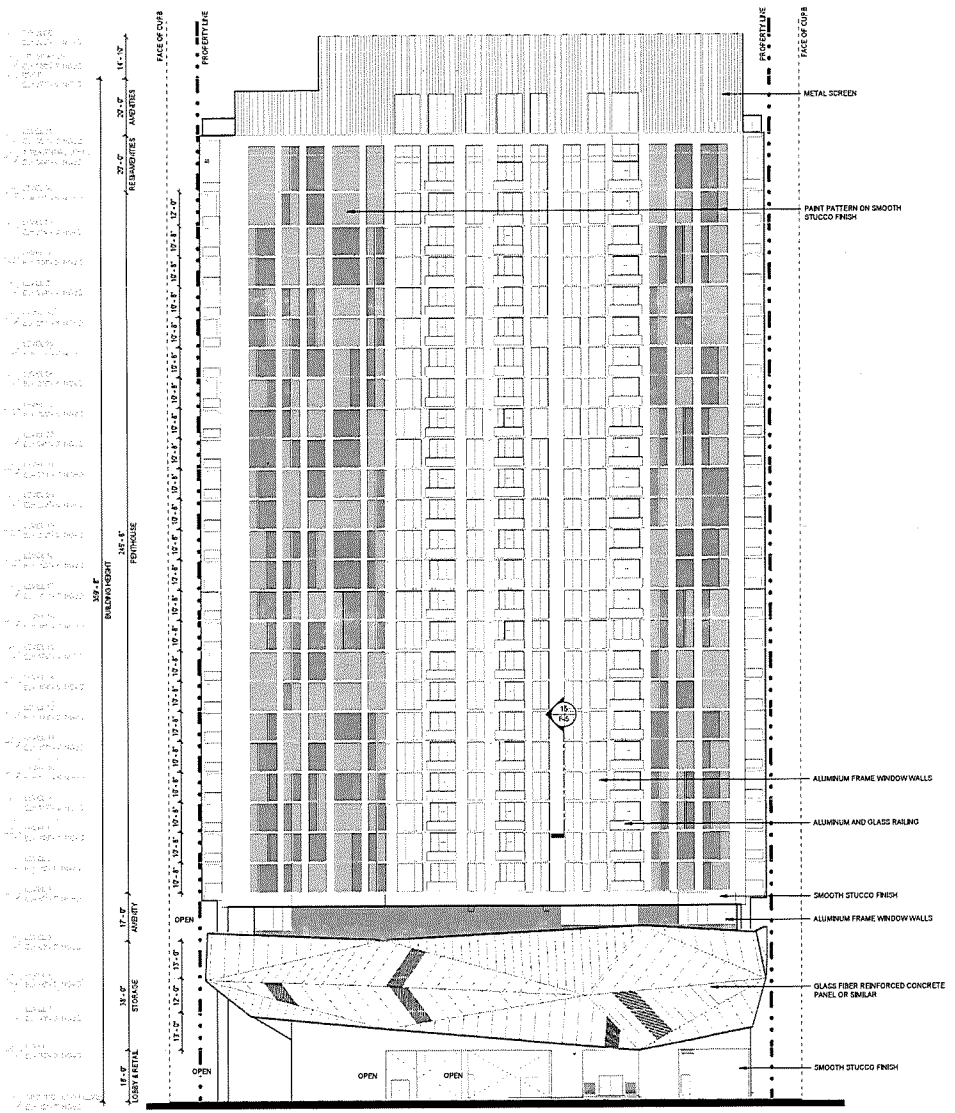
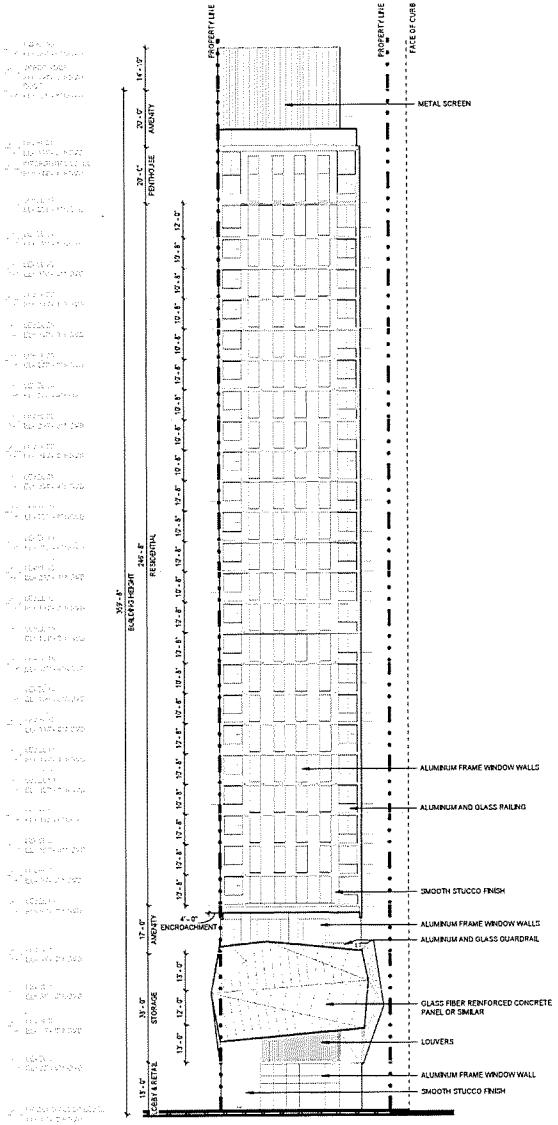


1 ELEVATION - NORTH
1" = 20'-0"



2 ELEVATION - WEST
1" = 20'-0"

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3049 Grand Avenue
Suite 140
Miami, FL 33133
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BUILDING ELEVATIONS
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14 ROC
RSP Project No. 2024052700
Date: 09/17/2024

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Expiration Date	02-28-2027

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PROCESS NO.: Z24-125
DATE: MAR 26 2025
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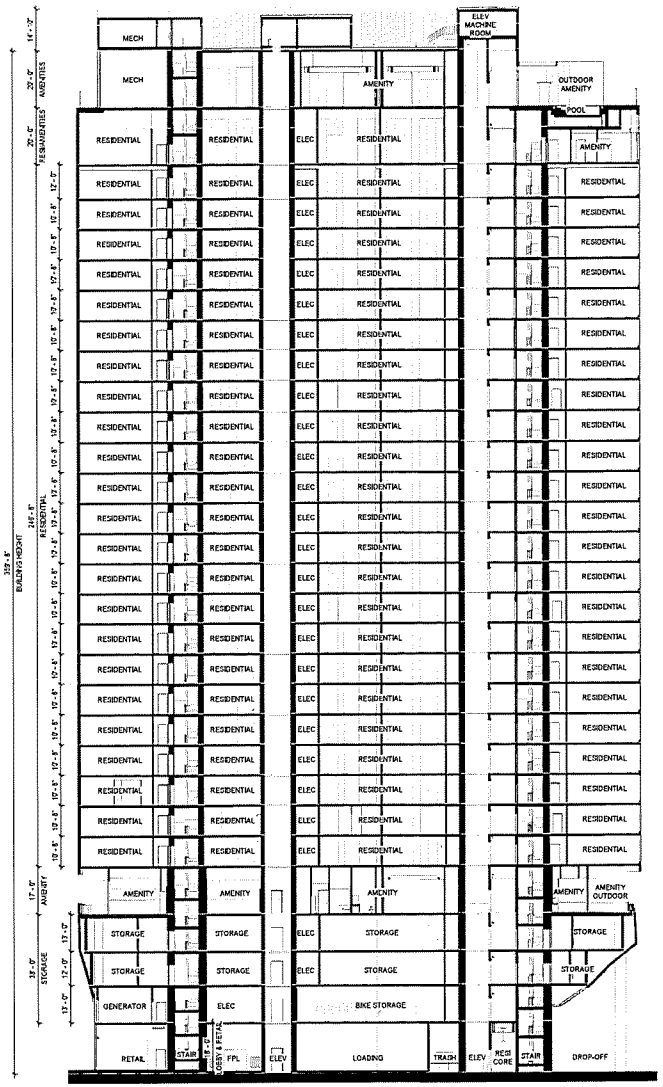

BUILDING SECTION
1" = 20'-0"

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Suite 440
Miami, FL 33133
305.444.7160
rsparch.com

BUILDING SECTION
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 362400200
Date: 09/17/2024

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F-3

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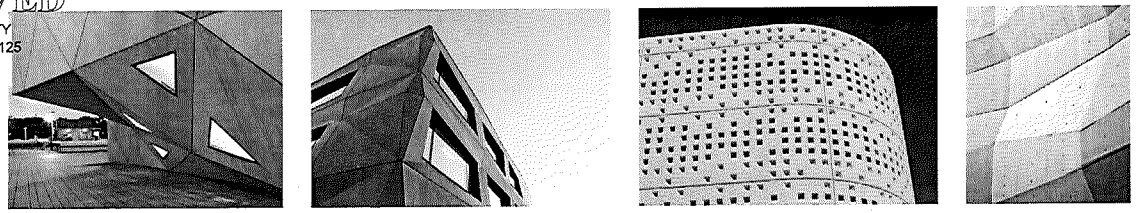
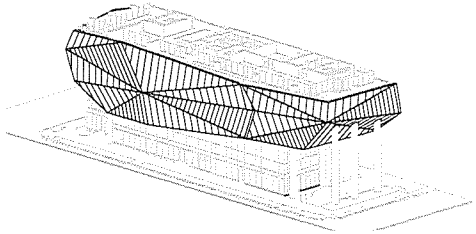
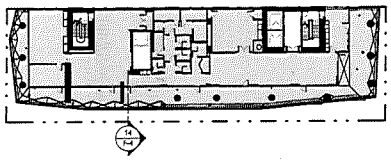


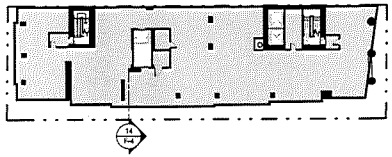
1 | REFERENCE IMAGES
1" = 1'-0"



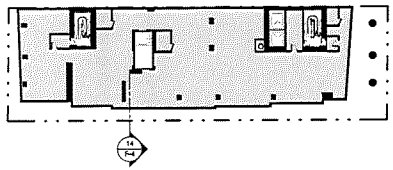
4 | PODIUM AXONOMETRIC - FOR REFERENCE ONLY



5 | LEVEL 5 - SLAB EDGE DIAGRAM
1" = 30'-0"

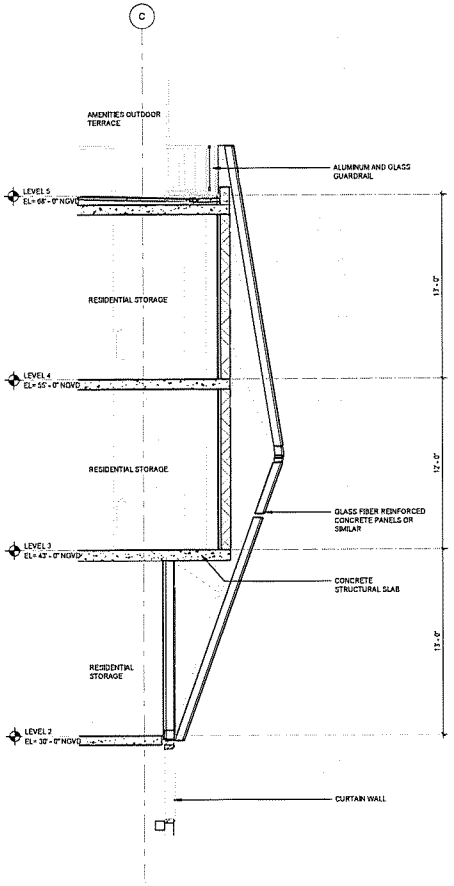


9 | LEVEL 4 - SLAB EDGE DIAGRAM
1" = 30'-0"

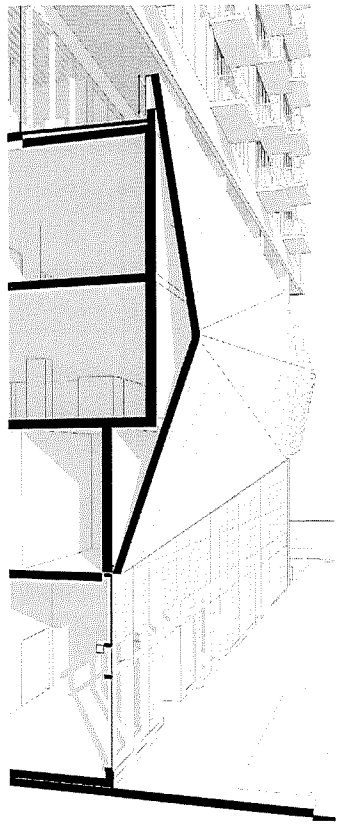


13 | LEVEL 3 - SLAB EDGE DIAGRAM
1" = 30'-0"

N



14 | ENLARGED SECTION - PODIUM ENCLOSURE
1/4" = 1'-0"



16 | PODIUM SECTION PERSPECTION - FOR REFERENCE ONLY

RSP Architects
7359 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7169
rsparch.com

PODIUM ENCLOSURE SECTION & REFERENCE IMAGES
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 2624000200
Date: 09/17/2024

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ISSUES / REVISIONS

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Name Andrew W. Burnett
License No. AR98495
Expiration Date 02-28-2027

F-4

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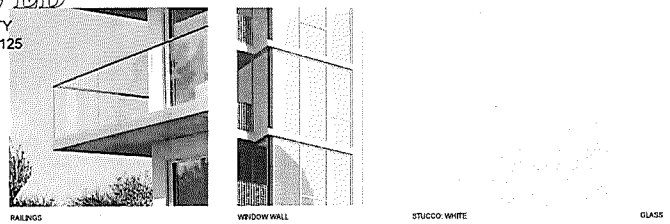
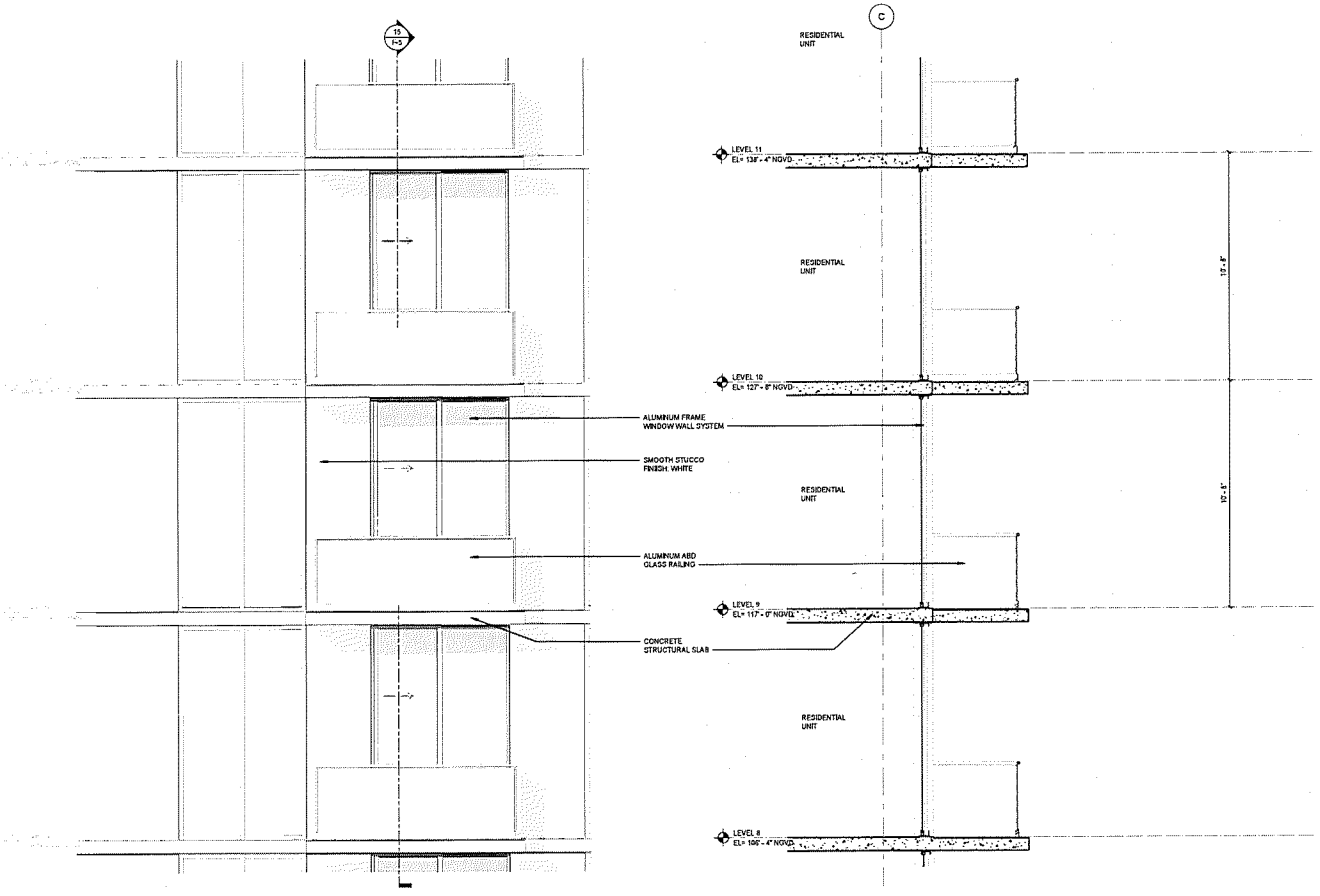
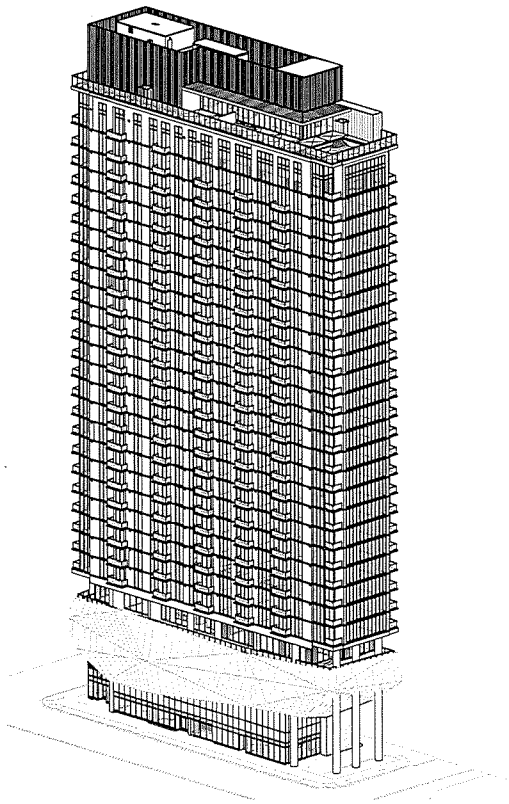


1 REFERENCE IMAGES - TOWER
1" = 1'-0"

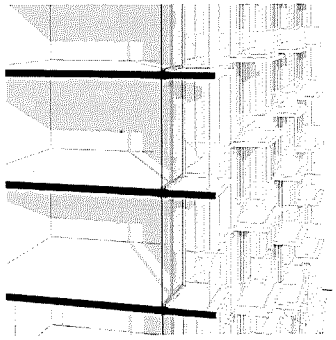


13 ENLARGED ELEVATION - TOWER
3/8" = 1'-0"

15 ENLARGED SECTION - TOWER
3/8" = 1'-0"



8 TOWER AXONOMETRIC - FOR REFERENCE ONLY



16 TOWER SECTION PERSPECTION - FOR REFERENCE ONLY

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RSP Architects
3959 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7100
rsparch.com

TOWER SECTION & REFERENCE IMAGES
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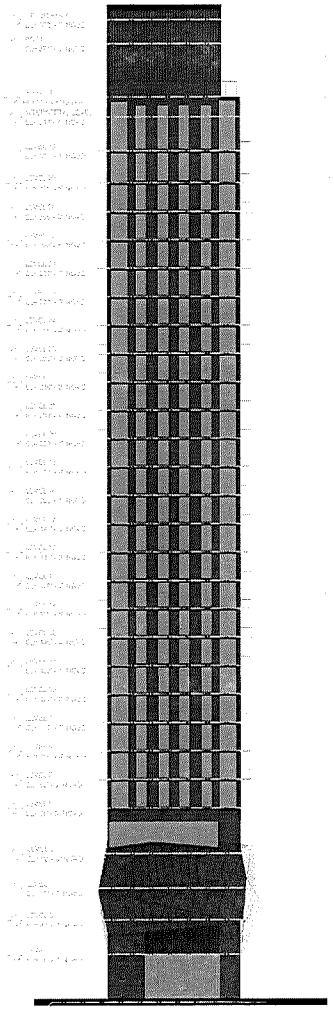
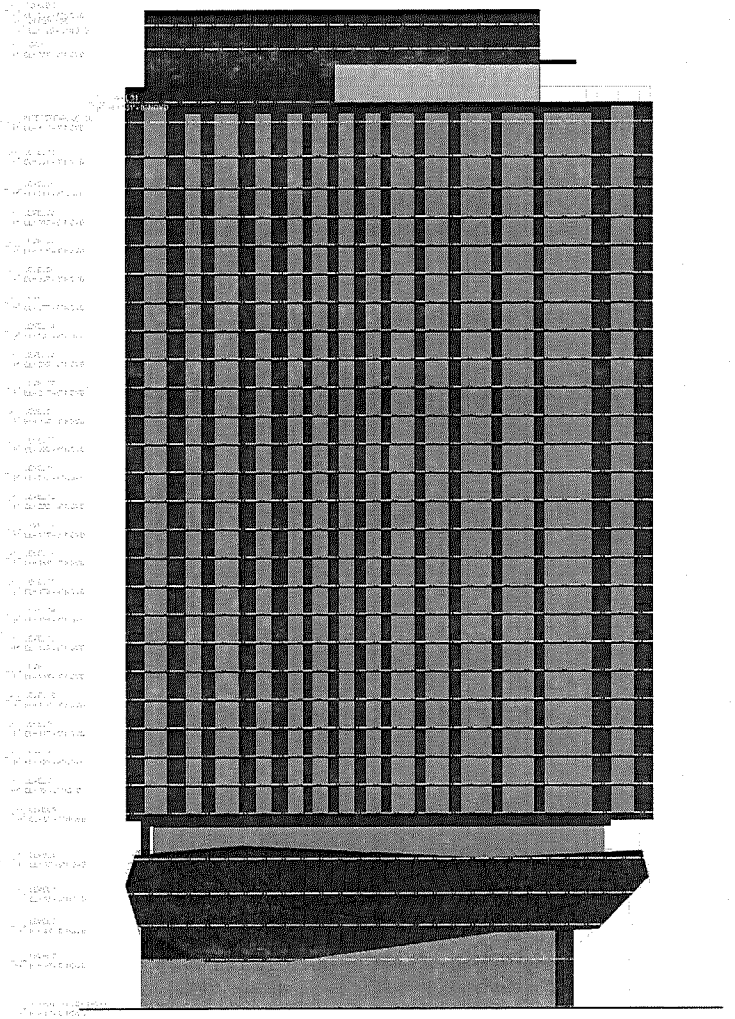
WEST OVERALL	18,462 SF	100%
WEST GLAZING	7,848 SF	42.5%
WEST SOLID	10,614 SF	57.5%



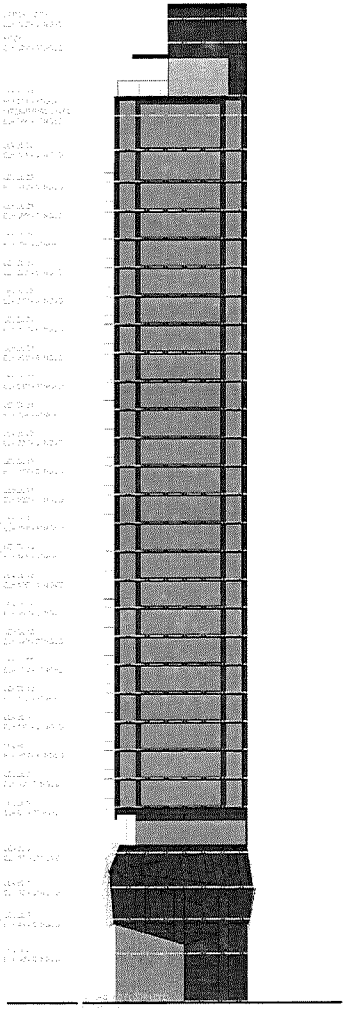
ELEVATION - WEST GLAZING
3/64" = 1'-0"

SOUTH OVERALL	69,836 SF	100%
SOUTH GLAZING	36,387 SF	52.1%
SOUTH SOLID	33,449 SF	47.9%



ELEVATION - SOUTH GLAZING
3/64" = 1'-0"

EAST OVERALL	17,664 SF	100%
EAST GLAZING	11,535 SF	65.3%
EAST SOLID	6,129 SF	34.7%



ELEVATION - EAST GLAZING
3/64" = 1'-0"

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Suite 440
Miami, FL 33133
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GLAZING PERCENTAGE DIAGRAM
14th Street Miami Investments, LLC
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Date: 09/17/2024

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ISSUES / REVISIONS

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LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: 33C-15 Net Lot Area: 0.57 acres 24,681 square feet
Metromover Subzone

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 24,681 square feet x 15 % = 5,207 square feet	5,207	5,245
B. Square feet of parking lot open space required by Chapter 33, 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 33 = A + B =	5,207	5,245
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33	5,207	
B. Maximum lawn area (St. Augustine sod) permitted = 20 % x 5,207 square feet =	1,042	0
TREES		
A. The number of trees required per net lot acre	3.59	
less the existing number of trees that meet minimum requirements (minus)	0	
= 30 trees x net lot acreage= 5,207 / 43,560 SF =	3.59	3
B. 30% palm trees allowed (two palms = one tree) Palms provided =	1.08	0
C. Percentage of native trees required = the number of trees provided x 30% =	1.08	0
D. Street trees (max. average spacing of 30' o.c.): 320 linear feet along street ÷ 30 = 10.67	11	11
Palms as street trees (max. average spacing 25' o.c.): 320 linear feet along street ÷ 25 =	13	N/A
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): N/A linear feet along street ÷ 25 =	N/A	N/A
F. Total number of trees provided =	14	14
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	359	214
B. The number of shrubs required x 30% = the number of native shrubs required	107.7	91

IRRIGATION PLAN: Required by Chapter 33: Xeriscape irrigation ____ or hose bib ____ provided

Note: Street tree spacing not to exceed 30' O.C. in the Metromover Subzone

TABLE containing information as indicated in sample:

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT		CANOPY DIAMETER	QUANTITY
Symbol	New	Existing	Scientific	Common	Yes	No	Installed	Installed	Estimated at maturity*	Estimated at maturity*	

* Required for trees located underneath or adjacent to powerlines and palms used at 1:1 ratio
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 portions of existing landscape and hardscape areas damaged while completing planting installation with same grass or materials species to the satisfaction of the Owner.

8. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for the installation area.

9. All plant material that may need to be replaced shall be in full and strict accordance to Florida No. 1 grade, according to the "Grades and Standards for Nursery Plants", published by the Florida Department of Agriculture and Consumer Services, the project manual and/or specifications. Plant material in some cases may exceed Florida No. 1 grade in order to meet the minimum requirements for the project.

10. Landscape Contractor shall field stake the location of all plant material prior to initiating installation for the review and approval of the Owner and/or Landscape Architect.

11. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with the Owner and the Landscape Architect.

12. Any substitutions in size and/or plant material must be approved by the Landscape Architect or Owner prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner before planting can begin. All plant materials will not include any plants considered to be invasive to South Florida's native plant communities.

13. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.

14. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner to supplement irrigation watering and rainfall.

15. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.

16. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner.

17. Landscape Contractor shall regrade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing plant material disturbed or damaged by plant removal, relocation, and/or installation work.

18. Guying / staking practices shall not permit nails, screws, wires etc. , to penetrate outer surface of tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.

19. Burlap material, wire cages, plastic straps, etc. , must be cut and removed from top one - third (1/3) of root ball.

20. Trees grown in grow bags or grow bag type material are not allowed.

21. Plant size specifications take precedence over container size.

22. Contractor to verify quantities and report any discrepancies to Owner and/or Landscape Architect.

23. Remove and replace sidewalk. Reconstruct swale. Mill and resurface 2in. avg, using type S-III asphalt mix design on the driving lane. Any work and/or improvements to the right of way including landscaping and irrigation require a separate CMB Public Works Department ROW Construction Permit.

24. The locations of hardscape and landscape, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions, to comply with safety setback criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect.

25. Existing grades and existing site information shown on this plan is compiled from base information supplied by the surveyor and architect. The contractor is responsible for confirmation of actual site conditions. Urban robot accepts no responsibility for existing topographic and existing site information.

26. The general contractor shall require landscape installation sub-contractor to provide a detailed report and strategy for the transplanting, staging and reuse of any existing trees or palms within the proposed landscape plans. This shall be verified and approved by the landscape architect.

27. All dimensions and layout information is referenced to coordinates points provided on the survey.

28. The contractor shall verify all existing conditions prior to the commencement of work. Any discrepancies shall be reported to the owner's representative immediately.

29. The contractor shall perform all work in accordance with all local, state and federal regulations and shall obtain all necessary permits for this project.

30. All site work shall be performed in accordance with landscape (l) and, if applicable, civil (c) drawing sets.

31. All notes and dimensions are typical unless otherwise noted.

32. All dimensions are square (parallel or perpendicular) unless otherwise noted. The contractor shall notify the owner/owner's representative immediately in the event of any discrepancies found in the documents and/or field, or of conditions uncovered in the work which are not reflected in the plans.

33. The contractor shall take every precaution to prevent damage to all utilities (both above and below ground) within the project area. Damage to any utilities as a result of actions by the contractor shall be restored by the contractor, at his expense, to conditions equal to or better than before the damage was done.

34. Any areas disturbed by equipment, material storage, demolition and/or installation procedures are to be restored to original (or better) condition by contractor before completion of project and are subject to approval by owner's representative. All existing grassed areas not adequately protected and therefore damaged during construction, shall be replaced by the contractor at no additional cost to the owner.

35. The contractor is responsible for keeping the site clean of miscellaneous debris throughout the construction period. All waste material is to be disposed of immediately to an off-site location, unless otherwise indicated on the plans.

36. Contractor is responsible for general clean-out of all drainage basins (new and existing), manholes and/or other drainage features which have accumulated sediment as a result of construction activities.

37. The contractor shall provide all equipment, labor, materials and related work necessary for the prevention and control of dust resulting from operations in the performance of work of this contract. All cost in connection there with shall be considered to be included in the various unit and/or lump sum prices bid for the various item as listed in the bid.

38. Contractor shall submit shop drawings and/or samples of all materials to landscape architect as required within the detail drawings and notes.

39. All installation shall comply with Miami-Dade County codes and ordinances. All discrepancies shall be notified to Landscape Architect immediately.

ASPR - REV. 2

SHEET #	SHEET TITLE	ASPR FIRST SUBMITTAL	50% DESIGN DEVELOPMENT	ASPR 2ND SUBMITTAL	ASPR 3RD SUBMITTAL
L001	COVER	X	X	X	X
L002	ARBORIST REPORT	X	X		
L003	TREE DISPOSITION PLAN	X	X		
L100	HARDSCAPE PLAN - GROUND FLOOR	X	X	X	X
L110	HARDSCAPE PLAN - 5TH FLOOR		X		
L120	HARDSCAPE PLAN - ROOF DECK		X		
L200	PLANTING PLAN - GROUND FLOOR	X	X	X	
L210	PLANTING PLAN - 5TH FLOOR		X		
L220	PLANTING PLAN - ROOF DECK		X		
L300	SITE SECTIONS	X	X	X	
L301	HARDSCAPE DETAILS		X		
L302	PRODUCT CUTSHEETS		X		
L310	PLANTING DETAILS	X	X		
L311	PLANT IMAGERY - GROUND FLOOR	X	X	X	
L312	PLANT IMAGERY - 5th FLOOR AND ROOF		X		
L400	IRRIGATION PLAN - GROUND FLOOR		X		
L410	IRRIGATION PLAN - 5TH FLOOR		X		
L420	IRRIGATION PLAN - ROOF		X		
L430	IRRIGATION NOTES AND DETAILS		X		

RSP Architects
3059 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7100
rspamm.com

COVER
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 242406200
Date 09/17/24

OWNER
14th Street Miami Investments, LLC
814 1st Street
Miami Beach, FL 33139
Phone: 786.319.6140
David Gonzalez
Phone: 786.319.6140
Email: dgonzalez@qbinvestments.com

ARCHITECT
RSP Architects, Ltd.
3059 Grand Avenue Suite 440
Miami, FL 33133
Phone: 305.444.7100
Andrew Burnett
Phone: 305.317.5274
Email: Andrew.Burnett@rsparch.com

CIVIL ENGINEER
Kimley-Horn
2 Alhambra Plaza Suite 500
Coral Gables, FL 33134
Phone: 305.535.7770
Alberto Mora
Phone: 305.546.0926
Email: Alberto.Mora@kimley-horn.com

TRAFFIC ENGINEER
Kimley-Horn
2 Alhambra Plaza Suite 500
Coral Gables, FL 33134
Phone: 305.535.7770
Cory Dorman
Phone: 954.535.5114
Email: Cory.Dorman@kimley-horn.com

LANDSCAPE ARCHITECT
Urban Robot
428 Lincoln Road Suite 600
Miami Beach, FL 33139
Phone: 786.246.4957
Justine Velez
Phone: 786.246.4957
Email: justine@urbanrobot.net

LAND USE
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard Suite 300
Miami, FL 33131
Phone: 305.377.6229
Graham Penn
Phone: 305.377.6229
Email: GPenn@brzoninglaw.com

Name Justine Velez
License No. LA6667391
Expiration Date
Date Signed

Digitally signed by Justine K Velez
Date: 2025.03.14 13:41:39 -04'00'

L001

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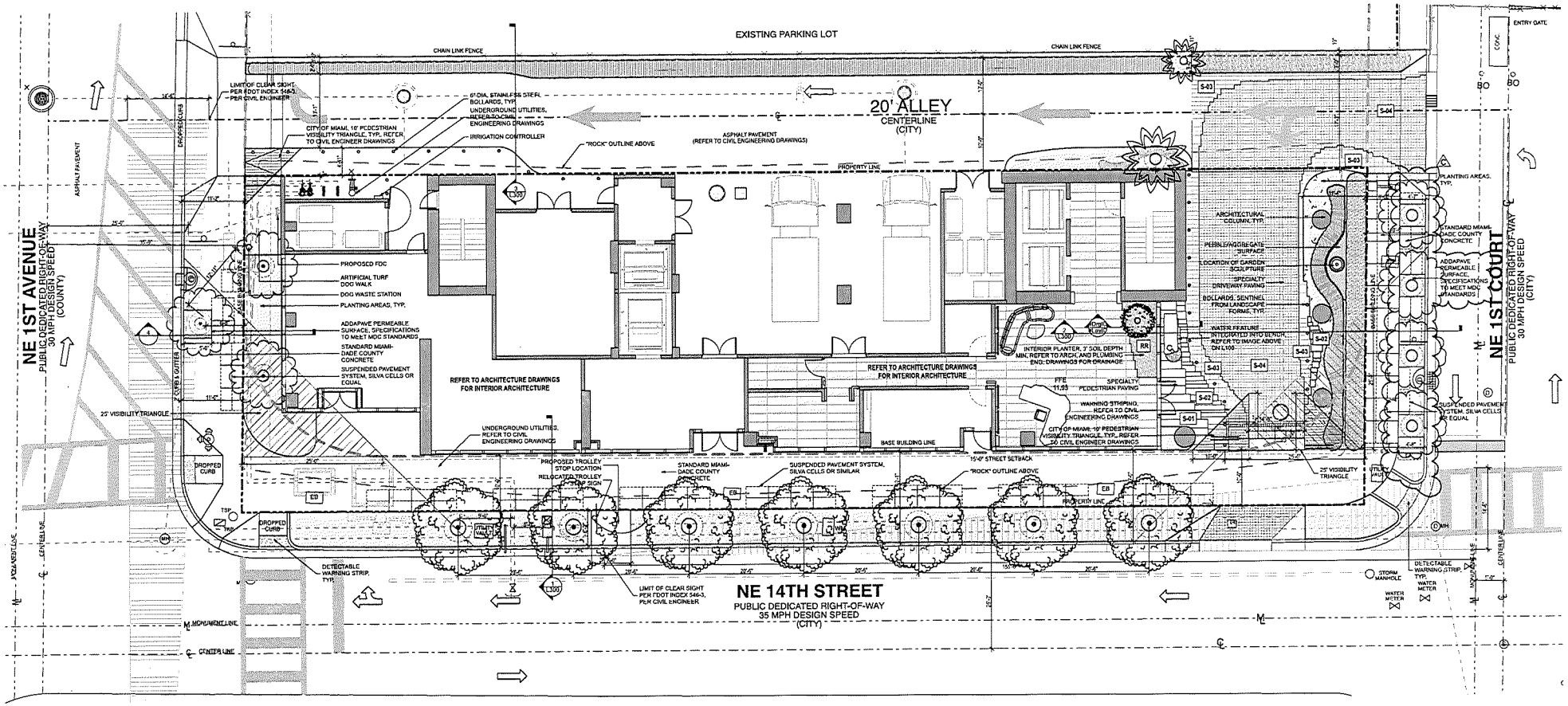

1 GROUND FLOOR HARDSCAPE PLAN
SCALE: 1/8" = 1'-0"

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3971 Grand Avenue
Suite 449
Miami, FL 33133
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HARDSCAPE PLAN - GROUND FLOOR
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14 ROC
RSP Project No. 242405296
Date 09/17/24

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
A	9/17/2024	ASPR REVISION 1
1	10/24/2024	ASPR REVISION 2
2	03/14/2025	ASPR REVISION 3

Name Justine K Velez
License No. 0000000
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Date Signed 03/14/2025

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Date: 2025.03.14 13:41:58 -04'00

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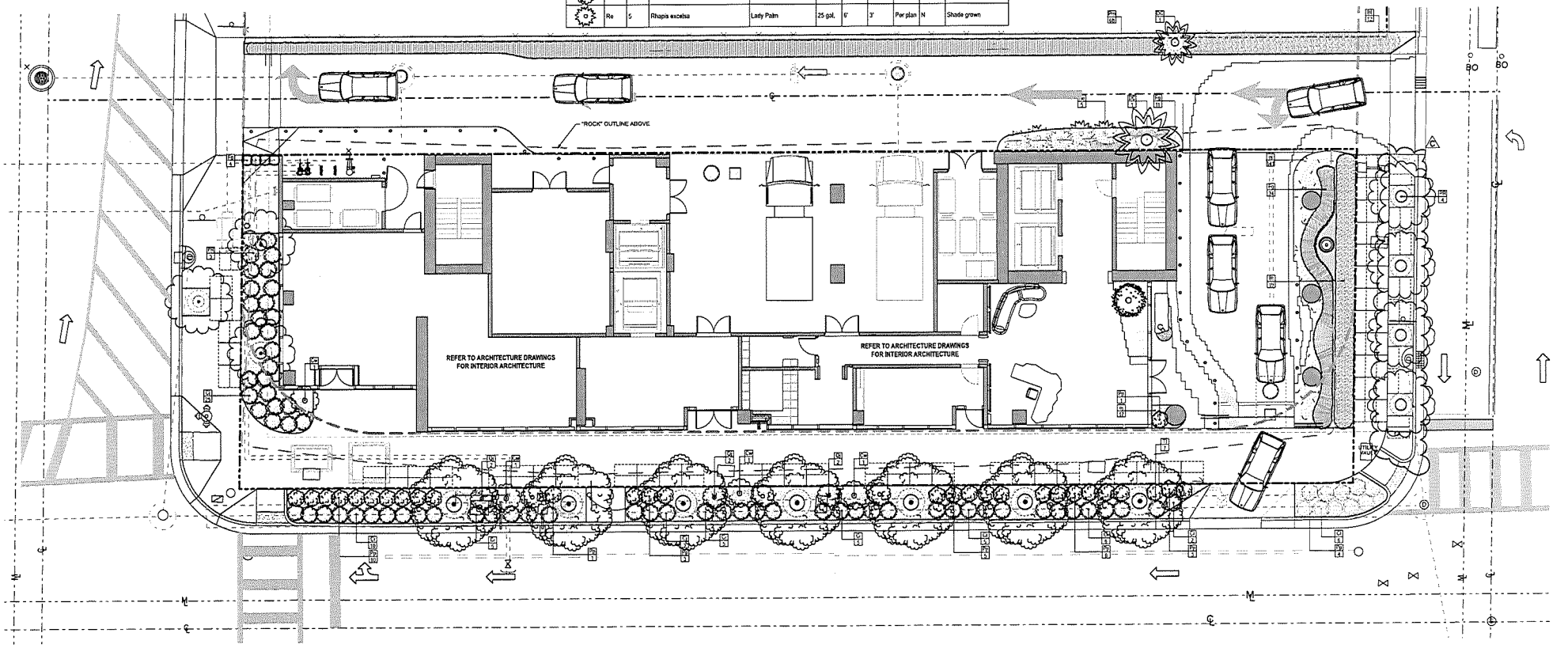
Tree Schedule								
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	DC	2	Dypsis cabadae	Cabada Palm	8" per trunk, 3 trunk minimum	20' HT, and 10' HT.	12' SP, and 6' SP.	N	Multi-trunk, Collected specimens, one at 20'x12' with 4' dia. rootball and one at 10'x6' with 3' dia. rootball.
	PR	7	Pimenta racemosa	Bay Rum	6"	16' HT.	12' SP.	Y	6' C.T., Matching, Collected specimens
	TI	7	Terminalia ivorensis	Black Afara	8"	25" HT.	16' SP.	N	8' C.T., Matching, Collected specimens Adaptive to Native Conditions

Shrub Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Bt	31	Bambusa textilis	Weaver's Bamboo	Field grown	20'	4'	3' O.C.	N	Compact hedge form
	Ci	72	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	3 gal.	2'	2'	Per plan	Y	
	Cw	14	Canella winterana	Cinnamon Bark	65 gal.	8'	4'	Per plan	Y	Bush form
	Fg	45	Ficus 'Green Island'	Green Island Ficus	3 sizes	2', 3', and 4'	2', 3', and 4'	Per plan	N	Equal quantities of 3 sizes, shade grown
	Pm	55	Podocarpus macrophyllus	Japanese Yew	45 gal.	8'	3'	3' O.C.	N	Shade grown, compact hedge form
	Pp	34	Pogonatherum paniceum	Drawf Bamboo Grass	7 gal.	2'	4'	Per plan	N	Compact
	Qj	6	Quadrella jamaicensis	Jamaican Caper	25 gal.	6'	4'	Per plan	Y	Bush form
	Re	5	Rhapis excelsa	Lady Palm	25 gal.	6'	3'	Per plan	N	Shade grown

Groundcover Schedule										
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	oj	158	Ophiopogon japonicus	Mondo Grass	1 gal.	12"	12"	12"	N	13



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

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1079 Grand Avenue
Suite 449
Miami, FL 33133
305.444.7100
rsparch.com

PLANTING PLAN - GROUND FLOOR
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 1624062298
Date 09/17/24

ISSUES / REVISIONS		
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A	9/17/2024	ASPR REVISION 1
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1	03/14/2025	ASPR REVISION 3

Name: Justine Velez
License No.:
Expiration Date:
Date Signed: Digitally signed by Justine K Velez Date: 2025.03.14 '13:42:16 -04'00

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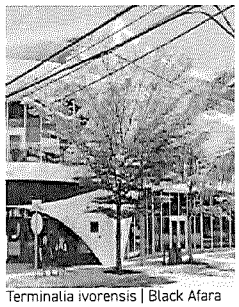
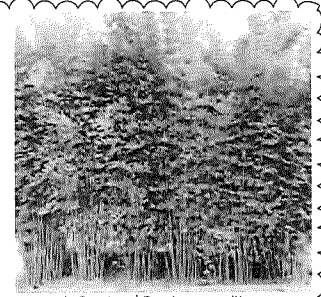
TREES + PALMS

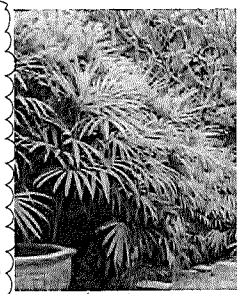

Terminalia ivorensis | Black Afara Street Tree for NE 14th

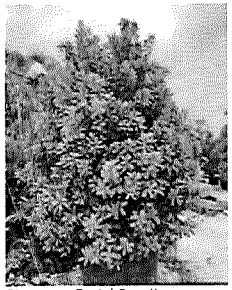
Bay Rum | Pimenta racemosa

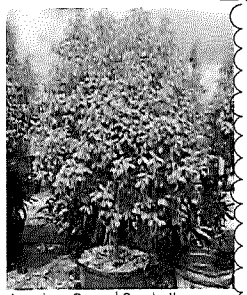
Cabada Palm | Dypsis cabadae

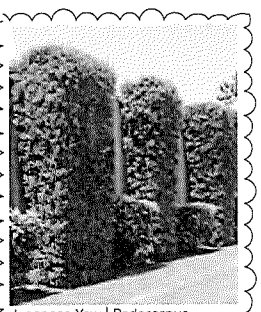
LARGE SHRUBS


Weaver's Bamboo | Bambusa textilis

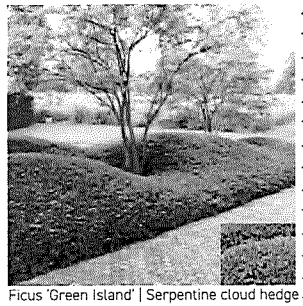

Lady Palm | Rhapis excelsa

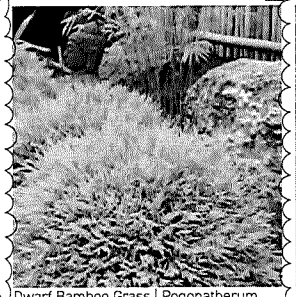

Cinnamon Bark | Canella winterana


Jamaican Caper | Quadrella cynophallophora

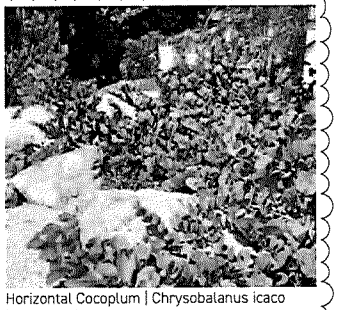

Japanese Yew | Podocarpus macrophyllus

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
3059 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7100
rsparch.com

PLANT IMAGERY
14th Street Miami Investments, LLC
14th Street
RSP Project No. 302450200
Date: 08/30/24

OWNER
14th Street Miami Investments, LLC
814 1st Street
Miami Beach, FL 33139
Phone: 786.319.8140
David Gonzalez
Phone: 786.319.8140
Email: dgonzalez@jfsinvestments.com

ARCHITECT
RSP Architects, Ltd.
3059 Grand Avenue Suite 440
Miami, FL 33133
Phone: 305.444.7100
Andrew Burnett
Phone: 305.317.5274
Email: Andrew.Burnett@rsparch.com

CIVIL ENGINEER
Kimley-Horn
2 Alhambra Plaza Suite 500
Coral Gables, FL 33134
Phone: 305.535.7770
Alberto Mora
Phone: 305.546.0926
Email: Alberto.Mora@kimley-horn.com

TRAFFIC ENGINEER
Kimley-Horn
2 Alhambra Plaza Suite 500
Coral Gables, FL 33134
Phone: 305.535.7770
Cory Dorman
Phone: 954.535.5114
Email: Cory.Dorman@kimley-horn.com

LANDSCAPE ARCHITECT
Urban Robot
420 Lincoln Road Suite 600
Miami Beach, FL 33139
Phone: 786.246.4857
Justine Velez
Phone: 786.246.4857
Email: justine@urbanrobot.net

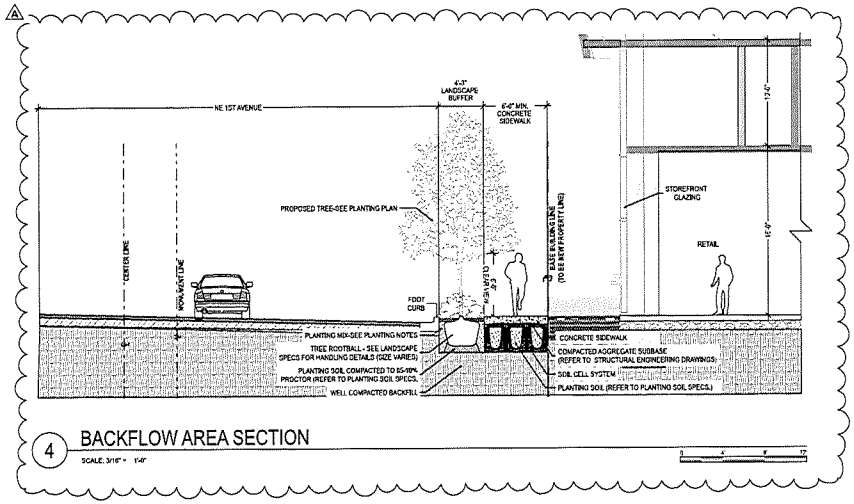
LAND USE
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard Suite 300
Miami, FL 33131
Phone: 305.377.6229
Graham Penn
Phone: 305.377.6229
Email: GPenn@brzonenglaw.com

Name
License No. LA6667391
Expiration Date
Date Signed

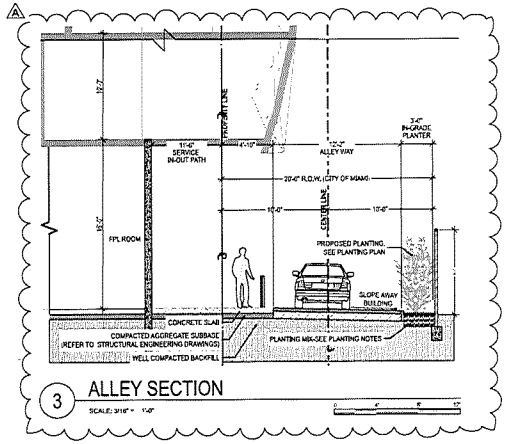
Digitally signed by Justine K Velez
Date: 2025.03.14 '13:42:33 -04'00

L301

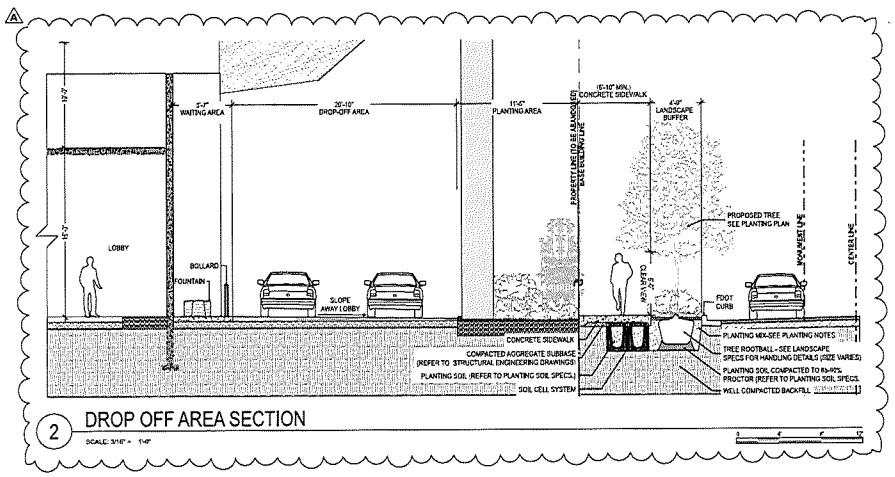
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-125
DATE: MAR 26 2025
BY: GONGOL



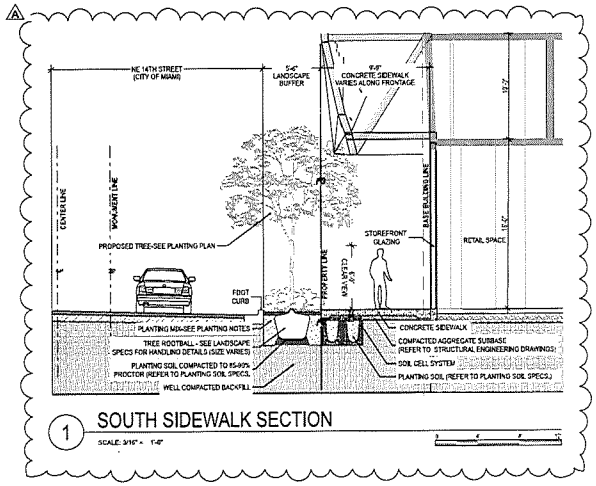
4 BACKFLOW AREA SECTION
SCALE: 3/16" = 1'-0"



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"

RSP Architects
3059 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7100
rsparch.com

SITE SECTIONS
14th Street Miami Investments, LLC
14th Street
RSP Project No. 2024.0209
Date: 04/09/24

OWNER
14th Street Miami Investments, LLC
614 1st Street
Miami Beach, FL 33139
Phone: 786.319.8140
David Gonzalez
Phone: 786.319.8140
Email: dgonzalez@gfcinvestments.com

ARCHITECT
RSP Architects, Ltd.
3059 Grand Avenue Suite 440
Miami, FL 33133
Phone: 305.444.7100
Andrew Burnell
Phone: 305.317.5274
Email: Andrew.Burnell@rsparch.com

CIVIL ENGINEER
Kimley-Horn
2 Alhambra Plaza Suite 500
Coral Gables, FL 33134
Phone: 305.535.7770
Alberto Mora
Phone: 305.546.0926
Email: Alberto.Mora@kimley-horn.com

TRAFFIC ENGINEER
Kimley-Horn
2 Alhambra Plaza Suite 500
Coral Gables, FL 33134
Phone: 305.535.7770
Cory Dorman
Phone: 954.535.5114
Email: Cory.Dorman@kimley-horn.com

LANDSCAPE ARCHITECT
Urban Robot
420 Lincoln Road Suite 600
Miami Beach, FL 33139
Phone: 786.246.4857
Justine Velez
Phone: 786.246.4857
Email: justine@urbanrobot.net

LAND USE
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard Suite 300
Miami, FL 33131
Phone: 305.377.6229
Graham Penn
Phone: 305.377.6229
Email: GPenn@brzoninglaw.com

Name Justine K Velez
License No. 0000000
Expiration Date
Date Signed

Digitally signed by Justine K Velez
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.*

B7D0751E-9A30-4CF5-B3FC-DD94F289B38C --- 2024/04/23 13:52:38 -8:00

Disclosure of Interest

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

NAME OF PURCHASER: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

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

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

DocuSigned by:
65FFDC9A7E4744B... Signature

Jonathan Newberg
Print Name

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

☐ physical presence ☒ online notarization this 04/23/2024 day of April, 2024

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

Betty Llerena
Commission # HH 221018
Notary Public - State of Florida
My Commission Expires Mar 05, 2026

Notary Stamp 2024/04/23 13:59:58 PST 976A3DF50AA7

(Affix Notary Seal above)

Signed on 2024/04/23 13:52:58 -8:00
Signature of Notary Public

Betty Llerena
Typed, printed, or stamped name of Notary Public

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

FORM REVISION 2020/1

Exhibit B

14th Street Miami Investments, LLC

Owners	Address	Ownership Percentage
Elliott Kahn	2200 Biscayne Blvd, Miami, FL, 33137	5.55688%
Joshua Kahn	2200 Biscayne Blvd, Miami, FL, 33137	5.55688%
Naomi Kahn	2200 Biscayne Blvd, Miami, FL, 33137	5.55688%
Rachel Kahn	2200 Biscayne Blvd, Miami, FL, 33137	5.55688%
Avigail Kahn	2200 Biscayne Blvd, Miami, FL, 33137	5.55688%
Sonny Kahn	2200 Biscayne Blvd, Miami, FL, 33137	12.21560%
Ronalee Galbut	2200 Biscayne Blvd, Miami, FL, 33137	12.48660%
Russell Galbut	2200 Biscayne Blvd, Miami, FL, 33137	24.51684%
Jenna B Galbut	2200 Biscayne Blvd, Miami, FL, 33137	1.46362%
Marisa A Galbut	2200 Biscayne Blvd, Miami, FL, 33137	1.53014%
Abraham A. Galbut	4770 Biscayne Blvd, Miami, FL 33137	0.00280%
Bruce Menin	2200 Biscayne Blvd, Miami, FL, 33137	20.00000%
Total		100.00000%

This instrument was prepared by:

Graham Penn, Esq.
Bercow Radell Fernandez Larkin Tapanes, PLLC
200 S. Biscayne Boulevard, Suite 300
Miami, Florida 33131

RECEIVED
JUN 25 2025
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, 14TH STREET MIAMI INVESTMENTS, LLC, a Delaware limited liability company (the "Owner"), holds the fee simple title to that certain parcel of land in the City of Miami that is under the building and zoning jurisdiction of Miami-Dade County (the "County"), which is legally described in Exhibit "A," attached hereto, and hereinafter called the "Property"; and

WHEREAS, the Owner has filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2024000125 (the "Application"), for the purpose of seeking a Special Exception in order to facilitate the future development of the Property; and

WHEREAS, the Property is located within the Metromover Subzone of the Rapid Transit Zone and pursuant to Miami-Dade County Code Section 33C-15(D)(3), approval of such Application may be conditioned on the provision of public benefits the Board of County Commissioners deems appropriate to address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area; and

WHEREAS, in support of this evaluation, Applicant has proffered certain public benefits in connection with the Application;

WHEREAS, the public benefits set forth herein address development impacts beyond minimum concurrency requirements pursuant to Chapter 33G, and the minimum subdivision requirements pursuant to Chapter 28, of the Miami-Dade County Code.

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

1. Public Benefit Contribution. Prior to issuance of a building permit for vertical construction of the Property pertaining to the Application, the Owner shall pay the County $300,000.00 (Three Hundred Thousand Dollars) for the County to do

maintenance at or make repairs, upgrades and improvements to the Metrorail Stations (such as the School Board and the Adrienne Arsht Metromover Stations) (including but not limited to mechanical systems, restrooms, painting, signage, and accessibility features), to be allocated and used in any manner the County deems appropriate (the "Public Benefit Contribution"). The Public Benefit Contribution is in lieu of any other off-site roadway improvements that would otherwise be requested of the Owner in connection with the development of the Property as contemplated by the Application, except for those off-site improvements that are triggered exclusively by the development of the Property as contemplated by the Application or otherwise required pursuant to the Code of Miami-Dade County. Notwithstanding anything stated herein to the contrary, nothing in this Declaration shall relieve the Application from complying with any and all applicable Miami-Dade County Code and CDMP requirements. To the extent legally permissible, the Public Benefit Contribution shall be made in addition to any permitting and/or impact fees due to the County in relation to the application or the development of the Property. Upon the Owner's request, after payment of the Public Benefit Contribution, the Director of the Department of Regulatory and Economic Resources shall provide written confirmation of the payment in the form of a recordable document that confirms the satisfaction of the Public Benefit Contribution set forth in this Section 1.

2. Affordable Housing Trust Fund Contribution. Prior to the issuance of a building permit for vertical construction of the Property pertaining to the Application, the Owner shall pay the County $300,000.00 (Three Hundred Thousand Dollars) to be allocated to the Affordable Housing Trust Fund, as established in Section 17-132 of the Miami-Dade County Code.

Miscellaneous

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

B. Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

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

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

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

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

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

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

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

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

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

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

[Execution Pages Follow]

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of this 24 day of June, 2025.

14TH STREET MIAMI INVESTMENTS, LLC
a Delaware limited liability company

By: _____
David Gonzalez
Vice President

WITNESS:

Brit Villares
Print Name

_____
Signature

Manuela Guerra
Print Name

_____
Signature

STATE OF Florida)
) SS
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of ✓ physical presence OR ___ online notarization, this 25th day of June, 2025, by _____, as _____ of _____. Personally Known ___ or Produced Identification _____.

Type of Identification Produced _____

NOTARY PUBLIC STATE OF FLORIDA
HOLLY BRENT LAOR
MY COMMISSION # HH 611396
EXPIRES: January 3, 2029

_____
Print or Stamp Name: Holly Brent Laor
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

Folio number: 01-3136-006-0010, 01-3136-006-0020, 01-3136-006-0030, 01-3136-006-0040, 01-3136-006-0060, and 01-3136-006-0070

Exhibit A

LOT 1, LESS THE WEST 10 FEET THEREOF, AND ALL OF LOTS 2 AND 3 OF HEYN PROPERTIES, INC.; A RE-SUBDIVISION OF LOTS 11 AND 12, IN BLOCK 19, OF ROBBINS, GRAHAM AND CHILLINGWORTH'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 8, BLOCK 9 OF HEYN PROPERTIES INC., A RE-SUBDIVISION OF LOTS 11 AND 12, IN BLOCK 19, OF ROBBINS, GRAHAM AND CHILLINGWORTH'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 4, 5, 6, 7 AND ALLEY LYING BETWEEN THE EXTENDED NORTH AND SOUTH BOUNDARY LINES OF LOTS 4 AND 5, BLOCK 19, HEYN PROPERTIES INC., A RE-SUBDIVISION OF LOTS 11 AND 12, IN BLOCK 19, OF ROBBINS, GRAHAM AND CHILLINGWORTH'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LYING AND BEING IN SECTION 36, TOWNSHIP 53, RANGE 41 CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

Folio number: 01-3136-006-0010, 01-3136-006-0020, 01-3136-006-0030, 01-3136-006-0040, 01-3136-006-0060, and 01-3136-006-0070

RECEIVED
JUN 25 2025
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of a zoning action, pursuant to Public Hearing No. Z2024000125, it is hereby certified that I have examined the following:

As to Parcel I

Title Insurance Policy issued by Chicago Title insurance Company, Policy Number 120073.010100 covering the period from the beginning to the 21st day of September 2010, at the hour of 11:30 P.M., inclusive, and the Certified Printout from Attorneys Title Fund Services, LLC File #2005-7 covering the period from the 21st day of September 2010, at the hour of 11:29 P.M. until June 3, 2025, at 11:00 P.M., inclusive, of the property described on **Exhibit A, under Parcell I hereto**. I know of no reason that this Title Policy is inaccurate or incomplete.

As to Parcel II

Title Insurance Policy issued by Chicago Title insurance Company, Policy Number 98548-1-2660-2018.7430609-215573344 covering the period from the beginning to the 14th day of November 2018, at the hour of 2:04 P.M., inclusive, and the Certified Printout from Attorneys Title Fund Services, LLC File #2005-7 covering the period from the 14th day of November 2018, at the hour of 2:03 P.M. until June 3, 2025 at 11:00 P.M., inclusive of the property described on **Exhibit A, under Parcel II hereto**. I know of no reason that this Title Policy is inaccurate or incomplete.

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

14th STREET MIAMI INVESTMENTS, LLC, A Delaware limited liability company authorized to do business in the State of Florida with the principal place of business at 2200 Biscayne Blvd. Miami, Florida, 33137

Note: For Limited Partnership, Limited Liability Company or Joint Venture indicate parties comprising the Limited Partnership, Limited Liability Company or Joint Venture and identify who is authorized to execute.

Marisa Galbut, as President, Binyomin Rozsansky as Vice President or David Gonzalez as Vice President are each an authorized officer to execute. (only one signature is required)

Subject to the following encumbrances, liens and other exceptions (If "none" please indicate):

1. **RECORDED MORTGAGES:**

None

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

None

3. **GENERAL EXCEPTIONS:**

The conditions restrictions limitations and easements set forth in the Plat of The Heym Properties Re-Subdivision of Lots 11 and 12 of Block 19 of Robbins Garaham and Chillingsworths Subdivision in City of Miami, Florida, according to the plat thereof, as recorded in Plat Book 6, Page 93 of the Public Records of Miami Dade County Florida.

Terms, conditions and easements reservations as contained in Ordinance of the Miami City Commission vacating public alleys, as recorded August 28, 2015, in Official Records Book 29757, Page 1686; Ordinance Resolution recorded September 16, 2015, in Official Records Book 29778, Page 3598 and December 4, 2015, in Official Records Book 29877, Page 4214. (as to lot 5 only)

4. **SPECIAL EXCEPTIONS:**

Agreement for Water and Sanitary Sewer Facilities between Miami-Dade County and 14th Street Miami Investments, LLC filed October 18, 2024, in Official Records Book 34451 Page 4460 of the public records of Miami-Dade County, Florida.

Covenant Doe Maintenance of Landscaping within Right of Way between the Owner and Miami Dade COu7nty Department of transportation and Public Works dated March 19, 2025, recorded on April 4, 2025, in Official Records Book 34697, Page 3345 of the Public Records of Maimi-Dade County, Florida

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Covenant Running with The Land

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the Covenant Running with The Land a valid and binding covenant on the lands described herein.

Name	Interest	Special Exception Number

None (other than the fee simple title holder set forth above.)

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

Number	Company Certifying	No. of Entries	Period Covered

(see above)

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 24th day of June 2025.

Name
Abraham A. Galbut, Esquire
Galbut Walters & Associates, LLP
Florida Bar No. 210889
Address:
4770 Biscayne Blvd. Suite 1400
Miami, Florida 33137

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 24th day of June 2025 by Abraham A. Galbut, who is personally known to me or has produced (N/A) as identification and appeared physically before me.

DANIELLE MARTIN
Notary Public - State of Florida
Commission # HH 217598
My Comm. Expires Jan 18, 2026
Bonded through National Notary Assn.

My Commission Expires:

Notary Public

Print Name

Exhibit A

LOT 1, LESS THE WEST 10 FEET THEREOF, AND ALL OF LOTS 2 AND 3 OF HEYN PROPERTIES, INC.; A RE-SUBDIVISION OF LOTS 11 AND 12, IN BLOCK 19, OF ROBBINS, GRAHAM AND CHILLINGWORTH'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 8, BLOCK 9 OF HEYN PROPERTIES INC., A RE-SUBDIVISION OF LOTS 11 AND 12, IN BLOCK 19, OF ROBBINS, GRAHAM AND CHILLINGWORTH'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 4, 5, 6, 7 AND ALLEY LYING BETWEEN THE EXTENDED NORTH AND SOUTH BOUNDARY LINES OF LOTS 4 AND 5, BLOCK 19, HEYN PROPERTIES INC., A RE-SUBDIVISION OF LOTS 11 AND 12, IN BLOCK 19, OF ROBBINS, GRAHAM AND CHILLINGWORTH'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LYING AND BEING IN SECTION 36, TOWNSHIP 53, RANGE 41 CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

Folio number: 01-3136-006-0010, 01-3136-006-0020, 01-3136-006-0030, 01-3136-006-0040, 01-3136-006-0060, and 01-3136-006-0070

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

PH: Z24-119 **July 17, 2025**
Item No. 8C1

Recommendation Summary	
Commission District	8
Applicant	Albert Livingston ET AL
Summary of Request	The applicants seek to permit a rezoning of the subject property from AU (minimum 5-gross acre lot) and EU-1 (minimum 1-gross acre lot) to RU-3M (maximum 12.9-units per net acre) which would allow the property to be developed with more residential units than currently permitted.
Location	Lying generally located south of SW 314 Street, north of SW 318 Street, west of SW 192 Avenue and east of SW 197 Avenue, Miami-Dade County, Florida.
Property Size	±40.79-gross (±35.18-net) Acres
Existing Zoning	AU, Agricultural District, EU-1, Single-Family One Acre Estate District
Existing Land Use	Single-family residences, groves, vacant land
2030-2040 CDMP Land Use Designation	Low Density Residential with One Density Increase - DI-1 (6 to 13 dwelling units per gross acre) **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20240009)*** (*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	**Modified approval for a rezoning to EU-M, Estates Modified District, subject to the Board's acceptance of the proffered Declaration of Restrictions (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240009 and it becoming effective) ***

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20240009 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, and EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District.

PROJECT HISTORY AND DESCRIPTION:

The application site consists of a multiple parcels with a total area of ±40.79-gross (±35.18-net) acres, most of which is zoned AU, Agricultural District. However, in June 2006, pursuant to Resolution #Z-23-06, a portion of the subject site, identified under Folio No. 30-7814-000-0420, was approved by the Miami-Dade Board of County Commissioners (BCC) for a district boundary change from AU to EU-1, Single-Family One Acre Estate District.

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP20240009) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to redesignate the ±40.79-gross (±35.18-net) acres subject property from "Estate Density Residential (1 to 2.5 dwelling units per gross acre)" to "Low Density Residential (2.5 to 6 dwelling units per gross acre) with One Density Increase - DI-1 (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) requiring that sound urban design principles are incorporated into the design of the development on the property consistent with the One Density Increase (DI-1), limiting development on the subject site to a maximum of 451 residential dwelling units. The proposed development of the property shall provide workforce housing units and will commit to twenty percent (20%) as part of the CDMP application. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20240009 and it becoming effective.

Under the current zoning application, the applicant seeks to permit a rezoning of the ±40.79-gross (±35.18-net) acres subject parcel from AU, Agricultural District, and EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District, with the goal of developing the subject property as a townhouse development in accordance with the RU-TH zoning district standards through a subsequent Administrative Site Plan Review ("ASPR") process as it was stated on the applicant's letter of intent. It is important to mention that the RU-3M zoning district allows multifamily apartments and all the uses permitted in the RU-1, RU-1M(a), RU-1M(b), RU-2, RU-3, RU-TH and RU-RH Districts subject only to the requirements, limitations and restrictions applicable in said districts, including, but not limited to, lot width, area, yard areas, height and coverage. Staff notes that there were no plans submitted for this subject application. However, a zoning Declaration of Restrictions is being voluntarily proffered by the applicant that, among other things, restricts the subject property to a maximum permitted residential density of four hundred and fifty-one (451) residential dwelling units (at the current allowable "Estate Density" of 1 to 2.5 dua, the subject property can only be developed to a max of 102 dwelling units), will incorporate sound urban design principles into the design of the proposed development, and requires that the applicant commits to set aside twenty percent (20%) of dwelling units as for-sale workforce housing to households whose annual income is up to one hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County. The 2025 home price for a four person household is $414,842.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU & EU-1; single-family residences, groves, vacant land	Low Density Residential with One Density Increase - DI-1 (6 to 13 dwelling units per gross acre) (**Subject to approval of the concurrent CDMP amendment) ***

North	AU; single-family residences, groves and vacant land	Estate Density Residential (1 to 2.5 dua)
South	AU & RU-1; single-family residences, groves, vacant land	Estate Density Residential (1 to 2.5 dua)
East	AU & RU-1; single-family residences	Estate Density Residential (1 to 2.5 dua) Low Density Residential (2.5 to 6 dua)
West	AU; single-family residences, vacant land	Agriculture
* **Land subject to CDMP Amendment Application No. CDMP20240009, filed concurrently by the applicant, which, if approved by the Board, would change the land use designation to "Low Density Residential with One Density Increase - DI-1 (6 to 13 dwelling units per gross acre)."**		

NEIGHBORHOOD COMPATIBILITY:

The ±40.79-gross (±35.18-net) acres subject parcel is generally located south of SW 314 Street and east of SW 197 Avenue, and consists of eight (8) parcels. These parcels collectively include 3 single-family residences, 4 groves, and a plant nursery. The properties to the north are zoned AU and consist of single-family residences, whereas the properties to the east and south of the subject site are zoned AU and RU-1, and consist of existing single-family residences, groves, and vacant land. The abutting vacant properties to the west are zoned AU and are located outside of the Urban Development Boundary (UDB). The subject property itself is located immediately east of and inside the UDB which runs along SW 197 Avenue.

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 230 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 subject property is the subject of a small-scale CDMP amendment application (CDMP20230009) 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 redesignate the ±40.79-gross (±35.18-net) acres subject property from "Estate Density Residential (1 to 2.5 dwelling units per gross acre)" to "Low Density Residential with One Density Increase - DI-1 (6 to 13 dwelling units per gross acre)" with sound urban design principles incorporated into the design of the proposed development). *The residential densities allowed in* the **Low Density Residential** *use category shall range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre*. Furthermore, this category

includes the One Density Increase (DI-1) overlay designation provided that sound urban design principles are incorporated into the design of the proposed development, which would allow one density category higher than the aforementioned 2.5 to 6 allowed under Low Density, and would be from 6 to 13 dwelling units per gross acre. As such, subject to the approval of the concurrent CDMP amendment, this would allow the applicant to develop the ±40.79-gross acre subject site with a maximum total of 530 dwelling units as the maximum density allowed under the CDMP Low Density Residential w/ One Density Increase (DI-1) 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. Although no plans were submitted for this subject application, the submitted letter of intent indicates that the applicant intends to develop the site as a townhouse development in accordance with the RU-TH zoning district standards through a subsequent Administrative Site Plan Review ("ASPR") process, 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 among other things, restricts the subject property to a maximum permitted residential density of four hundred and fifty-one (451) residential dwelling units, will incorporate sound urban design principles into the design of the proposed development, and requires that the applicant commits to set aside twenty percent (20%) of dwelling units as for-sale workforce housing to households whose annual income is up to one hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County. Furthermore, the zoning covenant provides that the owner shall comply with the CDMP covenant accepted in conjunction with the approval of CDMP amendment application no. CDMP20230009, that is being processed concurrently with this zoning hearing application.

The CDMP Land Use Element **Objective LU-4**, states that *Miami-Dade County shall, by the year 2040, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community*. Additionally, the **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff,* ***access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering,*** *and safety, as applicable*. Staff opines that developing the site in accordance with the RU-TH zoning district standards as an attached townhouse multi-family development, would have an unfavorable effect on the surrounding area comprised of single-family detached residences and would be **incompatible** with this neighborhood. The lot sizes for the properties immediate adjacent to the subject site vary between ±1.0 to ±5-acre lot sizes, whereas the other properties located to the south, east and west of the subject site vary between 10,000 sq. ft. to 20,000 sq. ft. in lot sizes. Staff further notes that the lot size required for a townhouse unit under the workforce housing standards could be a minimum of 1,250 sq. ft. Based on the foregoing, staff is supportive of a **modified approval** for a rezoning to the **EU-M, Estates Modified District,** that would instead permit the parcel to be developed with a minimum of 15,000 sq. ft. single-family detached lots. As such, staff recommends that a **modified approval** of the application requiring that the subject property be rezoned to the EU-M zoning district, would be **compatible** with the character in scale and intensity with the adjacent surrounding properties. Therefore, staff opines that a modified approval to EU-M would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policies LU-4A**.

Based on the foregoing, staff opines that a modified approval for a rezoning to the EU-M, Estates Modified District 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 rezoned property will be consistent with the existing development trend of zoning in the surrounding area. 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 on the CDMP LUP map, and subject to the acceptance of the proffered covenant, staff opines that a **modified approval** to EU-M would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Low Density Residential with One Density Increase (DI-1)** 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, and EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. Staff notes that the proposed RU-3M zoning district allows multi-family residential developments, which can allow 1 principal building on a lot, parcel or tract, designed for more than four (4) family units that must comply with certain specific code requirements. RU-3M zoning district also includes townhome developments, and since the proposed zoning district allows 12.9 dwelling units per acre, approval of the same could allow the property to be developed with a max of 526 dwelling units. The application seeks that the property be developed under RU-TH zoning district standards which is permitted under RU-3M, and as such, the applicant intends to develop the ±40.79-gross (±35.18-net) acre subject property as a townhouse development that shall be built in accordance with the RU-TH zoning district standards through a subsequent Administrative Site Plan Review ("ASPR") process, RU-3M zoning district allows multifamily apartments and all the uses permitted in the RU-1, RU-1M(a), RU-1M(b), RU-2, RU-3, RU-TH and RU-RH Districts subject only to the requirements, limitations and restrictions applicable therefor in said districts, including, but not limited to, lot width, area, yard areas, height and coverage. For the reasons stated above and below, staff opines that when the request to rezone the subject parcel to RU-3M in order to develop the property as an multi-family attached townhouse development is analyzed under Section 33-311, District Boundary Change, the request would be **incompatible** 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. Accordingly, staff recommends **denial** of the current request for rezoning to RU-3M as proposed under the application, and recommends a **modified approval** that would instead allow the property to be rezoned to the EU-M, Estates Modified District, which would allow the parcel to be developed with 15,000 sq. ft. single-family detached lots, which would be **consistent** in size and lot width with the three lots abutting the subject site immediately to the west, and thereby be more **compatible** with the surrounding neighborhood. Staff supports a district boundary change to EU-M and opines that contingent on the approval of the CDMP land use map amendment to redesignate the subject parcel to Low Density Residential with One Density Increase (DI-1), 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 EU-M 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.

It's important to mention that the proposed development has a maximum density of 451 dwelling units per the proffered covenant provided by the applicant, with the proposed modified approval of a rezoning to EU-M, and with the use of workforce housing program, each lot could have a minimum lot size of 12,000 sq. ft., including allowing each lot to have up to 3 dwelling units. This would allow the ±40.79-gross (±35.18-net) acres of land area with a total of 444 dwelling units. Staff also notes that the lot sizes for the properties immediate adjacent to the subject site vary between ±1.0 to ±5-acre lot sizes, whereas the other properties located to the south, east and west of the subject site vary between 10,000 sq. ft. to 20,000 sq. ft. in lot sizes. Staff further notes that the lot size required for a townhouse unit under the workforce housing standards could be a minimum of 1,250 sq. ft.

Staff notes that although the applicant was notified regarding the **modified approval** that would allow the property to be rezoned to the **EU-M, Estates Modified District** instead, notwithstanding, at this time the applicant would like to move forward with their original request.

Based on the submitted survey map the subject parcel is comprised of ±40.79-gross (±35.18-net) acres of land area, and is located within an urbanizing area that is currently comprised of single-family residences including estate and large lot residences, and is just inside and adjacent to the Urban Development Boundary (UDB) that is to the west of the site and runs along SW 197 Avenue. Although no site plans were submitted for this application, at the time of permitting, any future residential development on the property would have to comply with the EU-M zoning requirements, which require the development to be compatible with the surrounding area through the implementation of adequate buffering, site planning, and/or design features in a manner that maintains the development in the area as well as complying with the requirements within the CDMP covenant. Additionally, the applicant has proffered a zoning covenant, which among other things, restricts the subject property to a maximum permitted residential density of four hundred and fifty-one (451) residential dwelling units, will incorporate sound urban design principles into the design of the proposed development, and requires that the applicant commits to set aside twenty percent (20%) of dwelling units as for-sale workforce housing to households whose annual income is up to one hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County.

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 230 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 a **modified approval** to rezone the subject parcel to EU-M, subject to the proffered zoning covenant, 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, subject to the Board's acceptance of the proffered covenant, staff recommends a modified approval for a district boundary change to EU-M, Estates Modified District, under Section 33-311, District Boundary Change. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240009 and it becoming effective)**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Modified approval for a rezoning to EU-M, Estates Modified District, subject to the Board's acceptance of the proffered Declaration of Restrictions. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240009 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

ZONING RECOMMENDATION ADDENDUM

Albert Livingston ET AL
PH: Z24-119

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) ***With One Density Increase (DI-1) w/ Urban Design (Pg. I-32)***	*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.* ***Density Increase with Urban Design.*** *Some parcels are designated on the LUP map both with a color designating the allowable residential density basis and one of two hatch patterns. The hatch pattern labeled on the LUP map legend as **DI-1 (Density Increase 1)** denotes that the parcel is eligible for approval of **one density category higher** than the residential density indicated by the underlying color code, and DI-2 denotes eligibility for approval of up to two density categories higher. A property shall be eligible for a DI-1 designation only if the development containing the designated property utilizes **sound urban design principles** adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners. If the referenced urban design principles are not employed, the allowable density shall be limited to that authorized only by the underlying color code.* ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20240009)***

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

Albert Livingston ET AL
PH: Z24-119

	(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

GACHELIN, FLEURANT/LIVINGSTON, ALBERT/EASTCOAST DEVELOPMENT FIRST, LLC/IMRAN, PATRICIA	31601 SW 197 AVE 19200 SW 316 ST 31400/31700 SW 194 AVE MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
PENDING	Z2024000119
DATE	**HEARING NUMBER**

FOLIO No: 30-7814-00-0390/30-7814-000-0480/30-7814-000-0440/30-7814-000-0391/30-7814-000-0450/30-7814-000-0430/30-7814-000-0470/30-7814-000-0420

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
June 5, 2025

NEIGHBORHOOD REGULATIONS:
Folio No.s: 30-7814-00-0390/30-7814-000-0480/30-7814-000-0440/30-7814-000-0391/30-7814-000-0430/30-7814-000-0470/30-7814-000-0420
There are no open/closed cases in CMS.

Folio No.: 30-7814-000-0450
Case No. 202002003872 was opened on 12/09/2020. Warning Notice W330033 was issued on 12/10/2020 for "*UNAUTHORIZED USE IN AN AGRICULTURAL DISTRICT (AU), TO WIT: STORAGE OF COMMERCIAL VEHICLES*". Since compliance was not met, Civil Violation Notice T092620 was issued on 01/06/2021 for "*UNAUTHORIZED USE IN AN AGRICULTURAL DISTRICT (AU), TO WIT: STORAGE OF COMMERCIAL VEHICLES*". A lien was recorded on 04/12/2022 under book 33126/page 1905. The lien was satisfied on 08/12/2024 under book 34357/page 0829. Case is closed.

BUILDING SUPPORT REGULATIONS:
Folio No.s: 30-7814-00-0390/30-7814-000-0480/30-7814-000-0440/30-7814-000-0391/30-7814-000-0450/30-7814-000-0430/30-7814-000-0470/30-7814-000-0420
There are no open/closed cases in BSS.

VIOLATOR:

GACHELIN, FLEURANT/LIVINGSTON, ALBERT/EASTCOAST DEVELOPMENT FIRST, LLC/IMRAN, PATRICIA

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

Memorandum

MIAMI-DADE COUNTY

Date: June 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: Z2024000119-4th Review
Albert Livingston/Bluenest Grove Residences
SW 193rd Avenue and SW 316th Street
DBC from AU and EU-1 to RU-3M with RU-TH development standards through a subsequent ASPR process to develop townhomes.
(AU) (4.73 acres)
14-57-38

DERM is currently reviewing concurrent application No. CDMP20240009. If the CDMP application is denied, then DERM recommends that this concurrent zoning application be denied, as it would be inconsistent with the unamended CDMP. Accordingly, DERM's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations.

Finally, if the Board adopts the CDMP application but with modifications, the recommendations and analyses provided in this report may have to be supplemented or revised to address any such modifications.

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

Potable Water Supply and Wastewater Disposal

DERM notes that on March 6, 2025, RER Development Services received an amended letter of intent that removed the original site plan and restated the request was a district boundary change from AU to RU-3M to allow 451 townhomes.

Pursuant to section 24-43.4(2)(b) of the Code, *Feasible distance analysis conducted for each development application.* Feasible distance shall be analyzed for each development order or development permit that is subject to Section 24-43.1 and 24-43.2, regardless of whether the property or portion thereof was found to not be within feasible distance when a prior development order or development permit was issued.

(i) *Multi-phase developments, lots within a parent tract, or single development plan.*

1. For applications for tentative plat or modifications or extensions thereof, total floor area shall be based on the development of all phases, the entire parent tract, or the entire plan, as applicable, where a property is part of any of the following: a multi-phase development, a larger parent tract, or a single development plan, including, but not limited to a site plan

approval (ASPR), hearing plan approved as part of a zoning resolution or proffered in connection with a zoning resolution, development of regional impact, planned area development, or conceptual plan submitted as part of a zoning hearing, or the municipal equivalent of any of the foregoing as determined by the Director.

2. Notwithstanding the foregoing, for an application to modify or extend a tentative plat that was approved prior to October 28, 2022, feasible distance shall be calculated in accordance with the standards that were in effect at the time the tentative plat was approved.

(ii) Except as provided in this subsection, once a property or portion thereof has been determined to be within feasible distance of public water, public sanitary sewer, or both, all modifications, additions, or expansions to development on the property shall be deemed to be within feasible distance of the applicable infrastructure, regardless of whether any individual phase or subpart of a proposed development would not be within feasible distance if measured independently.

(iii) 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, provided, however, that such connection requirement shall not apply to building permits for repairs, including repairs that are required as part of a building recertification conducted pursuant to Section 8-11, as may be amended.

(iv) At time of subdivision approval, if the application does not contain specific information to calculate total floor area, total floor area shall be calculated based on the maximum lot coverage, height, floors, and floor area ratio permitted within the applicable zoning regulations and subject to the analysis required by this paragraph (2)(b).

Prior to DERM approval of the proposed ASPR and tentative plat, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Please note that 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.

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

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

Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

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

Water Control Review

Any future submittals, including the first tentative plat, soil improvement permit, building permit, ERP (SWMGP), paving and drainage plans, or any other DERM reviews and permits shall demonstrate that no impact on the historical flow and impact adjacent properties, encroach the floodplain, and mitigate the loss of historical basin storage, prior to any future development order approval.

Any new development or redevelopment involving 2 acres or more of impervious area or 10 acres of the total area shall require a DERM Surface Water Management General Permit (SWMGP) for the construction and operation of the required surface water management system.
Per section 24-48.1(1)(f) of the Code, a Class VI permit may be required for the installation of a drainage system within the proposed development.

For compliance with Miami-Dade County stormwater disposal requirements, all stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Any grading and drainage improvements within the parcels will require review and approval by DERM. The road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual.

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.

The Engineer of records and applicant is advised that the submittal packages of the tentative plat, soil improvement permit, building permit, ERP (SWMGP), paving and drainage plans, or any other DERM reviews and permits shall include a signed and sealed stormwater report that, in addition to demonstrating compliance with the retention requirements, addresses the deficiencies of the conceptual stormwater master plan provided with the CDMP20240009 application.

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.

The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application. It is noted that the applicant has not submitted a site plan for consideration with the application. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

The subject application, which requests rezoning to RU-3M could result in tree removal/relocation activity to trees. The specimen tree standards of section 24.49.2(II)(1) of the Code require the preservation of the specimen trees whenever reasonably possible, unless a tree removal permit is obtained which authorizes the removal of specimen trees. Any DERM recommendation or approval of the rezoning shall not be interpreted as approval for the removal or relocation of any tree resources on site.

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

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

Conditions of approval: none

Pollution Remediation Review

Based on the current/past agricultural use of the site, DERM review and approval of a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards may be required at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents may be required. Further, all construction plans (inclusive of drainage) and dewatering plans may require review and approval from the Environmental Monitoring and Restoration Division (EMRD) of DERM as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

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

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

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

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

Please contact Thomas Kux, P.G. at Thomas.kux@miamidade.gov if 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: May 19, 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 - Bluenest Grove Residence
Application No. Z2024000119 - Revision # 2 - (Pre-App. No. Z24P-097)

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: Bluenest Grove Residence

Location: The proposed project is located on approximately 40.79 gross acres south of SW 314th Street and between SW 192nd Avenue and SW 197th Avenue, with Folio Nos. 30-7814-000-0390, 30-7814-000-0391, 30-7814-000-0420, 30-7814-000-0430, 30-7814-000-0440, 30-7814-000-0450, 30-7814-000-0470, and 30-7814-000-0480, in unincorporated Miami-Dade County, abutting the Urban Development Boundary (UDB) on the west of the proposed site along SW 197th Avenue.

Proposed Development: The Applicant is seeking a district boundary change from AU (Agricultural) and EU-1 (Estates Single-Family) to RU-3M (Minimum Apartment House 12.9 units/acre) to develop the property with townhomes under the RU-TH (Townhomes) development standards. The Applicant is formally withdrawing the site plan with plans to go through an Administrative Site Plan Approval (ASPR) process following the rezoning.

Per concurrent CDMP application No. CDMP20240009, the applicant is proposing to develop 451 townhomes. Therefore, per the CDMP proposed development, the estimated total water demand for the proposed project will be 74,415 gallons per day (gpd).

Due to the project's proximity to the UDB, this project was reviewed by a WASD proximity to the UDB project review team on January 29, 2025, in accordance with CDMP Policy WS-2E. The points of connection approved by the review team were issued with Letter of Availability No. 2025-2376 (Version # 2) dated March 4, 2025, for the subject property.

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. Currently, there is adequate treatment and water supply capacity, consistent with Policy WS-2 A (1) of the CDMP.

Per WASD's Letter of Availability (LOA) No. 2025-2376 issued on March 4, 2025, since this property is connecting to WASD 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). Per Conceptual Site Plan, the developer may proceed as follows to comply with the requirement to fully abut one boundary of the development:

Per received fire flow hydraulic modeling analysis dated February 11, 2025, the developer may connect to an existing 16-inch water main in SW 192nd Avenue and SW 320th Street and extend a 16-inch water main northerly in SW 192nd Avenue to SW 316th Street, then continue with extending a 12-inch water main westerly in SW 316th Street to the farthest road, east of SW 197th Avenue, to provide service to all the lots.

The developer shall also continue extending the same 12-inch water main south/easterly within the property, to SW 195th Avenue, then extend the same 12-inch water main southerly in SW 195th Avenue to SW 320th Street, as required to interconnect to an existing 12-inch water main (E31693D00A-3) at that location. In addition, the developer shall extend an 8-inch water main within the property 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. Note that no more than one fire service shall be proposed to any dead-end water mains.

Any public water main extension shall be 8-inch, 12-inch, and 16-inch minimum diameter, as required. 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.

As per ASP (Additional Services Program), additional water services might be installed by the developer. At the time this project applies for a WASD Agreement, the necessary determination will be made.

Final points of connections and capacity approval to connect to the water system will be provided at the time the WASD Agreement is offered, and final modeling hydraulic analysis is performed.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement is offered. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is 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 WASD's LOA No. 2025-2376, a new public Pump Station will be required. At the time the applicant seeks site plan approval, the applicant must submit a site plan showing the location of the Public Pump Station site (45 ft. X 65 ft.).

If nearby Agreement No. 32169 is conveyed by the time this project is ready for construction, the developer shall connect to a proposed 10-inch force main (Plans Under Review) in SW 192nd Avenue and SW 320th Street and extend a 10-inch force main northerly in SW 192nd Avenue to SW 316th Street. Then, the developer shall extend an 8-inch force main westerly in SW 316th Street to the southwestern corner of the northern area of the property (SW 316th St. & theoretical SW 194th Ave.), as required to provide service to the new Public Pump Station.

If Agreement ID 32169 is NOT conveyed by the time this project is ready for construction, the developer may connect to an existing 24-inch force main (ES5630-5) in SW 328th Street and SW 180th Avenue (SW 8th Street and SW 5th Avenue, Homestead) and extend a 12-inch force main westerly in SW 328th Street to 192nd Avenue. Then extend a 10-inch force main northerly in SW 192nd Avenue to SW 316th Street, then continue extending an 8-inch force main westerly in SW 316th Street to the southwestern corner of the northern area of the property (SW 316th St. & theoretical SW 194th Ave.), 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 the WASD and must have direct access to either a dedicated public right-of-way or to an ingress-egress paved access and utility easement with a minimum width of 20 feet.

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

Final points of connections and capacity approval to connect to the sewer system will be provided at the time the WASD Agreement is offered and the final sewer hydraulic modeling analysis is performed.

Note to the Developer: 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.

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: June 12, 2025

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

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

Subject: DIC 24-119
Name: Blue Grove Residences
Section 14 Township 57 South Range 38 East

I. PROJECT LOCATION:

The property is located south of SW 314 Street and east of SW 197 Avenue.

II. APPLICATION REQUEST:

This application is requesting the approval of a district boundary change from AU and EU-1 to RU-3M.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site from the north and south is provided by SW 197 Avenue and from the east and west by SW 316 Street.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

230 PM Peak Hour trips are generated by this application.

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	30 %	East	55 %
South	14 %	West	1 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9948 located on SW 312 Street west of US 1, has a maximum LOS **"E"** of **2,736** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,917** vehicles and **166** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9948** with its PHP and assigned vehicles is at LOS **"D"**. The **105** vehicle trips generated by this development when combined with the **1,917** and those previously approved through Development Orders, **166**, equal **2,188** and will cause this segment to remain as LOS **"D"** whose range is from 1,180 to 2,628.

Station 9954 located on SW 328 Street east of SW 182 Avenue, has a maximum LOS **"E+20"** of **1,522** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **677** vehicles and **321** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9954** with its PHP and assigned vehicles is at LOS **"D"**. The **77** vehicle trips generated by this development when combined with the **677** and those previously approved through Development Orders, **321**, equal **1,075** and will cause this segment to remain at LOS **"D"** whose range is from 1,198 to 1,269.

Station 9888 located on SW 197 Avenue north of SW 288 Street, has a maximum LOS **"D"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **304** vehicles and **206** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9888** with its PHP and assigned vehicles is at LOS **"C"**. The **12** vehicle trips generated by this development when combined with the **304** and those previously approved through Development Orders, **206**, equal **522** and will cause this segment to remain at LOS **"C"** whose range is up to 1,359.

Station F-0151 located on Ingraham highway east of Everglades Park Entrance, has a maximum LOS **"C"** of **1,510** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **213** vehicles and **41** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0151** with its PHP and assigned vehicles is at LOS **"C"**. The **6** vehicle trips generated by this development when combined with the **213** and those previously approved through Development Orders, **41**, equal **260** and will cause this segment to remain at LOS **"C"** whose range is up to 1,510.

Station 9938 located on SW 296 Street east of SW 197 Avenue, has a maximum LOS **"D"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **250** vehicles and **20** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9938** with its PHP and assigned vehicles is at LOS **"C"**. The **30** vehicle trips generated by this development when combined with the **250** and those previously approved through Development Orders, **20**, equal **300** and will cause this segment to remain at LOS **"C"** whose range is up to 1,359.

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

VII. SITE PLAN CRITIQUE:

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

VIII. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

Memorandum

MIAMI-DADE COUNTY

Date: May 15, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000119

The Miami-Dade Fire Rescue Department has **no objection** to request for zoning designation change uploaded to "EnerGov" on 3/6/2025. Any future site plans will need separate approval.

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

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

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

Memorandum

Date: May 28, 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. Z2024000119
Bluenest Grove Residences, LLC
DTPW Project No. OSP173

Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division have reviewed the above reference application and provides the following conditions:

PROJECT LOCATION:

The property is located south of SW 314th Street and east of SW 197th Avenue in unincorporated Miami-Dade County.

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 evaluate options to incorporate bicycle and pedestrian accessibility into the development of the site that will ensure a safe connection to the existing sidewalk network and the existing bus stops along SW 187 Avenue.
    a. The Applicant shall provide 10-foot-wide sidewalks along SW 316th St.
    b. Adequate lighting throughout all pedestrian/bicycle connections/pathways shall be provided.
    c. The applicant shall provide adequate space for Transit on-demand services.
    d. The Applicant should provide a Drop-off/Pickup Zone within the site that can accommodate passenger vans.
    e. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all available transit options is provided.

2. The applicant shall provide enhanced crosswalks or additional pavement markings to clearly delineate where pedestrians should be within the proposed project. This will promote walkability to the bus stops mentioned in this Memo.
3. Due to the proposed density of the project, the applicant shall provide dedicated spaces for the addition of bicycle and micro-mobility devices. Please coordinate with the Transportation Innovations group of DTPW.

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, contingent upon the conditions/recommendations in Sections A and B being addressed during the Administrative Site Plan Review (ASPR) process.

A. Traffic Study Review Comments

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

B. Site Plan Review Comments

1. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements.
2. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance).
3. A minimum of a 6' sidewalk must be kept within public right-of-way.
4. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
5. Driveways must be designed as per FDOT standard 515.
6. The site plan must show all necessary roadways to complete the roadway network. The site plan must show required right-of-way dedication and show which roadways will be public/private.
7. Please provide written approval from the Highway Division (Leandro Oña – Leandro.ona@miamidade.gov) for the proposed typical section on SW 197th Avenue and SW 192nd Avenue.

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

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

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Paola Baez, Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW
Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW
Amina Newsome, Senior Division Chief, Zoning, RER

Miami-Dade County Public Schools
giving our students the world

Superintendent of Schools
Dr. Jose L. Dotres

Miami-Dade County School Board
Mari Tere Rojas, Chair
Monica Colucci, Vice Chair
Roberto J. Alonso
Lucia Baez-Geller
Dr. Dorothy Bendross-Mindingall
Mary Blanco
Danny Espino
Dr. Steve Gallon III
Luisa Santos

July 19, 2024

VIA ELECTRONIC MAIL

Bluenest Grove Residence
31601 SW 197 AVE
Miami, FL
Mischael.cetoute@hklaw.com

RE: PUBLIC SCHOOL CONCURRENCY ANALYSIS FOR BLUENEST GROVE RESIDENCE Z2024000119 LOCATED AT 31601 SW 197 AVE
PH3024062100513- FOLIO NOS: 3078140000440, 3078140000391, 3078140000450, 3078140000430, 3078140000470, 3078140000420, 3078140000390

Dear Applicant:

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

This application was reviewed under the 2003 Interlocal Agreement for Public School Facility Planning and pursuant to the District's procedures; the applicants voluntarily proffered (Covenants) in favor of the School Board providing for a voluntary monetary donation (donation) over and above educational facilities impact fees. Since the proposed residential units are 451 units, the donation will be pro-rated to reflect the increase. The donation is due prior to the final plat approval for the subject development. The County shall not issue any building permits until the Covenants are fully satisfied.

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

Best regards,

Jeannette C. Garcia
Executive Director

Enclosure
L-012

cc: Ms. Nathaly Simon
Mr. Ivan M. Rodriguez
Miami-Dade County
School Concurrency Master File

Governmental Affairs & Land Use
Ms. Nathaly Simon, Design and Planning Officer • 1450 N.E. 2nd Avenue • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • nsimon1@dadeschools.net

From:	HERRERA, ANA I
To:	Mischael.Cetoute@hklaw.com
Cc:	Concurrency Management; Simon, Nathaly; Garcia, Jeannette C.; RODRIGUEZ, IVAN M; CASTILLO, DENISE; Stillings, Noel (RER)
Subject:	Preliminary School Concurrency Analysis for Bluenest Grove Residence (Z2024000119) (PH3024062100513)
Date:	Friday, July 12, 2024 9:40:00 AM
Attachments:	Bluenest Grove Residence (Z2024000119) (PH3024062100513).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 (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 451 residential units, which generate 296 students, 154 at the elementary, 75 at the middle, and 67 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 our office at 305-995-7285.

Best regards,

Ana I. Herrera
District Coordinator
Governmental Affairs & Land Use
Miami-Dade County Public Schools
Anah732@dadeschools.net
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:	**PH3024062100513**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**6/21/2024 10:14:57 AM**	LG Application Number:	**Z2024000119**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**

Applicant's Name: **Bluenest Grove Residence**
Address/Location: **31601 SW 197 AVE**
Master Folio Number: **3078140000390**
Additional Folio Number(s): ***3078140000440, 3078140000391, 3078140000450, 3078140000430, 3078140000470, 3078140000420, 3078140000390,***

PROPOSED # OF UNITS: **451**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **451**
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)	33	154	33	NO	Current CSA
5791	WEST HOMESTEAD K-8 CENTER (ELEM COMP)	0	121	0	NO	Current CSA Five Year Plan
5792	WEST HOMESTEAD K-8 CENTER (MID COMP)	-3	75	0	NO	Current CSA
5792	WEST HOMESTEAD K-8 CENTER (MID COMP)	0	75	0	NO	Current CSA Five Year Plan
6251	HOMESTEAD MIDDLE	183	75	75	YES	Current CSA
7701	SOUTH DADE SENIOR	-46	67	0	NO	Current CSA
7701	SOUTH DADE SENIOR	0	67	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
161	AVOCADO EL - SOUTH DADE MID (ELEM COMP)	179	121	121	YES	Adjacent CSA
7781	FELIX VARELA SENIOR	83	67	67	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

Date: May 16, 2025

Memorandum

MIAMI-DADE COUNTY

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

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

Subject: Z2024000119- Forty Acres by Bluenest Development (Associated Pre-application: Z2024P00097)

Applicant Name: Pedro Gassant on behalf of the owners, Fleurant Gachelin, Narenn Hor Life Estate, Olga Mazariegos Velasquez and Arnulfo Guevera, Ethel Johnson, Robert and Cynthia Bobson, Patricia J. Irman Life Estate, Eastcoast Developers First, LLC, and Albert Livingstone.

Project Location: The applicant site is located on +/-40 acres generally located south of SW 314 Street and east of SW 197 Ave in unincorporated Miami-Dade County, Folios: 30-7814-000-0390, 30-7814-000-0391, 30-7814-000-0420, 30-7814-000-0430, 30-7814-000-0440, 30-7814-000-0450, 30-7814-000-0470, and 30-7814-000-0480.

Proposed Development: The applicant seeks a Zoning Review of their proposed project to request the approval of rezoning the Property from AU, Agricultural and EU-1, Estates, Single-Family to RU-3M (12.9 units per acre) and develop the Property with 451 townhomes under the RU-TH development standards, with 20% of the units designated as for-sale workforce housing for households who make up to 140% of the Area Median Income (AMI).

The applicant has submitted a concurrent CDMP Amendment request to redesignate the CDMP Future Land Use Map ("FLUM") from Estate Density to Low-Medium Density.

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
BISCADO PARK	29150 SW 193 AVE	NEIGHBORHOOD PARK	4.27	LOCAL

The site is located adjacent to the planned 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 451 townhome dwelling units within Unincorporated Miami-Dade County would generate a residential population of 1,326 people resulting in an impact of 3.64-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 are no 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 currently meets park concurrency requirements.

As shown in Table A, there is one Miami-Dade County local parks and open spaces within the 3-mile distance from the application area. However, there are no local parks within the 1/4-to-1/2-mile distance from the project site as recommended in the Equity Access Criteria included in the Miami-Dade County Parks and Open Spaces Master Plan (OSMP) and adopted as part of the Recreation and Open Space Element of the Comprehensive Development Master Plan. Therefore, PROS recommends that the applicant provides the equivalent local recreation open space within the project or consider a full or partial public parkland conveyance, in-lieu of impact fees.

Recommendation: PROS offers the following recommendations and requests the applicant to coordinate a meeting with the department:

- Given the potential impact of 3.64 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.**
- Please provide a detailed landscape plan with a planting schedule. 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).
- Please provide a more detailed site plan of the proposed parks throughout the proposed development. Please label and dimension all pedestrian pathways and any hardscape versus landscaped areas.
- PROS recommends that the applicant provide tree-lined streets and a 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).
- Please provide a centralized bicycle parking area to promote the use of County and municipal greenways, as well as promoting non-motorized transportation.
- PROS recommends that the applicant provide shade canopies within the proposed "Dog Park" and "Tot Lot".
- Please provide any playground equipment specifications and include fall zones on site plan around children's play area.
- Given the potential impact of 3.64 acres of local parkland and to provide relief to the Equity Access Criteria, PROS strongly recommends the applicant provide additional private recreational open space amenities that meets the level of service needed for the residents, as space allows. Recreation amenities include but are not limited to indoor recreation room, indoor or outdoor athletic courts, pet waste areas, additional bike racks, grills, community picnic areas, lighted and shaded walking amenities, a common area for residents to gather, 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-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 applicant's zoning change request but does not have sufficient information to provide a complete analysis of the application.** Once the information above has been provided, PROS will offer further review.

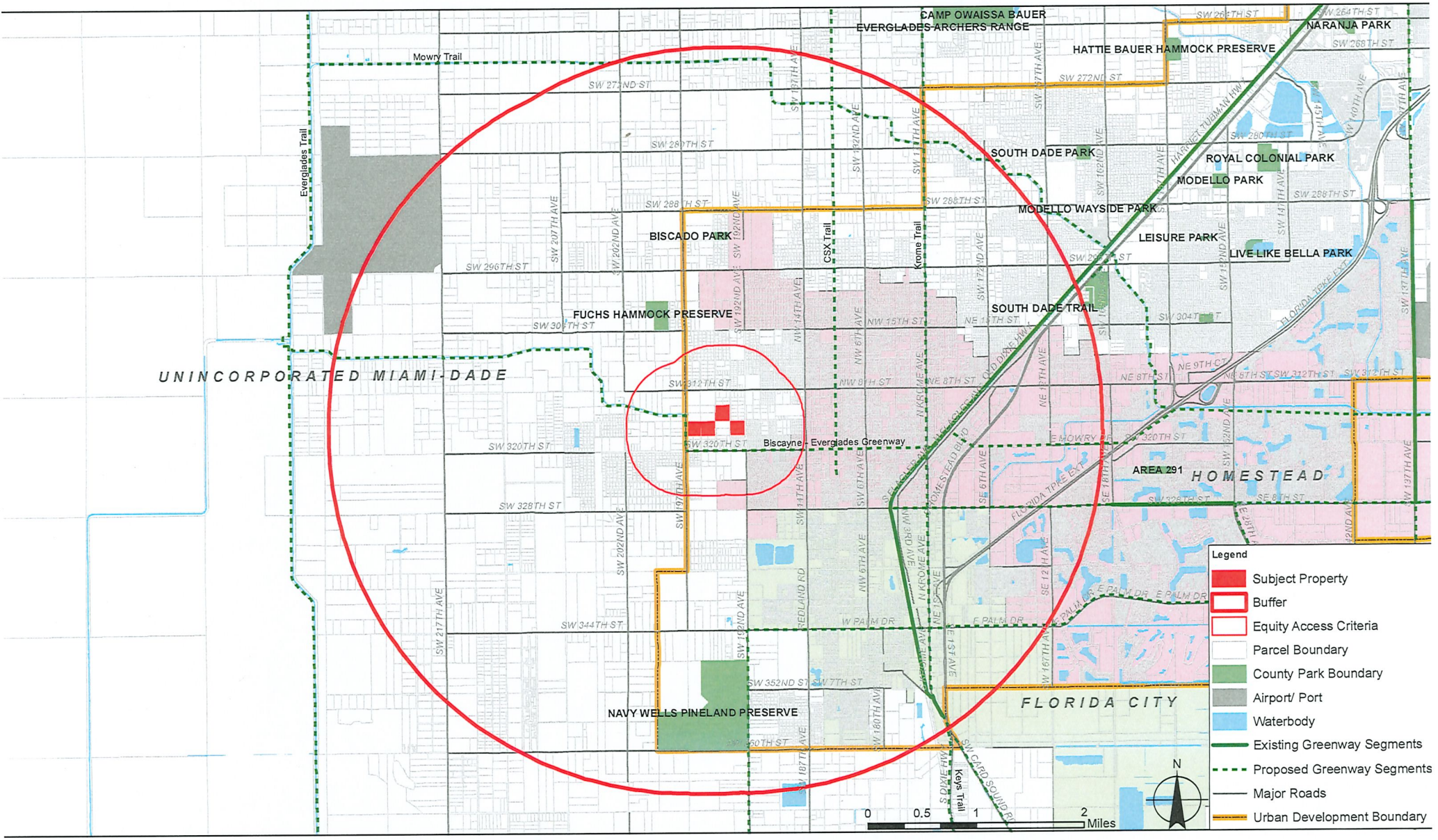
PROS looks forward to working with the owners in a collaborative process and in good faith, for the development to help with potential 3.64 acres of local parkland impact.

Should you need additional information or clarification on this matter, please contact Sol Kohen, Park Planner 2, by email at sol.kone@miamidade.gov.

AZ: at sk

Attachment

FIGURE 1: Z202400119- FORTY ACRES BY BLUENEST DEVELOPMENT
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Memorandum

MIAMI-DADE COUNTY

Date: June 30, 2025

To: Eric Silva, Assistant Director
RER Development Services

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

Subject: DIC Z2024000119
Blunest Grove Residences Project
MDAD DN-24-06-4412

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 Z2024000119, the Bluenest Grove Residences Project. The applicant is requesting the approval of a district boundary change from from AU and EU-1 to RU-3M, with RU-TH development standards for a townhouse development. The ±40.79-acre assemblage of land is generally located south of SW 314 Street and east of SW 197 Avenue in unincorporated Miami- Dade County, Florida, and further identified by Miami-Dade County Property Appraiser Folio Nos. 30-7814-000-0390,-0391, -0420, -0430, -0440, -0450, -0470, -0480.

MDAD does not object to the proposed request provided that all uses on the property comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning. An MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure on the property reaching or exceeding 162 feet Above Ground Level (AGL). An MDAD-issued Permissible Crane Height Determination is required for any construction crane reaching or exceeding 162 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed at: http://www.miami-airport.com/planning_forms_maps.asp.

In accordance with Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and / or permanent structure on this property reaching or exceeding 162 feet AGL. If this is the case, the applicant must e-file FAA Form 7460-1 which is available on the FAA's Website (https://oeaaa.faa.gov).

AR/rb

C: J. Ramos
James Byers, RER

Miami-Dade Sheriff's Office

Memorandum

Date: June 3, 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. Z2024000119
Bluenest Grove Residences Project **(REVISION)**

APPLICATION:

The applicant, Bluenest Grove Residences Project, originally requested a district boundary change from AU (Agricultural) and EU-1 (Estates Single-Family) to RU-3M (Minimum Apartment House) to develop the Property with 451 townhomes. The applicant would like to amend the number of townhomes from 451 to 576. In addition, the applicant is requesting to increase the property acres from 40.79-acres to 50.41-acres. The property is located south of SW 314 street and east of SW 197 Avenue, in unincorporated, Miami-Dade County, Florida

CURRENT POLICE SERVICES:

The proposed development will be serviced by our South District located at 10800 SW 211 Street, Miami, Florida. At the time of this project request in 2024, the district received 60 zoning applications aimed at expanding residential, commercial, and educational development. Due to the cumulative impact of these projects, including the proposed development, an increase in police services is necessary to maintain adequate public safety coverage.

APPLICATION REVIEW:

A review of the application and supporting documents was conducted to assess the impact on Miami-Dade Sheriff's Office resources in light of the proposed zoning modifications. This application is requesting to amend the number of townhomes from 451 to 576. In addition, the applicant is requesting to increase the property acres from 40.79-acres to 50.41-acres.

Based on current data for police staffing, population, and crime/calls-for-service trends, the projected increase in calls-for-service cannot be supported by current staffing levels at the affected police district. To maintain adequate service, an increase of nine additional sworn deputies is required, with an estimated cost of $1,110,015. This estimate may change pending further information from the developer regarding the number and type of townhomes. Should demand for police services exceed these projections, additional sworn personnel, support staff, and equipment will be required. This concurrency approval is limited to the initial development order. A final concurrency statement will be issued upon completion of final development plans.

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: 06/25/2025

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

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

Subject: Bluenest Grove Residential Project (#Z2024-000119)

The Department of Solid Waste Management's (DSWM) 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: A consortium of applicants (Fleurant Gachelin, Narenn Hor Life Estate, Olga Mazariegos Velasquez and Arnulfo Guevera, Ethel Johnson, Robert and Cynthia Bobson, Patricia J. Imran Life Estate, Eastcoast Developers First, LLC, a Florida limited liability company, and Albert Livingston), is requesting approval of a district boundary change from AU and EU-1 to RU-3M (12.9 units per acre) in order to develop the property with approximately 451 townhomes under the RU-TH development standards.

Size: The subject property is approximately 40.43 gross acres in size.

Location: The property is located generally south of SW 314 Street and east of SW 197 Avenue, in unincorporated Miami-Dade County.

Analysis:

1. Solid Waste Disposal

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

2. Garbage and Trash Collection Services

Should the referenced request be approved, and the anticipated development subsequently constructed, it would meet the definition of "residential unit" as described in Chapter 15 of the Code of Miami-Dade County. Per the code, the residential units planned for development on the property will receive DSWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to most residential units in the DSWM solid waste collection service area. Any attached residential units developed as a part of this project may require alternative collection service (such as deletion of the recycling service and provision of dumpster garbage service), depending on the final configuration and layout of the units.

3. Recycling

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

4. Waste Storage/Setout Requirements

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

5. Site Circulation Requirements

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 and recyclables 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 the removal of waste collection services provided by the DSWM.

Memorandum

Date: April 16th, 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 Z2024 – 000119 Bluenest Grove Residences, LLC, et al

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The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

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

The OHP has identified one structure from 1958 associated with folio 30-7814-000-0390 that meets the 50-year or older benchmark for historic resource eligibility.

Condition for Approval:
The applicant shall complete and submit Florida Master Site File Historical Structure Form prior to demolition of the historic structures within the application area. The OHP recommends that future development within the application area take into consideration the character of the surrounding neighborhood to ensure new development is architecturally compatible.

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, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov .

Memorandum

MIAMI-DADE COUNTY

Date: May 22, 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.: Z2024000119
Applicant: Bluenest Grove Residences, LLC
Location: south of SW 314 St and East of SW 197 Ave
Folio No(s).: 30-7814-000-0390, 30-7814-000-0480, 30-7814-000-0440, 30-7814-000-0391, 30-7814-000-0450, 30-7814-000-0430, 30-7814-000-0470, 30-7814-000-0420

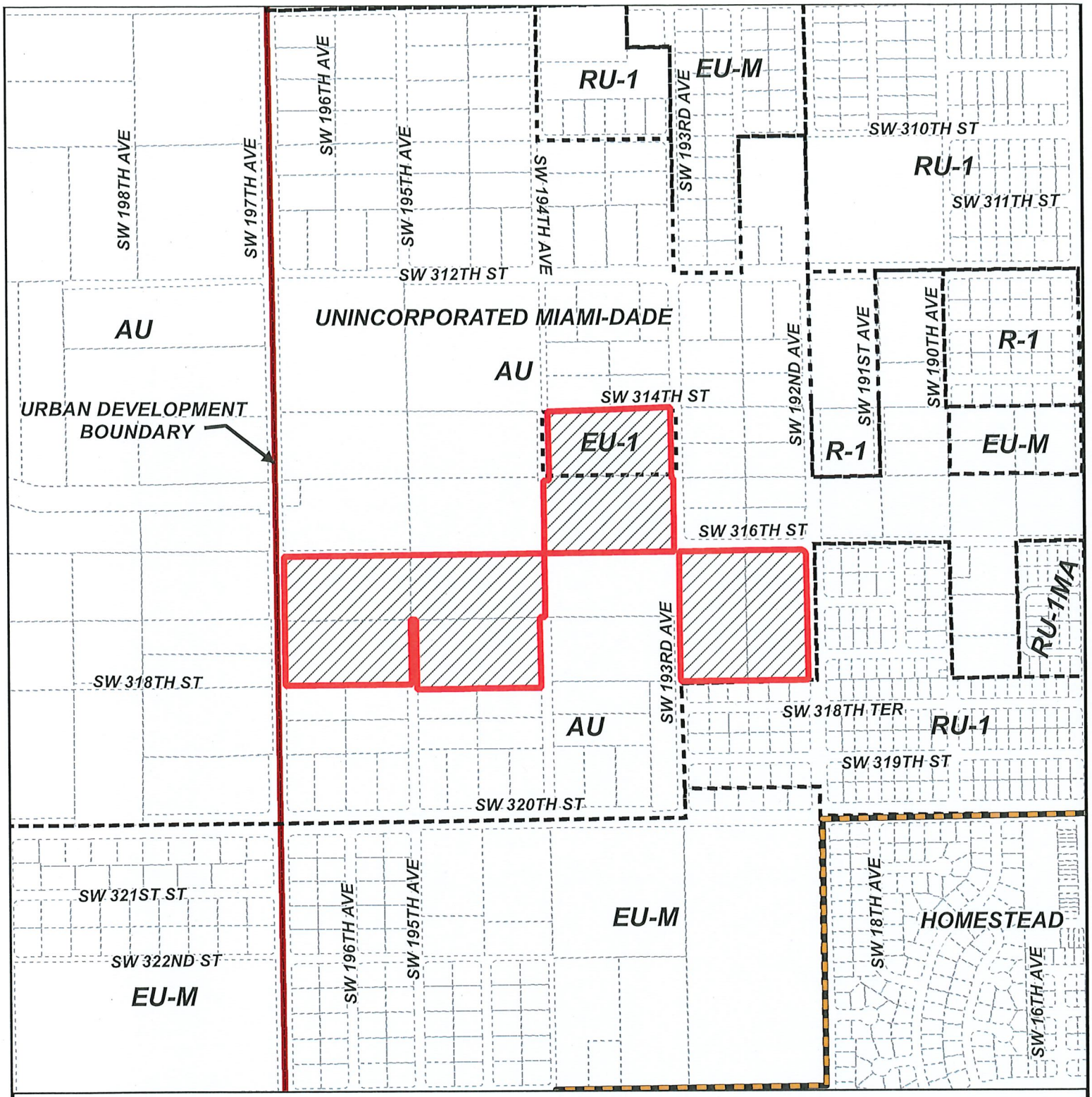
Housing and Community Development (HCD) has reviewed the proposed development for the subject zoning application.

This property is not part of the Infill Housing Program.

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

Z2024000119

Section: 14 Township: 57 Range: 38
Applicant: Patricia Imran
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

- Subject Property Case
- Zoning

N
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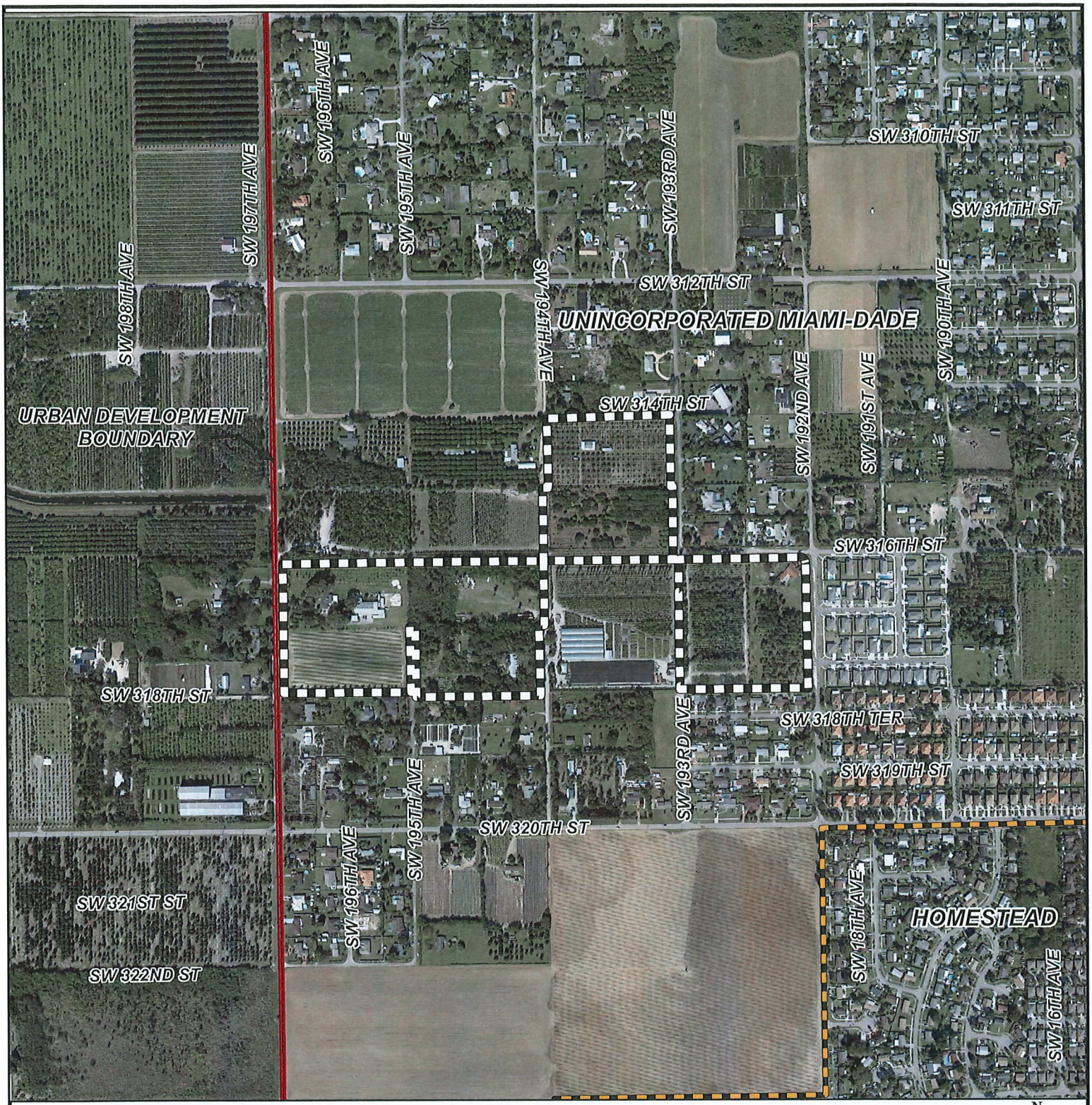
MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 25, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2024000119

Legend

- Subject Property
- Municipalities
- UDB

N
W E
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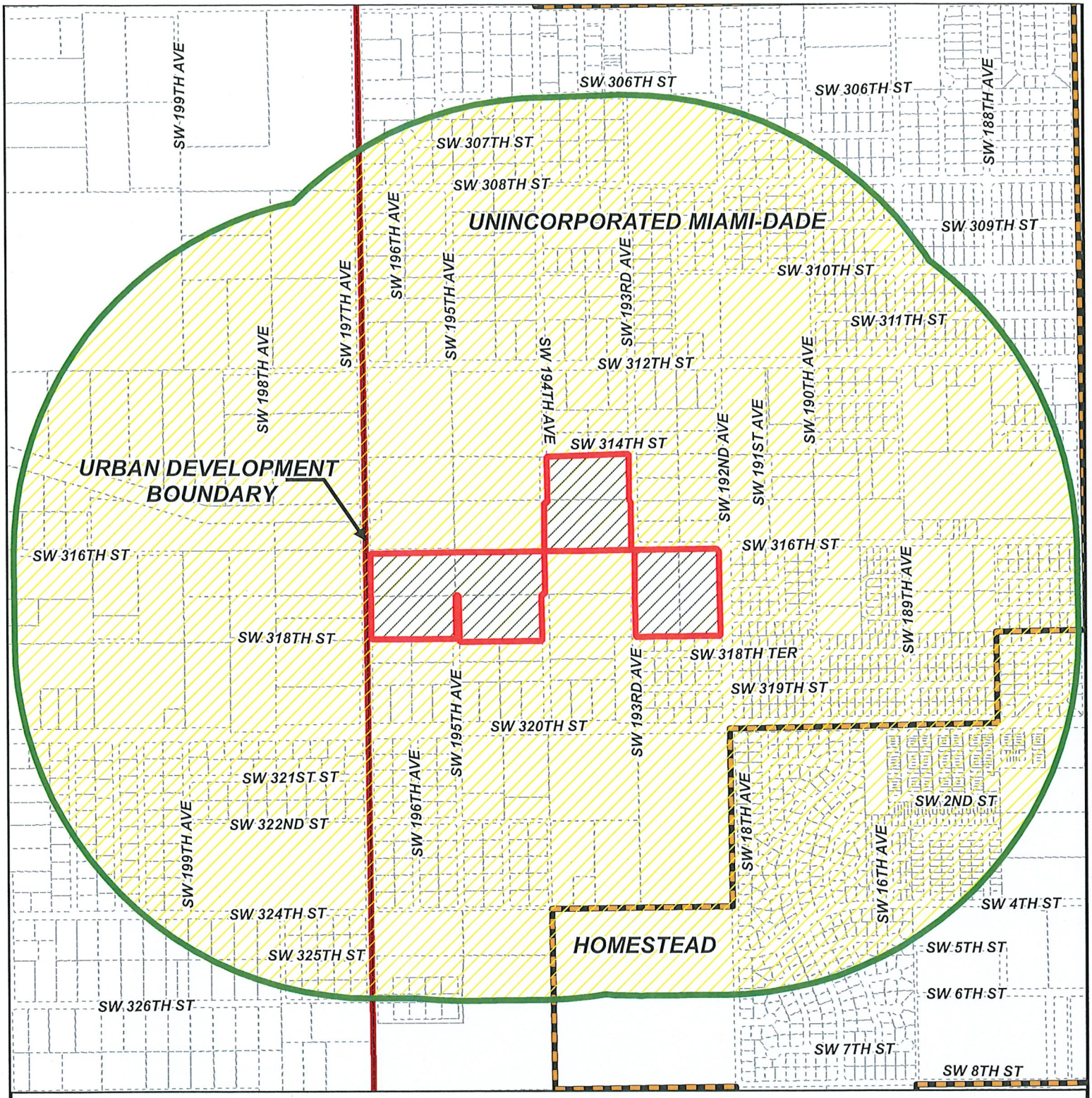
Section: 14 Township: 57 Range: 38
Applicant: Patricia Imran
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 25, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000119

RADIUS: 2640

Section: 14 Township: 57 Range: 38
Applicant: Patricia Imran
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

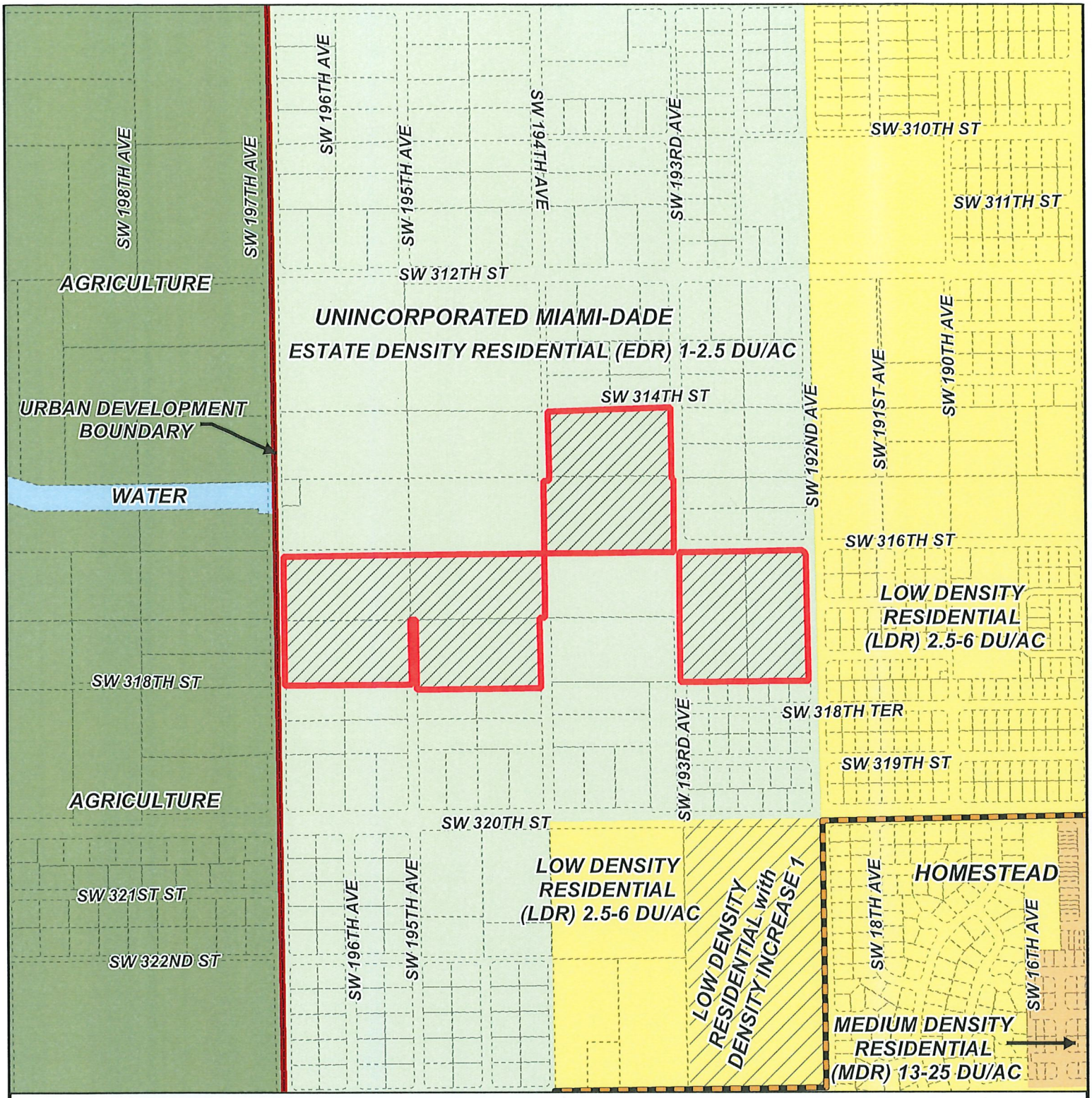
- Subject Property
- Buffer
- Municipalities
- Property Boundaries
- UDB

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 25, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000119

Section: 14 Township: 57 Range: 38
Applicant: Patricia Imran
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 25, 2024

REVISION	DATE	BY

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-119
DATE: JUN 20 2024
BY: CONGOL

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: BLUENEST GROVE RESIDENCES LLC

NAME AND ADDRESS	Percentage of Stock
SALIM CHRAIBI 5301 BLUE LAGOON DR STE 180 MIAMI, FL 33126	100%
BLUENEST PPR HOMES LLC	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESSED UNDER
DATE: JUN 20 2024
BY: GONGOL

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 30 day of May, 24. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires: April 6, 2027

NOTARY PUBLIC STATE OF FLORIDA
MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

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

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-119
DATE: JUN 20 2024
BY: GONGOL

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: BLUENEST PPR HOMES LLC

NAME AND ADDRESS	Percentage of Stock
SALIM CHRAIBI 5301 BLUE LAGOON DR STE 180 MIAMI, FL 33126	100%

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-119
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NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 30 day of May, 2024. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires April 6 2027

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RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-119
DATE: JUN 20 2024
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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: EASTCOAST DEVELOPERS FIRST LLC

NAME AND ADDRESS	Percentage of Stock
EASTCOAST DEVELOPERS FIRST LLC	100%

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-119
DATE: JUN 20 2024
BY: BONGOL

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: Bluenest Grove Residences LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Salim Chriabi 5301 BlueLagoon Dr Ste 180 Miami , FL 33126	100%
Bluenest PPR Homes LLC 5301 BlueLagoon Dr Ste 180	

Date of contract: 2/8/2024

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

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 17 day of May, 24. Affiant is personally known to me or has produced _____ as identification.

Maria Ponce
(Notary Public)

My commission expires April 6 2027

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

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

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-119
DATE: JUN 20 2024
BY: CONGOL

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: BLUENEST GROVE RESIDENCES LLC

NAME AND ADDRESS	Percentage of Stock
SALIM CHRAIBI 5301 BLUE LAGOON DR STE 180 MIAMI, FL 33126	100%
BLUENEST PPR HOMES LLC	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 24-119
DATE: JUNE 20 2024
BY: GONGOL

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

_____

_____

_____

_____

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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: _____
(Applicant)

Sworn to and subscribed before me this 30 day of May, 24. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires April 6 2027

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

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DISCLOSURE OF INTEREST*

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CORPORATION NAME: BLUENEST PPR HOMES LLC

NAME AND ADDRESS	Percentage of Stock
SALIM CHRAIBI 5301 BLUE LAGOON DR STE 180 MIAMI, FL 33126	100%

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

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MIAMI-DADE COUNTY
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NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

_____

_____

_____

_____

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 30 day of May, 2024. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires April 6 2027

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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: EASTCOAST DEVELOPERS FIRST LLC

NAME AND ADDRESS	Percentage of Stock
SRIDHAR ROUTHU 53 CALEB LANE PRINCETONNJ 08540	9.09%
ASHOK KARAKAMPALLE 20 SAPPIRE ROAD, ROBBINSVILLE,NJ 08691	9.10%
Refer Annex I for all investors.	

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

Annex I

Corporate Name: **East Coast Developers First LLC**

Name	**Percentage of stock**
Sridhar Rao Routhu 53 Caleb Ln, Princeton, NJ 08540	9.09%
Ashok Karakampalle 20 Sapphire Rd, Robbinsville, NJ 08691	9.10%
Neeraja Kavuru 26205 Osprey Way, West Windsor, NJ 08550	9.09%
Prabhakar Bhundala, 22912 Emerald Chase Place, Brambleton, VA 20148	9.09%
Jyothsna Vangala 620 Sunderland Ave, Chester Springs, PA 19245	9.09%
Siva Vuyyuru 5 Carson Street, Robbinsville, NJ 08691	9.09%
Siva Gorla 26 Dominic Drive, Downingtown, PA 19335	9.09%
Maheswari Gorla 50 Spruce Street, Princeton junction, NJ 08550	9.09%
Santhosh Reddy 1024 Barclay Road, Chester Springs, PA19425	9.09%
Dilip Kovuri 14 Amber Drive, Robbinsville, NJ 08691	9.09%
Rohit Reddy Epur 2127 Ferncroft Ln, Chester Springs, PA 19425	9.09%

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF Florida **Public Hearing No.** _____

COUNTY OF Dade

Before me, the undersigned authority, personally appeared Sridhar Routhu and _____, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the EASTCOAST DEVELOPERS FIRST LLC Corporation, with the following address: 1435 NW 144TH DRIVE OKEECHOBEE, FL, US 34972

2. The Corporation owns the property, which is the subject of the proposed hearing.

3. The subject property is legally described as: S1/2 OF SW 41/4 OF NE 1/4 OF NW 1/4 OR 16976-0120 1095 1 FOLIO:30-7814-000-0430

4. Affiant is legally authorized to file this application for public hearing.

5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

_____
Signature
Mara Ponce
Print Name

_____
Signature
Type Address
Print Name

_____
Affiant's signature
Sridhar Routhu
Print Name

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-119
DATE: JUN 12 2025
BY: GONGOL

This instrument was prepared by:

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

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, 31601 SW 197th Ave LLC, a Florida limited liability company; Narenn Hor; Olga Mazariegos Velasquez and Arnulfo Guevera; Robert C. and Cynthia A. Bobson and Ethel L. Johnson; Patricia J. Imran; Eastcoast Developers First LLC, a Florida limited liability company; and Albert Eugene Livingston (collectively, the "Owners"), hold fee simple title to the land in Miami-Dade County, Florida, described in **Exhibit A**, attached hereto, and hereinafter referred to as the "Property";

WHEREAS, the Owners have filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2024000119 (the "Application"), for the purpose of seeking the rezoning of the Property and certain other approvals to facilitate the future development of the Property;

WHEREAS, the Owners have concurrently applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the May 2024 Cycle, which amendment is identified as CDMP Application No. CDMP20240009 (the "CDMP Application");

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owners during the consideration of the Application will be abided by, the Owners freely, voluntarily and without duress, make the following Declaration of Restrictions covering and running with the Property:

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DATE: JUN 12 2025
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1. **Density Limitation.** The proposed development of the Property shall be limited to a maximum of four hundred and fifty-one (451) residential dwelling units ("Density Limitation").

2. **For-Sale Workforce Housing.** Twenty percent (20%) of the dwelling units shall be designated as for-sale affordable housing to households whose annual income is up to one-hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County. Notwithstanding the Density Limitation provided in Paragraph No. 1, should the Owners participate in the Workforce Housing Program, pursuant to Chapter 33, Article XIIA of the Miami-Dade County Code of Ordinances, the Owners may transfer any applicable density bonus in excess of the Density Limitation to another property permitted to receive such bonus, to the extent permitted by the Code of Miami-Dade County, as may be amended.

3. **Connection to Public Water and Sanitary Sewer Service.** The Owners hereby acknowledge and agree that any development of the Property shall connect to the public water and public sanitary sewer system at the Owner's expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the Code of Miami Dade County and Water and Sewer Department ("WASD") rules and regulations and design standards. The right to connect the Property to the County's sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including, but not limited to, the Consent Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D.

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Plat (the "Consent Decree"), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.

4. **Fire Rescue Water Flow.** The Property will ensure the appropriate water flow and accessible connection for Miami-Dade County Fire Rescue in accordance with the CDMP Level of Service (LOS).

5. **Road Mitigation.** In furtherance of the CDMP, the Owners acknowledge and agree that because the Application has an impact on a segment of SW 177 Avenue ("Krome Avenue"), a hurricane evacuation route, mitigation is required. The Owners acknowledge that Policy LU-8E and the Capital Improvement Element of the CDMP provides that applications to amend the CDMP Land Use Map are evaluated for, among other things, whether the proposed application would impact emergency management. At the time of any subsequent development order approval (subsequent to the above-referenced concurrent zoning application), including, but not limited to, building permit, tentative-plat approval, final plat approval, site plan approval or any other development order or development permit approval, the proposed development of the Property will be reanalyzed for concurrency in accordance with Chapter 33G of the Miami-Dade County Code, and at that time the Owners must provide the proportionate share mitigation payment for impacts to the hurricane evacuation route along the impacted segment of Krome Avenue unless it is otherwise demonstrated by the applicant, through a traffic analysis, to the satisfaction of the County, that the impact mitigation is no longer required. The proportionate share mitigation payment shall be in accordance with Section 163.3180, Florida Statutes and shall be creditable against the roadway share of the mobility fees applicable to affected roadways due as part of the development of the Property.

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BY: GONGOL

6. **Street Lighting.** In order to minimize the impacts of the proposed development, the Owners agree, to the extent neighboring properties are used for agriculture, that the development shall not include external streetlights along the perimeter of the Property adjacent to such agricultural property, except as may be required by the Miami-Dade County Code. The Owners also agree to provide light shields or other comparable equipment to prevent light spillage onto adjacent properties utilized for agricultural purposes.

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

> LAND INVOLVED IN THIS TRANSACTION LIES ADJACENT TO LAND THAT IS ZONED AU, OR IS DESIGNATED FOR AGRICULTURAL USE BY THE MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP), OR IS SUBJECT TO AU REGULATIONS. AGRICULTURAL ACTIVITIES WHICH MAY BE LAWFULLY CONDUCTED WITHIN THIS AREA INCLUDE BUT MAY NOT BE LIMITED TO CULTIVATION AND HARVESTING OF CROPS; PROCESSING AND PACKING OF FRUIT AND VEGETABLES; BREEDING OF LIVESTOCK AND POULTRY; OPERATION OF IRRIGATION PUMPS AND OTHER MACHINERY; GROUND OR AERIAL SEEDING OR SPRAYING; APPLICATION OF CHEMICAL FERTILIZERS, CONDITIONERS, PESTICIDES AND HERBICIDES; GENERATION OF TRACTOR AND TRUCK TRAFFIC AND OF NOISE, ODORS, DUST AND FUMES ASSOCIATED WITH THE CONDUCT OF THE FOREGOING ACTIVITIES; AND THE EMPLOYMENT AND USE OF AGRICULTURAL LABOR. SUCH AGRICULTURAL ACTIVITIES MAY BE PROTECTED FROM NUISANCE SUITS BY THE "FLORIDA RIGHT TO FARM ACT," SECTION 823.14, FLORIDA STATUTES. IN ADDITION, THE GRANTEE(S) HEREBY ACKNOWLEDGES AND AGREES TO PROVIDE THE DISCLOSURE IN THIS PARAGRAPH IN ANY AND ALL FUTURE CONTRACTS FOR SALE OR LEASE IN ANY PORTION OF THE PROPERTY.

8. **Urban Design Guidelines**. The development shall utilize sound urban design principles, including, but not limited to, the Townhouse (Rowhouse) development sections incorporated

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in Miami-Dade County's Urban Design Manual (the "Manual") endorsed by Resolution R-1360-98, as determined in consultation with the Development Services Division of the Department of Regulatory and Economic Resources, or successor department. These principles will serve as a guideline for the Property's development, and at a minimum, shall incorporate the following:

a. Buildings shall be compatible with surrounding developments or made compatible through the use of: landscaping; buffers such as walls and fences; architectural styles that complement surrounding development and building height transitions.

b. Buildings shall have abundant windows and doors included at street level and may incorporate a variety of architectural features and treatments on all facades such as, but not limited to: fixed awnings, porticos, or porches; a variety of materials such as stone, metal, stucco, concrete and brick; modulation and articulation of building surfaces.

c. Uniform street furniture and lighting standards shall be provided throughout the Property.

d. Pedestrian crosswalks shall be clearly delineated on any proposed private roads or drive aisles within the Property and designed with consideration to the special needs of the physically disabled.

MISCELLANEOUS

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

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premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owners shall constitute a covenant running with the land and may be recorded, at 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 Owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, 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

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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 (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

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

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), 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.

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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.

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

[Signature Pages to Follow]

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IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

31601 SW 197th Ave LLC,
a Florida limited liability company

_____
Signature

_____
Print Name

By: _____

Name: Fleurant Gachelin

Address: 31601 SW 197th Ave
Homestead FL 33030

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Fleurant Gachelin, as Manager on behalf of 31601 SW 197th Ave LLC, and for the purposes stated herein. He is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

NARENN HOR,
an individual

_____
Signature

_____
Print Name

By: _____

Name: NARENN HOR

Address: 31400 SW 193rd Ave
Homestead, FL 33030

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Narenn Hor, and for the purposes stated herein on behalf of the estate. He/She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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BY: GONGOL

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

KOE P. BORNHOR,
an individual

_____
Signature

_____
Print Name

By: _____

Name: KOE P. BORNHOR

Address: _____
_____
_____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Koe P. Bornhor for the purposes stated herein on behalf of the estate. He/She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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BY: GONGOL

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

LAKHANA BORNHOR,
an individual

_____
Signature

_____
Print Name

By: _____

Name: LAKHANA BORNHOR

Address: _____
_____
_____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Lakhana Bornhor for the purposes stated herein on behalf of the estate. He/She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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BY: GONGOL

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

ISABEL B. ESPAILLAT,
an individual

_____
Signature

_____
Print Name

By: _____

Name: ISABEL B. ESPAILLAT

Address: _____
_____
_____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Isabel B. Espaillat for the purposes stated herein on behalf of the estate. He/She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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BY: GONGOL

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

OLGA MAZARIEGOS VELASQUEZ,
an individual

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

By: _____

Name: OLGA MAZARIEGOS VELASQUEZ

Address: 19200 SW 316th Street
Homestead, FL 33030

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Olga Mazariegos Velasquez for the purposes stated herein. She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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BY: GONGOL

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

ARNULFO GUEVARA,
an individual

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

By: _____

Name: ARNULFO GUEVARA

Address: 19200 SW 316th Street
Homestead, FL 33030

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Arnulfo Guevara, for the purposes stated herein. He is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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BY: GONGOL

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

ETHEL L. JOHNSON,
an individual

_____
Signature

_____
Print Name

By: _____

Name: ETHEL L. JOHNSON

Address: 31700 SW 194th Ave
Homestead, FL 33030

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Ethel L. Johnson for the purposes stated herein. She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

ROBERT C. BOBSON,
an individual

_____
Signature

_____
Print Name

By: _____

Name: ROBERT C. BOBSON

Address: 31700 SW 194th Ave
Homestead, FL 33030

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Robert C. Bobson for the purposes stated herein. He is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

CYNTHIA BOBSON,
an individual

_____
Signature

_____
Print Name

By: _____

Name: CYNTHIA BOBSON
Address: 31700 SW 194th Ave
Homestead, FL 33030

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Cynthia Bobson for the purposes stated herein. She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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BY: GONGOL

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

PATRICIA J. IMRAN,
an individual

_____
Signature

By: _____

_____
Print Name

Name: PATRICIA J. IMRAN

Address: 21511 SW 192 Court
Miami, FL 33177

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Patricia J. Imran, for the purposes stated herein on behalf of the estate. He/She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

JONATHAN B. IMRAN,
an individual

_____
Signature

_____
Print Name

By: _____

Name: JONATHAN B. IMRAN

Address: _____
_____
_____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Jonathan B. Imran for the purposes stated herein on behalf of the estate. He/She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

REBECCA J. FREELAND,
an individual

_____
Signature

_____
Print Name

By: _____

Name: REBECCA J. FREELAND

Address: _____
_____
_____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Rebecca J. Freeland for the purposes stated herein on behalf of the estate. He/She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

NATALIE S. IMRAN,
an individual

_____
Signature

_____
Print Name

By: _____

Name: NATALIE S. IMRAN

Address: _____
_____
_____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Natalie S. Imran for the purposes stated herein on behalf of the estate. He/She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

EASTCOAST DEVELOPERS FIRST LLC,
a Florida limited liability company

_____
Signature

_____
Print Name

By: _____

Name: _____

Title: _____

Address: _____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by_____, as _____, of EASTCOAST DEVELOPERS FIRST LLC, a Florida limited liability company, and for the purposes stated herein on behalf of the corporation. He is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

ALBERT EUGENE LIVINGSTON,
an individual

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

By: _____

Name: ALBERT EUGENE LIVINGSTON

Address: 31501 SW 197 Ave
Homestead, FL 33030

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Albert Eugene Livingston for the purposes stated herein. He is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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EXHIBIT "A"

LEGAL DESCRIPTIONS

Property Folio No:	Property Owner	Legal Description
30-7814-000-0390	31601 SW 197th Ave LLC	THE N 1/4 OF THE SW 1/4 OF THE NW 1/4, LESS THE W 35 FT AND THE N 25 FT IN SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.
30-7814-000-0391	31601 SW 197th Ave LLC	THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4, LESS THE WEST 35 FEET AND THE NORTH 25 FEET IN SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.
30-7814-000-0420	Narenn Hor (L.E.) Remainders: Koe P. Bornhor Lakhana Bornor Isabel B. Espaillat	THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LESS AND EXCEPT THE WEST 25 FEET AND THE EAST 25 FEET FOR ROAD RIGHT-OF-WAYS, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.
30-7814-000-0430	Olga Mazariegos Velasquez and Arnulfo Guevera	THE EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. LESS AND EXCEPT, THE RIGHT OF WAY DEED IN FAVOR OF MIAMI-DADE COUNTY RECORDED IN O.R. BOOK 13516, PAGE 1131, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. DESCRIBED AS FOLLOWS: THE EAST 43 FEET AND THE NORTH 25 FEET OF THE EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY.

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		AND **THE AREA BOUNDED BY THE WEST LINE OF THE EAST 43 FEET OF THE EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 14, AND BOUNDED BY THE SOUTH LINE OF THE NORTH 25 FEET OF THE EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 14, AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST, SAID ARE BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.**
30-7814-000-0440	**Ethel L. Johnson** **Robert and Cynthia Bobson**	**THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 LESS THE EAST 25 FEET AND LESS THE WEST 25 FEET OF OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA.**
30-7814-000-0450	**Patricia J. Imran (L.E.)** **Remainder:** **Jonathan Burhan Imran** **Rebecca Jean Freeland** **Natalie Sophia Imran**	**THE NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4 FEET OF THE NW 1/4 OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.**
30-7814-000-0470	**EASTCOAST DEVELOPERS FIRST LLC**	**THE SOUTH 1/2 OF THE SW 1/4, OF THE NE 1/4, OF THE NW 1/4, IN SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.**
30-7814-000-0480	**Albert Eugene Livingston**	**THE WEST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LESS THE NORTH 25 FEET AND LESS THE SOUTH 25 FEET THEREOF FOR ROAD, LYING AND BEING SITUATED IN DADE COUNTY, FLORIDA**

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OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of Declaration of Restrictions pursuant to Public Hearing No. Z2024000119, it is hereby certified that I have examined Old Republic National Title Insurance Company Title Insurance Commitment No. 1530976, covering the period from the beginning through the 9th day of May, 2024, at the hour of 11:00 PM, with title updates from 9th day of May, 2024 at the hour of 11:00 PM through May 2, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Insurance Commitment No. 1515698, covering the period from the beginning to the 8th day of April, 2024, at the hour of 11:00 PM, with title updates from the 8th day of April, 2024 at the hour of 11:00 PM through May 2, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Insurance Commitment No. 1487068, covering the period from the beginning to the 19th day of January, 2024, at the hour of 11:00 PM, with title updates from the 19th day of April, 2024 at the hour of 11:00 PM through May 2, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Insurance Commitment No. 1487074, covering the period from the beginning to the 18th day of January, 2024 at the hour of 11:00 PM, with title updates from the 18th day of January, 2024 at the hour of 11:00 PM through May 2, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Insurance Commitment No. 1515713, covering the period from the beginning to the 12th day of April, 2024 at the hour of 11:00 PM, with title updates from the 12th day of April, 2024 at the hour of 11:00 PM through May 2, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Insurance Commitment No. 1486924, covering the period from the beginning to the 19th day of January, 2024 at the hour of 11:00 PM, with title updates from the 19th day of January, 2024 at the hour of 11:00 PM through May 2, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Insurance Commitment No. 1515724, covering the period from the beginning to the 8th day of April, 2024 at the hour of 11:00 PM, with title updates from the 8th day of April, 2024 at the hour of 11:00 PM through May 2, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Insurance Commitment No. 1503823, covering the period from the beginning to the 5th day of March, 2024 at the hour of 11:00 PM, with title updates from the 5th day of March, 2024 at the hour of 11:00 PM through May 2, 2025 at 11:00 PM, inclusive, of the properties described on **Exhibit A** hereto. The title instruments referenced above are collectively referred to as the "Title Evidence." I know of no reason that this Title Evidence is inaccurate or incomplete.

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

ETHEL L. JOHNSON and ROBERT CRAIG BOBSON and CYNTHIA ANN BOBSON - Folio #30-7814-000-0440.

EASTCOAST DEVELOPERS FIRST LLC, a Florida limited liability company – Folio #30-7814-000-0470.

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31601 SW 197TH AVE LLC, a Florida limited liability company – Folio #s 30-7814-000-0390 and 30-7814-000-0391.

OLGA Y. MAZARIEGOS and ARNULFO GUEVARA – Folio #30-7814-000-0430.

NARENN HOR - Folio #30-7814-000-0420.

PATRICIA J. IMRAN – Folio #30-7814-000-0450.

ALBERT EUGENE LIVINGSTON – Folio #30-7814-000-0480.

Further, I am of the opinion that Sridhar Routhu or Ashok K. Karakampalle, as Authorized Members, are authorized to execute all documents on behalf of Eastcoast Developers First LLC, a Florida limited liability company. This is based on the State of Florida Division of Corporations Sunbiz website.

Further, I am of the opinion that Fleurant Gachelin or Elvis Dumervil, as Authorized Members, are authorized to execute all documents on behalf of 31601 SW 197TH AVE LLC, a Florida limited liability company. This is based on the State of Florida Division of Corporations Sunbiz website.

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:**

Revolving Home Equity Line of Credit Mortgage by and between Robert C. Bobson, married; Cynthia Bobson, spouse; Ethel Johnson, unmarried, and Wachovia, a national banking association, dated March 28, 2007, and recorded April 17, 2007, in Official Records Book 25541, Page 771, of the Public Records of Miami-Dade County, Florida.

Mortgage, Assignment of Rents and Security Agreement by and between 31601 SW 197th Ave LLC, a Florida limited liability company and CCHC Fund VI, LP, a Delaware limited partnership, dated March 5, 2025, and recorded March 13, 2025, in Official Records Book 34659, Page 2558, Public Records of Miami-Dade County, Florida.

Collateral Assignment of Leases, Rents and Contract Rights, by and between 31601 SW 197th Ave LLC, a Florida limited liability company and CCHC Fund VI, LLC, a Delaware limited liability company, dated March 5, 2025, and recorded March 13, 2025, in Official Records Book 34659, Page 2578, of the Public Records of Miam-Dade County, Florida.

State of Florida UCC Financing Statement Form by 31601 SW 197th Ave LLC, a Florida limited liability company, as Debtor, and CCHC Fund VI, LP, a Delaware limited liability company, as Secured Party, recorded March 13, 2025, in Official Records Book 34659, Page 2586, Public Records of Miami-Dade County, Florida.

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Mortgage by and between Arnulfo M. Guevara and Olga Yolanda Mazariegos Velasquez, husband and wife, and Jose A. Morales Garcia and Cristina Velasquez Bravo, husband and wife, and Mortgage Electronic Registration Systems, Inc., as nominee for Success Mortgage Partners, Inc., a Michigan corporation, recorded in Official Records Book 31784, Page 1093, Public Records of Miami-Dade County, Florida.

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

Certified judgment against the name of Genesis II Transformation Center Inc., recorded in Official Records Book 30573, Page 3462, of the Public Records of Miami-Dade County, Florida (Folio #s 30-7814-000-0390 and 30-7814-000-0391).

Lien noted as non-ad valorem assessment P0111, on the Tax Bill associated with the subject property and Notice or Memorandum of Financing Agreement recorded in O.R. Book 32647, Page 668; O.R. Book 32689, Page 3233, Public Records of Miami-Dade County, Florida, and certified judgment(s) and/or other liens against the name of Jose Alonso Morales Garcia, predecessor in title, recorded in the following Official Records: O.R. Book 28459, Page 651; O.R. Book 28044, Page 4582; O.R. Book 27307, Page 2375; O.R. Book 27287, Page 2017; O.R. Book 30517, Page 1806; O.R. Book 30134, Page 2030; O.R. Book 32737, Page 3874; O.R. Book 32674, Page 127; O.R. Book 32610, Page 4763; O.R. Book 31804, Page 3954; O.R. Book 31735, Page 4623; O.R. Book 31588, Page 1176; O.R. Book 31582, Page 3931; O.R. Book 31570, Page 2975; O.R. Book 31512, Page 3635; O.R. Book 31452, Page 2498; O.R. Book 31421, Page 3677; O.R. Book 31387, Page 2523; O.R. Book 31186, Page 3432; O.R. Book 31174, Page 3701; O.R. Book 31084, Page 1855; O.R. Book 31033, Page 4668; O.R. Book 31033, Page 4669; O.R. Book 30955, Page 3022; O.R. Book 30628, Page 2515; O.R. Book 30539, Page 1186; O.R. Book 30468, Page 4928; O.R. Book 30160, Page 3279; O.R. Book 30076, Page 4212; O.R. Book 29921, Page 4728; O.R. Book 29889, Page 4573; O.R. Book 29860, Page 3527; O.R. Book 29781, Page 4432; O.R. Book 29736, Page 2938; O.R. Book 29688, Page 3849; O.R. Book 29635, Page 3225; O.R. Book 29574, Page 2066; O.R. Book 29548, Page 1401; O.R. Book 29495, Page 765; O.R. Book 29387, Page 1435; O.R. Book 29372, Page 3425; O.R. Book 29317, Page 3040; O.R. Book 29213, Page 3325; O.R. Book 29142, Page 2310; O.R. Book 29142, Page 2311, Public Records of Miami-Dade County, Florida (Folio #30-7814-000-0430).

3. **GENERAL EXCEPTIONS:**

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.

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

3. Facts that would be disclosed upon accurate survey.

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

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5. Zoning and other restrictions imposed by governmental authorities.

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

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

4. **SPECIAL EXCEPTIONS:**

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due or payable.

2. Rights or claims of parties in possession not recorded in the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by any inspection or an accurate and complete land survey of the Land and inspection of the Land.

4. Easements, or claims of easements, not recorded in the Public Records.

5. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.

6. Any adverse ownership claim by right of sovereignty to any portion of the lands, including submerged, filled and artificially exposed lands, and lands accreted to such lands.

7. Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by XXX, dated XXX, bearing Job # XXX. Encroachment of fence of approximately four tenths of a foot along the south line towards the southeast corner.

8. Ordinance No. 83-24 adopted by Miami-Dade County, recorded in Official Records Book 11781, at Page 1422, and re-recorded in Official Records Book 12046, at Page 481, as amended by Resolution No. R-1452-85, recorded in Official Records Book 12694, at Page 2061.

9. Reservations in favor of the State of Florida, as set forth in the deed from The Trustees of the Internal Improvement Fund of the State of Florida, recorded February 4, 1937, under Clerk's File Number 1937-4635, Public Records of Miami-Dade County, Florida; however, the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Sec. 270.11, F.S.

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10. Declaration of Improvement Agreement recorded in Official Records Book 13439, Page 1344, which contains an obligation and lien rights.

11. Declaration of Restrictions by Correa Ventures, Inc. recorded in Official Records Book 24762, Page 3194, which contains covenants, conditions, limitations and terms.

12. Declaration of Restrictions in favor of the School Board of Miami-Dade County recorded in Official Records Book 25117, Page 922, which contains covenants, conditions, limitations and terms.

13. Rights of the lessees under unrecorded leases.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Declaration of Restrictions.

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

Name	**Interest**
ALBERTHA JOHNSON, as Personal Representative for ETHEL L. JOHNSON, deceased, and ROBERT CRAIG BOBSON and CYNTHIA ANN BOBSON (Folio #30-7814-000-0440)	Owner
WACHOVIA BANK (Folio #30-7814-000-0440)	Mortgagee
EASTCOAST DEVELOPERS FIRST LLC, a Florida limited liability company (Folio #30-7814-000-0470)	Owner
31601 SW 197TH AVE LLC, a Florida limited liability company (Folio #s 30-7814-000-0390 and 30-7814-000-0391)	Owner
CCHC Fund VI, LP, a Delaware limited liability company (Folio #s 30-7814-000-0390 and 30-7814-000-0391)	Mortgagee
OLGA Y. MAZARIEGOS and ARNULFO GUEVARA (Folio #30-7814-000-0430)	Owner
MERS, as nominee for Success Mortgage Partners, Inc., a Michigan corporation (Folio #30-7814-000-0430)	Mortgagee
NARENN HOR (Folio #30-7814-000-0420)	Owner
PATRICIA J. IMRAN (Folio #30-7814-000-0450)	Owner
ALBERT EUGENE LIVINGSTON (Folio #30-7814-000-0480)	Owner

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

Company Certifying	No. of Entries	Period Covered
Old Republic National Title Insurance Company Title Commitments under File Nos. 1530976; 1515698; 1487068; 1487074; 1515713; 1486924; 1515724; 1503823 and title updates thereto.	13	Beginning to 05/02/2025.

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

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BY: GONGOL

Respectfully submitted, this 27th day of May, 2025.

MARCO DE LA CAL, ESQUIRE
MARCO DE LA CAL, P.A.
Florida Bar No. 314587
6653 SW 105th Avenue
Miami, Florida 33173
Tel. # (305) 753-0012
Email: Marco@delacalpa.com

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me, by means of [✓] physical or [ ] online notarization, this 27th day of May, 2025, by MARCO DE LA CAL, who is personally known to me (✓), or has produced his driver's license ( ), as identification.

BELKYS JAULAR
Notary Public - State of Florida
Commission # HH 615149
My Comm. Expires Dec 3, 2028
Bonded through National Notary Assn.

Notary Public

Belkys Jaular

Printed Name of Notary Public

My Commission Expires:

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EXHIBIT A
LEGAL DESCRIPTION

1. FOLIO #30-7814-000-0440
The S 1/2 of the NE 1/4 of the SW 1/4 of the NW 1/4, less the East 25 feet and less the West 25 feet of Section 14, Township 57 South, Range 38 East, lying and being in Miami Dade County, Florida.

2. FOLIO #30-7814-000-0470
The South 1/2 of the SW 1/4, of the NE 1/4, of the NW 1/4, in Section 14, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

3. FOLIO #30-7814-000-0390
The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, less the West 35 feet and the North 25 feet, in Section 14, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

4. FOLIO #30-7814-000-0391
The South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, less the West 35 feet and the North 25 feet, in Section 14, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

5. FOLIO #30-7814-000-0430
The East 1/2 of the NE 1/4 of the SE 1/4 of the NW 1/4 of Section 14, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.
Less and except, the Right of Way Deed in favor of Miami-Dade County recorded in O.R. Book 13516, Page 1131, of the Public Records of Miami-Dade County, Florida. Described as follows: The East 43 feet and the North 25 feet of the East 1/2 of the NE 1/4 of the SE 1/4 of the NW 1/4 of Section 14, Township 57 South, Range 38 East, lying and being in Miami-Dade County.
AND
The area bounded by the West line of the East 43 feet of the East 1/2 of the NE 1/4 of the SE 1/4 of the NW 1/4 of said Section 14, and bounded by the South line of the North 25 feet of the East 1/2 of the NE 1/4 of the SE 1/4 of the NW 1/4 of said Section 14, and bounded by a 25 foot radius arc concave to the Southwest, said arc being tangent to both of the last described lines.

6. FOLIO #30-7814-000-0420
The North 1/2, of the Southwest 1/4, of the Northeast 1/4, of the Northwest 1/4, of Section 14, Township 57 South, Range 38 East, less and except the West 25 feet and the East 25 feet for Road Right-of-Ways, lying and being in Miami-Dade County, Florida.

7. FOLIO #30-7814-000-0450
The North 1/2 of the NE 1/4 of the SW 1/4 feet of the NW 1/4 of Section 14, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

8. FOLIO #30-7814-000-0480
The West 1/2 of the NE 1/4 of the SE 1/4 of the NW 1/4 of Section 14, Township 57 South, Range 38 East, less the North 25 feet and less the South 25 Feet for road, lying and being in Miam Dade County, Florida.

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

PH: Z24-147 **July 17, 2025**
Item No. 8C2

Recommendation Summary	
Commission District	7
Applicant	Merrick Parc, 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 Douglas Road Metrorail Station, and assign to it the permitted uses and development regulations applicable under Section 33C-3.3 and Section 33C-8 of the County Code for the "SMART Corridor Subzone of the Rapid Transit Zone (RTZ)", and for non-Metrorail development around certain stations within the City of Miami.
Location	3191 SW 39 Avenue; 3160 SW 38 Court; 3898 Shipping Avenue, City of Miami, Miami-Dade County, Florida.
Property Size	±2.58-gross Acres
Existing Zoning	T6-12-O (Miami21)
Existing Land Use	Commercial building, light manufacturing, vacant land
2030-2040 CDMP Land Use Designation	Metropolitan Urban Center *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the urban center interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33C-15(D)(1) Procedures for approval and development standards, Section 33C-11(G)(1) Initial Review, Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses (*see attached Zoning Recommendation Addendum*)
Recommendation	**Approval with conditions.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(20) which states that the BCC shall hear and decide "Applications for development in the RTZ District, or for review of decisions regarding development in the RTZ District, as provided in Section 33C of this Code."

REQUEST:

SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the "SMART Corridor Subzone of the Rapid Transit Zone", the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-3.3 and Section 33C-8 of the County Code.

BACKGROUND AND ANALYSIS:

The approximately ±2.58-gross (±2.11-net) acre subject property, under folios 01-4117-003-2490, 01-4117-003-2510 and 01-4117-003-2511, is located at 3191 SW 39 Avenue; 3160 SW 38 Court; 3898 Shipping Avenue, is located within 500 feet of, and in very close proximity to the Douglas Metrorail Station. The subject site, comprised of three (3)-lots, consists of a vacant lot, and commercial/automotive and light manufacturing uses on the other two lots, within 1-story buildings. 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 transit-oriented development. The other properties surrounding the subject site are zoned for intense urban development under the terms of City of Miami's zoning regulations.

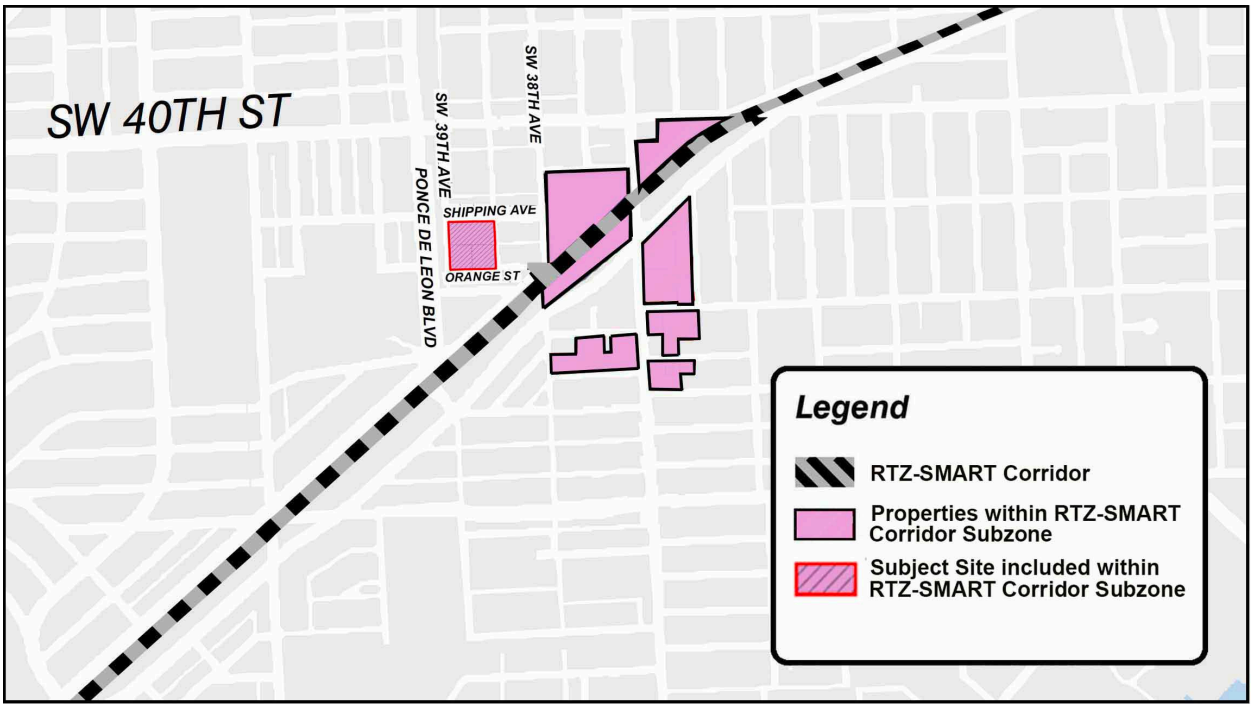

Figure 1

In April 20, 2021, the Board of County Commissioners (BCC) had adopted Ordinance No. 21-33 related to the Rapid Transit System- Development Zone (RTZ), codified in Section 33C of the County Code. Subsequently, on September 1, 2022, the Board adopted Ordinance No. 22-106, amending Section 33C of the Code, to include within the Rapid Transit Zone, all land areas that are located wholly or partially within one-half mile of each of the aforementioned SMART Plan Corridors (Smart Corridors). Subsequently, on September 6, 2023, the Board adopted Ordinance No. 23-71, related to the fixed-guideway Rapid Transit System-Development Zone; amending sections 33C-2, 33C-3.3 and 33C-8 of the Code; expanding the SMART Corridor Subzone of the Rapid Transit Zone to encompass certain private property within a half mile of the Douglas Road Metrorail Station; authorizing properties that are near a Metrorail Station governed by section 33C-8 to be developed pursuant to the development parameters set forth in section 33C-8. Ordinance No. 23-71 provided Exhibit 27 to include, among other things, the subject property, as shown in Figure 1 above. Staff notes that prior to its addition to the SMART Corridor 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 SMART Corridor Subzone regulations under Section 33C-3.3 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 SMART Corridor 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 3650 Bird Road, 3898 Shipping Avenue, 3160 SW 38 Court, and 3191 SW 39 Avenue. These developable parcels that are privately-owned property such as the subject site, as well as other parcels identified as located within the SMART Corridor Subzone, may be developed in accordance with the same standards applicable to other Metropolitan Urban Centers (MUC) in accordance with Chapter 33C of the County Code. Sections of Chapter 33C (Subsections 33C-3.3 for the SMART Corridor Subzone; and 33C-8(C) for non-Metrorail development around certain stations within the City of Miami), includes the standards for development of properties less in close proximity to the Douglas Road Metrorail Station 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."*

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 the Douglas Road Metrorail Station, and that the SMART Corridor Subzone designation would effectively allow the site to be easily accessible to the entire urban core of Miami and beyond via Metrorail. Additionally, the SMART Corridor 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 Metrorail.

The applicant has submitted general development plans depicting the anticipated massing and location of the proposed residential structures on the subject site and provide a potential concept plan for the development which would be further detailed through the Administrative Site Plan Review (ASPR) process filed under a separate application #Z2024000152. The applicant intends to develop the subject property with a 32-story high development consisting of ground floor commercial uses and a total of 806 multifamily units, including a certain percentage set-aside for Workforce Housing in accordance with the development standards. Specifically, pursuant to Section 33C-3.3(B)(4)(b), any proposed developments within the SMART Corridor Subzone of the Rapid Transect Zone, that have more than 4 proposed residential units shall provide a minimum of 12.5% of their units as workforce housing units. As such, staff notes that the applicant has voluntarily proffered a Declaration of Restrictions that, among other things, requires that the applicant commits to set aside 12.5% of the proposed dwelling units (101-units) as for-sale housing to households whose annual income is up to one hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County.

Figure 2

Based on the submitted letter of intent and general development plans, the applicant intends to redevelop the ±2.58-acre site with a 32-story high building with two distinct towers, with a total of 806 multifamily units, ±16,750 sq. ft. of ground floor commercial space, ±13,065 sq. ft. of open space. The proposed development shall also provide for 819 parking spaces within an internalized parking garage, and would have an ingress/egress points of direct vehicular and pedestrian access to the proposed development from SW 39 Avenue and SW 38 Court each. 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 above). 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" or, the Administrative Site Plan Review (ASPR) process filed separately under Application number Z2024000152.

The SMART Corridor Subzone, found under Section 33C-3.3 of Chapter 33C, provides the permitted uses, development standards, regulatory framework, site plan review standards, and procedures for zoning approvals; revises requirements pertaining to workforce housing units; amends procedures for other subzones and non-Metrorail development areas based on the new standard procedures. Additionally, properties within the SMART Corridor Subzone will be subject to similar development standards applicable to other Metropolitan Urban Centers (MUC), and may be developed in accordance with the development parameters set forth in subsection 33C-8(C). As such, the proposed development has been designed in accordance with the MUC designation; more specifically, the project has been designed pursuant to those development parameters set forth in subsection 33C-8(C), and with participation in the County's Workforce Housing Program (Article XIIA of the County Code). The regulatory framework adopted by this Board for these Metropolitan Urban Centers calls for mixed-use development, with a maximum residential density of 250 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 "Metropolitan 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 greater than 3.0 in the core and not less than 0.75 in the edge, and at a maximum density of 250 dwelling units per acre, and a 25% density bonus above the listed maximum urban center densities for residential rapid transit developments being designed for and having registered for certification for a Gold certification rating from LEED. Staff notes that the proposed mixed-use building with a total of 806 multifamily units, and a floor area ratio of +/-13.6 would be within the density, massing and floor area ratio threshold that would be allowed under aforementioned regulations. Staff notes that the proposed development complies with all the development standards and general requirements set forth in Section 33C-3.3(D) regarding density, setbacks, heights of buildings, FAR, open space, lot coverage, and landscaping. As designed, would be within the density, massing and floor area ratio threshold that would be allowed under the aforementioned SMART Corridor RTZ Subzone regulations, would be similar in scale to the surrounding area, will produce a development that will be compatible with the neighborhood, is consistent with, and complements the overall development trend in the area. Since it is the goal of this application to include the ±2.58-acre subject property within the SMART Corridor 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 SMART Corridor Subzone and the surrounding properties that are in close proximity to the Douglas Road Metrorail Station. Staff notes that approval of the request would also authorize for the site all of the applicable permitted uses identified under Section 33C-8(C)(1) and additional permitted uses under Section 33C-3.3(B), subject to the development standards set forth in Section 33C-8(C) (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 251 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 Sheriff's Office (MDSO), 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 SMART Corridor 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.

ACCESS, CIRCULATION AND PARKING: The submitted general development plans indicate one (1)-ingress/egress point of direct vehicular and pedestrian access provided along SW 39 Avenue, as well as one (1)- ingress/egress access point on SW 38 Court to facilitate the flow of traffic for the proposed multi-family residential development. Parking and driveways are internal to the site, with the parking provided as structured parking within the proposed development. The proposed mixed-use development provides for a total of 819 parking garage spaces and complies with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Based on the aforementioned analysis, staff recommends approval of this application with conditions.

CONDITIONS:

1. That the final site plan must conform to the general development plans dated stamped received 3/12/2025 as approved pursuant to this Special Exception.

2. That the applicant shall execute a Declaration of Restrictions pursuant to Section 33-193.13 along with the required Workforce Housing Agreement pursuant to Section 33-193.14 in legally sufficient and recordable form, prior to the issuance of the building permit and consistent with all requirements in the code as may be amended.

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 (DERM) 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 Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in their memorandum.

6. 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.

7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as indicated in their memorandum.

8. 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

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

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

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

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

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

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Policy LU-7A (Page. I-13)	*Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.*
Policy LU-7B (Page. I-14)	*It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to both pedestrian and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit station, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians.*
Policy LU-7D (Page. I-13)	*Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a comfortable environment for pedestrians.*
Policy LU-7F (Page. I-14)	*Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station. Business and office development intensities around rail stations should produce at least 75 employees per acre within 1/4 mile walking distance from the station, 100 employees per acre within 700 feet, and a minimum of 50 employees per acre between 1/4 and 1/2 mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at lower density or intensity provided that the development plan, including any parcel plan, can accommodate, and will not impede, future densification and intensification that will conform with this policy.*
Policy LU-8A (Page. I-15)	*Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.*

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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33C-2 Rapid Transit Zone	*(A) Definition- The "Rapid Transit Zone" consists of all land area, including surface, subsurface, and appurtenant airspace, heretofore or hereafter designated by the Board of County Commissioners as necessary for the construction of the fixed-guideway portion of the Stage 1 Rapid Transit System,* ***including all station sites****, parking areas and yard and maintenance shop facilities.* *(B) Designation of land included- The Board of County Commissioners hereby designates all land areas (including surface, subsurface, and appurtenant airspace) shown on Exhibits 1 through 16, bearing the following effective dates: Exhibit 1, July 31, 1998, Exhibits 2 through 9 and Exhibits 11 through 16, July 13, 1979 and Exhibit 10, May 26, 1983, certified by the Clerk of the Board as a portion of this chapter, incorporated hereby by reference, and transmitted to the custody of the Department of Planning and Zoning, as the Rapid Transit Zone for the Stage 1 Fixed-Guideway Rapid Transit System. The Director of the Department of Planning and Zoning shall submit to each affected municipality an official map or maps designating the Rapid Transit Zone which may from time to time be altered, enlarged, added to, amended or deleted by ordinance, after a public hearing within each municipality affected.* *(C)* ***Jurisdiction of County****- Jurisdiction for purposes of building and zoning approvals (including, but not limited to, site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, district boundary changes, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments), water and sewer installations, compliance with environmental regulations, street maintenance (including sidewalks where applicable) and utility regulation, all of which relate to the uses specifically delineated in subsection (D) below, shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary. Where a* ***municipality*** *continues to provide other services to a property in the Rapid Transit Zone, the municipality shall be responsible for ensuring that all matters relating to enforcement of land use, zoning, or building code requirements that may arise in the course of providing municipal services are referred to the County's Building Official, and the municipality shall coordinate with the County to ensure that affected property owners and tenants are also informed as to these jurisdictional matters.* *(D) Permitted land uses- The following land uses are permitted within the Rapid Transit Zone and no others:* *(1) Fixed guideways for the Rapid Transit System.* *(2) Stations for the Rapid Transit System, including such uses as passenger platforms and waiting areas, ticket and information booths, restrooms, utility rooms, in-station advertising displays, stairs, elevators, walkways, concessions, vending machines, and other service-related businesses offering goods and services for sale to passengers, and other similar uses as are necessary for or ancillary to the proper functioning of a rapid transit station.* *(3) Parking lots and parking structures.* *(4) Bus stops and shelters.* *(5) Streets and sidewalks.* *(6) Maintenance facilities for the Rapid Transit System, including yard and shops, and associated tracks and facilities.*

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

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Section 33C-3.3.- SMART Corridor Subzone.	*(A) Applicability in the incorporated and unincorporated areas. Except as provided below, in Section 33C-4, or elsewhere in this chapter, lands within the RTZ District and outside of the RTCSAs and RTCBPA shall be assigned to the* ***SMART Corridor Subzone*** *and shall be governed by this subsection.* *(1) Exclusions. Notwithstanding any other provision to the contrary, the following shall not be included within the SMART Corridor Subzone; the Director shall be responsible for interpreting the applicability of these exclusions to any particular parcel, subject to review of administrative interpretations pursuant to Section 33-314:* *(a) Lands assigned to a different subzone in this chapter.* *(b) Lands included within an urban center or urban area district pursuant to Chapter 33.* *(c) Lands that are zoned for, or developed with, single-family or two-family residences and that are not part of a mixed-use development.* *(d) Airport properties, except those constituting the Miami Intermodal Center as shown on Exhibit 25 to subsection 33C-2(B). Airport properties excluded from this subzone shall be governed by Article XXXVII of Chapter 33 and not this chapter.* *(e) PortMiami, or the "Port of Miami," which is the geographic area located within the CDMP's designated Regional Urban Center, commencing at the northeast intersection of Biscayne Boulevard and Port Boulevard, thence east along the north side of Port Boulevard to the perimeter of the Port of Miami, thence north/northeasterly, south/southeasterly, west/northwesterly, and northeast along said perimeter to Port Boulevard (encompassing the entirety of the Port of Miami lands, formerly Dodge, Lummus, and Sam's Islands), thence west along the south side of Port Boulevard to the eastern side of Biscayne Boulevard, thence north along the eastern side of Biscayne Boulevard to the point of beginning. The full legal description of the PortMiami boundaries is on file with the Department and with PortMiami's administrative office.* *(f) Those portions of the City of Miami Urban Core, as defined in Section 33-84, that are east of I-95.* *(g) Fisher Island.* *(h) Properties within the North Corridor, other than County-owned properties, outside of the Miami Gardens RTZ Boundaries shown on Exhibit 26.* *(2) Applicability to municipalities.* *(a) For lands within the SMART Corridor Subzone, municipalities shall only be subject to the requirements set forth in this subsection (2).* *(i) Except as provided in this section and Section 33C-5, and notwithstanding Section 33C-2 regarding County jurisdiction, for properties within the SMART Corridor Subzone that are located within a municipality, the applicable municipality shall continue to exercise jurisdiction over regulatory decisions, as that term is defined in subsection 33C-2(C)(1), water and sewer installations, street maintenance, and utility regulation, to the extent it otherwise exercises jurisdiction over those functions.* *(ii) Municipalities shall retain jurisdiction over signage within their respective boundaries, subject to the minimum standards set forth in Article VI of Chapter 33.* *(b) Each municipality shall, by ordinance, adopt its own zoning districts, its own enumeration of permitted uses and uses allowable after public hearing, and its own development standards satisfying the minimum floor-area ratio requirements of this section. Such ordinance may include, without limitation: protection of existing single-family neighborhoods from encroachment by incompatible development; exclusion of existing single-family or two-family neighborhoods from the Rapid Transit Zone; protection of individual properties and districts designated as historic, subject to the minimum standards set forth in Chapter*

	16A; and requirements that buildings meet LEED or other green building standards that promote ecological and resource-efficient construction or operations. *(c) Each municipality shall, by ordinance, adopt its own procedures for review and approval of zoning applications, including district boundary changes, special exceptions, unusual uses, and variances, or their municipal equivalents.* *(d) Minimum floor-area ratio requirement. Notwithstanding any provision to the contrary, municipal zoning districts and development standards for all new development and redevelopment within urban centers and rapid transit activity corridors, as defined below and as applicable, shall provide at least the minimum floor area ratio specified within the applicable floor area ranges provided in subsection (C), except where such minimums would result in:* *(i) Incompatible development encroaching into, or being established adjacent to or abutting, existing single-family or two-family neighborhoods; or* *(ii) Existing single-family or two-family neighborhoods being required to redevelop; or* *(iii) Development that is contrary to the requirements of a municipal historic preservation ordinance or Chapter 16A, as applicable, for a property or district that has been designated as historic pursuant to such historic preservation regulation.* *(e) Time to comply.* *(i) For the North Corridor, as shown on Exhibits 26 and 32, the affected municipalities shall have until July 31, 2023, within which to adopt standards and procedures pursuant to this section or demonstrate that their existing standards or procedures comply with the minimum standards of this section.* *(ii) All other municipalities that exercise jurisdiction over real properties that are located wholly or partially within one-half mile of each of the SMART Plan Corridors identified on Exhibit 32, or within one mile of the East-West Corridor identified on Exhibit 32, shall have until July 31, 2024, within which to adopt standards and procedures as required by this section or demonstrate that their existing standards or procedures comply with the minimum standards of this section.* *(iii) Each municipality shall submit its adopted development standards and procedures for properties within the Rapid Transit Zone to the County Mayor or County Mayor's designee within 30 days of adoption.* *(f) Adoption of municipal SMART Plan Corridor zoning maps. The Board may, by resolution, designate for inclusion within the Rapid Transit Zone, as set forth in subsection 33C-2(B), a municipal map of lands that will be subject to the minimum floor-area ratio requirements of this section, which map has been adopted by municipal ordinance.* *(B) Additional permitted uses. The following categories of additional uses shall be permitted in the SMART Corridor Subzone, either alone or in horizontal or vertical mixed-use developments, as defined in Section 33-1. Except where otherwise specified herein, uses shall be as defined in Section 33-284.83(B).* *(1) Accommodation uses.* *(2) General retail/personal service establishments.* *(3) Professional business offices.* *(4) Residential uses.* *(a) Residential uses include group residential homes subject to requirements for the MC category and rooming houses subject to subsection 33-208(6).* *(b) All developments with more than 4 residential units shall provide a minimum of 12.5 percent of their units as workforce housing units on the site of the proposed development.*

ZONING RECOMMENDATION ADDENDUM

Merrick Parc, LLC
PH: Z24-147

	(c) Workforce housing units above the minimum requirements of this section shall be entitled to such bonuses as are provided in the CDMP for "Density Bonus Programs for Affordable/Workforce Housing." *(5) Entertainment uses, except adult entertainment.* *(6) Food/beverage establishments.* *(7) Rental car facilities.* *(8) Commercial parking garages and surface parking lots.* *(9) Institutional or governmental uses, including civic uses, colleges, universities, trade schools, child-care facilities, religious facilities, and schools (K-12).* *(10) Health care services, except hospitals.* *(11) Public and private parks and open spaces.* *(12) Industrial uses as permitted in Section 33-259, subject to the following requirements:* *(a) Prior to being added to the RTZ District, the property on which an industrial use is proposed was designated on the land use plan or zoned for industrial uses; and* *(b) The proposed industrial use is mixed with one or more other allowed uses, either in vertical or horizontal mixed-use developments.* *(13) Other similar uses, as determined by the Director.* *(C) Density, intensity, and building height. The County's CDMP provides different policies for development density and intensity for different areas within the SMART Corridor Subzone. Properties that are within the radius of a CDMP-designated urban center shall be governed by the CDMP policies for urban centers. Properties that are located outside of a CDMP-designated urban center shall be governed by the CDMP's policies for mixed-use development. Figure 1 graphically depicts the relationship between these areas. In accordance with those policies, the maximum density as measured by dwelling units per acre, maximum and minimum intensity as measured by floor-area ratio (FAR), and maximum building height shall be as set forth in the CDMP provisions.*
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

MERRICK PARK LLC C/O GREENBERG TRAURIG, PA	3191 SW 39 AVE 3160 SW 38 CT 3898 SHIPPING AVE **MIAMI-DADE COUNTY, FLORIDA.**
APPLICANT	**ADDRESS**
Pending	Z2024000147
DATE	**HEARING NUMBER**

FOLIO: 01-4117-003-2510/01-4117-003-2490/01-4117-003-2511

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
June 25, 2025

NEIGHBORHOOD REGULATIONS:
Folio No.s: 01-4117-003-2510/01-4117-003-2490/01-4117-003-2511
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
Folio No.s: 01-4117-003-2510/01-4117-003-2490/01-4117-003-2511
There are no open/closed cases in BSS.

VIOLATOR:
MERRICK PARK LLC C/O GREENBERG TRAURIG, PA

OUTSTANDING LIENS AND FINES:
There are no 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: Z2024000147-2nd Review
Merrick Parc, LLC
3191 SW 39th Ave; 3160 SW 38th Court and 3898 Shipping Avenue
Special exception approval with the purpose of assigning to the property the applicable permitted uses and development regulations for the SMART Corridor Subzone of the Rapid Transit System in accordance with sections 33C-4(B)(2) and 33C-3.3(D)(1). Proposed mixed use development for apartments and commercial.
(RTZ SMART corridor) (2.58 acres)
17-54-41

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

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the site plans submitted with this application, the properties are located within feasible distance to connect to public water and public 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. Please contact Glennys.Fernandez-Martinez@miamidade.gov or Faith.Kenyon@miamidade.gov for information regarding this covenant.

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 full on-site retention of the stormwater runoff generated by a 25-year, 3-day storm event 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

An aerial review of the subject properties indicates the presence of tree resources. A landscape plan entitled "Merrick Parc RTZ" prepared by Robert Behar, R.A., and dated as received by Miami-Dade County on July 29, 2024, was submitted in support of the subject application and indicates the removal/relocation of non-specimen (a tree with a trunk diameter at breast height less than 18 inches) tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources.

DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

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

Conditions of Approval: None

Air Quality Preservation Review
The proposed development would require the demolition of existing structures. 40 CFR Part 61 Subpart M - National Emission Standards for Hazardous Air Pollutants (NESHAP) for Asbestos provides that an asbestos survey from a Florida-licensed asbestos consultant is required is required for renovation activities surpassing the NESHAP threshold of suspect regulated asbestos containing materials (RACM), and for all demolition activities.

"Demolition" is defined as the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations, or the intentional burning of any facility.

The NESHAP thresholds for RACM are 260 linear feet of RACM on pipes, or 160 square feet of RACM on other facility components.

If the Asbestos Survey identifies materials (friable or to be made friable during the proposed renovation/demolition activities) containing more than 1 percent asbestos and the amount is over the regulated thresholds, then those materials must be removed/abated prior to renovation/demolition activities by a Florida-licensed asbestos abatement contractor. An Asbestos Renovation Notification must be filed, and obtain approval, with the Miami Dade County - Department of Regulatory and Economic Resources, Division of Environmental Resources Management - Air Quality Management (AQM), at least 10 working days (14 calendar days) prior to starting the abatement work. Regardless of asbestos content, prior to any demolition work, an Asbestos Demolition Notification must be submitted and approved, within the same timeframes.

For question regarding asbestos surveys and notifications, please contact the AQMD via email at asbestos@miamidade.gov.

DERM Enforcement History Review
There are no open or one (1) 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: June 16, 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: **UPDATED** Zoning Application Comments - Merrick Parc, LLC (Building I & Building II) - Application No. Z2024000147 - (Pre-App. No. Z24P-013)

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.

Please note that the WASD Agreements No. 32125 and No. 32131 have expired and said Agreements must be re-activated for the subject project; however, an addendum is required to reflect the proposed development with the subject zoning application.

Application Name: Merrick Parc, LLC (Building I & Building II

Location: The proposed project is located at 3898 Shipping Avenue, 3191 SW 39th Avenue, and 3160 SW 38th Court, and within a total of 2.59 gross acres, with Folio Nos. 01-4117-003-2490, 01-4117-003-2510, and 01-4117-003-2511 respectively, and within the City of Miami. The site is located within the Rapid Transit System Zone (RTZ) Smart Corridor Sub-Zone.

Proposed Development: The Applicant is requesting a Special Exception approval with the purpose of assigning to the property the applicable permitted uses and development regulations for the Smart Corridor Subzone of the Rapid Transit System – Development Zone ("Smart Corridor Subzone"). In order to develop a mixed-use project with 806 Apartments (High Density) and 14,525 S.F. of Retail. 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 110,262 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply is provided by the Alexander-Orr Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

On November 9, 2023, and October 30, 2023, WASD Agreement No. 32131 (Phase I, Folio Nos. 01-4117-003-2510 and 01-4117-003-2511) and No. 32125 (Phase II, Folio No. 01-4117-003-2490), were recorded for the subject project, with approved points of connection (POC) dated July 21, 2023, and July 25, 2023, respectively. Agreement No. 32131 was issued for 247 apartments and 9,485 sq. ft. of office and Agreement No. 32125 was issued for 225 apartments and 9,255 sq. ft. of office, **said agreements have expired and must be re-activated**. **However, an addendum to said WASD Agreements is required to reflect the proposed development with the subject zoning application.**

The project site is currently being served by WASD. However, since the proposed development is a high-density development, and per WASD's Rules and Regulations, it must be connected to a 12-inch water main.

Below please find the points of connection for the two expired agreements for the subject project. **Please note that additional water main extensions/upgrades may be required once the WASD Agreements mentioned above are amended to reflect the proposed development with this application.**

Agreement No. 32131 (Phase I - Folio Nos. 01-4117-003-2510 and 01-4117-003-2511):

Per POC, the developer shall proceed with any of the following:

1) Connect to an existing 12-inch water main (E12896-1) in SW 39th Avenue, north of Orange Street and partially abutting the western boundary of the property and extend the same 12-inch water main northerly in SW 39th Avenue to the northwestern corner of the property, interconnecting to an existing 6-inch water main (E8338-1) at that location.

2) Connect to an existing 12-inch water main (E12896-1) in SW 39th Avenue and Orange Street, near the southwestern corner of the property, and extend the same 12-inch water main easterly in Orange Street to SW 38th Court, then interconnect to an existing 12-inch water main (E13683-1) at that location.

If the Fire Dept. requires a fire hydrant, a fire line, and/or the developer requires service in S.W. 38th Court, thence connect to the aforementioned existing 12-inch water main in SW 38th Court and Orange Street, near the southeastern corner of the property, and extend the same 12-inch water main northerly in SW 38th Court, interconnecting to an existing 4-inch water main (E7692-1) at that location.

Any public water main extension within the property shall be 12-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection.

Agreement No. 32125 (Phase II- Folio No. 01-4117-003-2490):

Per POC, the developer shall proceed as follows:

1) Connect to an existing 12-inch water main in Orange Street at S.W. 38th Court (E-13683-1) and extend a 12-inch water main northerly in SW 38th Court to Shipping Avenue, and interconnect to the 6-inch water main at that location to comply with WASD and cut, plug and abandon the old water main along the proposed 12-inch water main to comply with WASD.

There are two Water Supply Certifications (WSC) issued to this project through expired WASD Agreements No. 32125 and No. 32131. Said Certifications will be re-issued at the time WASD Agreements No. 32125 and No. 32131 are re-activated to reflect the new proposed development with this application. 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.

The subject property is currently being served by WASD.

Below please find the points of connection for the two expired agreements for the subject project. **Please note that additional sewer main extensions/upgrades may be required once the**

WASD Agreements mentioned above are amended to reflect the proposed development with this application.

Agreement No. 32131 (Phase I - Folio Nos. 01-4117-003-2510 and 01-4117-003-2511):

Per POC, the developer shall proceed with any of the following:

1) An existing 10-inch gravity sewer main (ES548-73), in SW 38th Court abutting the eastern boundary of the property.
2) An existing 10-inch gravity sewer main (ES548-69), in SW 39th Avenue abutting the western boundary of the property.

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

Agreement No. 32125 (Phase II- Folio No. 01-4117-003-2490):

Per POC, the developer shall proceed as follows:

1) The old, 1969 City of Miami sewer as- built records (ES548-69 & ES48-70 show sewer laterals in SW 39th Avenue and Shipping Avenue for this property. Therefore, **IF** this property requires or proposes a new connection, then the developer shall connect to any of the abutting 10-inch gravity sewer mains in SW 39th Avenue, Shipping Avenue, and/or SW 38th Court (sewer as-built records ES548-69, ES548-70, & ES548-73, respectively, dated 1969).

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 11 and PS No. 1. Said 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. 11
Existing NAPOT: 9.22 hrs.
Proposed Development: 110,262 gpd
Proposed Projected NAPOT: 9.65 hrs.

P.S. 1
Existing NAPOT: 6.15 hrs.
Proposed Development: 110,262 gpd
Proposed Projected NAPOT: 6.17 hrs.

Please note that at the time of development if the proposed development increases the projected Nominal Average Pump Operating Time (NAPOT) of pump station No. 11 above the 10-hour minimum criteria, then the Developer will be responsible for any upgrades required for Pump Station No. 11.

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

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

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

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

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

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: June 18, 2025

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

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

Subject: DIC 24-147
Name: Merrick Park, LLC
Section 17 Township 54 South Range 41 East

I. PROJECT LOCATION:

The property is located at 3191 SW 39 Avenue, 3160 SW 38 Court and 3898 Shipping Avenue.

II. APPLICATION REQUEST:

This application is requesting to redevelop the property 806 multi-family units and commercial.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is provided from the north and south by SW 39 Avenue and SW 38 Court and from the east and west by Shipping Avenue and Orange Street.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

251 PM Peak Hour trips (*) are generated by the proposed change in the development program.

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
(*) Trip generation based on applicant traffic study.

B. Cardinal Distribution

North	43 %	East	12 %
South	11 %	West	34 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9624 located on Ponce de Leon Boulevard north of SW 40 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 **1,041** vehicles and **1** vehicle have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9624** with its PHP and assigned vehicles is at LOS **"C"**. The **52** vehicle trips generated by this development when combined with the **1,041** and those previously approved through Development Orders, **1**, equal **1,094** and will cause this segment to remain at LOS **"C"** whose range is up to 1,179.

Station F-0082 located on SW 40 Street east of SW 42 Avenue, has a maximum LOS **"E+20"** of **3,504** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,601** vehicles and **2** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0082** with its PHP and assigned vehicles is at LOS **"D"**. The **50** vehicle trips generated by this development when combined with the **2,601** and those previously approved through Development Orders, **2**, equal **2,653** and will cause this segment to remain at LOS **"D"** whose range is from 1,311 to 2,920.

Station F-5200 located on US 1 south of SW 27 Avenue, has a maximum LOS **"E+50"** of **8,085** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **5,053** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5200** with its PHP and assigned vehicles is at LOS **"C"**. The **52** vehicle trips generated by this development when combined with the **5,053** and those previously approved through Development Orders, **0**, equal **5,105** and will cause this segment to remain at LOS **"C"** whose range is up to 5,250.

Station 9680 located on SW 37 Avenue south of US 1, has a maximum LOS **"E"** of **2,736** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **814** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9680** with its PHP and assigned vehicles is at LOS **"C"**. The **10** vehicle trips generated by this development when combined with the **814** and those previously approved through Development Orders, **0**, equal **824** and will cause this segment to remain at LOS **"C"** whose range is up to 1,179.

Station F-0521 located on US 1 south of Grand Avenue, has a maximum LOS **"E+20"** of **6,468** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **4,469** vehicles and **0** vehicles have been assigned to this section of the road from

previously approved Development Orders. Furthermore, **Station F-0521** with its PHP and assigned vehicles is at LOS **"C"**. The **67** vehicle trips generated by this development when combined with the **4,469** and those previously approved through Development Orders, **0**, equal **4,536** and will cause this segment to remain at LOS **"C"** whose range is up to 5,250.

Station F-1053 located on SW 42 Avenue north of Ponce De Leon Boulevard, has a maximum LOS **"E+20"** of **4,296** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,737** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1053** with its PHP and assigned vehicles is at LOS **"C"**. The **20** vehicle trips generated by this development when combined with the **1,737** and those previously approved through Development Orders, **0**, equal **1,757** and will cause this segment to remain at LOS **"C"** whose range is up to 3,420.

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

VII. PLATTING REQUIREMENT:

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 1 through 24, Block 13 of Plat Book 2, Page 85.

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: June 11, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000147

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded in "EnerGov" on 03/03/2025. Note: The proposed development is situated within the City of Miami Fire Department's response area. Therefore, kindly coordinate fire department access and apparatus set-up site requirements with their Fire Prevention Division. For your reference and convenience, the main number to their Fire Prevention Division is 305-416-1600.

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

Memorandum

Date: April 28, 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. Z2024000147
Merrick Parc, LLC
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 located at 3191 SW 39th Avenue, in the City of Miami, Miami-Dade County, Florida, within the Urban Development Boundary and the Urban Infill Area.

COMMENTS/RECOMMENDATIONS:

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

I. Infrastructure Planning Division:

A. Conditions

1. The Applicant shall ensure that the sidewalk along SW 39th Avenue, SW 38th CT, Orange St., and Shipping Ave 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 along the along SW 39th Avenue.
2. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all transit options available is provided.
3. The applicant shall provide connections to transit by adding to the existing bicycle and pedestrian network where possible.
4. The applicant shall promote enhanced pedestrian and bicycle accessibility within the project to improve connections to the nearby Metrorail, Metrobus, Underline, and M-Path facilities:
    a. The applicant is encouraged to provide 10-15-foot sidewalks on all streets surrounding the property and enhanced bike lanes to allow for the higher than usual bicycle, pedestrian, and micro-mobility demand at this location.

b. The applicant shall provide enhanced crosswalks or additional pavement markings at SW 39th Ave and Orange St, SW 39th Ct and Orange St, SW 39th Ave and Shipping Ave, and SW 38th Ct and Shipping Ave if approved by Traffic Engineering Division (TED) to clearly delineate where pedestrians should be. This will promote walkability to the bus stops and train stations mentioned in the Project Description section of this Memo.
c. The applicant should prioritize the pedestrian environment at the vehicular drive aisles by making all walkways flat as they cross over vehicle access ramps and driveways.

5. The applicant shall install short-term bicycle parking near all commercial entrances. Wave style bicycle racks are discouraged, considering using inverted U-shaped racks.
6. The minimum sidewalk width shall be provided for in the public right-of-way.
   a. The colonnade/arcade shall not count as a part of the sidewalk.
   b. The colonnade/arcade should be at grade with sidewalk, not with elevation changes.
7. Due to the proximity of this project to the Douglas Metrorail Station, DTPW recommends that the existing on-street parking be retained.

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. CONDITIONS:
   1. This development is approved for two 32-story buildings with a total of 806 dwelling units and 14,000 square-feet of retail uses. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
   2. Construct a new stop-controlled north-south crosswalk at the westbound approach of intersection of NW 39th Avenue and Shipping Avenue.
   3. Construct a new stop-controlled east-west crosswalk at the southbound approach of the intersection of Orange Street and SW 38th Court.
   4. Design and install Rectangular Rapid Flashing Beacons (RRFBs) at the existing crosswalk located on the northbound approach of the intersection of Shipping Avenue and SW 38th Avenue.

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

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

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Paola Baez, Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW
Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW

Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW
Amina Newsome, Senior Division Chief, Zoning, RER

From:	HERRERA, ANA I
To:	"wolfen@gtlaw.com"
Cc:	Simon, Nathaly; Garcia, Jeannette C.; RODRIGUEZ, IVAN M; Concurrency Management; Angleton, Kathryn; rshedd@miamigov.com
Subject:	School Concurrency Determination for Merrick Parc, LLC (Z2024000152) (SP0125060600366)
Date:	Thursday, June 12, 2025 10:02:00 AM
Attachments:	Merrick Parc LLC (Z2024000152) (SP0125060600366).pdf

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, attached please find the School District's Concurrency Determination. As you will note, the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have been met at the three school levels and, as such, capacity has been reserved for a one-year period, under Master Concurrency Number MA0125060600366.

The reservation term for this Site Plan will expire on June 11, 2026. Concurrency reservation may be extended for additional one-year periods, provided: 1) City of Miami confirms the application is still valid; 2) you request an extension at least 120 days prior to the expiration date, via email address concurrency@dadeschools.net; and 3) the total reservation period does not exceed six years from the original effective date of this certificate.

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

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

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

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Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

School Concurrency Determination

MDCPS Application Number:	**SP0125060600366**	Local Government (LG):	**Miami**
Date Application Received:	**6/6/2025 10:34:43 AM**	LG Application Number:	**Z2024000152**
Type of Application:	**Site Plan**	Sub Type:	**Redevelopment**

Applicant's Name:	**Merrick Parc, LLC (Z2024000152)**
Address/Location:	**3191 SW 39 AVE**
Master Folio Number:	**0141170032510**
Additional Folio Number(s):	***0141170032490, 0141170032511,***

PROPOSED # OF UNITS	**806**
SINGLE-FAMILY DETACHED UNITS:	**0**
SINGLE-FAMILY ATTACHED UNITS:	**0**
MULTIFAMILY UNITS:	**806**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5561	FRANCES S TUCKER K-8 (ELEM COMP)	148	37	37	YES	Current CSA
		-1	18	0	NO	Current CSA
		-1	18	0	NO	Current CSA Five Year Plan
6741	PONCE DE LEON MIDDLE	355	18	18	YES	Current CSA
7071	CORAL GABLES SENIOR	-63	22	0	NO	Current CSA
7071	CORAL GABLES SENIOR	-3	22	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
7721	SOUTH MIAMI SENIOR	567	22	22	YES	Adjacent CSA

*An Impact reduction of **33.68%** included for charter and magnet schools (Schools of Choice).

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

Master Concurrency Number:	MA0125060600366	Total Number of Units:	806
Issue Date:	6/11/2025 12:05:10 PM	Expiration Date:	6/11/2026 12:05:10 PM
Capacity Reserved:	Elementary:37 / Middle:18 / Senior: 22		

MDCPS Administrator

MDCPS Authorized Signature

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

Memorandum

MIAMI-DADE COUNTY

Date: July 1st, 2025

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

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

Alejandro Zizold

Subject: Z2024000147 – Merrick Parc - Buildings I and II (Pre-App Z2024P00013)

Applicant Name: Jorge L. Navarro and Nicole S. Wolfe on behalf of Merrick Parc, LLC.

Project Location: The subject property is approximately ±2.58 acres, located north of Orange Street and south of Shipping Avenue, between SW 38th Court and SW 39th Avenue, in the City of Miami (Folios: 01-4117-003-2490, 01-4117-003-2510, 01-4117-003-2511).

Proposed Development: The applicant seeks to develop the subject property with two 32-story mixed-use buildings with a total of 806 multi-family residential dwelling units and approximately 16,750 square feet of ground floor commercial space. The applicant is requesting a Special Exception approval with the purpose of assigning to the subject property the applicable permitted uses and development regulations for the SMART Corridor Subzone of the Rapid Transit System – Development Zone (SMART Corridor Subzone).

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 2 are shown on the attached map in Figure 1. Although there are no Miami-Dade County-owned local parks that are 5 acres or larger within a 3-mile radius of the application area, there are several municipal parks which are 5 acres or greater, as shown in Figure 1.

Impact and Demand: The proposed residential component impact does not apply to Miami-Dade County local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. There are several municipal parks larger than 5-acres within the 3-mile application area. Please coordinate with the City of Miami's Parks and Recreation Department Level of Service impact from the proposed development on park and open space needs.

Community Benefit: While the proposed development is located within the Miami-Dade County RTZ subzone, this development has no impact on Miami-Dade County's parks facilities or level of service standards. The applicant should consider the following as it pertains to community benefits:

- Providing shade trees that are as mature as feasible upon installation to offer immediate shade, aid in mitigation of the urban heat island effect, contribute to cooler public areas within the subject site, act as a natural rainwater filter, and complement the ground level design of the development.
- Contributing wayfinding, markings, and safe crossing features directing residents and visitors to The Underline and public transit options and will encourage safe non-motorized mobility.
- Including a bike storage room, covered bike parking areas and a bike repair station supports non-motorized mobility and micro mobility.

Recommendations: PROS has no pertinent comments for this application concerning impact or demand on existing County Parks, proposed or budgeted service expansion, nor does PROS perform a concurrency review. PROS offers the following recommendations:

- Solicit input from the City of Miami Parks and Recreation Department.
- Coordinate with DTPW in order to maximize potential mutual benefits and create seamless connections.
- Given the proximity to the SMART Corridor, please include a bicycle storage room, covered bicycle parking areas and a bicycle repair station to support non-motorized mobility and micro mobility for both residents and visitors to the development site. Please label these facilities on all plans.

These recommendations are based on the following Recreation and Open Space policy and objectives in the Comprehensive Development Master Plan (CDMP):

Policy ROS-3B
The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

Policy ROS-4G
The Parks, Recreation and Open spaces Department will collaborate with County agencies that oversee funding programs and accounts related to horticulture, arboriculture, environmental mitigation, hazard mitigation, transportation, crime prevention, tourist development, and community and economic development, which can potentially benefit local residents through the enhancement of parks and recreation programs, should assist with the implementation of the policies in this Element by participating in inter-agency partnerships to address, for example, the following:

v.) Improvements to physical access to parks and recreation facilities and special events through public transportation programs;

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

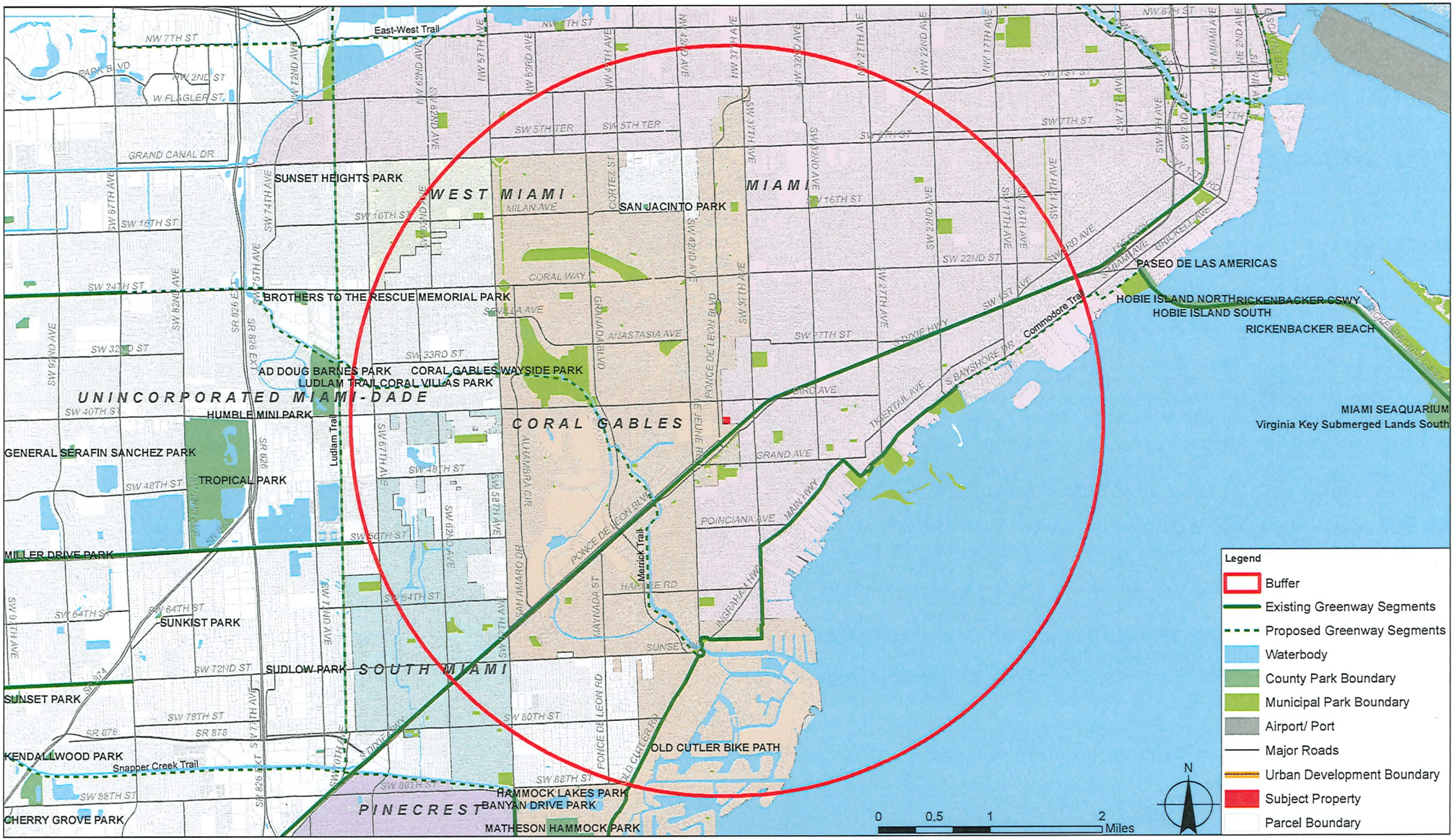
Policy ROS-8C
Miami-Dade County shall utilize the Parks and Open Space Design Criteria or "Pattern Book", to guide the development of the public realm. The public realm includes new and existing parks, public spaces, natural and cultural areas, greenways, trails, street corridors, and private spaces that are open to the public. The criteria shall promote beauty, community character and connectivity and include standards to assure compatibility with adjoining uses, conservation and energy efficiency, as well as signage and way-finding requirements.

Based on our findings described herein, **PROS has no objection to this application.** Should you need additional information or clarification on this matter, please contact Carlos Lopez, Park Planner 2, by email at carlos.lopez6@miamidade.gov.

AZ: rk cl

Attachment

FIGURE 1: Z2024000147 - MERRICK PARC (BUILDINGS I AND II)
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Miami-Dade Sheriff's Office

Memorandum

Date: July 2, 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. Z2024000147
Merrick Parc, LLC.

APPLICATION:

The applicant, Merrick Parc, LLC., is requesting a Special Exception approval with the purpose of assigning to the property the applicable permitted uses and development regulations for the SMART Corridor Subzone of the Rapid Transit System – Development Zone ("SMART Corridor Subzone). Approval is needed in order to develop a Mixed-Use project consisting of two 32 story buildings, with a total of 806 apartment units, commercial space, and 819 parking spaces. The 2.58 acre property is located at 3191 SW 39 Avenue, 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:

The Miami-Dade Sheriff's Office has reviewed the proposed development for the subject zoning application. MDSO has no objection to this zoning application based on the information provided, but reserves the right to reassess its determination upon the production of additional information. 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 a Special Exception approval with the purpose of assigning to the property the applicable permitted uses and development regulations for the SMART Corridor Subzone of the Rapid Transit System – Development Zone ("SMART Corridor Subzone). Approval is needed in order to develop a Mixed-Use project consisting of two 32 story buildings, with a total of 806 apartment units, commercial space, and 819 parking spaces.

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 & Special Projects Office, at 305-471-2167, or via e-mail at gbd@mdso.com.

RCS/jhb

Memorandum

MIAMI-DADE COUNTY

Date: July 8, 2025

To: Eric Silva, Assistant Director
RER Development Services

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

Subject: DIC Z2024000147
Merrick Parc, LLC
MDAD DN-24-08-4463

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has performed a cursory review of DIC Zoning Hearing Application Z2024000147, Merrick Parc, LLC. The applicant is requesting a Special Exception for a general development plan within the Rapid Transit Zone (RTZ) for a proposed mixed-use development with two (2) 32-story buildings, with a total of 806 multifamily units. The +/- 2.58 acre property is located at 3898 Shipping Avenue, 3191 SW 39 Avenue and 3160 SW 38 Court (Folio Nos. 01-4117-003-2490, 01-4117-003-2510 and 01-4117-003-2511).

Please be advised that an MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure reaching or exceeding 200 feet Above Ground Level (AGL). **As such, the applicant is required to obtain an MDAD-issued Airspace / Land Use Letter of Determination prior to administrative site plan review.** In addition, an MDAD-issued Permissible Crane Height Determination is required for any construction crane reaching or exceeding 200 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed at: https://www.miami-airport.com/facilities_development.asp. The checklist explains the airspace review process and requirements.

In accordance with Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and / or permanent structure reaching or exceeding 200 feet AGL. The applicant must e-file FAA Form 7460-1 which is available on the FAA's Website (https://oeaaa.faa.gov). **Please note, FAA determinations are a pre-requisite for MDAD-issued determinations. It can take the FAA up to 4 months to issue determinations.**

All uses on the property are required to comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning.

AR/rb

C: J. Ramos
James Byers, RER

Memorandum

MIAMI-DADE COUNTY

Date: 6/25/2025

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

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

Subject: Merrick Parc – RTZ – (Z2024000147)

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, Merrick Parc LLC, is requesting Special Exception approval with the purpose of assigning to the Property the applicable permitted uses and development regulations for the SMART Corridor Subzone of the Rapid Transit System – Development Zone ("SMART Corridor Subzone") in accordance with Section 33C-4(B)(2) and 33C-3.3(D)(1) of the Miami-Dade County Code of Ordinances (the "County Code"). The applicant intends to redevelop the Property with two (2) 32-story buildings, with a total of 806 multifamily units, 16,750 +/- square feet of ground floor commercial space, 13,065 +/- square feet of open space, and approximately 819 parking spaces. As the Property is located in the Rapid Transit Zone ("RTZ"), the County retains jurisdiction over land development-related requests pursuant to Chapter 33C of the County Code.

Size: The subject property is approximately 1.86 acres in size.

Location: The property is located at 3898 Shipping Avenue, 3191 SW 39 Avenue, and 3160 SW 38 Court, 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, private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 20, 2024, which is valid through September 30, 2025, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.
There are no solid waste facilities within the established distance parameters of DSWM facilities. (Collections: 0.25 miles, Transfer: 1.5 miles, or Disposal: 2.5 miles).

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 Requirements

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

5. Site Circulation Requirements

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

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no "dead-end" alleyways developed. A sufficient waste set-out zone should be preserved between the edge of the pavement and any possible obstructions (such as parked cars, fencing, etc.) that would interrupt or preclude waste collection. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of these roads. Failure to maintain any private roads used to provide solid waste collection services in adequate condition may, with provision of advance notice, result in removal of waste collection services provided by the DSWM.

Memorandum

MIAMI-DADE COUNTY

Date: June 10, 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: Z2024-000147 Merrick Park, LLC

The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

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

The OHP has identified one structure from 1967 associated with folio 01-4117-003-2510 and one structure from 1953 associated with folio 01-4117-003-2490 that meet the 50-year or older benchmark for historic resource eligibility. If slated to be demolished now or in the future, the applicant shall complete and submit a Florida Master Site File Historical Structure Form prior to demolition of the historic structures within the application area.

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. https://dos.fl.gov/historical/preservation/master-site-file/"

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov .

Memorandum

Date: March 19, 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.: Z2024000147
Applicant: Merrick Parc, LLC
Location: 3191 SW 39 Ave; 3160 SW 38 Ct; 3898 Shipping Ave
Folio No(s).: 01-4117-003-2510; 01-4117-003-2511; 01-4117-003-2490

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

This is not a property in the Infill Housing Program.

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

Z2024000147

N
W E
S

Section: 20 Township: 54 Range: 41
Applicant: Merrick Parc LLC
Zoning Board: Board of County Commissioners
Commission District: 7
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

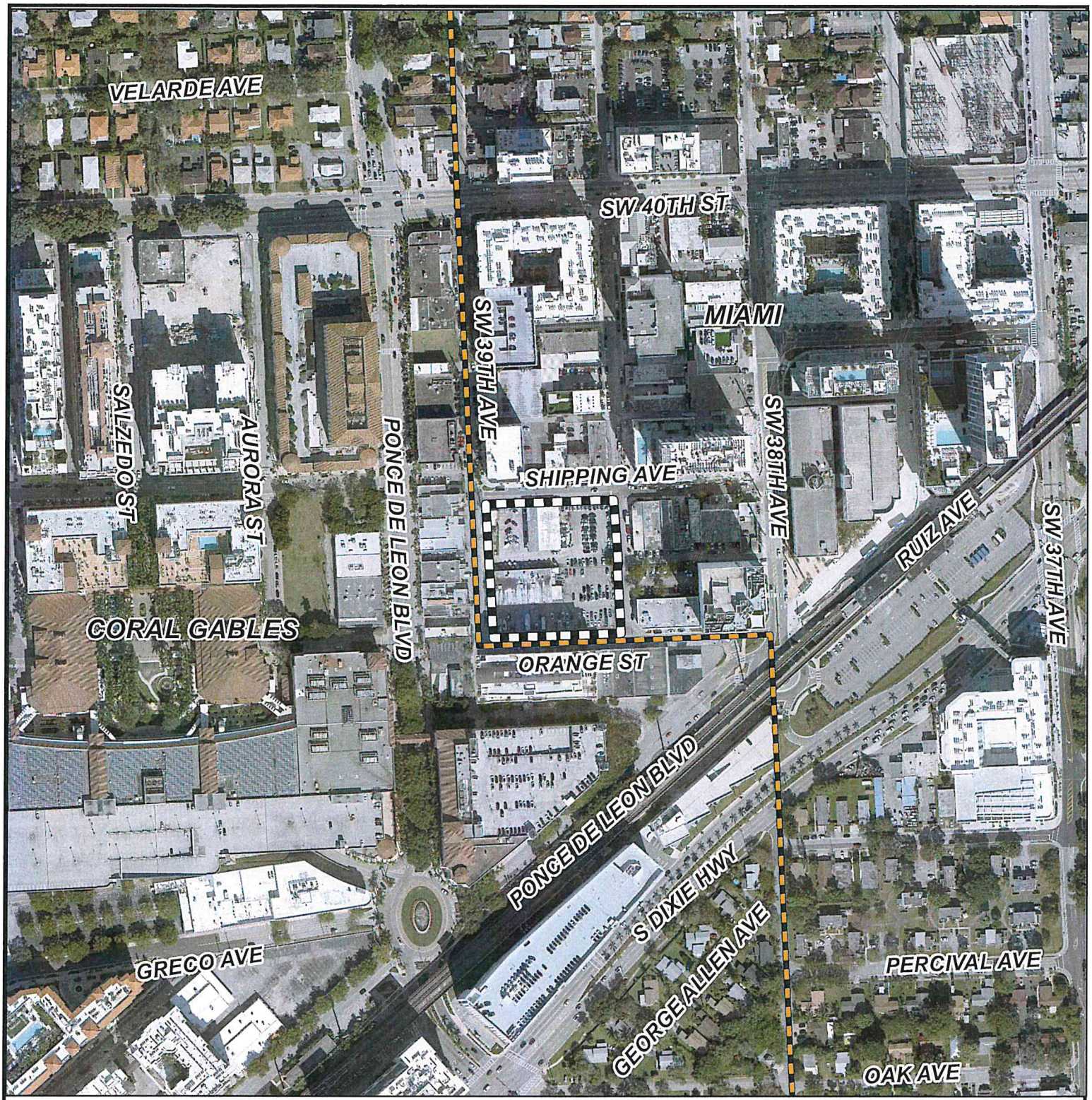
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 1, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2023

Process Number

Z2024000147

Legend

Subject Property

Municipalities

N
W E
S

Section: 20 Township: 54 Range: 41
Applicant: Merrick Parc LLC
Zoning Board: Board of County Commissioners
Commission District: 7
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 1, 2024

REVISION	DATE	BY

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000147

RADIUS: 2640

Section: 20 Township: 54 Range: 41
Applicant: Merrick Parc LLC
Zoning Board: Board of County Commissioners
Commission District: 7
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

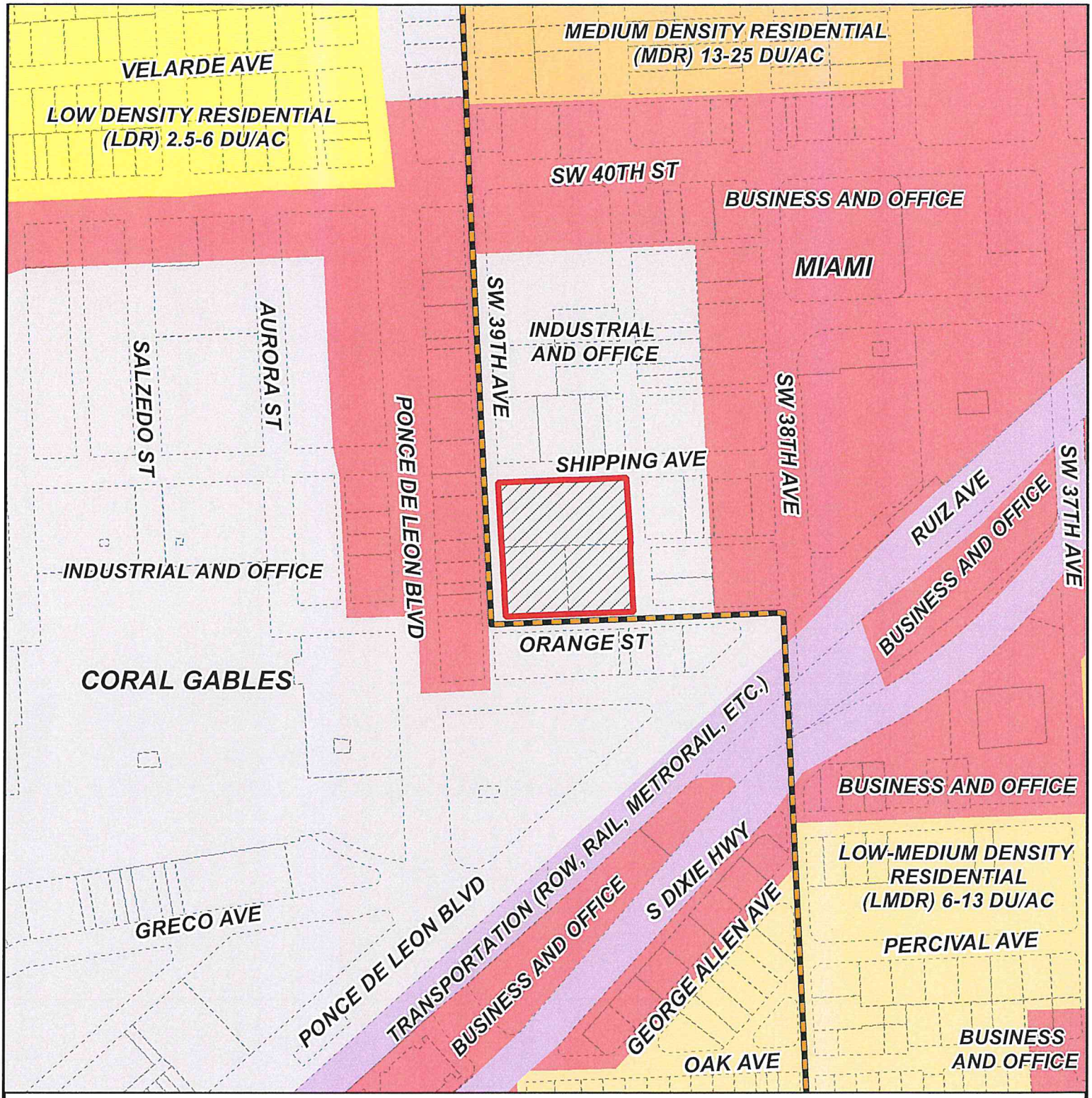
- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 1, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000147

Section: 20 Township: 54 Range: 41
Applicant: Merrick Parc LLC
Zoning Board: Board of County Commissioners
Commission District: 7
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
W E
S

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 1, 2024

REVISION	DATE	BY

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PROCESS NO.: Z24-147
DATE: MAR 12 2025
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SEAL:

ROBERT BEHAR AR No. 14339

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DATE: 02-26-2025
PROJECT NO: 23-059
DRAWING NAME:
SHEET NO.

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MIAMI-DADE COUNTY
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DATE: MAR 12 2025
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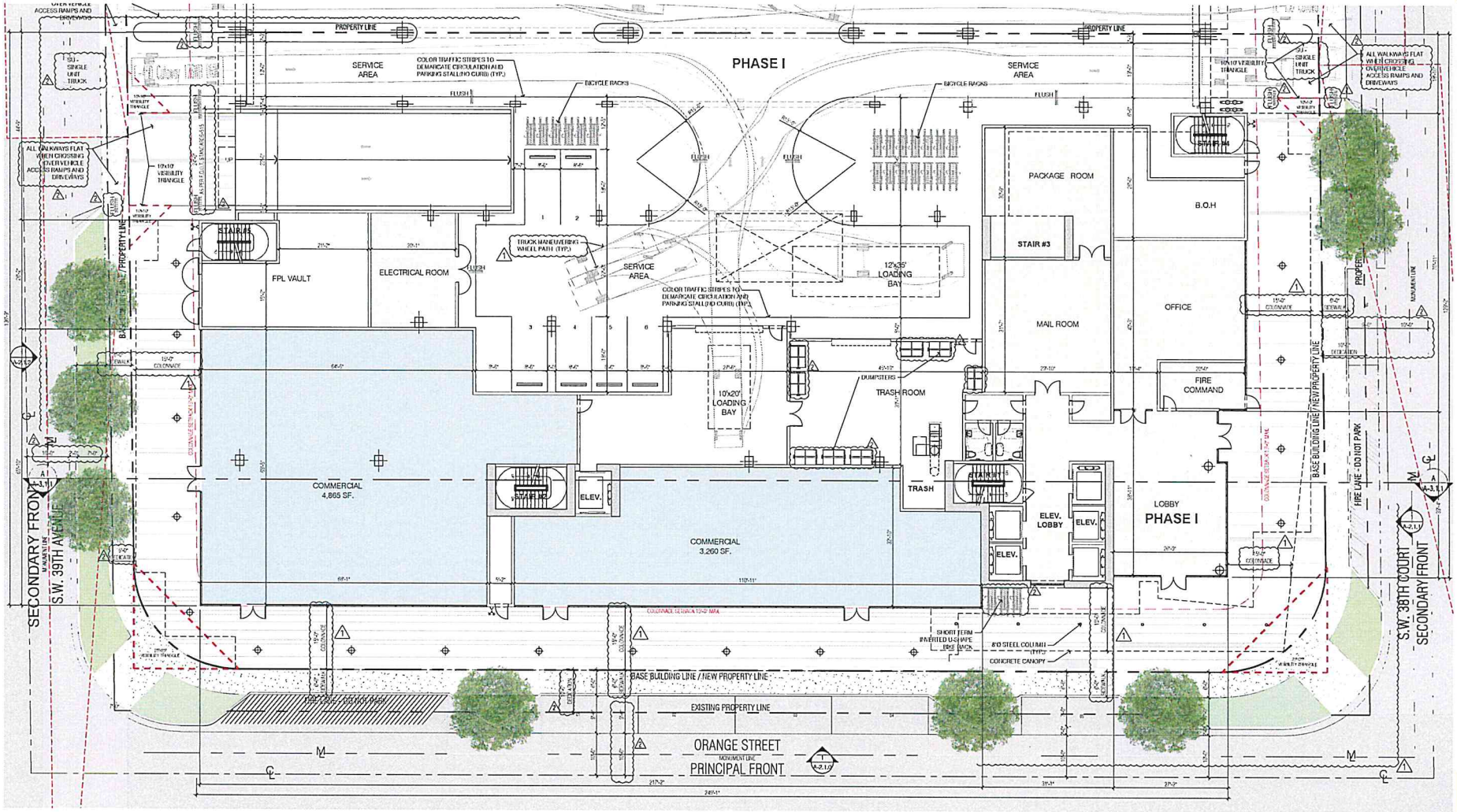

GROUND FLOOR

SCALE: 3/32"=1'-0"

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REV. 1 01/29/2025 ASPR COMMENTS
REV. 1 09/27/2024 ASPR COMMENTS

DATE: 02-26-2025
PROJECT NO: 23-058
DRAWING NAME:
SHEET NO:
A-1.1.1

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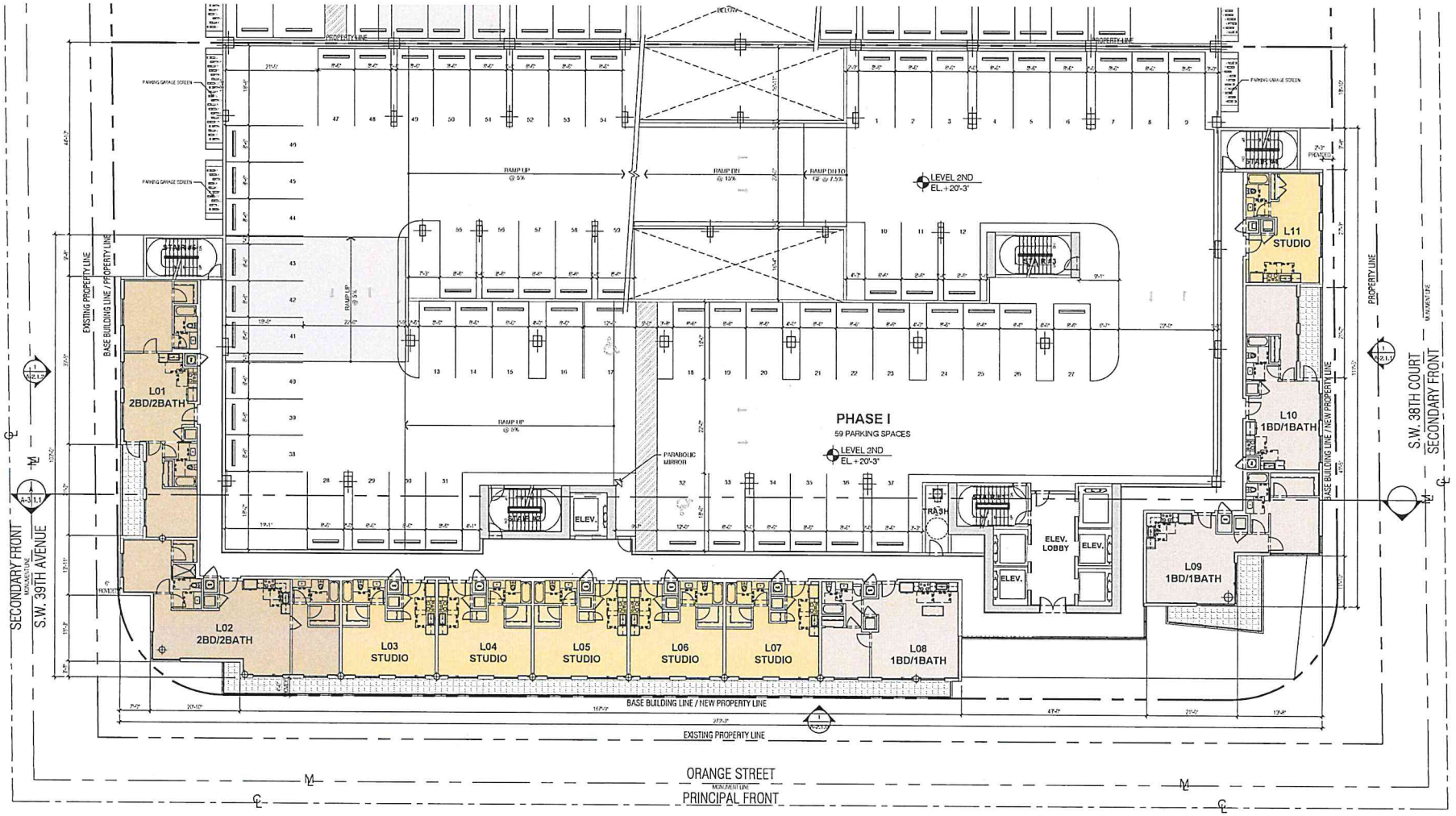

2ND FLOOR PLAN

SCALE: 3/32"=1'-0"

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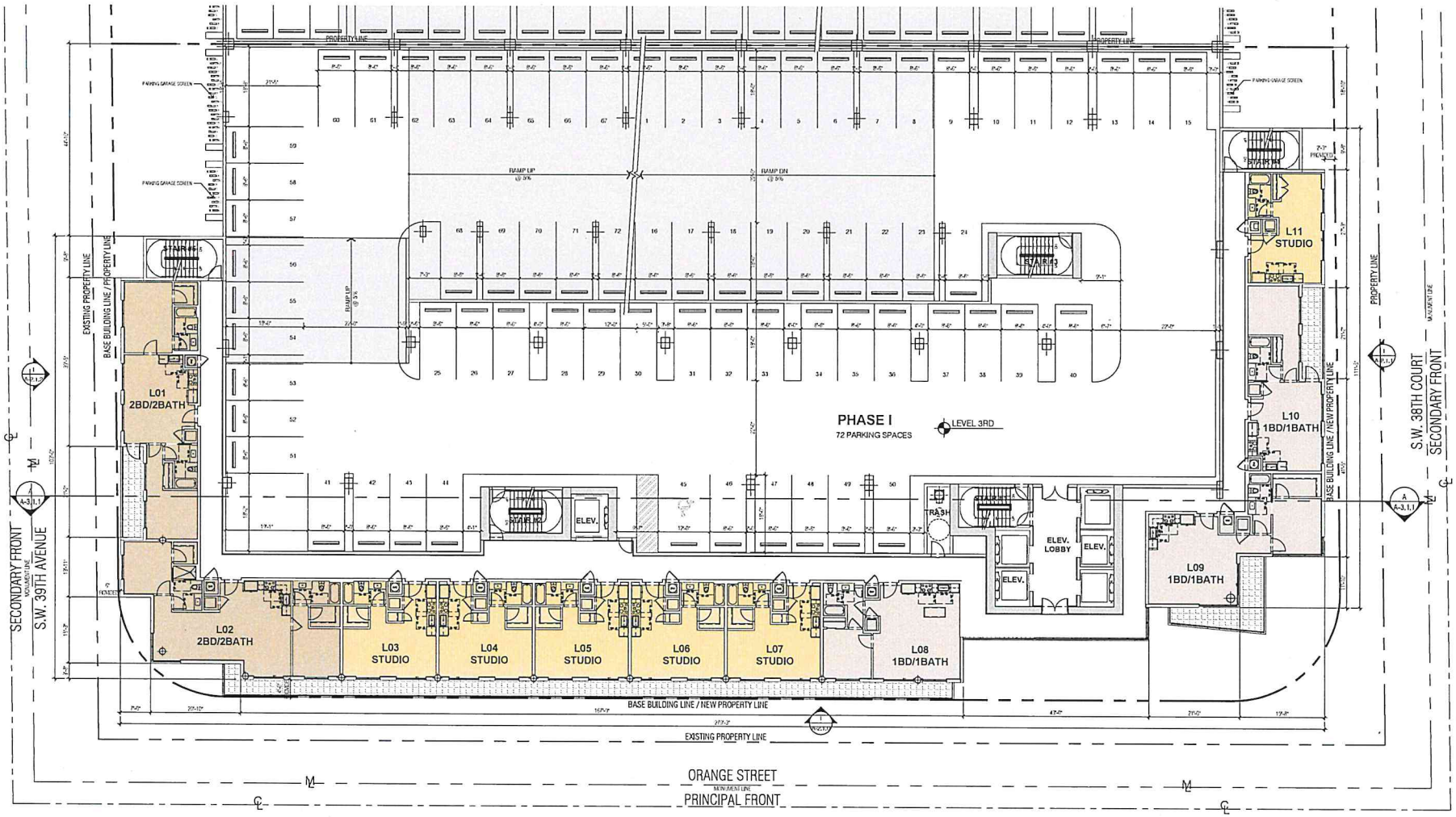

3RD - 7TH FLOOR PLAN

SCALE: 3/32"=1'-0"

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DATE: 02-26-2025
PROJECT NO: 23-059
DRAWING NAME:
SHEET NO:
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PROCESS NO.: Z24-147
DATE: MAR 12 2025
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DATE: 02-26-2025
PROJECT NO: 23-059
DRAWING NAME:
SHEET NO:

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PROCESS NO.: Z24-147
DATE: MAR 12 2025
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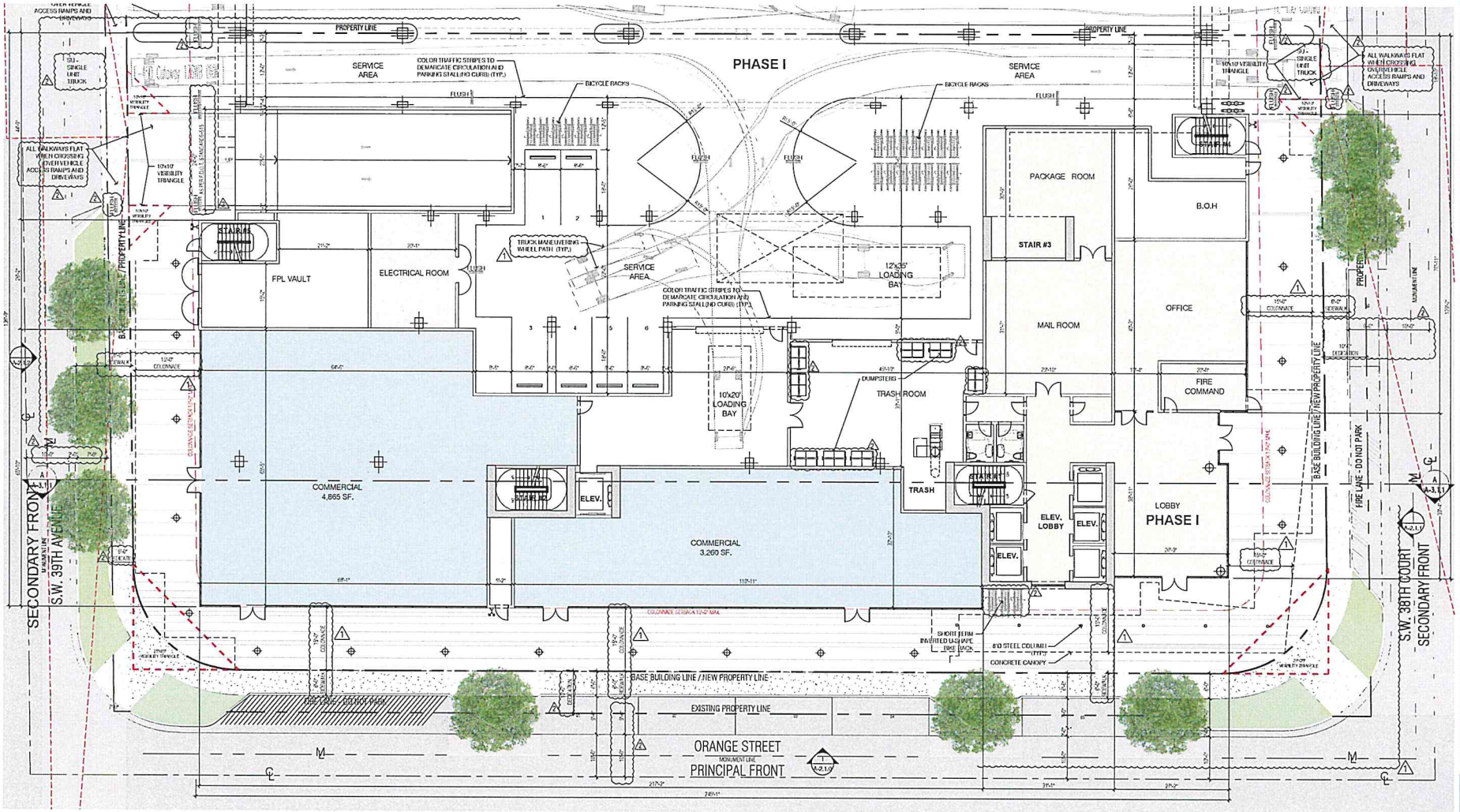

GROUND FLOOR

SCALE: 3/32"=1'-0"

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REV. 1 09/27/2024 ASPR COMMENTS

DATE: 02-26-2025
PROJECT NO: 23-058
DRAWING NAME:
SHEET NO.
A-1.1.1

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DATE: MAR 12 2025
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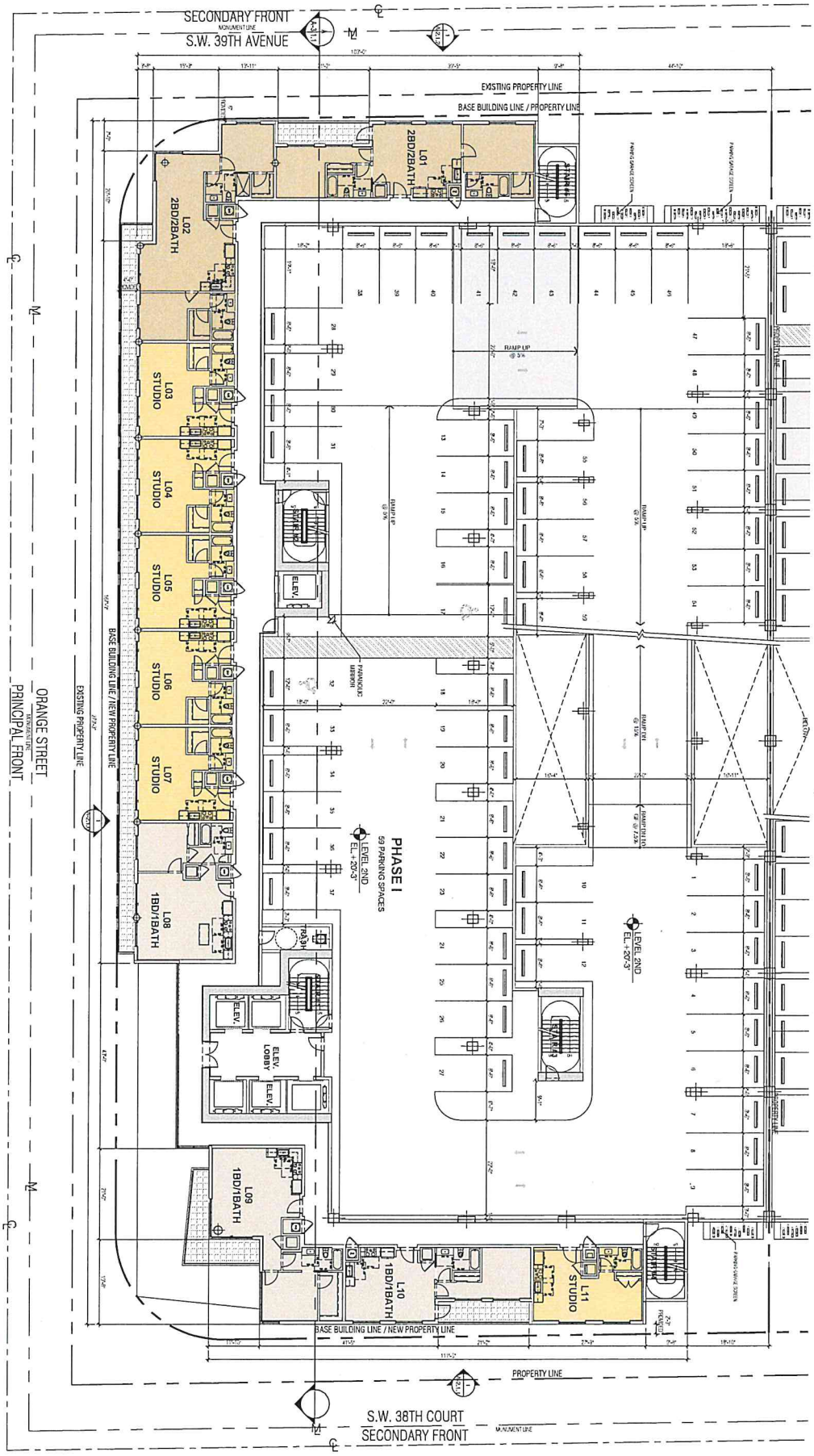

2ND FLOOR PLAN

SCALE: 3/32"=1'-0"

DATE: 02-26-2025
PROJECT NO. 23-259
DRAWING NAME:
SHEET NO. A-1.1.2

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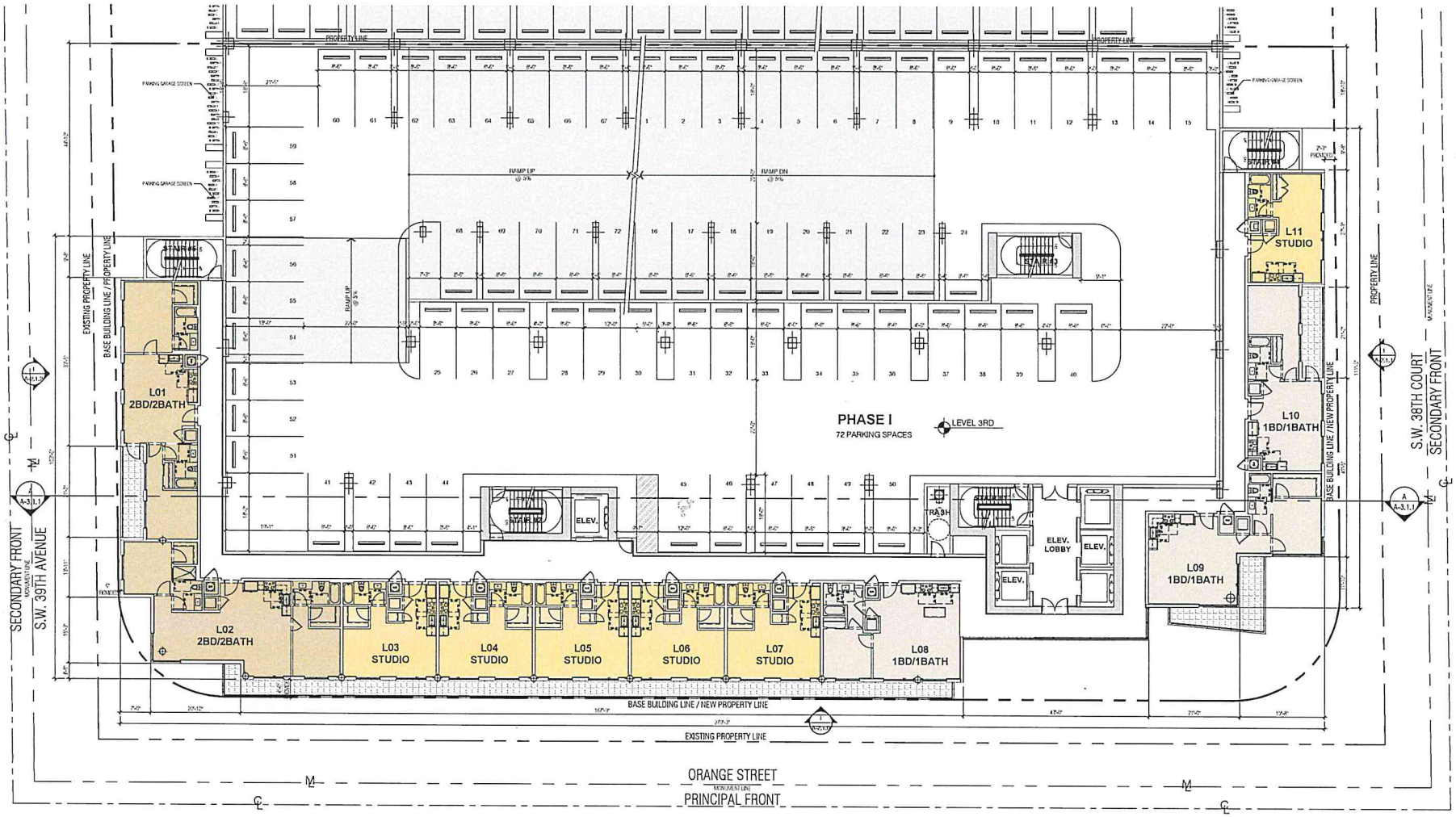

3RD - 7TH FLOOR PLAN
SCALE: 3/32"=1'-0"

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PROJECT NO: 23-059
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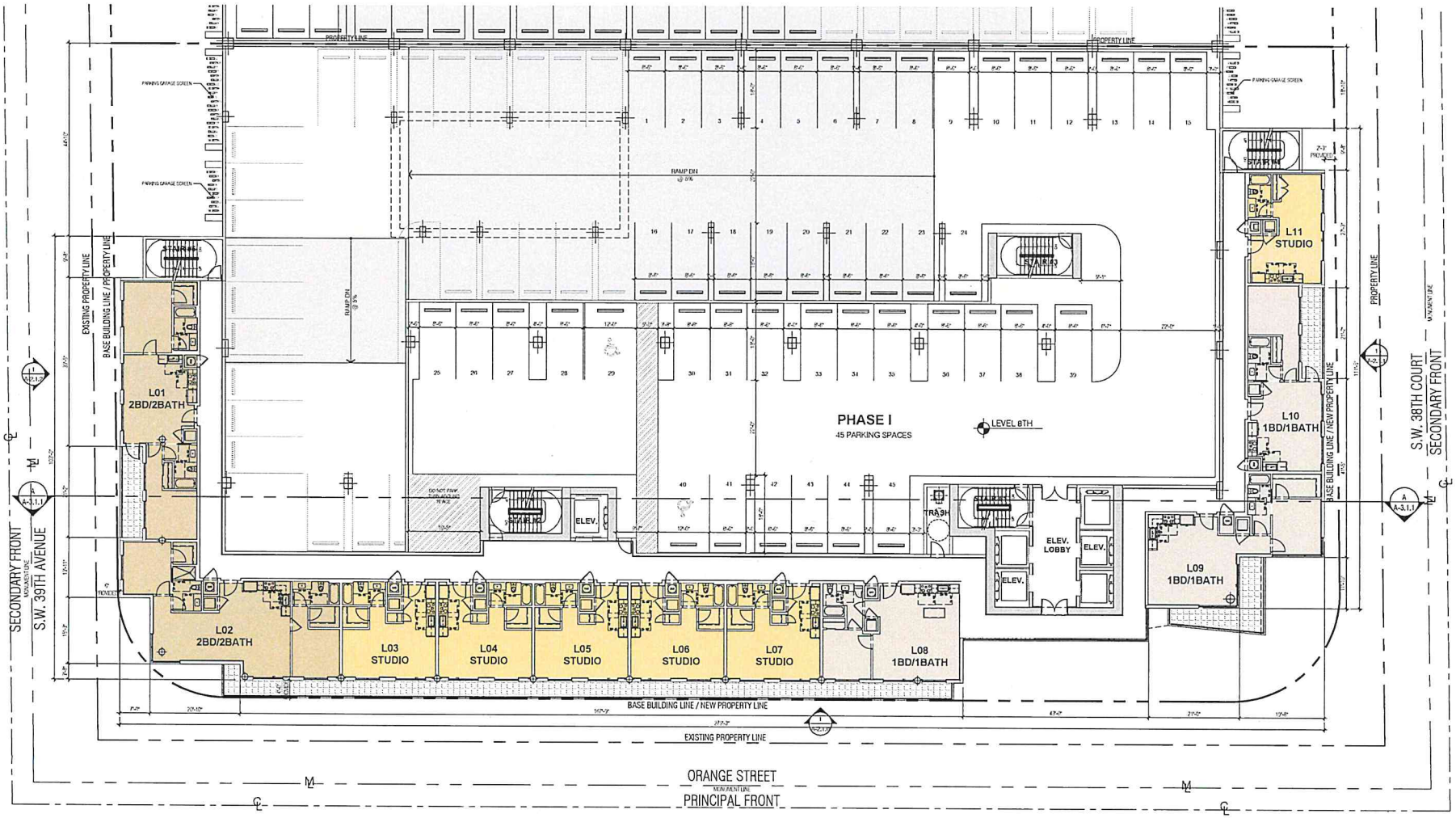

8TH FLOOR PLAN
SCALE: 3/32"=1'-0"

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DATE: 02-26-2025
PROJECT NO: 23-059
DRAWING NAME:
SHEET NO:
A-1.1.4

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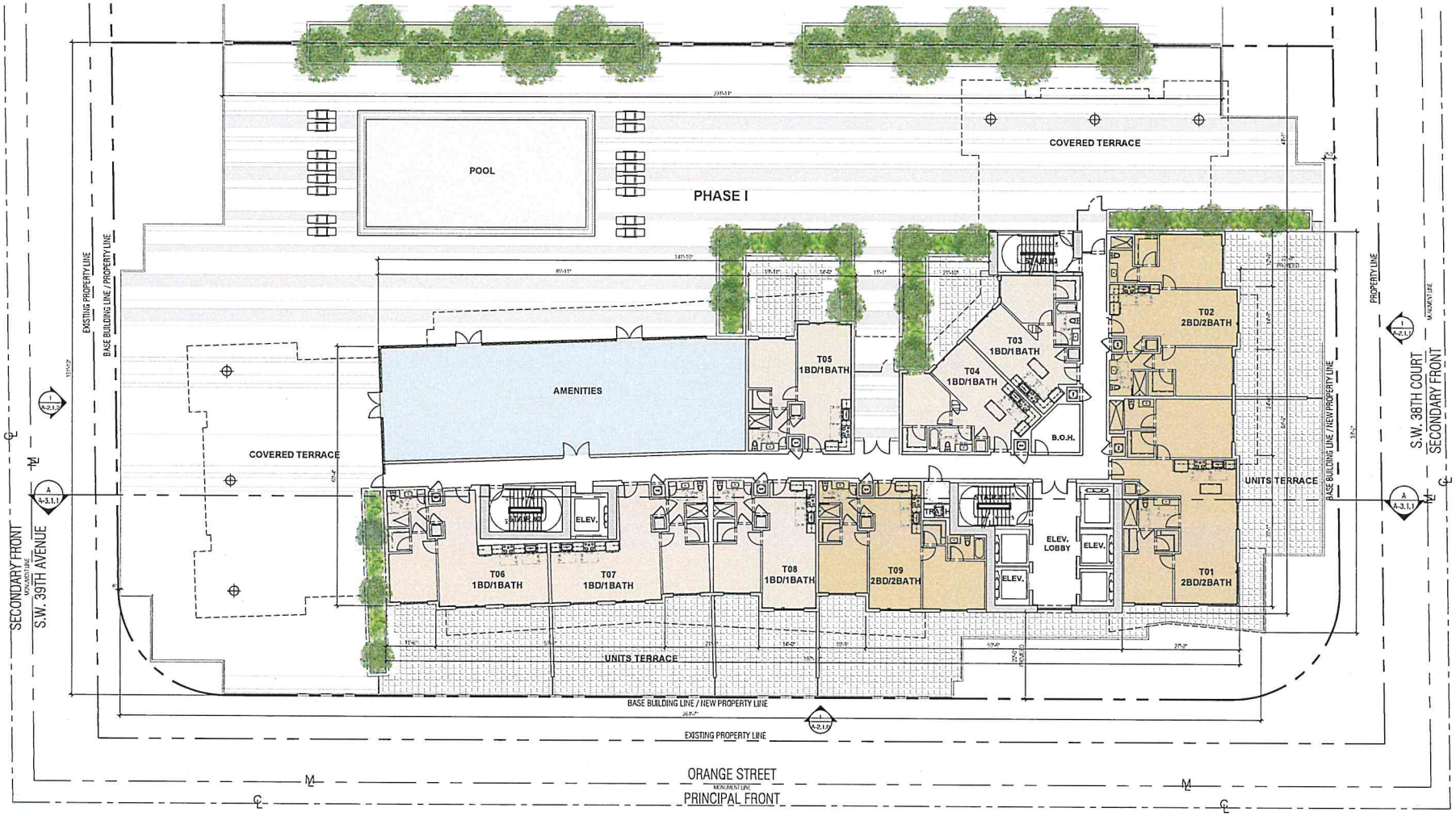

9TH FLOOR PLAN

SCALE: 3/32"=1'-0"

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DATE: 02-26-2025
PROJECT NO: 23-059
DRAWING NAME:
SHEET NO:
A-1.1.5

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PROCESS NO.: Z24-147
DATE: MAR 12 2025
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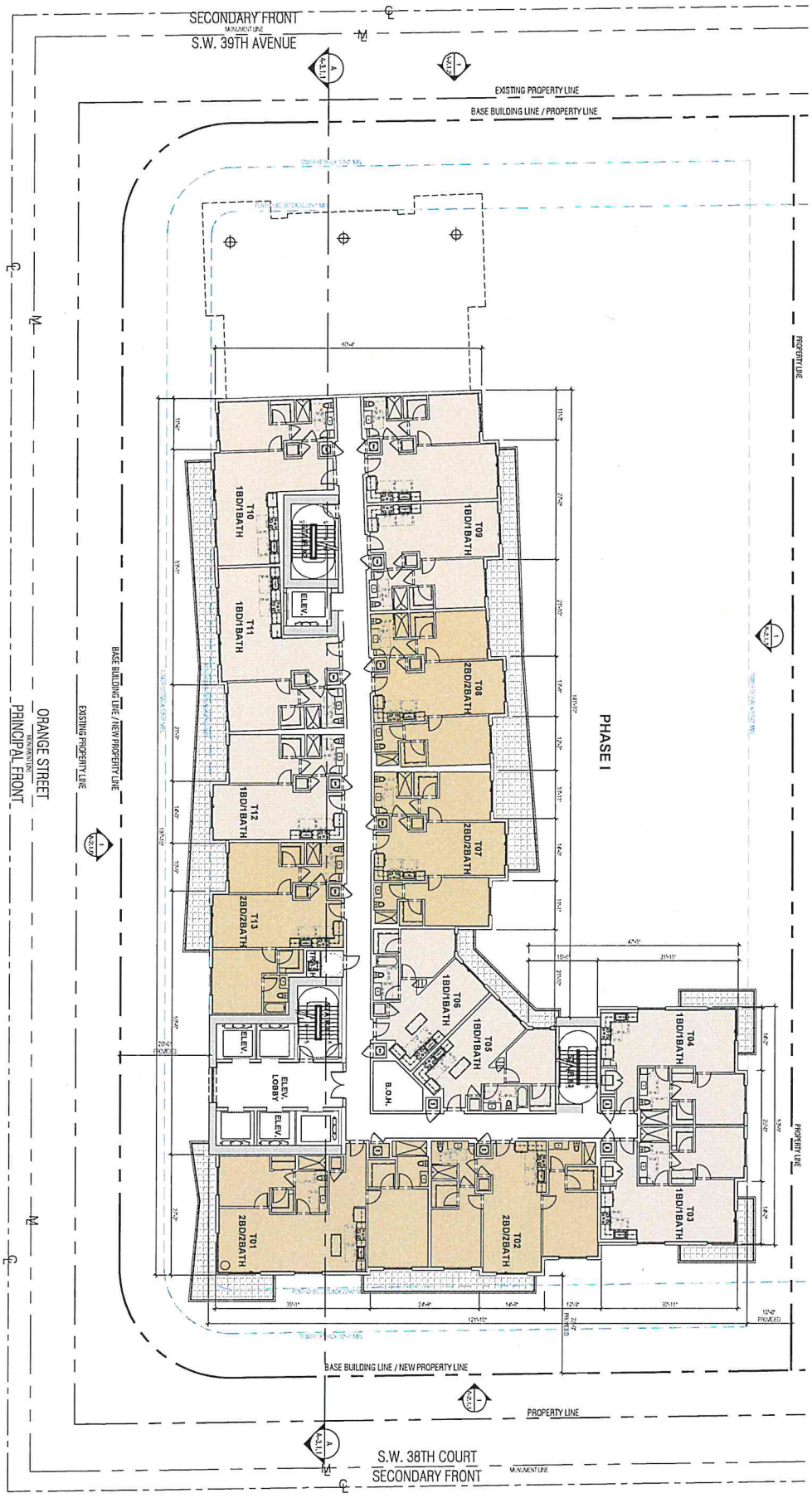

10TH FLOOR

SCALE: 3/32"=1'-0"

DATE 02-26-2025
PROJECT NO. 23-059
DRAWING NAME
SHEET NO. A-1.1.6

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SEAL:

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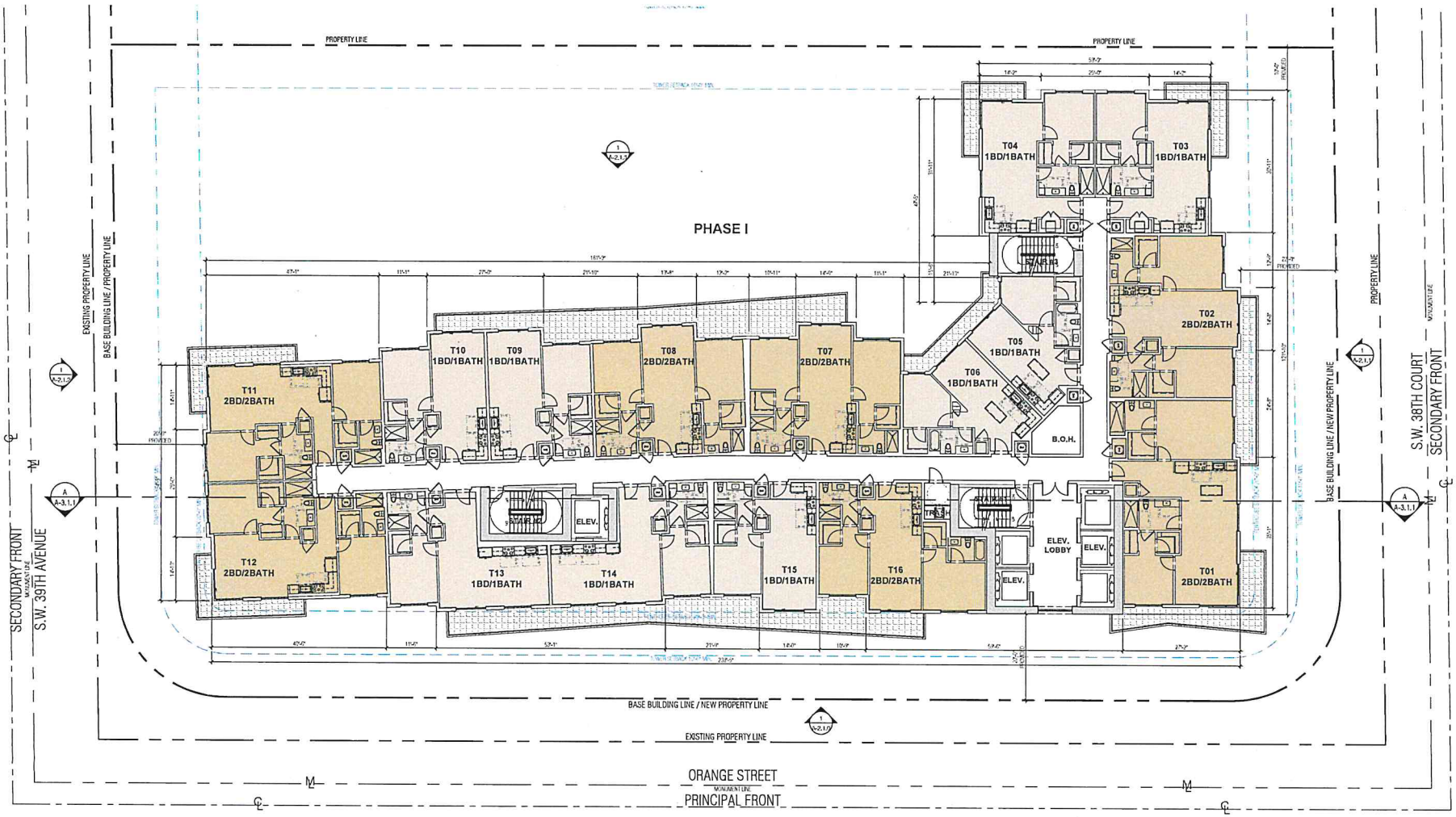
COCONUT GROVE · ATLANTA

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



11TH-17TH FLOOR
SCALE: 3/32"=1'-0"

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PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

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ROBERT BEHAR AR No. 14339

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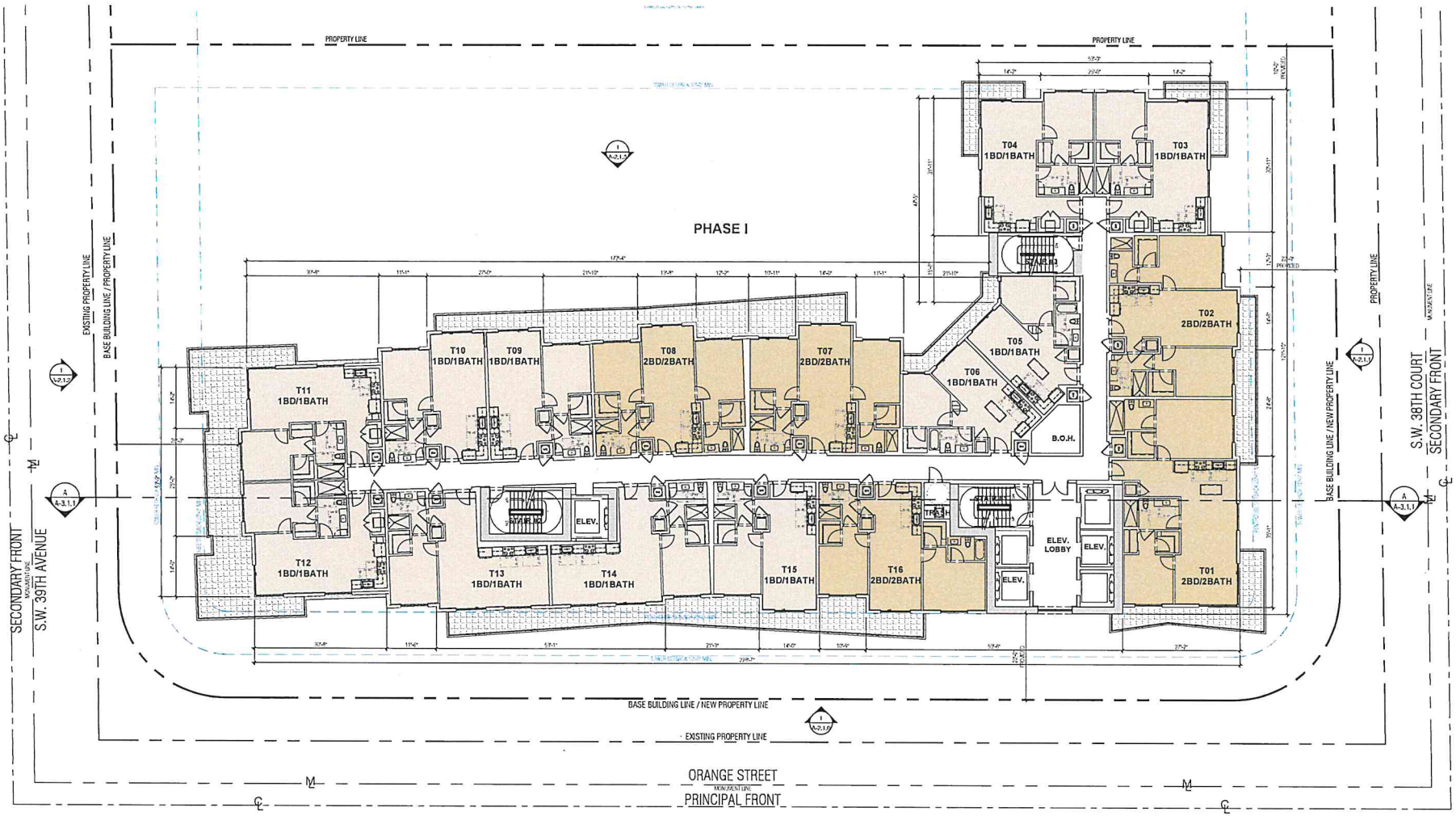
DATE: 02-26-2025
PROJECT NO: 23-056
DRAWING NAME:
SHEET NO:
A-1.1.7

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



18TH FLOOR PLAN
SCALE: 3/32"=1'-0"

BEHAR · FONT
PARTNERS, P.A.
ARCHITECTS · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

MERRICK PARC RTZ - PHASE I
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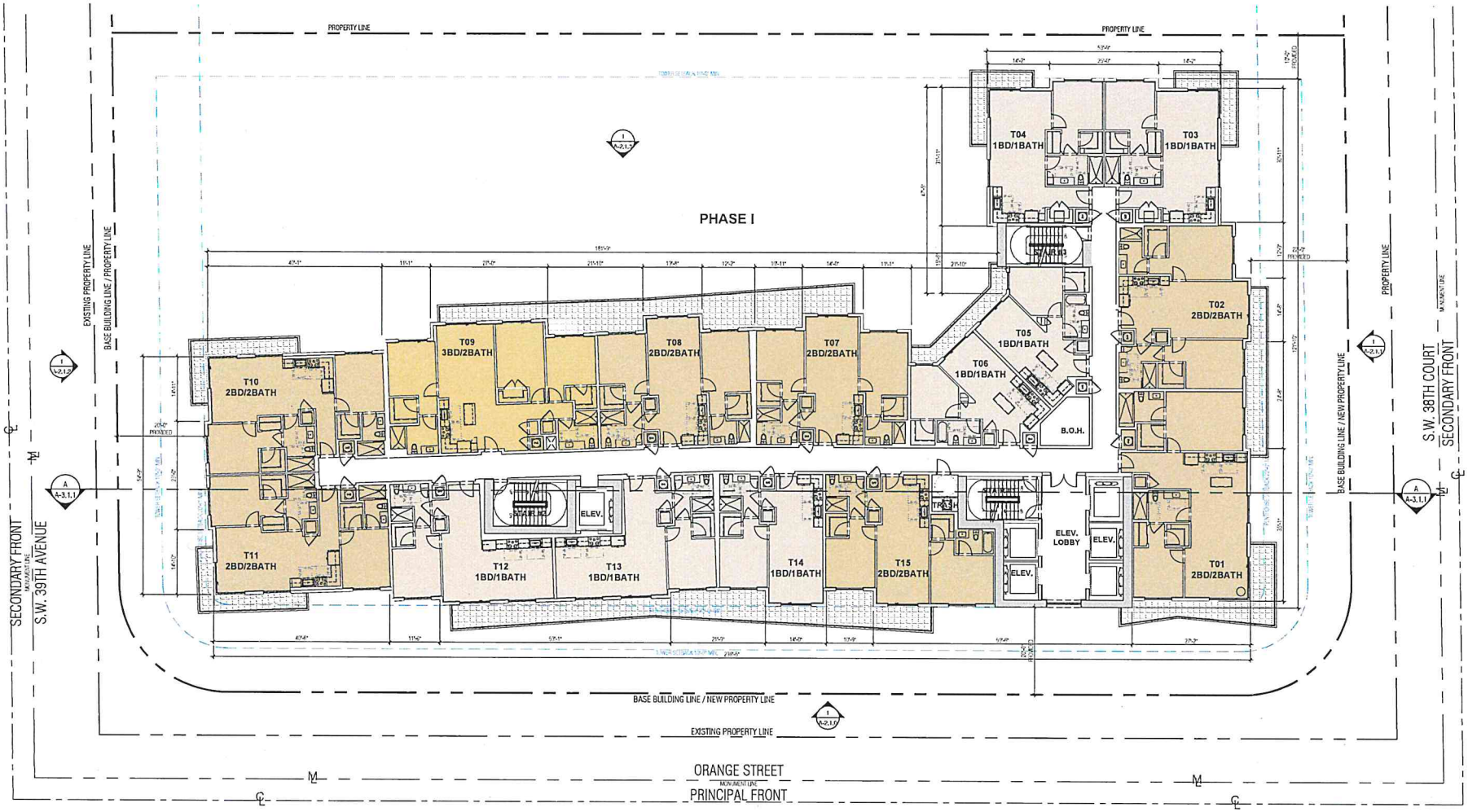
DATE: 02-26-2025
PROJECT NO: 23-058
DRAWING NAME:
SHEET NO.
A-1.1.8

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



19TH-23RD FLOOR PLAN
SCALE: 3/32"=1'-0"

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PARTNERS, P.A.
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

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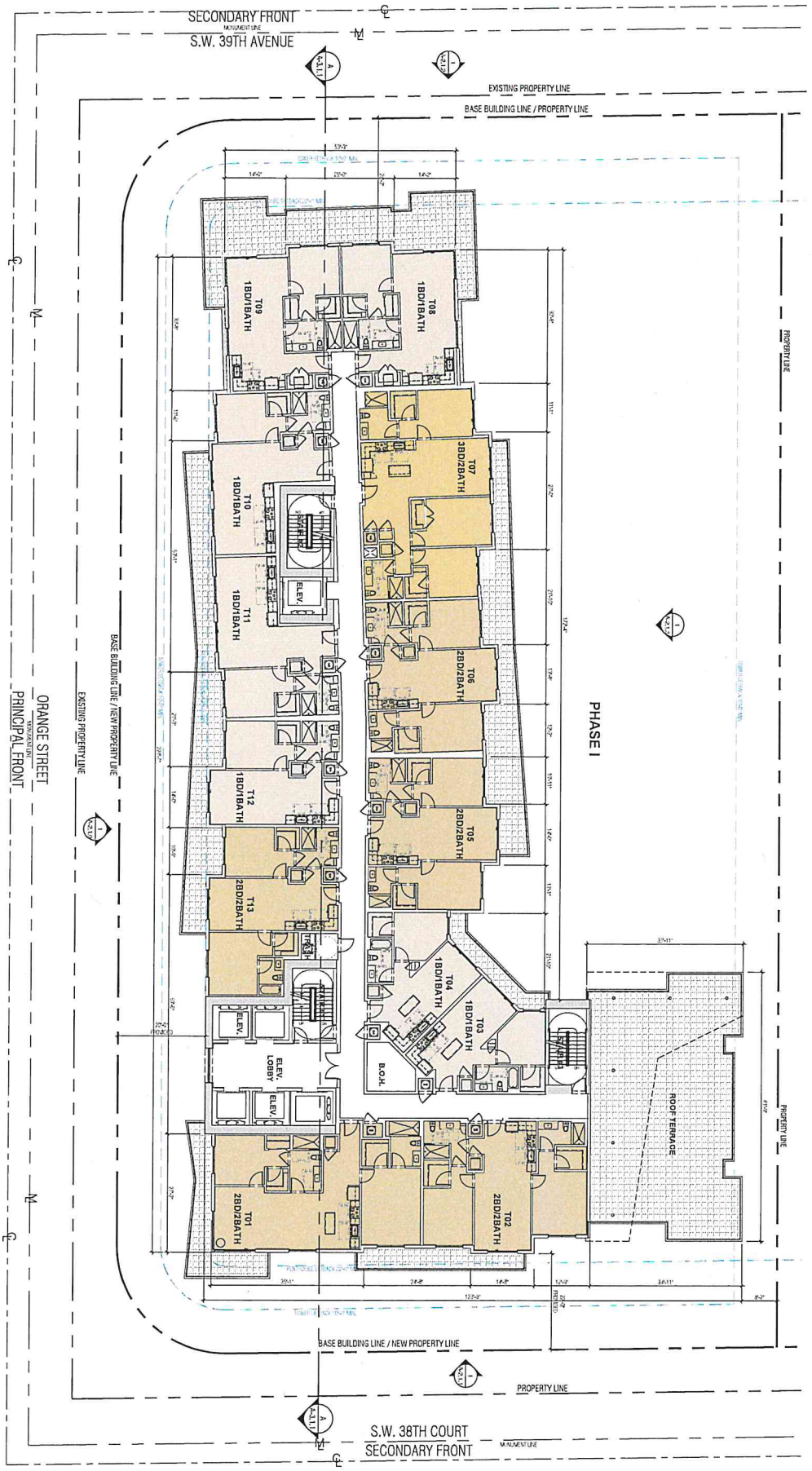
DATE: 02-26-2025
PROJECT NO: 23-058
DRAWING NAME:
SHEET NO:
A-1.1.9

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



24TH FLOOR PLAN

SCALE: 3/32"=1'-0"

MERRICK PARC RTZ - PHASE I
3191 SW 39TH AVE.
MIAMI, FL

DATE: 02-26-2025
PROJECT NO: 23-059
DRAWING NAME:
SHEET NO: A-1.1.10

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BEHAR-FONT

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DATE: MAR 12 2025
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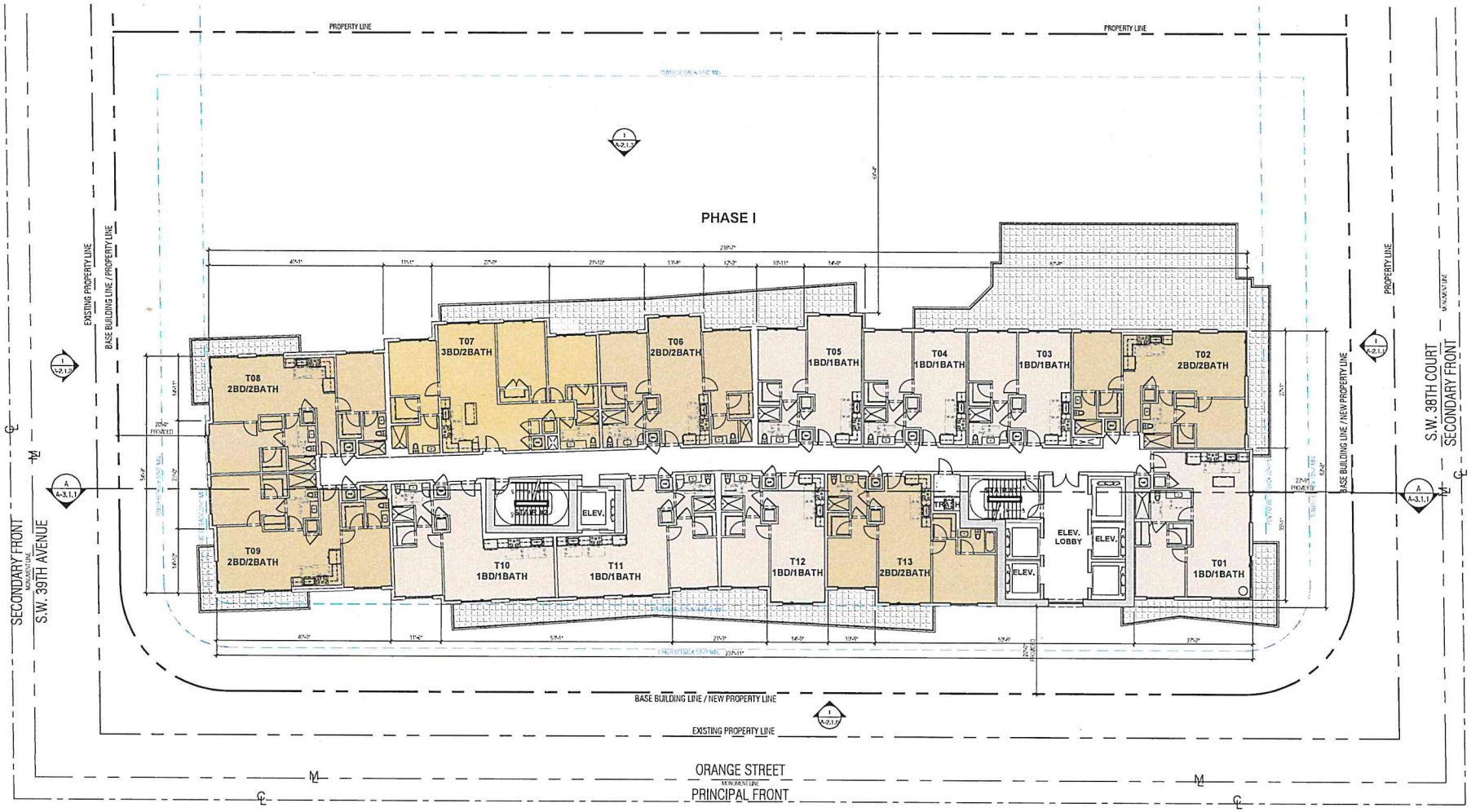

25TH FLOOR PLAN
SCALE: 1/16"=1'-0"

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CORAL GABLES — ATLANTA

SEAL:

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DATE: 02-26-2025
PROJECT NO: 23-058
DRAWING NAME:
SHEET NO:
A-1.1.11

RECEIVED
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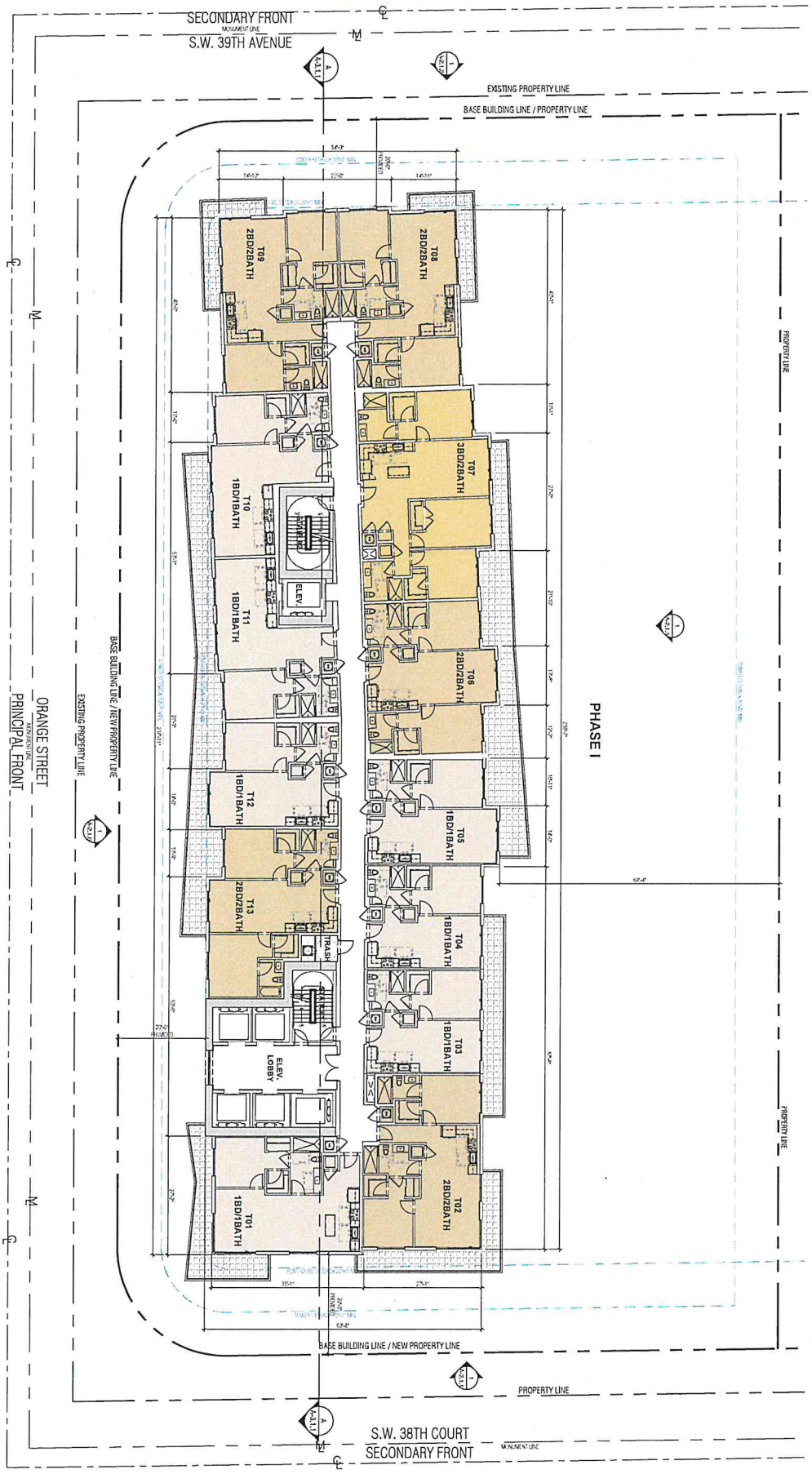
DATE: MAR 12 2025
BY: ISA



28TH-31ST FLOOR PLAN

SCALE: 1/16"=1'-0"

MERRICK PARC RTZ - PHASE I
3191 SW 39TH AVE.
MIAMI, FL

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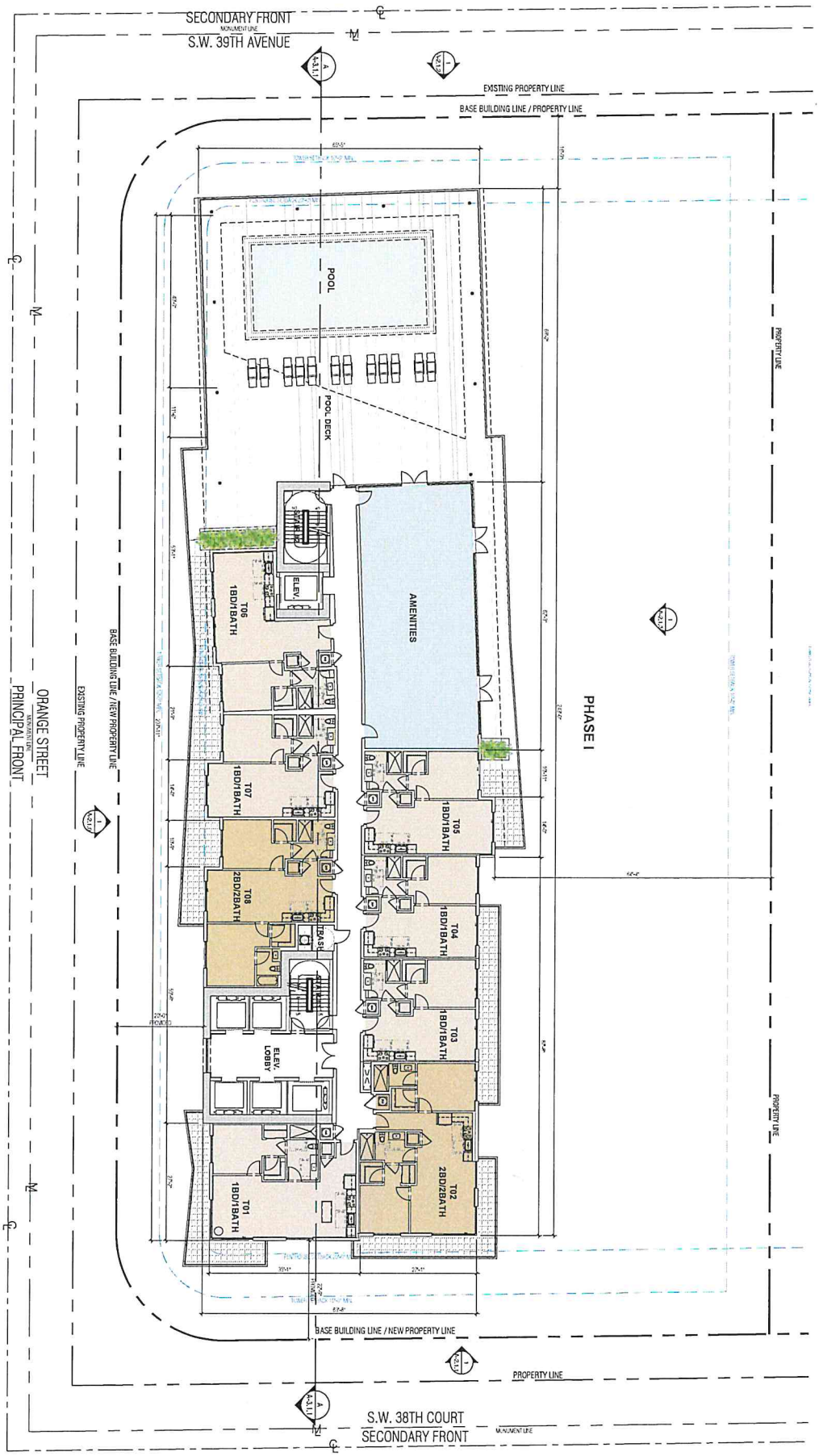
ROBERT BEHAR AR No. 14339

SEAL:

BEHAR · FONT

DATE: 02-26-2025
PROJECT NO: 23-059
DRAWING NAME:
SHEET NO: A-1.1.12

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



32ND FLOOR PLAN

SCALE: 1/16"=1'-0"

DATE 02-26-2025
PROJECT NO 23-009
DRAWING NAME
SHEET NO
A-1.1.13

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MIAMI, FL

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ROBERT BEHAR AR No. 14339

SEAL:

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RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
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MERRICK PARC RTZ
PHASE II

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CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

MERRICK PARC RTZ - PHASE II
3898 SHIPPING AVE.
MIAMI, FL

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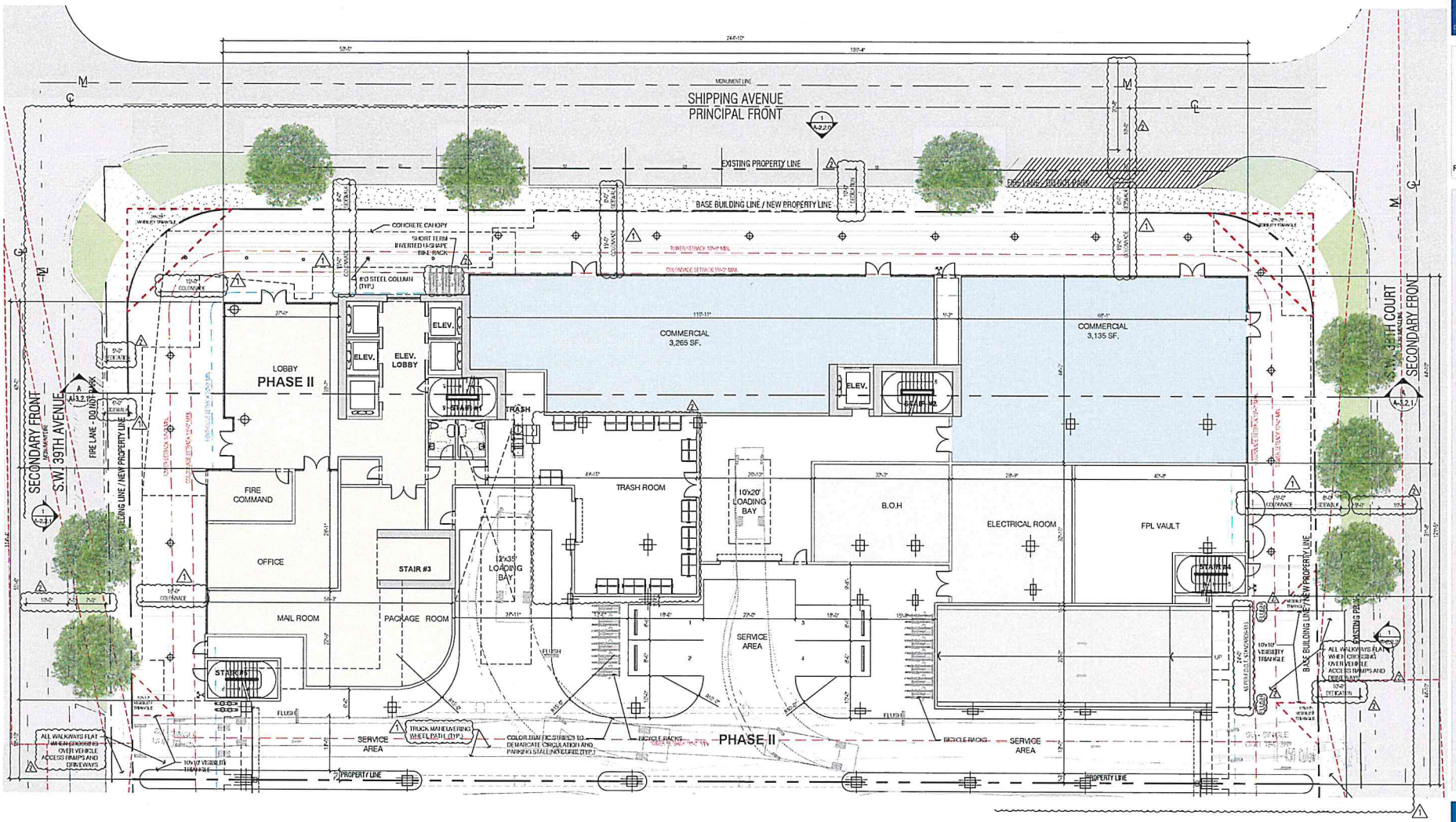
DATE: 02-26-2025
PROJECT NO:
DRAWING NAME:
SHEET NO:

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



GROUND FLOOR

SCALE: 1/16"=1'-0"

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ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

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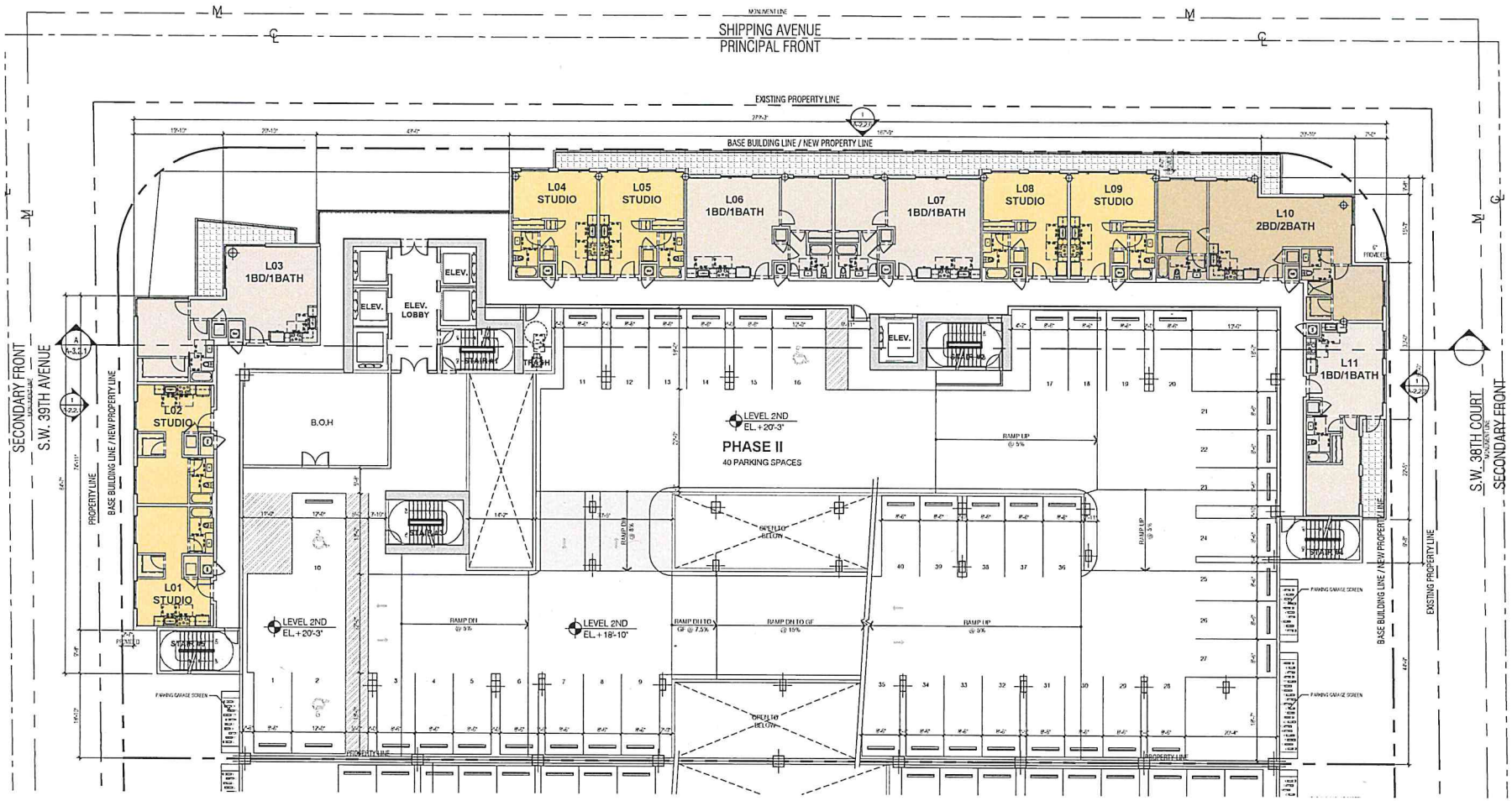
REV. 1 01/23/2025 ASPR COMMENTS
REV. 1 09/23/2024 ASPR COMMENTS

DATE: 02-26-2025
PROJECT NO.
DRAWING NAME:
SHEET NO:
A-1.2.1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



2ND FLOOR PLAN
SCALE: 3/32"=1'-0"

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PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

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MIAMI, FL

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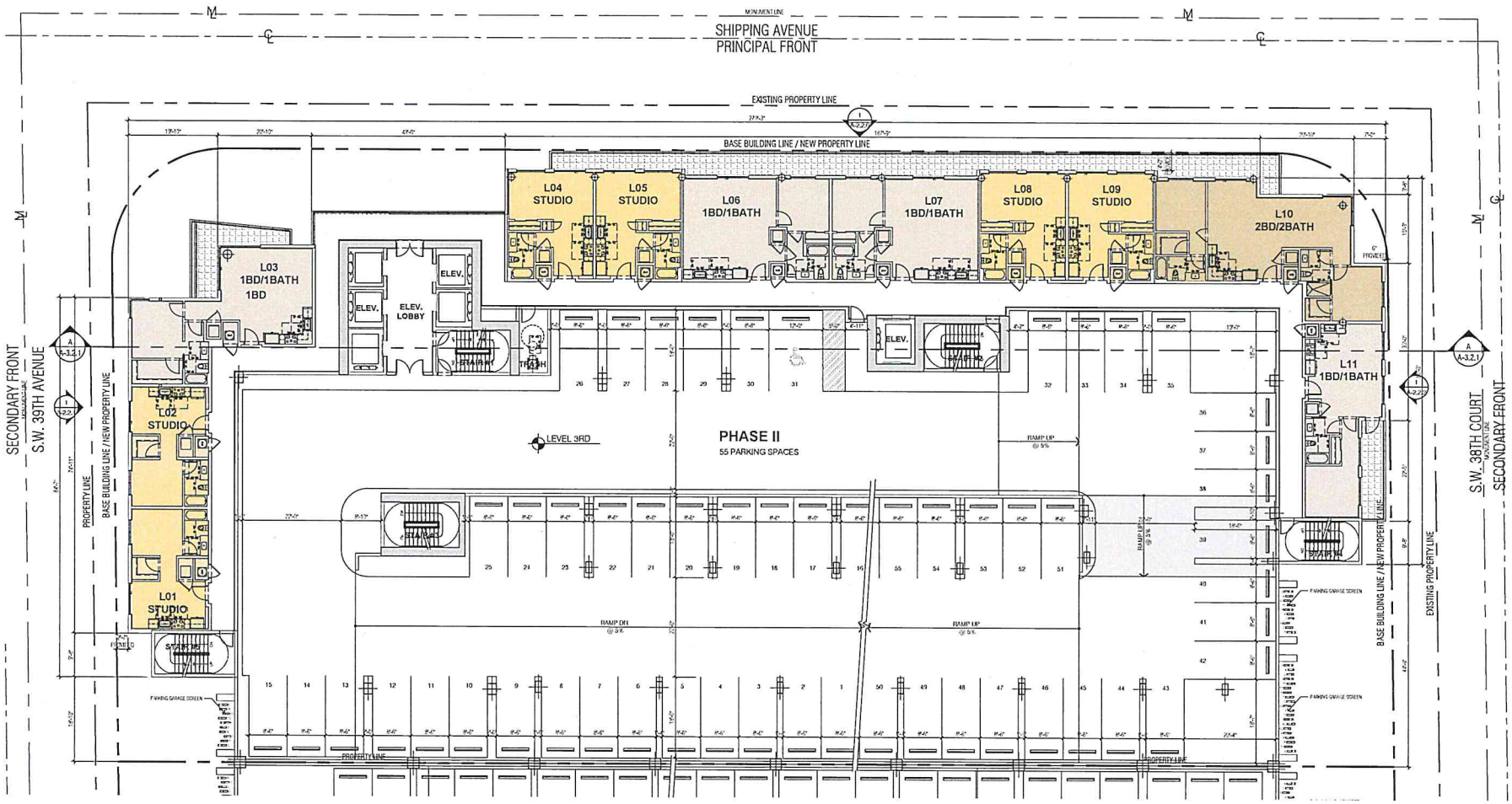
DATE: 02-26-2025
PROJECT NO:
DRAWING NAME:
SHEET NO:
A-1.2.2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



3RD - 7TH FLOOR PLAN
SCALE: 3/32"=1'-0"

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CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

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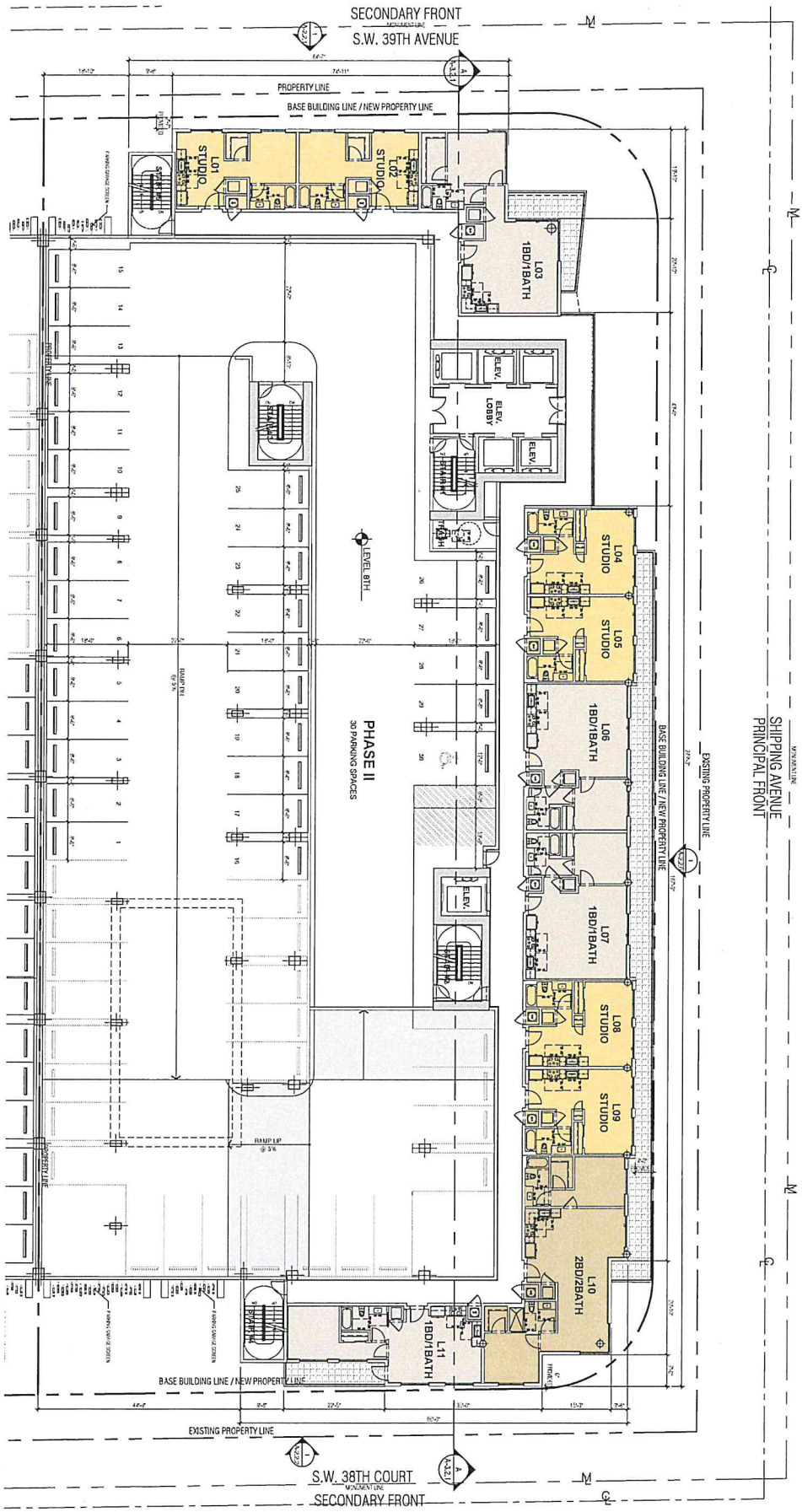
DATE: 02-26-2025
PROJECT NO.
DRAWING NAME:
SHEET NO.
A-1.2.3

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



8TH FLOOR PLAN

SCALE: 3/32"=1'-0"

DATE: 02-26-2025
PROJECT NO:
DRAWING NAME:
SHEET NO: A-1.2.4

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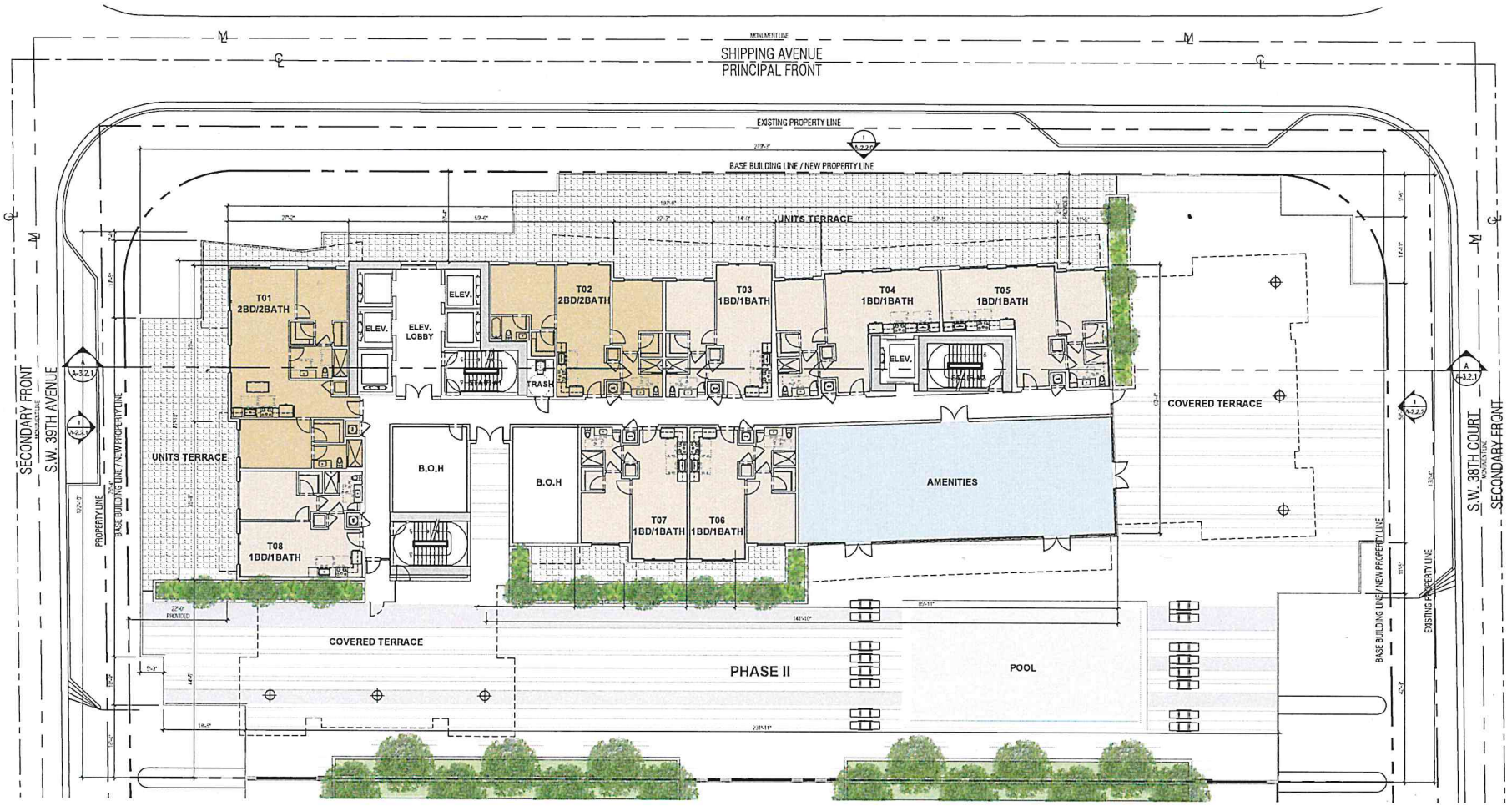
ROBERT BEHAR AR No. 14339

SEAL:

BEHAR · FONT

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



9TH FLOOR PLAN
SCALE: 3/32"=1'-0"

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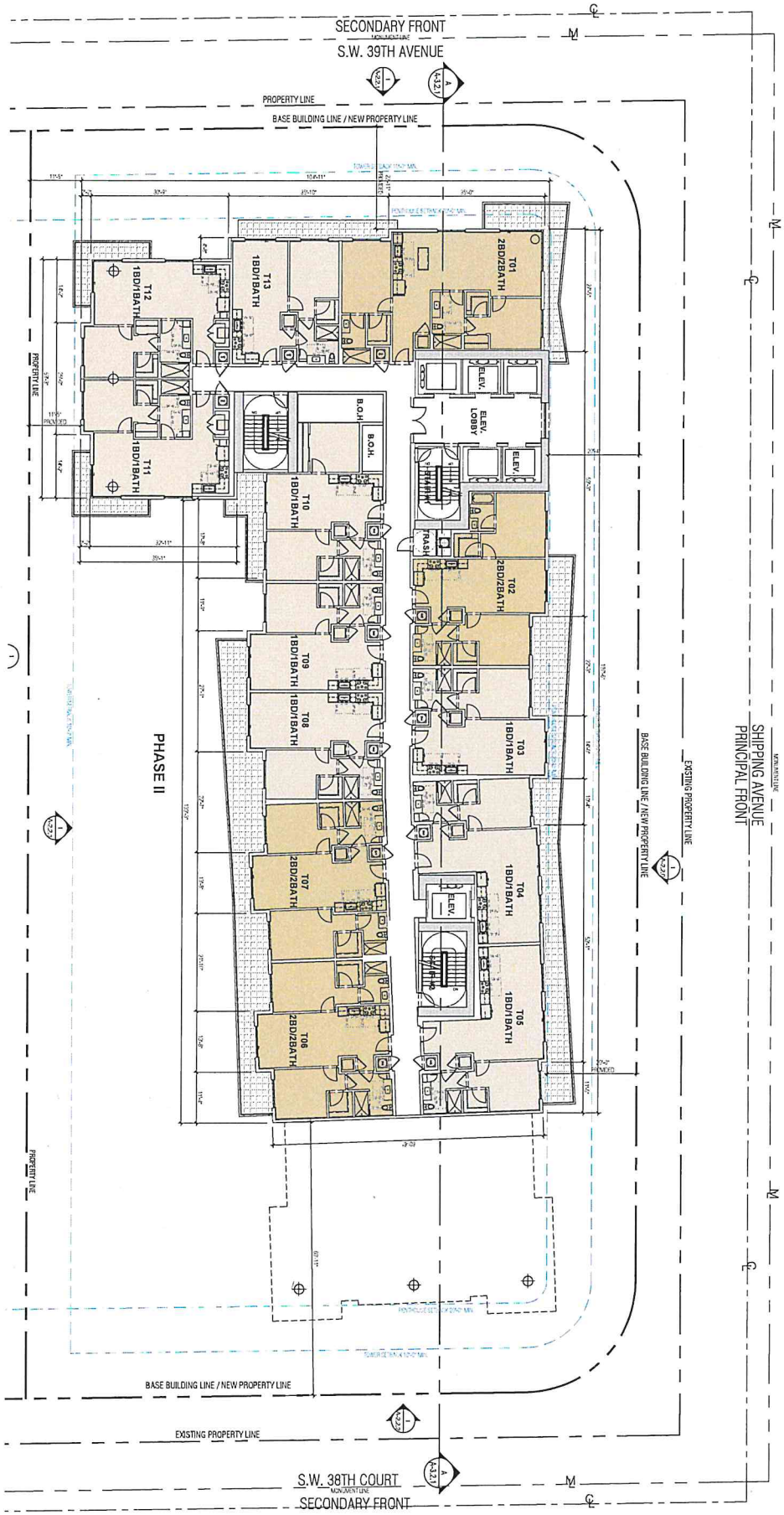
DATE: 02-26-2025
PROJECT NO:
DRAWING NAME:
SHEET NO:
A-1.2.5

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



10TH FLOOR

SCALE: 3/32"=1'-0"

DATE: 02-26-2025
PROJECT NO.
DRAWING NAME:
SHEET NO: A-1.2.6

MERRICK PARC RTZ - PHASE II
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MIAMI, FL

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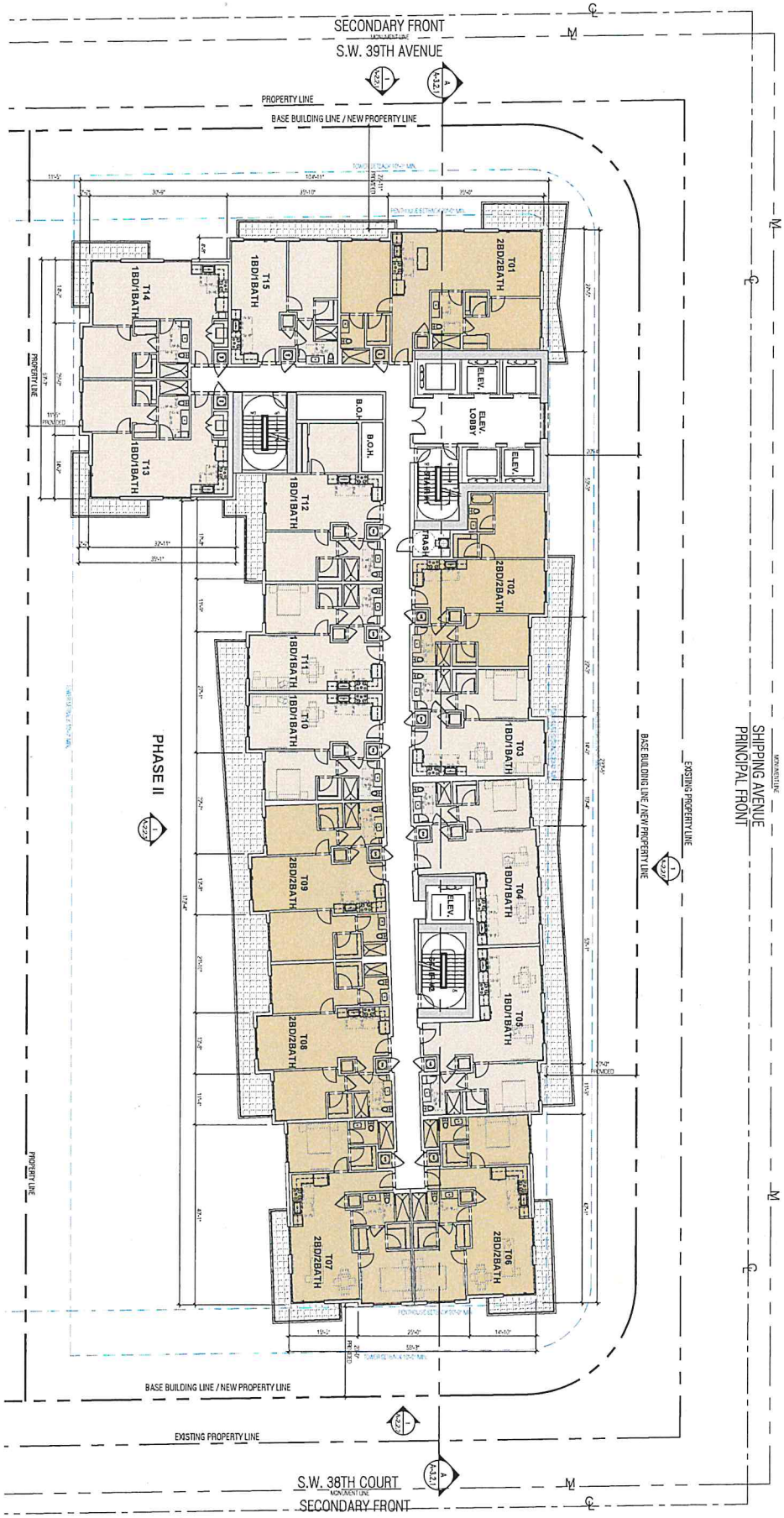
ROBERT BEHAR AR No. 14339

SEAL:

BEHAR - FONT

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



11TH-17TH FLOOR

SCALE: 3/32"=1'-0"

DATE: 02-25-2025
PROJECT NO.
DRAWING NAME:
SHEET NO.
A-1.2.7

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SEAL:

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RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
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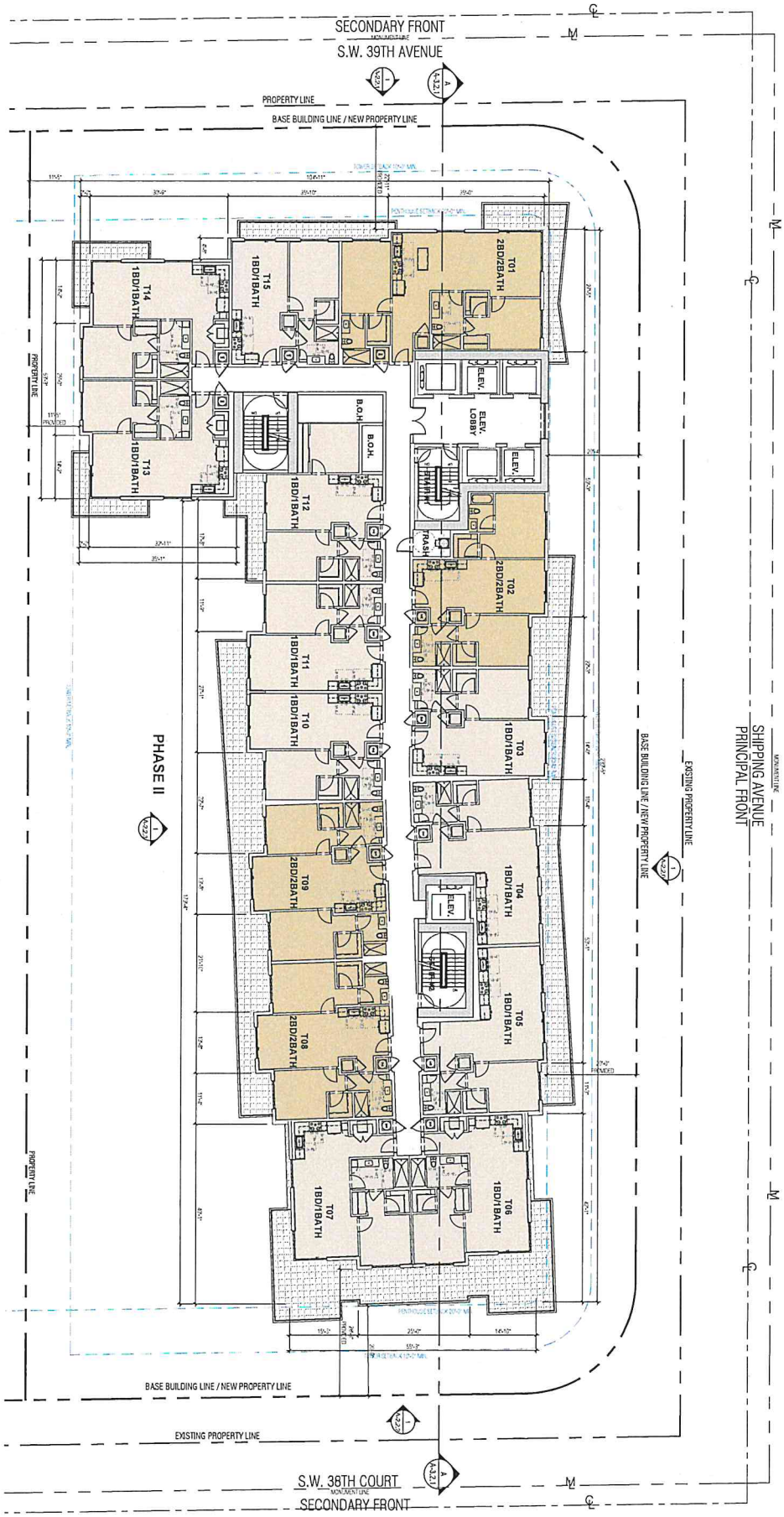

18TH FLOOR PLAN

SCALE: 3/32"=1'-0"

MERRICK PARC RTZ - PHASE II
3898 SHIPPING AVE.
MIAMI, FL

DATE: 02-26-2025
PROJECT NO.
DRAWING NAME:
SHEET NO: A-1.2.8

ROBERT BEHAR AR No. 14339

SEAL:

BEHAR-FONT

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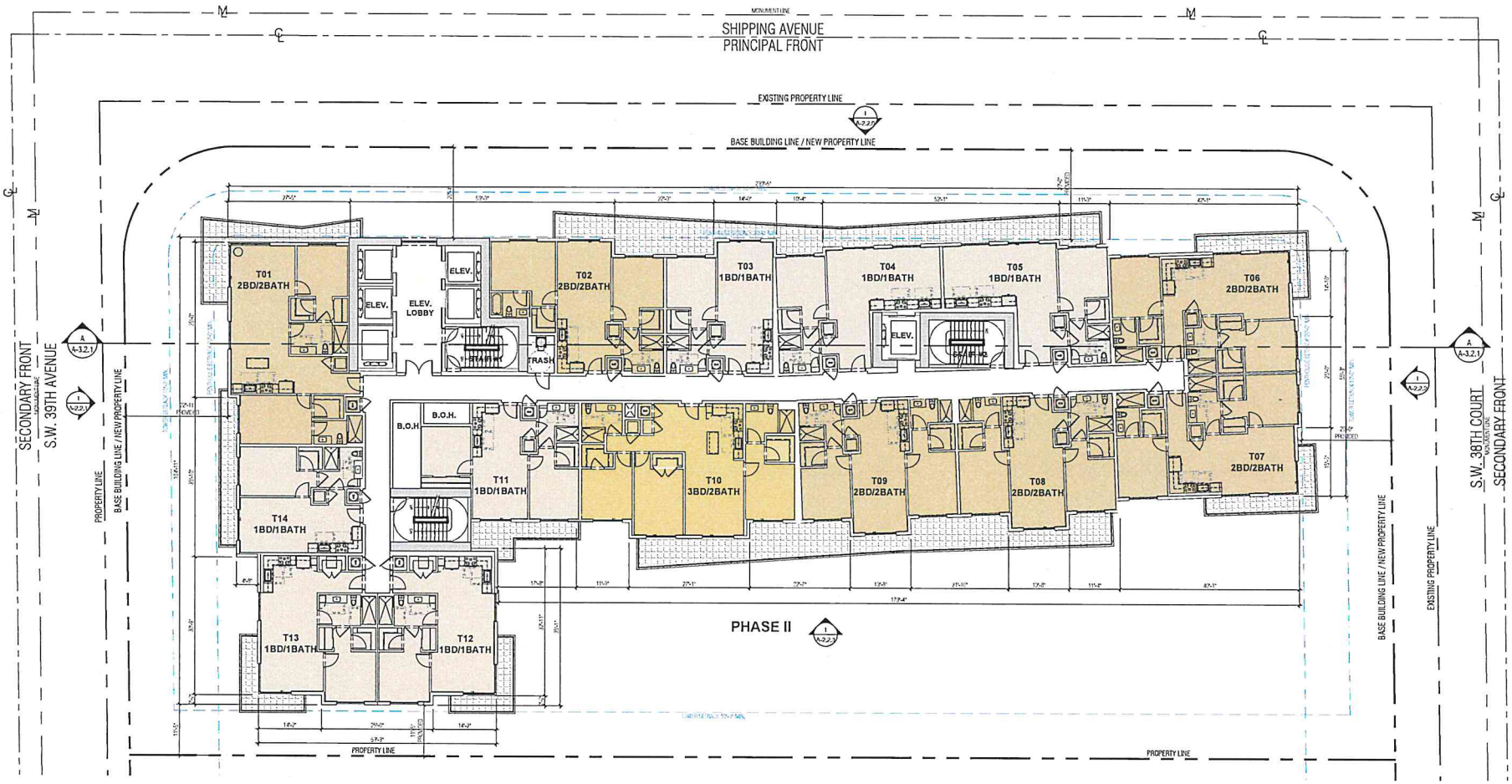
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



19TH-23RD FLOOR PLAN
SCALE: 3/32"=1'-0"

BEHAR·FONT
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ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

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MIAMI, FL

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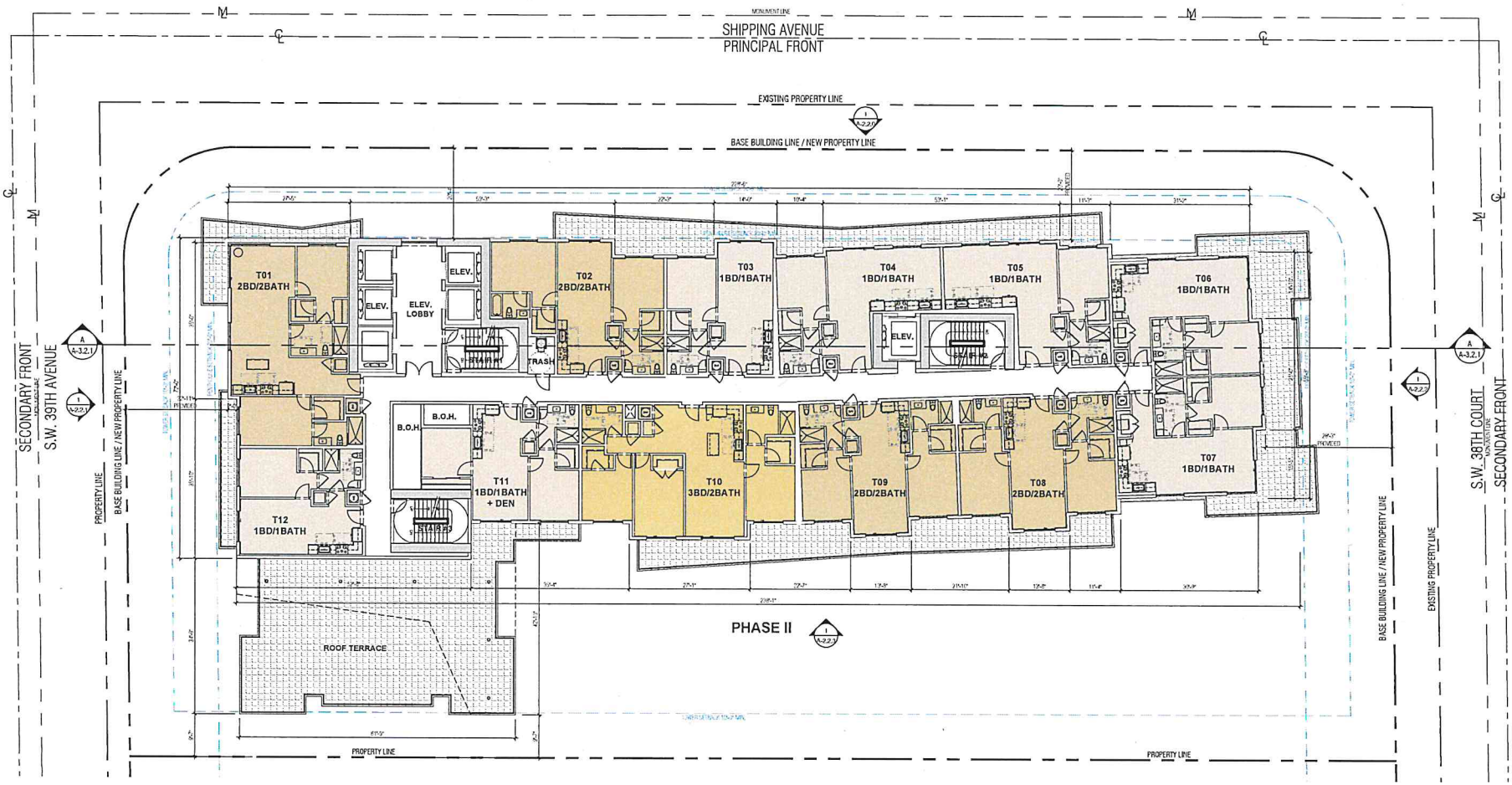
DATE: 02-26-2025
PROJECT NO:
DRAWING NAME:
SHEET NO:
A-1.2.9

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



24TH FLOOR PLAN
SCALE: 3/32"=1'-0"

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PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

MERRICK PARC RTZ - PHASE II
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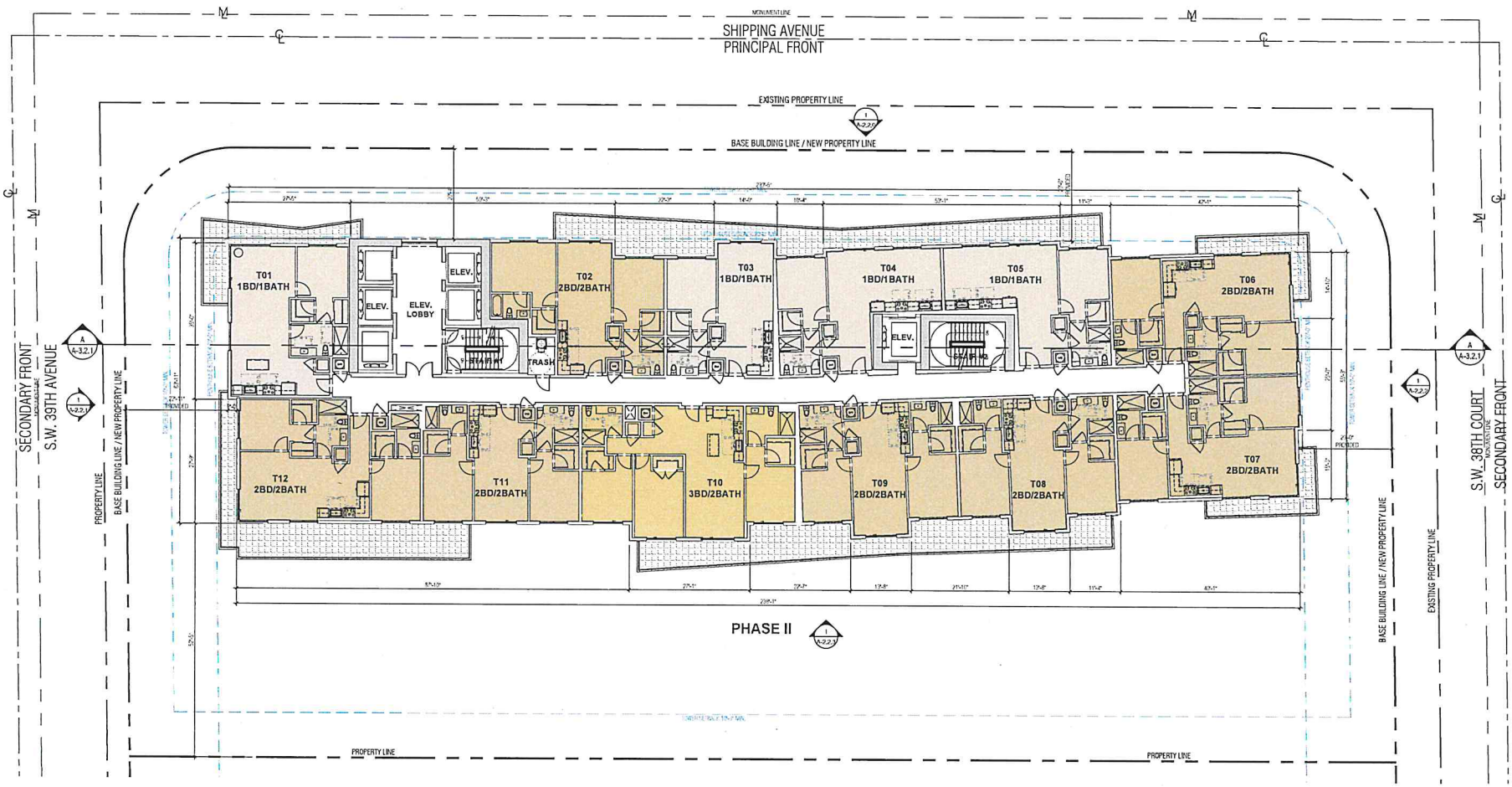
DATE: 02-26-2025
PROJECT NO.
DRAWING NAME:
SHEET NO.
A-1.2.10

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



25TH FLOOR PLAN

SCALE: 3/32"=1'-0"

BEHAR · FONT PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

MERRICK PARC RTZ - PHASE II
3898 SHIPPING AVE.
MIAMI, FL

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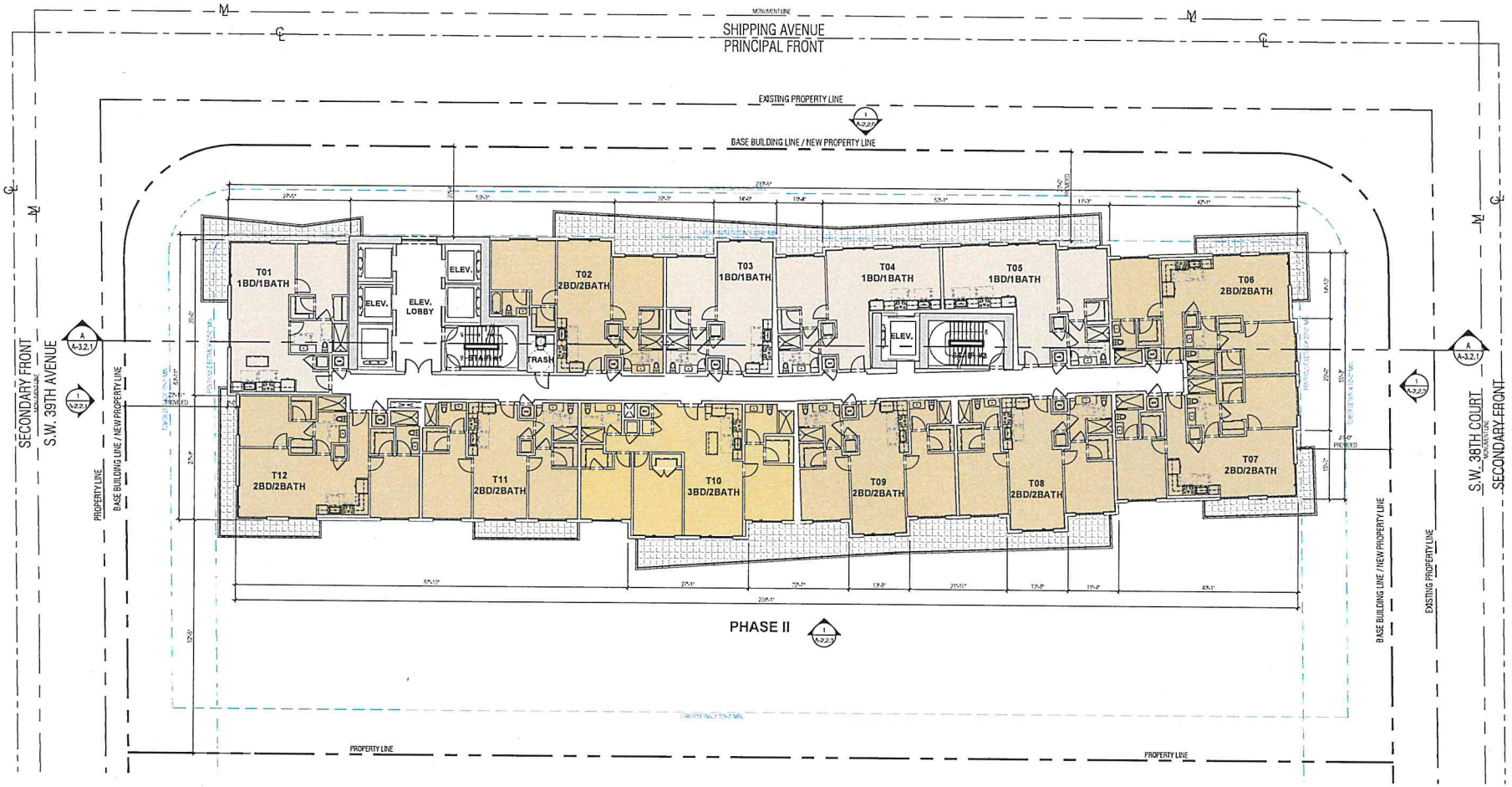
DATE: 02-26-2025
PROJECT NO:
DRAWING NAME:
SHEET NO:
A-1.2.11

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



PHASE II

26TH-31ST FLOOR PLAN
SCALE: 3/32"=1'-0"

BEHAR · FONT PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

MERRICK PARC RTZ - PHASE II
3898 SHIPPING AVE.
MIAMI, FL

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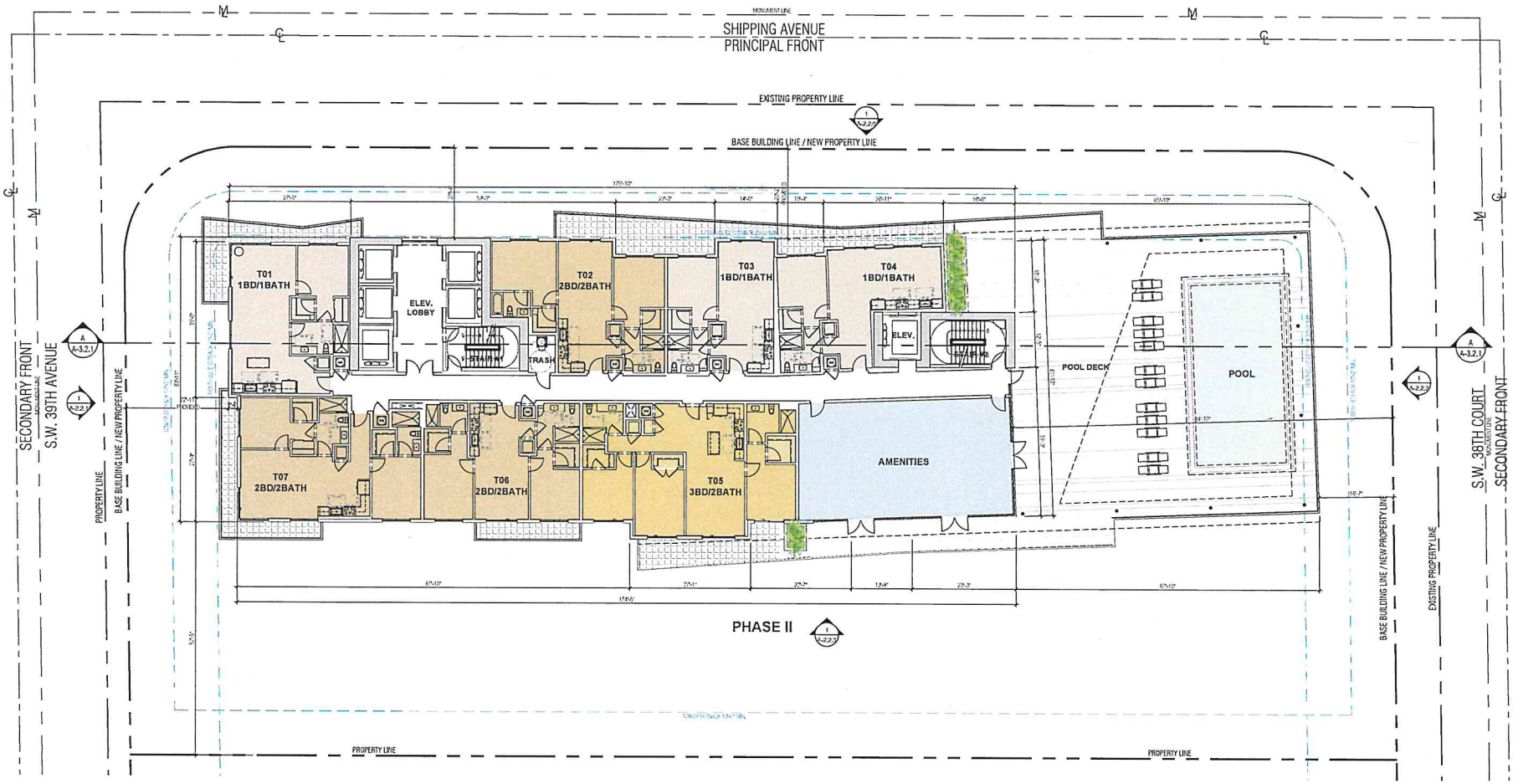
DATE: 02-26-2025
PROJECT NO:
DRAWING NAME:
SHEET NO:
A-1.2.12

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



32ND FLOOR PLAN
SCALE: 3/32"=1'-0"

BEHAR·FONT
PARTNERS, P.A.
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

MERRICK PARC RTZ - PHASE II
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MIAMI, FL

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DATE: 02-26-2025
PROJECT NO:
DRAWING NAME:
SHEET NO:
A-1.2.13

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA

MERRICK PARC RTZ
OVERALL

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PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

MERRICK PARC RTZ
3191 SW 39TH AVE. / 3698 SHIPPING AVE.
MIAMI, FL

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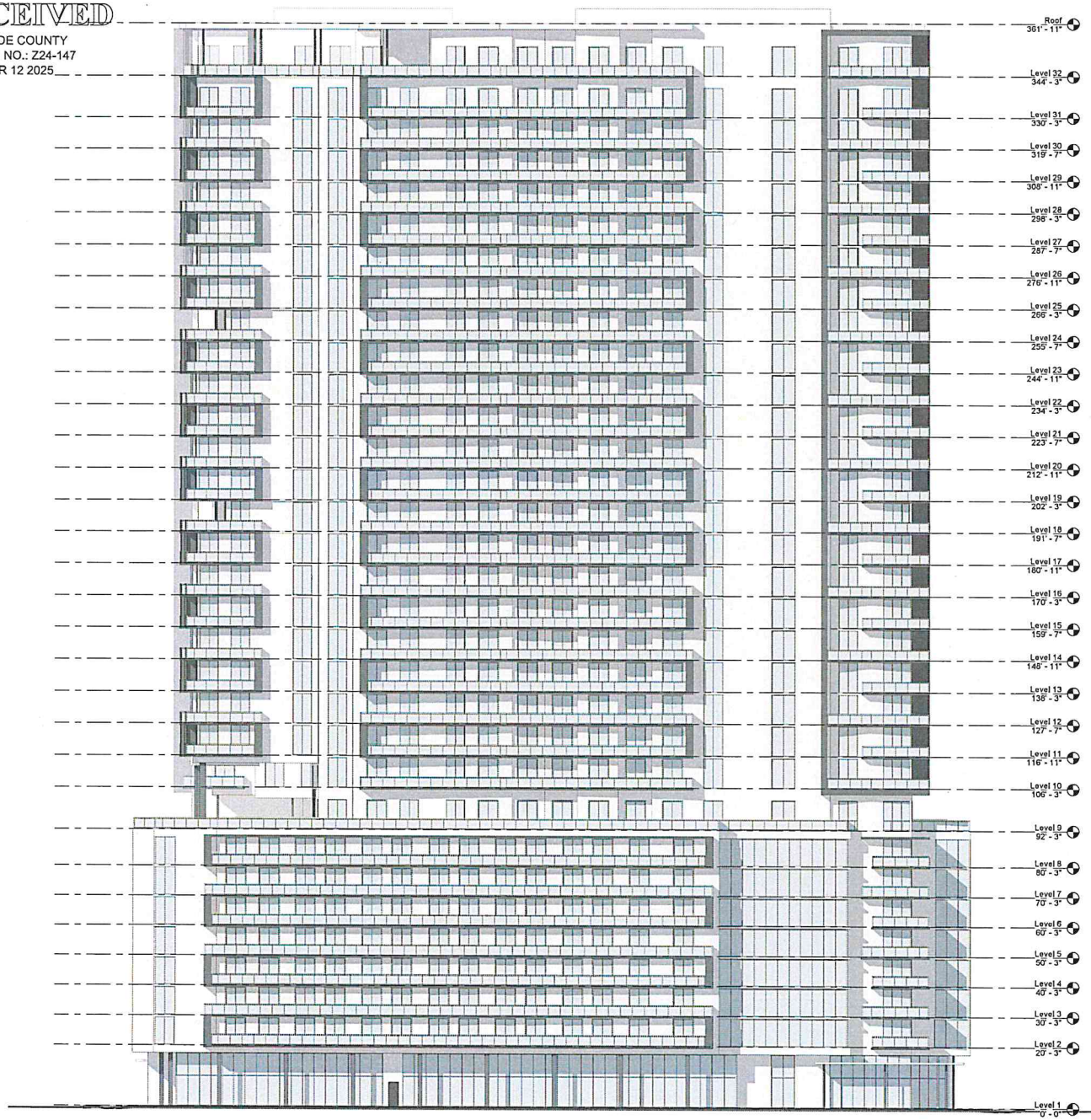
DATE: 04-18-2024
PROJECT NO:
DRAWING NAME:
SHEET NO:

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



1 SOUTH ELEVATION (ORANGE STREET)
1/16" = 1'-0"

BEHAR · FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

MERRICK PARC RTZ
3191 SW 39TH AVE. / 3898 SHIPPING AVE.
MIAMI, FL

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DATE: 02-26-2025
PROJECT NO: 23-056
DRAWING NAME:
SHEET NO:
A-2.0.1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA

1 EAST ELEVATION (SW 38 COURT)
1/16" = 1'-0"

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SEAL:

ROBERT BEHAR AR No. 14339

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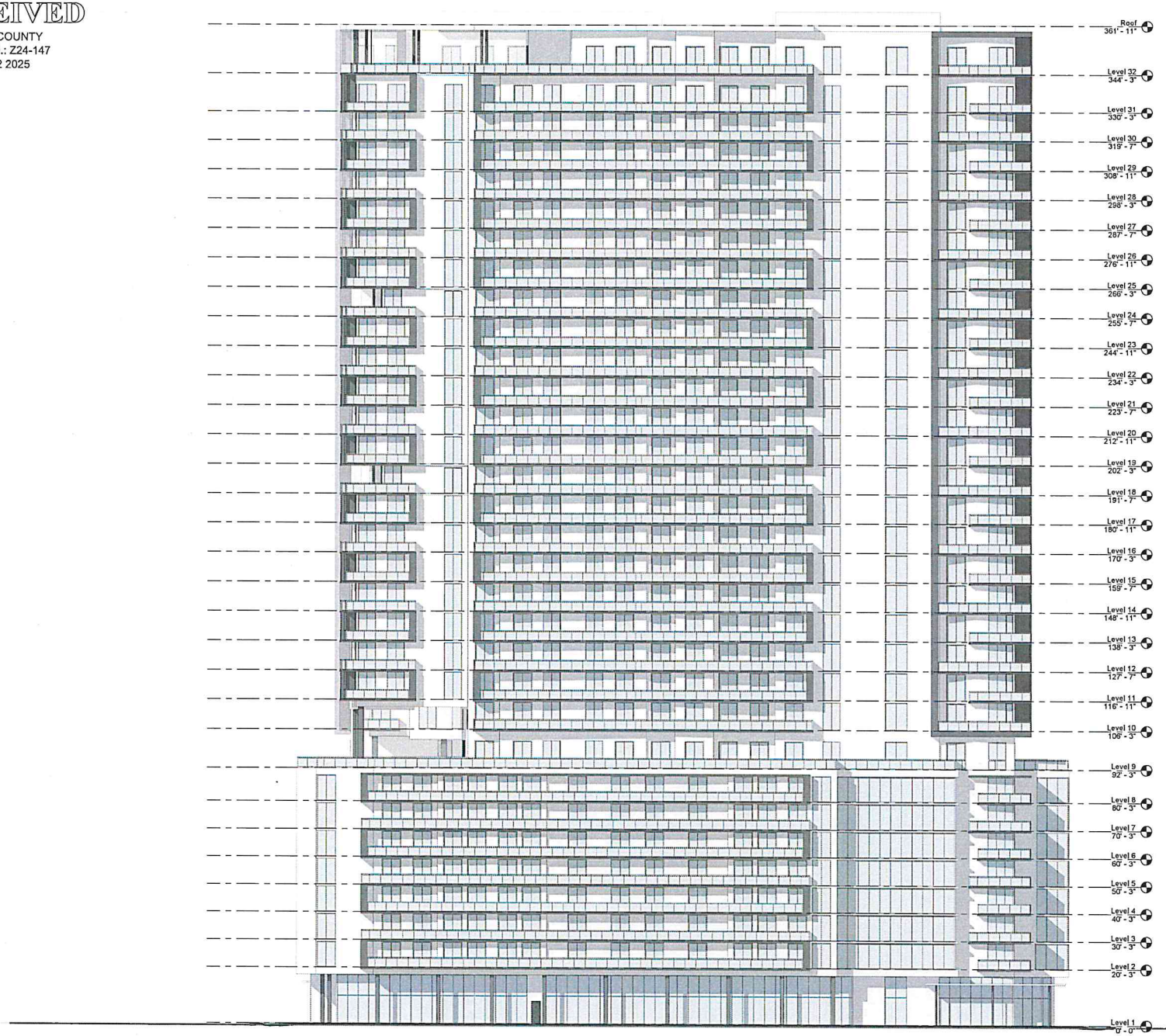
DATE: 02-26-2025
PROJECT NO: 23-056
DRAWING NAME:
SHEET NO:
A-2.0.2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



1 NORTH ELEVATION (SHIPPING AVENUE)
1/16" = 1'-0"

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CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

MERRICK PARC RTZ
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MIAMI, FL

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DATE: 02-26-2025
PROJECT NO: 23-056
DRAWING NAME:
SHEET NO:
A-2.0.3

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA

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CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

MERRICK PARC RTZ
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DATE: 02-26-2025
PROJECT NO: 23-058
DRAWING NAME:
SHEET NO:
A-2.0.4

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA

MERRICK PARC RTZ
PHASE I

BEHAR · FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

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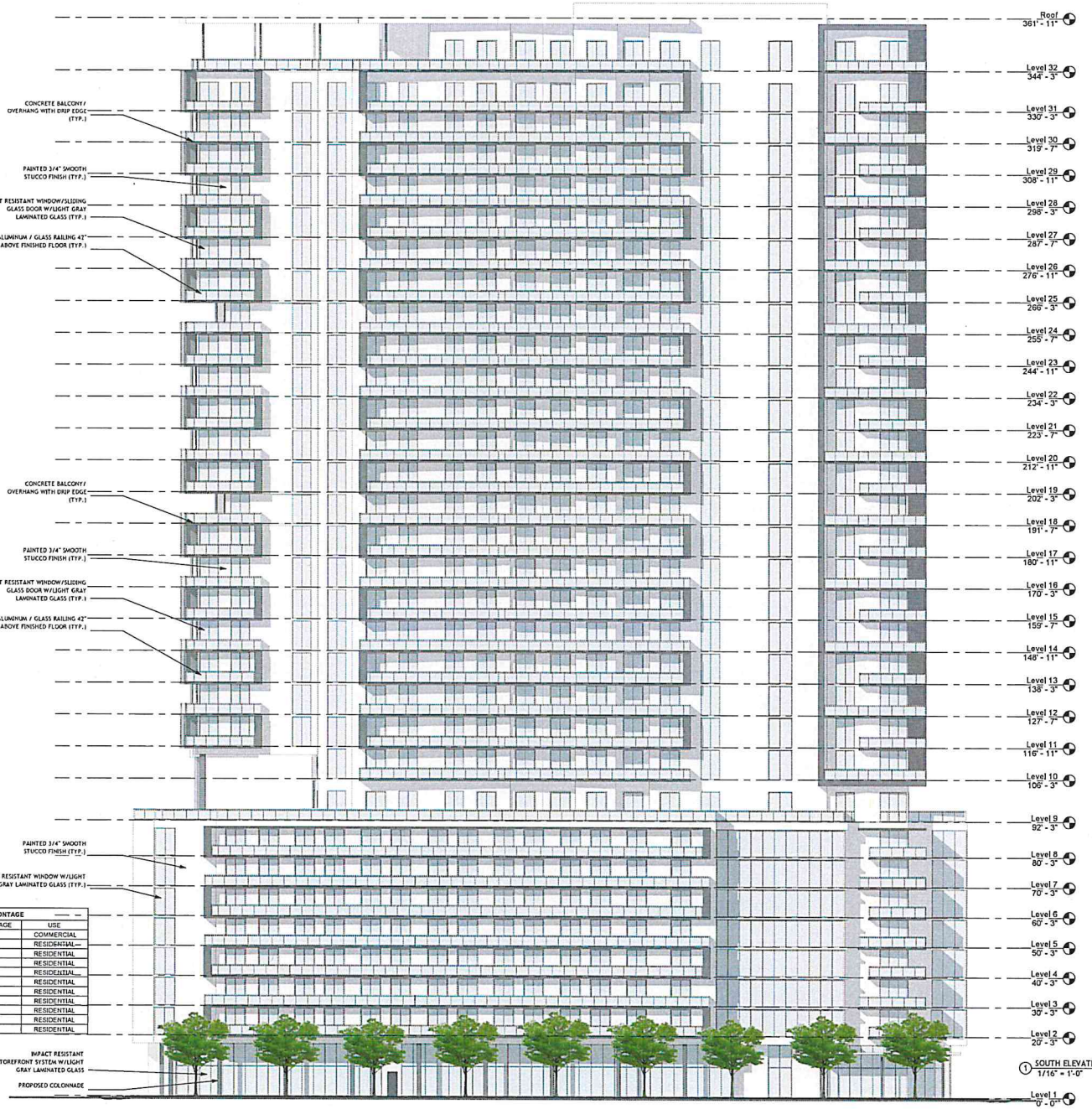
DATE: 02-26-2025
PROJECT NO:
DRAWING NAME:
SHEET NO:

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



1 SOUTH ELEVATION (ORANGE STREET)
1/16" = 1'-0"

PHASE I - GLAZING CALCULATIONS - SOUTH ELEVATION (ORANGE STREET) - BUILDING FRONTAGE

FLOOR	TOTAL WALL AREA	GLAZING AREA	GLAZING PERCENTAGE	USE
GROUND FLOOR (STOREFRONT)	4,714 SF.	3,981 SF.	84.4%	COMMERCIAL
2ND THRU 8TH FLOOR	2,792 SF.	1,525 SF.	54.6%	RESIDENTIAL
9TH FLOOR	2,768 SF.	990 SF.	35.7%	RESIDENTIAL
10TH FLOOR	2,110 SF.	930 SF.	46.9%	RESIDENTIAL
11TH THRU 16TH FLOOR	1,183 SF.	1,183 SF.	46.7%	RESIDENTIAL
17TH FLOOR	2,420 SF.	1,120 SF.	46.2%	RESIDENTIAL
18TH THRU 23RD FLOOR	1,183 SF.	1,183 SF.	46.7%	RESIDENTIAL
24TH FLOOR	2,420 SF.	1,120 SF.	46.2%	RESIDENTIAL
25TH THRU 30TH FLOOR	1,183 SF.	1,183 SF.	46.7%	RESIDENTIAL
31ST FLOOR	2,322 SF.	1,183 SF.	35.6%	RESIDENTIAL
32ND FLOOR	2,376 SF.	799 SF.	33.6%	RESIDENTIAL

* BUILDING STREETWALL SURFACES SHALL BE A MINIMUM 30% GLAZED
* PARKING GARAGE SCREEN AND GATES TO BE A MINIMUM 90% TRANSPARENT

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CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

MERRICK PARC RTZ - PHASE I
3191 SW 39TH AVE.
MIAMI, FL

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DATE: 02-26-2025
PROJECT NO: 23-056
DRAWING NAME:
SHEET NO:
A-2.1.1

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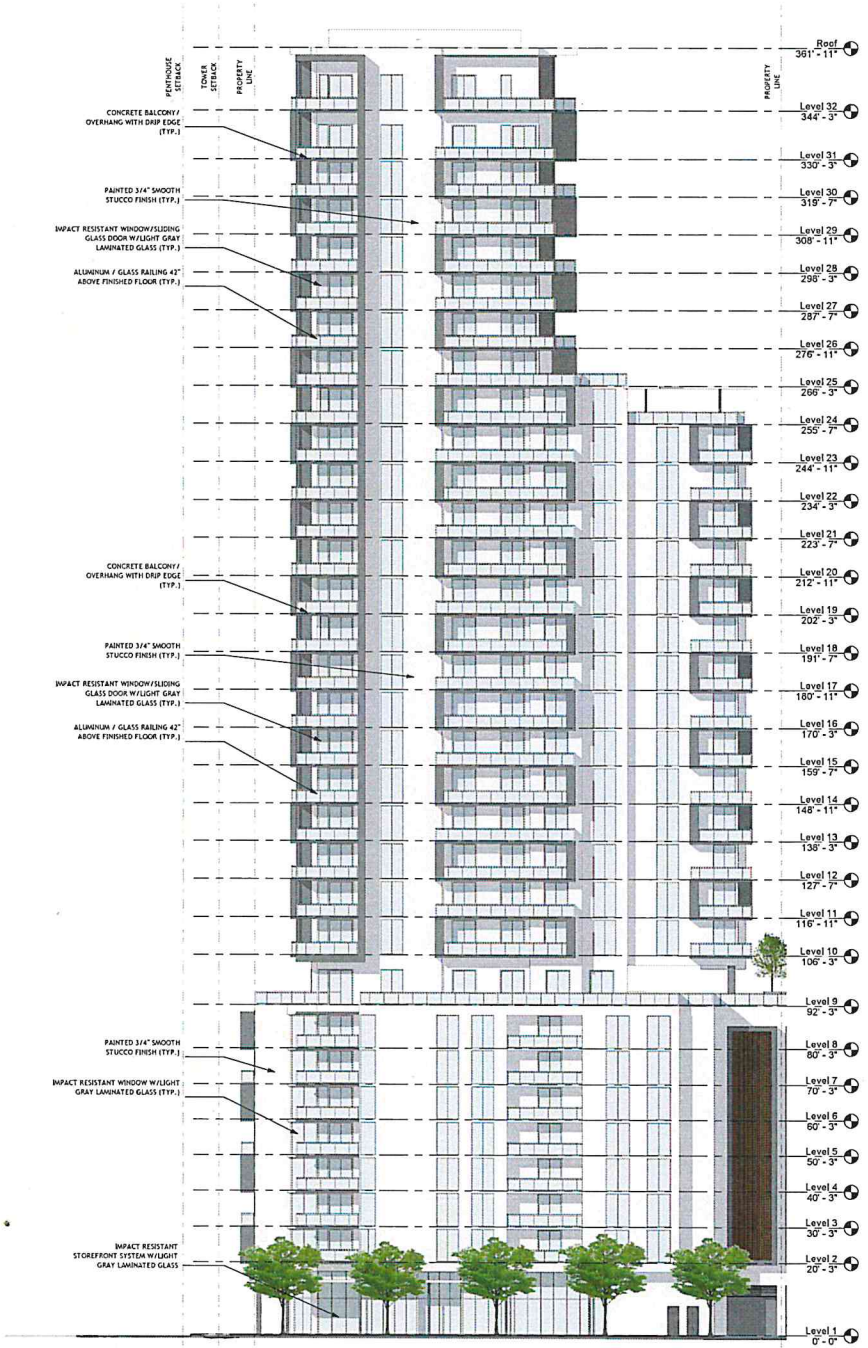
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



1 EAST ELEVATION (SW 38 COURT)
1/16" = 1'-0"

PHASE I - GLAZING CALCULATIONS - EAST ELEVATION (S.W. 38TH COURT) - BUILDING FRONTAGE				
FLOOR	TOTAL WALL AREA	GLAZING AREA	GLAZING PERCENTAGE	USE
GROUND FLOOR (STOREFRONT)	2,440 SF.	1,496 SF.	61.3%	COMMERCIAL
2ND THRU 8TH FLOOR	1,216 SF.	589 SF.	48.4%	RESIDENTIAL
9TH FLOOR	1,206 SF.	434 SF.	35.9%	RESIDENTIAL
10TH THRU 23RD FLOOR	1,241 SF.	552 SF.	44.4%	RESIDENTIAL
24TH FLOOR	915 SF.	428 SF.	46.7%	RESIDENTIAL
25TH THRU 30TH FLOOR	655 SF.	330 SF.	50.3%	RESIDENTIAL
31ST FLOOR	863 SF.	330 SF.	38.2%	RESIDENTIAL
32ND FLOOR	833 SF.	330 SF.	39.6%	RESIDENTIAL

* BUILDING STREETWALL SURFACES SHALL BE A MINIMUM 30% GLAZED
* PARKING GARAGE SCREEN AND GATES TO BE A MINIMUM 50% TRANSPARENT

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SEAL:

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DATE: 02-26-2025
PROJECT NO: 23-056
DRAWING NAME:
SHEET NO:
A-2.1.2

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DATE: MAR 12 2025
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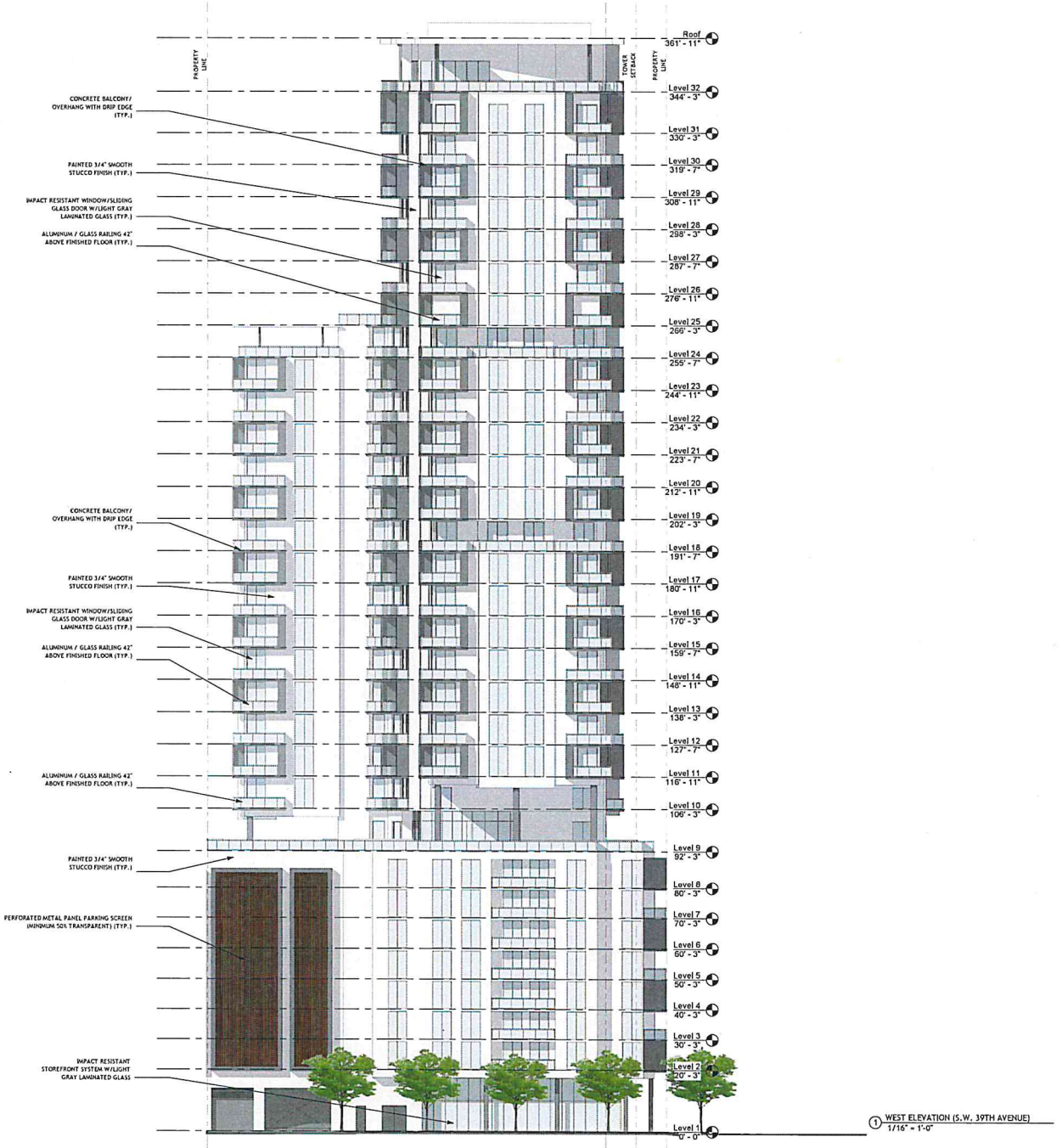

1 WEST ELEVATION (S.W. 39TH AVENUE)
1/16" = 1'-0"

PHASE I - GLAZING CALCULATIONS - WEST ELEVATION (S.W. 39TH AVENUE) - BUILDING FRONTAGE

FLOOR	TOTAL WALL AREA	GLAZING AREA	GLAZING PERCENTAGE	USE
GROUND FLOOR (STOREFRONT)	1,914 SF.	1,158 SF.	60.5%	COMMERCIAL
2ND THRU 8TH FLOOR	1,019 SF.	442 SF.	43.3%	RESIDENTIAL
9TH FLOOR	NOT A STREET WALL.THIS FACADE SECTION IS OFFSET 41 FEET FROM THE TOWER STREETWALL EDGE			RESIDENTIAL
10TH FLOOR				RESIDENTIAL
11TH THRU 16TH FLOOR	590 SF.	269 SF.	45.5%	RESIDENTIAL
17TH FLOOR	590 SF.	269 SF.	45.5%	RESIDENTIAL
18TH THRU 23RD FLOOR	590 SF.	269 SF.	45.5%	RESIDENTIAL
24TH FLOOR	590 SF.	269 SF.	45.5%	RESIDENTIAL
25TH THRU 30TH FLOOR	590 SF.	269 SF.	45.5%	RESIDENTIAL
31ST FLOOR	774 SF.	269 SF.	334.7%	RESIDENTIAL
32ND FLOOR	NOT A STREET WALL.THIS FACADE SECTION IS OFFSET 68 FEET FROM THE TOWER STREETWALL EDGE			RESIDENTIAL

* BUILDING STREETWALL SURFACES SHALL BE A MINIMUM 30% GLAZED
* PARKING GARAGE SCREEN AND GATES TO BE A MINIMUM 50% TRANSPARENT

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DATE: 02-26-2025
PROJECT NO: 23-056
DRAWING NAME:
SHEET NO:
A-2.1.3

RECEIVED
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PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA

1 NORTH ELEVATION (REAR)
1/16" = 1'-0"

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DATE: 02-26-2025
PROJECT NO: 23-056
DRAWING NAME:
SHEET NO:
A-2.1.4

RECEIVED
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PROCESS NO.: Z24-147
DATE: MAR 12 2025
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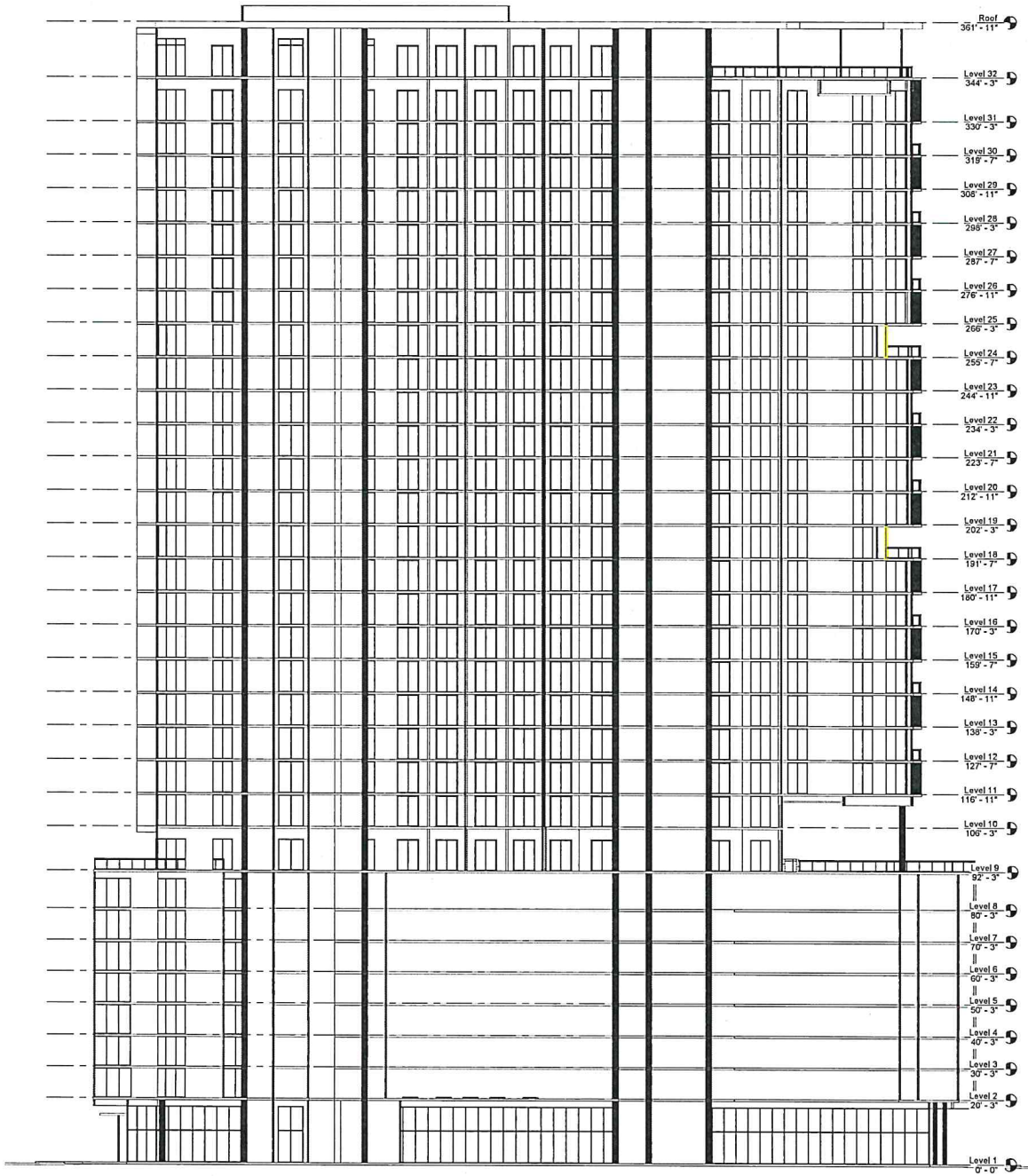

1 SECTION A-A - PHASE I

SCALE: 1/16" = 1'-0"

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MIAMI-DADE COUNTY
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MERRICK PARC RTZ
PHASE II

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ROBERT BEHAR AR No. 14339

MERRICK PARC RTZ - PHASE II
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MIAMI, FL

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DATE: 02-26-2025
PROJECT NO:
DRAWING NAME:
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MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
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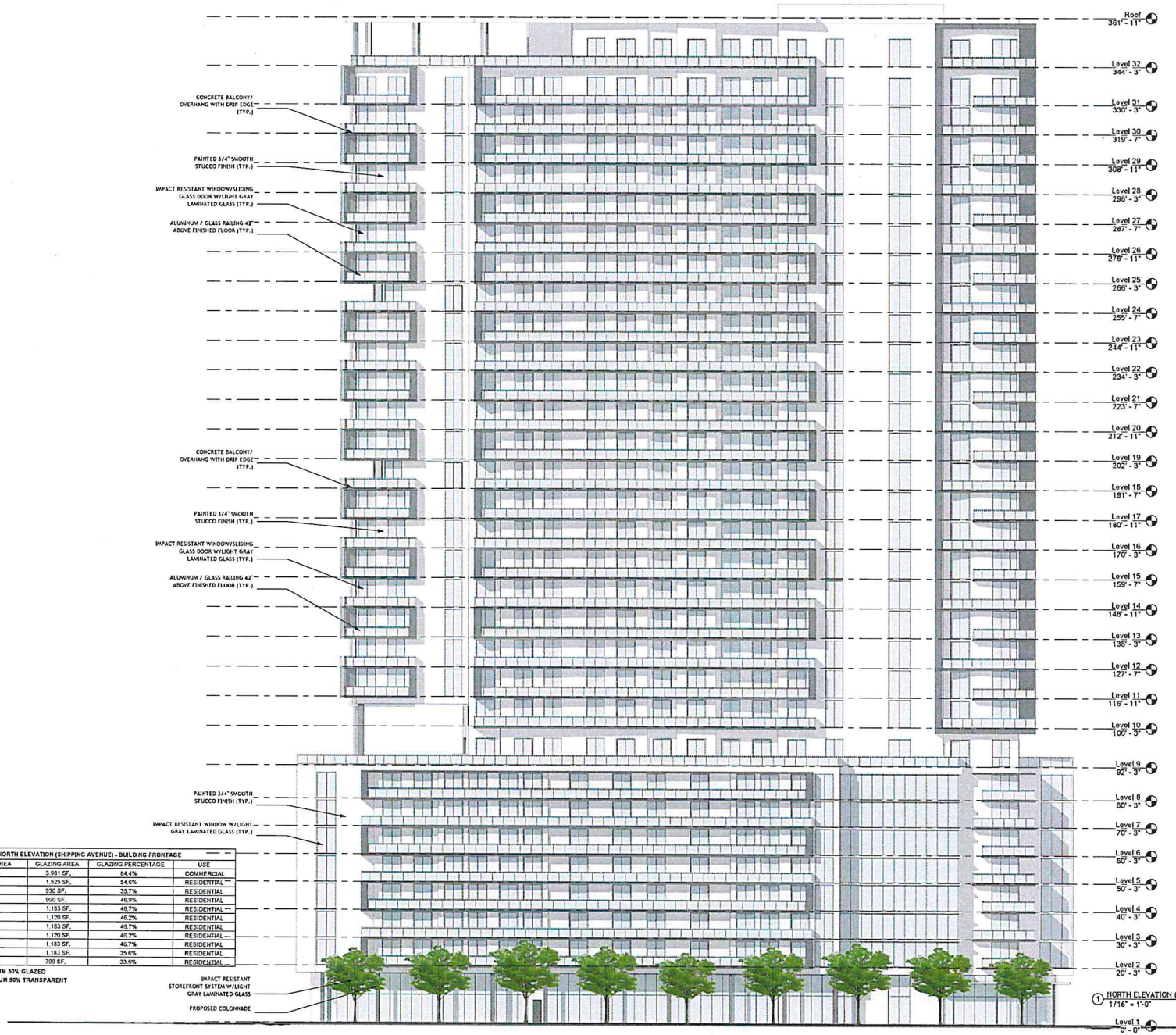

1 NORTH ELEVATION (SHIPPING AVENUE)
1/16" = 1'-0"

PHASE II - GLAZING CALCULATIONS - NORTH ELEVATION (SHIPPING AVENUE) - BUILDING FRONTAGE

FLOOR	TOTAL WALL AREA	GLAZING AREA	GLAZING PERCENTAGE	USE
GROUND FLOOR (STOREFRONT)	4,714 SF.	3,951 SF.	84.4%	COMMERCIAL
2ND THRU 8TH FLOOR	2,792 SF.	1,525 SF.	54.6%	RESIDENTIAL *
9TH FLOOR	2,768 SF.	990 SF.	35.7%	RESIDENTIAL
10TH FLOOR	2,110 SF.	990 SF.	46.9%	RESIDENTIAL
11TH THRU 16TH FLOOR	1,183 SF.	1,183 SF.	46.7%	RESIDENTIAL *
17TH FLOOR	2,420 SF.	1,120 SF.	46.2%	RESIDENTIAL
18TH THRU 23RD FLOOR	1,183 SF.	1,183 SF.	46.7%	RESIDENTIAL
24TH FLOOR	2,420 SF.	1,120 SF.	46.2%	RESIDENTIAL
25TH THRU 30TH FLOOR	1,183 SF.	1,183 SF.	46.7%	RESIDENTIAL
31ST FLOOR	2,322 SF.	1,183 SF.	35.6%	RESIDENTIAL
32ND FLOOR	2,376 SF.	799 SF.	33.6%	RESIDENTIAL

* BUILDING STREETWALL SURFACES SHALL BE A MINIMUM 30% GLAZED
* PARKING GARAGE SCREEN AND GATES TO BE A MINIMUM 30% TRANSPARENT

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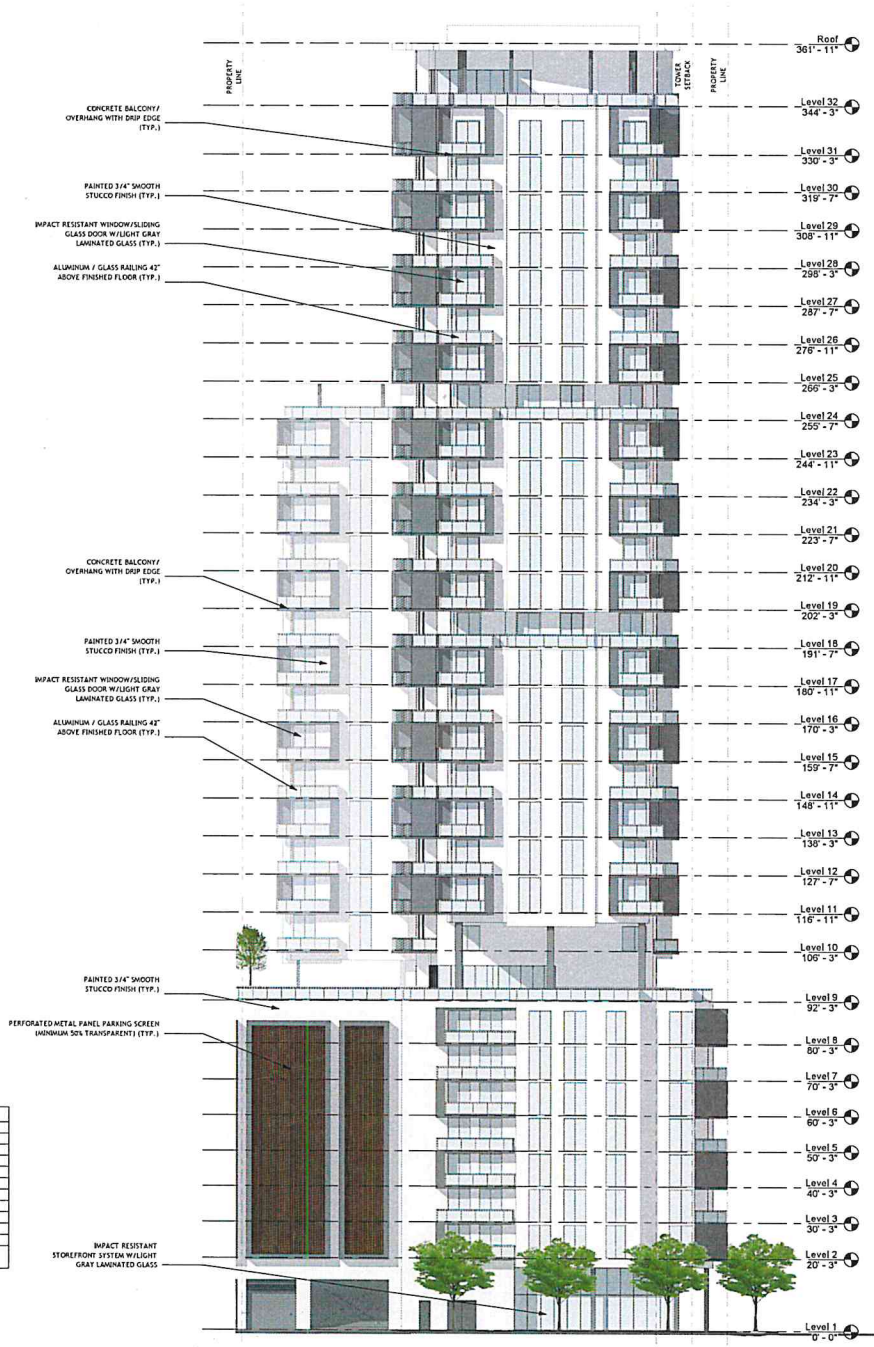
DATE: 02-26-2025
PROJECT NO: 23-058
DRAWING NAME:
SHEET NO:
A-2.2.1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



① EAST ELEVATION (S.W. 38TH COURT)
1/16" = 1'-0"

PHASE II - GLAZING CALCULATIONS - EAST ELEVATION (S.W. 38TH COURT) - BUILDING FRONTAGE				
FLOOR	TOTAL WALL AREA	GLAZING AREA	GLAZING PERCENTAGE	USE
GROUND FLOOR (STOREFRONT)	1,603 SF.	779 SF.	48.5%	COMMERCIAL
2ND THRU 8TH FLOOR	848 SF.	378 SF.	44.5%	RESIDENTIAL
9TH FLOOR	NOT A STREET WALL THIS FACADE SECTION IS OFFSET 41 FEET FROM THE TOWER STREETWALL EDGE			RESIDENTIAL
10TH FLOOR				RESIDENTIAL
11TH THRU 16TH FLOOR	590 SF.	269 SF.	45.5%	RESIDENTIAL
17TH FLOOR	590 SF.	269 SF.	45.5%	RESIDENTIAL
18TH THRU 23RD FLOOR	590 SF.	269 SF.	45.5%	RESIDENTIAL
24TH FLOOR	590 SF.	269 SF.	45.5%	RESIDENTIAL
25TH THRU 30TH FLOOR	590 SF.	269 SF.	45.5%	RESIDENTIAL
31ST FLOOR	774 SF.	269 SF.	34.7%	RESIDENTIAL
32ND FLOOR	NOT A STREET WALL THIS FACADE SECTION IS OFFSET 68 FEET FROM THE TOWER STREETWALL EDGE			RESIDENTIAL

* BUILDING STREETWALL SURFACES SHALL BE A MINIMUM 30% GLAZED
* PARKING GARAGE SCREEN AND GATES TO BE A MINIMUM 50% TRANSPARENT

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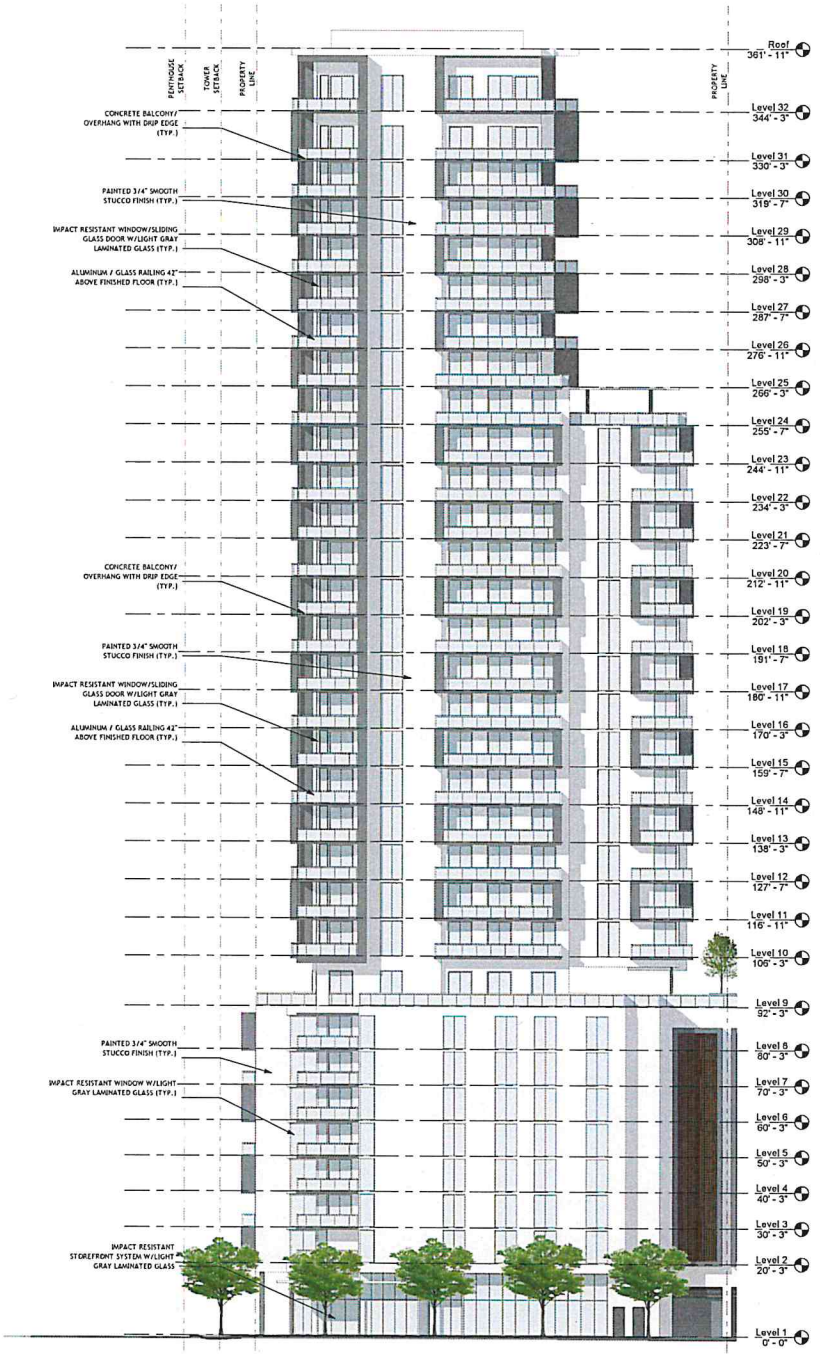
DATE: 03-26-2025
PROJECT NO: 23-056
DRAWING NAME:
SHEET NO:
A-2.2.2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



1 WEST ELEVATION (S.W. 39TH AVENUE)
1/16" = 1'-0"

PHASE II - GLAZING CALCULATIONS - WEST ELEVATION (S.W. 39TH AVENUE) - BUILDING FRONTAGE				
FLOOR	TOTAL WALL AREA	GLAZING AREA	GLAZING PERCENTAGE	USE
GROUND FLOOR (STOREFRONT)	2,133 SF.	1,525 SF.	70.9%	COMMERCIAL
2ND THRU 8TH FLOOR	1,062 SF.	451 SF.	42.4%	RESIDENTIAL
9TH FLOOR	992 SF.	343 SF.	34.5%	RESIDENTIAL
10TH THRU 23RD FLOOR	1,084 SF.	496 SF.	45.7%	RESIDENTIAL
24TH FLOOR	768 SF.	370 SF.	48.1%	RESIDENTIAL
25TH THRU 30TH FLOOR	682 SF.	370 SF.	54.2%	RESIDENTIAL
31ST FLOOR	895 SF.	370 SF.	41.3%	RESIDENTIAL
32ND FLOOR	863 SF.	370 SF.	42.8%	RESIDENTIAL

* BUILDING STREETWALL SURFACES SHALL BE A MINIMUM 30% GLAZED
* PARKING GARAGE SCREEN AND GATES TO BE A MINIMUM 50% TRANSPARENT

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DATE: 02-26-2025
PROJECT NO: 23-056
DRAWING NAME:
SHEET NO:
A-2.2.3

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA

1 SOUTH ELEVATION (REAR)
1/16" = 1'-0"

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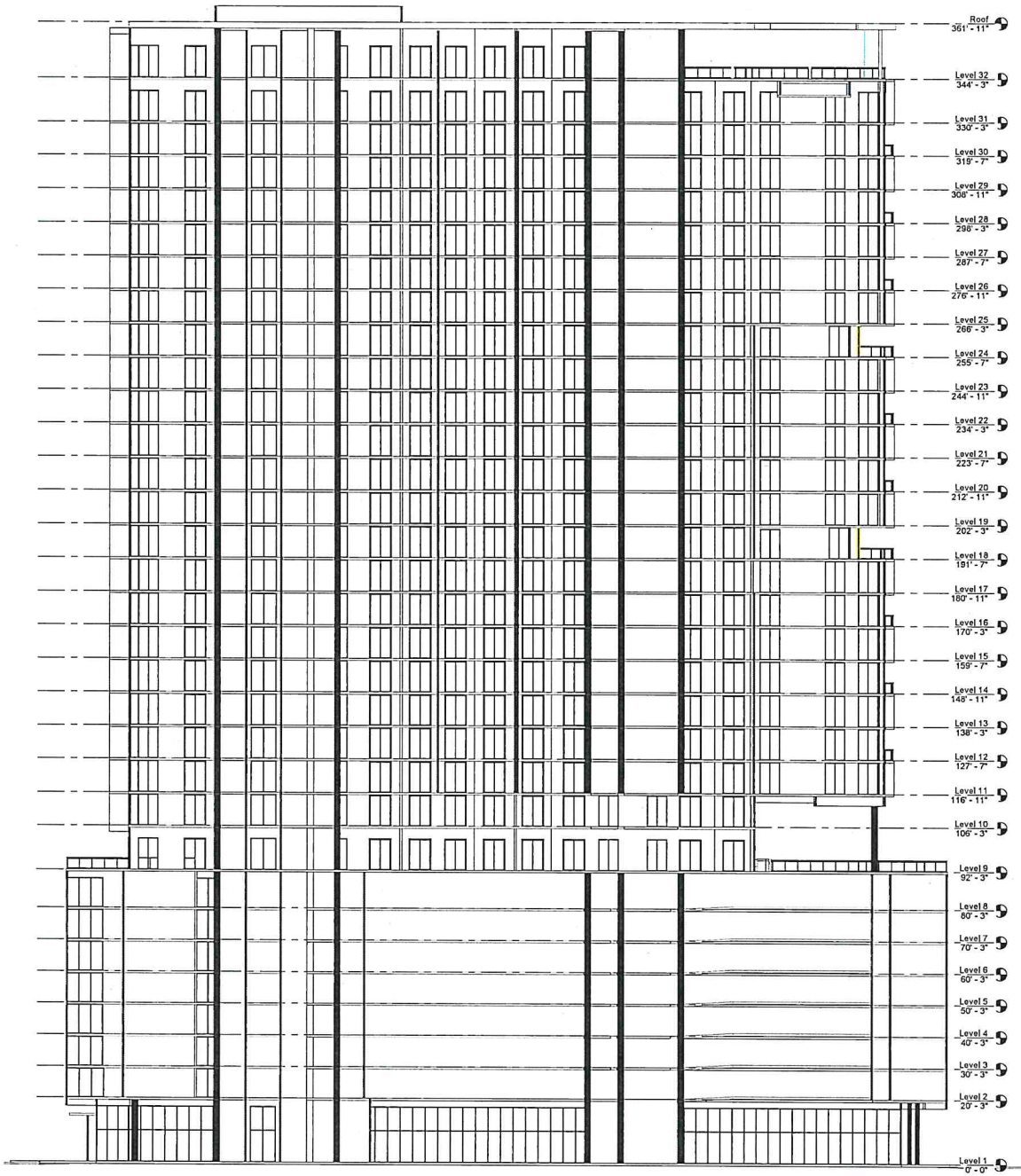
DATE: 02-26-2025
PROJECT NO: 23-056
DRAWING NAME:
SHEET NO:
A-2.2.4

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA



1 SECTION A-A - PHASE II

SCALE: 1/16" = 1'-0"

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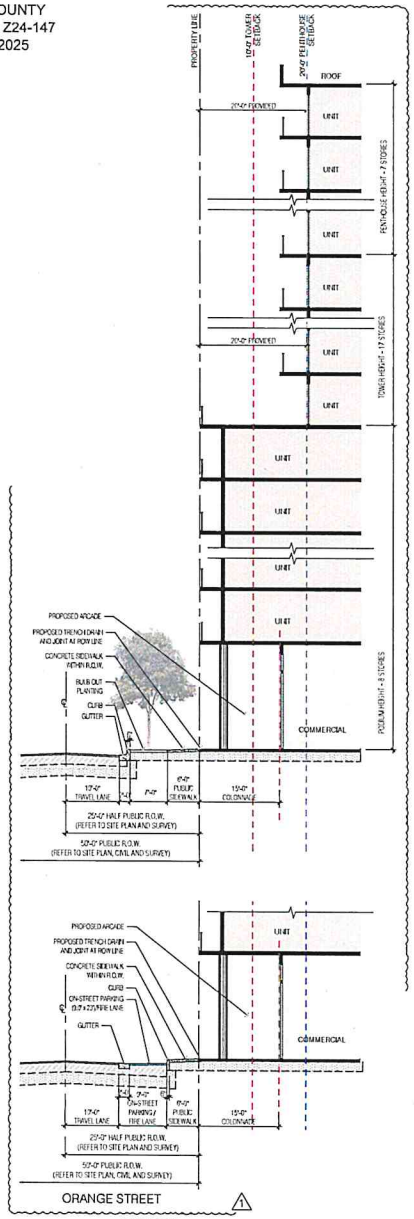
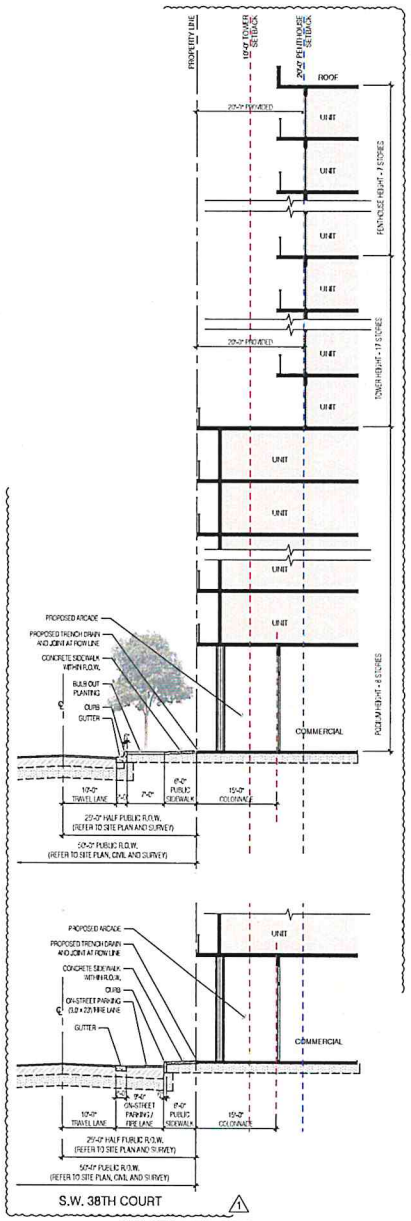
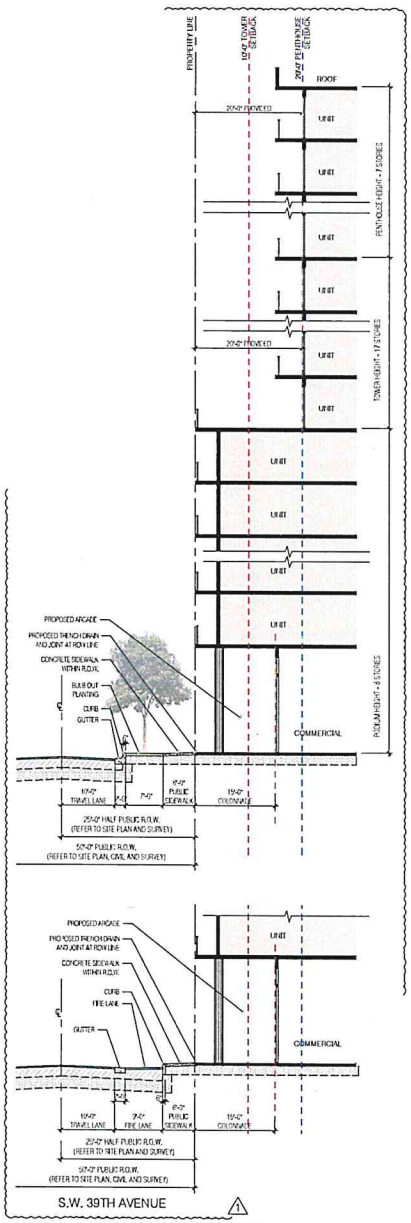
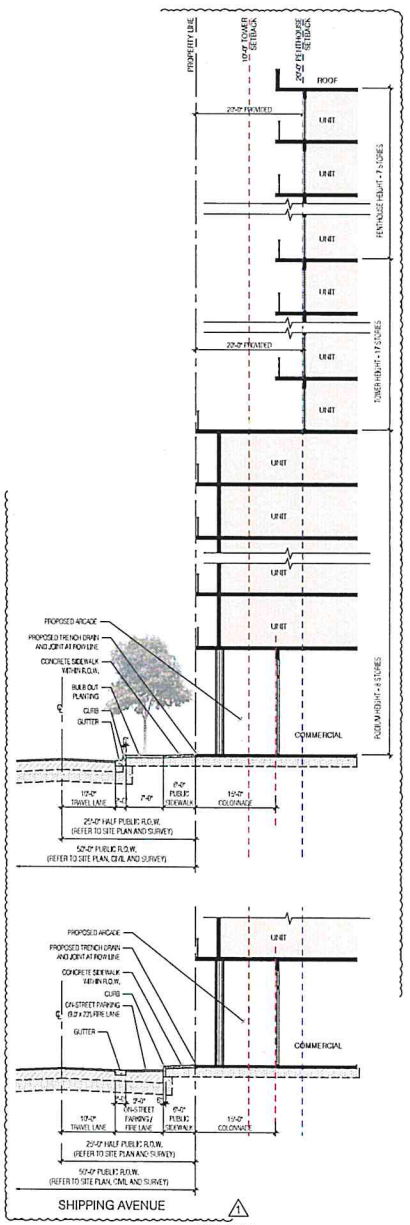
DATE: 02-06-2025
PROJECT NO:
DRAWING NAME:
SHEET NO:
A-3.2.1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: MAR 12 2025
BY: ISA









NOTE:
FOR ADDITIONAL INFORMATION ABOUT THE STREET TYPES, SECTIONS AND DETAILS, PLEASE REFER TO CIVIL SHEETS

STREET SECTIONS

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SEAL:

ROBERT BEHAR AR No. 14339

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REV. 1 09/23/2024 ASPR COMMENTS

DATE: 02-26-2025
PROJECT NO: 23-058
DRAWING NAME:
SHEET NO:
A-0.0.1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NUMBER: 2024-0000710
DATE: MAY 2, 2024
BY: ASP

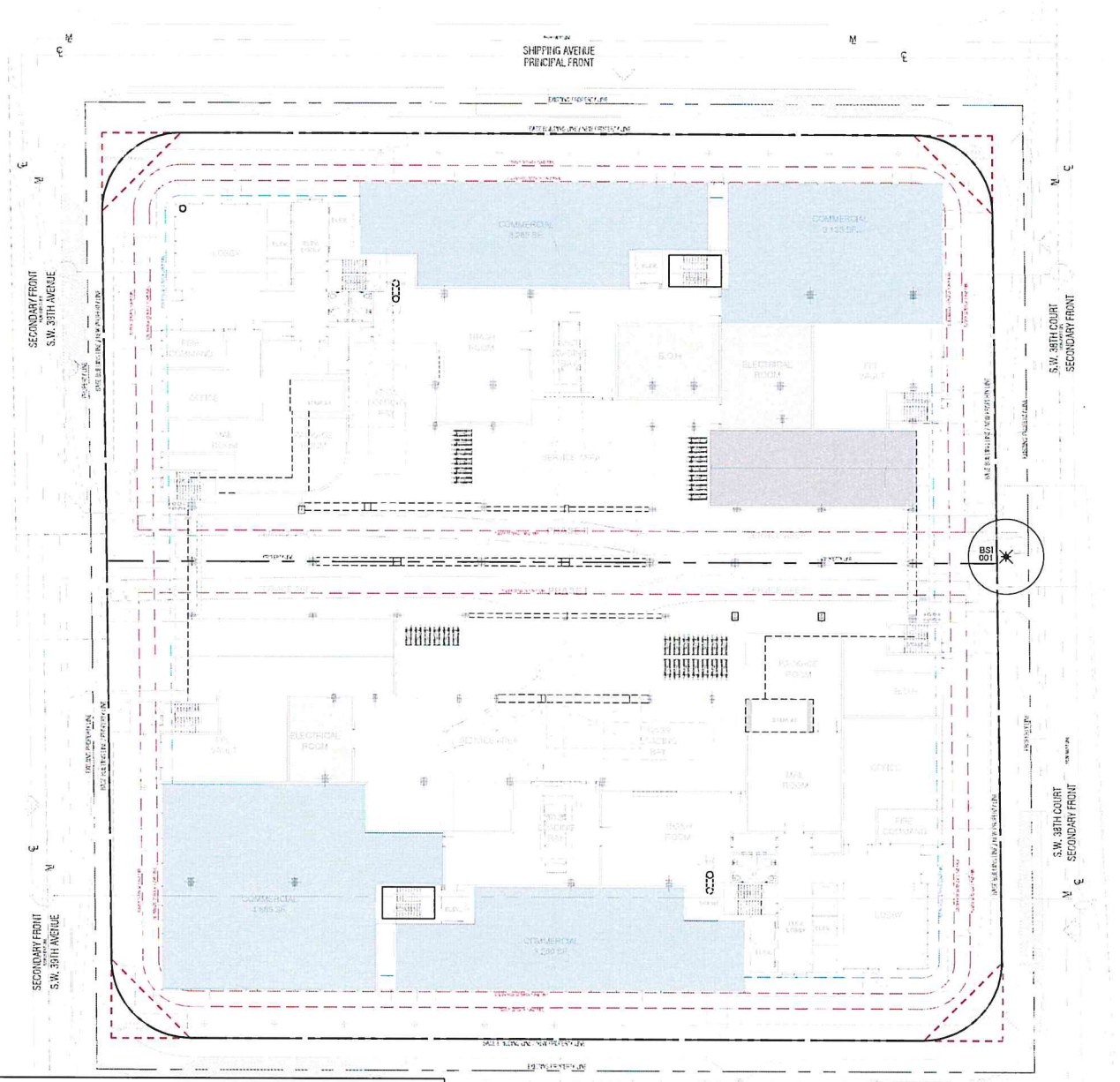
GENERAL TREE PROTECTION NOTES AND REQUIREMENTS

PROTECTION REQUIREMENTS DURING SITE DEVELOPMENT: PROTECTION REQUIREMENTS FOR TREES DESIGNATED FOR PRESERVATION UNDER AN APPROVED DEMOLITION PERMIT OR TREE REMOVAL PERMIT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

1. PROTECTIVE BARRIERS SHALL BE PLACED AROUND EACH TREE, CLUSTER OF TREES, OR THE EDGE OF THE PRESERVATION AREA NO LESS THAN SIX FEET (IN RADIUS) FROM THE TRUNK OF ANY PROTECTED TREE CLUSTER, OR PRESERVATION AREA UNLESS A LESSER DISTANCE IS SPECIFIED BY THE ADMINISTRATIVE OFFICIAL. PROTECTIVE BARRIERS SHALL BE A MINIMUM OF FOUR FEET ABOVE GROUND LEVEL AND SHALL BE CONSTRUCTED OF WOOD, PLASTIC OR METAL, AND SHALL REMAIN IN PLACE UNTIL DEVELOPMENT IS COMPLETED AND THE ADMINISTRATIVE OFFICIAL HAS AUTHORIZED THEIR REMOVAL. PROTECTIVE BARRIERS SHALL BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION.
   1.1. IF TREE PROTECTOR BARRIER IS DAMAGED, REPAIR IS TO BE PERFORMED IMMEDIATELY. CARE MUST BE TAKEN NOT TO DAMAGE THE TREES TO REMAIN.
2. UNDERSTORY PLANTS WITHIN PROTECTIVE BARRIERS SHALL BE PROTECTED.
3. NO EXCESS OIL, FILL, EQUIPMENT, BUILDING MATERIALS OR BUILDING DEBRIS SHALL BE PLACED WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS, NOR SHALL THERE BE DISPOSAL OF ANY WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO TREES OR UNDERSTORY PLANTS WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS.
4. TREES SHALL BE BRACED IN SUCH A FASHION AS TO NOT SCAR, PENETRATE, PERFORATE OR OTHERWISE INFLICT DAMAGE TO THE TREE.
5. NATURAL GRADE SHALL BE MAINTAINED WITHIN PROTECTIVE BARRIERS, IN THE EVENT THAT THE NATURAL GRADE OF THE SITE IS CHANGED AS A RESULT OF SITE DEVELOPMENT SUCH THAT THE SAFETY OF THE TREE MAY BE ENDANGERED, TREE WELLS OR RETAINING WALLS ARE REQUIRED.
6. TREE CANOPY/ROOT PRUNING OPERATION
   6.1. TREES TO BE PRUNED SHALL INCLUDE ONLY TREES AFFECTED BY CONSTRUCTION OR AS DESIGNATED ON THE TREE DISPOSITION LIST. THIS ITEM IS TO BE COORDINATED BY THE CONTRACTOR'S CERTIFIED ARBORIST WITH THE OWNER'S REPRESENTATIVE.
   6.2. ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI A300 (PART 1) PRUNING.
   6.3. THE CONTRACTOR'S CERTIFIED ARBORIST MUST BE PRESENT DURING ALL PRUNING OPERATIONS.
   6.4. FERTILIZATION OPERATION
      6.4.1. ONLY TREES AFFECTED BY CONSTRUCTION (CANOPY AND/OR ROOT PRUNING) SHALL BE FERTILIZED.TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED DURING THE TIME OF YEAR AS RECOMMENDED.BY THE CONTRACTOR'S CERTIFIED ARBORIST.
   6.5. IRRIGATION: CONTRACTOR SHALL WATER THE TREES THAT HAVE BEEN PRUNED (CANOPY AND/OR ROOT) AS SHOWN BELOW.
   WATER ALL PRUNED TREES IMMEDIATELY AFTER PRUNING. CONTRACTOR SHALL WATER BY HAND. IF A POTABLE WATER SOURCE IS NOT AVAILABLE ON-SITE OR IF IT IS NOT IN WORKING CONDITION, THEN THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING THE WATER AND WATER SOURCE AT HIS/HER OWN EXPENSE.
   6.6. CONTRACTOR SHALL CONSULT HIS/HER CERTIFIED ARBORIST FOR WATERING REQUIREMENTS FOR THE TREES THAT HAVE BEEN CANOPY AND/OR ROOT PRUNED.
7. ALL INVASIVE TREES LISTED IN THE COUNTY/CITY ORDINANCES ON SITE SHALL BE REMOVED.
   7.1. ANY INVASIVE FOUND TO BE ROOTED ON SITE AND ENCROACHING ON NEIGHBORS FENCE AND YARD SHALL BE REMOVED. OWNER HAS FULL APPROVAL FROM NEIGHBORS TO REMOVE SUCH INVASIVE.

TREE SYMBOL LEGEND

XXX 000 — REMOVE TREE



TREE DISPOSITION PLAN
Scale 1/16" = 1'
NORTH

DISPOSTION - EXISTING TREES

NO.	SCIENTIFIC NAME	COMMON NAME	TPZ (FT)	CRZ (FT)	SPREAD	DBH	HEIGHT	NATIVE	CONDITION	ACTION	REMARKS
BSI 001	*Bursera simaruba*	Gumbo Limbo	25 ft	25 ft	25 ft	21.9"	25 ft OA	YES	FAIR	REMOVE	Located is unfavorable location by utility pole and lines. In path of proposed development

BEHAR · FONT PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · MIAMI

SEAL:
REGISTERED LANDSCAPE ARCHITECT
LARISSA CHAVERRA
LA 6667643
STATE OF FLORIDA

CONSULTANT:
walk
Landscape + Urban Design
Planning | Research | Consulting
6915 SW 57TH AVENUE
Suite #303
Coral Gables, FL 33143
786.536.2068

MERRICK PARC RTZ - PHASE I + II
3191 SW 39TH AVE.
MIAMI, FL

ASPR

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COLONNADES PRESENT ALONG ALL BUILDING FACADES, NO STREET TREE MINIMUM REQUIRED AS PER SECTION 33C-8(c)11(b)

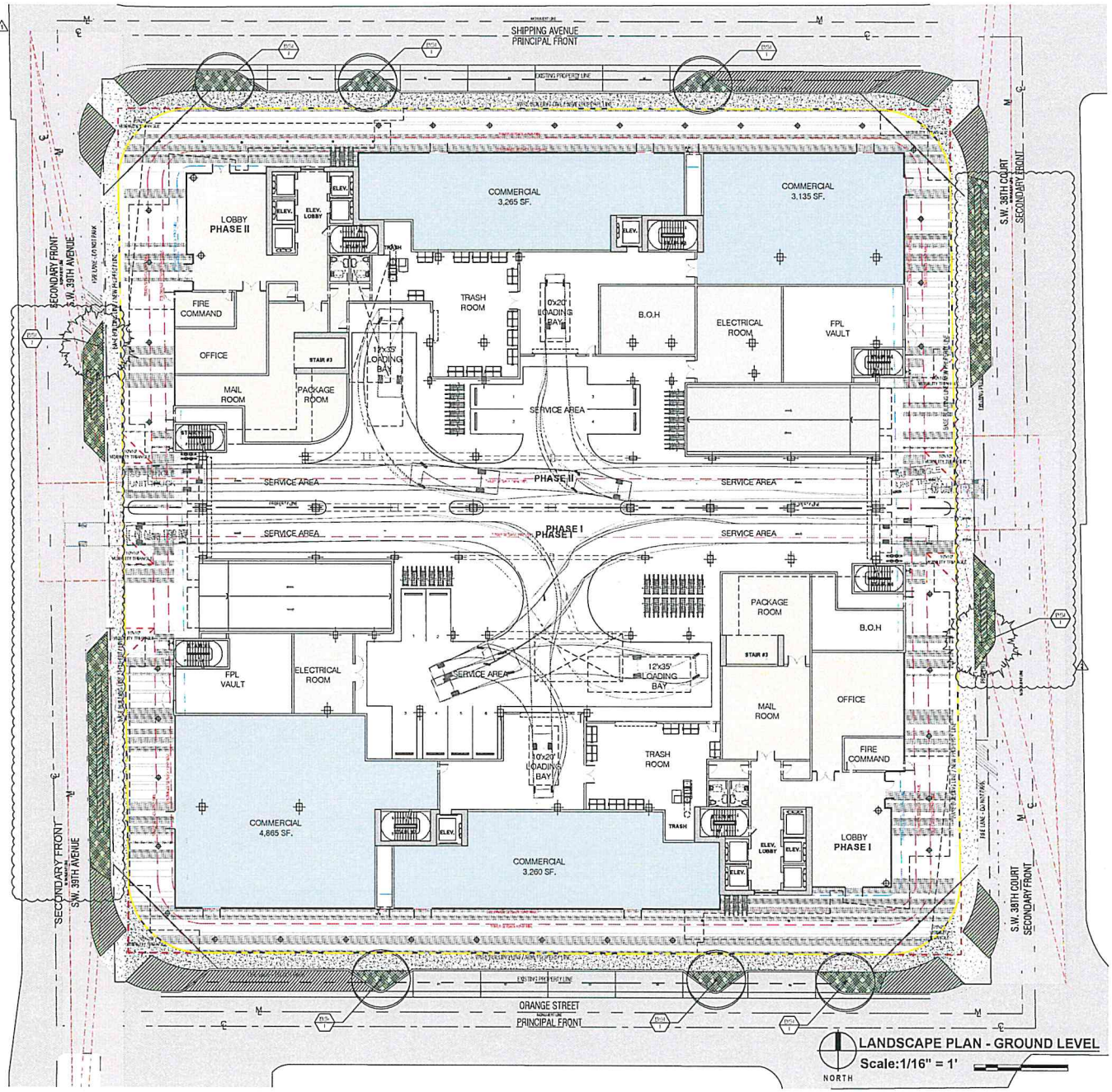
EXISTING OVERHEAD UTILITY LINE ARE TO BE BURIED UNDERGROUND. PROPOSED TREE CANOPY WILL NOT BE AFFECTED BY OVERHEAD UTILITY LINES

LARGE TREES SHALL BE PLACED A MINIMUM OF 5' AWAY FROM UTILITY LINES WITH ROOT BARRIERS & A MINIMUM OF 3' AWAY WITH ROOT BARRIERS FOR SMALL TREES ONLY

AT GRADE LOT TREE AND SHRUB PLANTING REQUIREMENT DEFICITS TO BE PLANTED AT UPPER LEVELS

IRRIGATION PLANS TO BE PROVIDED AT TIME OF BUILDING PERMIT

ALL GROUND COVERS PLANTED WITHIN THE ROW AND CLEAR SITE TRIANGLES SHALL NOT EXCEED 24" OA HT.



LANDSCAPE PLAN - GROUND LEVEL
Scale:1/16" = 1'
NORTH

GENERAL NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
4. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
5. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.

BEHAR · FONT
CORAL GABLES · ATLANTA

SEAL:
REGISTERED LANDSCAPE ARCHITECT
LAURA CHAMORRO
LA 6667543
STATE OF FLORIDA

CONSULTANT:
walk
Landscape + Urban Design
Planning | Research | Consulting
6915 SW 57TH AVENUE
Suite #203
Coral Gables, FL 33143
786.334.2088

MERRICK PARC RTZ - PHASE I + II
3191 SW 39TH AVE.
MIAMI, FL

ASPR

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MIAMI-DADE COUNTY LANDSCAPE TABLE

SITE INFORMATION			
Zoning: SMART CORRIDOR SUBZONE, RTZ		3191 SW 39TH AVE (PHASE 1) 3898 SHIPPING AVE (PHASE II)	
Lot Area: NET 91,958 SF (2.11 acres)		FOLIO: 01-4117-003-2510 01-4117-003-2511	
SITE LANDSCAPE REQUIREMENTS - PHASE 1			
1. LOT TREE REQUIREMENTS		*Required*	*Proposed*
Lot Trees Required	16 Trees / 2.11 Acre - ALL LOT TREES PROPOSED ON UPPER LEVEL DUE TO COLONNADES	34	24 Trees 29 Palms
	• 30% Max Palms @ 2.1	10 (Trees)	29 Palms
2. STREET TREE REQUIREMENT		*Required*	*Proposed*
Street Trees	Maximum Average Spacing of 25' Feet O.C.	NA	8
	Not Required when Colonnades are being provided - No Street trees required as Building proposed colonnades on all frontages.		
	Under Power Lines - Max Average Spacing of 25 Feet O.C.	NA	NA
3. NATIVE TREE REQUIREMENT, 30% OF REQUIRED TREES		*Required*	*Proposed*
Native Trees Required	Required Trees 34 x 30% = 10	10	13
4. SHRUB REQUIREMENT, RATIO OF 10 PER REQUIRED TREE		*Required*	*Proposed*
Shrubs	34 X 10 = 340	340	424
5. NATIVE SHRUB REQUIREMENT, 30% OF REQUIRED SHRUBS		*Required*	*Proposed*
Native Shrubs	340 X 30% = 102	102	424
5. LOW WATER / DROUGHT TOLERANCE		*Required*	*Proposed*
Shrubs	340 X 50% = 170	170	424
Lot + Street Trees	16 X 50% = 8	8	16

2

PROPOSED OVERALL PLANT SCHEDULE

Trees / Palms - Ground Level

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	CAL/DBH	HEIGHT	SPREAD	SPECIFICATIONS
*BSI	8	*Bursera simaruba*	Gumbo Limbo	YES	HIGH	MIN 6" Cal	MIN 18'	MIN 8'	B&B - 8' CT - Character Red

*DENOTES STREET TREES

Shrubs & Groundcovers

	424	*Ficus microcarpa*	Green island fig	YES	HIGH	18"-24" OA ht. 24" O.C.
	45	*Philodendron Rojo Congo*	Red Congo	NO	MED	18"-24" OA ht. -30" O.C.
	664	*Flaveria linearis*	Yellowtop	YES	HIGH	12" OA ht. -18" O.C.

* Notes: Planting bed to be mulched - *"Mulches shall be applied and maintained in accordance with the most recent edition of the Florida Yards & Neighborhoods Handbook titled "A Guide to Florida Friendly Landscaping" by the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS) and available online at http://www.floridayards.org/landscape/FYN-Handbook.pdf. Cypress mulch shall not be used because its harvest degrades cypress wetlands".*

BEHAR · FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:
REGISTERED LANDSCAPE ARCHITECT
SEUDA CHAVARRIA
LA 6667643
STATE OF FLORIDA

CONSULTANT:
walk
Landscape + Urban Design
Planning | Research | Consulting
6915 SW 57TH AVENUE
Suite #203
Coral Gables, FL 33143
786.536.2088

MERRICK PARC RTZ - PHASE I + II
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PROPOSED TERRACE LEVEL PLANT SCHEDULE

Lot Trees / Palms -

Pool Level

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	CAL/DBH	HEIGHT	SPREAD	SPECIFICATIONS
CRO	6	*Clusia rosea*	Pitch Apple	YES	HIGH	MIN 4" CAL	MIN 12'	MIN 8'	B&B
KFE	15	*Krugiodendron ferreum*	Black Ironwood	YES	HIGH	MIN 2" CAL	MIN 8'	MIN 6'	B&B
CES	3	*Conocarpus erectus var. sericius*	Silver Buttonwood	YES	HIGH	MIN 2" CAL	MIN 8'	MIN 6'	B&B
AAL	10	*Archontophoenix alexandrae*	King Alexander Palm	NO	HIGH	MIN 6" CAL	MIN 15' OA	N/A	B&B
SPA	8	*Sabie Palmetto*	Sabie Palm	NO	HIGH	MIN 6" CAL	MIN 15' OA	N/A	B&B - Varying Heights - Boots On
CAR	11	*Coccothrinax argentata*	Silver Palm	YES	HIGH	MIN 3" CAL	MIN 8' OA	N/A	BOOTS ON - SINGLE

Shrubs & Groundcovers

	50	*Pennisetum alopecuroides*	Fountain Grass White	NO	HIGH	24" ht. - 30" O.C.
	42	*Hamelia patens 'compacta'*	Fire Bush	NO	MED	24" ht. - 30" O.C.
	50	*Ficus microcarpa 'Green Island'*	Green Island Fig	NO	HIGH	24"-36" OA ht. - 24" O.C.
	55	*Psychotria ligustrifolia*	Bahama Wild Coffee	YES	HIGH	24" ht. - 30" O.C.
	76	*Emodea littoralis*	Golden Creeper	YES	HIGH	18" OA ht. -24" O.C.
	104	*Zamia integrifolia*	Coontie	NO	HIGH	18"-24" OA ht. -30" O.C.
	208	*Philodendron burle*	Burle Marx	YES	HIGH	18" OA ht. -24" O.C.

* Notes: Planting bed to be mulched. Fertilizer shall be applied and maintained in accordance with the most recent edition of the Florida Yards & Neighborhoods Handbook Wed "A Guide to Florida Friendly Landscaping" by the University of Florida Institute of Food and Agricultural Sciences (UFIFAS) and available online at http://www.floridayards.org/landscape/FYHandbook.pdf. Cypress mulch shall not be used because its harvest degrades cypress wetlands".

THIS PERMIT IS INTENDED FOR ENTITLEMENT PURPOSES AND NOT TO BE USED TO OBTAIN A BUILDING PERMIT

UPPER LEVEL PLANTERS SHALL UTILIZE THE ROOFLITE DEEP-INTENSIVE SOIL SYSTEM IN LIEU OF SOIL SPECIFICATIONS SHOWN ON THE LANDSCAPE GENERAL NOTES.

NORTH

LANDSCAPE PLAN - 9TH LEVEL PLAN
Scale: 1/16" = 1'

BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:
REGISTERED LANDSCAPE ARCHITECT
STATE OF FLORIDA

CONSULTANT:
walk
Landscape + Urban Design
Planning | Research | Consulting
6015 SW 57TH AVENUE
Suite #203
Coral Gables, FL 33143
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MERRICK PARC RTZ - PHASE I + II
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GENERAL LANDSCAPE NOTES:

1. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA (FL) , DEPARTMENT OF AGRICULTURE, UNLESS OTHERWISE NOTED. ALL TREES SHALL BE SINGLE LEADER, FIELD GROWN/BALLED & BURLAPPED (FGB); CONTAINER GROWN TREES ARE NOT ACCEPTABLE & WILL BE IMMEDIATELY REJECTED UPON INSPECTION. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY FORESTER & LA OF RECORD. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND GOVERNING MUNICIPALITY. OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATE WIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION. LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS. PLANT SPACING SHALL SUPERCEDE PLANT QUANTITY TO FILL THE BED FOR SHRUBS AND GROUNDCOVERS. THE LOCATION OF NEW SHRUB AND GROUNDCOVER PLANTINGS SHALL BE A MINIMUM OF 3 FEET FROM THE TRUNK FLARES OF EXISTING TREES TO BE PRESERVED. NEW SHRUB AND GROUNDCOVER PLANTINGS UNDER THE DRIPLINES SHALL BE INSTALLED BY HAND WITH CARE IN BETWEEN ROOTS 1" DIAMETER AND GREATER.

2. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL AT A MINIMUM, BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE. QUANTITIES LISTED ON THE THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.

3. SOD: ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. STENOTAPHRUM SECUNDATUM V. 'FLORITAM' UNLESS OTHERWISE NOTED (ST. AUGUSTINE SOLID SOD). PASPALUM NOTATUM 'ARGENTINE' (ARGENTINE BAHIA SOLID SOD) SHALL BE PROVIDED IN THE RIGHT-OF-WAYS & ON THE BANKS & BOTTOM OF DETENTION PONDS. OFF SITE DISTURBED AREAS SHALL BE RE-SODDED TO MATCH EXISTING. ALL AREAS DISTURBED BY CONSTRUCTION & NOT NOTED TO HAVE SHRUBS OR GROUNDCOVERS ON THE LANDSCAPE PLAN SHALL BE SODDED BY THE CONTRACTOR.

4. AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS & NOTES.

5. GENERAL RECOMMENDED PLANTING SOIL DEPTH: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS. THIS IS IN ADDITION TO A MINIMUM OF 10" OF UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% WITH NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30".

6. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.

7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY OR DISPOSITION PLAN TO THE OWNER & LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY OVERHEAD POWERLINES, UNDERGROUND UTILITIES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING FPL RIGHT-TREE-RIGHT-PLACE GUIDELINES, SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR DESIGNEE, AND TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO SUBJECT PLANT MATERIAL INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR MOVING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT TYPICALLY GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 20 FEET OF ANY OTHER LARGE MATURING SHADE TREES UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT WILLFULLY INSTALL PLANT MATERIALS IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.

8. ROOT BARRIER SPECIFICATIONS: ROOT BARRIERS SHALL BE PROVIDED FOR WHERE NEW TREES ARE TO BE INSTALLED ADJACENT TO PROPOSED UTILITIES, AS PRESCRIBED HEREIN AND BY THE MANUFACTURER. SEE ROOT BARRIER DETAIL ON THIS SHEET. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS. USE PRODUCT WHERE TREES ARE TO BE INSTALLED TEN FEET (10') OR LESS FROM HARDSCAPE SURFACES OR UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, ROADWAYS, WATER, DRAINAGE, EXFILTRATION TRENCH, & SEWER LINES. SMALL TREES THAT TYPICALLY MATURE AT 16' HEIGHT OR LESS REQUIRE ROOT BARRIERS WHERE SMALL TREES ARE WITHIN SIX FEET (6') OR LESS OF HARDSCAPE SURFACES OR UTILITIES. EXISTING TREES TO BE PRESERVED (WHERE THE EDGE ROOT FLARE IS LOCATED GREATER THAN TEN FEET (10') FROM ANY NEW HARDSCAPE AREAS OR UNDERGROUND UTILITIES) DO NOT REQUIRE ROOT BARRIERS. WHERE PROPOSED UNDERGROUND UTILITIES ARE TO BE INSTALLED 10 FEET OR LESS FROM THE ROOT FLARE OF EXISTING TREES, ROOT BARRIERS SHALL BE UTILIZED. ROOT BARRIERS ARE NOT REQUIRED WHERE PROPOSED TREES ARE LOCATED ADJACENT TO D-TYPE CURBING. THE USE OF ROOT BARRIERS SHALL BE MINIMUM 8' OVERALL LENGTH FROM THE CENTER OF THE TRUNK PARALLEL TO LINEAR FEATURES TO BE PROTECTED FOR SMALL TREES, OR MINIMUM 10' OVERALL LENGTH FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF ROOT BARRIER PRODUCTS MAY BE INCREASED (BUT NOT DECREASED) BASED ON LENGTH GRAPHICALLY DEPICTED ON PLAN, OR AT THE DISCRETION OF THE LANDSCAPE INSPECTOR, IN PARKING LOT ISLANDS ONLY. THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF FEATURE (UNDERGROUND UTILITY, STRUCTURE, OR PAVEMENT) TO BE PROTECTED. ROOT BARRIERS SHALL BE INSTALLED 1 FOOT HORIZONTAL DISTANCE FROM FEATURES TO BE PROTECTED.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS, AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.

10. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS. ALL TRENCHES & EXCAVATION REQUIRED FOR INSTALLATION OF UNDERGROUND UTILITIES OR IRRIGATION EQUIPMENT ADJACENT TO EXISTING TREES & VEGETATION TO BE PRESERVED SHALL BE HAND-DUG CAREFULLY AS FAR FROM THE TRUNK AS POSSIBLE.

11. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. TRUNK FLARE SHALL BE SET 1-2" ABOVE FINISH GRADE FOR ALL TREES & PALMS. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.

12. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.

13. FERTILIZER FOR GRASS AREAS SHALL BE NPK 16-4-8 @ 12.5 LBS/1000 S.F. OR 545 LBS/ACRE. NITROGEN 50% SLOW RELEASE FORM & FERTILIZER TO INCLUDE SECONDARY MICRONUTRIENTS.

14. WATERING: ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 2 MONTHS.

15. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE) STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE

16. GUARANTEE: ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE KNOCKED OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE 1 YR GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

17. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS.

18. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

19. ROOT-PRUNE ALL NEW TREES A MINIMUM OF (30) DAYS PRIOR TO PLANTING.

20. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND MINIMUM 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE IS REQUIRED BY FL LAW & SHALL BE OPERATIONAL TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.

21. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.

23. NO CANOPY TREES SHALL BE PLANTED WITHIN 15 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 7.5 FEET OF A LIGHT POLE.

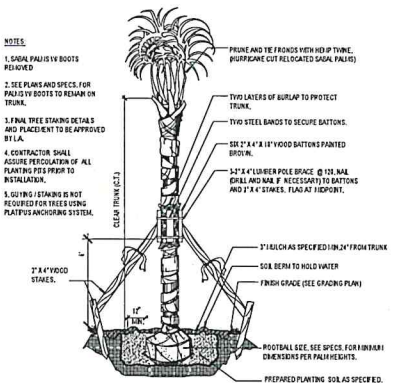
24. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION, PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.

25. IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.

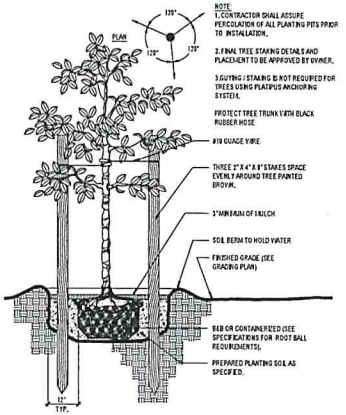
26. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 7.5 FEET FROM THE FRONT SIDES AND 4 FEET FROM THE BACK ANY FIRE HYDRANT.

27. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC, AND RENDER THEM BARREN. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 3-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.

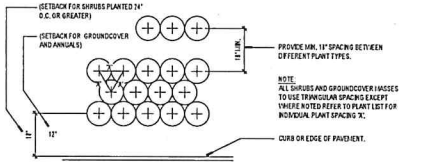
28. PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL CODES, STANDARDS, & REGULATIONS SHALL GOVERN.



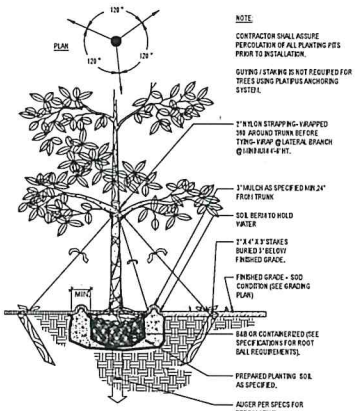
1 PALM
SECTION
SCALE: N.T.S.



3 SMALL TREE
SECTION
SCALE: N.T.S.



4 TYPICAL PLANT SPACING
PLAN
SCALE: N.T.S.



2 LARGE TREE
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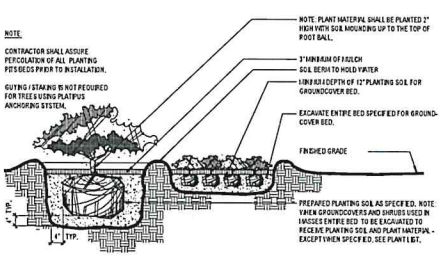
SCALE: N.T.S.



5 SHRUB AND GROUNDCOVER
SECTION
SCALE: N.T.S.

BEHAR · FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:
REGISTERED LANDSCAPE ARCHITECT
ISAAC CHAVEZ
LA 0667643
STATE OF FLORIDA

CONSULTANT:
walk
Landscape + Urban Design
Planning | Research | Consulting
6915 SW 57TH AVENUE
Suite #203
Coral Gables, FL 33143
786.536.2688

MERRICK PARC RTZ - PHASE I + II
3191 SW 39TH AVE.
MIAMI, FL

ASPR

	REVISION	10.18.2024

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DATE: 04-29-2024
PROJECT NO:
DRAWING NAME:
SHEET NO:
L-04

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ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

MERRICK PARC RTZ
3191 SW 39TH AVE. / 3898 SHIPPING AVE.
MIAMI, FL

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PROJECT NO: 23-058
DRAWING NAME:
SHEET NO:
R-1.0.6

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SEAL:

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MERRICK PARC RTZ
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PROJECT NO: 23-058
DRAWING NAME:
SHEET NO:
R-1.0.8

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ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

MERRICK PARC RTZ
3191 SW 39TH AVE. / 3898 SHIPPING AVE.
MIAMI, FL

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DRAWING NAME:
SHEET NO:
R-1.0.9

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SEAL:

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SHEET NO:
R-1.0.10

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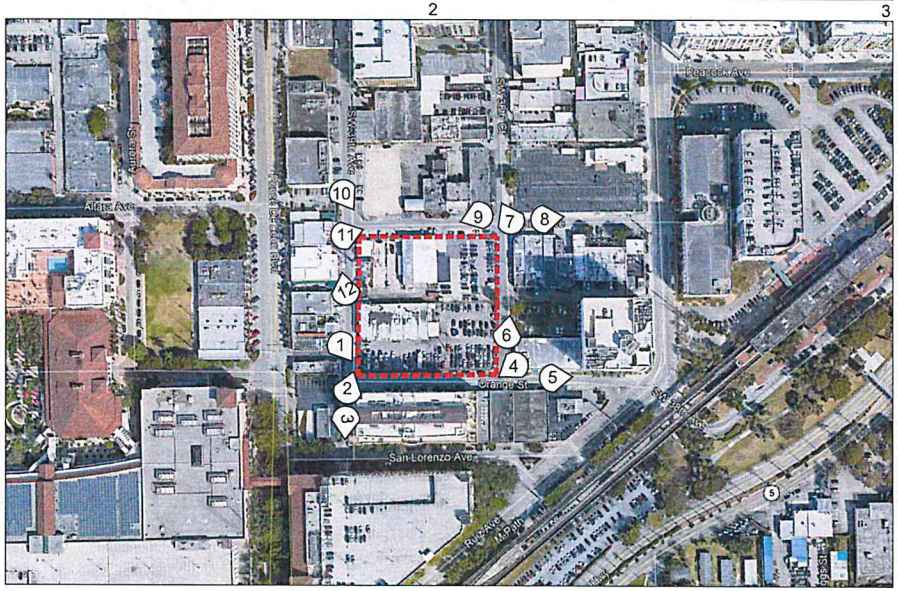

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8

7

SITE

SITE PHOTOGRAPHS
SCALE: NTS

BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

MERRICK PARC RTZ
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DRAWING NAME:
SHEET NO:
CP-1.0.2

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Disclosure of Interest*

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

COMPANY
~~CORPORATION~~ NAME: Merrick Parc, LLC

NAME AND ADDRESS	PERCENTAGE OF STOCK
See Exhibit B, attached.	

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

TRUST/ESTATE NAME:

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: _____

Matthew Baron (Applicant)

Sworn to and subscribed before me this 4 day of April, 2024 Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

ANDREW L. TILL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TI6077946
Qualified in New York County
Commission Expires July 22, 2026

My commission expires _____

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

Exhibit "B"
Disclosure of Interest Breakdown

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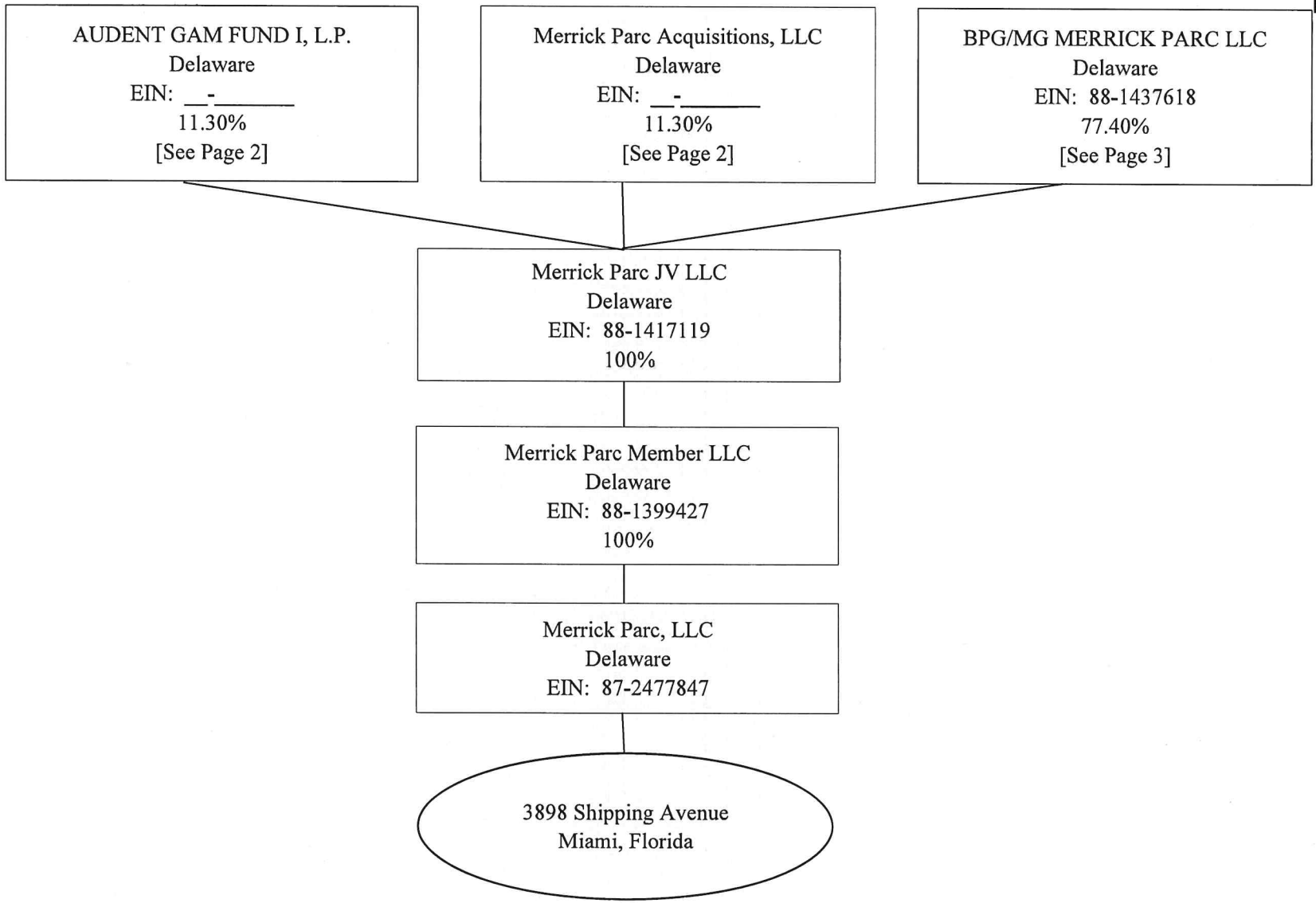

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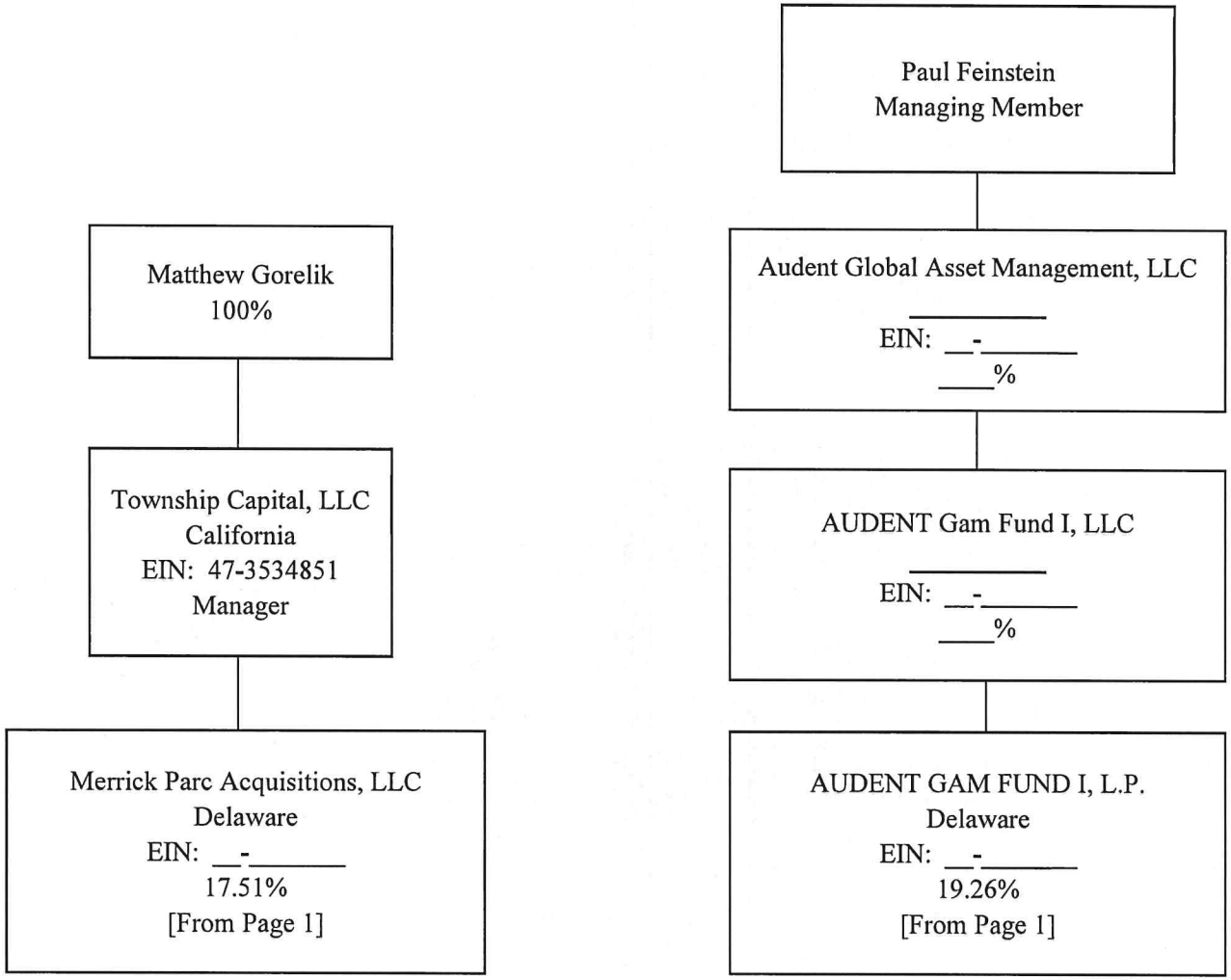

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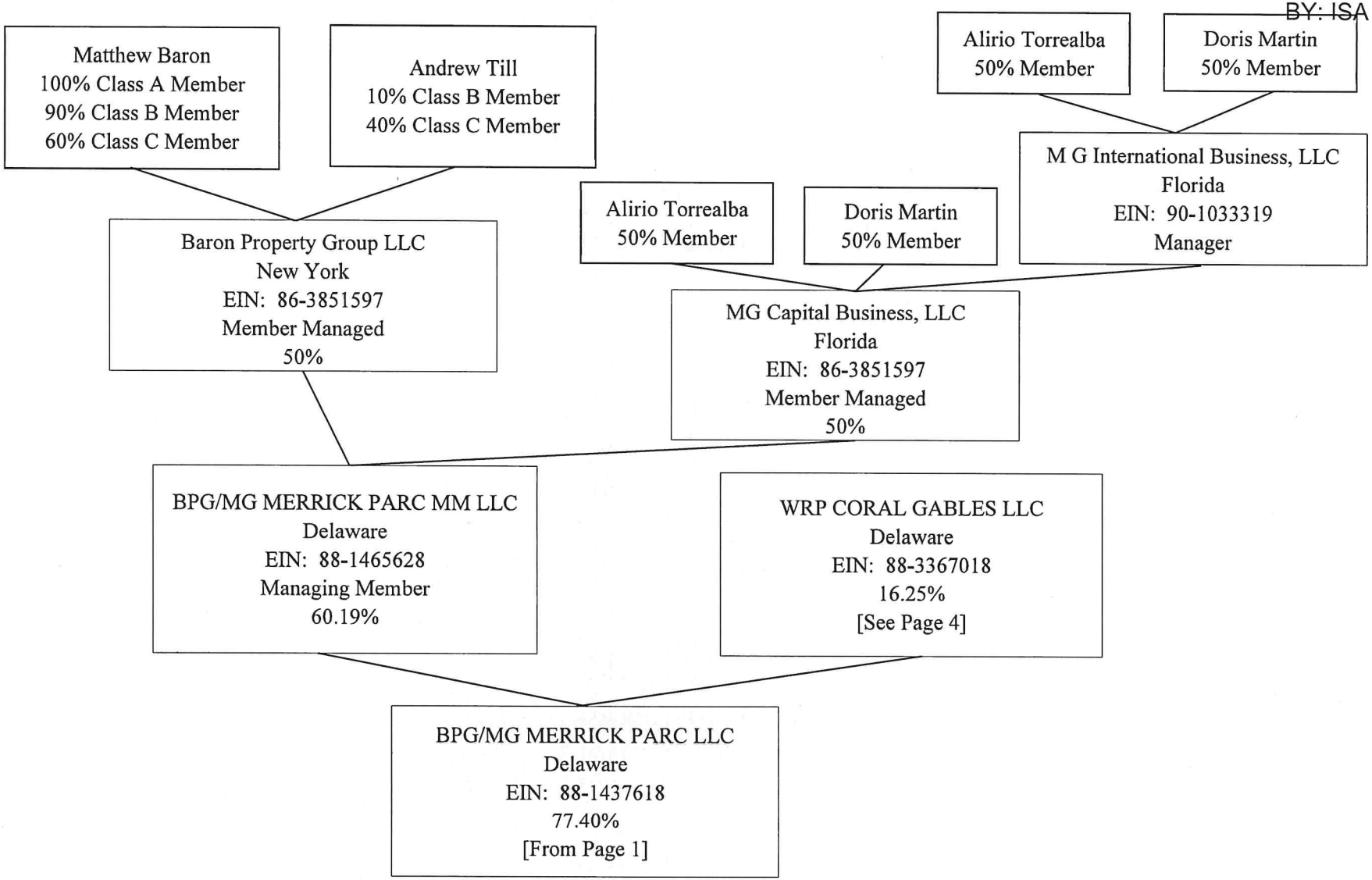

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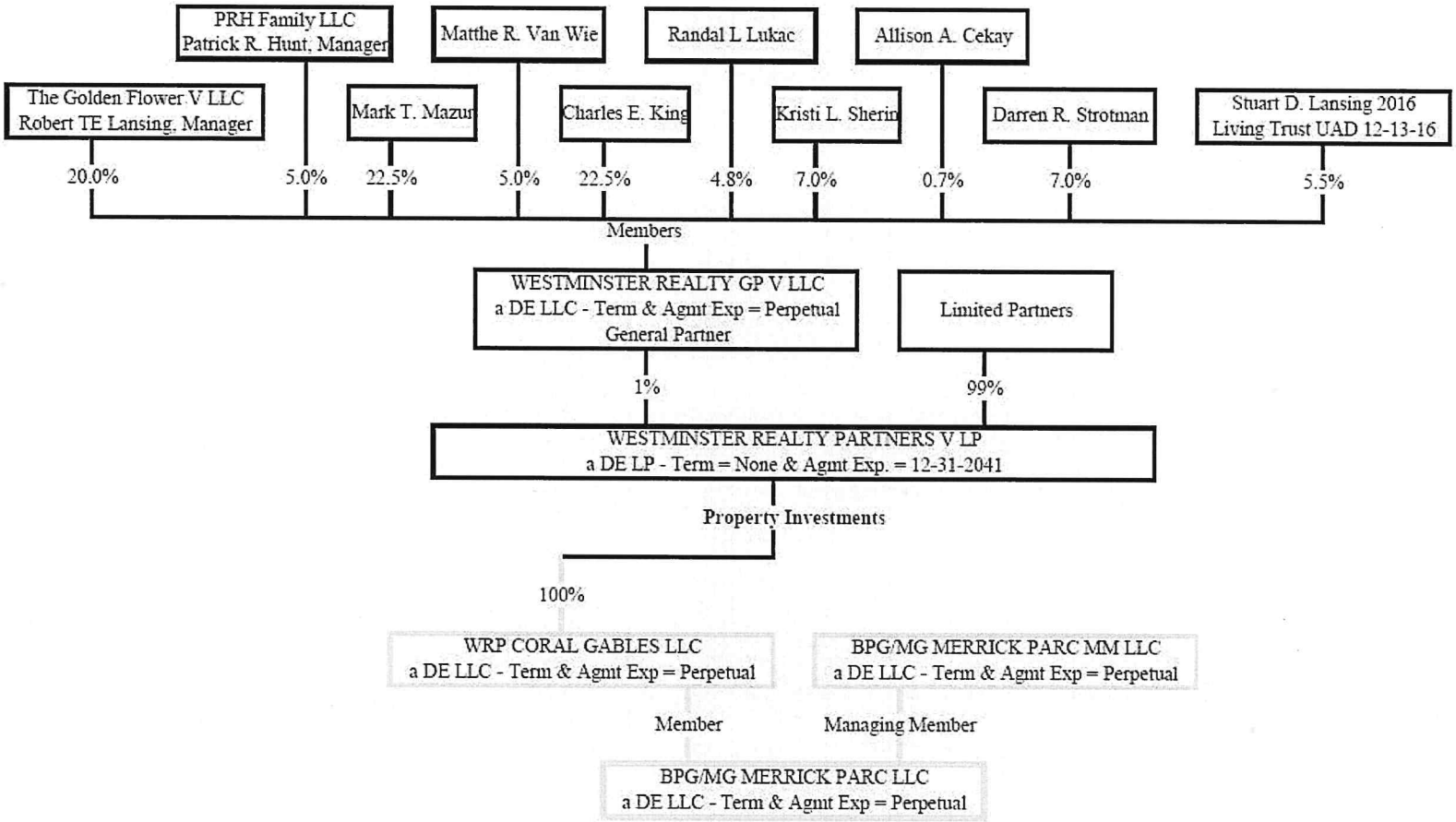
WESTMINSTER REALTY PARTNERS V LP

Entities Map

as of July 2022



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WESTMINSTER REALTY PARTNERS V LP

Schedule A
Investor Interests
as of June 17, 2024

Name and Address	Interest in the Partnership
Sole Controlling Partner = GENERAL PARTNER:	
Westminster Realty GP V LLC c/o Robert T.E. Lansing 270 Westminster, Suite 300 Lake Forest, IL 60045	1.0000%
MEMBERS of the GP:	
The Golden Flower V LLC 270 Westminster, Suite 300 Lake Forest, IL 60045	20.0%
PRH Family, LLC 270 Westminster, Suite 300 Lake Forest, IL 60045	5.0%
Mark T. Mazur Trust Dated March 8, 2007 270 Westminster, Suite 300 Lake Forest, IL 60045	22.5%
King Family Joint Trust dated May 10, 2017 270 Westminster, Suite 300 Lake Forest, IL 60045	22.5%
Kristi Lynn Sherin Dec of Trust dated May 19, 2021 270 Westminster, Suite 300 Lake Forest, IL 60045	7.0%
Darren R. Strotman 270 Westminster, Suite 300 Lake Forest, IL 60045	7.0%
Stuart D. Lansing 2016 Living Trust u/a/d December 13, 2016 270 Westminster, Suite 300 Lake Forest, IL 60045	5.5%
Matthew R. Van Wie 270 Westminster, Suite 300 Lake Forest, IL 60045	5.0%
Randal L. Lukac 270 Westminster, Suite 300 Lake Forest, IL 60045	4.8%
Allison A. Cekay 270 Westminster, Suite 300	0.7%

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Name and Address	Interest in the Partnership
Lake Forest, IL 60045	
No Controlling Authority = LIMITED PARTNERS:	
419 West, LP 270 Westminster, Suite 300 Lake Forest, IL 60045	29.6296%
2014 Ridgeway Partners LLC 270 Westminster, Suite 300 Lake Forest, IL 60045	2.2222%
Adam Montague 270 Westminster, Suite 300 Lake Forest, IL 60045	0.0370%
Alan J. & Caron A. Lacy Trust 3-20-2019 270 Westminster, Suite 300 Lake Forest, IL 60045	0.7407%
Oscar K. Anderson III 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1481%
Allison & Michael Cekay JTWROS 270 Westminster, Suite 300 Lake Forest, IL 60045	0.0370%
Braden Slezak 270 Westminster, Suite 300 Lake Forest, IL 60045	0.2222%
Brent Tyler Puff 270 Westminster, Suite 300 Lake Forest, IL 60045	0.8889%
Brian Johnson 270 Westminster, Suite 300 Lake Forest, IL 60045	1.1111%
Brian D. King 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1481%
Broadwaters Partnership LP 270 Westminster, Suite 300 Lake Forest, IL 60045	0.3704%
C. Paul Denckla 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1852%

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Name and Address	Interest in the Partnership
Charles E. King 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1481%
Chase Street Asset Retention Trust DTD 12-2-2014 270 Westminster, Suite 300 Lake Forest, IL 60045	0.3704%
CWRC Interests, LLC 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1852%
Cynvestors Limited Partnership 270 Westminster, Suite 300 Lake Forest, IL 60045	0.7407%
Daniel Eugene O'Neil Trust 270 Westminster, Suite 300 Lake Forest, IL 60045	1.1111%
David M. Keller 2010 Irr Trust 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1852%
David Mazur 270 Westminster, Suite 300 Lake Forest, IL 60045	0.0741%
David Schwartz 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1852%
Devashish Tyagi 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1481%
Donovan Family Irrevocable Trust dated 7-28-2004 270 Westminster, Suite 300 Lake Forest, IL 60045	1.4815%
Douglas Powell Trust UAD 5-14-2009 270 Westminster, Suite 300 Lake Forest, IL 60045	0.7407%
EHF Investments LLC 270 Westminster, Suite 300 Lake Forest, IL 60045	0.7407%
Endurance Companies LLC 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1481%

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Name and Address	Interest in the Partnership
ESH III 2019 Legacy Trust 270 Westminster, Suite 300 Lake Forest, IL 60045	1.4815%

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Name and Address	Interest in the Partnership
Francesca Maher Edwardson Trust UAD 6-29-1999 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1852%
Gary & Judy Kuphall 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1852%
Geoffrey Jean Lauprete 270 Westminster, Suite 300 Lake Forest, IL 60045	3.7037%
GGL Capital LLC 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1111%
Glenn Gonzales 270 Westminster, Suite 300 Lake Forest, IL 60045	0.0741%
GWC II, LLC 270 Westminster, Suite 300 Lake Forest, IL 60045	0.3704%
Happ Corporation 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1111%
Hara Investments LLC 270 Westminster, Suite 300 Lake Forest, IL 60045	1.1111%
Harris Descendants Trust JHH 270 Westminster, Suite 300 Lake Forest, IL 60045	0.0926%
Harris Descendants Trust MAH 270 Westminster, Suite 300 Lake Forest, IL 60045	0.0926%
Harris Descendants Trust SHH 270 Westminster, Suite 300 Lake Forest, IL 60045	0.0926%
Iain A. McKinney 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1852%
JDN Descendants Trust 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1852%

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Name and Address	Interest in the Partnership

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Name and Address	Interest in the Partnership
John A. Edwardson Trust UAD 2-25-2004 270 Westminster, Suite 300 Lake Forest, IL 60045	1.8519%
John E. Huguenard Spouse and Descendants Trust Dated 12-16-2020 270 Westminster, Suite 300 Lake Forest, IL 60045	0.3704%
John Knox 270 Westminster, Suite 300 Lake Forest, IL 60045	0.5556%
John Mannebach 270 Westminster, Suite 300 Lake Forest, IL 60045	0.7407%
Kumaresh Family Trust 270 Westminster, Suite 300 Lake Forest, IL 60045	0.3704%
L. Robert Pasquesi Trust UAD 8-12-1998 270 Westminster, Suite 300 Lake Forest, IL 60045	0.7407%
Lansing Family 2016 GST Trust 270 Westminster, Suite 300 Lake Forest, IL 60045	0.2037%
LF Investors, LLC 270 Westminster, Suite 300 Lake Forest, IL 60045	14.8148%
LI WRP V, LLC 270 Westminster, Suite 300 Lake Forest, IL 60045	6.6667%
Madhukar Suri 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1296%
Marini's at the Beach Inc. 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1852%
Mark Grimes Living Trust dated 9/17/1998 270 Westminster, Suite 300 Lake Forest, IL 60045	0.0741%
Mark J. Van Grinsven Declaration of Trust UAD 10/6/94	0.3704%

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Name and Address	Interest in the Partnership
270 Westminster, Suite 300 Lake Forest, IL 60045	
Mark T. Mazur, Trustee of the Mark T. Mazur Trust Dated March 8, 2007 270 Westminster, Suite 300 Lake Forest, IL 60045	0.2222%
Mary Elizabeth Happ 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1111%
Michael B. Grace Revocable Trust Dated 1-1-2014 270 Westminster, Suite 300 Lake Forest, IL 60045	0.3704%
Michael Bradley 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1481%
Michael J. King 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1111%
Nancy Miller Bennett Trust 270 Westminster, Suite 300 Lake Forest, IL 60045	0.2222%
Nancy T. Isham Trust dated 2-28-1994 270 Westminster, Suite 300 Lake Forest, IL 60045	0.0741%
New South Venture Group, LLC 270 Westminster, Suite 300 Lake Forest, IL 60045	0.4444%
O. Kelley Anderson 1977 Trust U/A Genevieve A. Morgan, Trustee 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1111%
O'Neil Capital Partners, LLC 270 Westminster, Suite 300 Lake Forest, IL 60045	0.9259%
O'Neil Investment Partners, LLC 270 Westminster, Suite 300 Lake Forest, IL 60045	1.4815%
Ostrom Enders II & Barbara P. Enders 270 Westminster, Suite 300	0.1111%

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Name and Address	Interest in the Partnership
Lake Forest, IL 60045	
Pawan Jain & Garima Mittal 270 Westminster, Suite 300 Lake Forest, IL 60045	1.4815%
Peter P. Butler Trust Dated 1-28-2021 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1852%
Pranay Jain 270 Westminster, Suite 300 Lake Forest, IL 60045	0.4444%
Prashant K. Goyal & Nitisha Goel 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1852%
Pratik Patel 270 Westminster, Suite 300 Lake Forest, IL 60045	1.1111%
Dragon Limited Partnership 270 Westminster, Suite 300 Lake Forest, IL 60045	1.4815%
Robert C. Puff Jr. Revocable Trust 270 Westminster, Suite 300 Lake Forest, IL 60045	5.1852%
Robert J. Adducci Trust Dated 6-7-2001 270 Westminster, Suite 300 Lake Forest, IL 60045	0.2222%
Robert W. Crawford, Jr. Trust 270 Westminster, Suite 300 Lake Forest, IL 60045	0.3704%
Sachin Jindal 270 Westminster, Suite 300 Lake Forest, IL 60045	0.7407%
Samuel Bradley 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1481%
Sarah Mazur 270 Westminster, Suite 300 Lake Forest, IL 60045	0.0370%
Sriram Vanama	0.3704%

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Name and Address	Interest in the Partnership
270 Westminster, Suite 300 Lake Forest, IL 60045	
Steven J. Smits 270 Westminster, Suite 300 Lake Forest, IL 60045	0.7407%

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Name and Address	Interest in the Partnership
Stewart G. Swift Trust Dated 7/28/1999 270 Westminster, Suite 300 Lake Forest, IL 60045	0.2222%
Susan & Roger Steiner 270 Westminster, Suite 300 Lake Forest, IL 60045	0.2593%
Swingbridge Opportunities LLC - WRPIII 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1852%
Sycamore Family Partners LLC - Hazelwood III Series 270 Westminster, Suite 300 Lake Forest, IL 60045	0.7407%
The Bigelow Company, LLC 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1852%
The Liana Lucaric 2014 Declaration of Trust 270 Westminster, Suite 300 Lake Forest, IL 60045	0.0556%
Thomas F. Campion 270 Westminster, Suite 300 Lake Forest, IL 60045	0.7407%
Thomas B. Grace Declaration of Trust TAD 7-27-2018 270 Westminster, Suite 300 Lake Forest, IL 60045	0.3704%
Tim Morris 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1481%
Vishal Jain 270 Westminster, Suite 300 Lake Forest, IL 60045	0.1852%
Vogl Family Posterity Trust 270 Westminster, Suite 300 Lake Forest, IL 60045	0.2222%
Wayne & Naomi Harris Trust of 2001 270 Westminster, Suite 300 Lake Forest, IL 60045	0.2222%
William C. Stegall III 270 Westminster, Suite 300	0.2222%

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: JUL 29 2024
BY: ISA

Name and Address	Interest in the Partnership
Lake Forest, IL 60045	

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-147
DATE: JUL 29 2024
BY: ISA

Name and Address	Interest in the Partnership
William R. Dodds, Jr. Trust DTD 9-2-1998 270 Westminster, Suite 300 Lake Forest, IL 60045	0.9259%
WiscoBros, LLC 270 Westminster, Suite 300 Lake Forest, IL 60045	0.2222%
	100.0000%

This instrument was prepared by (and after recording please return this instrument to):
Jorge L. Navarro, Esq.
Greenberg Traurig, P.A.
333 SE 2nd Avenue, Suite 4400
Miami, FL 33131

(Space reserved for Clerk of the Court)

WORKFORCE HOUSING
DECLARATION OF RESTRICTIVE
COVENANTS AND WORKFORCE HOUSING AGREEMENT

This Workforce Housing Declaration of Restrictive Covenants and Workforce Housing Agreement (the "**Declaration**") is made as of the ___ day of June 2025, by Merrick Parc, LLC, a Delaware limited liability company (the "**Declarant**"), the owner of that certain property ("**Property**") located in Miami-Dade County, Florida, which is more particularly described in Exhibit "A" attached hereto and made part hereof.

IN ORDER TO ASSURE the ***Department of Regulatory and Economic Resources*** of Miami-Dade County, Florida, that the representations made to it by the Declarant during consideration of Public Hearing Application No. Z2024000147 will be abided by, the Declarant freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the above-described real property.

RECITALS

WHEREAS, pursuant to section 33C-3.3(B)(4)(b) of the Code of Miami-Dade County (the "**County Code**"), for developments in the SMART Corridor Subzone of the Rapid Transect Zone, all developments with more than 4 residential units shall provide a minimum of 12.5 percent of their units as workforce housing units on site of the proposed development"; and

WHEREAS, section 33C-2(A)(18) of the County Code defines "workforce housing unit" or "WFH" as defined in Section 33-284.82 of the County Code; and

WHEREAS, section 33-284.82(57) of the County Code defines a Work-force Housing Unit ("**WHU**") as "[a] dwelling unit, the sale, rental or pricing which is restricted to households whose income is up to one hundred forty (140) percent of the most recent median family income

for the County reported by the [United States Department of Housing and Urban Development]"; and

WHEREAS, the Miami-Dade Housing and Community Development Department administers workforce housing units pursuant to chapter 17, article IX, of the Code of Miami-Dade County, and regulations established with respect thereto (section 33-284.83 and article IX of chapter 17 are collectively referred to hereinafter as the "**Ordinance**"); and

WHEREAS, pursuant to the Ordinance, WHUs must be provided for sale or lease to Qualified Households, all in accordance with conditions set forth in the Ordinance; and

WHEREAS, the Declarant makes this Declaration to provide covenants and restrictions to ensure that the one hundred one (101) WHUs located on the Property are at all times available for occupancy by Qualified Households as hereinafter defined; and

NOW, THEREFORE, TO ASSURE the County that the obligations and requirements set forth in the Ordinance will be abided by, the Declarant, on behalf of itself and its successors and assigns, freely, voluntarily, and without duress hereby makes the following Declaration of Restrictive Covenants and Workforce Housing Agreement covering and running with the Property, which shall bind the Declarant, any assignee, mortgagee, or buyer, and all other parties that receive title to, or interest in, the WHUs,

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

2. **Definitions**.

(a) "Area Median Income" means the median income level for the Miami-Dade County Metropolitan Statistical Area, as established and defined in the annual schedule published by the Secretary of the U.S. Department of Housing and Urban Development, and adjusted for household size.

(b) "Certificate of Qualification" means the form of documentation prepared and used by the Declarant as part of the sale or leasing process to establish a Qualified Household's eligibility to purchase or rent a WHU, substantially in the form of Exhibit B attached hereto.

(c) "Control Period" means each 20-year period during which the affordability restrictions shall apply, which period shall commence from the date the Covered Development and Workforce Housing Units are available for public occupancy as

evidenced by the issuance of certificate of occupancy or temporary certificate of occupancy for the Covered Development.

(d) "Covered Development" means the WHUs that shall be developed on the Property.

(e) "County" means Miami-Dade County.

(f) "Department" means, unless otherwise indicated, the Miami-Dade Public Housing and Community Development Department, or any other successor agency.

(g) "Housing Director" means, unless otherwise indicated, the Director of the Department, or the Director's designee.

(h) "Eligible Household" means a household whose total income is up to 140% of Area Median Income.

(i) "Eligible Household Income" means any income derived by any proposed occupants of a WHU who are 18 years of age or order and who will use the WHU as their primary residence.

(j) "Household" means any natural person who occupies a WHU as their primary residence.

(k) "Market Rate Dwelling Units" means all additional dwelling units in a development that are not WHUs as defined herein.

(l) "Qualified Household" means an Eligible Household that has received a Certificate of Qualification from the Declarant, as verified by the Department as part of the Annual Compliance Report review process.

(m) "WHU" means a workforce housing unit.

(n) "Workforce Housing Rent" or "WHU Rent" means rents that do not exceed the maximum monthly Rent Limit as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual income Limits and Rent Limits and as used by the Florida Housing Finance Corporation for its multifamily rental programs (published annually at http://www.floridahousing.org).

3. **Covered Development**. The Covered Development consists of one hundred one (101) WHUs located on the Property, which shall be identified on an annual inventory of WHUs to be provided to the Department.

4. **Leasing of WHUs During Control Period**. WHUs shall be leased only to Qualified Households during the Control Period. Qualified Households shall be provided leases of a minimum period of 12 months, which shall comply with all applicable federal and state laws. WHU leases shall, at minimum, include: (i) provisions that specify the maximum household size allowed in the unit; (ii) a prohibition against subleasing; and (iii) a requirement that qualified household shall report any changes in household size or income during his or her tenancy.

5. **Eligibility to Rent**. The Covered Development may only be rented, before the expiration of the Control Period, by Qualified Households to be used as primary residences for those households. Prospective Eligible Households seeking to rent a WHU shall complete and execute the Certificate of Qualification as part of their unit lease application. Completed copies of the Certificate of Qualification, executed by the Declarant or their designee, shall be transmitted to the Department upon request for a verification of eligibility as part of the Annual Compliance Report. Upon determination of eligibility by the Declarant, the Declarant shall sign the Certificate of Qualification confirming that the Eligible Household is a Qualified Household. The property manager or property owner of the Covered Development shall retain the original Certificate of Qualification on site in the Qualified Household's file and shall provide a copy of the same to the Department if requested as part of the Annual Compliance Review process. Copies of documents provided by the Eligible Household, as applicable, evidencing their earnings shall be retained in the Qualified Household's file along with the Certificate of Qualification.

6. **Validity and Issuance of Certificates of Qualification.** Certificates of Qualification shall be valid for 12 months. The Department hereby authorizes the Declarant to issue Certificates of Qualification, subject to verification by the Department.

7. **Limits on WHU Rents**. Rents for the WHUs shall be affordable to households whose income is up to 140 percent of area median income (determined at the time of initial occupancy), which shall be adjusted for family and unit size. Before the expiration of the Control Period, WHUs may only be rented at rents that do not exceed the maximum monthly Rent Limit as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual income Limits and Rent Limits as the same are used by the Florida Housing Finance Corporation for its multifamily rental programs.

8. **Monitoring of WHU Compliance**. Declarant shall comply with all monitoring requirements established by the Department. The Department may conduct, upon 48-hours' notice to the Declarant, an on-site inspection of the Covered Development to review client files for

income verification. If a Qualified Household's Eligible Household Income increases above the maximum allowed income levels or a rented WHU is found to be non-compliant, the household may choose to remain in the WHU for the remaining term of the lease, and the property owner or manager shall make the next comparable vacant unit at the Covered Development available to an eligible household at the WHU rent.

9. **Occupancy Report**. Declarant shall, on an annual basis, furnish the Department with an occupancy report, which provides the following information: (a) a list of all occupied WHUs, indicating composition of each resident family, as of the end date of the reporting period; (b) a list of all vacant WHUs, as of the end date of the reporting period; (c) the total number of vacancies that occurred during the reporting period; and (d) the total number of WHUs that were re-rented during the reporting period, stating family size and income. The Declarant shall permit Department representatives to conduct on-site inspection of the Covered Development, upon 48-hours' notice, to review tenant files for income verification.

10. **Annual Report**. The Declarant shall provide an annual report to the Department every year, commencing one (1) year after the issuance of the Certificate of Occupancy, confirming the Declarant's compliance with the terms and conditions of this Declaration in all material respects, substantially in the form of Exhibit C attached hereto.

11. **Re-Sale of Covered Development During Control Period**. Although the Declarant is permitted to sell the Property at all times, the Declarant hereby agrees that the WHU and rental restriction requirement outlined herein shall continue to apply to the Covered Development following any sale or transfer of the Covered Development through the expiration of the Control Period.

12. **Condominium Conversion**. If the Property is converted into a condominium or other "for sale" project (other than by a subsequent owner after a foreclosure sale of an Eligible Mortgage or deed in lieu of foreclosure transfer of ownership), then prior to entering into the first contract for sale of a WHU as a "for sale" unit, the Declarant shall enter into a new covenant in favor of the County for a "for sale" project in accordance with the current restrictions for such units as established by the Department and shall require all purchasers to abide by the restrictions. Such covenant shall grant to each Qualified Household occupying a WHU, at the time the Declarant is required to provide a notice of intended conversion in accordance with section 718.608 of the Florida Statutes, a right of first refusal to purchase the WHU. Such covenant shall also grant to the County, among other things, the County's right of first refusal to purchase any or all of the WHUs in the event that a Qualified Household does not purchase the WHU within six months from the first date Declarant or its successors or assigns offers the WHU for sale. In the event Qualified Households or the County do not exercise their right of first refusal option, the

Declarant shall continue to market and sell or rent such WHUs to Qualified Households throughout the Control Period.

13. **Expiration of Control Period**. The Control Period shall expire 20 years from the date when the WHUs forming part of the Covered Development are first placed into service, as evidenced by the issuance of a certificate of occupancy or temporary certificate of occupancy by a local government agency authorizing the use of the WHUs as primary residences. Upon the expiration of the Control Period, the County shall record in the Public Records of Miami-Dade County an instrument releasing the Covered Development from its obligation to provide WHUs, and the Declarant, or its successors and assigns, may freely lease or sell the Property or individual units at the market rate.

14. **Prior Notice of Initial Offering for Rent.** At least 60 days prior to the initial offering of WHUs for lease, the Declarant shall provide the Department with notice of its intention to commence leasing. The notice shall set forth the number, size, rents, and location of the WHU units. Following the transmittal of the notice of Declarant's intention to commence leasing and the initial lease of the WHUs, any subsequent offering of a WHU for lease shall not be subject to the notice requirements set forth in this paragraph. The Declarant and its agents or representatives shall also provide the Department with the contact information for the Declarant and its agents and representatives.

15. **Discrimination**. The Declarant shall not discriminate against any person in the exercise of its obligations under this Declaration, and all such actions shall be taken without regard to race, age, religion, color, gender, sexual orientation, gender identity or gender expression, status as a victim of domestic violence, dating violence, or stalking, national origin, marital status, physical or mental disability, political affiliation, source of legitimate income, or any other factor which cannot be lawfully used. For purpose of clarity, the foregoing limitations shall not be construed to preclude the Declarant from denying an Eligible Household an opportunity to lease a WHU unit based upon such factors as the Eligible Household's poor credit history or their inability to demonstrate household income sufficient to pay the WHU Rents and any other financial obligations.

16. **Presumption of Compliance**. Where construction has occurred on the Property or any portion thereof pursuant to a lawful permit issued by the County (or any successor municipality), and inspections made and approval of occupancy given by the County (or any successor municipality), 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.

17. **County as Beneficiary**. The County is the beneficiary of this Declaration; and, as such, the County may enforce these restrictive covenants by action at law or in equity, including without limitation, a decree of specific performance or mandatory or prohibitory injunction, as well as civil penalties as provided in the Code of Miami-Dade County, Florida.

18. **Modification, Amendment, Release**. The Declaration of Restrictions 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 all of the Property, including joinders of all mortgagees, if any, provided that the Department consents to the modification, amendment, or release. 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.

19. **Recording of Covenants and Declarations**. The Declarant shall record this Declaration in the Public Records of Miami-Dade County, Florida. The County shall have the right to enforce and maintain in full force and effect, the terms, conditions, and requirements of this Declaration.

20. **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 Miami-Dade County, Florida shall be entitled to revoke any approval predicated upon the invalidation portion.

21. **Laws and Venue**. This document shall be construed in accordance with the laws of Florida and venue shall be Miami-Dade County, Florida.

22. **Survival**. This Declaration shall survive any proceedings in foreclosure, bankruptcy, probate or any other proceedings at law or in equity.

23. **Headings**. The headings herein are for reference purposes only and shall not affect the meaning or interpretation of the terms and conditions hereof.

[Signature page to follow]

IN WITNESS WHEREOF, the undersigned have executed these presents as of the date first written above.

WITNESSES:

Merrick Parc, LLC, a Delaware limited liability company

_____
Name_____
Address: _____
_____
_____

By: _____
Name: Matthew Baron
Title:_____
Address: _____
_____

_____
Name _____

Address: _____
_____
_____

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this _____ day of _____, 2025 by _____, the _____ of _____, LLC, a _____limited liability company, the _____of _____, LLC, a _____limited liability company, on behalf of said limited liability company. Personally known [ ] or Produced Identification [ ].

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

Type of Identification Produced _____

_____
Notary Public, State of Florida

My Commission Expires:_____

Exhibit "A"
Legal Description

Exhibit "B"
Certificate of Qualification

Household Income Certification Form

You applied for an apartment subject to the rent and income restrictions and are required to certify your household income to determine eligibility. Please complete this form, sign and return it to the leasing office. If you need assistance completing this form, please call (XXX) XXX-XXXX.

Household Name:		Apartment:	# Bedrooms

1. List the names and ages of all household members, including yourself as Head of Household. Indicate each individual's relationship to the Head of Household.

	Household Member Name	Date of Birth	Relation to Head of Household
Head			Self
2.			
3.			
4.			
5.			
6.			
7.			
8.			

2. Household Income

Earned Income- Please include the income of all household members who are earning income. This includes employment and wages of any kind including full-time, part-time, seasonal, self-employment, temporary employment, cash payment, etc. *Source documents may be requested and must be provided upon request.*

Household member name	Employer/ Source of income	Annual Amount ($)	Clarification, if needed

2a. What is the total household earned income? **$**_____

Unearned Income- Please include the income of all household members receiving un-earned income, including social security, unemployment, pension or retirement, child support, alimony, interest from assets, gift income, etc. *Source documents may be requested and must be provided upon request.*

Household member name	Unearned Income Type	Annual Amount ($)	Clarification, if needed

2b. What is the total annual household unearned income? **$**_____

3. What is the household's total annual income? (add 2a +2b) **$**_____

4. Do you anticipate any changes in the coming year in household size and/or household income? If yes, explain:

_____

I hereby certify or declare under penalty of perjury that the information given is complete and accurate to the best of my knowledge. I understand that providing false or misleading information is a breach of the lease and may result in cancellation of the lease and/or criminal penalties.

_____ _____

PRINT NAME OF HEAD OF HOUSEHOLD SIGNATURE OF HEAD OF HOUSEHOLD

DATE _____

_____ _____

PRINT NAME OF OTHER ADULT SIGNATURE OF OTHER ADULT

DATE _____

_____ _____

PRINT NAME OF OTHER ADULT SIGNATURE OF OTHER ADULT

DATE _____

Exhibit C

Form of Annual Compliance Report

Workforce Housing Compliance Report

This Compliance Report (this "Report"), dated effective as of the _____ day of _____, 20__ (the "Effective Date"), is executed and delivered by _____ ("Owner").

This Report is made pursuant to that certain Workforce Housing Declaration of Restrictive Covenants and Workforce Housing Agreement dated as of _____, 2025 and recorded in Official Records Book _____, Page _____ in the Public Records of Miami-Dade County, Florida (the "Declaration"), which Declaration encumbers the Property. Capitalized terms used in this Report without definition shall have the meanings given to them in the Declaration.

Owner hereby certifies to Miami-Dade County, Florida (the "County") as follows as of the Effective Date:

1. Owner certifies that the individual executing this Report on behalf of Owner has the power and authority to do so and such individual is familiar with the Property and is in an official position on behalf of Owner to confirm the truth and accuracy of the following certification.

2. Owner has performed and complied with all terms and conditions contained in the Declaration that are required to be performed or complied with by Owner on or before the Effective Date in all material respects.

The individuals executing this Report on behalf of Owner shall have no personal liability under this Report, all such liability being that of the Owner.

By: _____

Name: _____

Title: _____

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

PH: Z24-200 **July 17, 2025**
Item No. 8C3

Recommendation Summary	
Commission District	11
Applicant	Public Storage Kendale Lakes, LLC
Summary of Requests	The applicant seeks to modify a prior approved resolution, in order to submit a revised site plan showing the addition of a new 4-story detached self-service storage building to the existing self-storage facility located on the subject property. Additionally, the applicant seeks to allow the proposed expanded facility to have more Floor Area Ratio (FAR) than permitted by Code.
Location	13655 SW 42 Street, Miami-Dade County, Florida.
Property Size	±4.50 Acres
Existing Zoning	BU-1A, Limited Business District
Existing Land Use	Self-Storage Facility
2030-2040 CDMP Land Use Designation	Business and Office *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(21) which states "The County Commission shall have jurisdiction to directly hear applications for approval of self-service mini-warehouse storage facilities where public hearing is required."

REQUESTS:

(1) MODIFICATION of Condition #2 of Resolution No. CZAB10-108-01, passed and adopted by Community Zoning Appeals Board 10, and reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "BMS Bird Road," as prepared by Blitstein Design Associates, Architecture, dated stamped received July 6, 2001 and consisting of 12 sheets except as herein modified to delete the retail component from the site plan and replace with office space and to delete parking stalls #1, 2, 10, & 11 located on the south side of the property and replace with open landscaping."

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Public Storage", as prepared by Bohler, dated stamped received March 25, 2025, consisting of 8 sheets and "Public Storage", as prepared by Obrien, dated stamped received March 25, 2025, consisting of 6 sheets, for a total of 14 sheets."

The purpose of request #1 is to allow the applicant to modify a previously approved site plan, in order to submit revised plans showing the addition of a 4-story building to the existing self-storage facility located on the subject property.

(2) NON-USE VARIANCE to allow a Floor Area Ratio of 1.15 (0.73 maximum permitted)

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

PROJECT HISTORY AND DESCRIPTION:

The ±4.50-acre subject property has been the subject of several zoning hearings. In 1947, the Board of County Commissioners (BCC) rezoned a portion of this site to EU-1B, Estate District (one acre or more). In 1951, the BCC abolished EU-1B zoning and rezoned the EU-1B portion of this site to EU-1, Single Family One Acre Estate District. In 2001, the Community Council Board #10 approved pursuant resolution # CZAB10-108-01 a district boundary change from EU-1 and AU to BU-1A, a special exception to permit site plan approval for a commercial development, a special exception to permit a self-service storage facility with manager's quarters, a non-use variance of zoning regulations requiring all uses to be conducted with completely enclosed walls or within a building; to waive same to permit outside storage, and a non-use variance of zoning regulations requiring a 5' high wall where a commercially zoned property abuts residentially zoned property to the east and requiring a wall set in 10" from the property line where a commercial property lies across the street from residential property on a through lot; to waive same to the north.

The applicant now seeks to modify condition #2 of the previously approved Resolution #CZAB10-108-01, in order to submit a new site plan showing a proposed detached self-service storage building and new parking layout. With the aforementioned request, the applicant also seeks an ancillary non-use variance to allow the Floor Area Ratio (FAR) of the existing and proposed self-service storage facilities to exceed the maximum allowed by Code. The subject property currently consists of an existing storage facility that includes a total of three buildings. Specifically, a 3-story building, and two 1-story structures. Staff notes that one of these existing 1-story buildings that is located towards the north of the site will be demolished and replaced by a new four (4)-story detached self-storage structure consisting of an approximate total of 144,312 sq. ft. of gross self-storage area. The proposed facility will have 1 ingress/egress point along SW 42 Street (Bird Road), and another along SW 38 Street for both vehicular and pedestrian access. Parking and driveways are located at the front, and side of the buildings, submitted landscape plans depict ample landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel and around the proposed structure, while street trees with shrubs have been provided along SW 38 Street and SW 42 Street.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	BU-1A; self-storage facility	Business and Office
North	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
South	RU-TH; townhomes residences	Low-Medium Density Residential (6-13 dua)
East	BU-1A; FPL property	Low Density Residential (2.5 to 6 dua)

West	BU-1A; shopping plaza, gas station	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The ±4.50-acre subject site consists of an existing self-storage facility and fronts on SW 42 Street (Bird Road). The surrounding area is characterized by properties that are a mix of commercial, and residential uses. Staff notes that the subject site, which is a long, linear parcel and has a dual frontage along both SW 38 Street and SW 42 Street, has predominantly commercial uses abutting all along its western edge. The proposed expansion of the existing self-service storage facility will serve the residential community in the area.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to expand the existing self-storage facility by developing the northern portion of the property with a new 4-story detached self-service storage building. Based on memoranda from the departments reviewing this application, staff opines that approval of same will not create any significant impacts on the surrounding area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and generates an additional 18 PM peak hour vehicle trips. Staff further opines that any visual impacts from the new additions have been appropriately mitigated. The proposed expansion may bring additional noise and traffic to the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±4.50-acre subject property is located within the Urban Development Boundary (UDB) and designated as **Business and Office** on the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map. The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Light industrial uses are also permitted in the Business and Office category within an approved Employment Center. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and I-43 adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant Policies LU-9O and LU-9P, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.* Staff notes that self-storage facilities are **consistent** with the permitted uses within the **business and office** land use designation.

Staff notes that the BU-1A, Limited Business District, allows self-service storage uses only upon approval at public hearing, and that the property had received approval for the existing self-storage facility pursuant to Resolution #CZAB10-108-01. It is also important to mention that the application does not seek to change the existing self-storage use on the subject property, and as such, staff opines that approval with conditions of the proposed modification of the previously approved resolution and site plan would be **consistent** with the CDMP Land Use Element interpretative text in **Business and Office** areas and the CDMP Land Use Plan map **Business and Office** designation for the subject property.

ZONING ANALYSIS:

As part of this application, the applicant seeks to modify condition #2 of Resolution #CZAB10-108-01 in order to submit a new site plan reflecting the addition of a new four (4)-story detached self-storage building to the existing facility located on the northern portion of the subject property. When the aforementioned request is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of the request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area concerned, and for the reasons stated above.

Staff notes that the BU-1A, Limited Business District, allows self-service, mini-warehouse storage facilities on a site only upon approval at a public hearing, and that this property received an approval for the aforementioned use in 2001 pursuant to Resolution #CZAB10-108-01. The applicant seeks the continued use of the self-storage facility that is currently only on the southern portion of the property, and seeks to add a new 4-story-high detached self-storage building on the northern portion of the subject site. Staff is in support of the existing self-storage facility already operational on the site, and opines that the continuation and expansion of the existing use would be in compliance with the prior approval.

Additionally, staff opines that the proposed expansion to the existing self-service storage facility, allowed in the BU-1A district subject to approval at a public hearing, is a service activity and is a similar use such as the wholesale and retail uses as permitted in the Business and Office designation. Staff also opines that the requests are **compatible** with the surrounding area. Staff notes that the plans indicate that the proposed new 4-story addition's overall massing, scale, height, bulk, and lot coverage does not exceed the maximum intensities allowed for the building envelope and would be **compatible** with the other commercial structures in the surrounding vicinity. The subject property is located directly fronting along SW 42 Street (Bird Road). To the east of the subject site the parcel of land is developed with power lines, and it belongs to Florida Power and Light (FPL), to the west the property is developed with a shopping plaza with many commercial businesses such as beauty salon, beauty supply, insurance agency, liquor store, restaurant, among others. The parcel to south is developed with townhomes residences and to the north the property is developed with single-family residences. Staff support the requested modifications to permit the proposed expansion of the self-service storage facility on the subject ±4.50-acre site. The submitted plans show a proposed four (4) story building expansion with a total floor area of 144,312 sq. ft., in addition to the existing self-storage facility, which includes 2 existing buildings with a combined total floor area of 33,057 sq. ft. This brings the entire total gross building area to 177,369 sq. ft. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided all along the perimeter of the subject parcel, and especially along the rear (north) property line that is along SW 38 Street and backs to the existing single-family residential properties to the north. Staff notes that a substantial

landscaped buffer area with street trees with shrubs have been provided along the perimeter of the site that backs up along SW 38 Street. Additionally, the submitted plans depict a proposed landscaped open space area of 20.84% where the required amount of landscaped open space and proposed lot coverage is 20.5%. The plans also depict a total of 69 parking spaces, which is more than the minimum parking required (29 spaces) as specified by the Zoning Code. The landscape plans also provide 99 trees, meeting the Zoning Code's requirements enhancing the site's landscaping. Staff further notes that the proposed 4-story structure shall be buffered by a large, heavily landscaped area to the north of it that, combined with the additional distancing provided by the SW 38 Street right-of-way, provides ample buffering from the proposed structure to the residential properties located to the north of the subject site. **Based on the aforementioned, staff recommends approval of request #1 under Section 33-311(A)(7) Generalized Modification Standards.**

In order to enable the proposed expansion of the self-storage facility on the property, the applicant is requesting an ancillary non-use variance to allow the proposed expansion to have an FAR of 1.15, where a maximum FAR of 0.73 is otherwise permitted by code (request #2). FAR is a measure of the building's total floor area compared to the size of the lot, calculated by dividing the total building floor area by the lot area. In this case, the proposed FAR of 1.15 exceeds the maximum allowed FAR by approximately 0.42. Given the size of the property (±4.5 acres), the requested increase is minimal and does not substantially impact the surrounding area, making it a reasonable request in relation to the scale of the development. When this is analyzed under Section 33-311(A)(4)(b), staff supports the aforementioned request and opines that the approval with conditions would be compatible with the neighborhood, would not visually impact the stability and appearance of the adjacent properties, would not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance in the surrounding area. In addition, the property to the west is zoned BU-1A which has the same requirements. The newly proposed four (4) story building will be located south of the existing self-storage facility and will be in keeping with the architecture of the existing building. The proposed additional building and resulting site plan will comply with all zoning criteria other than floor area ratio, which is the subject of a non-use variance request, as discussed above.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the application would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicate no objection to the application in their memorandum and indicate that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and generates an additional 18 PM peak hour vehicle trips. Traffic distribution shows that these additional trips will not exceed the acceptable level of service on adjacent roadways. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum, confirmed that the application meets all applicable Levels of Service (LOS) standards for potable water supply, wastewater disposal, and flood protection. In addition, the memoranda submitted by the Water and Sewer Department, and also the Miami-Dade Fire Rescue Department, indicate no objection to the application as well. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that the request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in

relation to the present and future development of the area**. Based on the aforementioned, staff recommends approval with conditions of request #2, under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

ACESS, CIRCULATION AND PARKING: The submitted plans indicate one (1)-ingress/egress point of direct vehicular and pedestrian access along SW 42 Street, as well as another point of access along SW 38 Street for the existing and proposed self-service mini-warehouse storage facility. Parking and driveways are located towards the front, and along the interior side (west property line) of the subject site in-between the existing and proposed structure, shielding it from the adjacent roadway with ample landscaping. The proposed facility provides for a total of 69 parking spaces and 15 loading spaces; and the parking amounts comply with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all the other conditions of Resolution #CZAB10-108-01, shall remain in full force and effect, except as herein modified.

2. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as contained in its memorandum.

3. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Department of Transportation and Public Works (DTPW) as contained in its memorandum.

4. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resources Management (DERM) as contained in its memorandum.

5. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section as contained in its memorandum.

ES:JB:SS:PM

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Public Storage Kendale Lakes, LLC
PH: Z24-200

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

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

Business and Office (Pg. I-40)	*This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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.*
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.*

Section33-311(A)(7) Generalized Modification Standards	*The Board shall hear applications to **modify** or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to **modify** or eliminate any provisions of **restrictive covenants**, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

PUBLIC STORAGE KENDALE LAKES, LLC/HART, PATRICK	13655 SW 42 ST MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000200
DATE	**HEARING NUMBER**

FOLIO: 30-4914-081-0010

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
June 25, 2025

NEIGHBORHOOD REGULATIONS:
Case No. 202403002421 was opened on 06/27/2024. Warning Notice W432604 was issued on 06/27/2024 for *FAILURE TO PERFORM LOT MAINTENANCE AND REMOVE SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS IN A NONRESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1) & (A)(2), TO WIT: OVERGROWN GRASS, CANE GRASS AND WEEDS ON THE PROPERTY AND IN THE ADJACENT RIGHT-OF-WAY SWALE AREA ON THE NORTH SIDE OF THE PROPERTY VISIBLE FROM SW 38 STREET. JUNK AND TRASH DEPOSITED ON THE PROPERTY*. Since the violation was not corrected, citation T122027 was issued on 07/11/2024 for *FAILURE TO PERFORM LOT MAINTENANCE AND/OR REMOVE SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1) & (A)(2), TO WIT: OVERGROWN GRASS, CANE GRASS AND WEEDS ON THE PROPERTY AND IN THE ADJACENT RIGHT-OF-WAY SWALE AREA ON THE NORTH SIDE OF THE PROPERTY VISIBLE FROM SW 38 STREET. JUNK AND TRASH DEPOSITED ON THE PROPERTY*. A compliance inspection conducted on 12/24/2024 revealed that the violation was corrected. Payment was received on 03/07/2025. Case is closed.

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

IOLATOR:
PUBLIC STORAGE KENDALE LAKES, LLC/HART, PATRICK

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: Z2024000200-2nd Review
Public Storage Kendale Lakes, LLC
13655 NW 42nd Street
Modification to resolution CZAB10-108-01 for an updated site plan for an upgrade and replacement of existing buildings and a special exception to enlarge the existing self-storage facility and non-use variances.
(BU-1) (4.501 acres)
14-54-39

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal and/or wellfield protection. Based on the information provided, this zoning application is approved pursuant to sections 24-43.1 and 24-43(5) of the Code related to potable water service and wastewater disposal and wellfield protection area, respectively.

Wellfield Protection

The subject property is located within the West Wellfield Interim Wellfield protection area. Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code.

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

Additionally, since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by section 24-43(5)(d) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored on the subject property. This covenant is recorded in Miami-Dade County Official Records Book 19926, Page 1834. Compliance with all the conditions of this covenant is required.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

According to DERM records, the subject property is currently connected to public water and public sanitary sewers. Therefore, the proposed development shall connect to public water and sanitary sewers

in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Under section 24-43.4(2)(b)(iii) of the Code, once a property or portion thereof is determined to be within feasible distance, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Please contact Glennys.Fernandez-Martinez@miamidade.gov or Faith.Kenyon@miamidade.gov for information regarding this covenant.

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

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

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

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

Water Control Review

DERM had previously approved a Surface Water Management General Permit via Permit 13-01887-P. The site plan provided with this application proposes changes to the site plan approved under Permit 13-01887-P, Application 020425-3. Therefore, a DERM Surface Water Management General Permit modification shall be required for any development. This permit shall be obtained prior to any future development order approval.

The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. A landscape plan entitled "Public Storage" prepared by Brett M. Waldman, P.L.A., and dated as received by Miami-Dade County on October 02, 2024, was submitted in support of the subject application and indicates the removal/relocation of non-specimen (a tree with a trunk diameter at breast height less than 18 inches) tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

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

Conditions of Approval: None

Air Facilities Review

The proposed development would require the demolition of existing structures. 40 CFR Part 61 Subpart M - National Emission Standards for Hazardous Air Pollutants (NESHAP) for Asbestos provides that an asbestos survey from a Florida-licensed asbestos consultant is required is required for renovation activities surpassing the NESHAP threshold of suspect regulated asbestos containing materials (RACM), and for all demolition activities.

"Demolition" is defined as the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations, or the intentional burning of any facility.

The NESHAP thresholds for RACM are 260 linear feet of RACM on pipes, or 160 square feet of RACM on other facility components.

If the Asbestos Survey identifies materials (friable or to be made friable during the proposed renovation/demolition activities) containing more than 1 percent asbestos and the amount is over the regulated thresholds, then those materials must be removed/abated prior to renovation/demolition activities by a Florida-licensed asbestos abatement contractor. An Asbestos Renovation Notification must be filed, and obtain approval, with the Miami Dade County - Department of Regulatory and Economic Resources, Division of Environmental Resources Management - Air Quality Management (AQM), at least 10 working days (14 calendar days) prior to starting the abatement work. Regardless of asbestos content,

prior to any demolition work, an Asbestos Demolition Notification must be submitted and approved, within the same timeframes.

For question regarding asbestos surveys and notifications, please contact the AQMD via email at asbestos@miamidade.gov.

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: April 15, 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 - Public Storage Miami 42nd Street
Application No. Z2024000200 - Revision # 1 - (Pre-App. No. Z24P-151)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. **Per General Note included in the Site Plan stamped received March 25, 2025, for the subject application, the existing water main which is in conflict with the proposed development will be removed and relocated. Therefore, the previous WASD comments regarding the water main conflict have been addressed.** WASD has no objections to this Zoning Application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

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

Application Name: Public Storage Miami 42nd Street

Location: The proposed project is located on approximately 4.50 acres at 13655 SW 42nd Street, with Folio No. 30-4914-081-0010, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is proposing to redevelop the property with a partial upgrade and replacement of self-storage facilities. Buildings #3, #4, #6, and approximately half of building #5 will be demolished. The remainder of building #5, along with buildings #1 and #2 will remain, and a new four-story building of 144,312 square feet is proposed. The total existing self-storage buildings have 109,784 square feet and the total final square footage of the buildings will be 225,123 square feet, for a net increase of 115,339 square feet.

The estimated total water demand for the proposed net increase in square footage will be 1,730 gallons per day (gpd).

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

The subject property is connected to water. Per WASD Letter of Availability (L.O.A.) No. 2024-2209 issued on August 26, 2024, there is an existing 12-inch water main (E12097-2) in a WASD easement within the site, to where the developer may connect and extend the same 12-inch water main northerly within the property in dedicated public Right-of-Way (R/W) and/or in WASD easements to a point as required to interconnect to an existing 8-inch water main (E1782-1) in SW 38th Street, abutting the

northern boundary of this development, thence the developer may connect to said 12-inch water main within the property to provide water service for the future development with this application.

Any public water main extension within the property shall be 12-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. *Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.*

Please note that there are water mains within the property, either in existing dedicated R/W or easements, that will be in conflict with the proposed development and will need to be removed and relocated. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per fire department recommendations. Cutting and plugging of existing water mains shall be done by a licensed contractor under WASD's supervision. Services to existing customers cannot be interrupted.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

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

The subject property is connected to sewer. If an additional connection is required, there is an existing 8-inch sanitary gravity sewer (ES5649-1) abutting the subject site in SW 42nd Street, to where the developer may connect to provide sewer service to the proposed development.

In addition, per WASD's L.O.A. No. 2024-2209, the developer may also connect to an existing 8-inch gravity sewer (ES953-1) located in SW 38th Street and SW 136th Avenue, and extend the same 8-inch gravity sewer westerly AT FULL DEPTH along SW 38th Street to a point as required to provide sewer service to the subject property, provided there is sufficient depth and that there are no obstacles that would preclude construction of the sewer system. *Final points of connections 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 flows from the proposed development will be transmitted to Pump Station (P.S.) No. 521, P.S. No. 536 or P.S. No. 559. All pump stations are currently in OK Moratorium Code Status, and unconditional allocation is allowed. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for all pump stations.

P.S. No. 521
Existing NAPOT: 3.85 hrs.
Proposed Development: 1,730 gpd
Proposed Projected NAPOT: 3.93 hrs.

P.S. No. 536
Existing NAPOT: 6.05 hrs.
Proposed Development: 1,730 gpd
Proposed Projected NAPOT: 6.05 hrs.

OR

P.S. No. 559
Existing NAPOT: 5.53 hrs.
Proposed Development: 1,730 gpd
Proposed Projected NAPOT: 5.53 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: May 2, 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: Z2024000200
Name: Public Storage Kendale Lakes, LLC
Location: 13655 SW 42 Street
Section 14 Township 54 South Range 39 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract A, Plat Book 159, Page 72.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. The proposed addition to the warehouse use will generate approximately an additional **18 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 of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9802	SW 137 Avenue south of Coral Way	C	C
9804	SW 137 Avenue south of Bird Road	C	C
9108	Bird Road west of SW 127 Avenue	C	C
9110	Bird Road west of SW 137 Avenue	C	C

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

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

Standard Conditions:

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

Memorandum

MIAMI-DADE COUNTY

Date: April 03, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000200

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 3/25/2025.

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

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

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

Memorandum

Date: Wednesday, April 16, 2025

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

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

Subject: Review of Z2024000200
Applicant Name: Public Storage Kendall

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 conditions in Section I:

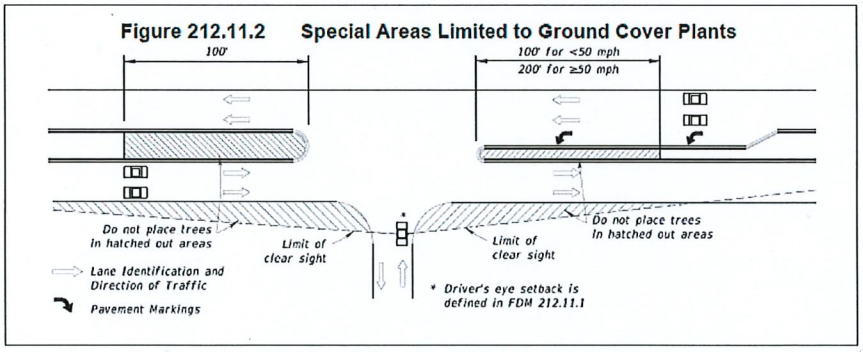
PROJECT LOCATION:

The property is located at 13655 SW 42nd Street in unincorporated Miami-Dade County.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

1. According to the latest FDOT FDM manual Section 212.11.6, trees may not be placed within the hatched-out areas of the sight triangles, as illustrated in the figure below.



If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: April 22, 2025

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

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

Subject: Z2024000200 – Public Storage Kendale Lakes (associated pre-app: Z2024P000151)

Applicant Name: Brian Adler on behalf of Public Storage Kendale Lakes

Project Location: The subject property is located in ±4.5- acres located at 13655 NW 42nd Street, in Unincorporated Miami-Dade County, Florida (Folio:30-4914-081-0010).

Proposed Development: The applicant seeks a zoning hearing to request a Non-Use Variance of the permitted Floor Area Ratio (FAR), a Special Exception request for a public storage facility, and a request to modify the a previous resolution/plan (CZAB10-108-01) in order to redevelop and expand an existing public storage facility within the subject property.

Impact and Demand: This application does not have a residential development component and therefore, the County's Level of Service Standards and the CDMP Open Space Spatial Standards do not apply.

Recommendations: PROS has no pertinent comments for this application concerning impact or demand on existing County Parks, proposed or budgeted service expansion, nor does PROS perform a concurrency review. The intent of the requested non-use variance, special exception, and previous resolution modification is beyond PROS's purview. PROS offers the following recommendations:

- PROS recommends that the applicant ensure that the existing tree canopy and landscape buffer between the subject property and the adjacent FPL corridor remain undisturbed during the redevelopment process, as trees complement the ground level design of the development, offer shading and cooling, aid in mitigation of the urban heat island effect, and act as a natural rainwater filter.

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

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

Based on our findings described herein, **PROS has no objection to this application.**

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

AZ: at ad

Memorandum

MIAMI-DADE COUNTY

Date: April 22, 2025

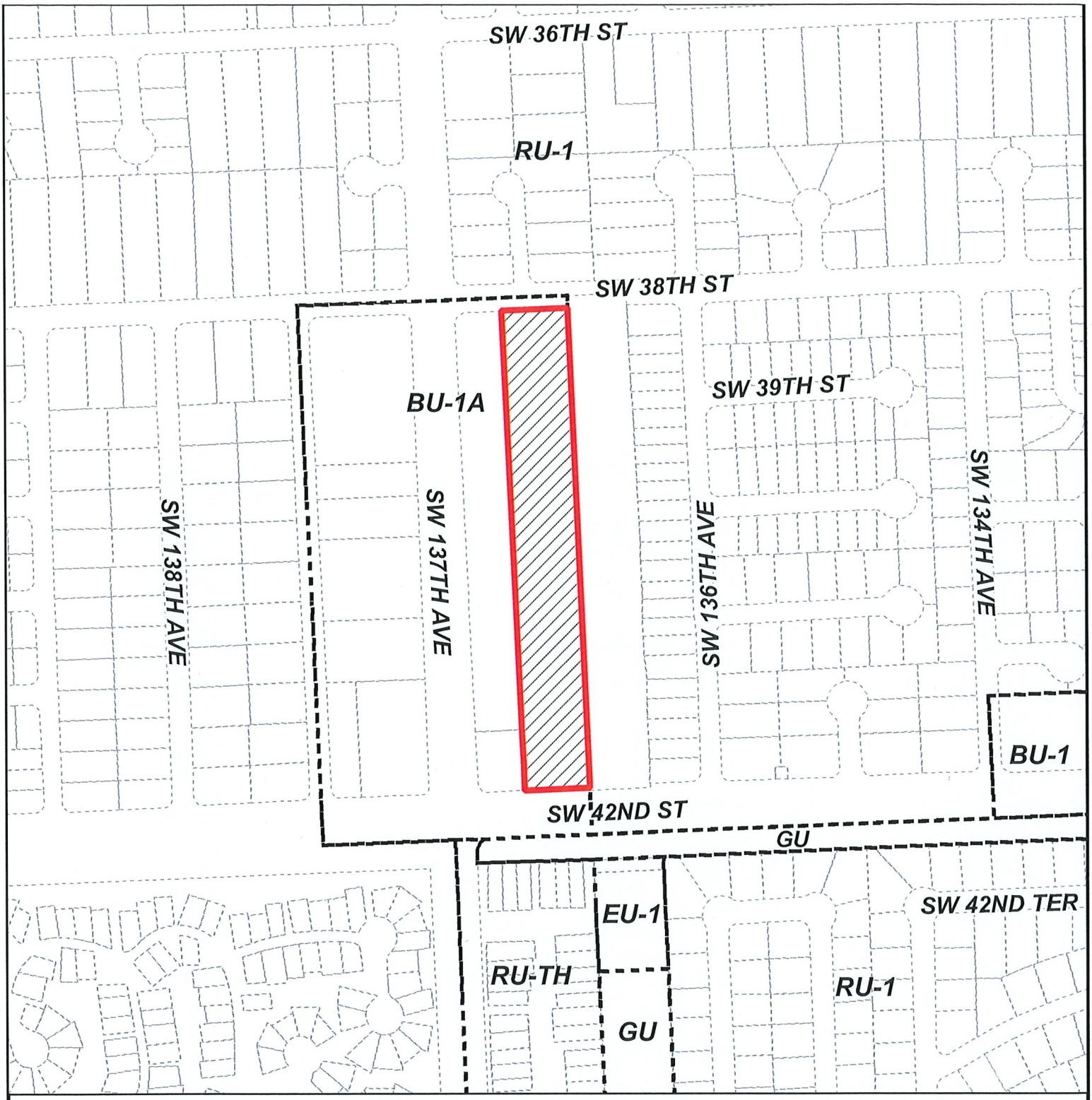
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Application Z2024-000200 Public Storage Kendale Lakes, LLC

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000200

Section: 14 Township: 54 Range: 39
Applicant: Public Storage Kendale Lakes, LLC
Zoning Board: BCC
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

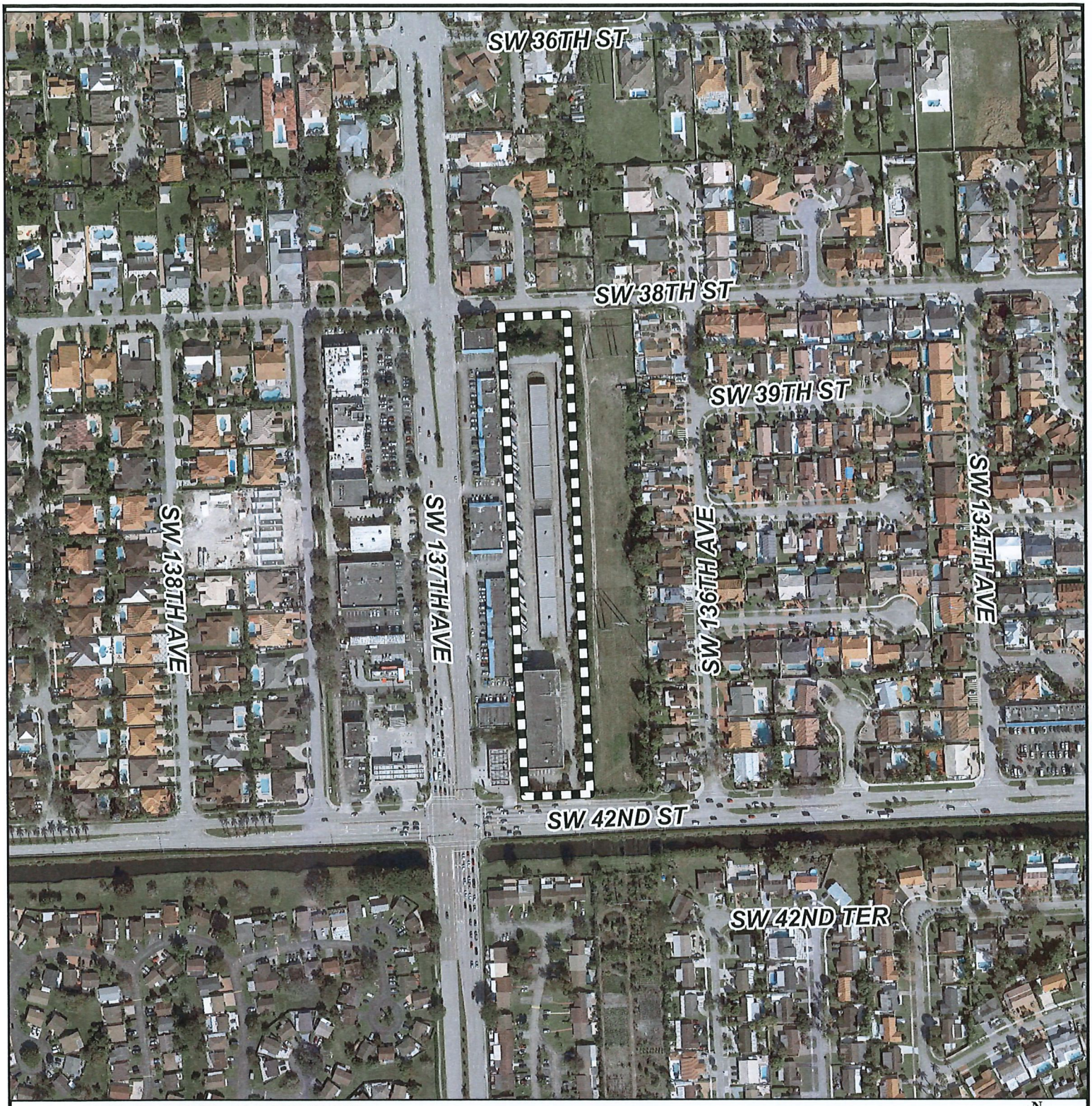
- Subject Property Case
- Zoning

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 4, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2024000200

Legend

Subject Property

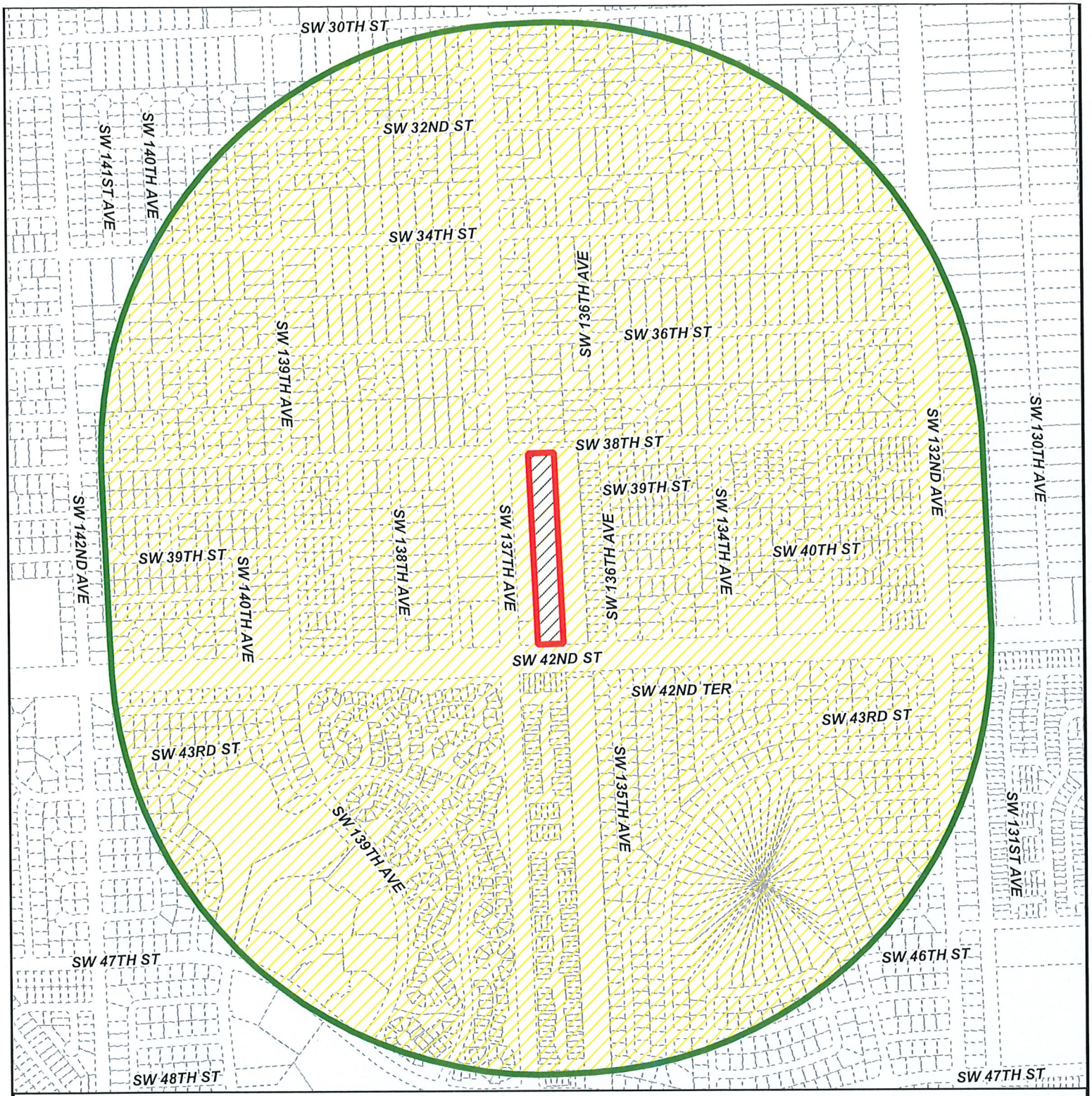
N
W E
S

Section: 14 Township: 54 Range: 39
Applicant: Public Storage Kendale Lakes, LLC
Zoning Board: BCC
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 4, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000200

RADIUS: 2640

Section: 14 Township: 54 Range: 39
Applicant: Public Storage Kendale Lakes, LLC
Zoning Board: BCC
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

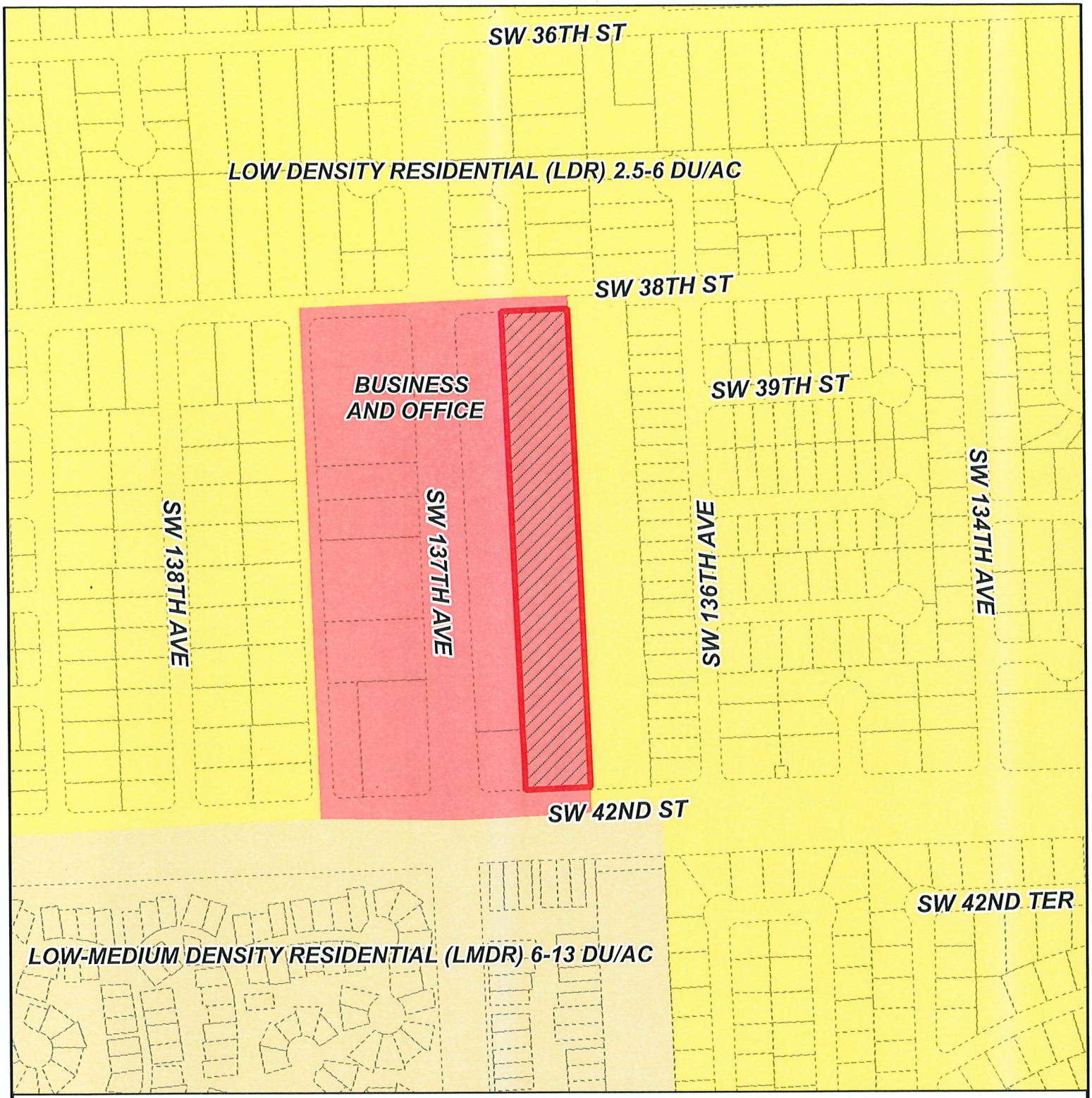
- Subject Property
- Buffer
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 4, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000200

Section: 14 Township: 54 Range: 39
Applicant: Public Storage Kendale Lakes, LLC
Zoning Board: BCC
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

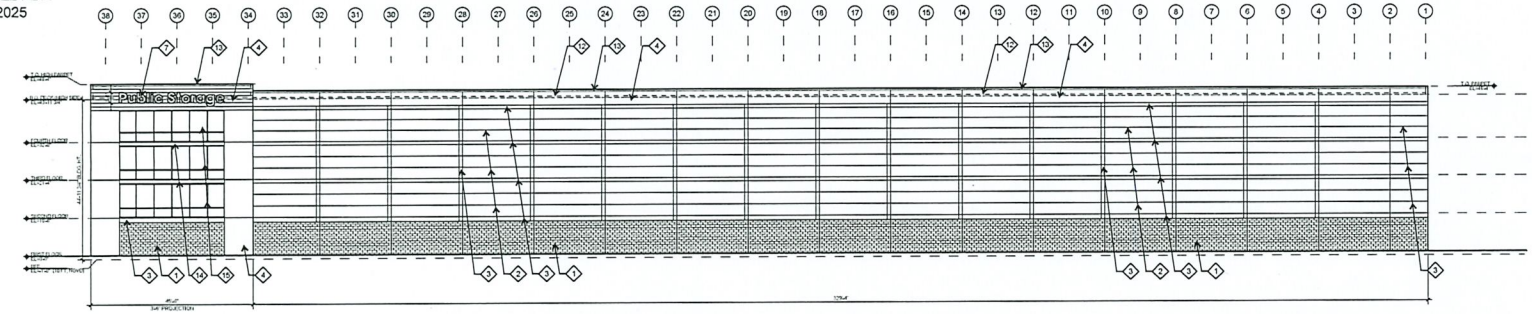
N
W E
S

MIAMI-DADE COUNTY

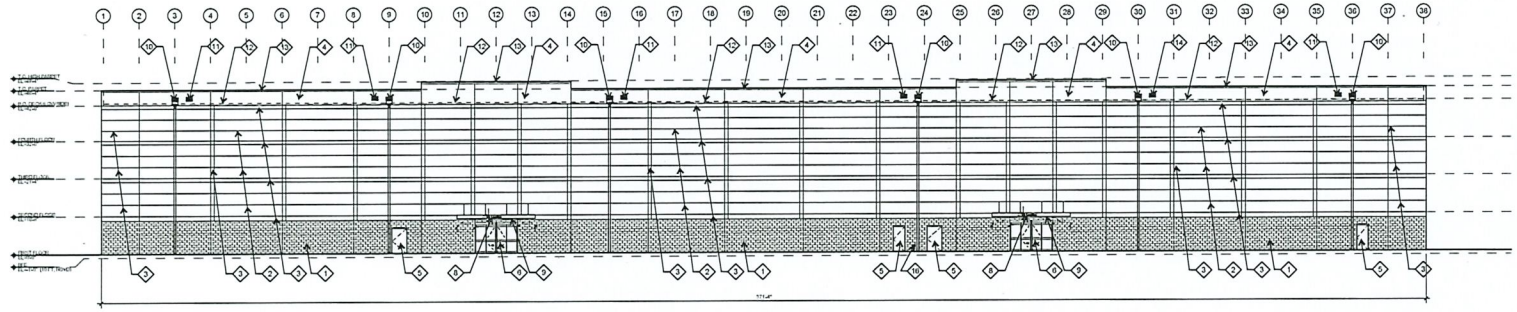
SKETCH CREATED ON: Friday, October 4, 2024

REVISION	DATE	BY

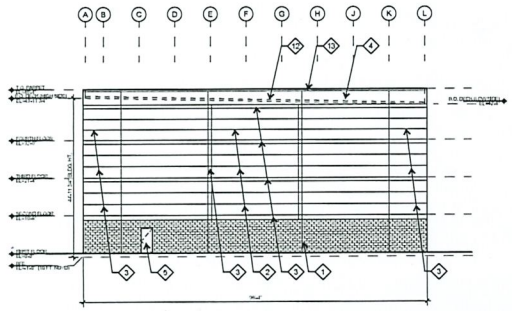
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-200
DATE: MAR 25 2025
BY: GONGOL



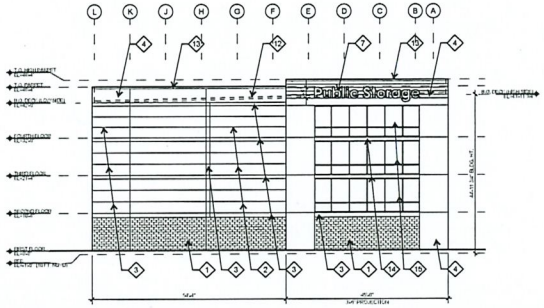
04 WEST ELEVATION
SCALE: 1/16" = 1'-0"



03 EAST ELEVATION
SCALE: 1/16" = 1'-0"



02 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



01 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND/KEYNOTES

1. SPLIT FACE CMU W/ INTEGRAL COLOR
2. STUCCO, COLOR "A"
3. STUCCO, COLOR "B"
4. STUCCO, COLOR "C"
5. HOLLOW METAL DOOR, PAINTED
6. AUTOMATIC SLIDING GLASS DOORS W/ CLEAR ANODIZED FINISH.
7. INTERNALLY LIT BUILDING SIGN BY SIGNAGE CONTRACTOR
8. NON-ILLUMINATED CANOPY SIGN BY SIGNAGE CONTRACTOR
9. ALUMINUM CANOPY, PREFINISHED TO MATCH "COLOR C"
10. METAL DOWNSPOUT AND SCUPPER, PREFINISHED COLOR "A"
11. OVERFLOW SCUPPER
12. LINE OF ROOF BEYOND
13. METAL COPING, PREFINISHED COLOR "C"
14. BRAKE METAL TO MATCH STOREFRONT SYSTEM
15. IMPACT RESISTANT VISION GLASS IN CLEAR ANODIZED STOREFRONT SYSTEM
16. FIRE DEPARTMENT CONNECTION

Public Storage

PS #FL____
PUBLIC STORAGE MIAMI - 42ND ST.
13655 SW 4ND ST.
MIAMI, FL 33175
UNINCORPORATED MIAMI DADE COUNTY

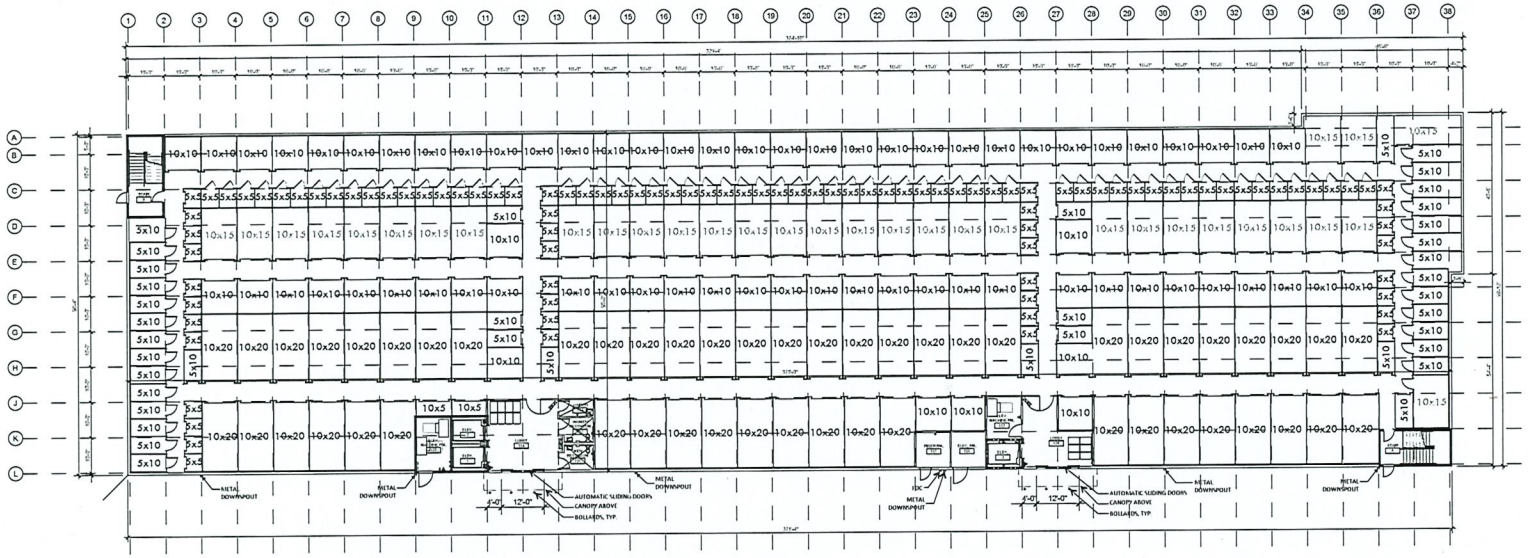
PRELIMINARY EXTERIOR ELEVATIONS

1.10.2025

1722 ROUTH STREET, SUITE 122
DALLAS, TEXAS 75201
972-788-1010 FAX 972-788-1024

O'BRIEN

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-200
DATE: MAR 25 2025
BY: GONGOL



LEVEL 1
36,078 GSF/FLOOR
35,447 USF/FLOOR

BUILDING TOTAL
144,312 GSF TOTAL
141,788 USF TOTAL

UNIT MIX SCHEDULE

CLIMATE CONTROLLED UNITS BUILDING	GROSS SF	Lvls	5x5	5x10	10x10	10x15	10x20	10x25	10x30	UNITS
1st Floor	36,078	1	40	83	103	108	142	-	-	476
2nd Floor	36,078	1	34	83	103	108	142	-	-	470
3rd Floor	36,078	1	41	83	103	108	142	-	-	477
4th Floor	36,078	1	41	83	103	108	142	-	-	477
Total			156	332	412	432	568	-	-	1,900
Unit Mix	144,312	sf	8.2%	17.5%	21.7%	22.7%	29.9%	0.0%	0.0%	100.0%
Unit Mix Count			156	332	412	432	568	-	-	1,900
Unit Mix Area			780	3,320	4,120	6,480	11,360	-	-	26,060
Unit Mix Area %			3%	13%	16%	25%	44%	0%	0%	100%

ACCESSIBLE STORAGE

CLASS	Lvls	SMALL 5x5	SMALL 5x10	MEDIUM 10x10	MEDIUM 10x15	MEDIUM 10x20	LARGE 10x25	LARGE 10x30
1st Floor	1	20	42	52	55	72	-	-
2nd Floor	1	17	42	52	55	72	-	-
3rd Floor	1	21	42	52	55	72	-	-
4th Floor	1	21	42	52	55	72	-	-
Total		79	168	208	220	288	-	-
% Total		4%	9%	11%	12%	15%	0%	0%

A.D.A. units required

1% of	1st 200	=	10 A.D.A Units
1% of	1,900	=	20 A.D.A Units
	2,100		30 A.D.A Units (Total Required)

A.D.A. units provided

Small	49.34%	30	=	15
Medium	37.77%	30	=	11
Large	13.54%	30	=	4

NORTH

01 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

THE CONFIGURATION OF THE INDIVIDUAL STORAGE UNITS MAY BE COMBINED, ENLARGED OR REDUCED SO LONG AS NO INDIVIDUAL STORAGE UNIT SHALL HAVE A FLOOR AREA GREATER THAN 400 SQUARE FEET OR AN INTERIOR HEIGHT EXCEEDING 12 FEET.

Public Storage

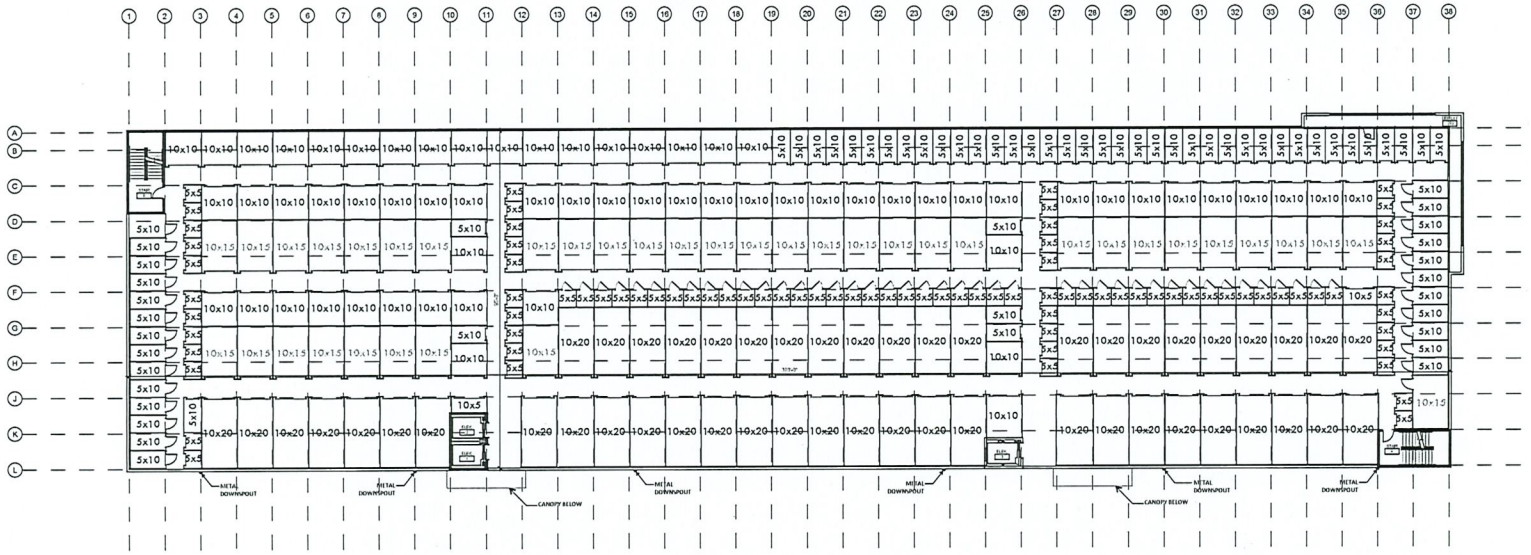
PS #FL____
PUBLIC STORAGE MIAMI - 42ND ST.
13655 SW 4ND ST.
MIAMI, FL 33175
UNINCORPORATED MIAMI DADE COUNTY

PRELIMINARY FLOOR PLAN - FIRST FLOOR
1.10.2025

1722 ROUTH STREET, SUITE 122
DALLAS, TEXAS 75201
972-788-1010 FAX 972-788-1024

O'BRIEN

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-200
DATE: MAR 25 2025
BY: GONGOL



LEVEL 2
36,078 GSF/FLOOR
35,447 USF/FLOOR

BUILDING TOTAL
144,312 GSF TOTAL
141,788 USF TOTAL

NORTH

01 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

THE CONFIGURATION OF THE INDIVIDUAL STORAGE UNITS MAY BE COMBINED, ENLARGED OR REDUCED SO LONG AS NO INDIVIDUAL STORAGE UNIT SHALL HAVE A FLOOR AREA GREATER THAN 400 SQUARE FEET OR AN INTERIOR HEIGHT EXCEEDING 12 FEET.

Public Storage

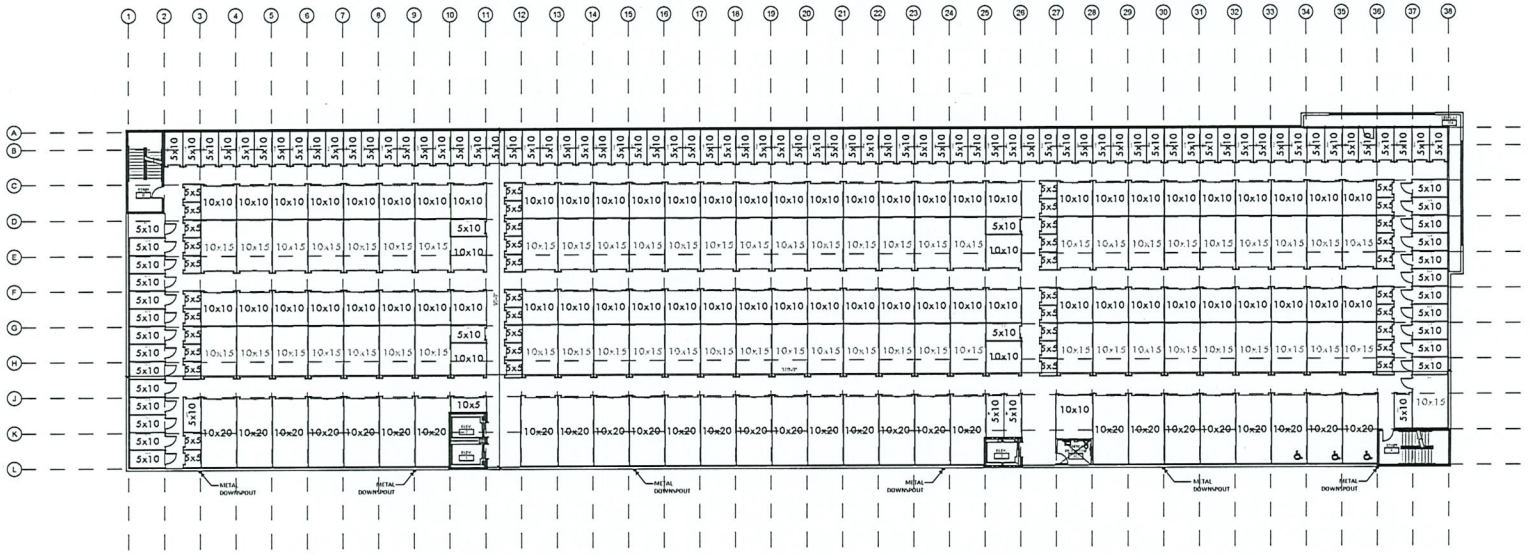
PS #FL_____
PUBLIC STORAGE MIAMI - 42ND ST.
13655 SW 4ND ST.
MIAMI, FL 33175
UNINCORPORATED MIAMI DADE COUNTY

PRELIMINARY FLOOR PLAN - SECOND FLOOR
1.10.2025

1722 ROUTH STREET, SUITE 122
DALLAS, TEXAS 75201
972-788-1010 FAX 972-788-1024

O'BRIEN

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-200
DATE: MAR 25 2025
BY: GONGOL



LEVEL 3
36,078 GSF/FLOOR
35,447 USF/FLOOR

BUILDING TOTAL
144,312 GSF TOTAL
141,788 USF TOTAL

NORTH

01 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

THE CONFIGURATION OF THE INDIVIDUAL STORAGE UNITS MAY BE COMBINED, ENLARGED OR REDUCED SO LONG AS NO INDIVIDUAL STORAGE UNIT SHALL HAVE A FLOOR AREA GREATER THAN 499 SQUARE FEET OR AN INTERIOR HEIGHT EXCEEDING 12 FEET.

Public Storage

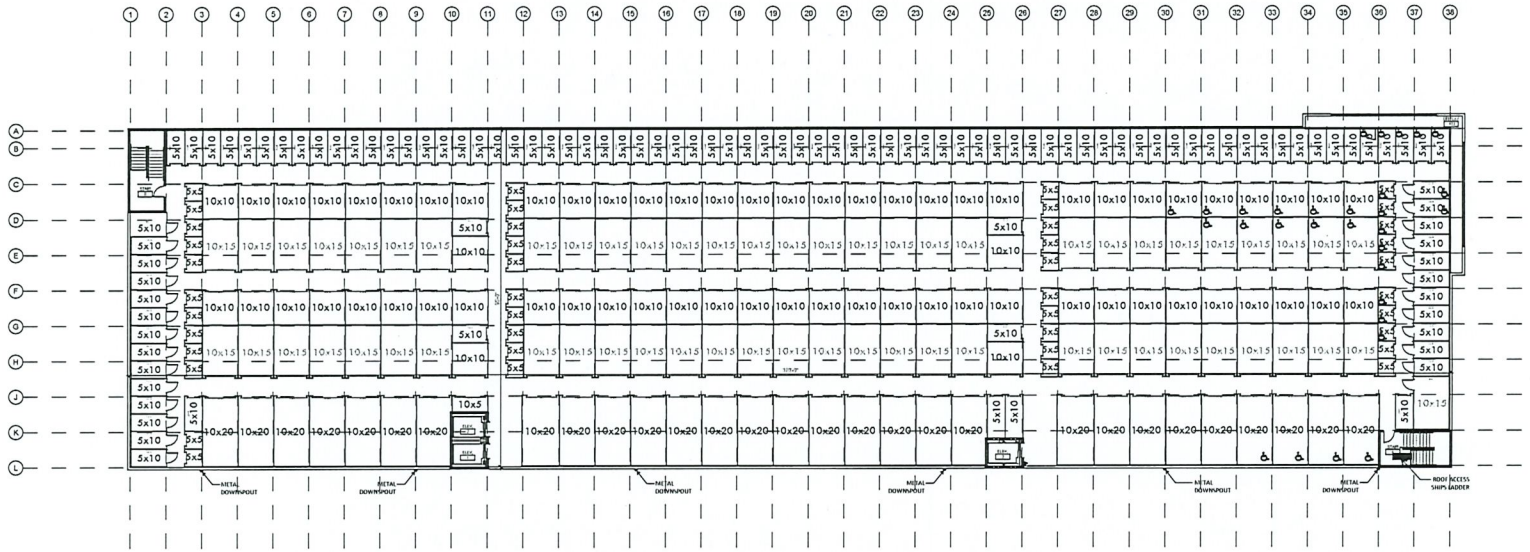
PS #FL_____
PUBLIC STORAGE MIAMI - 42ND ST.
13655 SW 4ND ST.
MIAMI, FL 33175
UNINCORPORATED MIAMI DADE COUNTY

PRELIMINARY FLOOR PLAN - THIRD FLOOR
1.10.2025

1722 ROUTH STREET, SUITE 122
DALLAS, TEXAS 75201
972-788-1010 FAX 972-788-1024

O'BRIEN

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-200
DATE: MAR 25 2025
BY: GONGOL



LEVEL 4
36,078 GSF/FLOOR
35,447 USF/FLOOR

BUILDING TOTAL
144,312 GSF TOTAL
141,788 USF TOTAL

NORTH

01 FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

THE CONFIGURATION OF THE INDIVIDUAL STORAGE UNITS MAY BE COMBINED, ENLARGED OR REDUCED SO LONG AS NO INDIVIDUAL STORAGE UNIT SHALL HAVE A FLOOR AREA GREATER THAN 499 SQUARE FEET OR AN INTERIOR HEIGHT EXCEEDING 12 FEET

Public Storage

PS #FL____
PUBLIC STORAGE MIAMI - 42ND ST.
13655 SW 4ND ST.
MIAMI, FL 33175
UNINCORPORATED MIAMI DADE COUNTY

PRELIMINARY FLOOR PLAN - FOURTH FLOOR
1.10.2025

1722 ROUTH STREET, SUITE 122
DALLAS, TEXAS 75201
972-788-1010 FAX 972-788-1024

OBRIEN

RECEIVED
MIAMI-DADE COUNTY
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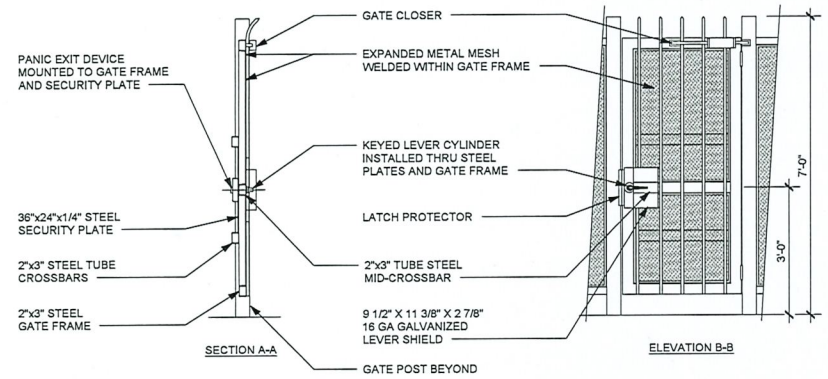
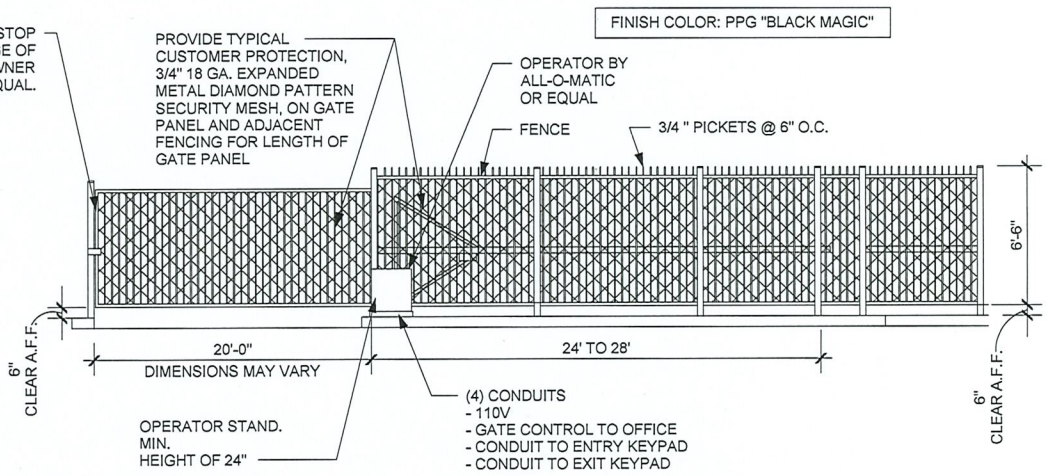
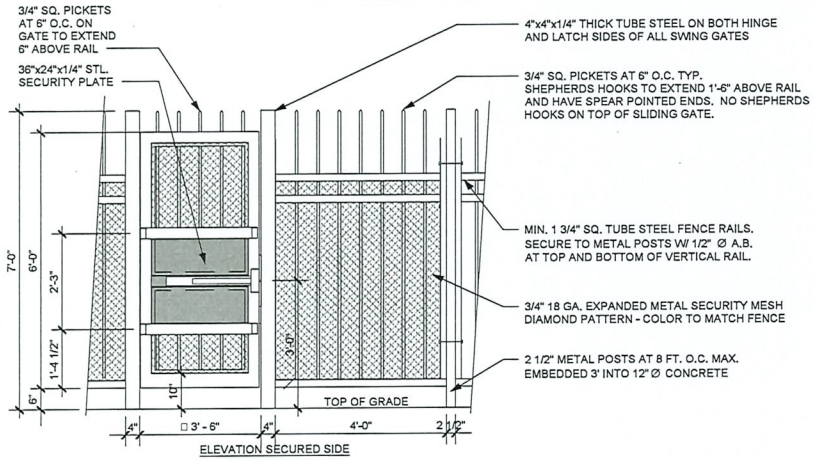


PRESSURE SENSOR EDGE STOP SWITCH ON LEADING EDGE OF GATE, BY "MILLER EDGE" OR OWNER APPROVED EQUAL.

FINISH COLOR: PPG "BLACK MAGIC"

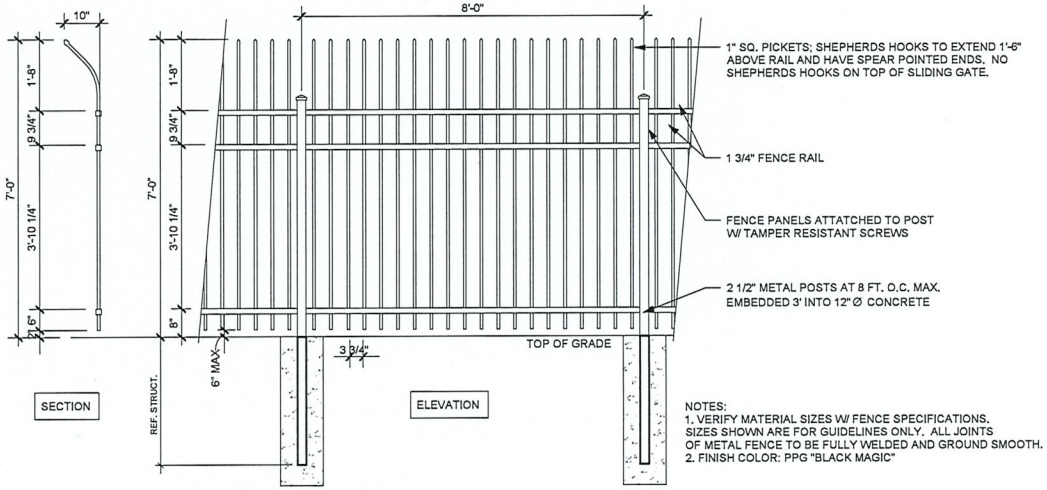


03 SLIDING GATE ELEVATION
SCALE: 3/8" = 1'-0"



NOTES:
1. VERIFY MATERIAL SIZES w/ FENCE SPECIFICATIONS. SIZES SHOWN ARE FOR GUIDELINES ONLY. ALL JOINTS OF METAL FENCE TO BE FULLY WELDED AND GROUND SMOOTH. COLOR: SEE FINISH SCHEDULE
2. FINISH: PPG "BLACK MAGIC"
3. ALL FENCING CONNECTIONS TO BE WELDED

02 TUBE STEEL FENCE MAIN GATE
SCALE: 3/4" = 1'-0"



NOTES:
1. VERIFY MATERIAL SIZES W/ FENCE SPECIFICATIONS. SIZES SHOWN ARE FOR GUIDELINES ONLY. ALL JOINTS OF METAL FENCE TO BE FULLY WELDED AND GROUND SMOOTH.
2. FINISH COLOR: PPG "BLACK MAGIC"

01 SHEPHERDS HOOK TUBE STEEL FENCE
SCALE: 3/4" = 1'-0"

Public Storage

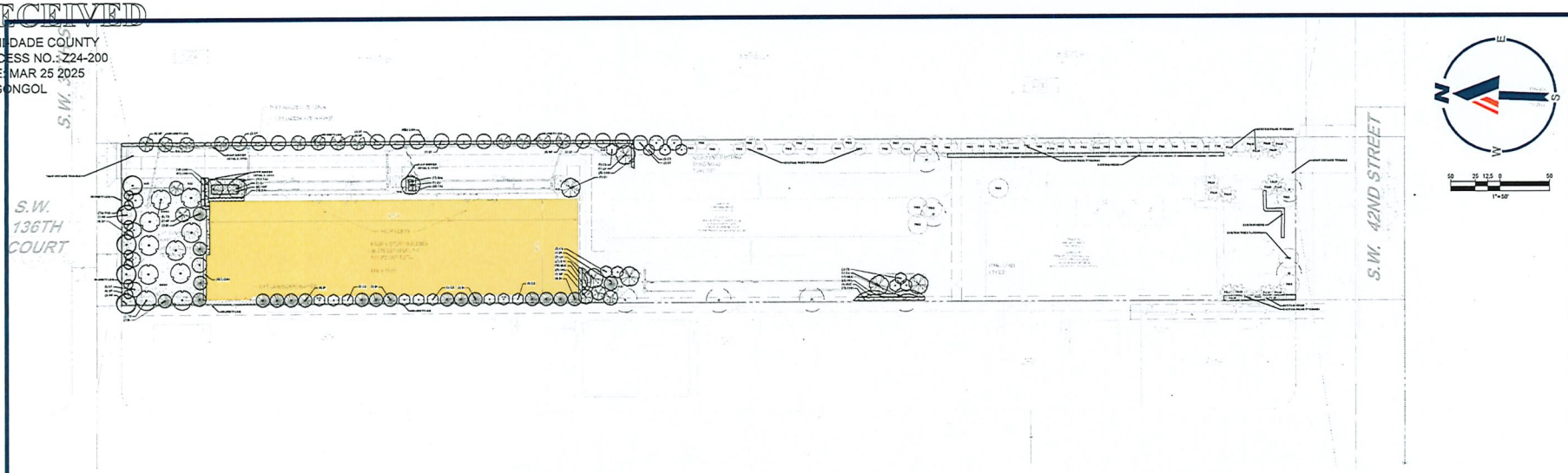
PS #FL____
PUBLIC STORAGE MIAMI - 42ND ST.
13655 SW 4ND ST.
MIAMI, FL 33175
UNINCORPORATED MIAMI DADE COUNTY

GATE & FENCE DETAILS

1.10.2025

1722 ROUTH STREET, SUITE 122
DALLAS, TEXAS 75201
972-788-1010 FAX 972-789-1024
OBRIEN

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-200
DATE: MAR 25 2025
BY: GONGOL



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT
TREES								
	CS	16	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	2.5" CAL, 12'-14' HT, 5-6' SPRD,	CONT./B&B	NATIVE	TOLERANT
	EF	29	FUGOSIA FOETIDA	SPANISH STOPPER	3" CAL, 8'-10' HT, 4'-6' SPRD,	CONT./B&B	NATIVE	TOLERANT
	IA	29	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	3" CAL, 10'-12' OA, HT, 4.5'-6' SPRD,	CONT./B&B	NATIVE	TOLERANT
	MF	17	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	3" CAL, 8'-10' HT, 4'-6' SPRD,	CONT./B&B	NATIVE	TOLERANT
	QV	8	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	3.5"-4" CAL, 12'-14' HT, 6'-7' SPRD	CONT./B&B	NATIVE	TOLERANT
	TD	16	TAXODIUM DISTICHUM	BALD CYPRESS	4" CAL, 16' OA, HT, 8-10' SPRD,	CONT./B&B	NATIVE	TOLERANT
PALMS								
	SP	8	SABAL PALMETTO	CABBAGE PALMETTO	12'-14' CT.	FG	NATIVE	TOLERANT
STREET TREES								
	AR	5	ACER RUBRUM	RED MAPLE	4" CAL, 14-16' OA, HT, 6-8' SPRD,	CONT./B&B	NATIVE	TOLERANT

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANT	SPACING
SHRUB AREAS									
	CHH	869	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	24" HT, X 24" SPRD,	CONTAINER	NATIVE	TOLERANT	30" o.c.
	HEP	96	HAMELIA PATENS	FIREBUSH	24" HT, X 24" SPRD,	CONTAINER	NATIVE	TOLERANT	24" o.c.
	ILN	43	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	24" HT X 24" SPRD	CONTAINER	NATIVE	TOLERANT	24" o.c.
	MUC	38	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	24" HT, X 24" SPRD,	CONTAINER	NATIVE	TOLERANT	24" o.c.
	PCD	276	PODOCARPUS MACROPHYLLUS 'DWARF PINGLEE'	DWARF PINGLEE YEW PODOCARPUS	36" HT, X 36" SPRD,	CONTAINER	NO	TOLERANT	36" o.c.
EXISTING SHRUBS									
	EX-CHH	1,623 SF	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	--				
GROUND COVERS									
	HYL	37	HYMENOCALLIS LATIFOLIA	SPIDER LILY	12" HT X 12" SPREAD	CONTAINER	NATIVE	TOLERANT	24" o.c.
	TAJ	247	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	12" HT X 12" SPREAD	CONTAINER	NO	TOLERANT	18" o.c.
SOD									
	SOD	7,360 SF	STENOTAPHRUM SECUNDATUM 'PALMETTO'	PALMETTO ST. AUGUSTINE GRASS	FULL TIGHT COVERAGE	PALLET			
	SOD-B	8,140 SF	PASPALUM NOTATUM	BAHIA GRASS	FULL TIGHT COVERAGE	PALLET			

NATIVE SPECIES:

* NATIVE SPECIES - HIGH DROUGHT TOLERANCE (OTHERS MEDIUM DROUGHT TOLERANCE)
** CONTRACTOR TO VERIFY SQUARE FOOTAGE

CONTRACTOR SHALL VERIFY PLANT QUANTITIES IN THE TABLE WITH THE PLAN. WHERE THERE IS A DISCREPANCY IN PLANT QUANTITIES, THE PLAN OVER RIDES THE PLANT LIST

LANDSCAPE & ROOT BARRIER NOTES:

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN.

ADDITIONALLY, TREES ARE TO BE INSTALLED WITH TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS.

SEE DETAIL 8, SHEET C-705 FOR ROOT BARRIER DETAILS.

NOTE: ROOT BARRIER SHALL BE PROVIDED FOR ALL LANDSCAPING PROPOSED WITHIN 10 FEET OF DRAINAGE PIPES, STRUCTURES AND CHAMBERS.

GENERAL LANDSCAPE NOTES:

1. ALL PLANTING BEDS TO BE MULCHED WITH 3" FLORIMULCH MELALEUCA (COCOA BROWN) MULCH.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
3. DIGGING IN UTILITY EASEMENTS SHALL BE BY HAND ONLY
4. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
5. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
6. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
7. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF A RUST-FREE IRRIGATION SYSTEM.
8. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
9. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
10. ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS AND/OR NEARBY UNDERGROUND UTILITY OR PIPE SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER FABRIC AS SHOWN. SEE DETAIL DETAIL 8, C-704.
11. THERE IS TO BE NO PLANTING OF TREES OR SHRUBS EITHER DIRECTLY OVER OR WITHIN 10 HORIZONTAL FEET OF THE SANITARY SEWER GRAVITY SEWERS AND FORCE MAIN.

LEGEND

SITE PLAN

EX PROPERTY LINE	
EX ADJACENT PROPERTY LINE	
EX ROAD CENTERLINE	
PROP PROPERTY LINE	
PROP BUFFER	
PROP SETBACK	
PROP PARKING COUNT	X
PROP SIGN	
PROP BUILDING ENTRANCE	
PROP CONCRETE SIDEWALK	
PROP STANDARD DUTY CONCRETE	
PROP HEAVY DUTY CONCRETE	

LANDSCAPE DATA TABLE

JURISDICTION		MIAMI-DADE	
CURRENT ZONING		BU - 1A (BUSINESS LIMITED)	
TOTAL SITE AREA		198,079 SF	
TOTAL LANDSCAPE AREA		40,880 SF	
PROPOSED LANDSCAPE AREA		22,606 SF	
EXISTING LANDSCAPE AREA		18,057 SF	
OPEN SPACE		REQUIRED	PROVIDED
A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN:	NET LOT AREA SQUARE FEET 198,079 SF X 20.5% =	40,196 SF	40,880 SF
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN:	THE NUMBER OF PARKING SPACES (67) X 10 SF PER PARKING SPACE =	670 SF	1607.54 SF
C. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 = A + B =	A.(40,196) + B.(670) =	40,866 SF	40,880 SF
LAWN AREA CALCULATION		REQUIRED	PROVIDED
A. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 =	NET LOT AREA SQUARE FEET 198,079 SF X 20.5% =	40,588 SF	40,880 SF
B. MAXIMUM LAWN AREA (ST. AUGUSTINE SOD) PERMITTED	AREA = (20 %) X 40,588 SF =	8,117.6 SF	7,560 SF
TREES		REQUIRED	PROVIDED
A. THE NUMBER OF TREES REQUIRED PER NET LOT ACRE	22 TREES PER ACRE		
LESS THE EXISTING NUMBER OF TREES THAT MEET MINIMUM REQUIREMENTS (MINUS)	22 (TREES) X 4.5 ACRES = REQUIRED TREES	99 TREES	99 TREES
B. 30% PALM TREES ALLOWED	(2 PALMS = 1 TREE) 8 PALMS PROVIDED, (4 TREES)	30 MAX.	8 PALMS
C. PERCENTAGE OF NATIVE TREES REQUIRED	THE NUMBER OF TREES PROVIDED(99) X 30% =	25.8 %	100%
D. STREET TREES (MAX. AVERAGE SPACING OF 35' O.C. TREES)	165.5 LF ALONG STREET ÷ 35 = 5	5 TREES	5 TREES
(MAX. AVERAGE SPACING OF 25' O.C. PALMS)	165.5 LF ALONG STREET ÷ 25 = 7	7 PALMS	8 PALMS
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.)	165.5' LF ALONG STREET ÷ 25 = 7	N/A	N/A
F. TOTAL NUMBER OF TREES PROVIDED =			91 TREES
SHRUBS			
A. THE TOTAL NUMBER OF TREES REQUIRED (99) X 10 = THE NUMBER OF SHRUBS REQUIRED		990 SHRUBS	1239 SHRUBS

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SITE CIVIL AND CONSULTING ENGINEERING
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PROJECT No.: PLC240017.00
DRAWN BY: GD
CHECKED BY: BW
DATE: 06/05/2024
CAD I.D.: PCDVL-LAND

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

Public Storage

PROPOSED DEVELOPMENT
123 ADDRESS
ADDRESS 2
COUNTY OR JURISDICTION
CITY AND STATE
BLOCK & LOT: __ - __

BOHLER
1 SE 3rd AVENUE
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 691-0800
FLORIDA BUSINESS LICENSE NO. 30390

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SHEET TITLE:

OVERALL LANDSCAPE PLAN

SHEET NUMBER:

C-701

ORG. DATE - 06/05/2024

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Mar 26, 2025 - 9:47am
brett.valdman

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-200
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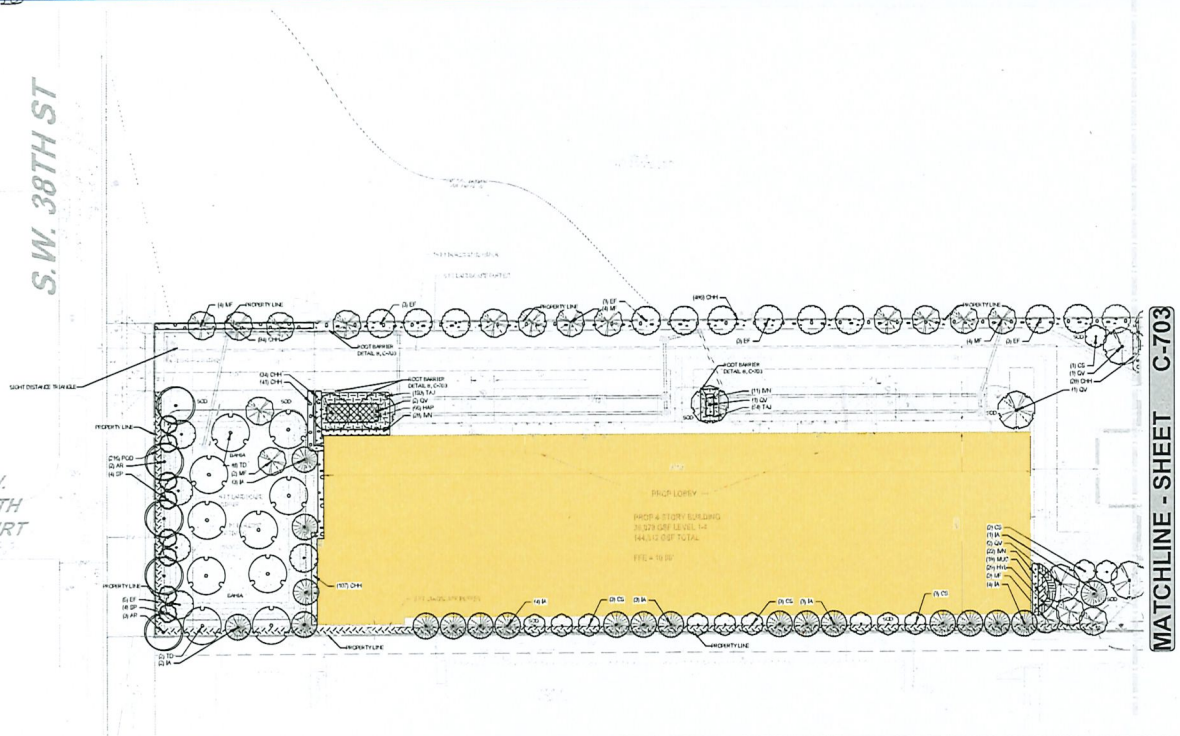
BY: GONGOL


S.W. 38TH ST
S.W. 136TH COURT
MATCHLINE - SHEET C-703
PROP LOFEY
PROP 4 STORY BUILDING
39,579 GSF LEVEL 1-4
144,312 GSF TOTAL
FFE = 10.00'
PROPERTY LINE
SIGHT DISTANCE TRIANGLE
SOD
GARIA
(1) CS
(1) QV
(1) BN
(1) TJ
(1) IA
(1) TD
(1) SP
(1) AR
(1) MF
(1) MW
(1) HV
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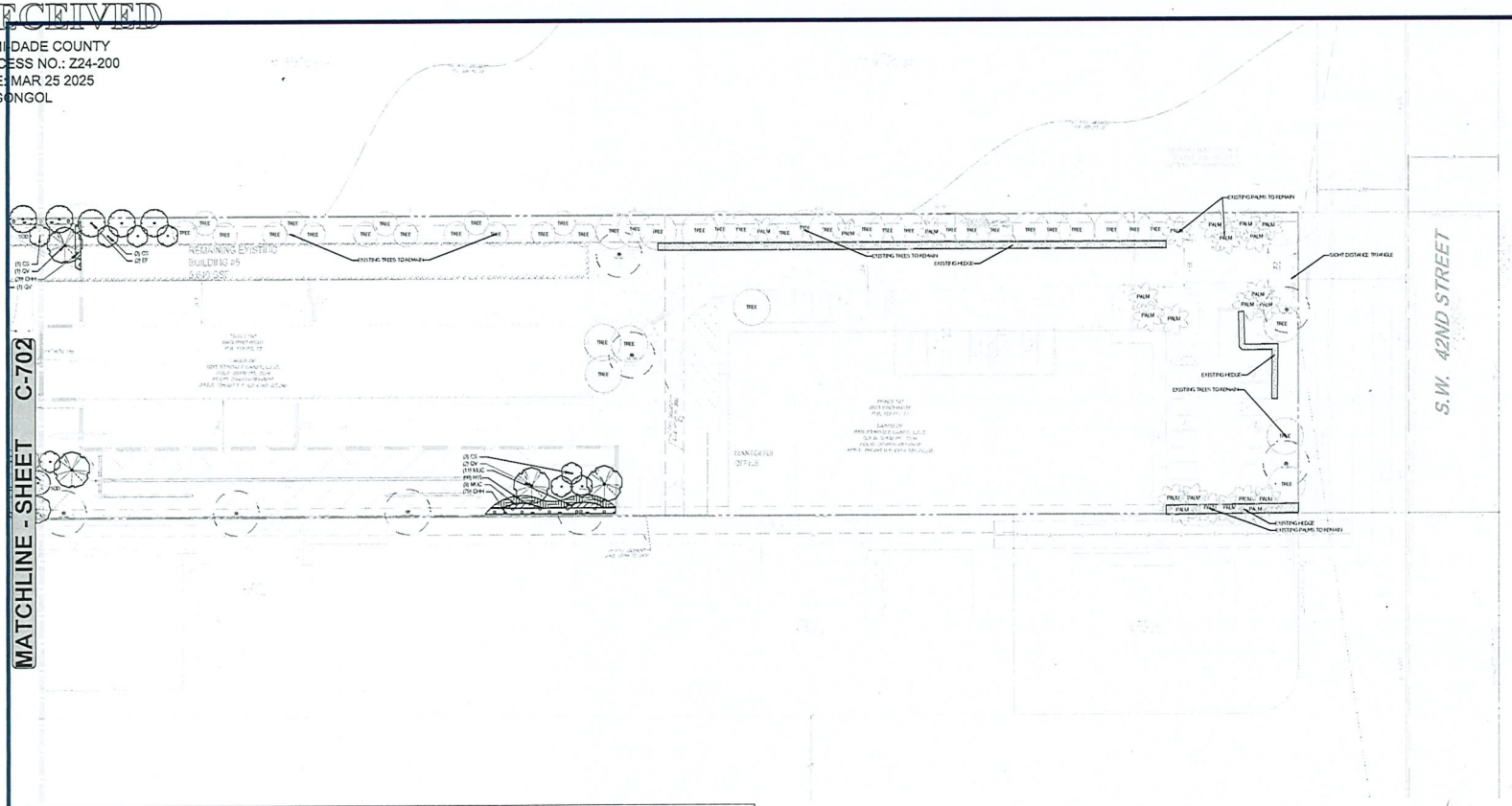

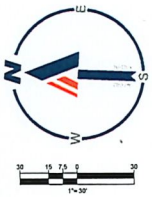

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT	
			TREES						
	CS	18	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	2.5" CAL, 12'-14' HT, 6-8' SPRD.	CONT./B&B	NATIVE	TOLERANT	
	EF	20	EUGENIA FOETIDA	SPANISH STOPPER	2" CAL, 8-10' HT., 3-4' SPRD.	CONT./B&B	NATIVE	TOLERANT	
	IA	20	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	3" CAL, 10-12' OA HT., 3.5-4' SPRD.	CONT./B&B	NATIVE	TOLERANT	
	MF	17	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	2" CAL, 8-10' HT., 3-4' SPRD.	CONT./B&B	NATIVE	TOLERANT	
	QV	9	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	3.5"-4" CAL, 12' - 14' HT, 6'-7' SPRD	CONT./B&B	NATIVE	TOLERANT	
	TD	10	TAXODIUM DISTICHUM	BALD CYPRESS	4" CAL, 16' OA HT, 8-9' SPRD.	CONT./B&B	NATIVE	TOLERANT	
			PALMS						
	SP	8	SABAL PALMETTO	CABBAGE PALMETTO	10'-12' CT.	FG	NATIVE	TOLERANT	
			STREET TREES						
	AR	5	ACER RUBRUM	RED MAPLE	4" CAL, 14-16' OA HT, 6.5-8' SPRD.	CONT./B&B	NATIVE	TOLERANT	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANT	SPACING
			SHRUB AREAS						
	CHH	169	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	24" HT., 8-24" SPRD.	CONTAINER	NATIVE	TOLERANT	24" o.c.
	HAP	55	HAMELIA PATENS	FIREBUSH	24" HT., 8-24" SPRD.	CONTAINER	NATIVE	TOLERANT	24" o.c.
	IVN	51	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	24" HT X 24" SPRD	CONTAINER	NATIVE	TOLERANT	24" o.c.
	MLC	31	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	24" HT., 8-24" SPRD.	CONTAINER	NATIVE	TOLERANT	24" o.c.
	PCD	274	PODOCARPUS MACROPHYLLUS 'DWARF PINKIE(S)'	DWARF PINKIES YEW PODOCARPUS	36" HT., 8-30" SPRD.	CONTAINER	NO	TOLERANT	30" o.c.

			EXISTING SHRUBS						
	CS-CHH	1,633 SF	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	-				
			GROUND COVERS						
	HYL	97	HYMENOCALLIS LATIFOLIA	SPIDER LILY	12" HT X 12" SPREAD	CONTAINER	NATIVE	TOLERANT	24" o.c.
	TAI	247	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	12" HT X 12" SPREAD	CONTAINER	NO	TOLERANT	18" o.c.
			SOD						
	SOD	7,563 SF	STENOTAPHRUM SECUNDATUM 'PALMETTO'	PALMETTO ST. AUGUSTINE GRASS	FULL TIGHT COVERAGE	PALLET			
	SOD-B	8,110 SF	PASPALUM NOTATUM	BAHIA GRASS	FULL TIGHT COVERAGE	PALLET			

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DRAWN BY:	GD
CHECKED BY:	SW
DATE:	06/05/2024
CAD I.D.:	PC3V1LAND

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

Public Storage

PROPOSED DEVELOPMENT
123 ADDRESS
ADDRESS 2
COUNTY OR JURISDICTION
CITY AND STATE
BLOCK & LOT: __-__

BOHLER
1 SE 3rd AVENUE
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 681-0800

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LANDSCAPE PLAN

SHEET NUMBER:

C-703

ORG. DATE - 06/05/2024

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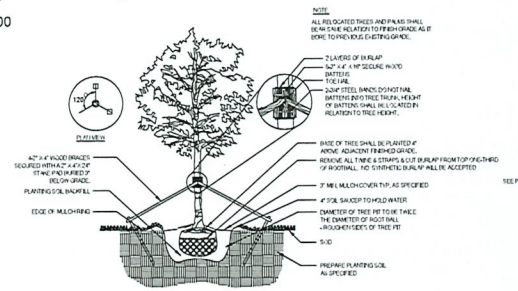
BY: GONGOL



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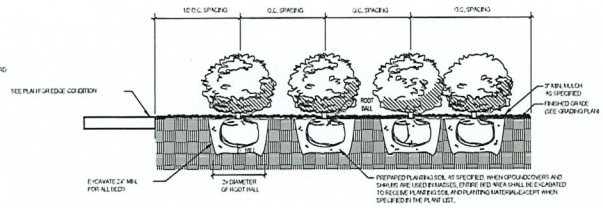

4 SHRUB PLANTING
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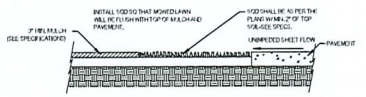

7 SOD INSTALLATION
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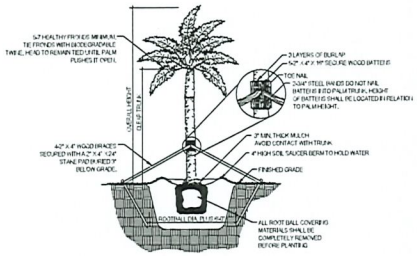

2 PALM INSTALLATION
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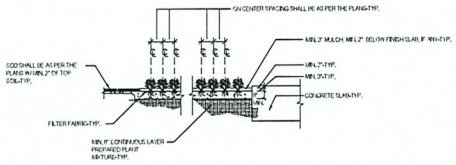

5 GROUNDCOVER PLANTING
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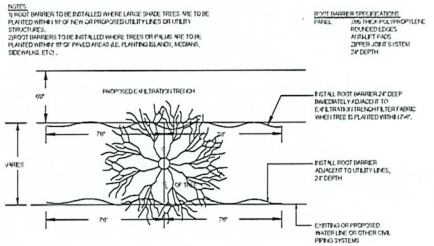

8 ROOT BARRIER
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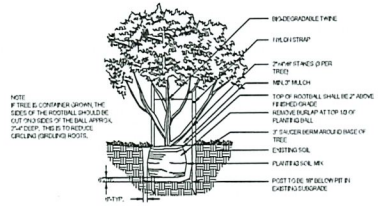
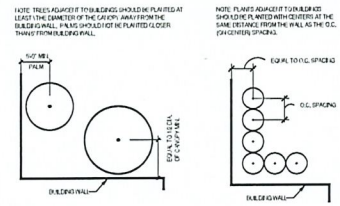


3 SMALL TREE
SECTION NTS



6 PLANTING ADJACENT TO BUILDING
SECTION NTS

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DRAWN BY: GG
CHECKED BY: BW
DATE: 06/05/2024
CAD I.D.: PLCV/LAND

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
Public Storage
PROPOSED DEVELOPMENT
123 ADDRESS
ADDRESS 2
COUNTY OR JURISDICTION
CITY AND STATE
BLOCK & LOT: __-__

BOHLER
1 SE 3rd AVENUE
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRETT NEWMAN, IN DOWN, FLA. 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.

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
C-704

ORG. DATE - 06/05/2024

MAR 24, 2025
C:\USERS\BRETT.NEWMAN\DESKTOP\MIAMI\FLC240017.00_MIAMI-DADE COUNTY\LAYOUT\C704_LANDSCAPE DETAILS.DWG

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-200
DATE: MAR 25 2025
BY: GONGOL

LANDSCAPE NOTES:

1. A PRE-INSTALLATION MEETING WITH THE CITY ARBORIST IS REQUIRED PRIOR TO LANDSCAPING ACTIVITIES INCLUDING REMOVAL OF TREES AND/OR INSTALLATION OF PLANT MATERIAL.
2. ALL EXISTING TREES PROPOSED TO REMAIN ARE TO BE SEPARATED FROM THE LIMITS OF DISTURBANCE OF THE CONSTRUCTION AREA BY TREE PROTECTION FENCING AND SIGNAGE. THE TREE PROTECTION FENCING SHALL BE LOCATED AT THE EDGE OF THE TREE PROTECTION ZONE AS DEPICTED ON THE PLAN OR AT THE EDGE OF THE DRIPLINE(S) IF A TREE PROTECTION ZONE IS NOT DESIGNATED. NO MATERIAL STORAGE OR CONSTRUCTION ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
3. ALL EXISTING TREES SHALL BE PRUNED TO ANSI A-300 STANDARDS TO CORRECT POTENTIAL HAZARDS.
4. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVAL OR RELOCATION OF ANY TREE OR PALM. CONTACT THE COUNTY TO OBTAIN PERMIT INFORMATION.
5. CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF 2 FULL BUSINESS DAYS PRIOR TO DIGGING. CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.
6. TREE RELOCATIONS:
   A. EXISTING TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 120 DAYS PRIOR TO RELOCATION
   B. MINIMUM ROOT BALL SIZES SHALL BE IN ACCORDANCE WITH ANSI STANDARDS AS FOLLOWS:

CALIPER	MINIMUM ROOT BALL DIAMETER
1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
>8	12 INCHES PER INCH OF TRUNK DIAMETER

   TRANSPLANTED TREES WITH UNDERSIZED ROOT BALLS MAY BE REJECTED BY THE CITY ARBORIST AND REPLACEMENT TREES MAY BE REQUIRED.
   C. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED DURING AND FOR THE FIRST 40 DAYS AFTER ROOT PRUNING.
7. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.
8. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE CITY AND COUNTY PRIOR TO USE.
9. ALL INVASIVE EXOTIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR REGIONAL GOVERNING AUTHORITIES REQUIREMENTS OR RECOMMENDATIONS.
10. ALL PLANT MATERIAL PLANTED PER THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.
11. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.
12. WHERE QUANTITIES AND/OR SPECIES DIFFER BETWEEN THE PLANTING PLANS AND PLANT LISTS, THE PLANS SHALL TAKE PRECEDENCE.
13. ALL NEW PLANT MATERIAL SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTY PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY AND COUNTY.
14. PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
15. ALL TREE AND PALM STAKING AND SUPPORT SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.
16. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.
18. ALL WIRE GUYS AND/OR FABRIC STRAPS SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.
19. MULCHING:
   ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
   D. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND ALL NEWLY INSTALLED TREES AND PALMS.
   E. CYPRESS OR COLORED MULCH SHALL NOT BE USED.
   F. NO MULCH SHALL BE PLACED TOUCHING OR WITHIN SIX INCHES OF THE TRUNK OF A TREE OR PALM.
20. ALL NEWLY LANDSCAPED AREAS SHALL BE EXCAVATED DOWN TO A DEPTH OF 24 INCHES BELOW FINAL GRADE AND BACK FILLED WITH CLEAN DEBRIS-FREE SOIL. EXISTING SOIL MAY BE RE-USED FOR BACKFILLING IF DEBRIS IS REMOVED AND ORGANIC CONTENT IS SUFFICIENT OR SOIL IS AUGMENTED WITH TOPSOIL. CONSTRUCTION ACCESS SHALL BE RESTRICTED FROM THE LANDSCAPE AREA AFTER EXCAVATION AND BACKFILL IS COMPLETE.
21. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE A MINIMUM OF 3.5 INCHES BELOW SURROUNDING PAVED SURFACES SO AS NOT TO IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO ALLOW FOR A 3-INCH MULCH LAYER.
22. THE LOCATION OF PLANT MATERIAL AS SHOWN ON THESE PLANS IS FINAL. THE FINAL LOCATIONS CAN BE ADJUSTED ON SITE TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. THESE CHANGES MUST COMPLY WITH ALL SAFETY SETBACK CRITERIA AND BE DIRECTED OR APPROVED BY THE CONSULTANT AND THE COUNTY CODES.
23. REPORT ANY AND ALL DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE CONSULTANT AND COUNTY IMMEDIATELY.
24. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT AND COUNTY PRIOR TO CONSTRUCTION.
25. BEFORE CONSTRUCTION BEGINS THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. IF SUCH DAMAGE OCCURS THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY REPAIRS AND THEY SHOULD BE MADE IMMEDIATELY AT THE CONTRACTORS EXPENSE.
26. ALL WORK MUST COMPLY WITH THE FLORIDA STATE STATUTE 553.81- "PROTECTION OF UNDERGROUND PIPELINES."
27. THE CONTRACTOR MUST COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.
28. THE LOCATION OF ALL THE UTILITIES SHOWN ON THE PLAN IS APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR ON SITE. ALL PLANTING MAY BE ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ANY ADJUSTMENTS GREATER THAN 10 FEET SHALL BE DONE ONLY WITH THE APPROVAL OF THE CONSULTANT AND THE COUNTY.
29. CAUTION SHOULD BE EXERCISED WHEN WORKING NEAR EXISTING PLANTING AND ANY FURNISHING THAT IS TO REMAIN ON SITE TO PREVENT ANY DAMAGE. ANY SIGNS, STRUCTURES, OR PLANTING SHALL BE REPLACED AT THE CONTRACTORS EXPENSE IF DAMAGED BEYOND USE. DAMAGED BEYOND USE WILL BE DETERMINED BY THE CONSULTANT AND THE COUNTY.
30. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE DISTRICT LOCATION SURVEYOR IMMEDIATELY.
31. MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION, F.H.W.A.). ATTENTION IS DIRECTED TO STANDARD INDEX NUMBER 623 OF THE ROADWAY AND TRAFFIC DESIGN STANDARDS.
32. THE CONTRACTOR SHALL INSURE THAT INSTALLATION OF ALL PLANTING IN MEDIANS AND RIGHT OF WAYS CONFORMS TO CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND IN F.D.O.T. MAINTENANCE RATING PROGRAM.
33. ANY MAINTENANCE THAT INVOLVES TRAFFIC ACTIVITY SHALL BE COORDINATED WITH THE COUNTY BEFORE AND DURING CONSTRUCTION ACTIVITIES.
34. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL WORK AREAS AT THE END OF EACH WORKING DAY. ANY DEBRIS SHALL BE COLLECTED AND DEPOSITED APPROPRIATELY OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION.
35. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS THAT ARE REQUIRED BY THE CITY FOR TREE REMOVAL, RELOCATION, TREE PROTECTION OR INSTALLATION BEFORE BEGINNING WORK.
36. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES. THESE PROTECTIVE BARRIERS SHALL BE SEEN EASILY BY OPERATORS OF TRUCKS AND OTHER EQUIPMENT. THEY SHALL BE CONSTRUCTED OF STURDY MATERIALS (NOT FLAGGING OR RIBBON) AND SHALL BE INSTALLED PRIOR TO AND DURING CONSTRUCTION.
37. DO NOT STORE OR USE ANY MATERIALS OR EQUIPMENT WITHIN THE DRIP LINE OF ANY TREE THAT IS TO BE RELOCATED OR PROTECTED IN PLACE UNLESS THE ACTIVITY IS BEING DONE TO PROTECT THE TREES.
38. DO NOT DISCHARGE OR CONTAMINATE THE SOIL WITHIN THE DRIP LINE OF ANY OF THE TREES TO BE RELOCATED OR PROTECTED IN PLACE. THIS INCLUDES SUBSTANCES SUCH AS PAINT, OIL, SOLVENTS, PETROLEUM PRODUCTS, ASPHALT, CONCRETE, MORTAR, OR ANY OTHER MATERIAL THAT MAY CAUSE DAMAGE TO THE TREE'S ROOT SYSTEM.
39. CLEARING OF VEGETATION WITHIN THE DRIP LINE OF THE TREES DESIGNATED TO BE PROTECTED IN PLACE OR RELOCATED SHALL BE PERFORMED CAUTIOUSLY WITH HAND TOOLS TO MINIMIZE ANY DAMAGE TO THE TREE'S ROOT SYSTEM.
40. DO NOT ATTACH ANYTHING TO TREES THAT ARE TO REMAIN ON THE SITE UNLESS IT IS SOMETHING THAT WILL PROTECT AND NOT DAMAGE THE TREE.
41. KEEP A NATURAL GRADE ABOVE THE DRIP LINE ON ANY TREE THAT IS TO BE PROTECTED IN PLACE. ANY PRESERVED TREES DISTURBED DURING CONSTRUCTION MUST BE RETURNED TO ITS ORIGINAL GRADE AFTER CONSTRUCTION.
42. ALL LANDSCAPE AND PLANTING SHALL COMPLY WITH COUNTY LAND USE POLICY AND WITH CHAPTER 62B-55 OF THE FLORIDA ADMINISTRATIVE CODE.
43. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO. 1 GRADE OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS." PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL MUST BE HEALTHY, VIGOROUS MATERIALS, FREE OF PESTS AND DISEASES.
44. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN OR SPECIFICATIONS WILL ALSO BE REQUIRED FOR ACCEPTANCE. ANY SUBSTITUTIONS MUST BE APPROVED BY THE CONSULTANT AND THE COUNTY.
45. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTING MEETING SPECIFICATIONS AS NOTED BEFORE INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANTING THAT DOES NOT MEET SPECIFICATIONS AND BE HELD RESPONSIBLE TO REPLACE IT WITH APPROPRIATE PLANTING.
46. IN THE EVENT OF A VARIATION BETWEEN THE PLANT LISTS AND THE ACTUAL QUANTITY OF PLANTS SHOWN, THE PLANS HOLD TRUE.
47. ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH
48. ALL PLANT MATERIALS MUST BE PROTECTED DURING TRANSPORT AND DELIVERY TO THE JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
49. CONTRACTORS SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
50. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE REVIEW AND APPROVAL OF THE CONSULTANT.
51. ALL TREES MUST BE FLORIDA #1, STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
52. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK OF NOTICE.
53. INSTALLATION- ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND HIGH QUALITY MANNER AND ACCORDING TO GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING ALL TREES AND LANDSCAPE PER DIVISION 32. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF PLANTS IF DEAD OR DYING PRIOR TO FINAL ACCEPTANCE.
55. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHOULD BE PLACED ON A TRIANGULAR SPACING SHOWN IN THE PLANTING DETAILS. PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.
56. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY BEFORE PLANTING.
57. BALLED AND BURLAPPED MATERIAL SHALL HAVE THE TOP ONE HALF (½) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE THE BURLAP BUT WIRE CAGES, STRAPS, ETC, MUST BE CUT AND REMOVED COMPLETELY BEFORE INSTALLATION.
58. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES, AND ANY OTHER MATERIALS FROM THE LANDSCAPE ARCHITECT FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
59. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED TO ENSURE SUCCESSFUL TRANSPLANTING OF TREES:
   a. ANY TREE BEING RELOCATED SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT, OR REPLANTING OF THAT TREE.
   b. TREES MUST BE ROOT PRUNED APPROPRIATELY PRIOR TO REMOVAL.
   c. DURING AND FOLLOWING TRANSPLANTING THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
   d. TRANSPLANTED TREES SHALL BE BRACED AT LEAST ONE FULL YEAR.
   e. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
   f. RELOCATED TREES/PALMS WILL BE MOVED IN ACCORDANCE WITH MINIMUM STANDARDS SET FORTH IN ANSI A-300
   g. ALL GROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH NATIONAL ARBORIST ASSOCIATION STANDARDS OR PALM PRUNING IN ACCORDANCE WITH CITY STANDARDS.
60. CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION OR INSTALLATION.
61. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE CONSULTANT AND THE COUNTY.
62. GENERAL GRADING TO APPROXIMATELY 1 INCH SHALL BE PROVIDED BY THE CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE CONTRACTOR.
63. ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED TO PROVIDE CONTINUOUS CLEAR ZONES FOR SIGHT VISIBILITY FOR PEDESTRIANS AND VEHICULAR TRAFFIC AND LANDSCAPE MAINTENANCE SHALL CONFORM TO STANDARD INDEX 546 CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
64. APPLICATION/ SCHEDULE: WATER NEW TREES, PALMS, AND SHRUBS EVERY DAY FOR THE FIRST TWO WEEKS, THREE TIMES A WEEK FOR THE SECOND TWO WEEKS, AND THEN TWICE A WEEK FOR THE NEXT EIGHT WEEKS FOR A TOTAL OF A 90 DAY WATERING PERIOD. NO FURTHER WATERING WILL BE REQUIRED. HAND WATERING SCHEDULE TO START AT FINAL ACCEPTANCE OF PROJECT.
65. EARTH BERM 4" HIGH OUTSIDE THE PROPOSED ROOT BALL PRIOR TO WATERING. APPLY A MINIMUM OF 4" OF WATER WITHIN THE SAUCER, OR 1-3 GALLONS PER INCH OF TRUNK DIAMETER, WHICH EVER IS MORE AT EACH WATERING. WATER APPLICATION SHOULD SATURATE THE ROOT BALL TO ITS ENTIRE DEPTH. DO NOT WATER IF ROOT BALL IS ALREADY SATURATED.
66. HANDWATERING IS IN ADDITION TO THE UNDERGROUND IRRIGATION SYSTEM.

SOIL PREPARATION, SOIL MIX, FERTILIZER, & MULCH NOTES:

1. ENSURE THAT ALL PLANTING SOIL IS FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL REASONABLY FREE OF SUBSOIL, CLAY LUMPS, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS AND STONES LARGER THAN ONE INCH IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. SHOULD ANY SOIL AMENDMENT BE NECESSARY, THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE CONSULTANT AND THE COUNTY.
2. APPLY APPROVED HERBICIDE ACCORDING TO MANUFACTURERS RATE AND SPECS WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR AND COUNTY TO ENSURE TOTAL WEED ERADICATION.
3. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES.
4. PLANTING MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
   A. 20% TOPSOIL
   B. 10% PEAT OR COMPOST
   C. 70% SAND
5. PLANTING MIX FOR BACKFILL AROUND ROOT BALLS OF PALMS:
   A. 90% NATIVE SAND FROM ON SITE OR APPROVED SUBSTITUTE
   B. 10% TOPSOIL
6. FERTILIZE ALL TREES, SHRUBS AND GROUNDCOVER WITH PLANTING TABLETS 20-20-5 FORMULA. 21 GRAM.
7. ALL SHRUB BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 24" AND BACK FILLED WITH THE SPECIFIED MIXTURE.
8. SMOOTH ALL PREPARED TOPSOIL TO 3" EXCEPT WITHIN DRIP LINES OF EXISTING TREES AND 4" BELOW TOP OF SURROUNDING PAVING EDGES. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1" IN DIAMETER.
9. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.
10. TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN ANY TOXIC SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE IN THE RANGE OF 5.5-6.5.
11. CONTRACTOR SHALL MULCH ALL PLANTING MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH DEPTH WITH CLEAN, WEED FREE FLORAMULCH
12. MINIMUM OF 2" TOPSOIL MUST BE ADDED UNDER ALL SODDED AREAS.

IRRIGATION NOTES:

1. XERISCAPE PRINCIPLES HAVE BEEN APPLIED TO THIS LANDSCAPE PLAN AS SPECIFIED IN SFWMD's XERISCAPE PLANT GUIDE II AND SHALL BE APPLIED ALL THROUGHOUT LANDSCAPE INSTALLATION AND MAINTENANCE.
2. THE CONTRACTOR SHALL MAINTAIN TEMPORARY IRRIGATION OR PROVIDE HAND WATERING FOR ALL RELOCATED TREES AND PALMS FROM NOTICE TO PROCEED UNTIL PERMANENT IRRIGATION SYSTEM IS OPERABLE.
3. THE IRRIGATION SYSTEM SHALL BE CONFIGURED TO ACCOMMODATE EXISTING TREES AND PALMS PER PLANS.
4. ALL LANDSCAPED AREAS MUST BE IRRIGATED IN ACCORDANCE WITH ALL LOCAL/ COUNTY REQUIREMENTS.
5. REMOVE EXISTING IRRIGATION EQUIPMENT WHICH INTERFERES WITH ANY CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO: CONTROLLERS, SPRINKLER HEADS, PIPE, QUICK COUPLERS, BACKFLOW PREVENTERS, CONTROL WIRE AND CONDUITS. ADDITIONALLY THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EXISTING SYSTEM THROUGHOUT THE CONSTRUCTION PROCESS.
6. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. INSPECT IRRIGATION SYSTEM AND INSURE THAT ADEQUATE WATER IS AVAILABLE BEFORE BEGINNING PLANTING OPERATIONS. IRRIGATION SYSTEMS WILL NOT PROVIDE SUFFICIENT QUANTITIES OF WATER FOR NEWLY PLANTED MATERIALS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DEEP ROOT HAND WATERING.
7. IF PROVIDED, REFER TO IRRIGATION PLANS FOR ADDITIONAL NOTES AND DETAILS.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY CONSULTING
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	PLANNER BY	DESIGNER BY

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FOR CONCEPT PURPOSES ONLY

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PROJECT No.: FLC240017.00
DRAWN BY: GD
CHECKED BY: BW
DATE: 06/05/2024
CAD I.D.: PCIVILAND

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

Public Storage

PROPOSED DEVELOPMENT
123 ADDRESS
ADDRESS 2
COUNTY OR JURISDICTION
CITY AND STATE
BLOCK & LOT: ___-___

BOHLER
1 SE 3rd AVENUE
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 691-6800
FLORIDA BUSINESS CERTIFICATE No. 30745

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRETT MICHAEL WILDMAN, PLA. 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.

SHEET TITLE:

LANDSCAPE NOTES

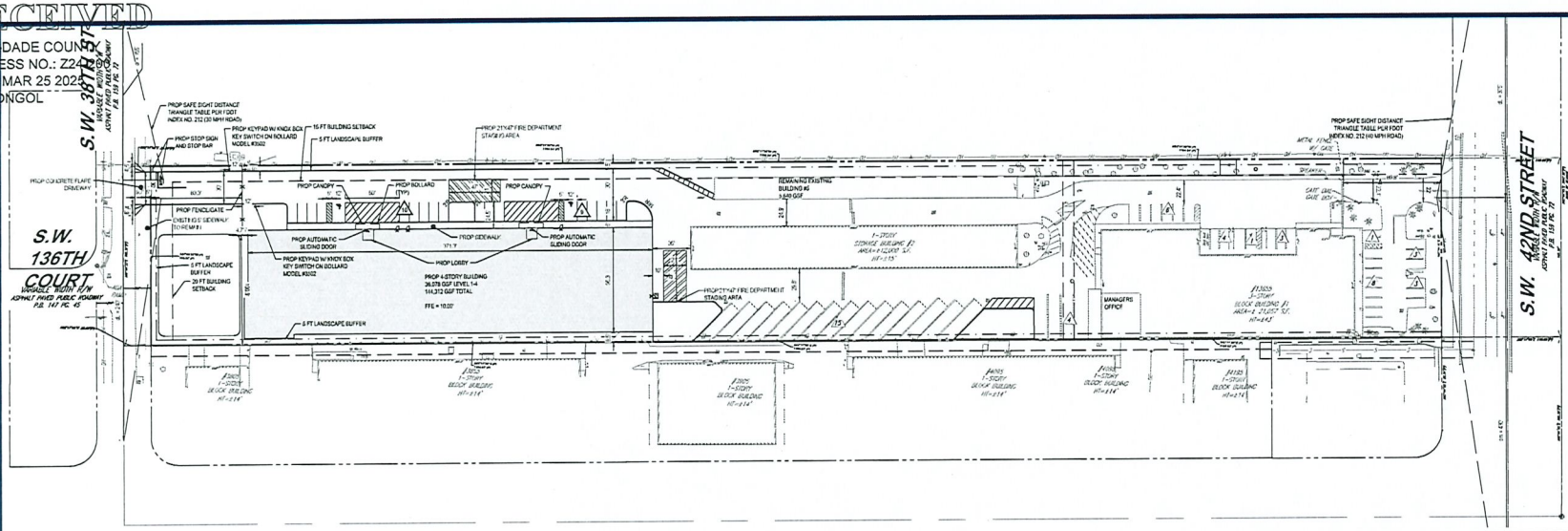
SHEET NUMBER:

C-705

ORG. DATE - 06/05/2024

MAR 25, 2025
M:\2024\FLC240017.00\CAD\SITE\PLAN SETS\PLAN SETS\PLAN SETS.DWG, 3/25/2025 8:47:39 AM, BRETT WILDMAN, LAYOUT: C-705 LANDSCAPE NOTES

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-0037
DATE: MAR 25 2025
BY: GONGOL



SITE NOTES:

1. THE PROPOSED ACTIVITIES SHALL COMPLY WITH (CURRENT JURISDICTION) DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
2. SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH F.D.O.T. AND (CURRENT JURISDICTION) LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
3. ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
4. ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
6. A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
7. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
8. IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED, AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.
9. ANY DAMAGED SIDEWALK OR CURB WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
10. ALL DISTURBED AREAS WITHIN THE F.D.O.T. RIGHT-OF-WAY WILL BE SODDED.
11. STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
12. NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE F.D.O.T. RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
13. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
14. FDEP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
15. PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
16. UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. PLEASE SEE THE ADDITIONAL INFORMATION SECTION FOR INSTRUCTIONS.

RIGHT-OF-WAY NOTES:

1. A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
2. ALL AREAS WITHIN THE COUNTY OR F.D.O.T. RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODDED.
3. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OR F.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY/ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER, AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS, OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
4. FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

WASD NOTE:

1. THE PROPOSED DEVELOPMENT IS IN DIRECT CONFLICT WITH THE EXISTING 12 INCH WATER MAIN (E12097-2) WITHIN THE SITE. THE WATER MAIN IN CONFLICT WILL BE REMOVED AND RELOCATED.

LEGEND

SITE PLAN

EX PROPERTY LINE	
EX ADJACENT PROPERTY LINE	
EX ROAD CENTERLINE	
PROP PROPERTY LINE	
PROP BUFFER	
PROP SETBACK	
PROP PARKING COUNT	X
PROP SIGN	
PROP BUILDING ENTRANCE	
PROP CONCRETE SIDEWALK	
PROP STANDARD DUTY CONCRETE	
PROP HEAVY DUTY CONCRETE	

This item has been digitally signed and sealed by Sean Matthew McPeak, PE, on 03/21/2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BU - ZONING LEGEND

ZONING
DISTRICT: BU - 1A (BUSINESS LIMITED)

See Zoning Art. XXIV, XXV, XXVI, XXVII for BU-1, BU-1A, BU-2, & BU-3 criteria. Parking structure not counted as floor area but used to count # of stories. Mall area not counted in lot coverage, floor area, nor FAR. Height measured from finished floor (F.F.) to top of pitch (roof ridge)	MINIMUM REQUIREMENTS		REQUIRED	PROVIDED
	FRONTAGE FOR INTERIOR LOT		50'	165.50'
	LOT AREA FOR INTERIOR LOT		5,000 S.F.	194,067 SF
	75' FRONTAGE FOR CORNER LOT (50' IF PLAT PRIOR TO PB 40-16)		—	—
	7,500 SF LOT AREA FOR CORNER LOT (5,000 S.F. IF PLAT IS PRIOR TO PB 40-16)		—	—
GROSS AREA (ACRES)	AC		SETBACK REQUIREMENTS	
LESS R-O-W	N/A		SETBACK TYPE	REQUIRED / PROVIDED
LESS WATER	N/A		FRONT	20' / 80'
LESS OTHER	N/A		SIDE (STREET (15' OR 25')	15' / 60'
NET AREA (SQ. FT.)	196,079 SF	100 %	INTERIOR (0', 5', 10' OR 15')	0' / 8.8'
LOT COVERAGE (40 % MAX)	74,776.00 SF	38.1%	REAR (0', 5' OR 20')	0' / 98.5'
PAVED AREA	80,424.00 SF	41.1%	BETWEEN BUILDINGS	20' / 30'
LANDSCAPED OPEN SPACE	40,880.00 SF	20.8%	SAME SETBACKS AS ABOVE FOR ACCESSORY BUILDINGS	
SIDE ST.: 15' EXCEPT 25' ON ANY PART OF BLDG. WITHIN 25' OF RU OR EU PROPERTY			INTERIOR: 0' IF ADJACENT PROPERTY IS BU OR IU & BLDG. USED ONLY FOR BUSINESS OR INDUSTRY. 5' IF WALL HAS OPENINGS & 4-HR. FIRE RATED. 10' FOR PORTIONS OF BLDG. WITH RESIDENTIAL USE. 15' WHEN ADJACENT PROPERTY IS RU OR EU.	REAR: 5' TO BUILD IF OPENING ON REAR BLDG WALL. 0' IF NO OPENING. 20' FROM RES., (INC. WIDTH OF ALLEY).

ZONING DISTRICT	MAX. HEIGHT	MAX. STORIES
BU-1 (BUSINESS NEIGHBORHOOD)	35'	2 STORIES
BU-1A (BUSINESS LIMITED)	45'	4 STORIES
BU-2 (BUSINESS - SPECIAL)	NO MAX.	NO MAX.
BU-3 (BUSINESS - LIBERAL)	NO MAX.	NO MAX.
NOTE: PORTION OF BLDG. IN BU-2, BU-3 FROM 25' - 45' HEIGHT TO SETBACK A MINIMUM OF 25' FROM THE STREET, THEREAFTER 1' FOR EACH ADDITIONAL 5' OF HEIGHT. (SEE 33-55 FOR EXEMPTIONS)		

MAXIMUM FLOOR AREA RATIO (F.A.R) PER NO. OF BLDG. STORIES

1 STORY	2 THRU 8 STORIES	8TH STORY AND UP
0.4	0.11 PER ADDITIONAL FLOOR PERMITTED UP TO 8 STORIES	0.06 PER EACH ADDITIONAL STORY ABOVE 8TH FLOOR

MAX. HEIGHT OF PROPOSED BLDGS.	45'
MAX. NUMBER OF STORIES PERMITTED	4 STORIES
MAX. NUMBER OF STORIES PROPOSED	4 STORIES
F.A.R PERMITTED	0.73
F.A.R PROPOSED	(225,147/196,067) = 1.15*

LANDSCAPED OPEN SPACE REQUIREMENTS

SIZE OF TOTAL LOT AREA	% OF TOTAL LOT AREA
UP TO ONE (1) ACRE	18.0% REQUIRED FOR 1 STORY
MORE THAN 1 ACRE AND UP TO 5 ACRES	16.0% FOR 1 STORY
MORE THAN 5 ACRES AND UP TO 25 ACRES	14.0% FOR 1 STORY
MORE THAN 25 ACRES	12.0% FOR 1 STORY

PROCEDURE FOR VARIABLE BLDG. HEIGHTS:
EX.: A BUILDINGS WITH 2 HEIGHTS: 2 STORIES WITH 20,000 S.F. UNDER ROOF AND 5 STORIES WITH 40,000 S.F. UNDER ROOF, MULTIPLY # AND (2 X 20,000) + (5 X 40,000) = 240,000. ADD 20,000 + 40,000 = 70,000. DIVIDE 240,000 BY 70,000 = 3.71 (ROUND UP TO 4). USE 4 AS AVG. BLDG. HEIGHT FOR LANDSCAPING REQUIREMENTS.

NOTE: ABOVE IS MINIMUM LANDSCAPED OPEN SPACE FOR 1 STORY. INCREASE 1.5% PER STORY (OR FRACTION) FOR 2ND TO 8TH FLOOR; THEN 2.5% PER FLOOR AFTER 8TH. IF BLDG. HEIGHT VARIES USE EXAMPLE AT RIGHT TO DETERMINE # OF STORIES. LANDSCAPE WITH GRASS, TREES AND SHRUBS. WATER AREAS MAY BE USED TO MEET UP TO 20% OF REQUIREMENT. MALL AREAS WITH LANDSCAPING, &/OR WATER AREAS &/OR PERMANENT ART DISPLAYS MAY BE USED TO MEET UP TO 10% OF REQUIREMENT. SEE CH. 18A FOR LANDSCAPE CRITERIA.

PARKING REQUIREMENTS

		TOTAL SQ. FT. PER USE	(SQ. FT./SPACE RATIO)	SPACES REQUIRED
USE TYPE:	SELF STORAGE SERVICE FACILITY (1 SPACE PER 5,000 SF GFA (UP TO 20,000 SF) + 1 SPACE PER 10,000 THEREAFTER	225,147 SF	20,000 SF * (1 SPACE/5,000 SF) = 4 SPACES (225,147 SF - 20,000 SF = 1,000 SF) * (1 SPACE/10,000 SF) = 21 SPACES	25 SPACES
USE TYPE:	OFFICE: 1 SPACE PER 400 GFA	1,000 SF	1,000 SF * (1SPACE/400 SF)	3 SPACES
USE TYPE:	MANAGERS PARKING: 1 SPACE PER MANAGERS OFFICE	1,433 SF	1 MANAGERS OFFICE * (1 SPACE/MANAGERS OFFICE)	1 SPACE
NOTE: SEE ZONING CODE ARTICLE VII. OF F-STREET PARKING SEC. 33-122 THRU 33-132 FOR PARKING STANDARDS, SEE ARTICLE VIII. SEC. 33-133 THRU 33-137 FOR RIGHTS-OF-WAY REQUIREMENTS.		TOTAL PARKING SPACES REQUIRED		29 SPACES
		TOTAL PARKING SPACES PROVIDED		67 SPACES

* F.A.R. VARIANCE WILL BE REQUIRED.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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It's fast, it's free, it's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS NOTED AS SUCH.

PROJECT No.: FLC240017.00
DRAWN BY: AO / DE
CHECKED BY: SM / PM / DC
DATE: 06/05/2024
CAD I.D.: P:\CIVIL-SITE

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
Public Storage
PROPOSED DEVELOPMENT
13655 S.W. 42ND STREET
MIAMI-DADE COUNTY
MIAMI, FLORIDA
BLOCK & LOT: ___-___

BOHLER
1 SE 3rd AVENUE
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 691-0800

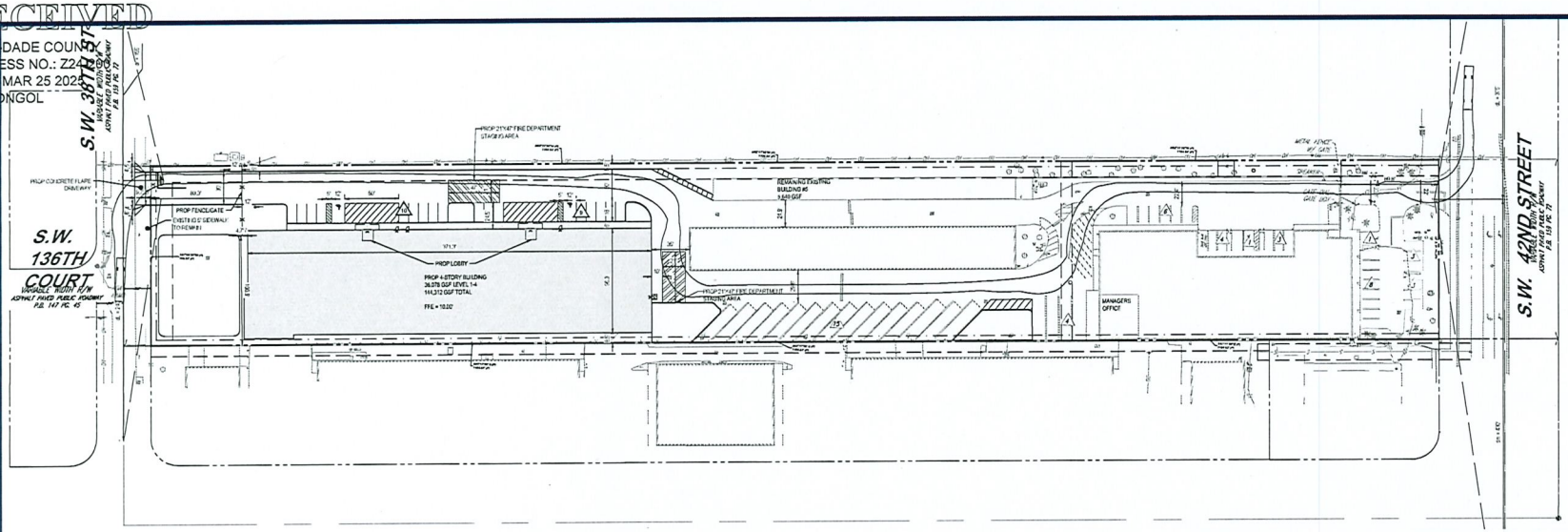
SHEET TITLE:
OVERALL TRUCK TURN PLAN

SHEET NUMBER:
C-302

ORG. DATE - 06/05/2024

M:\P\FLC240017.00\CAD\ARCH\SITE\SITE PLAN\FLC240017.00_SITE PLAN_OVERALL TRUCK TURN PLAN.DWG
Mar 25, 2025

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24
DATE: MAR 25 2025
BY: GONGOL



SITE NOTES:

1. THE PROPOSED ACTIVITIES SHALL COMPLY WITH MIAMI-DADE COUNTY DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
2. SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH F.D.O.T. AND MIAMI-DADE COUNTY LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
3. ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
4. ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
6. A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
7. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
8. IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED, AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.
9. ANY DAMAGED SIDEWALK OR CURB WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
10. ALL DISTURBED AREAS WITHIN THE F.D.O.T. RIGHT-OF-WAY WILL BE SODDED.
11. STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
12. NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE F.D.O.T. RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
13. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
14. FDEP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
15. PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
16. UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. PLEASE SEE THE ADDITIONAL INFORMATION SECTION FOR INSTRUCTIONS.

LEGEND

SITE PLAN

EX PROPERTY LINE	
EX ADJACENT PROPERTY LINE	
EX ROAD CENTERLINE	
PROP PROPERTY LINE	
PROP BUFFER	
PROP SETBACK	
PROP PARKING COUNT	(X)
PROP SIGN	
PROP BUILDING ENTRANCE	
PROP CONCRETE SIDEWALK	
PROP STANDARD DUTY CONCRETE	
PROP HEAVY DUTY CONCRETE	

RIGHT-OF-WAY NOTES:

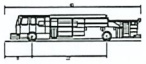
1. A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
2. ALL AREAS WITHIN THE COUNTY OR F.D.O.T. RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODDED.
3. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OR F.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY/ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER, AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS, OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED, IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
4. FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY, ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

GENERAL NOTE:

1. THE PROPOSED DEVELOPMENT IS IN DIRECT CONFLICT WITH THE EXISTING 12 INCH WATER MAIN (E12097-2) WITHIN THE SITE. THE WATER MAIN IN CONFLICT WILL BE REMOVED AND RELOCATED.



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.836ft
Track Width	8.157ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

BU - ZONING LEGEND

ZONING
DISTRICT: BU - 1A (BUSINESS LIMITED)

See Zoning Art. XXIV, XXV, XXVI, XXVII for BU-1, BU-1A, BU-2, & BU-3 criteria. Parking structure not counted as floor area but used to count # of stories. Mall area not counted in lot coverage, floor area, nor FAR. Height measured from finished floor (F.F.) to top of pitch (roof ridge)	MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
	FRONTAGE FOR INTERIOR LOT	50'	165.50 SF
	LOT AREA FOR INTERIOR LOT	5,000 S.F.	196,067 SF
	75' FRONTAGE FOR CORNER LOT (50' IF PLAT PRIOR TO PB 40-16)	—	—
	7,500 SF LOT AREA FOR CORNER LOT (5,000 S.F. IF PLAT IS PRIOR TO PB 40-16)	—	—

			SETBACK REQUIREMENTS		
GROSS AREA (ACRES)	AC		SETBACK TYPE	REQUIRED	PROVIDED
LESS R-O-W	N/A		FRONT	20'	60'
LESS WATER	N/A		SIDE STREET (15' OR 25')	15'	60'
LESS OTHER	N/A		INTERIOR (0', 5', 10' OR 15')	0'	8.8'
NET AREA (SQ. FT.)	196,079 SF	100 %	REAR (0', 5' OR 20')	0'	96.5'
LOT COVERAGE (40 % MAX)	74,775.00 SF	38.1%	BETWEEN BUILDINGS	20'	30'
PAVED AREA	80,424.00 SF	41.1%	SAME SETBACKS AS ABOVE FOR ACCESSORY BUILDINGS		
LANDSCAPED OPEN SPACE	40,880.00 SF	20.8%			

SIDE ST.: 15' EXCEPT 25' ON ANY PART OF BLDG. WITHIN 25' OF RU OR EU PROPERTY

INTERIOR: 0' IF ADJACENT PROPERTY IS BU OR IU & BLDG. USED ONLY FOR BUSINESS OR INDUSTRY, 5' IF WALL HAS OPENINGS & 4-HR. FIRE RATED, 10' FOR PORTIONS OF BLDG. WITH RESIDENTIAL USE, 15' WHEN ADJACENT PROPERTY IS RU OR EU.

REAR: 5' TO BUILD IF OPENING ON REAR BLDG WALL, 0' IF NO OPENING, 20' FROM RES. (INC. WIDTH OF ALLEY).

ZONING DISTRICT	MAX. HEIGHT	MAX. STORIES
BU-1 (BUSINESS NEIGHBORHOOD)	35'	2 STORIES
BU-1A (BUSINESS LIMITED)	45'	4 STORIES
BU-2 (BUSINESS - SPECIAL)	NO MAX.	NO MAX.
BU-3 (BUSINESS - LIBERAL)	NO MAX.	NO MAX.

NOTE: PORTION OF BLDG. IN BU-2, BU-3 FROM 35' - 45' HEIGHT TO SETBACK A MINIMUM OF 25' FROM THE STREET, THEREAFTER 1' FOR EACH ADDITIONAL 5' OF HEIGHT. (SEE 33-35 FOR EXEMPTIONS)

MAXIMUM FLOOR AREA RATIO (F.A.R) PER NO. OF BLDG. STORIES		
1 STORY	2 THRU 8 STORIES	9TH STORY AND UP
0.4	0.11 PER ADDITIONAL FLOOR PERMITTED UP TO 8 STORIES	0.06 PER EACH ADDITIONAL STORY ABOVE 8TH FLOOR
MAX. HEIGHT OF PROPOSED BLDGS.		45'
MAX. NUMBER OF STORIES PERMITTED		4 STORIES
MAX. NUMBER OF STORIES PROPOSED		4 STORIES
F.A.R PERMITTED		0.73
F.A.R PROPOSED		(225,147/196,067) = 1.15*

LANDSCAPED OPEN SPACE REQUIREMENTS

SIZE OF TOTAL LOT AREA	% OF TOTAL LOT AREA
UP TO ONE (1) ACRE	10.0% REQUIRED FOR 1 STORY
MORE THAN 1 ACRE AND UP TO 5 ACRES	16.0% FOR 1 STORY
MORE THAN 5 ACRES AND UP TO 25 ACRES	14.0% FOR 1 STORY
MORE THAN 25 ACRES	12.0% FOR 1 STORY

PROCEDURE FOR VARIABLE BLDG. HEIGHTS:
EX.: A BUILDINGS WITH 2 HEIGHTS: 2 STORIES WITH 30,000 S.F. UNDER ROOF AND 5 STORIES WITH 40,000 S.F. UNDER ROOF.
MULTIPLY & ADD (2 X 30,000) + (5 X 40,000) = 260,000.
ADD 30,000 + 40,000 = 70,000.
DIVIDE 260,000 BY 70,000 = 3.71 (ROUND UP TO 4)
USE 4 AS AVG. BLDG. HEIGHT FOR LANDSCAPING REQUIREMENTS.

NOTE: ABOVE IS MINIMUM LANDSCAPED OPEN SPACE FOR 1 STORY. INCREASE 1.5% PER STORY (OR FRACTION) FOR 2ND TO 8TH FLOOR; THEN 2.5% PER FLOOR AFTER 8TH. IF BLDG. HEIGHT VARIES USE EXAMPLE AT RIGHT TO DETERMINE # OF STORIES. LANDSCAPE WITH GRASS, TREES AND SHRUBS. WATER AREAS MAY BE USED TO MEET UP TO 20% OF REQUIREMENT. MALL AREAS WITH LANDSCAPING, &/OR WATER AREAS &/OR PERMANENT ART DISPLAYS MAY BE USED TO MEET UP TO 10% OF REQUIREMENT. SEE CH. 18A FOR LANDSCAPE CRITERIA.

PARKING REQUIREMENTS

		TOTAL SQ. FT. PER USE	(SQ. FT./SPACE RATIO)	SPACES REQUIRED
USE TYPE:	SELF STORAGE SERVICE FACILITY (1 SPACE PER 5,000 SF GFA UP TO 20,000 SF) + 1 SPACE PER 10,000 THEREAFTER	225,147 SF	20,000 SF * (1 SPACE/5,000 SF) = 4 SPACES (225,147 SF - 20,000 SF = 1,000 SF) * (1 SPACE/10,000 SF) = 21 SPACES	25 SPACES
USE TYPE:	OFFICE: 1 SPACE PER 400 GFA	1,000 SF	1,000 SF * (1SPACE/400 SF)	3 SPACES
USE TYPE:	MANAGERS PARKING: 1 SPACE PER MANAGERS OFFICE	1,433 SF	1 MANAGERS OFFICE * (1 SPACE/MANAGERS OFFICE)	1 SPACE
NOTE: SEE ZONING CODE ARTICLE VII, OFF-STREET PARKING SEC. 33-122 THRU 33-132 FOR PARKING STANDARDS. SEE ARTICLE VIII, SEC. 33-133 THRU 33-137 FOR RIGHTS-OF-WAY REQUIREMENTS.			TOTAL PARKING SPACES REQUIRED	29 SPACES
			TOTAL PARKING SPACES PROVIDED	67 SPACES

* F.A.R. VARIANCE WILL BE REQUIRED.

BOHLER //
SITE/CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast, it's free, it's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLC240017.00
DRAWN BY:	AO / DC
CHECKED BY:	SM / PM / QC
DATE:	06/05/2024
CAD I.D.:	P-CIVL-SITE

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
Public Storage
PROPOSED DEVELOPMENT
13655 S.W. 42ND STREET
MIAMI-DADE COUNTY
MIAMI, FLORIDA
BLOCK & LOT: ___-___

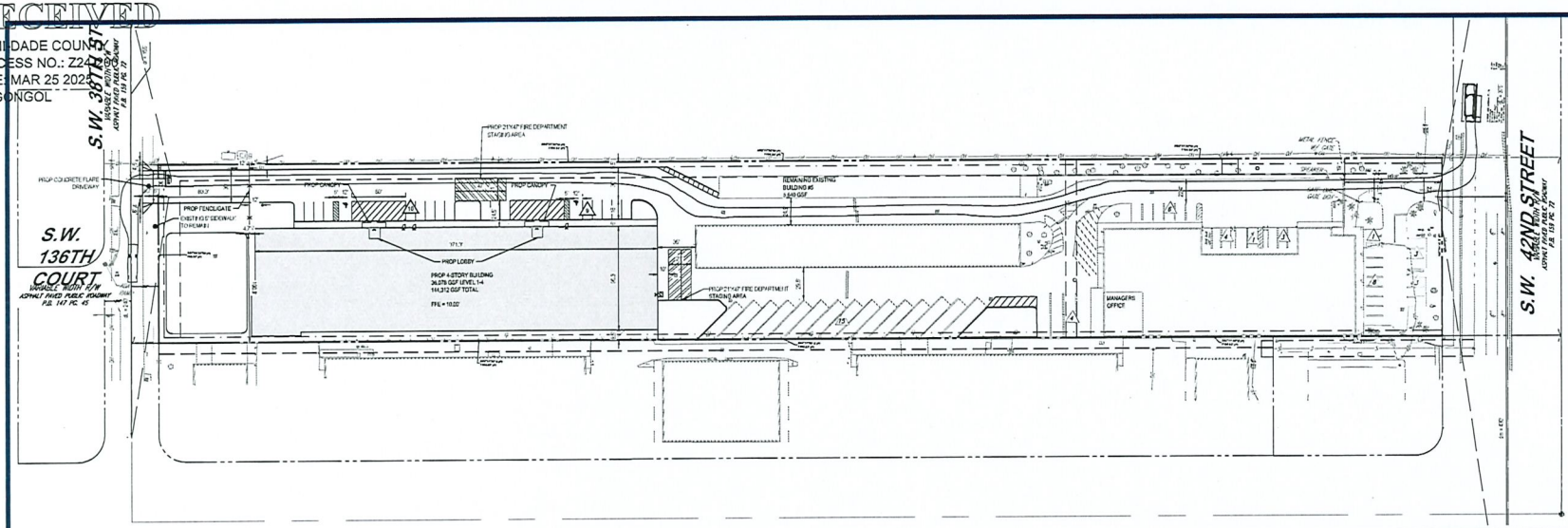
BOHLER //
1 SE 3rd AVENUE
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 691-6800

SHEET TITLE:
OVERALL TRUCK TURN PLAN

SHEET NUMBER:
C-302

ORG. DATE - 06/05/2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-057
DATE: MAR 25 2024
BY: GONGOL



SITE NOTES:

1. THE PROPOSED ACTIVITIES SHALL COMPLY WITH MIAMI-DADE COUNTY DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
2. SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH F.D.O.T. AND MIAMI-DADE COUNTY LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
3. ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
4. ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
6. A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
7. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
8. IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED, AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.
9. ANY DAMAGED SIDEWALK OR CURB WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
10. ALL DISTURBED AREAS WITHIN THE F.D.O.T. RIGHT-OF-WAY WILL BE SODDED.
11. STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
12. NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE F.D.O.T. RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
13. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
14. FDEP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
15. PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
16. UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. PLEASE SEE THE ADDITIONAL INFORMATION SECTION FOR INSTRUCTIONS.

LEGEND

SITE PLAN	
EX PROPERTY LINE	
EX ADJACENT PROPERTY LINE	
EX ROAD CENTERLINE	
PROP PROPERTY LINE	
PROP BUFFER	
PROP SETBACK	
PROP PARKING COUNT	(X)
PROP SIGN	
PROP BUILDING ENTRANCE	
PROP CONCRETE SIDEWALK	
PROP STANDARD DUTY CONCRETE	
PROP HEAVY DUTY CONCRETE	

RIGHT-OF-WAY NOTES:

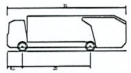
1. A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
2. ALL AREAS WITHIN THE COUNTY OR F.D.O.T. RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODDED.
3. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OR F.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY/ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER, AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS, OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
4. FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE, THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

GENERAL NOTE:

1. THE PROPOSED DEVELOPMENT IS IN DIRECT CONFLICT WITH THE EXISTING 12 INCH WATER MAIN (E12097-2) WITHIN THE SITE. THE WATER MAIN IN CONFLICT WILL BE REMOVED AND RELOCATED.



35' REAR LOAD GARBAGE TRUCK

Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-Lock time	6.00s
Curb to Curb Turning Radius	29.300ft

BU - ZONING LEGEND

ZONING
DISTRICT: BU - 1A (BUSINESS LIMITED)

See Zoning Art. XXIV, XXV, XXVI, XXVII for BU-1, BU-1A, BU-2, & BU-3 criteria. Parking structure not counted as floor area but used to count # of stories. Mall area not counted in lot coverage, floor area, nor FAR. Height measured from finished floor (F.F.) to top of pitch (roof ridge)	MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
	FRONTAGE FOR INTERIOR LOT	50'	165.50 SF
	LOT AREA FOR INTERIOR LOT	5,000 S.F.	196,067 SF
	75' FRONTAGE FOR CORNER LOT (50' IF PLAT PRIOR TO PB 40-16)	—	—
	7,500 SF LOT AREA FOR CORNER LOT (5,000 S.F. IF PLAT IS PRIOR TO PB 40-16)	—	—

GROSS AREA (ACRES)	AC	SETBACK REQUIREMENTS	REQUIRED	PROVIDED
LESS R-O-W	N/A	SETBACK TYPE		
LESS WATER	N/A	FRONT	20'	60'
LESS OTHER	N/A	SIDE STREET (15' OR 25')	15'	60'
NET AREA (SQ. FT.)	196,079 SF	INTERIOR (0', 5', 10' OR 15')	0'	8.8'
LOT COVERAGE (40 % MAX)	74,775.00 SF	REAR (0', 5' OR 20')	0'	96.5'
PAVED AREA	60,424.00 SF	BETWEEN BUILDINGS	20'	30'
LANDSCAPED OPEN SPACE	40,860.00 SF	SAME SETBACKS AS ABOVE FOR ACCESSORY BUILDINGS		

SIDE ST.: 15' EXCEPT 25' ON ANY PART OF BLDG. WITHIN 25' OF RU OR EU PROPERTY

INTERIOR: 0' IF ADJACENT PROPERTY IS BU OR IU & BLDG. USED ONLY FOR BUSINESS OR INDUSTRY, 5' IF WALL HAS OPENINGS & 44HR. FIRE RATED, 10' FOR PORTIONS OF BLDG. WITH RESIDENTIAL USE, 15' WHEN ADJACENT PROPERTY IS RU OR EU.

REAR: 5' TO BU/IU IF OPENING ON REAR BLDG WALL, 0' IF NO OPENING, 20' FROM REG. (INC. WIDTH OF ALLEY).

ZONING DISTRICT	MAX. HEIGHT	MAX. STORIES	MAXIMUM FLOOR AREA RATIO (F.A.R) PER NO. OF BLDG. STORIES		
			1 STORY	2 THRU 8 STORIES	9TH STORY AND UP
BU-1 (BUSINESS NEIGHBORHOOD)	35'	2 STORIES	0.4	0.11 PER ADDITIONAL FLOOR PERMITTED UP TO 8 STORIES	0.09 PER EACH ADDITIONAL STORY ABOVE 9TH FLOOR
BU-1A (BUSINESS LIMITED)	45'	4 STORIES			
BU-2 (BUSINESS - SPECIAL)	NO MAX.	NO MAX.	MAX. HEIGHT OF PROPOSED BLDGS.		45'
BU-3 (BUSINESS - LIBERAL)	NO MAX.	NO MAX.	MAX. NUMBER OF STORIES PERMITTED		4 STORIES
NOTE: PORTION OF BLDG. IN BU-2, BU-3 FROM 35'- 45' HEIGHT TO SETBACK A MINIMUM OF 25' FROM THE STREET, THEREAFTER 1' FOR EACH ADDITIONAL 2' OF HEIGHT. (SEE 33-45 FOR EXEMPTIONS)			MAX. NUMBER OF STORIES PROPOSED		4 STORIES
			F.A.R PERMITTED		0.73
			F.A.R PROPOSED		(225,147/196,067) = 1.15*

LANDSCAPED OPEN SPACE REQUIREMENTS

SIZE OF TOTAL LOT AREA	% OF TOTAL LOT AREA
UP TO ONE (1) ACRE	18.0% REQUIRED FOR 1 STORY
MORE THAN 1 ACRE AND UP TO 5 ACRES	16.0% FOR 1 STORY
MORE THAN 5 ACRES AND UP TO 25 ACRES	14.0% FOR 1 STORY
MORE THAN 25 ACRES	12.0% FOR 1 STORY

PROCEDURE FOR VARIABLE BLDG. HEIGHTS:
EX.: A BUILDINGS WITH 2 HEIGHTS: 2 STORIES WITH 30,000 S.F. UNDER ROOF AND 5 STORIES WITH 40,000 S.F. UNDER ROOF.
MULTIPLY & ADD (2 X 30,000) + (5 X 40,000) = 260,000.
ADD 30,000 + 40,000 = 70,000.
DIVIDE 260,000 BY 70,000 = 3.71 (ROUND UP TO 4)
USE 4 AS AVG. BLDG. HEIGHT FOR LANDSCAPING REQUIREMENTS.

NOTE: ABOVE IS MINIMUM LANDSCAPED OPEN SPACE FOR 1 STORY. INCREASE 1.5% PER STORY (OR FRACTION) FOR 2ND TO 8TH FLOOR; THEN 2.5% PER FLOOR AFTER 8TH. IF BLDG. HEIGHT VARIES USE EXAMPLE AT RIGHT TO DETERMINE # OF STORIES. LANDSCAPE WITH GRASS, TREES AND SHRUBS. WATER AREAS MAY BE USED TO MEET UP TO 20% OF REQUIREMENT. MALL AREAS WITH LANDSCAPING, &/OR WATER AREAS &/OR PERMANENT ART DISPLAYS MAY BE USED TO MEET UP TO 10% OF REQUIREMENT. SEE CH. 18A FOR LANDSCAPE CRITERIA.

PARKING REQUIREMENTS		TOTAL SQ. FT. PER USE	(SQ. FT./SPACE RATIO)	SPACES REQUIRED
USE TYPE:	SELF STORAGE SERVICE FACILITY (1 SPACE PER 5,000 SF GFA UP TO 20,000 SF) + 1 SPACE PER 10,000 THEREAFTER	225,147 SF	20,000 SF * (1 SPACE/5,000 SF) = 4 SPACES (225,147 SF - 20,000 SF = 1,000 SF) * (1 SPACE/10,000 SF) = 21 SPACES	25 SPACES
USE TYPE:	OFFICE: 1 SPACE PER 400 GFA	1,000 SF	1,000 SF * (1SPACE/400 SF)	3 SPACES
USE TYPE:	MANAGERS PARKING: 1 SPACE PER MANAGERS OFFICE	1,433 SF	1 MANAGERS OFFICE * (1 SPACE/MANAGERS OFFICE)	1 SPACE
NOTE: SEE ZONING CODE ARTICLE VII, OFF-STREET PARKING SEC. 33-122 THRU 33-132 FOR PARKING STANDARDS, SEE ARTICLE VIII, SEC. 33-133 THRU 33-137 FOR RIGHTS-OF-WAY REQUIREMENTS.			TOTAL PARKING SPACES REQUIRED	29 SPACES
			TOTAL PARKING SPACES PROVIDED	67 SPACES

* F.A.R. VARIANCE WILL BE REQUIRED.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING & ENTITLEMENT
TRANSPORTATION SERVICES

THESE PLANS, DESIGNS & CONCEPTS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REPRODUCTION, ALTERATION, OR USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast, It's free, It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS SUBJECT TO MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT NO.:	FLC240017.00
DRAWN BY:	AO / DE
CHECKED BY:	SM / PM / DC
DATE:	06/05/2024
CAD I.D.:	P-CML-SITE

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

Public Storage

PROPOSED DEVELOPMENT
13655 S.W. 42ND STREET
MIAMI-DADE COUNTY
MIAMI, FLORIDA
BLOCK & LOT: ___-___

BOHLER
1 SE 3rd AVENUE
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 691-0800

SHEET TITLE:
OVERALL TRUCK TURN PLAN

SHEET NUMBER:
C-303

ORG. DATE - 06/05/2024

M:\21_2024\FLC240017.00\CAD\PLANSET\P-CML-SITE.DWG — LAST XREF: C:\USERS\DGONGOL\DESKTOP\P-CML-SITE.DWG

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-200
DATE: OCT 2 2024
BY: CONGOL

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: Public Storage Kendale Lakes, LLC

NAME AND ADDRESS	Percentage of Stock
Ultimate ownership under Public Storage, traded as PSA on the New York Stock Exchange	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-200
DATE: OCT 2 2024
BY: GONGOL

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: _____ the Managing Member of HKBF, LLC, a Florida limited liability,

Jarrod Yates, Regional Vice President – Real Estate of Public Storage Operating Company, a Maryland Real Estate Investment Trust, the Manager of Public Storage Kendale Lakes, LLC

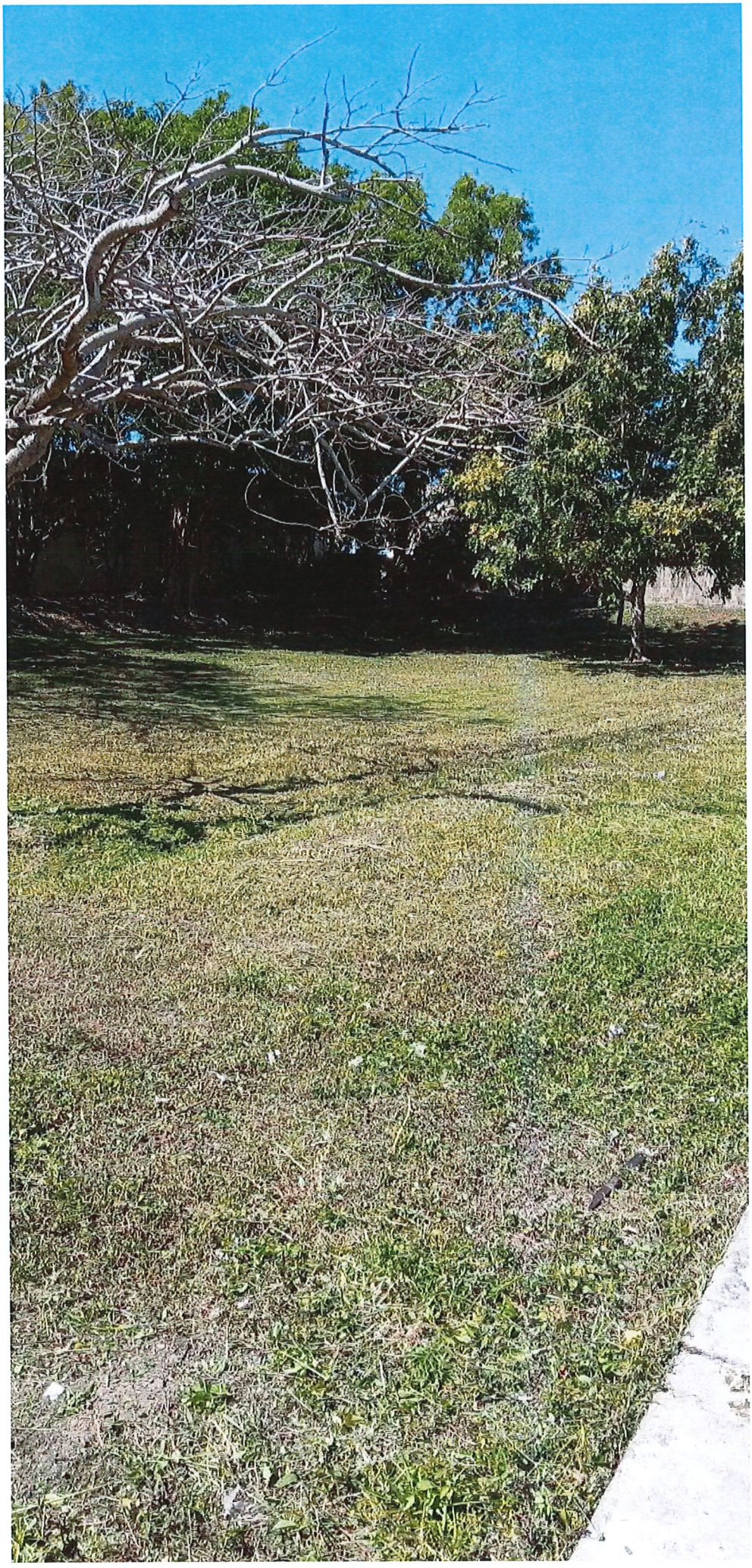
Sworn to and subscribed before me this 12TH day of OCTOBER, 24. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

HYLEJHNEA MILES
NOTARY PUBLIC
STATE OF TEXAS
ID: 130343895
EXP: 08-24-2027

My commission expires 8/24/27

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



TORO

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

PH: Z24-201 **July 17, 2025**
Item No. 8C4

Recommendation Summary	
Commission District	8
Applicant	Bluenest Princeton Park LLC
Summary of Request	The applicant seeks to permit rezoning of the subject property from AU (minimum 5-gross acre lot) to RU-3M (Apartment House District, maximum 12.9-units per net acre) which would allow the parcel to be developed with more residential units than currently permitted.
Location	24425 SW 127 Avenue, Miami-Dade County, Florida.
Property Size	±5.20-gross (±4.46-net) Acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential with One Density Increase - DI-1 (6 to 13 dwelling units per gross acre) **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20240021)*** (*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. CDMP20240021 and it becoming effective) ***

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20240021 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 DESCRIPTION:

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP20240021) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to redesignate the ±5.20-gross

(±4.46-net) acres subject property from "Low Density Residential (2.5 to 6 dwelling units per gross acre)" to "Low Density Residential with One Density Increase - DI-1 (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) requiring that sound urban design principles are incorporated into the design of the development on the property consistent with the One Density Increase (DI-1) and limiting development on the subject site to a maximum of 63 residential dwelling units. The proposed development of the property shall provide workforce housing units and will commit to twenty percent (20%) as part of CDMP application. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20240021 and it becoming effective.

Under the current zoning application, the applicant seeks to permit a rezoning of the ±5.20 gross (±4.46-net) acres subject parcel from AU, Agricultural District, to RU-3M, Minimum Apartment House District, with the goal of developing the subject property in accordance with the RU-TH zoning district standards through a subsequent Administrative Site Plan Review ("ASPR") process. Staff notes that there were no plans submitted for this subject application. However, a zoning Declaration of Restrictions is being voluntarily proffered by the applicant that, among other things, restricts the subject property to a maximum permitted residential density of sixty-three (63) residential dwelling units, will incorporate sound urban design principles into the design of the proposed development, and requires that the applicant commits to set aside twenty percent (20%) of dwelling units as for-sale workforce housing to households whose annual income is up to one hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County. The 2025 home price for a four person household is $414,842.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; single-family residence	Low Density Residential with One Density Increase (DI-1) (**Subject to approval of the concurrent CDMP amendment) ***
North	AU; agricultural & single-family residence	Low Density Residential (2.5 to 6 dua)
South	AU; religious facility	Low Density Residential (2.5 to 6 dua)
East	AU; charter school	Low Density Residential (2.5 to 6 dua)
West	PCUC; vacant land	Low Density Residential (2.5 to 6 dua)
*** Land subject to CDMP Amendment Application No. CDMP20240021, filed concurrently by the applicant, which, if approved by the Board, would change the land use designation to "Low Density Residential with One Density Increase (DI-1)."**		

NEIGHBORHOOD COMPATIBILITY:

The ±5.20-gross (±4.46-net) acres subject parcel is located at 11401 SW 232 Street and consists of one (1) single-family residence. The property to the north consists of a single-family and agricultural nursery, south of the subject site is a religious facility, east of the subject site is a charter school and to the west of the subject site, the property is vacant. The subject property is located inside the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property 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 46 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 subject property is the subject of a small-scale CDMP amendment application (CDMP20240021) 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 redesignate the ±5.20-gross (±4.46-net) acres subject property from "Low Density Residential (2.5 to 6 dwelling units per gross acre)" to "Low Density Residential with One Density Increase - DI-1" (6 to 13 Dwelling units per gross acre with sound urban design principles incorporated into the design of the proposed development). *The residential densities allowed in* the **Low Density Residential** *use category shall range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre*. Furthermore, this category includes the One Density Increase (DI-1) overlay designation provided that sound urban design principles are incorporated into the design of the proposed development, which would allow one density category higher than the aforementioned 2.5 to 6 allowed under Low Density, and would be from 6 to 13 dwelling units per gross acre. As such, subject to the approval of the concurrent CDMP amendment, this would allow the applicant to develop the ±5.20-gross acre subject site with a maximum total of 67 dwelling units as the maximum density allowed under the CDMP Low Density Residential w/ One Density Increase (DI-1) 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 Density Residential threshold on the LUP map. Although no plans were submitted for this subject application, the submitted letter of intent indicates that the applicant intends to develop the site in accordance with the RU-TH zoning district standards through a subsequent Administrative Site Plan Review ("ASPR") process, 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, among other things, restricts the subject property to a maximum permitted residential density of sixty-three (63) residential dwelling units, will incorporate sound urban design principles into the design of the proposed development, and requires that the applicant commits to set aside twenty percent (20%) of dwelling units as for-sale workforce housing to households whose annual income is up to one hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County. Furthermore, the zoning covenant provides that the owner shall comply with the CDMP covenant accepted in conjunction with the approval of CDMP amendment application no. CDMP20240021, that is being processed

concurrently with this zoning hearing application. Based on the foregoing, staff opines that subject to the Board's approval of the CDMP small scale amendment to allow the redesignation of the subject parcel on the CDMP LUP map, and subject to the acceptance of the proffered covenant, approval of the rezoning of the subject property to RU-3M would be **consistent** and, as demonstrated, within the maximum numerical residential density allowed under the CDMP Low Density Residential w/ One Density Increase (DI-1) land use designation, as well as within the maximum unit count approved under the concurrent CDMP application.

Additionally, staff opines that the rezoning sought under this application for a land use change to facilitate infill development on the subject site at a higher residential density than currently allowed, would be consistent with the CDMP policies which require that the County give priority to infill development and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development, where urban services and facilities have the capacities to accommodate additional demand. Furthermore, the "Low Density Residential with One Density Increase (DI-1)" redesignation of the subject site would increase compatibility of the development of the site with the adjacent land uses through the incorporation of sound urban design principles into the design of the proposed development. The CDMP Land Use Element **Objective LU-4**, states that *Miami-Dade County shall, by the year 2040, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community*. Additionally, the **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable*. Furthermore, staff notes that the subject property is located within an urbanizing area and immediately east of the **Princeton Community Urban Center District (PCUCD)**, a designated community urban center. The Urban Centers are identified as *hubs for future development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve and are intended to be moderate-to-high-intensity design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically*. 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 rezoned property would be compatible with the character in scale and intensity with the adjacent surrounding properties which include PCUCD urban center to its west, and the larger lots (±1.5 to ±5-acre lots) abutting to the north, south, and east of the subject site. Therefore, staff opines that a modified approval to EU-M would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policies 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 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 Density Residential with One Density Increase (DI-1)** 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 House 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 single-family residence, ±5.20-gross (±4.46-net) acre subject property as a townhouse development that shall be built in accordance with the RU-TH zoning district standards through a subsequent Administrative Site Plan Review ("ASPR") process. For the reasons stated above and below, staff opines that when the request to rezone the subject parcel to RU-3M 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 Density Residential with One Density Increase (DI-1), 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.

Based on the submitted survey map the subject parcel is comprised of ±5.20-gross (±4.46-net) acres of land area, and is located within an urbanizing area being immediately east of the Princeton Community Urban Center District (PCUCD) a designated community urban center. Although no site plans were submitted for this application, at the time of permitting, any future residential development on the property would have to comply with the RU-TH zoning requirements, which require the development to be compatible with the surrounding area through the implementation of adequate buffering, site planning, and/or design features in a manner that maintains the development in the area as well as complying with the requirements within the CDMP covenant. Under the requested RU-3M zoning district regulations, the 4.46-net acre subject site could be developed with up to a maximum of 57-units. Staff notes that the applicant intends to improve the subject property with a proposed 63-unit development utilizing the workforce program which would allow up to maximum 71-units. Additionally, the applicant has proffered a zoning covenant, which among other things, among other things, restricts the subject property to a maximum permitted residential density of sixty-three (63) residential dwelling units, will incorporate sound urban design principles into the design of the proposed development, and requires that the applicant commits to set aside twenty percent (20%) of dwelling units as for-sale workforce housing to households whose annual income is up to one hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. Staff notes that Department of Transportation and Public Works (DTPW) also reviewed the 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 46 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 object and 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 rezoning 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. CDMP20240021 and it becoming effective)**

ACCESS, CIRCULATION AND PARKING: N/A

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. CDMP20240021 and it becoming effective)

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:VM

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

ZONING RECOMMENDATION ADDENDUM

Bluenest Princeton Park LLC
PH: Z24-201

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 (MDCPS)	*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) ***With One Density Increase (DI-1) w/ Urban Design (Pg. I-32)***	*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.* ***Density Increase with Urban Design.*** *Some parcels are designated on the LUP map both with a color designating the allowable residential density basis and one of two hatch patterns. The hatch pattern labeled on the LUP map legend as **DI-1 (Density Increase 1)** denotes that the parcel is eligible for approval of **one density category higher** than the residential density indicated by the underlying color code, and DI-2 denotes eligibility for approval of up to two density categories higher. A property shall be eligible for a DI-1 designation only if the development containing the designated property utilizes **sound urban design principles** adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners. If the referenced urban design principles are not employed, the allowable density shall be limited to that authorized only by the underlying color code.* ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20240021)***
Objective LU-4A (Pg. 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

ZONING RECOMMENDATION ADDENDUM

Bluenest Princeton Park LLC
PH: Z24-201

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.*

Memorandum

MIAMI-DADE COUNTY

Date: May 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: Z2024000201-3rd Review
Rolando Lastra
24425 SW 127th Avenue
DBC AU to RU-3M to develop townhomes under RU-TH
(AU) (4.46 acres)
24-56-39

DERM is currently reviewing concurrent application No. CDMP202200018. If the CDMP application is denied, then DERM recommends that this concurrent zoning application be denied, as it would be inconsistent with the unamended CDMP. Accordingly, DERM's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations.

Finally, if the Board adopts the CDMP application but with modifications, the recommendations and analyses provided in this report, may have to be supplemented or revised to address any such modifications.

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

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the requested district boundary change, the future development is within feasible distance to connect to public water and public sanitary sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain water and sanitary sewer extension permits prior to DERM approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

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

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

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof. Said covenant is recorded under Miami-Dade County Official Records Book 34768, Page 181.

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 25-year, 3-day storm event.

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

Pursuant to section 24-48.1(1)(f) of the Code, a DERM Class VI Permit may be required for the construction of the proposed surface water management system for the development.

The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Pollution Remediation

Based on the current/past agricultural use of the site, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required. Further, all construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application. Please note that this information relates to future reviews and assessments.

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

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

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

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

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

Conditions of Approval: none

Tree Preservation

An aerial review of the subject property 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.

The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application. It is noted that the applicant has not submitted a site plan for consideration with the application. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

The subject application, which requests a district boundary change from AU to RU-3M could result in tree removal/relocation activity to trees. The specimen tree standards of section 24.49.2(II)(1) of the Code require the preservation of the specimen trees whenever reasonably possible, unless a tree removal permit is obtained which authorizes the removal of specimen trees. 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. 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

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

Date: June 25, 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: ***UPDATED*** - Zoning Application Comments - Rolando Lastra
Application No. Z2024000201 - Revision # 1 - (Pre-App. No. Z24P-196)

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

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

Application Name: Rolando Lastra

Location: The proposed project is located at 24425 SW 127th Avenue, in approximately 4.464 acres with Folio No.30-6924-000-1240, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is proposing to rezone the property from AU (Agricultural District) to RU-3M (Apt. Townhomes 13 units per acre) and develop 63 Townhomes units under the RU-TH development standards. The applicant intends to designate 20% of the units as for-sale workforce units. It appears from the submitted site plan that the existing structures will be demolished for the construction of the new buildings. The subject project has a concurrent CMDP application No. CDMP20240021 and seeks to modify the subject property's land use designation on the Land Use Plan map from Low-Medium Density Residential (2.5 to 6 dwelling units per gross acres) to Low-Medium Density Residential (6 to 13 dwelling units per gross acres).

The estimated total water demand for the proposed project will be 10,395 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.

As required by WASD's Rules and Regulations, since this development is a townhome development connecting to water infrastructure for the first time a water main extension along one entire boundary of the property will be required and must be connected to a minimum 8-inch water main.

The Developer may connect to the water as follows:

Option No. 1: There is a WASD Agreement No. 31404 located at northwest of the subject property, and the infrastructure for said Agreement has been constructed and it is under the conveyance process. If Agreement No. 31404, is conveyed by the time this project is ready for construction, the developer may connect to a proposed 16-inch water main at SW 127th Avenue and proposed SW 244th Street, that will abut the northwestern boundary of the subject property and extend a 16-inch water main southerly along SW 127th Avenue (Section Line) to the southwest corner of the subject property.

Option No. 2: There is a proposed WASD Agreement No. 31466 located across from the subject property on the west side of SW 127th Avenue that will bring a new 16-inch water main abutting the property along SW 127th Avenue. The developer may connect to a proposed 16-inch water main along SW 127th Avenue. In addition, per WASD's Rules and Regulations, since the property is connecting to water for the first time, a water main extension along SW 244th Street will be required. Therefore, the developer may connect to the future 16-inch water main at SW 127th Avenue and SW 244th Street and extend a minimum 8-inch water main easterly along SW 244th Street to the northeast corner of the property.

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.

Any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection. *Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.*

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the 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.

The Developer may connect to the sewer as follows:

Option No. 1: There is a proposed WASD Agreement No. 31466 located across from the subject property on the west side of SW 127th Avenue on SW 244th Street that will bring a new gravity sewer system to the area. If Agreement No. 31466 is conveyed by the time this project is ready for construction, the subject project may connect to a proposed gravity sewer manhole west of SW 127th Avenue on SW 244th Street and extend a new 8-inch gravity sewer main to SW 127th Avenue, then southerly along SW 127th Avenue to the southwest corner of the subject property, provided there is sufficient depth and that there are no obstacles that would preclude construction of the sewer system. Then extend the same gravity sewer within the subject site as required, in dedicated public Right-of-Way (R/W) and/or in WASD easement to provide sewer service to the proposed development, provided there is sufficient depth and that there are no obstacles which would preclude construction of the sewer system. The developer is responsible for providing the minimum coverage on the proposed sewer main extension as specified in the WASD Design standard.

Option No. 2: If Agreement No. 31466 is NOT conveyed by the time this project is ready for construction or the gravity sewers do not have sufficient depth for the subject development to connect, then there is a proposed WASD Agreement No. 32671 located south of SW 248th Street and theoretical SW 124th Avenue that will bring a new Public Pump Station to the area, and the subject property may connect to the future gravity sewer system. 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 Rules & Regulations, Section 3.02(6) and 3.04(2)(d).

If Agreement No. 32671 is conveyed by the time this project is ready for construction, the subject project may connect to a proposed gravity sewer manhole in SW 248th Street and extend a minimum 8-inch gravity sewer main westerly along SW 248th Street to SW 127th Avenue, then northerly along SW 127th Avenue to the northwest corner of the subject property. Then extend the same gravity sewer within the subject site as required, in dedicated public Right-of-Way (R/W) and/or in WASD easement to provide sewer service to the proposed development, provided there is sufficient depth and that there are no obstacles which would preclude construction of the sewer system. The developer is responsible for providing the minimum coverage on the proposed sewer main extension as specified in the WASD Design standard.

There is gravity sewer under construction with WASD Agreement No. 31404 at the northwest corner of the subject project. However, per the Sewer plans for said Agreement, it appears that the gravity sewer does not have sufficient depth for the subject development to connect.

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.

Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered.

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

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 B. at (786) 552-8121 or benita.ramirez@miamidade.gov

Memorandum

MIAMI-DADE COUNTY

Date: June 12, 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: Z2024000201
Name: Bluenest Development LLC
Location: South SW 244 Street and East of SW 127 Avenue
Section 24 Township 56 South Range 39 East

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

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate an approximately **46 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
F-0008	US 1/SR 5 south of SW 232 Street	C	D
9103	SW 232 Street east of US 1/ SR 5	C	C
F-0050	SW 112 Avenue north of HEFT/SR 821	C	C
9914	SW 248 Street east of SW 127 Avenue	C	C

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

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

Standard Conditions:

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

Memorandum

MIAMI-DADE COUNTY

Date: May 23, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000201

The Miami-Dade Fire Rescue Department has **no objection** to request for zoning designation change uploaded to "EnerGov" on 05/22/2025. Any future site plans will need separate approval.

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

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

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

Memorandum

Date: May 30, 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. Z2024000201
Bluenest Development LLC
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 rezoning application and the following conditions shall be addressed upon submittal of the ASPR:

PROJECT LOCATION:

The property is located at 24425 SW 127th Avenue in unincorporated Miami-Dade County, in unincorporated Miami-Dade County, Florida (the "Property").

CONDITIONS:

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

I. Transportation Planning and Policy Division:

The property is served by Metrobus Route 70 at a bus stop located at SW 248 St & SW 128th Ave approximately 0.3 miles away (7 minute walk). The property is also served by Metrobus Routes 34 and 38 at a bus stop along the South Dade Transitway at SW 244th Street approximately 1.35 miles away (a 27-minute walk). Headways for the services mentioned above are listed in the table below.

Route	Service Headways (in minutes)						Type of Service
	Weekday						
	Peak (AM/PM)	Off-Peak (midday)	Evenings (after 8pm)	Overnight	Saturday	Sunday	
70	60	60	60	n/a	60	60	L
34	10	10	n/a	n/a	n/a	n/a	L/F
38	12	15	15	30	20	30	L/F

Notes: *L means Metrobus local route service*
F means Metrobus feeder service to Metrorail or Tri-Rai
I

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the existing network, as feasible. The applicant should incorporate pedestrian accessibility into

residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations. Upon DTPW's review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A.

1. The applicant shall evaluate options to incorporate bicycle and pedestrian accessibility into the development of the site that will ensure a safe connection to the existing sidewalk network and the existing bus stops along SW 248th St..
    a. The Applicant shall provide 10-foot-wide sidewalks along SW 127th Ave.
    b. Adequate lighting throughout all pedestrian/bicycle connections/pathways shall be provided.
2. The applicant shall provide enhanced crosswalks or additional pavement markings along SW 127th Ave. to clearly delineate where pedestrians should be within the proposed project. This will promote walkability to the bus stops mentioned in this Memo.
3. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all available transit options is provided.

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

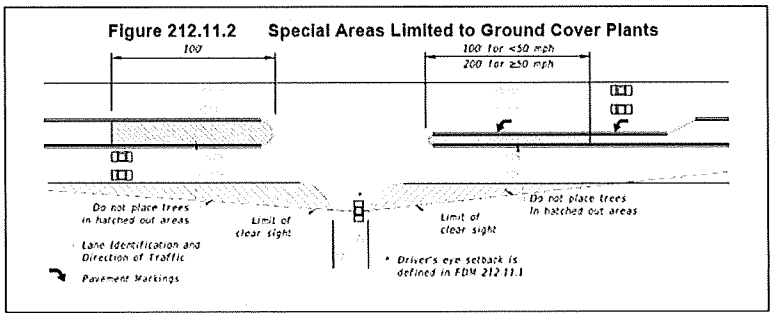
II. Traffic Engineering Division

A. Traffic Study Review Conditions

1. The conclusion of the traffic study must specify the roadways that will be constructed as part of the development.

B. Site plan Review Conditions

1. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Please note that according to the latest FDOT FDM manual Section 212.11.6, trees may not be placed within the hatched-out areas of the sight triangles, as illustrated in the figure below.



2. A minimum of 6 feet sidewalk must be kept within public right-of-way. For clear representation, please make sure to include the dimensions of the sidewalk on the plans.
3. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance). Please show

throat length dimensions on the site plan. Also, please ensure that conflict points are located at a minimum of 25' from the right-of-way line.

4. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
5. Site plan must show all necessary roadways to complete the roadway network. Site plan must show required right-of-way dedications and show which roadways will be public/private.
6. Please provide written approval for the proposed typical section/driveway connections on SW 127th Avenue from the Highway Division (Leandro.ona@miamidade.gov).
7. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from property line to driveway.

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

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

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Paola Baez, Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW
Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW
Amina Newsome, Senior Division Chief, Zoning, RER

Memorandum

MIAMI-DADE COUNTY

Date: June 30, 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: Z2024000201 – Bluenest Princeton SW (Preapplication: Z2024P00196) v2

Applicant Name: Pedro Gassant on behalf of Bluenest Development LLC

Project Location: The property consists of approximately 4.46-Acres and the property is located at 24427 SW 127 Avenue, in unincorporated Miami-Dade County (Folio No.: 30-6924-000-1240). The subject property is zoned Agriculture (AU). The land use is Single-Family Residential.

Proposed Development: The applicant seeks a pre-application zoning review for a proposed district boundary change from Agriculture (AU) to RU-3M with the intent to develop the property with townhomes under the RU-TH development standards. The applicant has submitted a concurrent Comprehensive Development Master Plan "CDMP" Future Land Use Map "FLUM" amendment application to change the CDMP FLUM designation from Low Density to Low-Medium Density.

The applicant contemplates the development of 63 Single-Family townhomes and intends to designate 20% of the units 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 below in Table A.

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

NAME	ADDRESS	CLASS	ACRES	TYPE
CHARLES BURR PARK	20200 SW 127 AVE	NEIGHBORHOOD PARK	4	LOCAL
DEBBIE CURTIN PARK	22820 SW 112 AVE	NEIGHBORHOOD PARK	9.78	LOCAL
GOULDS WAYSIDE PARK	SW 227 ST AND US 1	NEIGHBORHOOD PARK	2.9	LOCAL
JL (JOE) & ENID W. DEMPS PARK	11350 SW 216 ST	COMMUNITY PARK	30	LOCAL
JOE AND COLLEEN GRIFFIN PARK	12821 SW 232 ST	NEIGHBORHOOD PARK	5	LOCAL
KEVIN BROILS PARK	26150 SW 125 AVE	NEIGHBORHOOD PARK	5.24	LOCAL
LINCOLN ESTATES PARK	22210 SW 108 AVE	MINI-PARK	0.8	LOCAL
NARANJA LAKES PARK	14410 SW 272 ST	NEIGHBORHOOD PARK	1.48	LOCAL
NARANJA PARK	14150 SW 264 ST	COMMUNITY PARK	10	LOCAL
PINE FOREST PARK	20751 SW 129 AVE	NEIGHBORHOOD PARK	6.63	LOCAL
PINE ISLAND LAKE PARK	12970 SW 268 ST	NEIGHBORHOOD PARK	17.98	LOCAL
PRINCETONIAN PARK	12755 SW 252 TERR	NEIGHBORHOOD PARK	6.5	LOCAL
ROBERTA HUNTER PARK	SW 117 AVE AND 200 ST	NEIGHBORHOOD PARK	15	LOCAL
SHARMAN PARK	12370 SW 218 ST	COMMUNITY PARK	2.06	LOCAL

SILVER PALMS PARK 1	11344 SW 234 LN	NEIGHBORHOOD PARK	1.05	LOCAL
SILVER PALMS PARK 2	11300 SW 240 LN	NEIGHBORHOOD PARK	1.3	LOCAL
SILVER PALMS PARK 3	11306 SW 242 ST	NEIGHBORHOOD PARK	0.81	LOCAL
SILVER PALMS PARK 4	24150 SW 114 CT	NEIGHBORHOOD PARK	1.09	LOCAL
SILVER PALMS PARK 5	11741 SW 233 LN	NEIGHBORHOOD PARK	0.83	LOCAL
SILVER PALMS PARK 6	23380 SW 118 AVE	NEIGHBORHOOD PARK	1.93	LOCAL
SILVER PALMS PARK 7	23800 SW 118 PL	NEIGHBORHOOD PARK	6.2	LOCAL
SOUTH MIAMI HEIGHTS PARK	20800 SW 117 AVE	NEIGHBORHOOD PARK	5.67	LOCAL
TAMARIND PARK	23437 SW 107 AVE	NEIGHBORHOOD PARK	1.56	LOCAL
WILLIAM RANDOLPH COMMUNITY PARK	11950 SW 228 ST	NEIGHBORHOOD PARK	10	LOCAL

The site is located within a three mile radius from South Dade Trail, a 20.9-mile pedestrian and bicycle path along the South Miami-Dade Busway that connects communities from South Miami to Florida City. The South Dade Trail is part of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

Impact and Demand: The proposed development includes a total of 63 Single-Family Attached dwelling units. The proposed residential units would generate a residential population of 185 people resulting in an estimated impact of 0.51-acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The project site is in PBD 3, which currently meets park concurrency requirements.

Recommendations: PROS offers the following recommendations:

- PROS recommends that the applicant add recreational amenities within the subject property, may include, but are not limited to children's play areas, shaded seating areas, dog waste stations, community outdoor space.
- Please consider the inclusion of landscape areas between the driveways of each housing unit adjacent to the sidewalks to foster walkability in the public realm.

These recommendations are based on the following Recreation and Open Space objective in the Comprehensive Development Master Plan (CDMP):

Objective ROS-1
Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

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.

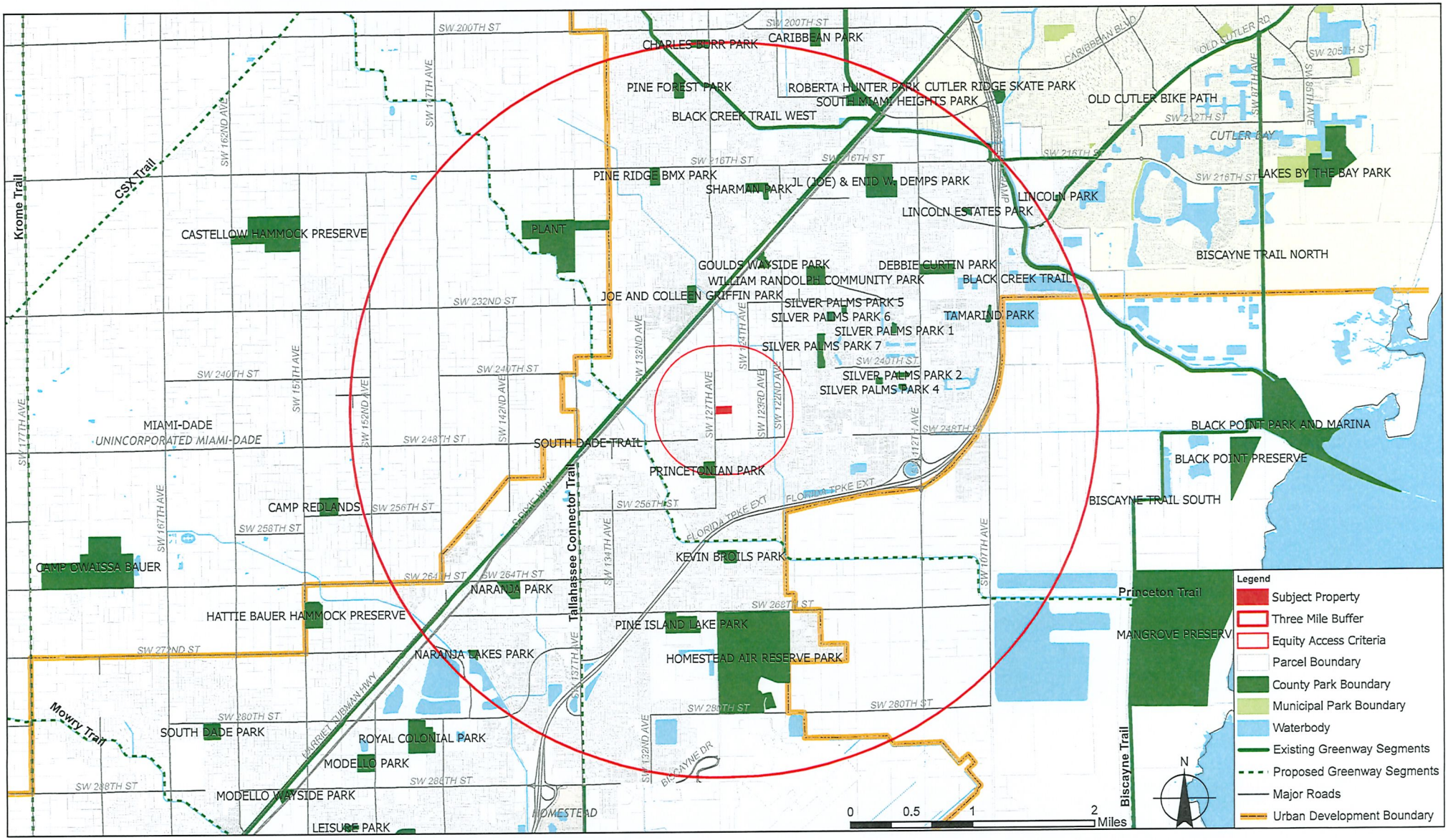
ROS-3B
The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and 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 has no objections to the applicant's request for a district boundary change**. **Any future development will require further review.** Should you have any questions, or if you need any additional information or clarification on this review, please contact Sol Kohen, Park Planner II, by e-mail at sol.kohen@miamidade.gov, or by phone at 305-755-7821.

AZ: ad
Attachment

FIGURE 1: Z2024P00196- BLUNEST PRINCETON SW
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



From:	HERRERA, ANA I
To:	Gassant, Pedro (MIA - X27430); "Mischael.Cetoute@hklaw.com"
Cc:	Simon, Nathaly; Garcia, Jeannette C.; RODRIGUEZ, IVAN M; Concurrency Management; Stillings, Noel (RER); Connally, Ronald (RER)
Subject:	Preliminary School Concurrency Analysis for Bluenest Princeton Park LLC (Z2024000201) (PH3025052200344)
Date:	Tuesday, July 8, 2025 10:39:00 AM
Attachments:	Bluenest Princeton Park LLC (Z2024000201) (PH3025052200344).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 63 units, which generate 24 students (12 at the elementary, 5 at the middle, and 7 at the senior high school level). At this time, the elementary and middle school levels have sufficient capacity available to serve the application. Conversely, the Level of Service (LOS) was not met at the senior high school level. 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: **PH3025052200344**
Date Application Received: **5/22/2025 9:47:44 AM**
Type of Application: **Public Hearing**

Local Government (LG): **Miami-Dade**
LG Application Number: **Z2024000201**
Sub Type: **Zoning**

Applicant's Name: **Bluenest Princeton Park LLC**
Address/Location: **24425 SW 127 Avenue**
Master Folio Number: **3069240001240**
Additional Folio Number(s):

PROPOSED # OF UNITS: **63**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **63**
MULTIFAMILY UNITS: **0**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
3621	COCONUT PALM K-8 ACADEMY (ELEM COMP)	-144	12	0	NO	Current CSA
3621	COCONUT PALM K-8 ACADEMY (ELEM COMP)	0	12	0	NO	Current CSA Five Year Plan
3622	COCONUT PALM K-8 ACADEMY (MID COMP)	77	5	5	YES	Current CSA
7151	HOMESTEAD SENIOR	-310	7	0	NO	Current CSA
7151	HOMESTEAD SENIOR	0	7	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
4461	PINE VILLA ELEMENTARY	391	12	12	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

Date: May 23rd, 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 Z2024 - 000201 Bluenest Princeton Park LLC – concurrent CDMP

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: May 23, 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.: Z2024000201
Applicant: Bluenest Princeton Park LLC
Location: 24425 SW 127 AVE
Folio No(s).: 30-6924-000-1240

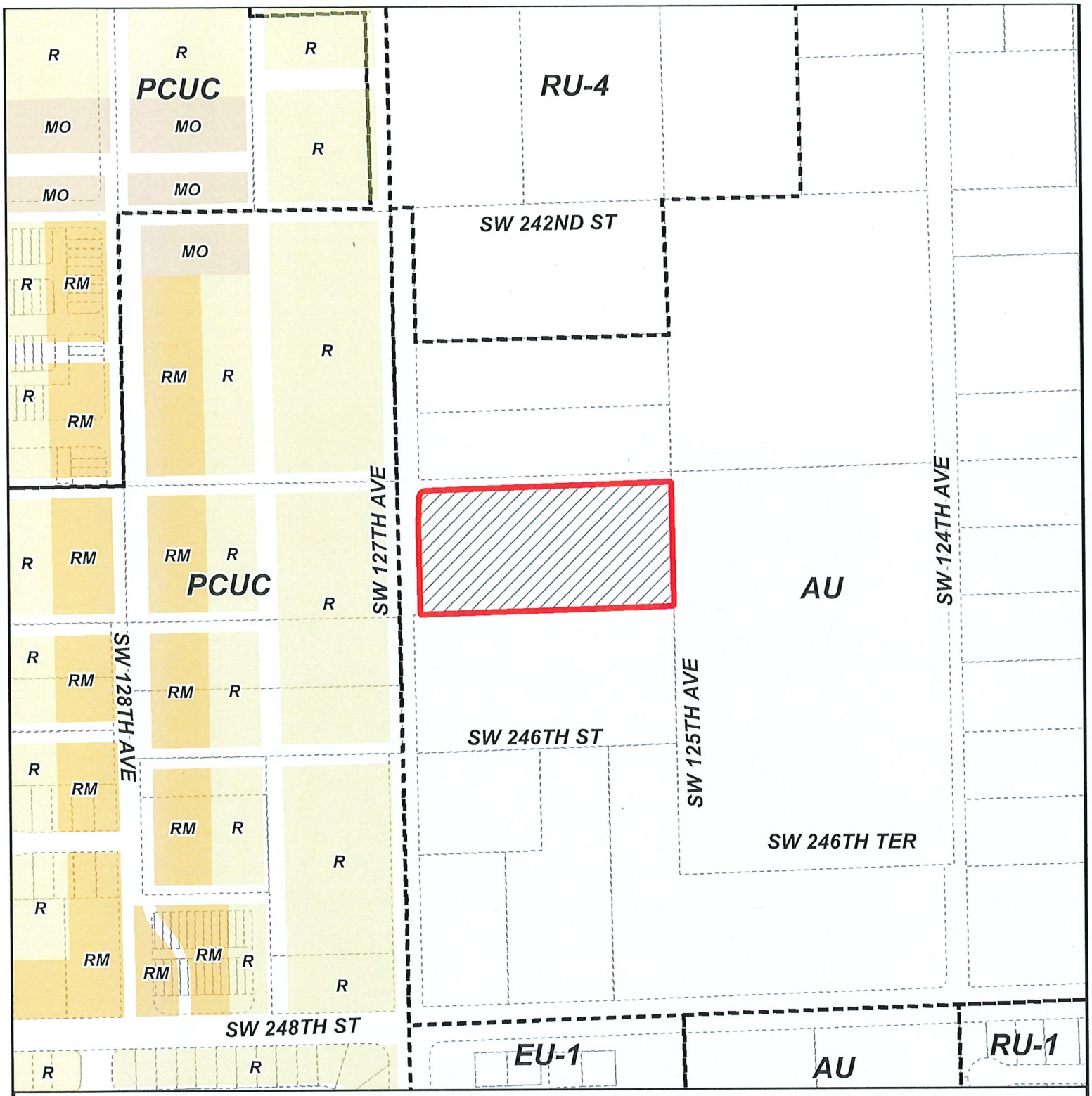
Housing and Community Development (HCD) has reviewed the proposed development for the subject zoning application.

This property is not part of the Infill Housing Program.

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

Z2024000201

Section: 24 Township: 56 Range: 39
Applicant: Rolando Lastra
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, November 7, 2024

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2024000201

Legend

Subject Property

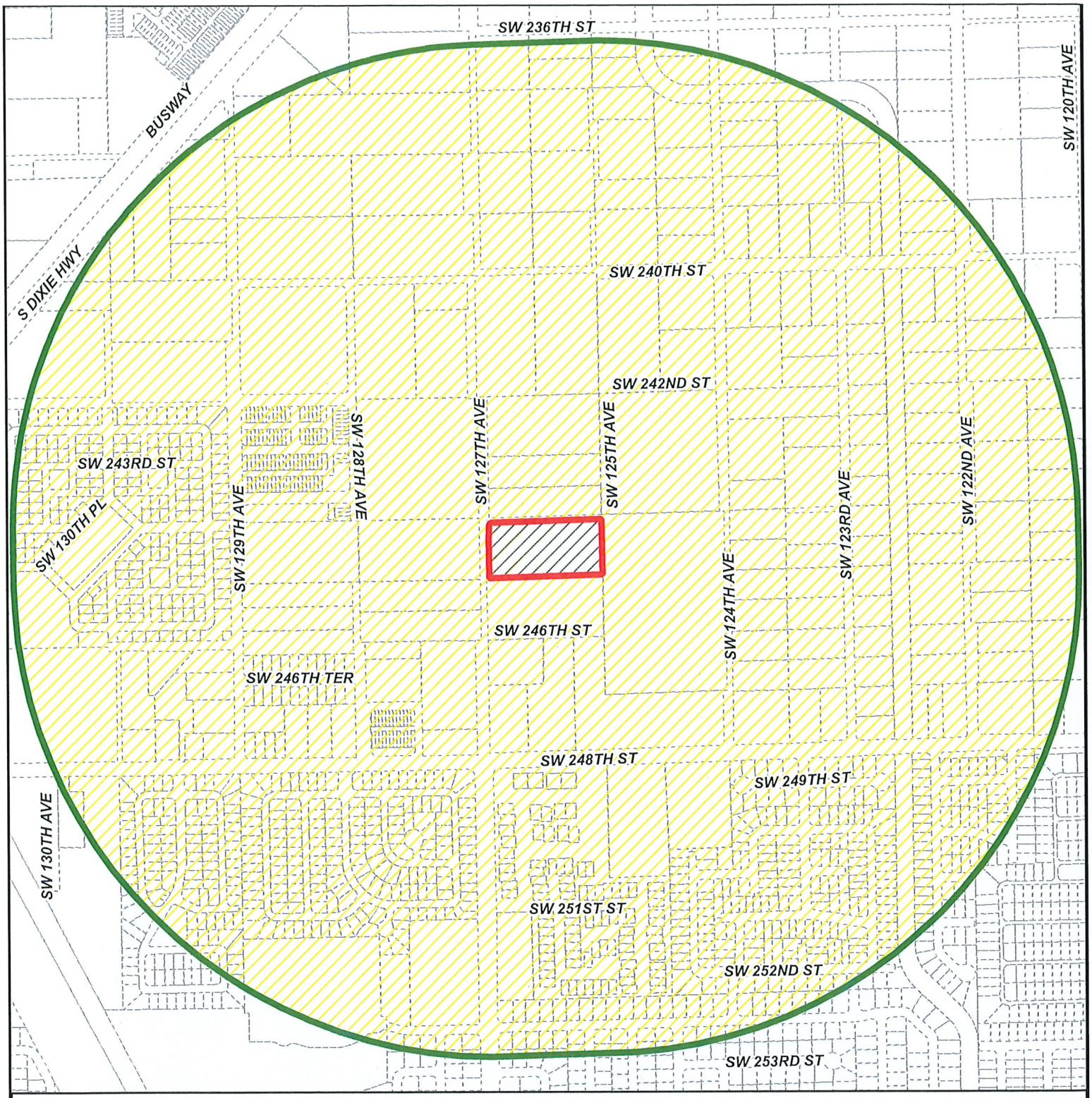
N
W E
S

Section: 24 Township: 56 Range: 39
Applicant: Rolando Lastra
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, November 7, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000201

RADIUS: 2640

Section: 24 Township: 56 Range: 39
Applicant: Rolando Lastra
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

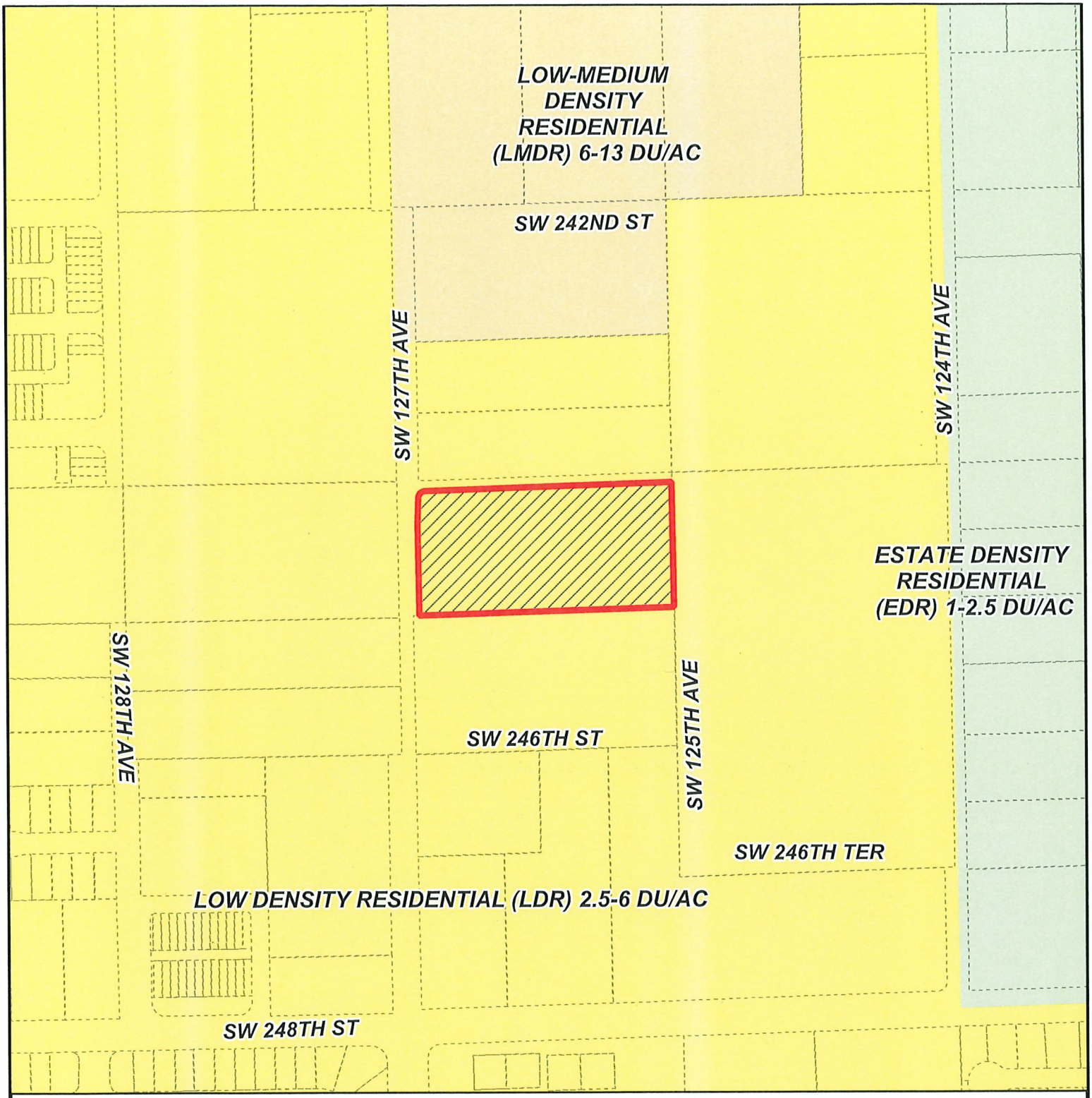
- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, November 7, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000201

Section: 24 Township: 56 Range: 39
Applicant: Rolando Lastra
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, November 7, 2024

REVISION	DATE	BY

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-201
DATE: FEB 19 2025
BY: ISA

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Bluenest Princeton Park LLC

NAME AND ADDRESS	Percentage of Stock
Salim Chraibi, 5301 Waterford Dr. Suite 180, Miami, FL 33126	100%

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 224-201
DATE: FEB 19 2025
BY: ISA

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
SALIM CHRAIBI 5301 BLUE LAGOON DR STE 180 MIAMI FL 33126	100%

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 12 day of August, 24. Affiant is personally known to me or has produced _____ as identification.

_____
Maria Ponce
(Notary Public)

My commission expires April 6 2027

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

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

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-201 DATE: JUN 17 2025 BY: ISA

This instrument was prepared by:

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

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, Bluenest Princeton Park LLC (the "Owner"), holds the fee simple title to that certain parcel of land in Miami-Dade County, Florida, described in **Exhibit "A"**, attached hereto, and hereinafter referred to as the "Property", which is supported by the Opinion of Title;

WHEREAS, the Owner has filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2024000202, for purposes of seeking the rezoning of the Property and certain other approvals to facilitate the future development of the Property, pursuant to section 2-116.1 of the County Code of Ordinances;

WHEREAS, the Owner has concurrently applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the 2024 Out-of-Cycle process, which amendment is identified as CDMP Application No. CDMP20240021 (the "Application");

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

1. **Density Limitation.** The proposed development of the Property shall be limited to a maximum of sixty-three (63) units ("Density Limitation").
2. **For-Sale Workforce Housing.** Twenty percent (20%) of the dwelling units shall be designated as for-sale affordable housing to households whose annual income is up to one-hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County. Notwithstanding the Density Limitation provided in Paragraph No. 1, should the Owner participate in the Workforce Housing Program, pursuant to Chapter 33, Article XIIA of the Miami-Dade County Code of Ordinances, the Owner may transfer any applicable density bonus in excess of the Density Limitation to another property permitted to receive such bonus, to the extent permitted by the Code of Miami-Dade County, as may be amended.
3. **Interest Rate Buy-Down.** The Owner shall provide a contribution of $21,000.00 per WHU that is income restricted as an interest rate buy-down.
4. **Connection to Public Water and Sanitary Sewer Service.** The Owner hereby acknowledges and agrees that any development of the Property shall connect to the public water and public sanitary sewer system at the Owner's expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the Code of Miami Dade County and WASD rules and regulations and design standards. The right to connect the Property to the County's sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including, but not limited to, the Consent Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the "Consent Decree), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.

5. **Fire Rescue Water Flow.** The Property will ensure the appropriate water flow and accessible connection for Miami-Dade County Fire Rescue in accordance with the CDMP Level of Service (LOS).

6. **Flood Protection.** The Owner must submit a signed and sealed "Conceptual Stormwater Master Plan" to the Division of Environmental Resources Management (DERM) for review and approval prior to approval of the first tentative plat, soil improvement permit, building permit, ERP, or paving and drainage. It is specifically acknowledged that such Conceptual Stormwater Master Plan may be different from the stormwater plan adopted for the Property based on data obtained during the permitting process.

7. **Road Mitigation.** In furtherance of the CDMP, the Owner acknowledges and agrees that because the Application has an impact on the Florida Turnpike east of S.W. 112 Avenue, a hurricane evacuation route, mitigation is required. The Owner acknowledges that Policy LU-8E and the Capital Improvement Element of the CDMP provides that applications to amend the CDMP Land Use Map are evaluated for, among other things, whether the proposed application would impact emergency management. At the time of any subsequent development order approval (subsequent to the above-referenced concurrent zoning application), including, but not limited to, building permit, Tentative-plat approval, final plat approval, site plan approval or any other development order or development permit approval, the proposed development of the Property will be reanalyzed for concurrency in accordance with Chapter 33G of the Miami-Dade County Code, and at that time the Owner must provide the proportionate share mitigation payment for impacts to the impacted segment of the hurricane evacuation route unless it is otherwise demonstrated by the applicant, through a traffic analysis, to the satisfaction of the County, that the impact mitigation is no longer

required. The proportionate share mitigation payment shall be in accordance with Section 163.3180, Florida Statutes and shall be creditable against the roadway share of the mobility fees applicable to affected roadways due as part of the development of the Property.

8. **Contribution to MetroConnect Service.** Subject to the approval of the Department of Transportation and Public Works, the Owner shall provide a monetary contribution to the Miami-Dade County MetroConnect Service, or its successor entity, to provide service to the Property for transportation to the Bus Rapid Transit Station at SW 244th Street, prior to issuance of the first certificate of occupancy.

9. **Prescribed Burning Notice.** The Owner, its successors, and assigns shall provide all contracts granting any interest in any portion of the Property with a written notice, acknowledgement, and waiver acknowledging that the Property is located within 500 feet of an Environmentally Endangered Lands-managed preserve, Andrew Dodge New Pines Preserve, which is subject to periodic controlled burnings to maintain the health and quality of the protected lands. All contracts for sale or lease or otherwise granting any interest in any portion of the Property shall contain the following statement:

> "Grantee(s) hereby acknowledges and understands that the property which is the subject of this conveyance is located in the vicinity of a designated Environmentally Endangered Lands-managed preserve, Andrew Dodge New Pines Preserve, which is subject to periodic controlled burnings to maintain the health and quality of protected pinelands. As a result, Grantee may be affected by smoke generated by the controlled burnings. By acknowledging this notice, Grantee, its successors, and assigns hereby acknowledges and agrees that such controlled burnings do not constitute and shall not be deemed a nuisance by said Grantee. In addition, the Grantee(s) hereby acknowledges and agrees to provide the disclosure in this paragraph in any and all future contracts for sale or lease in any portion of the property."

10. **Urban Design Guidelines.** The development shall utilize sound urban design principles, including, but not limited to, the Townhouse (Rowhouse) development sections incorporated

in Miami-Dade County's Urban Design Manual (the "Manual") endorsed by Resolution R-1360-98, as determined in consultation with the Development Services Division of the Department of Regulatory and Economic Resources, or successor department. These principles will serve as a guideline for the Property's development, and at a minimum, shall incorporate the following:

a. Buildings shall be compatible with surrounding developments or made compatible through the use of: landscaping; buffers such as walls and fences; architectural styles that complement surrounding development and building height transitions.

b. Buildings shall have abundant windows and doors at street level and may incorporate a variety of architectural features and treatments on all facades such as,: a variety of materials such as stone, metal, stucco, concrete and brick; articulation of building surfaces.

c. Pedestrian crosswalks shall be clearly delineated on any proposed private roads or drive aisles within the Property and designed with consideration to the special needs of the physically disabled.

MISCELLANEOUS

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 Owners 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 Owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, 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 (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

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

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), 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.

H&K Draft 5/20/2025

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.

[Signature Pages to Follow]

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-201 DATE: JUN 17 2025 BY: ISA

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

BLUENEST PRINCETON PARK LLC,
a Florida limited liability company

_____
Signature

_____
Print Name

By: _____

Name: Salim Chraibi
Title: Manager
Address: 5301 Waterford Drive
Suite 180, Miami FL 33126

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Salim Chraibi, as Manager, on behalf of the Bluenest Princeton Park LLC for the purposes stated herein on behalf of the corporation. He is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-201 DATE: JUN 17 2025 BY: ISA

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
NORTH ONE-HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA,

LESS THE WEST 50 FEET OF THE NORTH 25 FEET OF THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SW 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

AND LESS THE AREA BOUND BY THE EAST LINE OF THE WEST 50 FEET OF THE SW 1/4 OF SAID SECTION 24 AND BOUNDED BY THE SOUTH LINE OF THE NORTH 25 FEET OF THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 24 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-201 DATE: JUN 17 2025 BY: ISA

OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of Declaration of Restrictions pursuant to Public Hearing No. Z2024000201, it is hereby certified that I have examined Owner's Title Insurance Policy No. OF6-9163518, issued by Old Republic National Title Insurance Company, covering the period from the beginning to the 4th day of December, 2024, at the hour of 11:00 PM, with title updates from 4th day of December, 2024, at the hour of 11:00 PM through May 2, 2025 at 11:00 PM, of the property described on **Exhibit A** hereto. The title instruments referenced above are collectively referred to as the "Title Evidence." I know of no reason that this Title Evidence is inaccurate or incomplete.

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

BLUENEST PRINCETON PARK LLC, a Florida limited liability company
(Folio #30-6924-000-1240).

Further, I am of the opinion that SALIM CHRAIBI, as Manager of Bluenest Holdings LLC, a Florida limited liability company, as Authorized Member of Bluenest PPR Homes 1 LLC, a Florida limited liability company, the Authorized Member of BLUENEST PRINCETON PARK LLC, a Florida limited liability company, is authorized to execute all documents on behalf of BLUENEST PRINCETON PARK LLC, a Florida limited liability company. This is based on the State of Florida Division of Corporations Sunbiz website.

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:**

   None.

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

   None.

3. **GENERAL EXCEPTIONS:**

   1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.

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

   3. Facts that would be disclosed upon accurate survey.

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

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-201 DATE: JUN 17 2025 BY: ISA

5. Zoning and other restrictions imposed by governmental authorities.

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

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

4. **SPECIAL EXCEPTIONS:**

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due or payable.

2. Rights or claims of parties in possession not recorded in the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by any inspection or an accurate and complete land survey of the Land and inspection of the Land.

4. Easements, or claims of easements, not recorded in the Public Records.

5. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.

6. Any adverse ownership claim by right of sovereignty to any portion of the lands, including submerged, filled and artificially exposed lands, and lands accreted to such lands.

7. Dedication and Improvement Agreement recorded in O.R. Book 13588, Page 364.

8. Right of Way Deed to Miami-Dade County, recorded in O.R. Book 13656, Page 1991.

9. Rights of the lessees under unrecorded leases.

ALL INSTRUMENTS ABOVE ARE OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Declaration of Restrictions.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-201 DATE: JUN 17 2025 BY: ISA

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

Name	**Interest**
BLUENEST PRINCETON PARK LLC, a Florida limited liability Company (Folio #30-6924-000-1240)	Owner

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

Company Certifying	**No. of Entries**	**Period Covered**
Old Republic National Title Insurance Company Owner's Title Insurance Policy No. OF6-9163518 with title updates	9	Beginning to 05/02/2025.

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

(Remainder of page intentionally left blank)

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-201 DATE: JUN 17 2025 BY: ISA

Respectfully submitted, this 27th day of May, 2025.

MARCO DE LA CAL, ESQUIRE
MARCO DE LA CAL, P.A.
Florida Bar No. 314587
6653 SW 105th Avenue
Miami, Florida 33173
Tel. # (305) 753-0012
Email: Marco@delacalpa.com

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me, by means of [✓] physical or [ ] online notarization, this 27th day of May, 2025, by MARCO DE LA CAL, who is personally known to me (✓), or has produced his driver's license ( ), as identification.

BELKYS JAULAR
Notary Public - State of Florida
Commission # HH 615149
My Comm. Expires Dec 3, 2028
Bonded through National Notary Assn.

Notary Public

Printed Name of Notary Public

My Commission Expires:

. RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-201 DATE: JUN 17 2025 BY: ISA

EXHIBIT A
(Legal Description)

FOLIO NO. 30-6924-000-1240

North one-half (1/2) of the Northwest quarter (1/4) of the Southwest quarter (1/4) of the Southwest quarter (1/4) of Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida,
LESS the West 50 feet of the North 25 feet of the North 1/2 of the NW 1/4 of the SW 1/4 of the SW 1/4 of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.
AND LESS the area bounded by the East line of the West 50 feet of the SW 1/4 of said Section 24 and bounded by the South line of the North 25 feet of the North 1/2 of the NW 1/4 of the SW 1/4 of the SW 1/4 of said Section 24 and bounded by a 25 foot radius arc concave to the Southeast, said arc being tangent to both of the last described lines.

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

PH: Z24-202 **July 17, 2025**
Item No. 8C5

Recommendation Summary	
Commission District	8
Applicants	Alexis Gonzalez and Rosalina Irrizarry
Summary of Request	The applicants seek to permit a rezoning of the subject property from AU (minimum 5-gross acre lot) to RU-3M (Minimum apartment house district, maximum 12.9-units per net acre) which would allow the property to be developed with more residential units than currently permitted.
Location	24000 and 24200 SW 124 Avenue, Miami-Dade County, Florida.
Property Size	±5.2-gross (±4.39-net) Acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Single-family residences
2030-2040 CDMP Land Use Designation	Low Density Residential with One Density Increase - DI-1 (6 to 13 dwelling units per gross acre) **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20240019)*** (*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. CDMP20240019 and it becoming effective) ***

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20240019 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 DESCRIPTION:

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP20240019) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and

2040 Land Use Plan (LUP) map. The CDMP application seeks to redesignate the ±5.2-gross (±4.39-net) acres subject property from "Low Density Residential (2.5 to 6 dwelling units per gross acre)" to "Low Density Residential with One Density Increase - DI-1 (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) requiring that sound urban design principles are incorporated into the design of the development on the property consistent with the One Density Increase (DI-1), limiting development on the subject site to a maximum of 57 residential dwelling units. The proposed development of the property shall provide workforce housing units and will commit to twenty percent (20%) as part of the CDMP application. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20240019 and it becoming effective.

Under the current zoning application, the applicant seeks to permit a rezoning of the ±5.2-gross (±4.39-net) acres subject parcel from AU, Agricultural District, to RU-3M, Minimum Apartment House District, with the goal of developing the subject property as a townhouse development in accordance with the RU-TH zoning district standards through a subsequent Administrative Site Plan Review ("ASPR") process. Staff notes that there were no plans submitted for this subject application. However, a zoning Declaration of Restrictions is being voluntarily proffered by the applicant that, among other things, restricts the subject property to a maximum permitted residential density of fifty-seven (57) residential dwelling units, will incorporate sound urban design principles into the design of the proposed development, per the proffered covenant the applicant is setting aside twenty percent (20%) of dwelling units as for-sale workforce housing to households whose annual income is up to one hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County. The 2025 home price for a four person household is $414,842.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; single-family residences	Low Density Residential with One Density Increase (DI-1) (**Subject to approval of the concurrent CDMP amendment) ***
North	AU; single-family residence	Low Density Residential (2.5 to 6 dua)
South	AU; School Board of Miami	Low Density Residential (2.5 to 6 dua)
East	AU; single-family residences	Estate Density Residential (1 to 2.5 dua)
West	RU-4; vacant land	Low-Medium Density Residential (6 to 13 dua)
*** Land subject to CDMP Amendment Application No. CDMP20240021, filed concurrently by the applicant, which, if approved by the Board, would change the land use designation to "Low Density Residential with One Density Increase (DI-1)."**		

NEIGHBORHOOD COMPATIBILITY:

The ±5.2-gross (±4.39-net) acres subject property consists of two (2) parcels located at 24000 and 24200 SW 124 Avenue, with each lot consisting of an existing single-family residence. The properties to the north and east of the subject site are zoned AU and consist of single-family residences; to property to the south is zoned AU and owned by the School Board of Miami-Dade

County, whereas the property to the west is zoned RU-4 and is currently vacant. The subject property is located inside the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property 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 45 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 subject property is the subject of a small-scale CDMP amendment application (CDMP20240019) 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 redesignate the ±5.2-gross (±4.39-net) acres subject property from "Low Density Residential (2.5 to 6 dwelling units per gross acre)" to "Low Density Residential with One Density Increase - DI-1" (6 to 13 Dwelling units per gross acre with sound urban design principles incorporated into the design of the proposed development). *The residential densities allowed in* the **Low Density Residential** *use category shall range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre*. The current density allowed at the subject site is 2.5 to 6 dua which could allow the property to be developed with a max of 31 dwelling units. Furthermore, this category includes the One Density Increase (DI-1) overlay designation provided that sound urban design principles are incorporated into the design of the proposed development, which would allow one density category higher than the aforementioned 2.5 to 6 allowed under Low Density, and would be from 6 to 13 dwelling units per gross acre. As such, subject to the approval of the concurrent CDMP amendment, this would allow the applicant to develop the ±5.20-gross acre subject site with a maximum total of 67 dwelling units as the maximum density allowed under the CDMP Low Density Residential w/ One Density Increase (DI-1) 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. Although no plans were submitted for this subject application, the submitted letter of intent indicates that the applicant intends to develop the site as a townhouse development in accordance with the RU-TH zoning district standards through a subsequent Administrative Site Plan Review ("ASPR") process, 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, among other things, restricts the subject property to a maximum permitted residential density of fifty-seven (57) residential dwelling units, will incorporate sound urban design principles into the design of the proposed development, and requires that the applicant commits to set aside twenty percent (20%) of dwelling units as for-sale workforce housing to households whose annual income is up to one

hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County. Furthermore, the zoning covenant provides that the owner shall comply with the CDMP covenant accepted in conjunction with the approval of CDMP amendment application no. CDMP20240019, that is being processed concurrently with this zoning hearing application. Based on the foregoing, staff opines that subject to the Board's approval of the CDMP small scale amendment to allow the redesignation of the subject parcel on the CDMP LUP map, and subject to the acceptance of the proffered covenant, approval of the rezoning of the subject property to RU-3M would be **consistent** and, as demonstrated, within the maximum numerical residential density allowed under the CDMP Low Density Residential w/ One Density Increase (DI-1) land use designation, as well as within the maximum unit count approved under the concurrent CDMP application.

The CDMP Land Use Element **Objective LU-4**, states that *Miami-Dade County shall, by the year 2040, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community*. Additionally, the **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable*. Staff opines that developing the site in accordance with the RU-TH zoning district standards as an attached townhouse multi-family development, would be compatible with the character in scale and intensity with the adjacent surrounding properties which include RU-4 zoned High density apartment house district to the west of the subject site, and larger sized lots (±1 to ±2-acre lots) with agricultural and single-family uses abutting to the north, south and east of the subject site. Therefore, staff opines that approval of the District Boundary change to RU-3M will be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and Policies LU-4A.

Additionally, staff opines that the rezoning sought under this application for a land use change to facilitate infill development on the subject site at a higher residential density than currently allowed, would be consistent with the CDMP policies which require that the County give priority to infill development and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development, where urban services and facilities have the capacities to accommodate additional demand. Furthermore, the "Low Density Residential with One Density Increase (DI-1)" redesignation of the subject site would increase compatibility of the development of the site with the adjacent land uses through the incorporation of sound urban design principles into the design of the proposed development. Furthermore, staff notes that this property is located within an urbanizing area and immediately east of the subject site are properties that are zoned RU-4. 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 rezoned property will act as a reasonable transition between the RU-4 zoned properties to its west, and the 1-acre lots abutting to the north and east and of the subject site.

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 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 Density Residential with One Density Increase (DI-1)** 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 House District. For the reasons stated above and below, staff opines that when the request to rezone the subject parcel to RU-3M 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. The current zoning of the subject site is AU which requires a minimum of 5 acres per site to develop 1 single-family residence. 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 2 parcels with a total of ±5.2-gross (±4.39-net) acres as a townhouse development that shall be built in accordance with the RU-TH zoning district standards through a subsequent Administrative Site Plan Review ("ASPR") process. RU-3M zoning district allows multifamily apartments and all the uses permitted in the RU-1, RU-1M(a), RU-1M(b), RU-2, RU-3, RU-TH and RU-RH Districts subject only to the requirements, limitations and restrictions applicable therefor in said districts, including, but not limited to, lot width, area, yard areas, height and coverage.

Staff notes that this property is located within an urbanizing area and immediately east of the subject site are properties that are zoned RU-4. As such 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 that the rezoned property will act as a reasonable transition between the RU-4 zoned properties to its west, and the 1-acre lots abutting to the north and east and of the subject site. Staff opines that contingent on the approval of the CDMP land use map amendment to redesignate the subject parcel to Low Density Residential with One Density Increase (DI-1), 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.

Based on the submitted survey map the subject parcel is comprised of ±5.2-gross (±4.39-net) acres of land area, and is located within an urbanizing area with the RU-4 zoned properties to its west, and the approximately 1-acre lots abutting the subject site to the north and east. Although no site plans were submitted for this application, at the time of permitting, any future residential development on the property would have to comply with the RU-TH zoning requirements, which require the development to be compatible with the surrounding area through the implementation of adequate buffering, site planning, and/or design features in a manner that maintains the development in the area as well as complying with the requirements within the CDMP covenant. Additionally, the applicant has proffered a zoning covenant, which among other things, among other things, restricts the subject property to a maximum permitted residential density of fifty-seven (57) residential dwelling units, will incorporate sound urban design principles into the design of the proposed development, and requires that the applicant commits to set aside twenty percent

(20%) of dwelling units as for-sale workforce housing to households whose annual income is up to one hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County.

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 45 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. CDMP20240021 and it becoming effective)**

ACCESS, CIRCULATION AND PARKING: N/A

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. CDMP20240021 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

7/7/2025

ZONING RECOMMENDATION ADDENDUM

Alexis Gonzalez and Rosalina Irrizarry
PH: Z24-202

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) ***With One Density Increase (DI-1) w/ Urban Design (Pg. I-32)***	*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.* ***Density Increase with Urban Design.*** *Some parcels are designated on the LUP map both with a color designating the allowable residential density basis and one of two hatch patterns. The hatch pattern labeled on the LUP map legend as **DI-1 (Density Increase 1)** denotes that the parcel is eligible for approval of **one density category higher** than the residential density indicated by the underlying color code, and DI-2 denotes eligibility for approval of up to two density categories higher. A property shall be eligible for a DI-1 designation only if the development containing the designated property utilizes **sound urban design principles** adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners. If the referenced urban design principles are not employed, the allowable density shall be limited to that authorized only by the underlying color code.* ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20240021)***

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

Alexis Gonzalez and Rosalina Irrizarry
PH: Z24-202

	(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

ALEXIS GONZALEZ AND ROSALINA IRRIZARRY	24000/24200 SW 124 AVE MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000202
DATE	**HEARING NUMBER**

FOLIO: 30-6924-000-1150/30-6924-000-1151

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
June 4, 2025

NEIGHBORHOOD REGULATIONS:
Folio No.: 30-6924-000-1151
There are no open/closed cases in CMS

Folio No.: 30-6924-000-1150
Case No. 202102002955 was opened on 07/19/2021. Warning Notice W350405 was issued on 07/27/2021 for "*UNAUTHORIZED USE IN AN AGRICULTURAL DISTRICT (AU), TO WIT: ILLEGAL USE INCONSISTENT WITH SECTION 33-279 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; UNAUTHORIZED USE IN A AU DISTRICT ZONE: PER ZONING, PARKING, STORING, KEEPING COMMERCIAL VEHICLES AND TRAILERS ON IMPROVED PROPERTY*". Since compliance was not met, Civil Violation Notice T098099 was issued on 08/12/2021 for "*UNAUTHORIZED USE IN AN AGRICULTURAL DISTRICT (AU), TO WIT: ILLEGAL USE INCONSISTENT WITH SECTION 33-279 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; UNAUTHORIZED USE IN A AU DISTRICT ZONE: PER ZONING, PARKING, STORING, KEEPING COMMERCIAL VEHICLES AND TRAILERS ON IMPROVED PROPERTY*". A lien was recorded on 01/27/2022 under book 32984/page 1735. Lien Paymnent was received on 05/30/2025. There are no outstanding fees. Case is pending satisfaction of lien.

Case No. 202102003603 was opened on 09/02/2021. Warning Notice W353803 was issued on 09/04/2021 for "*UNLAWFUL OUTDOOR STORAGE OR PARKING OF FARM EQUIPMENT,*

DISTRIBUTION VEHICLE, OR OTHER CLASSIFIED VEHICLE. FIRST OFFENSE, TO WIT: INCONSISTENT WITH SECTION 33-279.3 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES BY PARKING OR STORING APPROXIMATELY __5__ CATEGORY 3 OR DISTRIBUTION VEHICLES ON APPROXIMATELY __2.07__ ACRES". Since compliance was not met, Civil Violation Notice T099250 was issued on 09/22/2021 for "*UNLAWFUL OUTDOOR STORAGE OR PARKING OF FARM EQUIPMENT, DISTRIBUTION VEHICLE, OR OTHER CLASSIFIED VEHICLE. FIRST OFFENSE, TO WIT: INCONSISTENT WITH SECTION 33-279.3 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES BY PARKING OR STORING APPROXIMATELY 4 CATEGORY 3 OR DISTRIBUTION VEHICLES ON APPROXIMATELY 2.07 ACRES IN VIOLATION OF SECTION 33-279.3(4). STORAGE OF CATEGORY 3 VEHICLES IS NOT DIRECTLY SUPPORTIVE OF THE AGRICULTURE USE*". A lien was recorded on 02/03/2022 under book 32999/page 3130. Lien Paymnent was received on 05/30/2025. There are no outstanding fees. Case is pending satisfaction of lien.

Case No. 202102004007 was opened on 09/22/2021. Citation T099259 was issued on 09/22/2021 for "*UNLAWFUL OUTDOOR STORAGE OR PARKING OF FARM EQUIPMENT, DISTRIBUTION VEHICLE, OR OTHER CLASSIFIED VEHICLE. FIRST OFFENSE, TO WIT: PARKING/STORING A CATEGORY 3 VEHICLE IN VIOLATION OF SECTION 33-279.3(4). THE NUMBER OF CATEGORY 3 VEHICLES STORED IS BEYOND THE MAXIMUM NUMBER OF DISTRIBUTION VEHICLES ALLOWED ON A SINGLE LOT – VEHICLE # 1 BLUE SEMI CAB WITH UNKNOWN TAG (PURSUANT TO SUBSECTION 33-279.3(11), EACH VEHICLE PARKED OR STORED IN VIOLATION CONSTITUTES A SEPARATE OFFENSE).*" A lien was recorded on 01/27/2022 under book 32984/page 1730. Lien Paymnent was received on 05/30/2025. There are no outstanding fees. Case is pending satisfaction of lien

Case No. 20212004008 was opened on 09/22/2021. Citation T099257 was issued on 09/22/2021 for "*UNLAWFUL OUTDOOR STORAGE OR PARKING OF FARM EQUIPMENT, DISTRIBUTION VEHICLE, OR OTHER CLASSIFIED VEHICLE. FIRST OFFENSE, TO WIT: PARKING/STORING A CATEGORY 3 VEHICLE IN VIOLATION OF SECTION 33-279.3(4). THE NUMBER OF CATEGORY 3 VEHICLES STORED IS BEYOND THE MAXIMUM NUMBER OF DISTRIBUTION VEHICLES ALLOWED ON A SINGLE LOT – VEHICLE # 2 YELLOW SEMI CAB/TRAILER WITH UNKNOWN TAG (PURSUANT TO SUBSECTION 33-279.3(11), EACH VEHICLE PARKED OR STORED IN VIOLATION CONSTITUTES A SEPARATE OFFENSE).*" A lien was recorded on 01/27/2022 under book 32984/page 1739. Lien Paymnent was received on 05/30/2025. There are no outstanding fees. Case is pending satisfaction of lien.

Case No. 202102004010 was opened on 09/22/2021. Citation T099249 was issued on 09/22/2021 for "*UNLAWFUL OUTDOOR STORAGE OR PARKING OF FARM EQUIPMENT, DISTRIBUTION VEHICLE, OR OTHER CLASSIFIED VEHICLE. FIRST OFFENSE, TO WIT: PARKING/STORING A CATEGORY 3 VEHICLE IN VIOLATION OF SECTION 33-279.3(4). THE NUMBER OF CATEGORY 3 VEHICLES STORED IS BEYOND THE MAXIMUM NUMBER OF DISTRIBUTION VEHICLES ALLOWED ON A SINGLE LOT – VEHICLE # 4 WHITE SEMI CAB/TRAILER WITH UNKNOWN TAG (PURSUANT TO SUBSECTION 33-279.3(11), EACH VEHICLE PARKED OR STORED IN VIOLATION CONSTITUTES A SEPARATE OFFENSE).*" A lien was recorded on 01/13/2022 under

book 32961/page 4954. Lien Paymnent was received on 05/30/2025. There are no outstanding fees. Case is pending satisfaction of lien.

Case No. 202102004377 was opened on 10/13/2021. Citation T099843 was issued on 10/13/2021 for "*UNLAWFUL OUTDOOR STORAGE OR PARKING OF FARM EQUIPMENT, DISTRIBUTION VEHICLE, OR OTHER CLASSIFIED VEHICLE. SECOND OFFENSE WITHIN FIVE YEARS, TO WIT: 2ND OFFENSE. UNAUTHORIZED USE IN AN AGRICULTURAL DISTRICT (AU), TO WIT: PARKING/STORING A CATEGORY 3 VEHICLE IN VIOLATION OF SECTION 33-279.3 (4). THE NUMBER OF CATEGORY 3 VEHICLES STORED IS BEYOND THE MAXIMUM NUMBER OF DISTRIBUTION VEHICLES ALLOWED ON A SINGLE LOT – VEHICLE # 1 WHITE SEMI WITH TRAILER PURSUANT TO SUBSECTION 33-279.3(11), EACH VEHICLE PARKED OR STORED IN VIOLATION CONSTITUTES A SEPARATE OFFENSE*". A lien was recorded on 03/02/2022 under book 33044/page 1849. Lien Paymnent was received on 05/30/2025. There are no outstanding fees. Case is pending satisfaction of lien.

Case No. 202102004378 was opened on 10/13/2021. Citation T099844 was issued on 10/13/2021 for "*UNLAWFUL OUTDOOR STORAGE OR PARKING OF FARM EQUIPMENT, DISTRIBUTION VEHICLE, OR OTHER CLASSIFIED VEHICLE. SECOND OFFENSE WITHIN FIVE YEARS, TO WIT: PARKING/STORING A CATEGORY 3 VEHICLE IN VIOLATION OF SECTION 33.279.3(4). STORAGE OF CATEGORY 3 VEHICLES IS NOT DIRECTLY SUPPORTIVE OF THE AGRICULTURE USE. STORING 1 SEMI WITH 1 TRAILER ON APPROX 2.07 ACRES*". A lien was recorded on 03/02/2022 under book 33044/page 1853. Lien Paymnent was received on 05/30/2025. There are no outstanding fees. Case is pending satisfaction of lien

Case No. 202202003937 was opened on 08/23/2022. Warning Notice W387070 was issued on 08/24/2022 for "*ILLEGALLY STORING MORE THAN ONE BOAT OR WATER VESSEL AS STATED IN 33-20(E)(2), TO WIT: ILLEGALLY STORING SIX BOATS ON PROPERTY. Since compliance was not met, Civil Violation Notice T108014 was issued on 09/06/2022 for ILLEGALLY STORING MORE THAN ONE BOAT OR WATER VESSEL AS STATED IN 33-20 (E)(2), TO WIT: ILLEGALLY STORING MORE THAN TWO BOATS ON PROPERTY CONTAINING LESS THAN FIVE ACRES*". A lien was recorded on 01/25/2023 under book 33553/page 1090. Lien Paymnent was received on 05/30/2025. There are no outstanding fees. Case is pending satisfaction of lien.

Case No. 202202003955 was opened on 08/24/2022. Warning Notice W387075 was issued on 08/24/2022 for "*ILLEGALLY PARKING MORE THAN ONE RECREATIONAL VEHICLE OR CAMPING EQUIPMENT AS STATED IN 33-20(F)(1), TO WIT: ILLEGALLY PARKING MORE THAN ONE RECREATIONAL VEHICLE OR CAMPING EQUIPMENT ON PROPERTY*". Since compliance was not met, Civil Violation Notice T10813 was issued on 09/06/2022 for "*ILLEGALLY PARKING MORE THAN ONE RECREATIONAL VEHICLE OR CAMPING EQUIPMENT AS STATED IN 33-20(F)(1), TO WIT: ILLEGALLY PARKING MORE THAN ONE RECREATIONAL VEHICLE OR CAMPING EQUIPMENT*". A lien was recorded on 01/25/2023 under book 33553/page 1071. Lien Paymnent was received on 05/30/2025. There are no outstanding fees. Case is pending satisfaction of lien.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-6924-000-1150/30-6924-000-1151
There are no open/closed cases in BSS.

VIOLATOR:
ALEXIS GONZALEZ AND ROSALINA IRRIZARRY

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

Memorandum

MIAMI-DADE COUNTY

Date: June 11, 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: Z2024000202-3rd Review
Alexis Gonzales and Rosalina Irrizarry
24000 and 24200 SW 124th Avenue
DBC from AU to RU-3M to develop townhomes
(AU) (5.2 acres)
24-56-39

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

Potable Water Supply and Wastewater Disposal

DERM notes that on May 15, 2025, RER Development Services received an amended letter of intent that removed the original site plan and restated the request was a district boundary change from AU to RU-3M to allow 63 townhomes.

Pursuant to section 24-43.4(2)(b) of the Code, *Feasible distance analysis conducted for each development application.* Feasible distance shall be analyzed for each development order or development permit that is subject to Section 24-43.1 and 24-43.2, regardless of whether the property or portion thereof was found to not be within feasible distance when a prior development order or development permit was issued.

(i) *Multi-phase developments, lots within a parent tract, or single development plan.*

1. For applications for tentative plat or modifications or extensions thereof, total floor area shall be based on the development of all phases, the entire parent tract, or the entire plan, as applicable, where a property is part of any of the following: a multi-phase development, a larger parent tract, or a single development plan, including, but not limited to a site plan approval (ASPR), hearing plan approved as part of a zoning resolution or proffered in connection with a zoning resolution, development of regional impact, planned area development, or conceptual plan submitted as part of a zoning hearing, or the municipal equivalent of any of the foregoing as determined by the Director.
2. Notwithstanding the foregoing, for an application to modify or extend a tentative plat that was approved prior to October 28, 2022, feasible distance shall be calculated in accordance with the standards that were in effect at the time the tentative plat was approved.

(ii) Except as provided in this subsection, once a property or portion thereof has been determined to be within feasible distance of public water, public sanitary sewer, or both, all modifications, additions, or expansions to development on the property shall be deemed to be within feasible distance of the applicable infrastructure, regardless of whether any individual phase or subpart of a proposed development would not be within feasible distance if measured independently.

(iii) 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, provided, however, that such connection requirement shall not apply to building permits for repairs, including repairs that are required as part of a building recertification conducted pursuant to Section 8-11, as may be amended.
(iv) At time of subdivision approval, if the application does not contain specific information to calculate total floor area, total floor area shall be calculated based on the maximum lot coverage, height, floors, and floor area ratio permitted within the applicable zoning regulations and subject to the analysis required by this paragraph (2)(b).

Prior to DERM approval of the proposed ASPR and tentative plat, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Please note that 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.

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

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

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

Water Control Review

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 collection of the stormwater runoff generated by a 25-year, 3-day storm event.

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

Pursuant to section 24-48.1(1)(f) of the Code, a DERM Class VI Permit may be required for the construction of the proposed surface water management system for the development.

The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Pollution Remediation Review

Based on the proposed transition to residential use, the current/former agricultural use of the site, and an aerial photo record search, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment (ESA) prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required. Further, all construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

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

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

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

Be advised that in the event that drainage plans require review and approval as part of the T-Plat/Final Plat process, it must be demonstrated that groundwater contamination is not present in the area of proposed drainage and will also require DERM review and approval prior to approval of the drainage portion of the plat and, if not properly addressed, may delay approval of the Final Plat. Be advised that in advance of the required complete Phase 1 and Phase 2 ESA, site investigation inclusive of groundwater sampling may be conducted specifically and focused on the areas of stormwater drainage to facilitate review and approval of the drainage portion of the plat process.

Please contact Thomas Kux at Thomas.Kux@miamidade.gov if you have any questions.

Conditions of Approval: Obtain a Phase 1 and Phase 2 Environmental Site Assessment prior to applicable development orders.

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources, possibly 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 Removal 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.

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 a non-specimen 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 the requested district boundary change shall not be interpreted as approval of removal or relocation of any tree resources on site.**

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

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

Date: July 8, 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: ***UPDATED*** - Zoning Application Comments - Alexis Gonzalez and Rosalinda Irrizarry
Application No. 2024000202 - (Pre-App. No. Z24P-195)

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

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

Application Name: Alexis Gonzalez and Rosalinda Irrizarry

Location: The proposed project is located at 24000 SW 124th Avenue with Folio Nos.30-6924-000-1150 and 30-6924-000-1151, in unincorporated Miami-Dade County.

Proposed Development: Applicant is proposing to rezone the Property from AU, Agricultural to RU-3M (13 units per acre) in order to develop 57 townhome Units under the RU-TH development standards. Per as Letter of Intent dated 6/26/2025.

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.

A WASD Letter of Availability No. 2025-2367 (LOA) was issued on January 7, 2025 for the subject development. Per the LOA, as required by WASD's Rules and Regulations, since this development is a townhome development connecting to water infrastructure for the first time a water main extension along one entire boundary of the property will be required. The developer may connect as follows:

1) **Scenario No. 1**: If WASD Agreement No. 32756 (adjacent property) is conveyed by the time this project is ready for construction, then the developer may connect to a future 12-inch water main in SW 240th Street (northeast corner of property with AGM 32756) and extend a 12-inch water main easterly along SW 240th Street (Half Section Line) to SW 124th Avenue.

   If the Fire Department requires a fire hydrant, a fire line, and/or the developer requires service in SW 124th Avenue, then connect to the aforementioned proposed 12-inch water main in SW 124th

Avenue and SW 240th Street and extend a 12 inch water main southerly in SW 124th Avenue as required to feed the hydrant, fire line, and/or provide service to the property. If more than one fire service is connected, then continue extending the aforementioned proposed 12-inch water main southerly in SW 124th Avenue to a point as required to interconnect to an existing 12-inch water main (E13027-1) near the southeastern corner of the subject development.

2) **Scenario No. 2:** If WASD Agreement No. 32756 is not conveyed by the time this project is ready for construction, there is an existing 12-inch water main (E13027-1), abutting the property in SW 124th Avenue at the southeast corner of the subject site, to where the developer may connect and extend a new 12-inch water main northerly along SW 124th Avenue to SW 240th Street.

   If the Fire Department requires a fire hydrant, a fire line, and/or the developer requires service in SW 240th Street, then connect to the aforementioned proposed 12 inch water main in SW 124th Avenue and SW 240th Street (Scenario No. 1) and extend a 12 inch water main westerly in SW 240th Street as required to feed the hydrant, fire line, and/or provide service to the property.

Any public water main extension within the property shall be 8-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection. *Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered,*

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the 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.

Since this property is connecting to WASD 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 and Regulations, Section 3.02(6) and 3.04(2)(d). The developer may connect as follows:

1) **Scenario No. 1:** WASD Agreement No. 32756 adjacent to the subject site proposes a new Public Pump Station. If said Agreement is conveyed by the time this project is ready for construction, the developer may connect to a future gravity sewer in SW 240th Street and extend a new minimum 8-inch gravity sewer easterly along SW 240th Street to the northeast corner of the subject property. *Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered.*

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

2) **Scenario No. 2:** If Agreement No. 32756 is not conveyed by the time this project is ready for construction, then a Public Pump Station will be required and a revision to the POC will be needed.

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.

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: June 26, 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: Z2024000202
Name: Alexis Gonzalez & Rosalina Irrizarry
Location: 24000 SW 124 Avenue
Section 24 Township 56 South Range 39 East

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

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate an 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
F-0008	US 1/SR 5 south of SW 232 Street	C	C
9103	SW 232 Street east of US 1/ SR 5	C	C
F-0050	SW 112 Avenue north of HEFT/SR 821	C	C
9914	SW 248 Street east of SW 127 Avenue	C	C
9908	SW 232 Street west of US 1/ SR 5	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: June 23, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000202

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on11/04/2025.

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

Date: May 28, 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. Z2024000202
Bluenest Development LLC
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 reference application and provides the following conditions:

PROJECT LOCATION:

The property is located at 24000 SW 124th Avenue in unincorporated Miami-Dade County, in unincorporated Miami-Dade County, Florida (the "Property").

COMMENTS/RECOMMENDATION:

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

I. Transportation Planning and Policy Division:

1. The applicant shall evaluate options to incorporate bicycle and pedestrian accessibility into the development of the site that will ensure a safe connection to the existing sidewalk network and the existing bus stops along SW 248th St.
    a. Adequate lighting throughout all pedestrian/bicycle connections/pathways shall be provided.
2. The applicant shall work closely with DTPW's staff to advocate for pedestrian infrastructure and connectivity within a half mile of their property.
    a. The applicant shall provide improved conditions at the intersection of SW 240th ST and SW 124th Avenue to accommodate the increase pedestrian traffic within the neighborhood. Applicant shall include four crosswalks at the intersection, a sidewalks along the north boundary of 24025 SW 124th Avenue and a sidewalk along the south boundary of 12381 SW 240th St, and a sidewalks along SW 124th Ave from 240th St to US-1.

3. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all available transit options is provided.

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

II. Traffic Engineering Division

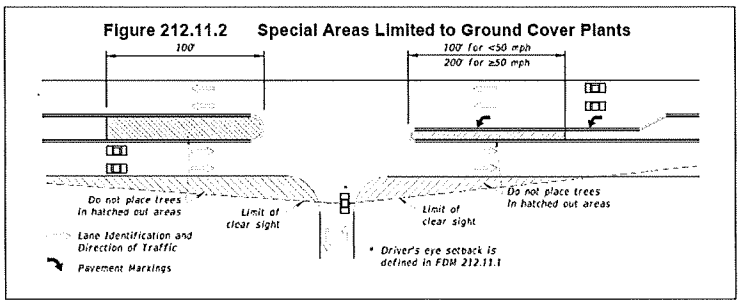
Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, contingent upon the conditions/recommendations in Sections A and B being addressed during the Administrative Site Plan Review (ASPR) process.

A. Traffic Study Review Comments

1. The conclusion of the traffic study must specify the roadways that will be constructed as part of the development.

B. Site plan Review Comments

1. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Please note that according to the latest FDOT FDM manual Section 212.11.6, trees may not be placed within the hatched-out areas of the sight triangles, as illustrated in the figure below.



2. Driveways must comply with FDOT standard 515, which specifies that the minimum width for two-way driveways should be 24 feet. However, the plan provided indicates that the all-driveway connections are 20 feet wide, which do not meet the FDOT's minimum requirement. Please revise accordingly.
3. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance). Please show throat length dimensions on the site plan. Also, please ensure that conflict points are located at a minimum of 25' from the right-of-way line.
4. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
5. The site plan must show all necessary roadways to complete the roadway network. The site plan must show required right-of-way dedications and show which roadways will be public/private.

6. Please provide written approval from the Highway Division (Leandro Oña – Leandro.ona@miamidade.gov) for the proposed typical section of SW 240th Street.
7. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from the property line to the driveway.

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

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

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Paola Baez, Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW
Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW
Amina Newsome, Senior Division Chief, Zoning, RER

From:	HERRERA, ANA I
To:	Cetoute, Misch (MIA - X27647); Gassant, Pedro (MIA - X27430)
Cc:	Simon, Nathaly; Garcia, Jeannette C.; RODRIGUEZ, IVAN M; Concurrency Management; Stillings, Noel (RER)
Subject:	Preliminary School Concurrency Analysis for Alexis Gonzalez and Rosalina Irrizarry (Z2024000202) (PH3024110800854)
Date:	Wednesday, July 2, 2025 11:04:00 AM
Attachments:	Alexis Gonzalez and Rosalina Irrizarry (Z2024000202) (PH3024110800854).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 22 students (11 at the elementary, 5 at the middle, and 6 at the senior high school level). At this time, the elementary and middle school levels have sufficient capacity available to serve the application. Conversely, the Level of Service (LOS) was not met at the senior high school level. 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: **PH3024110800854**
Date Application Received: **11/8/2024 10:14:20 AM**
Type of Application: **Public Hearing**

Local Government (LG): **Miami-Dade**
LG Application Number: **Z2024000202**
Sub Type: **Zoning**

Applicant's Name: **Alexis Gonzalez and Rosalina Irrizarry**
Address/Location: **24000 SW 124 AVE**
Master Folio Number: **3069240001150**
Additional Folio Number(s): ***3069240001150,***

PROPOSED # OF UNITS: **57**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **57**
MULTIFAMILY UNITS: **0**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
3621	COCONUT PALM K-8 ACADEMY (ELEM COMP)	-144	11	0	NO	Current CSA
3621	COCONUT PALM K-8 ACADEMY (ELEM COMP)	0	11	0	NO	Current CSA Five Year Plan
3622	COCONUT PALM K-8 ACADEMY (MID COMP)	77	5	5	YES	Current CSA
7151	HOMESTEAD SENIOR	-310	6	0	NO	Current CSA
7151	HOMESTEAD SENIOR	0	6	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
4461	PINE VILLA ELEMENTARY	391	11	11	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: June 30, 2025

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

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

Subject: Z2024000202- Bluenest Development 24000 SW 124th Avenue (pre-app: Z2024P00195) v3

Applicant Name: Pedro Gassant on behalf of Alexis Gonzalez and Rosalina Irrizarry and Bluenest Development LLC

Project Location: The property consists of approximately 5.2 acres is located at 24000 SW 124th Avenue, in unincorporated Miami-Dade County (Folio No.: 30-6924-000-1150; 30-6924-000-1151). The subject property is zoned Agriculture (AU). The land use is Single-Family Residential.

Proposed Development: The applicant seeks a zoning review for a proposed District Boundary Change from Agriculture (AU) to RU-3M with the intent to develop the property with 57 townhome units under the RU-TH development standards. The applicant has submitted a concurrent Comprehensive Development Master Plan "CDMP" Future Land Use Map "FLUM" amendment application to change the CDMP FLUM designation from Low Density to Low-Medium Density.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 (PDB3) are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A.

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

NAME	ADDRESS	CLASS	ACRES	TYPE
Naranja Park	14150 SW 264 ST	Community Park	10	LOCAL
Pine Island Lake Park	12970 SW 268 ST	Neighborhood Park	17.98	LOCAL
Naranja Lakes Park	14410 SW 272 ST	Neighborhood Park	1.48	LOCAL
Charles Burr Park	20200 SW 127 AVE	Neighborhood Park	4	LOCAL
Caribbean Park	11900 SW 200 ST	Neighborhood Park	5.23	LOCAL
William Randolph Community Park	11950 SW 228 ST	Neighborhood Park	10	LOCAL
Lincoln Park	SW 220 ST AND 102 AVE	Mini-Park	1	LOCAL
Lincoln Estates Park	22210 SW 108 AVE	Mini-Park	0.8	LOCAL
Cutler Ridge Skate Park	SW 211 ST AND HEFT	Single Purpose Park	3.6	LOCAL
Roberta Hunter Park	SW 117 AVE AND 200 ST	Neighborhood Park	15	LOCAL
Kevin Broils Park	25150 SW 125 AVE	Neighborhood Park	5.24	LOCAL
Princetonian Park	12755 SW 252 TERR	Neighborhood Park	6.5	LOCAL
Pine Forest Park	20751 SW 129 AVE	Neighborhood Park	6.63	LOCAL
Goulds Wayside Park	SW 227 ST AND US 1	Neighborhood Park	2.9	LOCAL
JL (Joe) & Enid W. Demps Park	11350 SW 216 ST	Community Park	30	LOCAL
Sharman Park	12370 SW 218 ST	Community Park	2.06	LOCAL
South Miami Heights Park	20800 SW 117 AVE	Neighborhood Park	5.67	LOCAL

Silver Palms Park 1	11344 SW 234 LN	Neighborhood Park	1.05	LOCAL
Silver Palms Park 2	11300 SW 240 LN	Neighborhood Park	1.3	LOCAL
Silver Palms Park 3	11306 SW 242 ST	Neighborhood Park	0.81	LOCAL
Silver Palms Park 4	24150 SW 114 CT	Neighborhood Park	1.09	LOCAL
Silver Palms Park 5	11741 SW 233 LN	Neighborhood Park	0.83	LOCAL
Silver Palms Park 6	23380 SW 118 AVE	Neighborhood Park	1.93	LOCAL
Silver Palms Park 7	23800 SW 118 PL	Neighborhood Park	6.2	LOCAL
Debbie Curtain Park	22820 SW 112 AVE	Neighborhood Park	9.78	LOCAL
Joe and Colleen Griffin Park	12821 SW 232 ST	Neighborhood Park	5	LOCAL
Tamarind Park	23437 SW 107 AVE	Neighborhood Park	1.56	LOCAL

The site is located near the existing South Dade Trail, a 20.9-mile pedestrian and bicycle path along the South Miami-Dade Busway that connects communities from South Miami to Florida City. The South Dade Trail is part of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

Impact and Demand: The proposed development includes a total of 57 Single-Family Attached dwelling units. The proposed residential units would generate a residential population of 168 people resulting in an estimated 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. The project site is in PBD 3, which currently meets park concurrency requirements.

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. However, there are no local parks within the ¼-to ½ mile distance from the applicant site as recommended in the Equity Access Criteria included in the Miami-Dade County Parks and Open Spaces Master Plan (OSMP) and adopted as part of the Recreation and Open Space Element of the Comprehensive Development Master Plan (CDMP). Therefore, PROS recommends that the applicant provide local recreation open space within the project.

Recommendations: PROS offers the following recommendations:

- Given that there is no local park land within a ½ mile distance from the proposed development, PROS recommends that the applicant include adequate private recreational space for residents.
- Please indicate any proposed amenities for residents in all plans and letter of intent. Amenities may include but are not limited to any passive/active recreation opportunities including children's play areas, pools, indoor recreation rooms, fitness centers, outdoor seating, walking amenities, pet relief stations, playgrounds, picnic tables, and grills.
- PROS recommends the development reduce heat island effects in parking lots by integrating as many landscaping islands and shade trees as possible, as suggested in the County's Urban Design Manual, Volume I, page 26.
- PROS recommends that the applicant provide evenly spaced street trees along the sidewalks to reduce the urban heat island effect and provide more walkable and shaded areas per the Great Streets Vision identified in the Miami-Dade County OSMP.
- Please provide a detailed site plan and floor plan detailing any proposed private or public open space and recreational areas.
- Given the proximity to the South Dade Trail, the applicant should provide covered bicycle storage, bicycle repair stations and wayfinding signage directing users to the South Dade Trail to encourage non-motorized mobility.

These recommendations are based on the following Recreation and Open Space objective in the Comprehensive Development Master Plan (CDMP):

Objective ROS-1

Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

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.

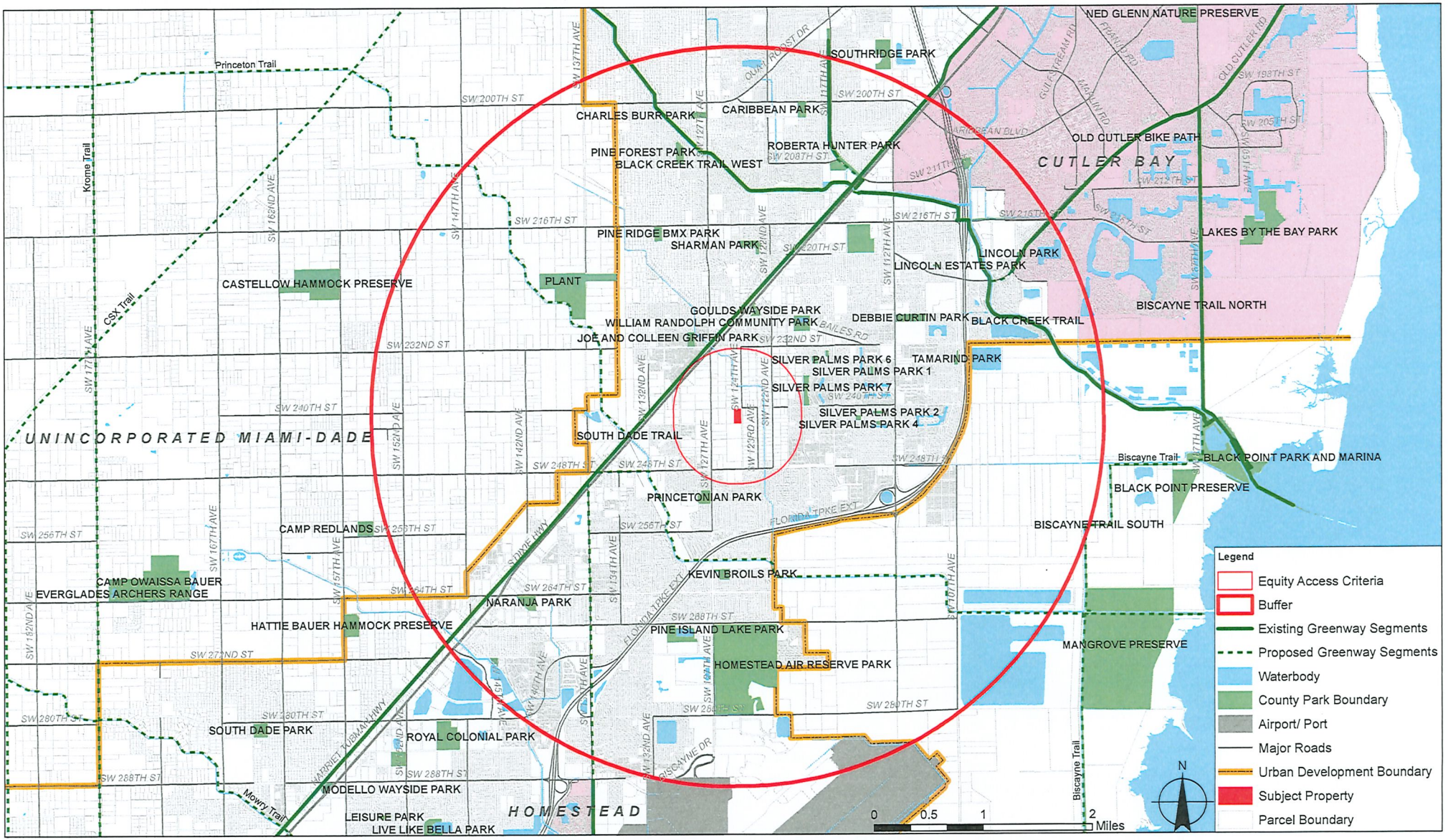
ROS-3B
The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and 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 has no objections to the applicant's request for a district boundary change**. **Any future development will require 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.

AZ: ad
Attachment

FIGURE 1: Z2024000202 - BLUENEST PRINCETON NE
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Memorandum

MIAMI-DADE COUNTY

Date: June 24, 2025

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

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

Subject: Zoning Application Comments
Application No.: Z2024000202
Applicant: Alexis Gonzalez and Rosalina Irrizarry
Location: 24000 SW 124 Ave; 24200 SW 124 Ave
Folio No(s).: 30-6924-000-1150; 30-6924-000-1151

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 - (786) 469-2185 or Leyani.Sosa@miamidade.gov or Mayra Diaz Mayra.Diaz2@miamidade.gov
- Infill Housing Reviews: Oscar Barco (786) 469-4226 or Oscar.Barco@miamidade.gov
- Workforce/Affordable Housing zoning reviews: Jamila Llewelyn - (786) 469-4124 or Jamila.Llewelyn@miamidade.gov

Cc: Maria Elena Cedeno, Zoning Admin Review Chief, RER
Susan Furney, Development Services Intake Manager, RER

Memorandum

MIAMI-DADE COUNTY

Date: June 20, 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 Z2024-000202 Alex Gonzalez and Rosalina Irrizarry

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The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at Sarah.Cody@miamidade.gov .

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000202

Section: 24 Township: 56 Range: 39
Applicant: Rosalina Irrizarry
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

N
W E
S

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, November 7, 2024

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2024000202

Legend

Subject Property

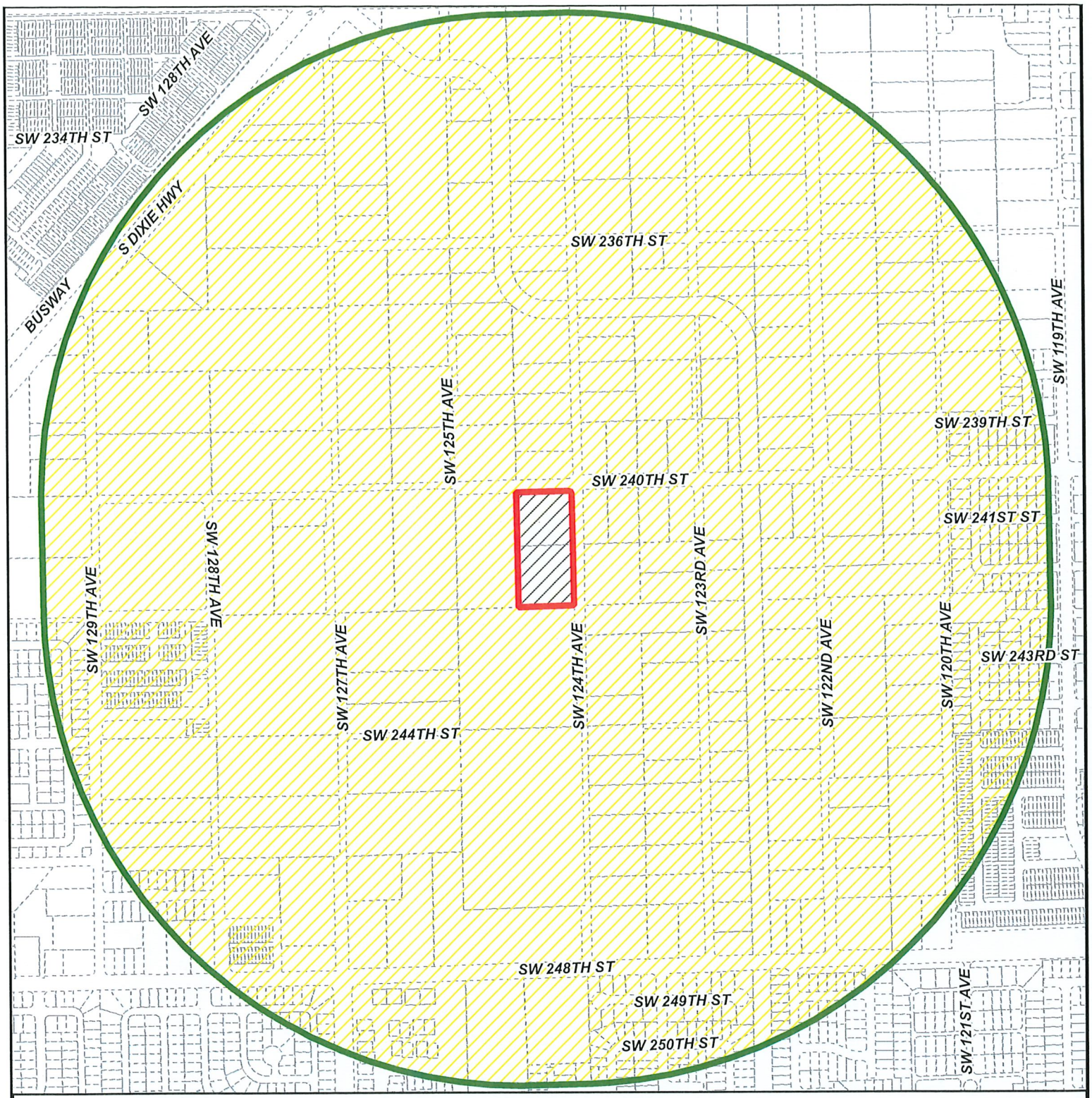
N
W E
S

Section: 24 Township: 56 Range: 39
Applicant: Rosalina Irrizarry
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, November 7, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000202

RADIUS: 2640

Section: 24 Township: 56 Range: 39
Applicant: Rosalina Irrizarry
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, November 7, 2024

REVISION	DATE	BY

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000202

Section: 24 Township: 56 Range: 39
Applicant: Rosalina Irrizarry
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

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Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, November 7, 2024

REVISION	DATE	BY

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-202
DATE: NOV 4 2024
BY: ISA

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 24-202
DATE: NOV 4 2024
BY: ISA

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

NAME OF PURCHASER: Bluenest Development LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
SALIM CHRAIBI 5301 BLUE LAGOON DR STE 180 MIAMI FL 33126	100%

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 12 day of August, 24. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires April 6 2027

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

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

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-202
DATE: NOV 4 2024
BY: ISA

EXHIBIT "A"

LEGAL DESCRIPTION

FOLIO # 30-6924-000-1150
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. LESS THE FOLLOWING:

THE NORTH 35 FEET AND THE EAST 25 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

AND THE AREA BOUNDED BY THE SOUTH LINE OF THE NORTH 35 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24 AND BOUNDED BY THE WEST LINE OF THE EAST 25 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST SAID ARC BEING TANGENT TO THE LAST TWO DESCRIBED LINES.

FOLIO # 30-6924-000-1151
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE EAST 25 FEET THEREOF FOR ROAD RIGHT OF WAY, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-202 DATE: JUN 17 2025 BY: ISA

This instrument was prepared by:

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

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, Alexis A. Gonzalez and Rosalina Irizarry (hereinafter collectively referred to as the "Owners"), hold the fee simple title to those certain parcels of land in Miami-Dade County, Florida, described in **Exhibit "A"**, attached hereto, and hereinafter referred to as the "Property", which is supported by the Opinion of Title; and

WHEREAS, the Owners have filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2024000202 (the "Application"), for purposes of seeking the rezoning of the Property and certain other approvals to facilitate the future development of the Property, pursuant to section 2-116.1 of the County Code of Ordinances;

WHEREAS, the Owners have concurrently applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the October 2024 Cycle, which amendment is identified as CDMP Application No. CDMP20240019 (the "CDMP Application");

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owners during the consideration of the Application will be abided by, the Owners freely, voluntarily and without duress, make the following Declaration of Restrictions covering and running with the Property:

1. **Density Limitation.** The proposed development of the Property shall be limited to a maximum of fifty-seven (57) residential dwelling units ("Density Limitation").
2. **For-Sale Workforce Housing.** Twenty percent (20%) of the dwelling units shall be designated as for-sale affordable housing to households whose annual income is up to one-hundred forty percent (140%)("WHU") of the Area Median Income of Miami Dade County. Notwithstanding the Density Limitation provided in Paragraph No. 1, should the Owners participate in the Workforce Housing Program, pursuant to Chapter 33, Article XIIA of the Miami-Dade County Code of Ordinances, the Owners may transfer any applicable density bonus in excess of the Density Limitation to another property permitted to receive such bonus, to the extent permitted by the Code of Miami-Dade County, as may be amended.
3. **Connection to Public Water and Sanitary Sewer Service.** The Owners hereby acknowledge and agree that any development of the Property shall connect to the public water and public sanitary sewer system at the Owner's expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the Code of Miami Dade County and Water and Sewer Department ("WASD") rules and regulations and design standards. The right to connect the Property to the County's sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including, but not limited to, the Consent Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the "Consent Decree), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.

4. **Fire Rescue Water Flow.** The Property will ensure the appropriate water flow and accessible connection for Miami-Dade County Fire Rescue in accordance with the CDMP Level of Service (LOS).

5. **Flood Protection.** The Owners must submit a signed and sealed "Conceptual Stormwater Master Plan" to the Division of Environmental Resources Management (DERM) for review and approval prior to approval of the first tentative plat, soil improvement permit, building permit, ERP, or paving and drainage. It is specifically acknowledged that such Conceptual Stormwater Master Plan may be different from the stormwater plan adopted for the Property based on data obtained during the permitting process.

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

roadway share of the mobility fees applicable to affected roadways due as part of the development of the Property.

7. **Urban Design Guidelines.** The development shall utilize sound urban design principles, including, but not limited to, the Townhouse (Rowhouse) development sections incorporated in Miami-Dade County's Urban Design Manual (the "Manual") endorsed by Resolution R-1360-98, as determined in consultation with the Development Services Division of the Department of Regulatory and Economic Resources, or successor department. These principles will serve as a guideline for the Property's development, and at a minimum, shall incorporate the following:

   a. Buildings shall be compatible with surrounding developments or made compatible through the use of: landscaping; buffers such as walls and fences; architectural styles that complement surrounding development and building height transitions.

   b. Buildings shall have abundant windows and doors at street level and may incorporate a variety of architectural features and treatments on all facades such as,: a variety of materials such as stone, metal, stucco, concrete and brick; articulation of building surfaces.

   c. Pedestrian crosswalks shall be clearly delineated on any proposed private roads or drive aisles within the Property and designed with consideration to the special needs of the physically disabled.

MISCELLANEOUS

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 Owners 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 Owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, 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 (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

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

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), 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.

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

[Signature Pages to Follow]

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

ALEXIS A. GONZALEZ,
an individual

_____
Signature

_____
Print Name

By: _____

Name: ALEXIS A. GONZALEZ
Address: 2223 SW 153rd Path
Miami, FL 33185

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by ALEXIS A. GONZALEZ for the purposes stated herein. She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-202 DATE: JUN 17 2025 BY: ISA

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

ROSALINA IRIZARRY,
an individual

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

By: _____

Name: ROSALINA IRIZARRY
Address: 24200 SW 124th Avenue
Miami, FL 33032

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by ROSALINA IRIZARRY for the purposes stated herein. She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-202 DATE: JUN 17 2025 BY: ISA

EXHIBIT "A"

LEGAL DESCRIPTION

FOLIO # 30-6924-000-1150
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. LESS THE FOLLOWING:

THE NORTH 35 FEET AND THE EAST 25 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

AND THE AREA BOUNDED BY THE SOUTH LINE OF THE NORTH 35 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24 AND BOUNDED BY THE WEST LINE OF THE EAST 25 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST SAID ARC BEING TANGENT TO THE LAST TWO DESCRIBED LINES.

FOLIO # 30-6924-000-1151
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE EAST 25 FEET THEREOF FOR ROAD RIGHT OF WAY, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-202 DATE: JUN 17 2025 BY: ISA

This instrument was prepared by:

Name: Pedro Gassant, Esq.

Address: c/o Holland & Knight LLP
701 Brickell Avenue
Suite 3300 Miami, FL 33131

(Space reserved for Clerk of the Court)

WORKFORCE HOUSING DECLARATION OF RESTRICTIVE COVENANTS AND WORKFORCE HOUSING AGREEMENT

This Workforce Housing Declaration of Restrictive Covenants and Workforce Housing Agreement (the "Declaration") is made as of the ___ day of _____, 2025, by Alexis A. Gonzalez and Rosalina Irizarry (the "Declarants" or "Owners"), the owners of that certain property ("Property") located in Miami-Dade County, Florida, which is more particularly described in Exhibit "A" attached hereto and made part hereof.

IN ORDER TO ASSURE the ***Department of Regulatory and Economic Resources*** of Miami-Dade County, Florida, that the representations made to it by Owners during consideration of Public Hearing Zoning approval No. Z2024000202 will be abided by, the Owners freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the above-described real property.

RECITALS

WHEREAS, Pursuant to section 33-193.7.1(A) of the Code of Miami-Dade County, for developments within the unincorporated area, density bonuses for residential developments that provide workforce housing units shall be provided in accordance with this section; and

WHEREAS, section 33-193..6 defines a Work-force Housing Unit ("WHU") as "[a] dwelling unit, the sale, rental or pricing which is restricted to households whose income is up to one hundred forty (140) percent of the most recent median family income for the County reported by the [United States Department of Housing and Urban Development]"; and

WHEREAS, the Miami-Dade Public Housing and Community Development Department administers workforce housing units pursuant to chapter 17, article IX, of the Code of Miami-Dade County, and regulations established with respect thereto (article XIIA of chapter 33 and article IX of chapter 17 are collectively referred to hereinafter as the "Ordinance"); and

WHEREAS, pursuant to the Ordinance, WHUs must be provided for sale or lease to Qualified Households, all in accordance with conditions set forth in the Ordinance; and

WHEREAS, the Declarants makes this Declaration to provide covenants and restrictions to ensure that twenty percent (20%) of the units on the Property are dedicated as WHUs, at all times available for occupancy by Qualified Households as hereinafter defined,

NOW, THEREFORE, TO ASSURE Miami-Dade County, Florida (the "County") that the obligations and requirements set forth in the Ordinance will be abided by, the Declarants, on behalf of itself and its successors and assigns, freely, voluntarily, and without duress hereby makes the following Declaration of Restrictive Covenants and Workforce Housing Agreement covering and running with the Property, which shall bind the Declarants, any assignee, mortgagee, or buyer, and all other parties that receive title to, or interest in, the WHUs,

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

2. **Definitions**.

(a) "Area Median Income" means the median income level for the Miami-Dade County Metropolitan Statistical Area, as established and defined in the annual schedule published by the Secretary of the U.S. Department of Housing and Urban Development, and adjusted for household size.

(b) "Certificate of Qualification" means a certificate approved by the Department and used by the Declarants to establish a Qualified Household's eligibility to purchase or rent a WHU.

(c) "Control Period" means each 20-year period during which the affordability restrictions shall apply, which period shall commence from the date the Covered Development and Workforce Housing Units are available for public occupancy as evidenced by the issuance of a certificate of occupancy or temporary certificate of occupancy for the Covered Development. For WHUs that are for Sale, the Control Period shall renew if the owner of the WHU has not owned the WHU for 20 years and sells the WHU.

(d) "Covered Development" means the WHUs that shall be developed on the Property.

(e) "County" means Miami-Dade County.

(f) "Department" means, unless otherwise indicated, the Miami-Dade Public Housing and Community Development Department, or any other successor agency.

(g) "Housing Director" means, unless otherwise indicated, the Director of the Department, or the Director's designee.

(h) "Eligible Household" means a household whose total income is up to 140% of Area Median Income.

(i) "Eligible Household Income" means any income derived by any proposed occupants of a WHU who are 18 years of age or order and who will use the WHU as their primary residence.

(j) "Household" means any natural person who occupies a WHU as their primary residence.

(k) "Market Rate Dwelling Units" means all additional dwelling units in a development that are not WHUs as defined herein.

(l) "Qualified Household" means an eligible household that has received a certificate of qualification from the Declarants, as verified by the Department

(m) "WHU" means a workforce housing unit.

(n) "Workforce Housing Rent" or "WHU Rent" means rents that do not exceed the maximum monthly Rent Limit as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual income Limits and Rent Limits and as used by the Florida Housing Finance Corporation for its multifamily rental programs (published annually at http://www.floridahousing.org).

(o) "Workforce housing unit sales price" or "WHU Sales Price" shall be the Maximum Sales Price for homes sold under the County's affordable housing programs as set forth in Section 17-162 of the Code of Miami-Dade County, Florida. The Maximum Sales Price for borrowers to purchase a home under Miami-Dade County's Affordable Housing Programs shall be the lesser of: 95 percent of the area median purchase price, as determined using purchase price limits established by the United States Department of Housing and Urban Development (HUD) for the HOME Investment Partnerships ("HOME") Program; or 90 percent of the area median purchase price for homes as provided by the U.S. Department of the Treasury (U.S. Treasury) used for the State Housing Initiatives Partnership Program (SHIP). The Maximum Sales Price shall be established using the most current data as of the date of execution of the contract for purchase and sale. The County Mayor and/or the County Mayor's designee may update the Maximum Sales Price based on data from U.S. HUD or U.S. Treasury using the methodologies set forth herein. The County Mayor or the County Mayor's designee shall update program guidelines and Implementing Orders as authorized by Section 17-162. For FY 2022-23 and until new WHU sales prices are updated, the WHU sales prices shall be those listed in Exhibit B, which is attached hereto and incorporated herein by reference.

3. **Covered Development**. The Covered Development consists of the WHUs located on the Property, which shall be identified on an annual inventory of WHUs to be provided to the Department.

4. **Leasing of WHUs During Control Period**. WHUs shall be leased only to Qualified Households during the Control Period. Qualified Households shall be provided leases of a minimum period of 12 months, which shall comply with all applicable federal and state laws. WHU leases shall, at minimum, include: (i) provisions that specify the maximum household size allowed in the unit; (ii) a prohibition against subleasing; and (iii) a requirement that qualified household shall report any changes in household size or income during his or her tenancy.

5. **Eligibility to Rent or Sale**. The Covered Development may only be rented or sold, before the expiration of the Control Period, to Qualified Households to be used as primary residences for those households. Prospective Eligible Households seeking to rent or purchase a WHU shall complete and execute the Certificate of Qualification as part of their unit lease application or prior to entering into a purchase and sale agreement. Completed copies of the Certificate of Qualification, executed by the Declarants or their designee, shall be transmitted to the Department for a verification of eligibility. Upon determination of eligibility by the Declarants, the Declarants shall sign the Certificate of Qualification confirming that the Eligible Household is a Qualified Household. The property manager or property owner of the Covered Development shall retain the original Certificate of Qualification on site in the Qualified Household's file and provide a copy of the same to the Department in the case of WHUs that are rented. For WHUs that are purchased by Qualified Households, such households shall preserve the Certificate of Qualification that it obtained at the time of initial purchase. All Qualified Households must use the WHU as their primary residence. WHUs sold to Qualified Households may not be rented, and rental WHUs may not be subleased. Copies of documents provided by the Eligible Household evidencing their earnings shall be retained in the Qualified Household's file along with the Certificate of Qualification.

6. **Validity and Issuance of Certificates of Qualification**. Certificates of Qualification shall be valid for 12 months. The Department hereby authorizes the Declarants to issue Certificates of Qualification, subject to verification by the Department.

7. **Limits on WHU Rents and WHU Sales Prices**. Rents or sales prices for WHUs shall be affordable to households whose income is up to 140 percent of area median income (determined at the time of initial occupancy), which shall be adjusted for family and unit size. Before the expiration of the Control Period, WHUs may only be rented at rents that do not exceed the maximum monthly Rent Limit as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual income Limits and Rent Limits as the same are used by the Florida Housing Finance Corporation for its multifamily rental programs. In addition, WHUs that are for sale must be sold at the WHU Sales Price.

8. **Monitoring of WHU Compliance**. Declarants shall comply with all monitoring requirements established by the Department. The Department may conduct, upon 48-hours' notice to the Declarants or owner, as applicable, an on-site inspection of the Covered Development to review client or owner files for income verification. If a Qualified Household's Eligible Household Income increases above the maximum allowed income levels or a rented WHU is found to be non-compliant, the household may choose to remain in the WHU for the remaining term of the lease, and the property owner or manager shall make the next comparable vacant unit at the Covered Development available to an eligible household at the WHU rent.

9. **Occupancy Report**. Declarants shall to the extent that it chooses to lease WHUs, on an annual basis, furnish the Department with an occupancy report, which provides the following information: (a) a list of all occupied WHUs, indicating composition of each resident family, as of the end date of the reporting period; (b) a list of all vacant WHUs, as of the end date of the reporting period; (c) the total number of vacancies that occurred during the reporting period; and (d) the total number of WHUs that were re-rented during the reporting period, stating family size and income. The Declarants shall permit Department representatives to conduct on-site inspection of the Covered Development, upon 48-hours' notice, to review tenant files for income verification.

10. **Annual Report**. The Declarants shall provide an annual report to the Department every , confirming that all of the WHUs are being leased to Eligible Households.

11. **Re-Sale of Covered Development During Control Period**. Although the Declarants is permitted to sell the Property at all times, the Declarants hereby agrees that the WHU and rental restriction requirement outlined herein shall continue to apply to the Covered Development following any sale or transfer of the Covered Development through the expiration of the Control Period.

12. **Expiration of Control Period**. The Control Period shall expire 20 years from the date when the WHUs forming part of the Covered Development are first placed into service, as evidenced by the issuance of a certificate of occupancy or temporary certificate of occupancy by a local government agency authorizing the use of the WHUs as primary residences. Upon the expiration of the Control Period, the County shall record in the Public Records of Miami-Dade County an instrument releasing the Covered Development from its obligation to provide WHUs, and the Declarants, or its successors and assigns, may freely lease or sell the Property or individual units at the market rate. Moreover, the Control Period shall expire and the restrictions imposed hereunder shall not apply to the Property or Covered Development, upon a foreclosure sale or a deed in lieu of foreclosure impacting the Property. Furthermore, the Control Period and other restrictions provided for in this Agreement shall not be senior to any instrument that facilitates the securing of financing that is guaranteed by the Federal Housing Administration, Fannie Mae, Freddie Mac, or similar lender. In such circumstances, the Control Period and other restrictions contained in this Agreement shall not survive any foreclosure or deed in lieu of foreclosure in accordance with the lender's guidelines and restrictions.

13. **Prior Notice of Initial Offering for Rent or Sales.** At least 60 days prior to the initial offering of WHUs for lease or sale, the Declarants shall provide the Department with notice of its intention to commence leasing or sales. The notice shall set forth the number, size, rents, and location of the WHU units. Following the transmittal of the notice of Declarants' intention to commence leasing or sales and the initial lease or sale of the WHUs, any subsequent offering of a WHU for lease shall not be subject to the notice requirements set forth in this paragraph. The Declarants and its agents or representatives shall also provide the Department with the contact information for the Declarants and its agents and representatives.

14. **Discrimination**. The Declarants shall not discriminate against any person in the exercise of its obligations under this Declaration, and all such actions shall be taken without regard to race, age, religion, color, gender, sexual orientation, gender identity or gender expression, status as a victim of domestic violence, dating violence, or stalking, national origin, marital status, physical or mental disability, political affiliation, source of legitimate income, or any other factor which cannot be lawfully used. For purpose of clarity, the foregoing limitations shall not be construed to preclude the Declarants from denying an Eligible Household an opportunity to lease a WHU unit based upon such factors as the Eligible Household's poor credit history or their inability to demonstrate household income sufficient to pay the WHU Rents and any other financial obligations.

15. **Presumption of Compliance**. Where construction has occurred on the Property or any portion thereof pursuant to a lawful permit issued by the County (or any successor municipality), and inspections made and approval of occupancy given by the County (or any successor municipality), 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.

16. **County as Beneficiary**. The County is the beneficiary of this Declaration; and, as such, the County may enforce these restrictive covenants by action at law or in equity, including without limitation, a decree of specific performance or mandatory or prohibitory injunction, as well as civil penalties as provided in the Code of Miami-Dade County, Florida.

17. **Modification, Amendment, Release**. The Declaration of Restrictions 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 all of the property, including joinders of all mortgagees, if any, provided that the Department consents to the modification, amendment, or release. 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.

18. **Recording of Covenants and Declarations**. The Declarants shall record this Declaration in the Public Records of Miami-Dade County, Florida. The County shall have the right to enforce and maintain in full force and effect, the terms, conditions, and requirements of this Declaration.

19. **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 Miami-Dade County, Florida shall be entitled to revoke any approval predicated upon the invalidation portion.

20. **Laws and Venue**. This document shall be construed in accordance with the laws of Florida and venue shall be Miami-Dade County, Florida.

21. **Survival**. This Declaration shall survive any proceedings in foreclosure, bankruptcy, probate or any other proceedings at law or in equity.

22. **Headings**. The headings herein are for reference purposes only and shall not affect the meaning or interpretation of the terms and conditions hereof.

[Signature pages to follow]

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

ALEXIS A. GONZALEZ,
an individual

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

By: _____

Name: Alexis A. Gonzalez

Address: 2223 SW 153rd Path
Miami FL 33185

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Alexis A. Gonzalez for the purposes stated herein. He/She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-202 DATE: JUN 17 2025 BY: ISA

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

ROSALINA IRIZARRY,
an individual

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

By: _____

Name: Rosalina Irizarry

Address: 24200 SW 124 Ave
Miami, FL 33032

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Rosalina Irizarry for the purposes stated herein on behalf of the estate. He/She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-202 DATE: JUN 17 2025 BY: ISA

EXHIBIT "A"

LEGAL DESCRIPTION

FOLIO # 30-6924-000-1150
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. LESS THE FOLLOWING:

THE NORTH 35 FEET AND THE EAST 25 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

AND THE AREA BOUNDED BY THE SOUTH LINE OF THE NORTH 35 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24 AND BOUNDED BY THE WEST LINE OF THE EAST 25 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST SAID ARC BEING TANGENT TO THE LAST TWO DESCRIBED LINES.

FOLIO # 30-6924-000-1151
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE EAST 25 FEET THEREOF FOR ROAD RIGHT OF WAY, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-202 DATE: JUN 17 2025 BY: ISA

OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of Declaration of Restrictions pursuant to Public Hearing No. Z2024000202, it is hereby certified that I have examined Old Republic National Title Insurance Company Title Insurance Commitment No. 1535950, covering the period from the beginning to the 29th day of May, 2024, at the hour of 11:00 PM, with title updates from the 29th day of May, 2024, at the hour of 11:00 PM through May 2, 2025 at 11:00 PM and Old Republic National Title Insurance Company Title Insurance Commitment No. 1541276, covering the period from the beginning to the 11th day of June, 2024, at the hour of 11:00 PM, with title updates from the 11th day of June, 2024, at the hour of 11:00 PM through May 2, 2025 at 11:00 PM, inclusive, of the properties described on **Exhibit A** hereto. The title instruments referenced above are collectively referred to as the "Title Evidence." I know of no reason that this Title Evidence is inaccurate or incomplete.

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

ALEXIS A. GONZALEZ (Folio #30-6924-000-1150)

ROSALINA IRIZARRY (Folio #30-6924-000-1151).

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:**

   Mortgage by and between Alexis A. Gonzalez, a married man, and Mortgage Electronic Registration Systems, Inc. (MERS), a Delaware corporation, as nominee for Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, a Michigan limited liability company, dated November 9, 2021 and recorded November 19, 2021, in O.R. Book 32860, Page 1655, of the Public Records of Miami-Dade County, Florida.

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

   Those certain Liens against Alexis A. Gonzalez duly recorded in O.R. Book 33553, Page 1090; 33044, Page 1849; O.R. Book 33044, Page 1853; O.R. Book 32999, Page 3130; O.R. Book 32984, Page 1735; O.R. Book 32984, Page 1730; O.R. Book 32984, Page 1739; Public Records of Miami-Dade County, Florida. (Folio #30-6924-000-1150)

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-202 DATE: JUN 17 2025 BY: ISA

Judgments and/or other liens against the name of Alexis A. Gonzalez, recorded in O.R. Book 32961, Page 4954; O.R. Book 29534, Page 4822; O.R. Book 31157, Page 1551; O.R. Book 31525, Page 19; O.R. Book 29825, Page 2893; O.R. Book 31052, Page 3070; O.R. Book 31068, Page 3527; O.R. Book 31068, Page 3525; O.R. Book 31929, Page 339; O.R. Book 32328, Page 791; O.R. Book 33965, Page 2939; O.R. Book 33993, Page 459; O.R. Book 34139, Page 1976; O.R. Book 28703, Page 4602; O.R. Book 28327, Page 819; O.R. Book 27836, Page 4851; O.R. Book 27785, Page 1620; O.R. Book 27785, Page 1606, Public Records of Miami-Dade County, Florida. (Folio #30-6924-000-1150)

3. **GENERAL EXCEPTIONS:**

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.

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

3. Facts that would be disclosed upon accurate survey.

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

5. Zoning and other restrictions imposed by governmental authorities.

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

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

4. **SPECIAL EXCEPTIONS:**

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due or payable.

2. Rights or claims of parties in possession not recorded in the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by any inspection or an accurate and complete land survey of the Land and inspection of the Land.

4. Easements, or claims of easements, not recorded in the Public Records.

5. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-202 DATE: JUN 17 2025 BY: ISA

6. Any adverse ownership claim by right of sovereignty to any portion of the lands, including submerged, filled and artificially exposed lands, and lands accreted to such lands.

7. Disclaimer and Covenant by Ramon Irizarry and Rosalina Irizarry, recorded in O.R. Book 11654, Page 1017, which contains conditions and terms.

8. Dedication and Improvement Agreement from Omar Reyes to Miami-Dade County Public Work Departments, recorded in O.R. Book 11967, Page 1691.

9. Right-of-Way Deed to Dade County, for highway purposes from Omar Reyes, recorded in O.R. Book 11967, Page 1666, re-recorded in O.R. Book 12089, Page 2356.

10. Declaration of Restrictions recorded in O.R. Book 24467, Page 3255 and O.R. Book 28016, Page 3187, which contains covenants, restrictions and terms.

11. Covenant of Construction within right of way recorded in O.R. Book 28715, Page 3672, which contains covenants, conditions, obligations and terms.

12. Dedication and Improvement Agreement by Ramon Irizarry and Rosalina Irizarry, his wife, to improve East 25 feet recorded in O.R. Book 11554, Page 704, which contains obligations and lien rights.

13. Rights of the lessees under unrecorded leases.

ALL INSTRUMENTS ABOVE ARE OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Declaration of Restrictions.

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

Name	**Interest**
ALEXIS A. GONZALEZ (Folio #30-6924-000-1150)	Owner
MERS, as nominee for Rocket Mortgage, LLC f/k/a Quicken Loans, LLC (Folio #30-6924-000-1150)	Mortgagee
ROSALINA IRIZARRY (Folio #30-6924-000-1151)	Owner.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-202 DATE: JUN 17 2025 BY: ISA

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

Company Certifying	**No. of Entries**	**Period Covered**
Old Republic National Title Insurance Company Title Commitments under File Nos. 1535950 and 1541276, and title updates thereto	13	Beginning to 05/02/2025.

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

(Remainder of page intentionally left blank)

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-202 DATE: JUN 17 2025 BY: ISA

Respectfully submitted, this 27th day of May, 2025.

MARCO DE LA CAL, ESQUIRE
MARCO DE LA CAL, P.A.
Florida Bar No. 314587
6653 SW 105th Avenue
Miami, Florida 33173
Tel. # (305) 753-0012
Email: Marco@delacalpa.com

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me, by means of [✓] physical or [ ] online notarization, this 27th day of May, 2025, by MARCO DE LA CAL, who is personally known to me (✓), or has produced his driver's license ( ), as identification.

BELKYS JAULAR
Notary Public - State of Florida
Commission # HH 615149
My Comm. Expires Dec 3, 2028
Bonded through National Notary Assn.

Notary Public

Printed Name of Notary Public

My Commission Expires:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-202 DATE: JUN 17 2025 BY: ISA

EXHIBIT A
(Legal Description)

1. FOLIO #30-6924-000-1150

Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.
Less the following: The North 35 feet and the East 25 feet of the Northeast 1/4 of Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.
AND
The area bounded by the South line of the North 35 feet of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 24, and bounded by the West line of the East 25 foot of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 24 and bounded by a 25 foot radius arc concave to the Southwest said arc being tangent to the last two described lines.

2. FOLIO #30-6924-000-1151

Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4, less the East 25 feet for right of way, Section 24, Township 56 South, Range 39 East, all lying and being in Miami-Dade County, Florida.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-202
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BY: ISA

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

PH: Z24-231 **July 17, 2025**
Item No. 8C6

Recommendation Summary	
Commission District	2
Applicant	VS Alexandria Holdings 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 Opa Locka Tri- Rail Station, and assign to it the permitted uses and development regulations applicable under Section 33C-3.3 of the County Code for the "SMART Corridor Subzone of the Rapid Transit Zone (RTZ)". Additionally, the application seeks to allow the residential uses of the proposed mixed-use development to be located further than required from the property line, waive the required 5' clear width within the building frontage zone and provide landscaping instead, and to permit a taller fence for the residential area than permitted by Code.
Location	13485 Alexandria Drive, City of Opa-locka, Miami-Dade County, Florida.
Property Size	±5.56-gross Acres
Existing Zoning	Mixed-Use Corridor Overlay District (MXUOD), Business Office (B-O), R-3 Residential Multi-Family [City of Opa-locka]
Existing Land Use	Vacant land
2030-2040 CDMP Land Use Designation	Business and office, Medium-High Density Residential (25 - 60 du/acre) *(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."

REQUESTS:

(1) SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the "SMART Corridor Subzone of the Rapid Transit Zone", the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-3.3 and Section 33C-8 of the County Code.

(2) NON-USE VARIANCE to permit a building frontage zone of 20' (maximum 15' permitted).

(3) NON-USE VARIANCE of zoning regulations requiring a minimum of 5 feet clear width within the building frontage zone; to waive same to permit no clear width hardscape area (5' required).

(4) NON-USE VARIANCE to permit a 6' high fence (maximum 3'-6" permitted).

BACKGROUND AND ANALYSIS:

The approximately ±5.56-acre, currently vacant subject property, under multiple folios 08-2128-003-0170, 08-2128-003-0180, 08-2128-003-0190, 08-2128-003-0200, 08-2128-003-0210, 08-2128-003-0220, 08-2128-003-0230, 08-2128-003-0240, 08-2128-003-0250, 08-2128-003-0260, 08-2128-003-0270, 08-2128-003-0310, 08-2128-003-0320, and 08-2128-007-0180, 08-2128-007-0182, 08-2128-007-0183, 08-2128-007-0184, 08-2128-007-0221, is located at 13485 Alexandria Drive, fronting along NW 135 Street/SR 916, and in very close proximity to the Opa Locka Tri- Rail Station. 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 would ideal for transit-oriented development. The other properties surrounding the subject site are zoned for development under the terms of City of Opa-locka's zoning regulations.

In April 20, 2021, the Board of County Commissioners (BCC) had adopted Ordinance No. 21-33 related to the Rapid Transit System- Development Zone (RTZ), codified in Section 33C of the County Code. Subsequently, on September 1, 2022, the Board adopted Ordinance No. 22-106, amending Section 33C of the Code, to include within the Rapid Transit Zone, all land areas that are located wholly or partially within one-half mile of each of the aforementioned SMART Plan Corridors (Smart Corridors). Subsequently, on July 2, 2024, the Board adopted Ordinance No. 24-73, related to the Rapid Transit System-Development Zone; amending section 33C-2 of the Code; expanding the SMART Corridor Subzone of the Rapid Transit Zone to encompass certain private property within a half mile of the Opa Locka Tri-Rail Station. Ordinance No. 23-73 provided Exhibit 33 to include, among other things, the subject property, as shown in Figure 1 on the next page 3. Staff notes that prior to its addition to the SMART Corridor Subzone of the Rapid Transit Zone, the subject property was under the City of Opa-locka'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 SMART Corridor Subzone regulations under Section 33C-3.3 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 SMART Corridor 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.

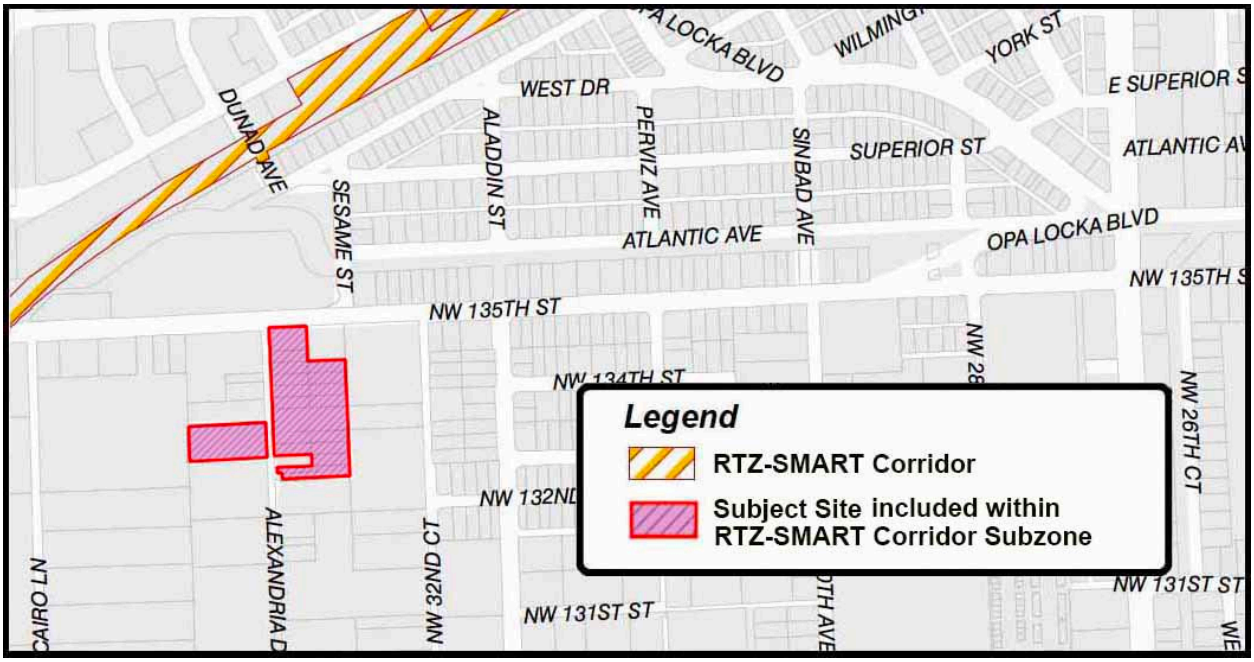

Figure 1

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 SMART Corridor Subzone of the RTZ was primarily expanded (pursuant to Ordinance No. 24-73) to encompass certain private properties located within a half-mile of the Opa-Locka Tri-Rail Station. The following properties were included in that amendment: 13307 Alexandria Drive, 13311 Alexandria Drive, 13317 Alexandria Drive, 13321 Alexandria Drive, 13331 Alexandria Drive, 13454 Alexandria Drive, 13485 Alexandria Drive and other contiguous properties identified by folio numbers 08-2128-007-0182, 08-2128-007-0183, 08-2128-007-0184, 08-2128-007-0180, 08-2128-003-0320, 08-2128-003-0310, 08-2128-003-0270, 08-2128-003-0260, 08-2128-003-0250, 08-2128-003-0240, 08-2128-003-0230, 08-2128-003-0220, 08-2128-003-0210, 08-2128- 003-0200, 08-2128-003-0190, 08-2128-003-0180, 08-2128-003-0170, and 08-2128-007-0221. This Code amendment will facilitate the development of additional residential density within a half-mile of the mass transit system. This type of development implements the County's Comprehensive Development Master (CDMP), which calls for the coordination of land uses and transportation facilities to increase transit ridership and reduce traffic congestion.

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** states 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. Properties located in close proximity of a SMART Plan Corridor are eligible for mixed-use development under the CDMP's policies including the maximum density and floor-area ratio (FAR) 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 CDMP Land Use Element Interpretative Text states that these developable parcels *that are privately-owned property such as the subject site, as well as other parcels 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.* Sections of Chapter 33C (Subsections 33C-3.3 for the SMART Corridor Subzone), includes the standards for development of such properties that are located within a half-mile of the Opa-Locka Tri-Rail Station 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."* It should be noted that County staff has coordinated on the review of the proposed development with the staff of Planning & Community Development Department at the City of Opa-locka. Furthermore, staff also notes that the applicant had held a community meeting on June 7, 2025, at the City of Opa-locka where they had presented the details of their proposed development to the attendees.

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 the Opa-Locka Tri-Rail Station, and that the SMART Corridor Subzone designation would effectively allow the site to be easily accessible to the entire urban core of the County and beyond via Tri-Rail. Additionally, the SMART Corridor Subzone designation would effectively allow the site for additional housing opportunities and business opportunities in this 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 Tri-Rail.

The applicant has submitted general development plans depicting the anticipated massing and location of the proposed residential structures on the subject site and provide a potential concept plan for the development which would be further detailed through the Administrative Site Plan Review (ASPR) process filed under a separate application #Z2024000232. The applicant intends to develop the subject property with 232 residential units provided within 5-story high buildings, including retail uses on the ground floor. Additionally, a certain percentage of the units would be set-aside for Workforce Housing in accordance with the development standards, with the remainder being market-rate units. Specifically, pursuant to Section 33C-3.3(B)(4)(b), any proposed developments within the SMART Corridor Subzone of the Rapid Transect Zone, that have more than 4 proposed residential units shall provide a minimum of 12.5% of their units as workforce housing units. As such, staff notes that the applicant has voluntarily proffered a Declaration of Restrictions that, among other things, requires that the applicant commits to set aside 12.5% of the proposed dwelling units (29-units) as for-sale housing to households whose annual income is up to one hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County.

Figure 2

Based on the submitted letter of intent and general development plans, the applicant intends to redevelop the ±5.56-gross acre subject site as a mixed-use development with 232 multi-family residential units that shall be housed within five 5-story-high buildings, including a mixed-use structure with ±2,400 sq. ft. of commercial retail space on the ground floor of the building. This would include ±30,000 sq. ft. of open space, and amenities such as a dog park and playground area. The proposed development shall also provide for 311 parking spaces as surface parking distributed around the proposed development, and would have two (2) main ingress/egress points of direct vehicular and pedestrian access to the proposed development from Alexandria Drive. 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 above). 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” or, the Administrative Site Plan Review (ASPR) process filed separately under Application number Z2024000232.

The SMART Corridor Subzone, found under Section 33C-3.3 of Chapter 33C, provides the permitted uses, development standards, regulatory framework, site plan review standards, and procedures for zoning approvals; revises requirements pertaining to workforce housing units; amends procedures for other subzones and non-Metrorail development areas based on the new standard procedures. As such, the proposed development has been designed in accordance with the aforementioned sections; more specifically, the project has been designed pursuant to those development parameters set forth in subsection 33C-3.3(B)(C)(D), and with participation in the County’s Workforce Housing Program (Article XIIA of the County Code). The regulatory framework adopted by this Board for parcels such as the subject site, as well as other parcels 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. Said regulations are consistent with the County’s designation of the area as within the SMART Corridor Subzone 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 maximum floor-area ratio of up to 2.0, and at a maximum density of 60 dwelling units per acre. Based on the SMART Plan policies, the applicant could develop the 5.56-acre subject site with a maximum of 333 multifamily units together with commercial/retail use. Staff notes that the proposed mixed-use buildings with a maximum density of 232-units, and a floor area ratio of +/-1.0 would be within the density, massing and floor area ratio threshold that would be allowed under aforementioned regulations. Staff notes that the proposed development complies with all the development standards and general requirements set forth in Section 33C-3.3(D) regarding density, setbacks, heights of buildings, FAR, open space, lot coverage, and landscaping. As designed, would be within the density, massing and floor area ratio threshold that would be allowed under the aforementioned SMART Corridor RTZ Subzone regulations, would be similar in scale to the surrounding area, will produce a development that will be compatible with the neighborhood, is consistent with, and complements the overall development trend in the area. Since it is the goal of this application to include the ±5.56-acre subject property within the SMART Corridor 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 facilitate the development of additional residential density on a subject parcel that is within a quarter-mile of a mass transit system in a manner that is **compatible** with that of other surrounding properties, and would help increase transit ridership and reduce traffic congestion in the area. Staff notes that approval of the request would also authorize for the site all of the applicable permitted uses identified under Section 33C-3.3(B), subject to the development standards, densities and intensities set forth in Section 33C-8(C)(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 101 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 Sheriff's Office (MDSO), 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 SMART Corridor 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.

In order to effectuate proposed mixed-use development on the subject site, the applicant also seeks approval of certain ancillary non-use variances that are otherwise required under the MCD regulations as set forth in 33C-3.3(D) *Building Placement Standards and General Requirements* (1) subsections 33-394(3) and(4). When the requests #2, #3 and #4, wherein the applicant seeks to allow a building frontage zone of 20' where a maximum building frontage zone of 15' is permitted (request #1), to waive the required 5' wide clear path that is required to be provided along the building frontages and instead transfer the required 5' wide hardscape to the widened 14' sidewalk within the right-of-way (request #2), and to permit a 6' high fence where a maximum height of 3'-6" is permitted by code (request #3), are analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff is supportive of the aforementioned requests and opines that the approval of the requests with conditions would be **compatible** with the neighborhood, would not affect the appearance of the community, would not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance in the surrounding area.

Staff notes that the aforementioned variance is required under the Mixed-Use Corridor District (MCD) standards, which, among other things, require buildings to be oriented closer to the street, require that a minimum of five (5)-feet of clear path shall be provided along the front of any proposed building when they are located next to a public street, and that wall and fence height be at 3'-6" for better pedestrian experience and visibility for the building facades. Staff opines that although the proposed mixed-use development which includes 232 multi-family residential units and approximately ±2,400 sq. ft. of commercial retail space, within 5 buildings that are 5-stories-high, will not meet the aforementioned standards related to building placement, fence height, and the required 5' clear path along the right-of-way, the requests are internal to the site and opines that they are minimally intrusive when taking into consideration the scale, design and massing of the proposed mixed-use development. Staff notes that although the proposed building facade itself shall be setback an additional 5' (for a total of 20', where a maximum of 15' is permitted) (request #2), five-foot-wide balconies as overhangs within that additional setback shall project out from the building façade maintaining the overall desired look of a total of 15' building frontage zone. Staff also notes that the required 5' wide hardscape that is being waived under request #3 has been transferred to provide for a much widened 14' sidewalk for the pedestrians instead; and opines that the proposed 6' high privacy fence (request #4) shall be placed along the residential portions of the development in a manner that, rather than being placed in a straight line, constantly undulates in its setbacks allowing for landscaping pockets as well as provides for a welcome variation along the sidewalk edge. Additionally, staff notes that said variances will be adequately buffered by ample landscaping in the form of trees and shrubs that would be provided along the property lines, as indicated on the submitted general development plans. Therefore, staff opines that approval with conditions of the requests will not create a significant visual impact on the surrounding areas, nor based on memoranda from the reviewing departments, would the aforementioned variances be intrusive to the surrounding

area. As such, staff opines that approval with conditions of the requests will maintain the *basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community* and that the requested non-use variances for the proposed mixed-use development would be **compatible** with the surrounding area and would not be detrimental to same. **Therefore, staff recommends approval with conditions of request #2, #3 and #4 under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted general development plans indicate two (2)-ingress/egress point of direct vehicular and pedestrian access provided along Alexandria Drive to facilitate the flow of traffic for the proposed multi-family residential development, whereas the proposed commercial/retail uses shall be accessed directly fronting along NW 135 Street. Parking and driveways are internal to the site, with the parking provided as surface parking within the proposed development. The proposed mixed-use development provides for a total of 311 parking spaces and complies with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Based on the aforementioned analysis, staff recommends approval of this application with conditions.

CONDITIONS:

1. That the final site plan must conform to the general development plans dated stamped received 1/13/2025 and 4/7/2025 as approved pursuant to this Special Exception.

2. That the applicant shall execute a Declaration of Restrictions pursuant to Section 33-193.13 along with the required Workforce Housing Agreement pursuant to Section 33-193.14 in legally sufficient and recordable form, prior to the issuance of the building permit and consistent with all requirements in the code as may be amended.

3. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources as contained in 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 Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in their memorandum.

6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) and the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) as indicated in their combined memorandum.

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

VS Alexandria Holdings LLC
PH: Z24-231

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

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

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

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

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<table>
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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>
</table>

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Policy LU-7A (Page. I-13)	*Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.*
Policy LU-7B (Page. I-14)	*It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to both pedestrian and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit station, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians.*
Policy LU-7D (Page. I-13)	*Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a comfortable environment for pedestrians.*
Policy LU-7F (Page. I-14)	*Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station. Business and office development intensities around rail stations should produce at least 75 employees per acre within 1/4 mile walking distance from the station, 100 employees per acre within 700 feet, and a minimum of 50 employees per acre between 1/4 and 1/2 mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at lower density or intensity provided that the development plan, including any parcel plan, can accommodate, and will not impede, future densification and intensification that will conform with this policy.*
Policy LU-8A (Page. I-15)	*Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.*

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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33C-2 Rapid Transit Zone	*(A) Definition- The "Rapid Transit Zone" consists of all land area, including surface, subsurface, and appurtenant airspace, heretofore or hereafter designated by the Board of County Commissioners as necessary for the construction of the fixed-guideway portion of the Stage 1 Rapid Transit System,* ***including all station sites****, parking areas and yard and maintenance shop facilities.* *(B) Designation of land included- The Board of County Commissioners hereby designates all land areas (including surface, subsurface, and appurtenant airspace) shown on Exhibits 1 through 16, bearing the following effective dates: Exhibit 1, July 31, 1998, Exhibits 2 through 9 and Exhibits 11 through 16, July 13, 1979 and Exhibit 10, May 26, 1983, certified by the Clerk of the Board as a portion of this chapter, incorporated hereby by reference, and transmitted to the custody of the Department of Planning and Zoning, as the Rapid Transit Zone for the Stage 1 Fixed-Guideway Rapid Transit System. The Director of the Department of Planning and Zoning shall submit to each affected municipality an official map or maps designating the Rapid Transit Zone which may from time to time be altered, enlarged, added to, amended or deleted by ordinance, after a public hearing within each municipality affected.* *(C)* ***Jurisdiction of County****- Jurisdiction for purposes of building and zoning approvals (including, but not limited to, site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, district boundary changes, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments), water and sewer installations, compliance with environmental regulations, street maintenance (including sidewalks where applicable) and utility regulation, all of which relate to the uses specifically delineated in subsection (D) below, shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary. Where a* ***municipality*** *continues to provide other services to a property in the Rapid Transit Zone, the municipality shall be responsible for ensuring that all matters relating to enforcement of land use, zoning, or building code requirements that may arise in the course of providing municipal services are referred to the County's Building Official, and the municipality shall coordinate with the County to ensure that affected property owners and tenants are also informed as to these jurisdictional matters.* *(D) Permitted land uses- The following land uses are permitted within the Rapid Transit Zone and no others:* *(1) Fixed guideways for the Rapid Transit System.* *(2) Stations for the Rapid Transit System, including such uses as passenger platforms and waiting areas, ticket and information booths, restrooms, utility rooms, in-station advertising displays, stairs, elevators, walkways, concessions, vending machines, and other service-related businesses offering goods and services for sale to passengers, and other similar uses as are necessary for or ancillary to the proper functioning of a rapid transit station.* *(3) Parking lots and parking structures.* *(4) Bus stops and shelters.* *(5) Streets and sidewalks.* *(6) Maintenance facilities for the Rapid Transit System, including yard and shops, and associated tracks and facilities.*

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

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Section 33C-3.3.- SMART Corridor Subzone.	*(A) Applicability in the incorporated and unincorporated areas. Except as provided below, in Section 33C-4, or elsewhere in this chapter, lands within the RTZ District and outside of the RTCSAs and RTCBPA shall be assigned to the* ***SMART Corridor Subzone*** *and shall be governed by this subsection.* *(1) Exclusions. Notwithstanding any other provision to the contrary, the following shall not be included within the SMART Corridor Subzone; the Director shall be responsible for interpreting the applicability of these exclusions to any particular parcel, subject to review of administrative interpretations pursuant to Section 33-314:* *(a) Lands assigned to a different subzone in this chapter.* *(b) Lands included within an urban center or urban area district pursuant to Chapter 33.* *(c) Lands that are zoned for, or developed with, single-family or two-family residences and that are not part of a mixed-use development.* *(d) Airport properties, except those constituting the Miami Intermodal Center as shown on Exhibit 25 to subsection 33C-2(B). Airport properties excluded from this subzone shall be governed by Article XXXVII of Chapter 33 and not this chapter.* *(e) PortMiami, or the "Port of Miami," which is the geographic area located within the CDMP's designated Regional Urban Center, commencing at the northeast intersection of Biscayne Boulevard and Port Boulevard, thence east along the north side of Port Boulevard to the perimeter of the Port of Miami, thence north/northeasterly, south/southeasterly, west/northwesterly, and northeast along said perimeter to Port Boulevard (encompassing the entirety of the Port of Miami lands, formerly Dodge, Lummus, and Sam's Islands), thence west along the south side of Port Boulevard to the eastern side of Biscayne Boulevard, thence north along the eastern side of Biscayne Boulevard to the point of beginning. The full legal description of the PortMiami boundaries is on file with the Department and with PortMiami's administrative office.* *(f) Those portions of the City of Miami Urban Core, as defined in Section 33-84, that are east of I-95.* *(g) Fisher Island.* *(h) Properties within the North Corridor, other than County-owned properties, outside of the Miami Gardens RTZ Boundaries shown on Exhibit 26.* *(2) Applicability to municipalities.* *(a) For lands within the SMART Corridor Subzone, municipalities shall only be subject to the requirements set forth in this subsection (2).* *(i) Except as provided in this section and Section 33C-5, and notwithstanding Section 33C-2 regarding County jurisdiction, for properties within the SMART Corridor Subzone that are located within a municipality, the applicable municipality shall continue to exercise jurisdiction over regulatory decisions, as that term is defined in subsection 33C-2(C)(1), water and sewer installations, street maintenance, and utility regulation, to the extent it otherwise exercises jurisdiction over those functions.* *(ii) Municipalities shall retain jurisdiction over signage within their respective boundaries, subject to the minimum standards set forth in Article VI of Chapter 33.* *(b) Each municipality shall, by ordinance, adopt its own zoning districts, its own enumeration of permitted uses and uses allowable after public hearing, and its own development standards satisfying the minimum floor-area ratio requirements of this section. Such ordinance may include, without limitation: protection of existing single-family neighborhoods from encroachment by incompatible development; exclusion of existing single-family or two-family neighborhoods from the Rapid Transit Zone; protection of individual properties and districts designated as historic, subject to the minimum standards set forth in Chapter*

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	16A; and requirements that buildings meet LEED or other green building standards that promote ecological and resource-efficient construction or operations. *(c) Each municipality shall, by ordinance, adopt its own procedures for review and approval of zoning applications, including district boundary changes, special exceptions, unusual uses, and variances, or their municipal equivalents.* *(d) Minimum floor-area ratio requirement. Notwithstanding any provision to the contrary, municipal zoning districts and development standards for all new development and redevelopment within urban centers and rapid transit activity corridors, as defined below and as applicable, shall provide at least the minimum floor area ratio specified within the applicable floor area ranges provided in subsection (C), except where such minimums would result in:* *(i) Incompatible development encroaching into, or being established adjacent to or abutting, existing single-family or two-family neighborhoods; or* *(ii) Existing single-family or two-family neighborhoods being required to redevelop; or* *(iii) Development that is contrary to the requirements of a municipal historic preservation ordinance or Chapter 16A, as applicable, for a property or district that has been designated as historic pursuant to such historic preservation regulation.* *(e) Time to comply.* *(i) For the North Corridor, as shown on Exhibits 26 and 32, the affected municipalities shall have until July 31, 2023, within which to adopt standards and procedures pursuant to this section or demonstrate that their existing standards or procedures comply with the minimum standards of this section.* *(ii) All other municipalities that exercise jurisdiction over real properties that are located wholly or partially within one-half mile of each of the SMART Plan Corridors identified on Exhibit 32, or within one mile of the East-West Corridor identified on Exhibit 32, shall have until July 31, 2024, within which to adopt standards and procedures as required by this section or demonstrate that their existing standards or procedures comply with the minimum standards of this section.* *(iii) Each municipality shall submit its adopted development standards and procedures for properties within the Rapid Transit Zone to the County Mayor or County Mayor's designee within 30 days of adoption.* *(f) Adoption of municipal SMART Plan Corridor zoning maps. The Board may, by resolution, designate for inclusion within the Rapid Transit Zone, as set forth in subsection 33C-2(B), a municipal map of lands that will be subject to the minimum floor-area ratio requirements of this section, which map has been adopted by municipal ordinance.* *(B) Additional permitted uses. The following categories of additional uses shall be permitted in the SMART Corridor Subzone, either alone or in horizontal or vertical mixed-use developments, as defined in Section 33-1. Except where otherwise specified herein, uses shall be as defined in Section 33-284.83(B).* *(1) Accommodation uses.* *(2) General retail/personal service establishments.* *(3) Professional business offices.* *(4) Residential uses.* *(a) Residential uses include group residential homes subject to requirements for the MC category and rooming houses subject to subsection 33-208(6).* *(b) All developments with more than 4 residential units shall provide a minimum of 12.5 percent of their units as workforce housing units on the site of the proposed development.*

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	(c) Workforce housing units above the minimum requirements of this section shall be entitled to such bonuses as are provided in the CDMP for "Density Bonus Programs for Affordable/Workforce Housing." *(5) Entertainment uses, except adult entertainment.* *(6) Food/beverage establishments.* *(7) Rental car facilities.* *(8) Commercial parking garages and surface parking lots.* *(9) Institutional or governmental uses, including civic uses, colleges, universities, trade schools, child-care facilities, religious facilities, and schools (K-12).* *(10) Health care services, except hospitals.* *(11) Public and private parks and open spaces.* *(12) Industrial uses as permitted in Section 33-259, subject to the following requirements:* *(a) Prior to being added to the RTZ District, the property on which an industrial use is proposed was designated on the land use plan or zoned for industrial uses; and* *(b) The proposed industrial use is mixed with one or more other allowed uses, either in vertical or horizontal mixed-use developments.* *(13) Other similar uses, as determined by the Director.* *(C) Density, intensity, and building height. The County's CDMP provides different policies for development density and intensity for different areas within the SMART Corridor Subzone. Properties that are within the radius of a CDMP-designated urban center shall be governed by the CDMP policies for urban centers. Properties that are located outside of a CDMP-designated urban center shall be governed by the CDMP's policies for mixed-use development. Figure 1 graphically depicts the relationship between these areas. In accordance with those policies, the maximum density as measured by dwelling units per acre, maximum and minimum intensity as measured by floor-area ratio (FAR), and maximum building height shall be as set forth in the CDMP provisions.*
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

VS ALEXANDRIA HOLDINGS LLC	13485 ALEXANDRIA DR MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000231
DATE	**HEARING NUMBER**

FOLIO: 08-2128-003-0170

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
June 25, 2025

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

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

VIOLATOR:
VS ALEXANDRIA HOLDINGS LLC

OUTSTANDING LIENS AND FINES:
There are not outstanding liens or fines.

Memorandum

MIAMI-DADE COUNTY

Date: January 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

Subject: Z2024000231-2nd Review
VS Alexandria Holdings LLC
NW 135th Street and Alexandria Drive
Special Exception for a general development plan with the purpose of designating the subject property, located in proximity to the RTZ SMART Corridor Subzone and the Opa-Locka Tri Rail Station and assigning uses in accordance with section 33C-3.3 of the Code (RTZ) (5.13 acres)
28-52-41

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 supply and wastewater disposal.

Potable Water and Wastewater Disposal

According to DERM records, public water and public sanitary sewers are currently abutting the subject properties. Pursuant to the Code, the proposed multi-use development is within feasible distance to connect to public water and public sanitary sewer. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with the requirements of the Code. Public water and sewer services are provided by the City of Opa-Locka. Please note, only the City of Opa-Locka can provide points of connection to the public water and sewer systems. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Under section 24-43.4(2)(b)(iii) of the Code, once a property or portion thereof is determined to be within feasible distance, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof. Please contact Glennys.Fernandez-Martinez@miamidade.gov or Ninfa.Rincon@miamidade.gov for information regarding this covenant.

The sanitary sewer flow from the subject property is directed to the City of Opa-Locka sewer pump station 08-0007 which is currently operating under Temporary Moratorium status. The flow then goes to the City of Opa-Locka pump station 08-0011-C which is operating under Incomplete Status and to MDWASD pump stations 30-0300 and North District Treatment Plant which are currently operating in compliance

with the USEPA/FDEP Consent Decree (Case: N0. 1:12-cv-24400-FAM, effective December 6, 2013). In accordance with the USEPA/FDEP Consent Decree (Case: N0. 1:12-cv-24400-FAM, effective December 6, 2013) between the Environmental Protection Agency and Miami Dade County, DERM cannot issue Sewer Capacity Certification nor approve building permits or Certificates of Use until pump stations 08-0007 and 08-0011-C have been certified and operating in compliance. Please contact the Utility for additional information regarding the status of the pump stations.

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

DERM has approved Surface Water Management General Permit 13-80307-P, Application 240223-80 for the construction and operation of the proposed surface water management system for this site. The applicant must comply with the terms and conditions of the approved permit and approved plans.

The applicant is advised to contact the DERM Water Control Section (305)372-6681 for further information.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. Additionally, Tree Permit #2315074 was issued on December 13, 2023, for the subject properties. All approved work shall be performed in accordance with this permit. Section 24-49 of the Code provides for the preservation and protection of tree resources. If any additional trees subject to the tree preservation and protection provisions of the Code are to be removed/relocated and are not associated with Tree Permit #2315074, a new tree removal permit will be required. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall meet the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the 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: July 7, 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: ***UPDATED*** - Zoning Application Comments - Alexandria Gardens
Application No. Z2024000231 - (Pre-app. No. Z24P-169)

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 subject application is within the City of Opa-Locka's water and sewer service area. At the time of development, the applicant is advised to consult with the respective Utility for any infrastructure that they may have in their service area.

Application Name: Alexandria Gardens

Location: The proposed project is located on approximately 5.13 acres, south of NW 135th Street adjacent to Alexandria Avenue with Folio Nos. 08-2128-007-0221, 08-2128-003-0170, 08-2128-003-0180, 08-2128-003-0200, 08-2128-003-0190, 08-2128-003-0220, 08-2128-003-0210, 08-2128-003-0240, 08-2128-003-0230, 08-2128-003-0260, 08-2128-003-0250, 08-2128-003-0270, 08-2128-003-0320, 08-2128-003-0310, 08-2128-003-0180, 08-2128-007-0182, 08-2128-007-0184 and 08-2128-007-0183, within the City of Opa-Locka.

Proposed Development: The applicant is requesting to develop a Mixed-Use development consisting of 232 Apartment units and 2,325 S.F. of Retail area. In addition, the applicant is also requesting the following:

1. A Special Exception under County Code Section 33C-3.1 to permit the development of the Property under the County's RTZ Development Parameters.

2. A Non-Use Variance to permit 20'-0" where 15'-0" is required under County Code Section 33-493(3)(c)(i). Additionally, the 15'-0" between the building's facade and the property line would be used to comply with the required dry retention area on the site.

3. A Non-Use Variance to transfer the required 5'-0" wide hardscape along the sidewalk reserved for pedestrians to the widened 14'-0" sidewalk within the right-of-way as required under County Code Section 33-493(3)(c)(v). The interior space needs to be reserved for dry retention areas for drainage purposes: and

4. A Non-Use Variance to allow 6'-0" privacy fencing and pedestrian entrances up to the property line, where 3'-6" is required under County Code Section 33-284.86(H), for the purpose of increased security within the development.

The estimated total water demand for the proposed project will be 31,553 gallons per day (gpd).

Water: The proposed development is located within the City of Opa-Locka's water service area. Opa-Locka is a water wholesale customer of WASD. Please consult with the Utility Department of the City of Opa-Locka for any infrastructure that they may have in their service area. At the time of development, an Ordinance Letter (OL) will be required from WASD.

Opa-Locka is a wholesale customer of WASD and as such, a Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be provided at the time of development when an Ordinance Letter (OL) is issued. The Water Supply Certification (WSC) letter shall remain active in accordance with terms and conditions specified in said certification. The water Supply Certification (WSC) required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

Sewer: The proposed development is located within the City of Opa-Locka's sewer service area. Please consult with the Utility Department of the City of Opa-Locka for any infrastructure that they may have in their service area.

Opa-Locka is a Volume Sewer Customer of WASD. At the time of development, an Ordinance letter will be required from WASD. WASD will be the utility providing sewer services for treatment and disposal of the wastewater at the North District Wastewater Treatment Plant (NDWTP). The NDWWTP is operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

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

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and

peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

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

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

Memorandum

MIAMI-DADE COUNTY

Date: June 18, 2025

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

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

Subject: DIC 24-231
Name: VS Alexandria Holdings, LLC
Section 28 Township 52 South Range 41 East

I. PROJECT LOCATION:

The property is located at NW 135 Street and Alexandria Drive.

II. APPLICATION REQUEST:

This application is proposing a 232-unit residential building with 2325 square feet of commercial.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is provided by NW 135 Street and Alexandria Drive.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

101 PM Peak Hour trips are generated by the proposed change in the development program.

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

A. Cardinal Distribution

North	29 %	East	24 %
South	31 %	West	16 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F-1224 located on NW 135 Street east of LeJeune Road, has a maximum LOS **"E"** of **3,580** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,620** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1224** with its PHP and assigned vehicles is at LOS **"C"**. The **30** vehicle trips generated by this development when combined with the **1,620** and those previously approved through Development Orders, **0**, equal **1,650** and will cause this segment to remain at LOS **"C"** whose range is up to 3,420.

Station F-1223 located NW 135 Street west of NW 27 Avenue, has a maximum LOS **"E"** of **3,580** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,462** vehicles and **164** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1223** with its PHP and assigned vehicles is at LOS **"C"**. The **40** vehicle trips generated by this development when combined with the **1,462** and those previously approved through Development Orders, **164**, equal **1,666** and will cause this segment to remain at LOS **"C"** whose range is up to 3,420.

Station 9426 located on NW 32 Avenue south of NW 119 Street, has a maximum LOS **"E+50"** of **4,833** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,331** vehicles and **65** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9426** with its PHP and assigned vehicles is at LOS **"C"**. The **31** vehicle trips generated by this development when combined with the **2,331** and those previously approved through Development Orders, **65**, equal **2,427** and will cause this segment to remain at LOS **"C"** whose range is up to 3,078.

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

VII. PLATTING REQUIREMENT:

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

VIII. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

Memorandum

MIAMI-DADE COUNTY

Date: January 17, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000231

The Miami-Dade Fire Rescue Department has **no objection** to request for special exception for a general development plan uploaded in "EnerGov" on 1/13/2025. Note the related ASPR application Z2024000232 has pending comments related to the site plan review.

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

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

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

Memorandum

Date: Friday, April 18, 2025

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

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

Subject: Review Type: Z2024000231
Applicant Name: Alexandria Gardens

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 conditions in Section I:

PROJECT LOCATION:

The property is located along Alexandra Drive, south of SR 916/NW 135th Street in the City of Opa-Locka.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

1. This development is currently under Administrative Site Plan Review through application Z2024000232, and its approval remains contingent upon addressing the outstanding traffic study and site plan comments associated with that application. If any modifications are made to the land use information, a revised site plan and/or traffic study must be submitted for review.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.

Memorandum

Date: January 27, 2025

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

From: Francisco Arbelaez, AICP, LEED Green Associate
Principal Planner – Infrastructure Planning Division
Department of Transportation and Public Works (DTPW)

Subject: Review of DIC Project No. Z2024000231
VS Alexandria Holdings, LLC
DTPW Project No. OSP 173

PROJECT DESCRIPTION:

The applicant, VS Alexandria Holdings LLC, seeks an Administrative Site Plan Review and Public property for a property totaling approximately +/- 5.13 acres. The subject property is located within ½ mile of the Opa-Locka Tri Rail Station and consist of 19 contiguous vacant parcels. The applicant proposes to develop seven 4-story building with 232 residential units, 311 parking spaces and over 30,0000 sf . It is in Miami-Dade County, Florida and located within the Urban Development Boundary.

I. PROJECT LOCATION:
The property is located at south of NW 135th Street and adjacent to Alexandria Dr. in the City of Opa-Locka, Miami-Dade County, Florida (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 to to be addressed under the ASPR Review Z2024000232:

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

The property is served by Metrobus Route 32 at a bus stop located at NW 32nd Ave & NW 135th St. approximately 0.7 miles away (a 14-minute walk). The property is also served by Metrobus Route 135 at a bus stop located at NW 135th St and NW 28th Ave, approximately 0.52 miles away (a 12-minute walk). The property is served by the Opa-Locka Tri Rail Station, approximately 0.4 miles away (10-minute walk)

Route	Service Headways (in minutes)						Type of Service
	Weekday						
	Peak (AM/PM)	Off-Peak (midday)	Evenings (after 8pm)	Overnight	Saturday	Sunday	
32	30	60	60	n/a	30	30	L/F
135	20	30	30	n/a	30	30	L

Notes: *L means Metrobus local route service*
F means Metrobus feeder service to Metrorail or Tri-Rail

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the existing network, as feasible. The applicant should incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations. Upon DTPW's review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A. Several buildings located in the Northwestern corner of the proposed development will be located more than 1 mile from public transit service.

1. The applicant shall ensure that the sidewalk along NW 135th St. and Alexandria Dr. be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impede public access to the existing bus stops mentioned in Project Description.
2. The applicant shall promote enhanced pedestrian and bicycle accessibility within the project to improve connections to the nearby Tri-Rail and Metrobus facilities:
    a. The applicant shall provide 10-foot sidewalks on all streets surrounding the property and enhanced bike lanes to allow for the higher than usual bicycle, pedestrian, and micro-mobility demand at this location.
    b. The applicant shall provide enhanced crosswalks or additional pavement markings at the intersection of NW 135th Street and Alexandria Dr, if approved by Traffic Engineering Division (TED) to clearly delineate where pedestrians should be. This will promote walkability to the bus stops and train stations mentioned in the Project Description section of this Memo. Please contact TED for specific locations where enhanced crosswalks are needed.
    c. The applicant shall prioritize the pedestrian environment by making all walkways flat as they cross over vehicle access ramps and driveways.
3. Due to the proposed density of the project and the proximity to the Opa-Locka Tri-Rail Station, the applicant should provide dedicated spaces for the addition of bicycle and micro-mobility device parking near the entrances to each residential building.
    a. DTPW discourages the use of wave style bicycle racks, instead inverted U-shaped bicycle racks are encouraged.
4. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all transit options available is provided.

5. The applicant shall coordinate with the Multi-Modal Planning and Transit Service Planning divisions of DTPW on the proposed solutions to provide adequate space for Transit on-demand services. Additionally, the Applicant should provide a Drop-off/Pickup Zone within the site that can accommodate passenger vans.

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

II. Multimodal Development Division:

1. Applicant shall provide a crosswalk between sidewalk adjacent to residential building and the playground/dog park area
2. Bike racks should be circular type or similar and spaced 3' apart
3. Applicant shall work with DTPW to assess condition/operation of 135th St. mid-block pedestrian signal. Since this will be the primary pedestrian crossing for people accessing the Opa-Locka TriRail station, assess lighting conditions, condition of vertical elements in median, and responsiveness of push button activation of signal, and make necessary repairs if needed.
4. Applicant shall upgrade crosswalks at Sesame St and NW 135th St intersection to high-visibility crosswalks. Stripe crosswalks on all 3 legs of intersection.
5. Applicant shall add pervious surfaces/bioswales/rain gardens to parking lot wherever concrete islands/dividers are proposed
6. Applicant shall add street canopy trees where ROW allows on NW 135th St and Alexandria Dr.

Please contact Paola Baez at Paola.Baez@miamidade.gov if you have any questions on the comments above.

III. Traffic Engineering Division

A. Traffic Study Review Comments

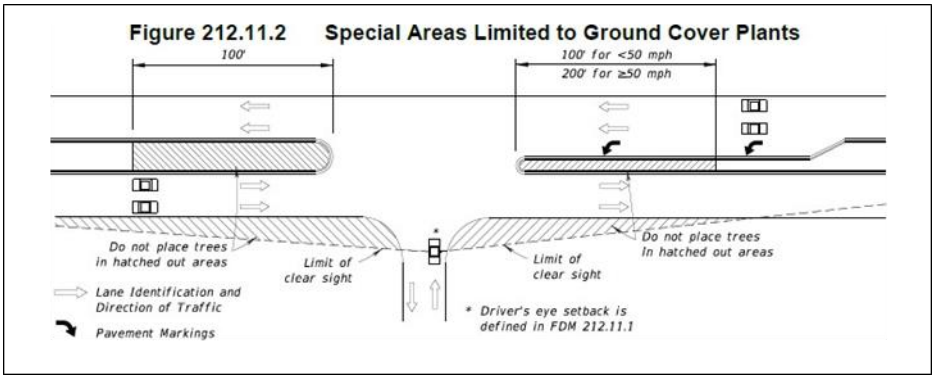
1. According to the comments provided as part of the pre-application review, Z2024P00169; Traffic Impact Study Level 2 is required for the proposed development. Follow the traffic engineering division's standard methodology as guidance for the development of the study.
2. The information outlined in the LOI differs from that in the traffic study. Specifically, the LOI includes a proposed 2,325-square-foot commercial space that is not referenced in the traffic study. Please verify that the development details in the LOI are consistent with those in the traffic study.
3. Project Traffic
    a. Trip Generation. Provide a separate table detailing the trip generation for each of the East and West parcels.
4. Entry Gate Analysis
    a. Please include the number of units for each parcel in Table 4.
    b. Please specify the location of the call box for visitors and confirm whether a turnaround area will be provided for their use. If the call box is located at the access control gate, a designated turnaround

area must be provided to allow visitors to maneuver and exit the buildings easily if needed.

5. The development must include a schematic of a pedestrian trip generation based on its development and surrounding pedestrian generators (this must include transit facilities). Also, the study needs to evaluate the need to upgrade or install pedestrian infrastructure to improve safety and operations within the area of influence.
6. As per a Level 2 Traffic Study, please provide mitigation for any movements and/or approaches in which the LOS/delay increases beyond the County's acceptable LOS (LOS E) due to the additional trips added by the proposed development. Please also consider the delay for each individual movement which must be operating at LOS E or better. In addition, the study must specify if the existing turn lanes have sufficient storage capacity to accommodate the future 95th percentile queues at the intersections impacted by the subject project

B. Site plan Review Comments

7. Please provide approval by the Florida Department of Transportation (FDOT) for the proposed new access connection on SR 916/NW 135th Street. SR 916/NW 135th Street is part of the State of Florida Highway system. Any improvements within the right of way of SR 916/NW 135th Street requires review and approval by the Florida Department of Transportation.
8. Please show the location of the proposed commercial component of the development on the site plan.
9. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements. As per Section 212.11.6 of the latest FDOT FDM manual, ensure that trees are not located within the hatched areas



SPEED LIMIT (MPH)	D_I (FT)		D_r (FT)	
	MINIMUM	DESIRABLE	MINIMUM	DESIRABLE
30	35	70	20	40
35	50	95	30	50
40	70	130	40	70
45	95	160	50	85
50	125	400	70	215
MEASUREMENTS TAKEN FROM CENTER OF ROADWAY				

of the sight triangles, as illustrated in the figure below. Additionally, verify that on-street parking complies with Section 3.3 of the MDC Traffic Operations Manual, and indicate the distances on the site plan. Refer to the table below for on-street parking requirements.

10. Driveways must comply with FDOT standards. Please show dimensions on the site plan. Additionally, all driveway connections must comply with access management standards.
11. The full-access driveways along Alexandria Drive for each parcel are not aligned. Driveways on opposing sides of the street should be aligned, allowing drivers to have a clear and unobstructed view of oncoming traffic and pedestrians, and reducing blind spots.
12. The North Project Driveway is intended to be right-in/right-out only driveway along SR 916/NW 135th Street, while the South Outbound Driveway is intended as a right-out only access along Alexandria Drive. However, there is not physical restrictions to prevent vehicles making left- turns. Therefore, a channelized island should be provided at the North Project Driveway, and a directional channelized driveway design should be implemented at the South Outbound Driveway.
13. A minimum of 6 feet sidewalk must be kept within public right-of-way. For clear representation, please make sure to include the dimensions of the sidewalk on the plans.
14. Parking spaces must not be located within 25’ of any stop sign or 25’ from the right of way at entrance driveways (throat distance). Please show throat length dimensions on the site plan. Also, please ensure that conflict points are located at a minimum of 25’ from the right-of-way line.
15. Please provide a t-turnaround for all dead-end parking spaces. Please note that the last parking space could serve as a turnaround area by providing chevron markings and "No Parking" signs.
16. Please provide clarification on the designated location for deliveries from companies such as Uber, Amazon, FedEx, and others.
17. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
18. Please show the location of the gates and the distance between the gates and the property line. The gated entrances must comply with the County’s Entrance Features Requirements outlined in the table below.

Stacking distance is (*distance between the property line and the card reader*) based on the number of units:

Entrance type	Minimum	Recommended
Resident only	50’	50’
Resident/Visitor 100 Units	75’	125’
Resident/Visitor 200 Units	125’	175’
Resident/Visitor >200 Units	175’	225’

**Stacking distance for either lane shall not be less than 50 feet in length.*

Additionally, please ensure that the plans include the designated turnaround area, with each lane clearly labeled for residents or visitors.

19. Site plan must show all necessary roadways to complete the roadway network. Site plan must show required right-of-way dedications and show which roadways will be public/private.

20. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from property line to driveway.

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

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

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW
Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW
Amina Newsome, Senior Division Chief, Zoning, RER

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH0824120400874**	Local Government (LG):	**Opa-Locka**
Date Application Received:	**12/4/2024 3:23:31 PM**	LG Application Number:	**Z2024000232 and Z2024000231**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**
Applicant's Name:	**VS Alexandria Holdings LLC**		
Address/Location:	**Alexandria Gardens**		
Master Folio Number:	**0821280030180**		
Additional Folio Number(s):	***0821280030180, 0821280030200, 0821280030190, 0821280030220, 0821280030210, 0821280030240, 0821280030230, 0821280030260, 0821280030250, 0821280030270, 0821280030320, 0821280030310, 0821280070182, 0821280070184, 0821280070183, 0821280070221,***		

PROPOSED # OF UNITS	**232**
SINGLE-FAMILY DETACHED UNITS:	**0**
SINGLE-FAMILY ATTACHED UNITS:	**0**
MULTIFAMILY UNITS:	**232**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4121	DR ROBERT B INGRAM ELEMENTARY	286	28	28	YES	Current CSA
6591	NORTH DADE MIDDLE	389	11	11	YES	Current CSA
7251	MIAMI CENTRAL SENIOR	717	14	14	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 13th, 2025

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

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

Alejandro Zizold

Subject: Z2024000231 RTZ – Alexandria Gardens (Associated Applications: Z2024P00169).
Based on revised plans submitted on October 30th, 2024.

Applicant Name: Marina Lievana Cruz on behalf of VS Alexandria Holdings LLC

Project Location: The property consists of approximately ±5.13-Acres and the property is located at the intersection of Northwest 135th Street and Alexandria Drive, in the City of Opa-Locka, Florida (Property consists of 18 folios: 08-2128-007-0182, 08-2128-007-0183, 08-2128-007-0184, 08-2128-007-0180, 08-2128-003-0320, 08-2128-003-0310, 08-2128-003-0270, 08-2128-003-0260, 08-2128-003-0250, 08-2128-003-0240, 08-2128-003-0230, 08-2128-003-0220, 08-2128-003-0210, 08-2128-003-0200, 08-2128-003-0190, 08-2128-003-0180, 08-2128-003-0170, 08-2128-007-0221).

Proposed Development: The applicant seeks a Zoning Review requesting approval for an RTZ- SMART Corridor Special Exception designation of the subject property, to allow the proposed development of 5 buildings of residential and commercial use. The proposed development includes 4 buildings of 5 stories each and 1 building of 4 stories for a total of 232 residential units, and 2,325 square feet of commercial space adjacent to NW 135 Street. The rest of the development includes 311 parking spaces, ±43,181 square feet of open space, a dog park and a playground. The applicant proposes the development to have gated entry points and will include bike racks, and many other amenities to support a pedestrian friendly community with access to the Tri-Rail commuter system

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.

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

NAME	ADDRESS	CLASS	ACRES	TYPE
GOLF ESTATES MINI PARK	13000 NW 22 CT	MINI-PARK	0.12	LOCAL
GRATIGNY PLATEAU PARK	885 NW 117 ST	MINI-PARK	0.96	LOCAL
JEB ESTATES PARK	NW 147 ST AND 16 CT	MINI-PARK	1.47	LOCAL
LITTLE RIVER PARK	10525 NW 24 AVE	COMMUNITY PARK	10.4	LOCAL
MIAMI SHORES OPTIMIST CLUB	NW 109 ST AND 14 AVE	SINGLE PURPOSE PARK	9.2	LOCAL

Impact and Demand: The applicant site is located within the City of Opa-Locka and therefore the County's Level of Service Standards do not apply. There are several parks larger than 5-acres within the 3-mile radius from the application area including, Little River Park, Miami Shores Optimist Club, Miami Lakes Park, Milander Park, Claude Pepper Park, Hialeah Junior High School Park, Ingram Park, Earnest R. Graham Park Athletic Field, Bunche Park Tennis and Pool, Ben Franklin Park, A. J. King Park, Myrtle Grove Park. Please coordinate with the City of Opa-Locka's Park Department, regarding the Level of Service impact from the proposed development on park and open space needs.

The subject property is located within 0.5 mile from the Miami-Dade County's Gold Coast Trail, which is planned to be a 22.4-mile bicycle and pedestrian trail that will occupy the easement of the South Florida Rail Corridor,

linking the Miami Intermodal Center to Broward County and intersects several other trails. The trail is envisioned to provide an alternate loop as a lane along Northwest 27th Avenue and other collector and local roads in Opa-Locka and Hialeah.

Additional Impacts on Public Facilities and Services: While the proposed development is located within the Miami-Dade County's RTZ SMART Corridor Subzone, this particular development has no impact on Miami-Dade County's park facilities, and therefore PROS has no additional considerations for community benefit. Contact the Department of Transportation and Public Works (DTPW) to further understand their requirements for Community Benefit as it pertains to impacts on the Opa-Locka Tri-Rail Station and its facilities, and to maximize potential mutual benefits of the project's location within the RTZ- SMART Corridor Subzone.

Recommendations: • PROS recognizes the comments incorporated into this ASPR application and offers the following additional comments

- Provide a revised Letter of Intent that has a consistent Open space square footage with the calculations from the Site plan and Open Space Diagram.
- Please provide a detailed site plan of the proposed development that will clearly show dimensions of walkways and sidewalks, as well as detail and label total area dedicated to recreational amenities. PROS recommends cohesive design of hardscape and non-motorized access areas throughout the development to provide a walkable neighborhood per our Great Streets Vision laid out in our Miami-Dade County Open Space Master Plan (OSMP).
- PROS recommends that the applicant provide adequate private recreation for the future residents. Although PROS does not calculate impact for County local park level of service, this development would create a need for ±1.35-acres of park land. Please provide adequate private recreation to the future residents as space allows. Recreational amenities include, but are not limited to clubhouses, pools, multipurpose room, gym, athletic courts, lighted walking amenities, safe picnicking/leisure areas, clear areas to allow group exercises, picnic tables and grills.
- Please consider replacing palm trees along walkways and leisure areas with shade trees that are as mature as feasible upon installation along NW 135th Street, Alexandria Drive, and around the parking area. This will aid offset urban heat island effect, contribute to cooler public areas within the subject site, act as a natural rainwater filter, and provide a more walkable areas per the Great Streets Vision identified in the Miami-Dade County OSMP
- PROS recommend the development reduce heat island effects and shield the adjacent residential neighborhood from the parking area by incorporating extensive planting of street trees, as suggested in Miami-Dade County's Urban Design Manual, Volume I, page 24-26.
- Please consider revising the planting schedule, and update the Landscape Legend and calculations accordingly, as Arachis glabrata is not a Florida native plant.
- Given the development's request of RTZ- SMART Corridor Special Exception designation, and the anticipated development population of over 490 people, the applicant should provide enhanced bicycle storage beyond the proposed 40 parking stalls. The current proposed bicycle storage capacity is ±8% of the anticipated population impact.
- PROS highly recommends that the applicant provide wayfinding signage along NW 135th Street and Alexandria Drive in highly visible areas, as part of the development to encourage use of the Municipal, County trail networks, and the Tri-Rail commuter system, to promote ridership and non-motorized transportation.
- Please consider providing a Circulation Plan or a Public Benefit Diagrams showing all design elements proposed to help encourage transit ridership, walking and bicycling. Such elements include but are not limited to highlighting the bike rack's locations, safe crossing features, showing the proposed seamless pedestrian circulation from the Property to surrounding Station, etc.
- Please provide details of the proposed "Playground" and "Dog Park" area shown on the site plan.
- PROS recommends that the playground includes an ADA two-bay four-seat swing set, sensory panels, and climber. Please include fall zones in the playground to show adequate spacing for all equipment. Please provide shade trees or shade sails for the playground area.

These recommendations are based on the following Recreation and Open Space objective in the Comprehensive Development Master Plan (CDMP):

Objective ROS-1
Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

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.

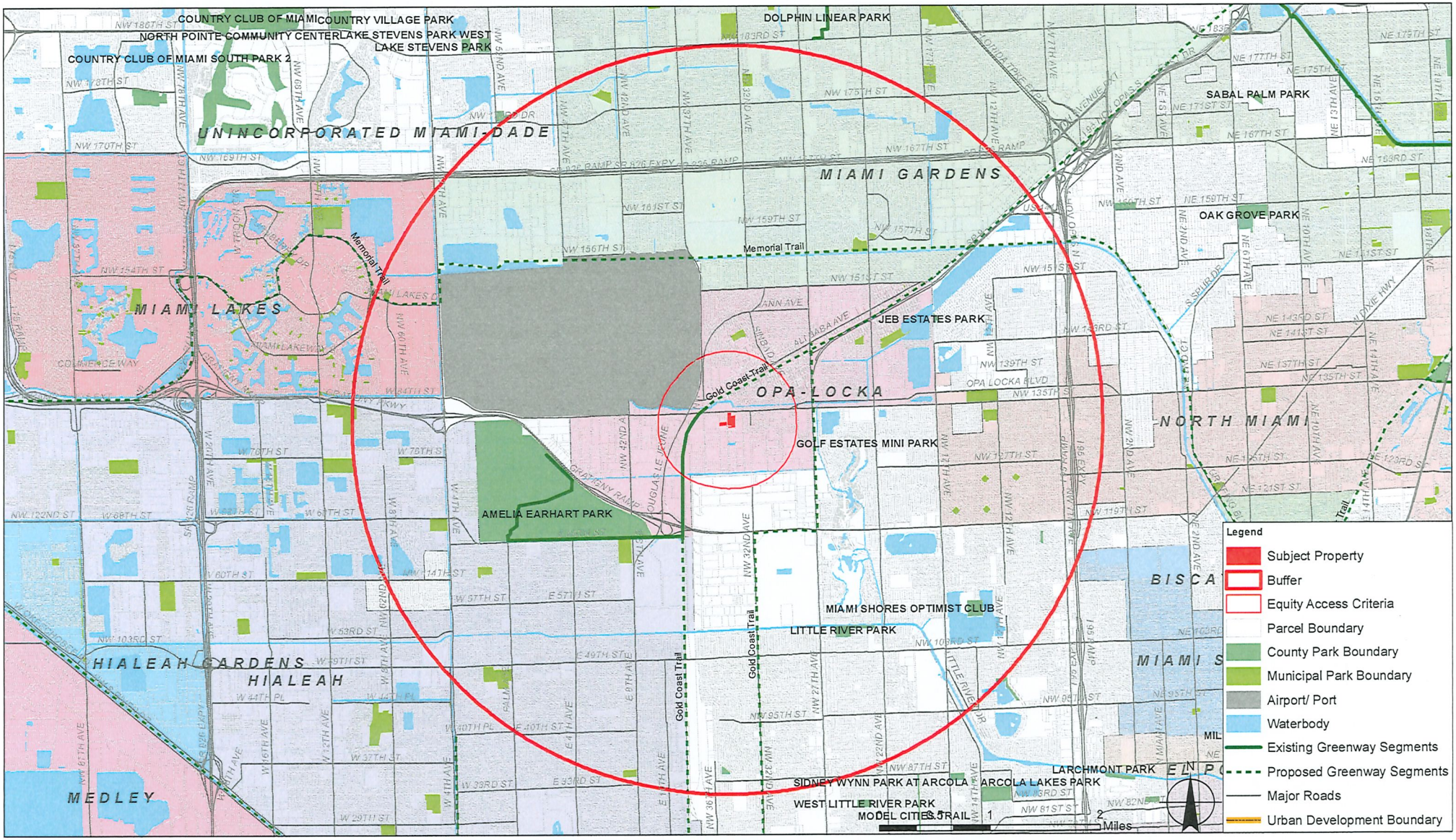
Based on our findings and recommendations described herein, **PROS has no objection to this application.** Please provide the requested information and PROS will offer further review.

Should you have any questions, or if you need any additional information or clarification on this review, please contact Irene Cambeyro Gonzalez, Park Planner 2, by email at irene.cambeyrogonzalez@miamidade.gov

AZ: rk icg

Attachment

FIGURE 1: Z2024000231 RTZ – ALEXANDRIA GARDENS
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Memorandum

MIAMI-DADE COUNTY

Date: July 8, 2025

To: Eric Silva, Assistant Director
RER Development Services

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

Subject: DIC Application No. Z24-231
VS Alexandria Holdings LLC
Alexandria Gardens
MDAD DN-24-11-4549

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 No. Z24-231. The applicant, Alexandria Gardens, is seeking a Special Exception in the Smart Corridor Subzone for a general development plan. The proposed development consists of four 5-story buildings, one 4-story building for a total of 232 residential unit (with workforce housing), one mixed-use building, 311 parking spaces, over 30,000 Sq. Ft. of open area, a dog park, and a playground. The 5.13-acre site is located South of NW 135th Street and adjacent to Alexandria Avenue in Miami-Dade County.

MDAD determined that a portion of the property is within Miami-Opa Locka Executive Airport's ("OPF") Critical Approach Zone ("CAZ") as referenced in the Code of Miami-Dade County (the "Code"), Chapter 33, Article XXXVII Airport Zoning, Section 33-333 (A)(1)(c). Please be advised that the following uses are prohibited within the CAZ:

- Hospitals, stand-alone emergency rooms, urgent care facilities, skilled nursing facilities, assisted living facilities, adult day care facilities, day nurseries and educational facilities, excluding aviation-related schools. In no event shall the prohibition on educational facilities be varied.

- Establishments or uses that emit smoke, gases, or dust in quantities or densities sufficient to jeopardize the safe use of the airport. In no event shall these prohibitions be varied.

- Establishments or uses that create electrical interference with radio communications between the airport and aircraft; make it difficult for aircraft pilots and tower control operators to distinguish between airport lights, aircraft and others: result in glare in the eyes of aircraft pilots using the airport or tower control operators; impair visibility in the vicinity of the airport; or otherwise endanger the landing, taking off, or maneuvering of aircraft. In no event shall these prohibitions be varied.

- Landfills as defined in section 403.703 Florida Statutes; and any associated uses that attract or sustain birds and bird movements. In no event shall these prohibitions be varied.

The property is subject to the land use or noise compatibility disclosure requirement referenced in the Code, Section 33-333(A)(4)(a-d).

Based upon the information provided, MDAD determined that the property is inside OPF's "Airspace Review Area" as referenced in the Code, Chapter 33, Article XXXVII, Airport Zoning Section 33-334(B) which requires an MDAD-issued Airspace/Land-Use Letter of Determination. **As such, the applicant is required to obtain this letter prior to the zoning hearing or administrative site plan review.** An MDAD-issued Permissible Crane Height Determination is also required for any construction crane reaching or exceeding 53 feet AGL. MDAD's airport zoning resources, including an airspace review checklist, are located on MDAD's webpage which may be accessed by using the following link: http://www.miami-airport.com/planning_forms_maps.asp. The checklist explains the airspace review process and requirements.

In accordance with Code of Federal Regulation (CFR) Title 14 Part 77, any proposed temporary or permanent structure which reaches or exceeds 53 feet Above Ground Level (AGL) requires filing with the Federal Aviation Administration (FAA) using Form 7460-1 'Notice of Proposed Construction or Alteration'. The form is available on-line and can be "e-filed" through the FAA website: https://oeaaa.faa.gov. Alternatively, the form can also be mailed to: Federal Aviation Administration, Southwest Regional Office Obstruction Evaluation Group, 2601 Meacham Blvd, Ft. Worth, TX 76137-0520. **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 must comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33, Article XXXVII Airport Zoning.

AR/rb

C: J. Ramos
James Byers, RER

Miami-Dade Sheriff's Office

Memorandum

Date: February 10, 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. Z2024000231
VS Alexandria Holdings, LLC.

APPLICATION:

The applicant, VS Alexandria Holdings, LLC., is requesting to develop the property with 4 five story buildings and one 4 story building for a total of 232 residential units. The 5.13-acre property is located at NW 135th Street and Alexandria Drive in incorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The project is in the city of Opa-Locka and serviced by the Opa-Locka Police Department. Incidents that occur requiring law enforcement services on the neighboring Metrorail will be handled by the Miami-Dade Sheriff's Office (MDSO), Government Services Bureau, located at 601 NW 1 Court, Miami, Florida. Current staffing allows for an average emergency response time of eight minutes or less.

APPLICATION REVIEW:

A review of the application and related documents was conducted to predict its impact on the MDSO's resources, and the impact the project could have on any zoning modification changes. This application is seeking to develop the property with 4 five story buildings and one 4 story building for a total of 232 residential units.

Current data of police staffing, population, and crimes/calls for service were also examined to project a review of the application and related documents was conducted to predict its impact on the MDSO's resources, and the impact the project could have on any zoning modification changes. Current data of police staffing and population was examined to project any increase in calls for service. Current staffing should accommodate any slight increase in the volume of calls for service. Should demand for police services increase beyond projected levels, additional sworn personnel, support staff, and equipment will be required. The MDSO does not have any further comments to the proposed zoning modifications to complete this project.

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: 06/25/2025

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

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

Subject: Alexandria Gardens RTZ – (Z2024000231)

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, Alexandria Holdings, LLC, is requesting a Special Exception to a General Development Plan in tandem with Z2024000232, an application for an Administrative Plan Review on the same property development proposal. 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.

Size: The subject property is approximately 5.13 in size.

Location: The property is located south of NW 135th Street and adjacent to Alexandria Avenue in the City of Opa-Locka, which is in proximity to the RTZ SMART Corridor Subzone and the Opa-Locka Tri-Rail Station.

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, 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 is no solid waste disposal facility within 2.5 miles, a transfer facility within 1.5 miles, or a collection facility within ¼ mile of the subject 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 "multi-family establishment", as described in Chapter 15 of the Code of Miami-Dade County. Per the Code, the following is required of multi-family establishments 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

Regarding multi-family units, **Section 15-2.2(a)** of the Code requires "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

1) Newspaper
2) Glass (flint, emerald, amber)
3) Aluminum cans
4) Steel cans
5) Plastics (PETE, HDPE-natural, HDPE-colored)

Section 15-2.2(b) of the Code states the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are required to incorporate adequate space and facilities in their building plans to accommodate the required recycling program (i.e., somewhere for residents / tenants to store their recycling carts or bins, or in the case of centralized waste collection with dumpster containers, a permanent space for recycling carts or larger receptacles).

Sec. 15-4(2)(a) Before building permits may be issued for construction of commercial establishments, multi-family residential establishments, and residential units located in the unincorporated area, building plans for storage and collection of recyclable materials must be approved by the Director as to location, accessibility, number or adequacy. (b) For properties in incorporated areas, municipalities are requested to require that building plans for commercial establishments, multi-family residential establishments, and residential units be prepared so as to include sufficient space for storage and collection of recyclable materials, but not to prohibit curbside collection of recyclable materials where otherwise permitted in residential districts.

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

4. Recycling and Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no "dead-end" alleyways developed. A sufficient waste set-out zone should be preserved between the edge of the pavement and any possible obstructions (such as parked cars, fencing, etc.) that would interrupt or preclude waste collection. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of these roads. Failure to maintain any private roads used to provide solid waste collection services in adequate condition may, with provision of advance notice, result in the removal of waste collection services provided by the DSWM.

Memorandum

MIAMI-DADE COUNTY

Date: February 11, 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: Lower DIC Review Z2024-000231 VS Alexandria Holdings, LLC

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: June 10, 2025

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

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

Subject: Zoning Application Comments
Application No.: Z2024000231
Applicant: VS Alexandria Holdings LLC
Location: 13485 Alexandria Dr
Folio No(s).: 08-2128-003-0170

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 Shawn.Topps@miamidade.gov
- Impact fee waiver requests: Leyani Sosa - (786) 469-2185 or Leyani Sosa Leyani.Sosa@miamidade.gov or Mayra Diaz Mayra.Diaz2@miamidade.gov
- Infill Housing Reviews: Coralee Taylor (786) 469-4112 or Coralee Taylor Coralee.Taylor@miamidade.gov
- Workforce/Affordable Housing zoning reviews: Jamila Llewelyn - (786) 469-4124 or Jamila.Llewelyn@miamidade.gov

Cc: Maria Elena Cedeno, RER Chief, Zoning Admin Review
Susan Furney, Development Services Intake Manager, RER

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000231

Section: 28 Township: 52 Range: 41
Applicant: VS Alexandria Holdings LLC
Zoning Board: Board of County Commissioners
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
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Legend

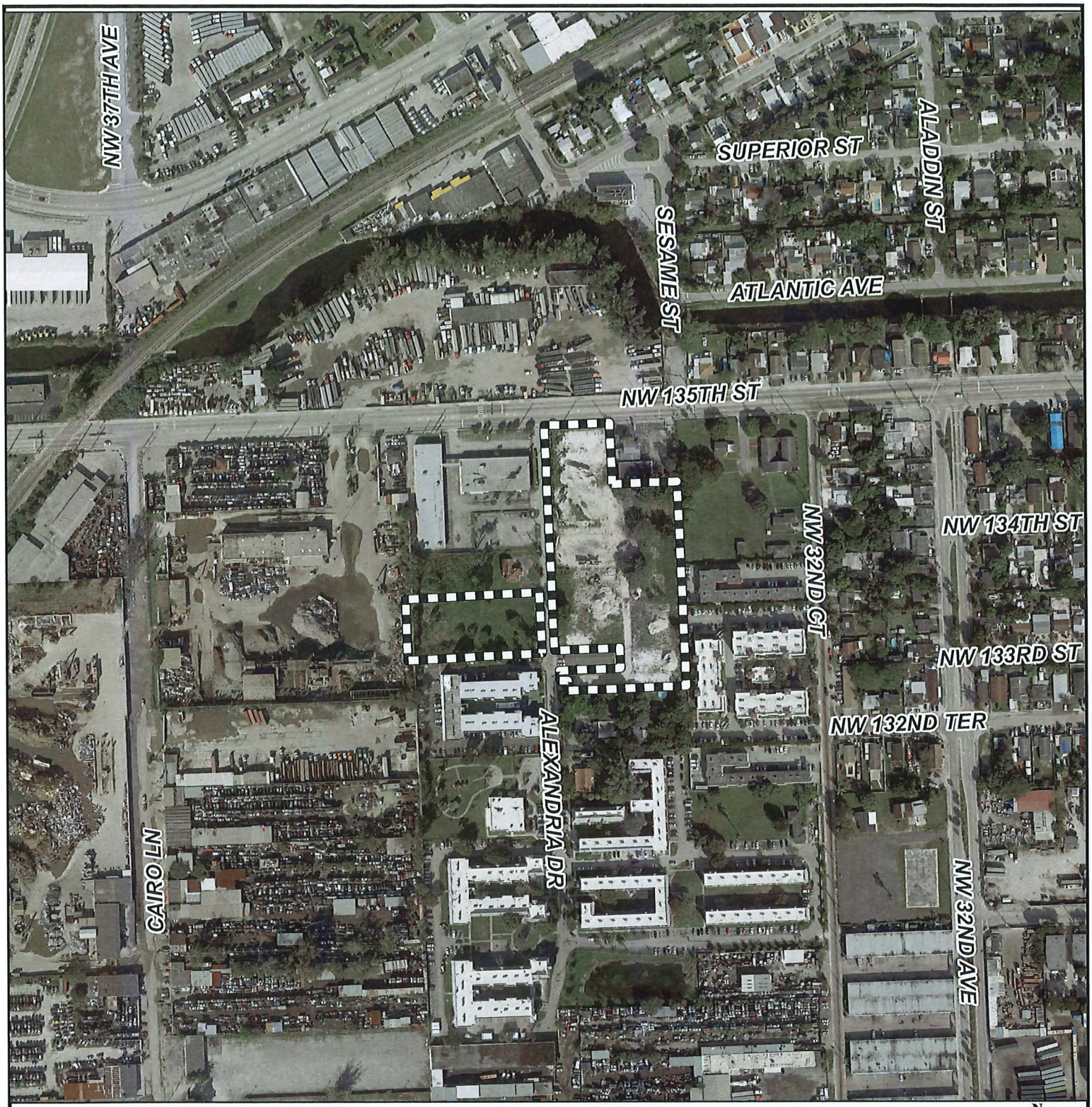
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, November 5, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2024000231

Legend

Subject Property

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Section: 28 Township: 52 Range: 41
Applicant: VS Alexandria Holdings LLC
Zoning Board: Board of County Commissioners
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, November 5, 2024

REVISION	DATE	BY

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000231

RADIUS: 2640

Section: 28 Township: 52 Range: 41
Applicant: VS Alexandria Holdings LLC
Zoning Board: Board of County Commissioners
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

- Subject Property
- Buffer
- Property Boundaries

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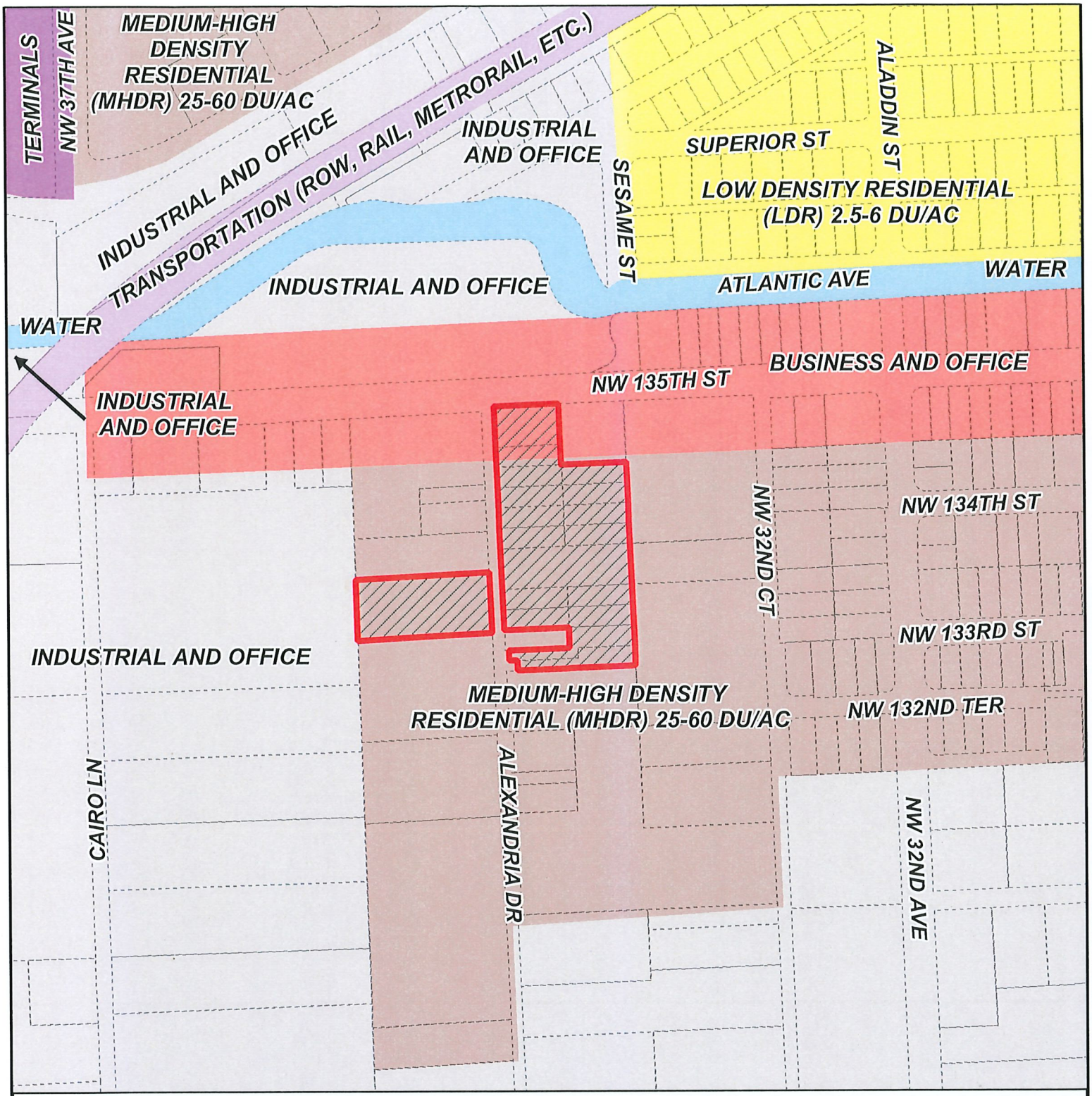
MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, November 5, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000231

Section: 28 Township: 52 Range: 41
Applicant: VS Alexandria Holdings LLC
Zoning Board: Board of County Commissioners
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

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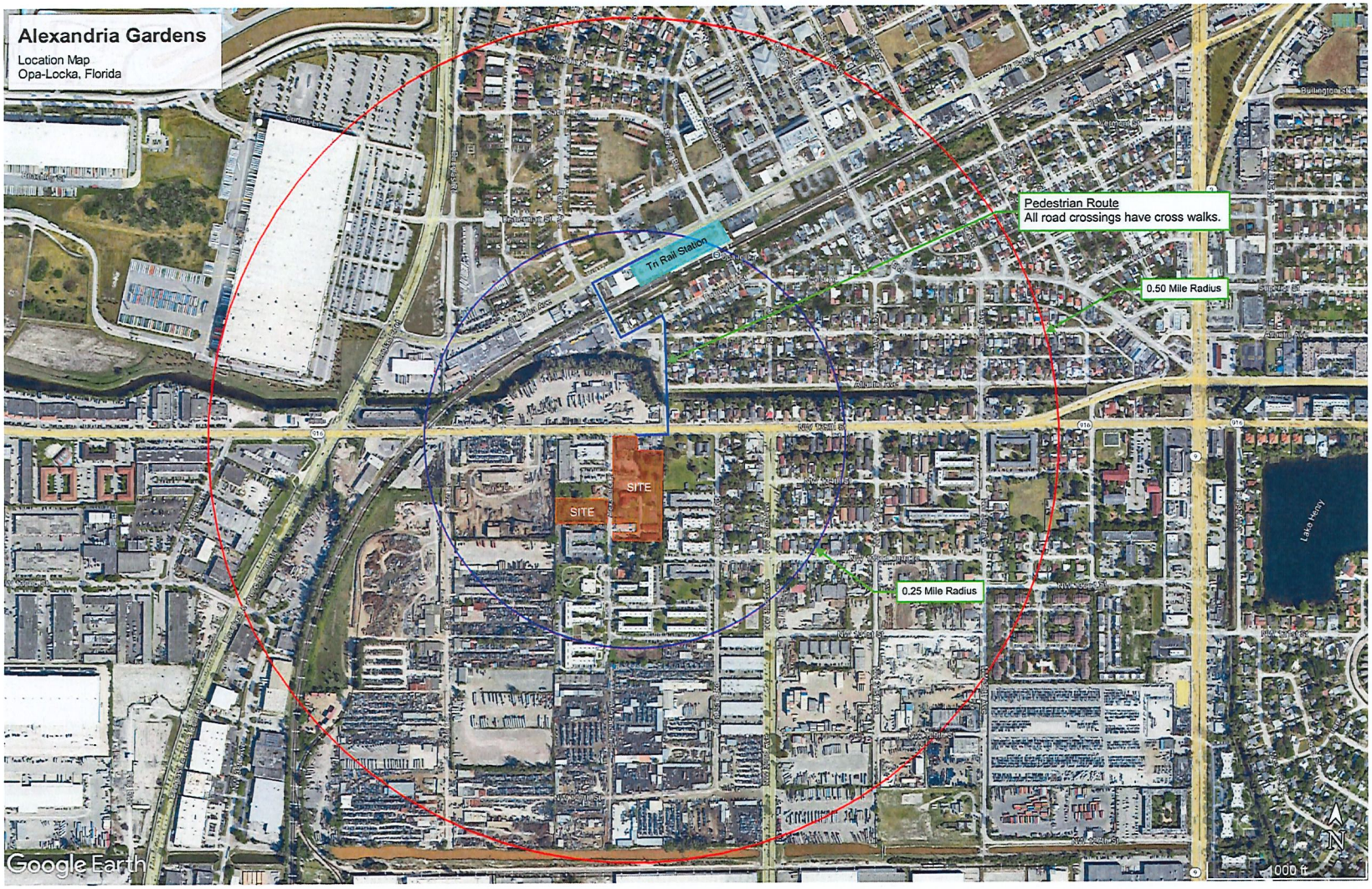
MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, November 5, 2024

REVISION	DATE	BY

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-231
DATE: JAN 13 2025
BY: GONGOL



PEDESTRIAN ROUTE TO TRAIN STATION
N.T.S.

RAMOSMARTINEZarchitects

MIAMI
NEW YORK

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR
Hadonne
SEAL:

CIVIL ENGINEER
SRS Engineering, Inc.

2024/12/13

ARCHITECT
HUMBERTO RAMOS

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KEY PLAN:

COMM. NO.: 22-158 NO: REVISION: DATE:
DATE: July 2023
DRAWN BY:
CONTENT: PEDESTRIAN ROUTE TO TRAIN STATION

SHEET NUMBER:
Z-101

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-231
DATE: JAN 13 2025
BY: GONGOL

ZONING DISTRICT
(CITY OF OPA LOCKA)

- MIXED-USE CORRIDOR OVERLAY DISTRICT MXUOD
- R-3 / RESIDENTIAL MULTI-FAMILY - 3 STORY
- BUISINESS OFFICE B-O

LEGAL DESCRIPTION:

REFER TO LEGAL DESCRIPTION, SIZE AND FOLIO OF EACH SUBJECT PROPERTY ON SURVEY

RAMOSMARTINEZ**architects**

MIAMI
[illegible]
SUITE 201
MIAMI, FL 33130

NEW YORK
[illegible]
[illegible]
JERSEY CITY, NJ 07302

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR
Radonne
[illegible]
Doral, Florida 33172

CIVIL ENGINEER:
GRS Engineering, Inc.
[illegible]
Miami, Florida 33155

SEAL:

2024/12/13

ARCHITECT
HUMBERTO RAMOS
AR 0012033

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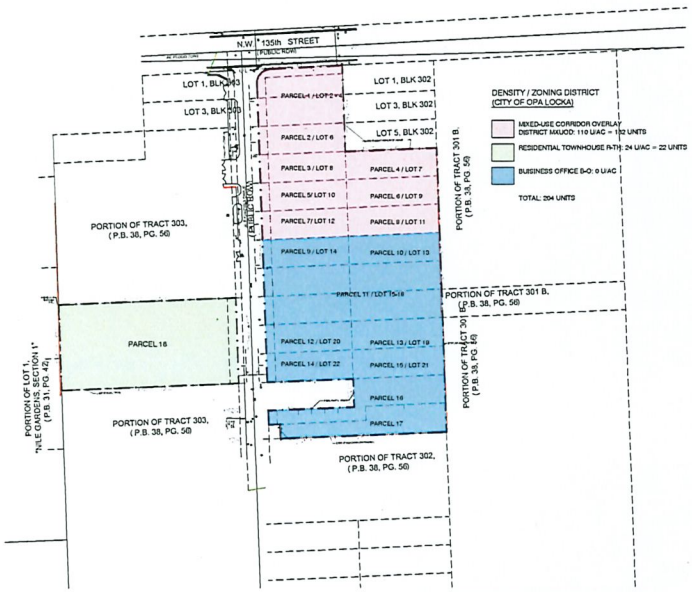
KEY PLAN:

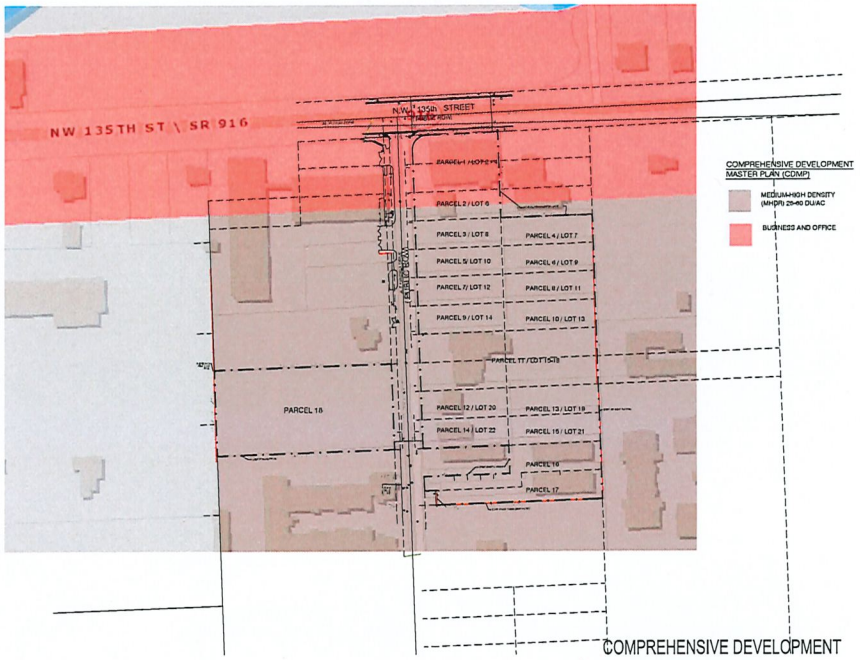
COMM. NO.:	22-158	NO:	REVISION:	DATE:
DATE:	July, 2023			
DRAWN BY:				
CONTENT:	ZONING CONTEXTUAL MAP			

SHEET NUMBER: Z-100

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-231
DATE: JAN 13 2025
BY: GONGOL



ZONING / DENSITY OPA-LOCKA
N.T.S.



COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP)
N.T.S.

RAMOSMARTINEZarchitects
MIAMI
NEW YORK
WEBSITE
TELEPHONE

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR
Hadonne
SEAL:
CIVIL ENGINEER
SKS Engineering, Inc.

2024/12/13
ARCHITECT
HUMBERTO RAMOS
AR 0011800

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KEY PLAN:

COMM. NO.:	22-168	NO:	REVISION:	DATE:
DATE:	July 2023			
DRAWN BY:				
CONTENT:	ZONING REGULATING			

SHEET NUMBER:
Z-102

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-231
DATE: JAN 13 2025
BY: GONGOL

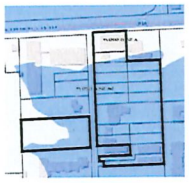
LOCATION MAP
N.T.S.

OWNER AND FOLIOS:

VS ALEXANDRIA HOLDINGS LLC
13485 ALEXANDRIA DR, OPA-LOCKA, FL 33054
Folio, No. 08-2128-003-0170
13454 ALEXANDRIA DR, OPA-LOCKA, FL 33054
Folio, Nos. 08-2128-003-0160 / 08-2128-003-0200
08-2128-003-0190 / 08-2128-003-0220
08-2128-003-0210 / 08-2128-003-0240
08-2128-003-0230 / 08-2128-003-0260
08-2128-003-0250
13321 ALEXANDRIA DR, OPA-LOCKA, FL 33054
Folio, No. 08-2128-003-0270
13201 ALEXANDRIA DR, OPA-LOCKA, FL 33054
Folio, No. 08-2128-003-0300 / 08-2128-003-0310
13317 ALEXANDRIA DR, OPA-LOCKA, FL 33054
Folio, No. 08-2128-007-0160 / 08-2128-007-0180
13315 ALEXANDRIA DR, OPA-LOCKA, FL 33054
Folio, No. 08-2128-007-0150
13311 ALEXANDRIA DR, OPA-LOCKA, FL 33054
Folio, No. 08-2128-007-0140 / 08-2128-007-0220

LEGAL DESCRIPTION:

REFER TO LEGAL DESCRIPTION ON SURVEY



FLOOD ZONE MAP
N.T.S.

SCOPE OF WORK:

1. INTERIOR:
   1. NEW 7 BUILDINGS OF 4-STORY WITH COMMERCIAL SHELL UNIT, AND SERVICE AREA; AND AMENITIES.
2. EXTERIOR
   1. CONCRETE WALKWAY & ASPHALT DRIVEWAY, (SEE PROPOSED SITE PLAN).
   2. DOG PARK
   3. LANDSCAPING

FLOOD ZONE: "X & AH"
BASE FLOOD ELEVATION: 7.00'
COMMUNITY NUMBER: 120637 (CITY OF OPA-LOCKA)
MAP PANEL No. 12086C0119, SUFFIX G.

OCCUPANCY TYPE : R-2
CONSTRUCTION TYPE: II-B UNPROTECTED/ SPRINKLERED
NEW CONSTRUCTION

Property Data	Sq. Ft.	Acres
Gross Lot Area	223,643.09	5.13
R-O-W Deduction	7,015.70	0.16
Net Lot Area	216,627.38	4.97

Site Data	Allowed /Req'd	Provided
Zoning	Rapid Transit Zone RTZ	
Land Use Plan	MC Mixed Use Multifamily	
Density Max - 60 units per acre Sec 33C-3.3(C)(2)a	309	232
12.5% Unit Work-force Housing (Sec. 33-284.83.3)		29
Min/Max. Building Stories	8 Stories	5 Stories
F.A.R.	1.0 to 2.0	1.08
Floor Area	433254.76 S.F.	234796 S.F.
Min. Building Frontage East Lot	50%	65%
Property Frontage Length NW 135th Street & Alexandria Dr.		899.54
Building Frontage Length NW 135th Street & Alexandria Dr		576.91
Open Space (Req. 10% Sec 33C-11(D)(6))	10%	18.55%
Open Space Area	32,494.11	40,166.36

Front Setback NW 135th Street / MU	15'-0"	15'-0"
Front Setback Alexandria Drive / MU	15'-0"	15'-0"
Right Side Setback Bldg / B2	0'-0"	10'-0"
Left Side Setback Bldg / MU	0'-0"	5'-3"
Rear Setback / B3	0'-0"	120'-0"

Note: The Setbacks reflect the worst case scenario.

Site Area Calculations	Sq. Ft.	%
Footprint Area	48,521	22.40%
Asphalt Area - (Driveways & Parking)	108,950	50.29%
Pedestrian Crosswalk Areas	13,019	6.01%
Outdoor-At-Grade	697	0.32%
Playground	1,767	0.82%
Dog Park	1,532	0.71%
Scenic Open Area	42,111.38	19.44%
Total	216,627.38	100%

Parking Data	Required	Provided
Residential 1 P.S./ 1 bedroom Unit	86	309
Residential 1.5 P.S./ 2 bedroom Unit	219	
Commercial 1 P.S./ 250 S.F.	9	
Total Parking Spaces (8.5'x18')*	314	309 *
Handicap Spaces FBC/Acc- 208.2 *	7	7
Strollers (Sec. 33-122.2)	2	2
Bicycle Racks (Sec. 33-122.3)	12	40
Loading 30' x 12'		2
Loading 55' x 12'		1
Pick Up & Drop Off Van Space		4

(*) 50% Parking Reduction Sec.33-284.86 f.3 / Group 2 / Subdistrict Core / Within 1/4 mile of a rail station
Permitted: 314 PS * 50% = 157 PS >>> Provide: 211 PS

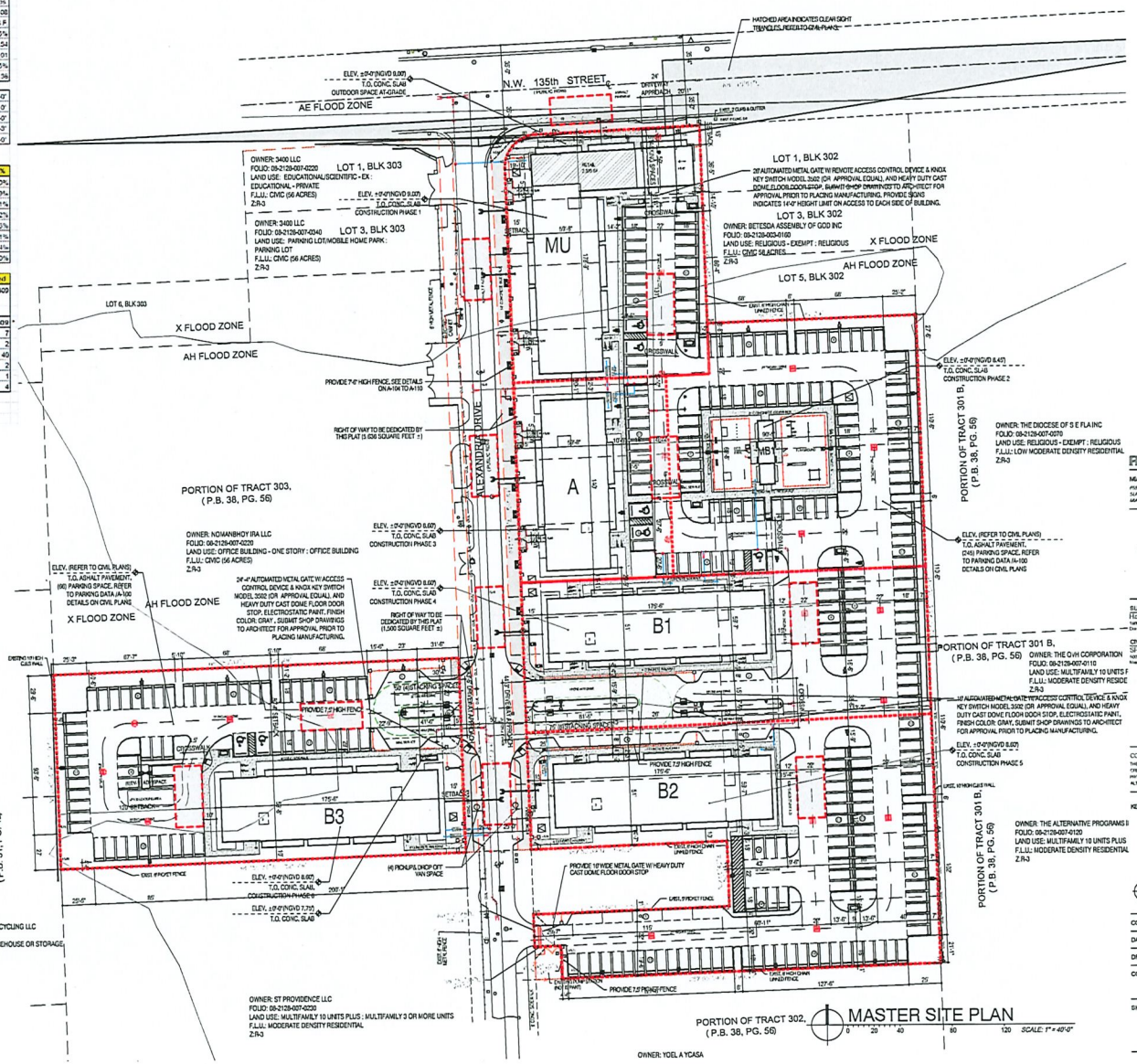
Project Phases	Building Construction Total Area	%	D.U.
1 Building MU	60,000	25.62%	52
2 Building MB1	692	0.29%	
3 Building A	37,993	16.16%	50
4 Building B1	48,455	20.61%	50
5 Building B2	48,455	20.61%	50
6 Building B3	38,704	16.49%	40
Building MB2	54.00	0.02%	
Total Construction Area	235,048	100%	232

ACCESSIBLE SLEEPING ROOM REQUIREMENTS	Required	Provided	MU	A	B1	B2	B3
Total Number of Residential Dwelling Unit:		232	52	40	50	50	40
(D.U. shall comply with FBC-A 206 Accessible Route and FBC-A 809.2 through 809.5 Mobility & Communications Features)							
FBC-A 2020 / TABLE 233.3.1.1 Residential Dwelling Unit with Mobility Features	5%						
Model A* & B* / 1st Level	11.60	12	4	2	2	2	2
FBC-A 2020 / TABLE 233.3.1.2 Residential Dwelling Unit with Communication Features	2%						
Units	4.64	232	52	40	50	50	40

LEGEND

- LIMITS OF THIS PERMIT APPLICATION
- LED LIGHTING WALL MOUNTED, 18'-0" A.F.G. MIN. HEIGHT. MODEL: REFER TO PHOTOMETRIC PLAN
- LED LIGHTING MOUNT ON POLES, 18'-0" MIN. HEIGHT. MODEL: REFER TO PHOTOMETRIC PLAN
- LED LIGHTING SURFACE CEILING MOUNTED. MODEL: REFER TO PHOTOMETRIC PLAN
- MEANS OF EGRESS FROM EXIT TO PUBLIC WAY OR COMMON SPACE
- 70 3/4" L X 42"W X52 1/2"H (3)YARDS FLAT NESTABLE CONTAINER
- STEEL DOG PARK TRASH CAN - 32 GALLONS
- BENCH, REFER TO PHASE 3 PLANS
- METAL FENCE (PROPERTY EDGE & DOG PARK) REFER TO FENCE PERMIT PLANS FOR DIMENSION AND DETAILS.
- EXISTING CHAIN LINK FENCE (PROPERTY EDGE)
- CLEAR VISIBILITY TRIANGLE: 20' @ CORNER INTERSECTIONS OF TWO OR MORE PUBLIC R.O.W
- CLEAR VISIBILITY TRIANGLE: 10' @ CORNER INTERSECTIONS OF TWO OR MORE PUBLIC R.O.W
- 6' X 6' PADMOUNT TRANSFORMER
- BIKE RACKS: DETAIL 7/A-101.
- REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY
- DUAL METER FOR WATER SERVICE.
- DOUBLE DETECTOR CHECK VALVE FOR FIRE SERVICE
- FIRE HYDRANT. SEE CIVIL FOR SPECS
- FDC. SEE CIVIL FOR SPECS
- CATCH BASIN
- 21'x47' FIRE DEPARTMENT AERIAL APPARATUS SET-UP SITES

NOTE:
1. ACCESSIBLE ROUTE FROM STREET WITH 1:12 MAX. SLOPE AND 1:48 MAX. CROSS SLOPE, 48" WIDE MIN.
2. ACCESSIBLE PARKING SPACE AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2% IN ALL DIRECTIONS.
3. ALL UTILITY EQUIPMENT SHALL BE PLACED 1FT ABOVE F.F.E. (REFER BUILDING F.F.E. ON SITE)
4. DUMPSTERS DETAIL 1-6/A-101.
5. FENCE DETAIL A-104 TO A-110.
6. ALL WALKWAY SHOULD BE AT LEAST 4' WIDE. REFER TO CIVIL PLANS FOR DETAILS.



RAMOSMARTINEZarchitects
MIAMI NEW YORK
WEBSITE: www.ramosmartinez.com
TELEPHONE: 305-448-3331

ALEXANDRIA GARDENS
FOR
VS, ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR: Haskins — SEAL:
CIVIL ENGINEER: SRS Engineering, Inc.

PROJECT: H:\IMPERTO RAMOS\ AR 0017033

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KEY PLAN:

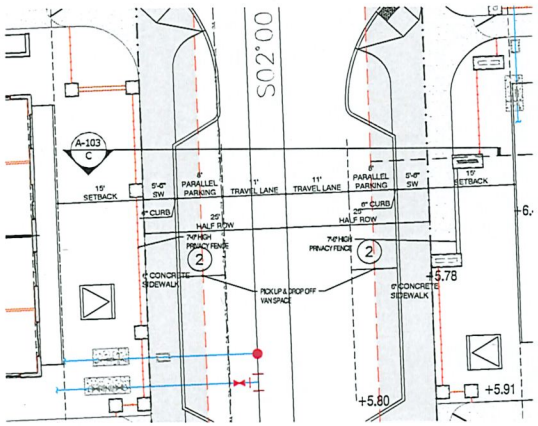
COMM. NO.: 22-158 NO: REVISION: DATE:
DATE: July 2023
DRAWN BY:
CONTENT: MASTER SITE PLAN

SHEET NUMBER: A-100

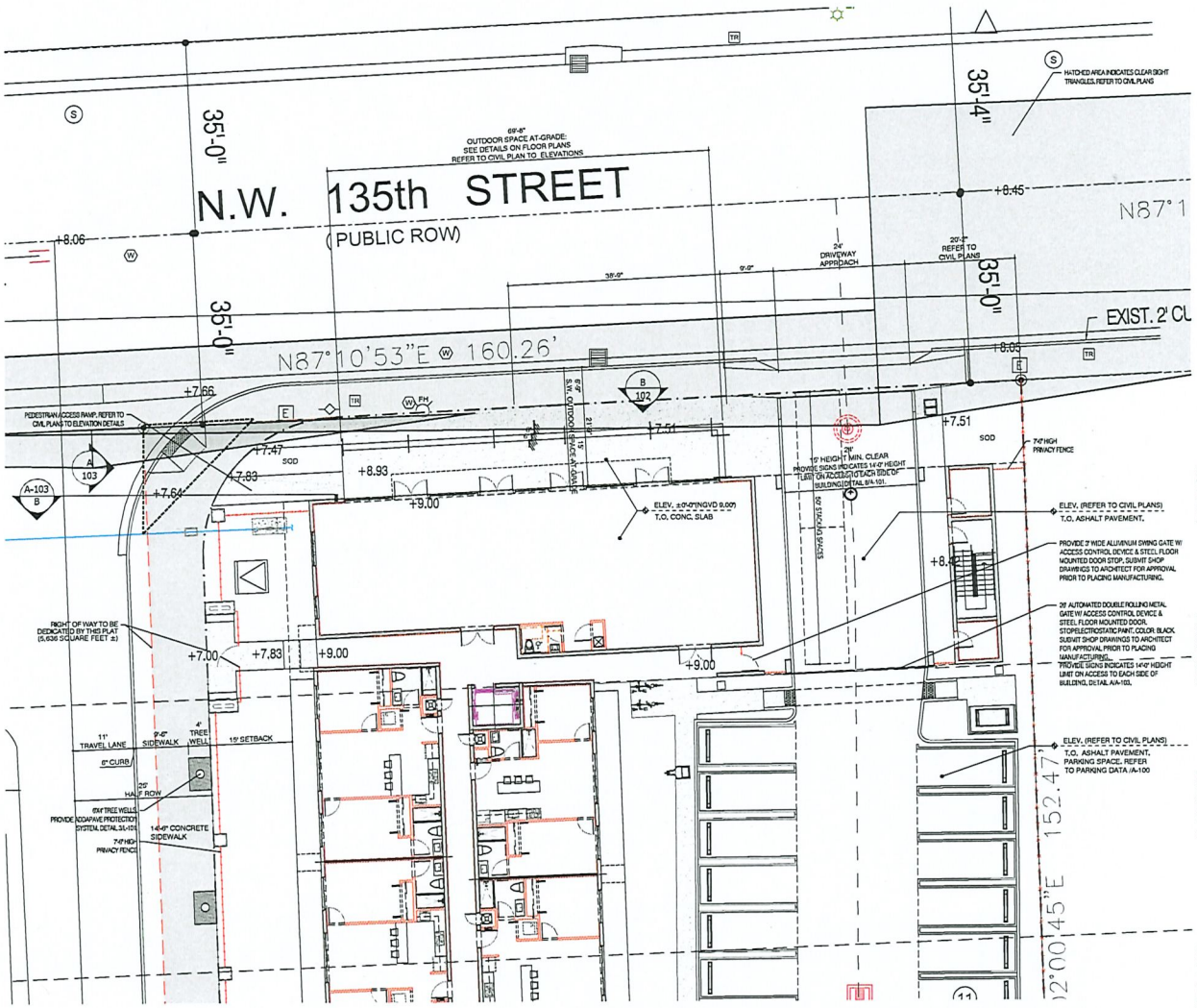
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-231
DATE: JAN 13 2025
BY: GONGOL

LEGEND

- LIMITS OF THIS PERMIT APPLICATION
- LED LIGHTING MOUNT ON POLES, 20'-0" A.F.G. MIN. HEIGHT, MODEL: REFER TO PHOTOMETRIC PLAN
- METAL FENCE (PROPERTY EDGE) REFER TO A-113 FOR DIMENSION AND DETAILS
- EXISTING CHAIN LINK FENCE (PROPERTY EDGE)
- ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SINGLE BRANCH CIRCUIT FOR TWO ADJACENT EVSE SPACES
- CLEAR VISIBILITY TRIANGLE: 20' @ CORNER INTERSECTIONS OF TWO OR MORE PUBLIC R.O.W
- ø' X ø' PADMOUNT TRANSFORMER
- BIKE RACKS: DETAIL 7/A-103.
- REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY
- DUAL METER FOR WATER SERVICE.
- DOUBLE DETECTOR CHECK VALVE FOR FIRE SERVICE



ALEXANDRIA DRIVE
ENLARGE SITE PLAN
0 5 10 20 30
SCALE: 1" = 10'-0"



CORNER INTERSECTION: 135th STREET & ALEXANDRIA DRIVE
ENLARGE SITE PLAN
0 5 10 20 30
SCALE: 1" = 10'-0"

RAMOSMARTINEZarchitects
MIAMI
NEW YORK
WEBSITE: www.rmarq.com
TELEPHONE: 305-341-3330
JERSEY CITY, NJ 07307

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR
Flaglerlam
SEAL:
CIVIL ENGINEER
SHS Engineering, Inc.

ARCHITECT
HUMBERTO RAMOS
AR 0013237

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KEY PLAN:

COMM. NO.:	22-158	NO:	REVISION:	DATE:
DATE:	July 2023			
DRAWN BY:				
CONTENT:	SITE PLAN			

SHEET NUMBER: A-102

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PROCESS NO.: Z24-231
DATE: JAN 13 2025
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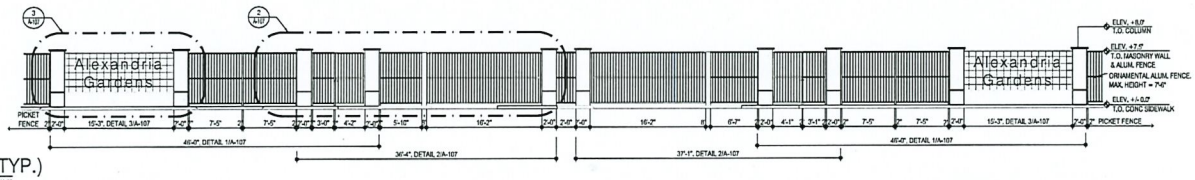
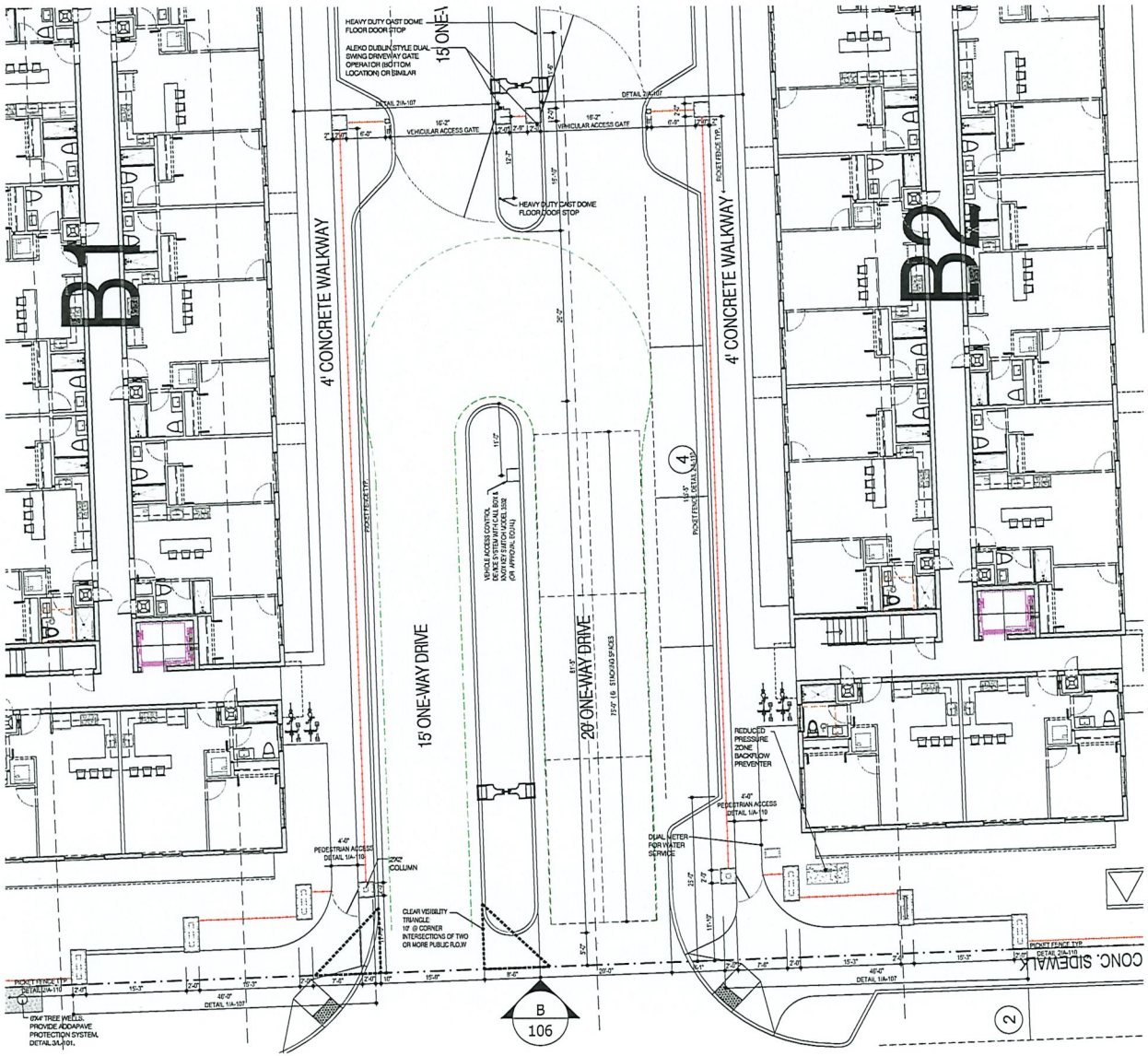


B ENTRY FENCE ELEVATION / GATE 2 (TYP.)
SCALE: 1/8" = 1'-0"



A ENTRY FENCE PLAN / GATE 2
SCALE: 1/8" = 1'-0"

RAMOSMARTINEZarchitects
MIAMI
NEW YORK
WEBSITE: www.mmrg.com
TELEPHONE: 305-848-3600
JERSEY CITY, NJ 07302

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR
Hadonne
Coral Florida 33177

CIVIL ENGINEER
SRS Engineering, Inc.
Miami Florida 33156

SEAL:

ARCHITECT
HUMBERTO RAMOS
AR 0017633

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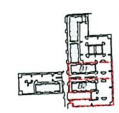
KEY PLAN:



COMM. NO.: 22-158 NO: REVISION: DATE:
DATE: July, 2023
DRAWN BY:
CONTENT: ENTRY FEATURE

SHEET NUMBER:
A-106

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-231
DATE: APR 7 2025
BY: GONGOL

Property Data	Sq. Ft.	Acres
Gross Lot Area	223,643.09	5.13
ROW Dedication	7,015.70	0.16
Net Lot Area	216,627.38	4.97

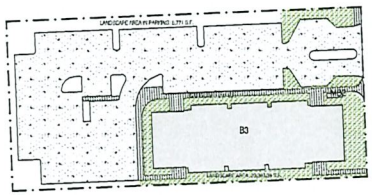
Site Data	Allwd./Reqd.	Provided
Zoning		Rapid Transit Zone RTZ
Land Use Plan		MC Mixed Use Multifamily
Density Max.: 60 units per acre Sec.33C-3.3(C)(2)a	368	292
12.5% Unit Work-force Housing (Sec. 33-284.83..3)		29
Min/Max. Building Stories	8 Stories	5 Stories
F.A.R.	1.0 to 2.0	1.11
Floor Area	433,254.76 S.F.	239,968 S.F.
Min. Building Frontage East Lot	50%	65%
Property Frontage Length NW 135th Street & Alexandria Dr.		890.54
Building Frontage Length NW 135th Street & Alexandria Dr.		576.01
Open Space (Req. 10% Sec.33C-11(D)-6)	10%	18.49%
Open Space Area	22,464.11	40,057.38

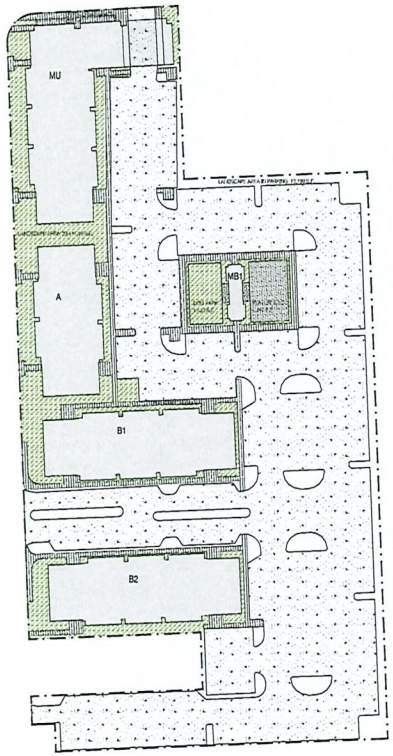
Front Setback NW 135th Street / MU	15'-0"	15'-0"
Front Setback Alexandria Drive / B1 - B2- B3	15'-0"	15'-0"
Right Side Setback Bldg / B2	0'-0"	10'-0"
Left Side Setback Bldg / MU	0'-0"	5'-3"
Rear Setback / B3	0'-0"	115'-0"

Note: The Setbacks reflect the worst case scenario.

Uncovered Space	Area Sq. Ft.
Pedestrian Concrete Walks	13,019
Outdoor-At-Grade	697
Playground	1,797
Dog Park	1,532
Green Open Area	42,111.38
	59,156.38

Uncovered Space	Area Sq. Ft.	Open Space	%
Net Lot Area	216,627.38		
Require Open Space	22,464.11		10%
Provide Uncovered Space	59,156.38		27.31%
Landscape Area in Parking	16,970.00		8.76%
Pedestrian Concrete Walks	13,019.00		
Outdoor-At-Grade	697.00		
Dog Park	1,532.00		
Playground	1,797.00		
Landscape Area	23,141.38	40,186.38	18.56%



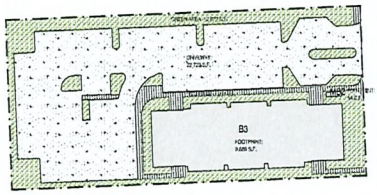


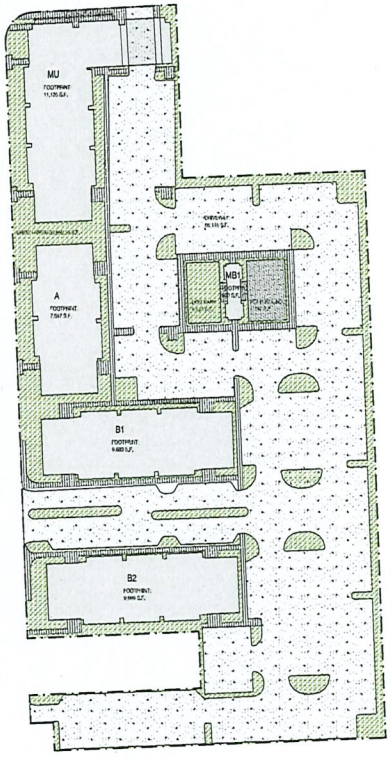
OPEN SPACE
0 25 50 100 200 SCALE: 1" = 50'-0"

Site Plan Areas	Areas	%
Building MU	11,105	22.89%
Building MB1	692	1.43%
Building A	7,597	15.66%
Building B1	9,691	19.97%
Building B2	9,691	19.97%
Building B3	9,691	19.97%
Building MB2	54	0.11%
Total Bldgs Area	48,521	22.40%
Driveways & Parking	108,350	50.29%
Pedestrian Concrete Walks	13,019	6.01%
Outdoor-At-Grade	697	0.32%
Playground	1,797	0.83%
Dog Park	1,532	0.71%
Green Area	42,111.38	19.44%
Total Site Area	216,627.38	100.00%

NOTE:
1. ALL WALKWAY SHOULD BE AT LEAST 4' WIDE, REFER TO CIVIL PLANS FOR DETAILS.

Frontage Length	FT	%
NW 135th Street	164.49	
East Alexandria Drive	576.02	
West Alexandria Drive	150.03	
Total	890.54	
Three-Frontage required	445.27	50%
Building MU	294.67	
Building A	132.33	
Building B1	49.67	
Building B2	49.67	
Building B3	49.67	
	576.01	65%





SITE PLAN AREA CALCULATION & FRONTAGE PLAN
0 25 50 100 200 SCALE: 1" = 50'-0"

RAMOSMARTINEZarchitects
MIAMI
NEW YORK
WEBSITE: www.rmarq.com
TELEPHONE: 305-948-XXXX
JERSEY CITY, NJ 07302

ALEXANDRIA GARDENS
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AT
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OPA-LOCKA, FLORIDA

SURVEYOR
Radonne
SEAL

CIVIL ENGINEER
SRS Engineering, Inc.

Digitally signed by Humberto J Ramos

ARCHITECT
HUMBERTO RAMOS
AR 0017227

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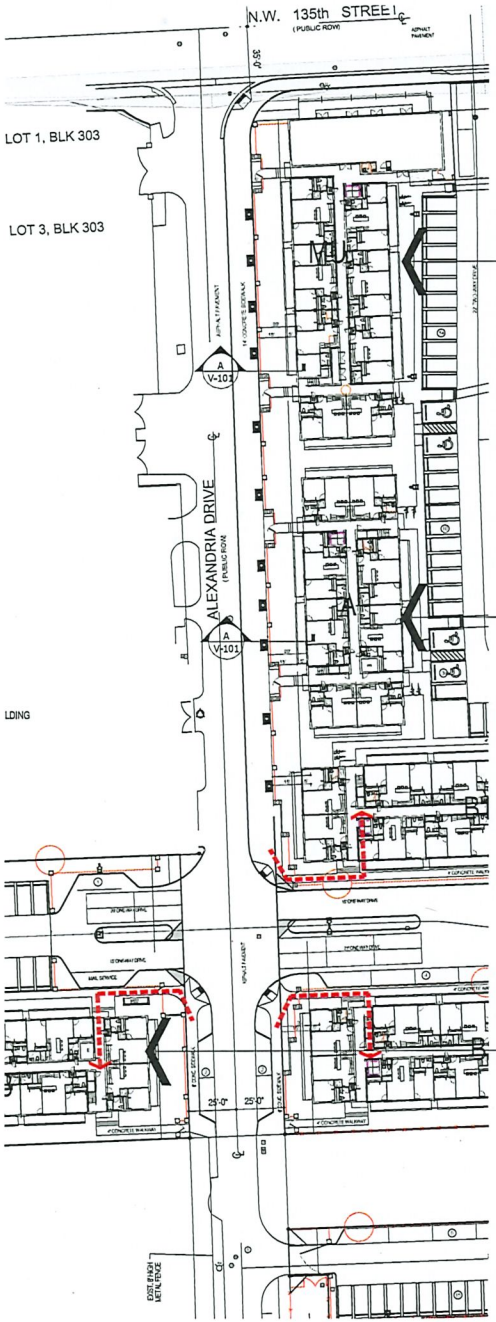
KEY PLAN:

COMM. NO.:	20-XX	NO:	REVISION:	DATE:
DATE:	July 2023			
DRAWN BY:				
CONTENT:	MASTER SITE PLAN			

SHEET NUMBER
Z-103

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-231
DATE: APR 7 2025
BY: GONGOL



VARIANCE REQUESTS

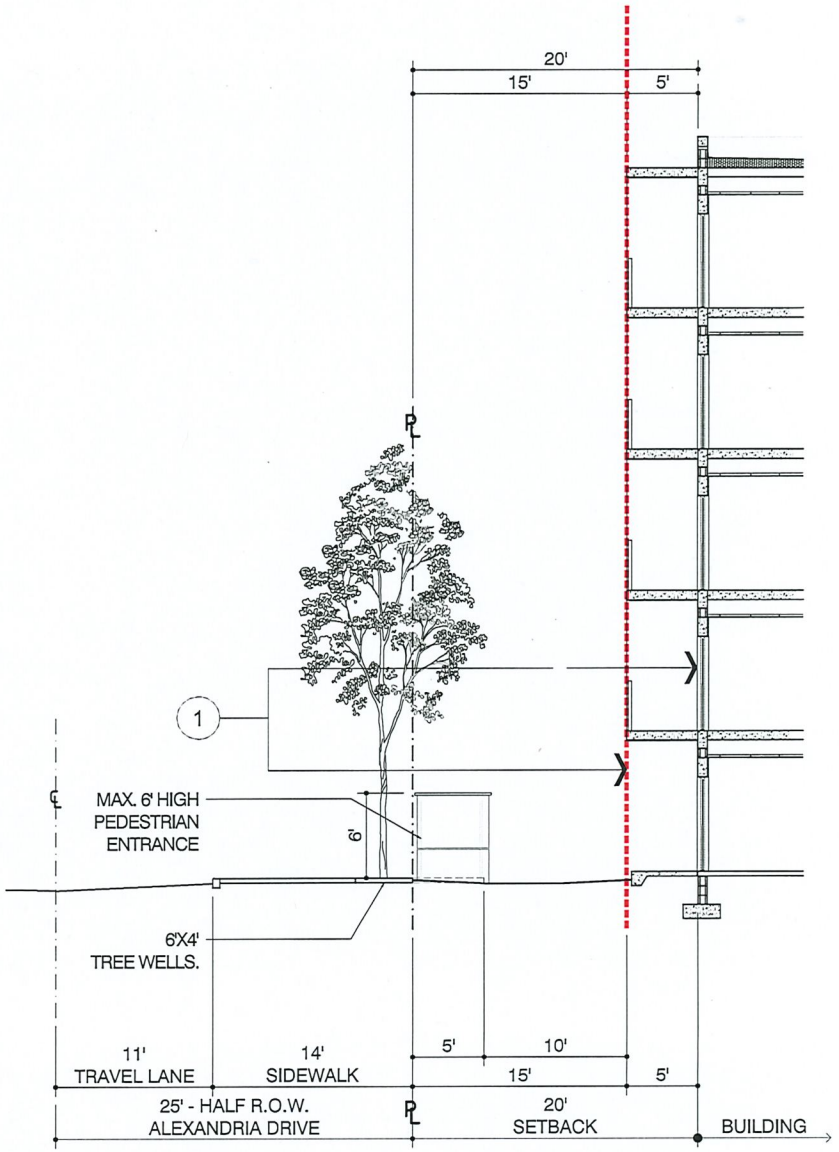
1. A non-use variance where the Frontage Zone along Alexandria be permitted at 20'-0" where 15'-0" is required as per Section 33-493(3)(c)(i). Additionally, the 15' between the building's facade and the property line in order are being used to comply with the required dry retention area on the site.

1 VARIANCE REQUESTS APPLICABLE TO THOSE TWO BUILDINGS ONLY

1 VARIANCE REQUESTS APPLICABLE TO THOSE TWO BUILDINGS ONLY

PARTIAL SITE PLAN

0 15 30 60 90 SCALE: 1" = 30'-0"



A STREET/BUILDING SECTION ALONG ALEXANDRIA

0 5 10 20 30 SCALE: 1" = 10'-0"

RAMOSMARTINEZ**architects**

MIAMI
NEW YORK

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR
Radonne

SEAL:

CIVIL ENGINEER
SRS Engineering, Inc.

Digitally signed by Humberto J Ramos

ARCHITECT
HUMBERTO RAMOS
AR 0017033

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KEY PLAN:

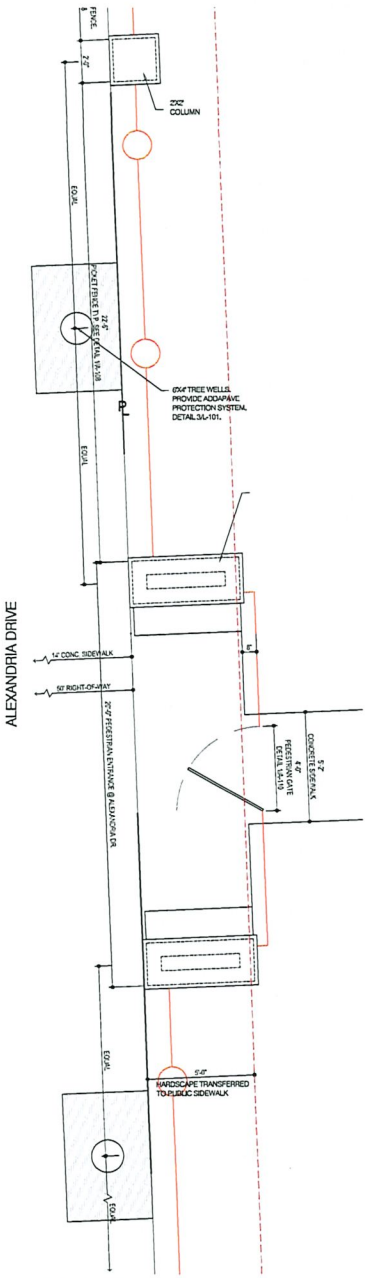
COMM. NO.:	22-158	NO: REVISION:	DATE:
DATE:	July 2023		
DRAWN BY:			
CONTENT:	SITE PLAN		

SHEET NUMBER: V-101

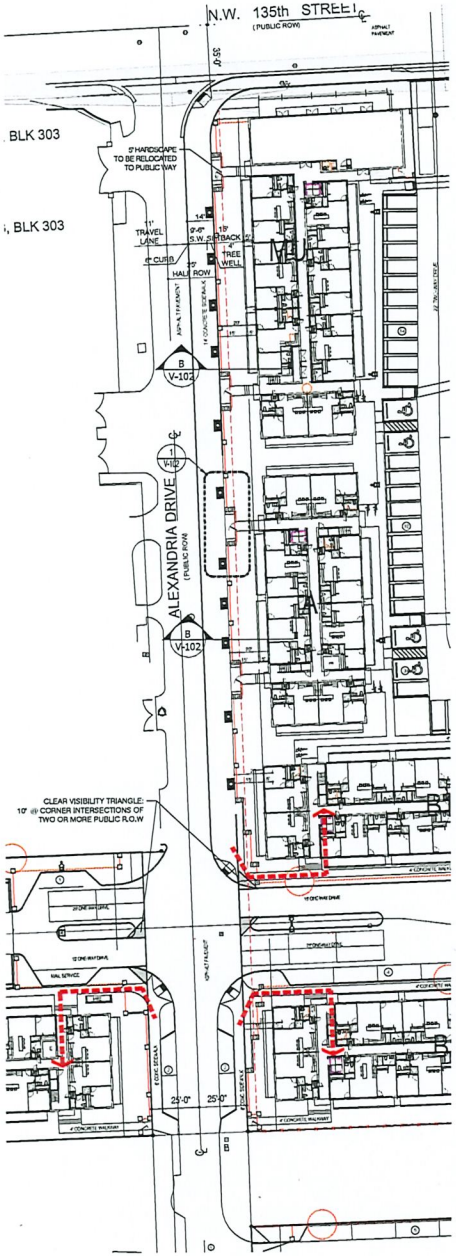
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-231
DATE: APR 7 2025
BY: GONGOL

VARIANCE REQUESTS

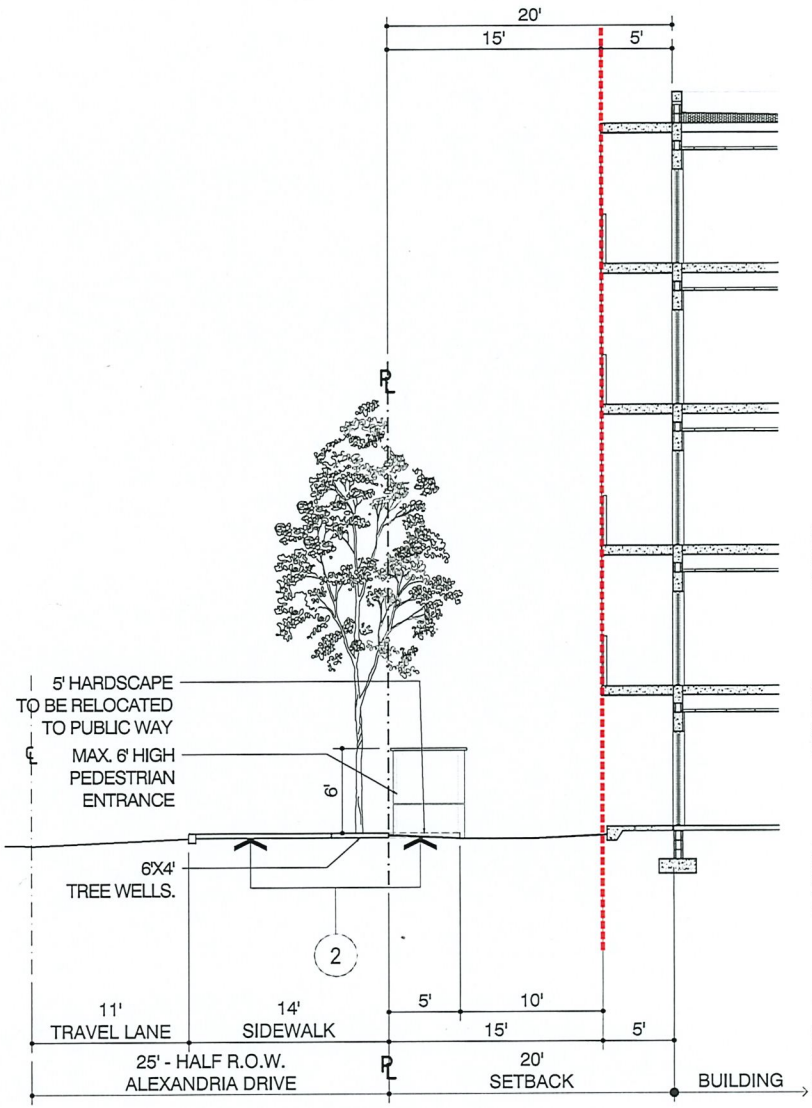
2. A non-use variance to transfer the required 5' wide hardscape along the sidewalk reserved for pedestrians to the widened 14'-0" sidewalk within the right-of-way as per Section 33-493(3)(c)(v). The interior space needs to be reserved for dry retention areas for drainage purposes.



1 PLAN DETAIL
SCALE: 3/8" = 1'-0"



PARTIAL SITE PLAN
SCALE: 1" = 30'-0"



B STREET/BUILDING SECTION ALONG ALEXANDRIA
SCALE: 1" = 10'-0"

RAMOS MARTINEZ architects

MIAMI
NEW YORK

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR: Hadonne
SEAL:
CIVIL ENGINEER: SRS Engineering, Inc.

Digitally signed by Humberto J Ramos

ARCHITECT: HUMBERTO RAMOS
AR 0017333

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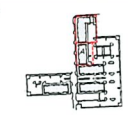
KEY PLAN:

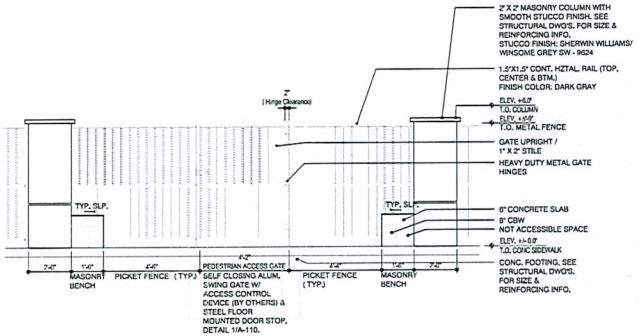


COMM. NO.:	22-158	NO: REVISION:	DATE:
DATE:	July, 2023		
DRAWN BY:			
CONTENT:	SITE PLAN		

SHEET NUMBER: V-102

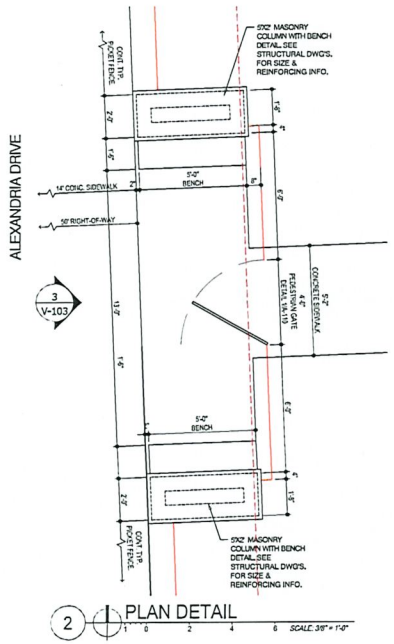
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-231
DATE: APR 7 2025
BY: GONGOL

ELEVATION EAST SIDE / ALEXANDRIA DRIVE
SCALE: 1" = 20'-0"



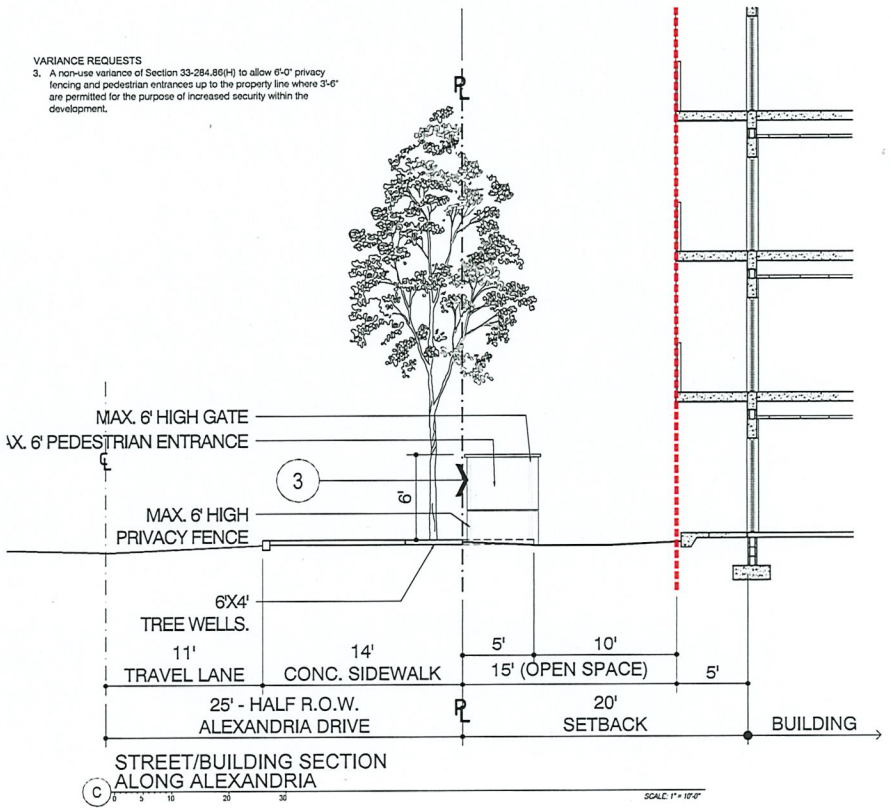
3 ELEVATION DETAIL
SCALE: 3/8" = 1'-0"

ELEVATION WEST SIDE / ALEXANDRIA DRIVE
SCALE: 1" = 20'-0"



2 PLAN DETAIL
SCALE: 3/8" = 1'-0"

VARIANCE REQUESTS
3. A non-use variance of Section 33-284.86(H) to allow 6'-0" privacy fencing and pedestrian entrances up to the property line where 3'-6" are permitted for the purpose of increased security within the development.



STREET/BUILDING SECTION ALONG ALEXANDRIA
SCALE: 1" = 10'-0"

RAMOSMARTINEZarchitects
MIAMI
NEW YORK
WEBSITE: www.rmarq.com
TELEPHONE: 305-948-3090
JERSEY CITY, NJ 07302

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR
Hadonne
SEAL:
CIVIL ENGINEER
GHD Engineering, Inc.
Digitally signed by Humberto J Ramos

ARCHITECT
HUMBERTO RAMOS
AR 0017637

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KEY PLAN:

COMM. NO.:	20-158	NO: REVISION:	DATE:
DATE:	JUNE 2025		
DRAWN BY:			
CONTENT:	SITE PLAN		

SHEET NUMBER: V-103

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 2022-24-2-3
DATE: JAN 15TH 2024
BY: GONGORA

WALL LEGEND (SEE SHEET A-501 WALL DETAIL)

- MASONRY WALL, REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED AND PAINTED
- 1/2" GYPSUM BOARD OVER FOIL INSULATION (MIN. 4.1) BETWEEN FURRING STRIPS AT 16" O.C. ON THE INTERIOR UNLESS OTHERWISE NOTED.
- POURED CONCRETE WALL / COLUMN, REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED, REFER TO FLOOR PLAN FOR INTERIOR SURFACE.
- INDICATES METAL STUDS PARTITION @24" O.C. WITH GYPSUM BOARD FINISH EACH SIDE.
- INDICATES 6" METAL STUDS PARTITION @24" O.C. WITH 2 SHEETROCK FIRECODE X PANEL FINISH EACH SIDE AND SOUND INSULATION (U419 - FR-1HR)

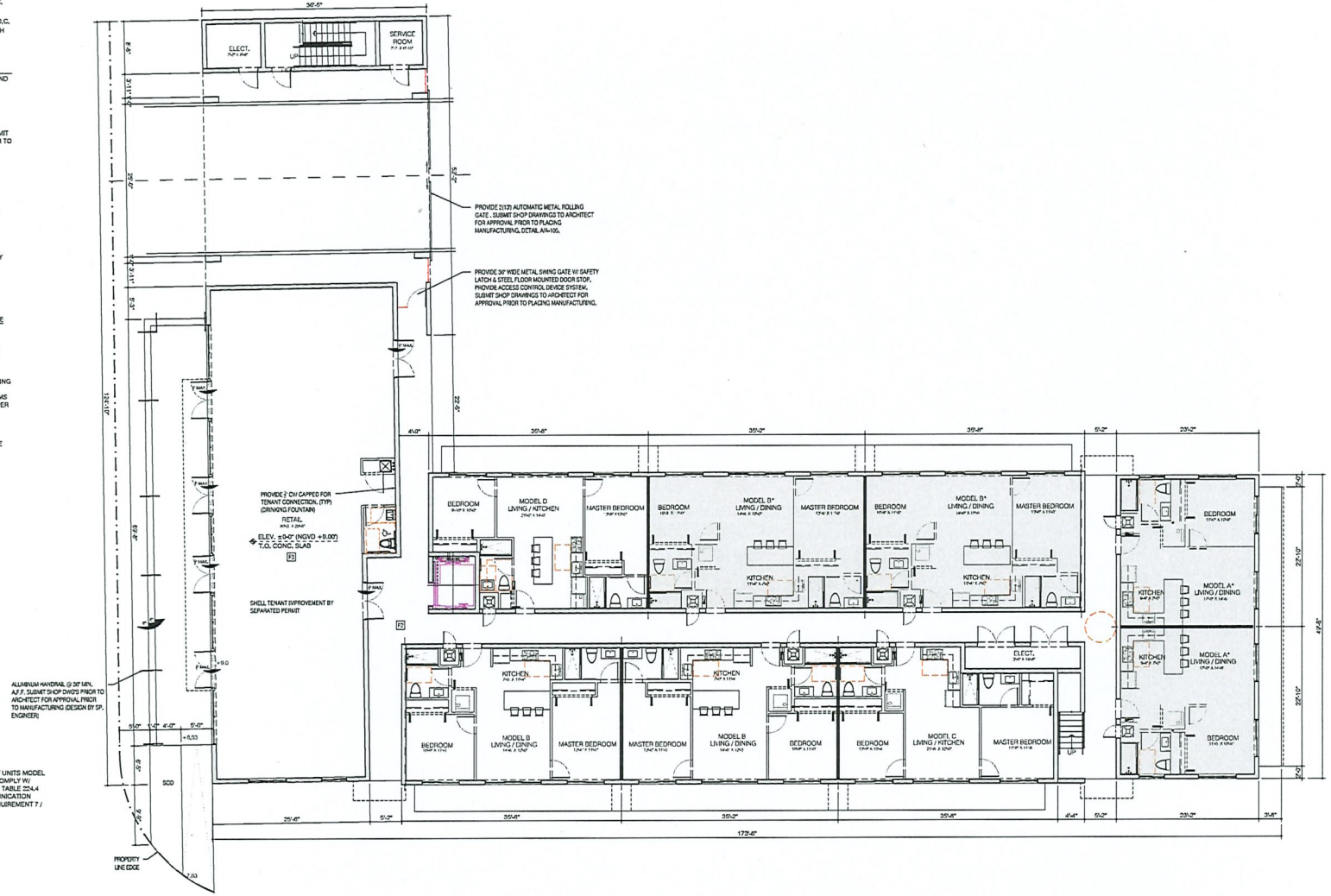
NOTE:

1. REFER TO UNIT PLAN A-204 FOR INTERIOR DIMENSIONS AND DETAILS.
2. REFER TO ELEVATIONS FOR FINISH EXTERIOR WALL.
3. WINDOW LOCATIONS SHALL BE VERIFIED WITH BUILDING ELEVATIONS TO ENSURE PROPER PLACEMENT. NOTIFY ARCHITECT OF ANY CONFLICTS.
4. 42" HIGHT A.F.F. ALUMINUM GUARD RAIL TO MEET THE REQUIREMENTS OF FBC 2023 SEC. 1015 AND 1607.8. SUBMIT SHOP DWGS PRIOR TO ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING.
5. EXTERIOR WATERPROOFED SLAB CONCRETE PROVIDE A NON-SLIP REPELLENT SEALER OVER TOPPING.
6. SIGN SHALL BE POSTED THAT WILL WARN HANDICAPPED-EQUIPPED VAN OPERATORS OF HEIGHT LIMITATIONS SO THEY WILL NOT PASS BEYOND A POINT WHERE THE VAN CANNOT BE MANEUVERED.
7. PROVIDE SIGN AT GROUND 135th STREET ENTRANCE INDICATING VERTICAL CLEARANCE (MAXIMUM 14'-0") AND LOCATION VAN-ACCESSIBLE PARKING:
   A. FEATURES: BLACK ON WHITE WITH 1-1/2" LETTERS TO COMPLY WITH DADE COUNTY REGULATIONS.
   B. MINIMUM VERTICAL CLEARENCE OF 8'-2" SHALL BE MAINTAINED THROUGHOUT FIRST LEVEL, INCLUDING STRUCTURAL, MECHANICS, PLUMBING OR FIRE SAFETY COMPONENTS.
8. REFER DETAILS FOR FIRE RATED PENETRATIONS ON PLUMBING SHEET.
9. PROVIDE 1-HR REQUIRED SEPARATION OF BUSINESS VS RESIDENTIAL (FBC TABLE 508.4):

FBC TABLE 722.2.1.1:	MIN. SLAB	MIN. SLAB
CONCRETE TYPE	THICKN. REQ.	THICKN. PROVIDE
NORMAL WEIGHT CONCRETE 3000 PSI	1-HR: 3.5"	8"

10. REFER TO STAIR & ELEVATOR PLANS ON SHEET A-701 TO A-704.
11. REFER BATH DETAILS ON SHEET A-601 TO A-603.
12. KITCHEN CABINETS, FIXTURES, AND APPLIANCES ARE REQUIRED IN ALL UNITS. PROVIDE ROUGHIN, SEE PLUMBING AND ELECTRICAL PLANS FOR DETAILS.
13. KITCHEN AT MODEL A* & B* (1st LEVEL) COMPLY W/ ROOMS WITH COMMUNICATION FEATURES REQUIREMENTS, AS PER FBC-A 2023 8th EDITION / TABLE 224.4 GUEST ROOM W/COMMUNICATION FEATURES.
14. STOCK SHELVING MAX. SELF-STORAGE HEIGHT: 7'-0", PROVIDE MARKING AT 7'-0" ALONG PERIMETER WALL TO SHOW MAXIMUM HEIGHT STORAGE. TYP. AT ALL STORAGE SPACES.

INDICATE BATHROOM AT UNITS MODEL A* & B* (1st LEVEL) TO COMPLY W/ FBC-A 2023 8th EDITION / TABLE 224.4 GUEST ROOM W/COMMUNICATION FEATURES AND FHA REQUIREMENT 7 / SPECIFICATION B.



BUILDING TYPE MU
1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

RAMOSMARTINEZarchitects
MIAMI
NEW YORK
WEBSITE: www.rmarq.com
TELEPHONE: 305-340-2444
JERSEY CITY NJ 07302

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR
Hadonne
SEAL:
CIVIL ENGINEER
SRS Engineering, Inc.

ARCHITECT
HUMBERTO RAMOS
AR 0011523

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KEY PLAN:

COMM. NO.:	22-158	NO:	REVISION:	DATE:
DATE:	July, 2023			
DRAWN BY:				

CONTENT: *BUILDING TYPE MU FLOOR PLAN*

SHEET NUMBER:
A-201

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 2024-0249
DATE: JAN 15
BY: GONGO

WALL LEGEND - SEE SHEET A-501 WALL DETAIL

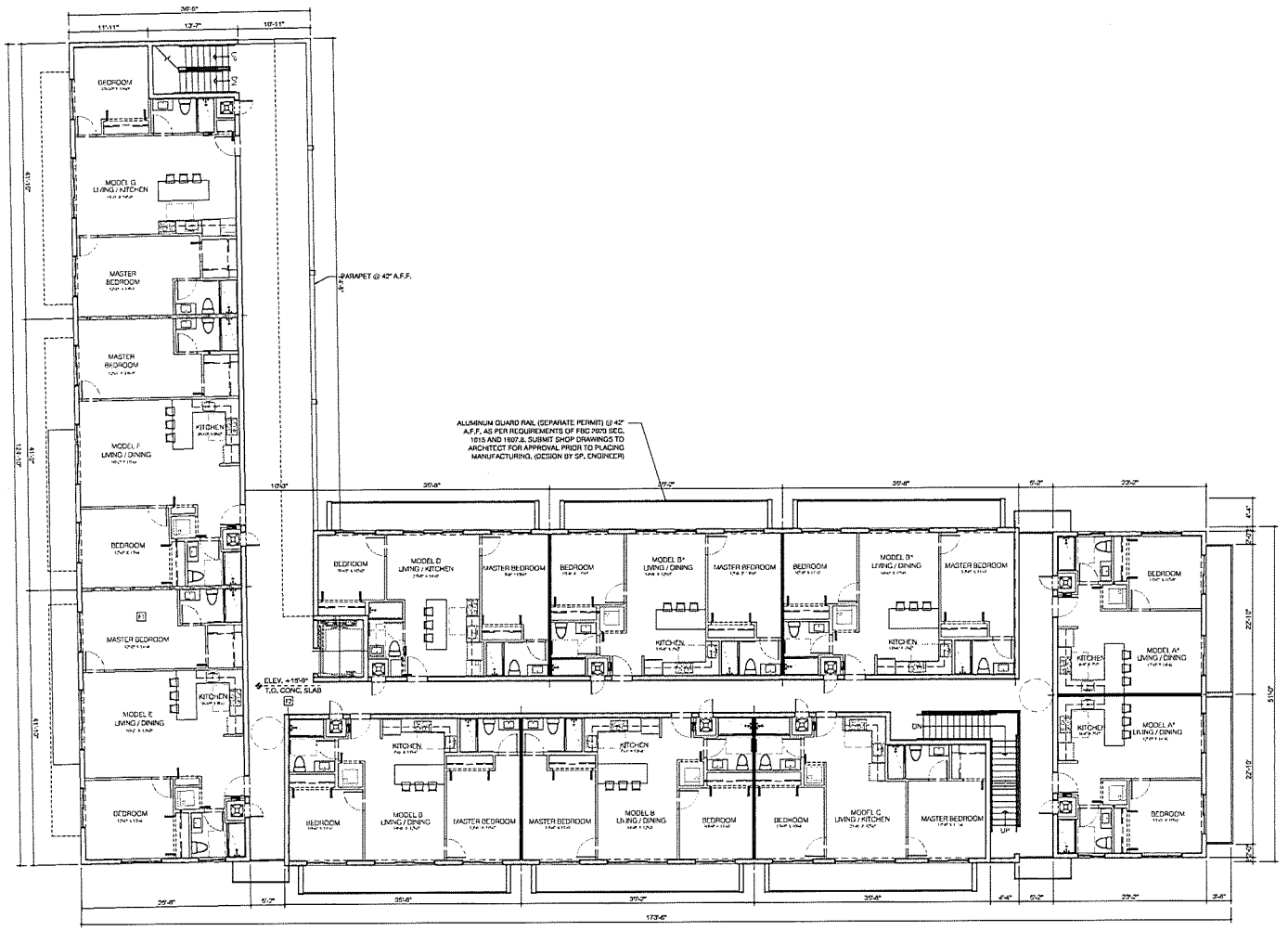
- MASONRY WALL, REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED AND PAINTED.
- INDICATES METAL STUDS PARTITION @24" O.C. WITH GYPSUM BOARD FINISH EACH SIDE.
- INDICATES 6" METAL STUDS PARTITION @24" O.C. WITH 2 SHEETROCK FIRECODE X PANEL FINISH EACH SIDE AND SOUND INSULATION (U419 - FR-1HR)

NOTE:

1. REFER TO UNIT PLAN A-204 FOR INTERIOR DIMENSIONS AND DETAILS.
2. REFER TO ELEVATIONS FOR FINISH EXTERIOR WALL.
3. WINDOW LOCATIONS SHALL BE VERIFIED WITH BUILDING ELEVATIONS TO ENSURE PROPER PLACEMENT, NOTIFY ARCHITECT OF ANY CONFLICTS.
4. 42" HIGHT A.F.F. ALUMINUM GUARD RAIL TO MEET THE REQUIREMENTS OF FBC 2023 SEC. 1015 AND 1607.8, SUBMIT SHOP DWGS PRIOR TO ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING.
5. EXTERIOR WATERPROOFED SLAB CONCRETE PROVIDE A NON-SLIP REPELLENT SEALER OVER TOPPING.
6. SIGN SHALL BE POSTED THAT WILL WARN HANDICAPPED-EQUIPPED VAN OPERATORS OF HEIGHT LIMITATIONS SO THEY WILL NOT PASS BEYOND A POINT WHERE THE VAN CANNOT BE MANEUVERED.
7. PROVIDE SIGN AT GROUND 135th STREET ENTRANCE INDICATING VERTICAL CLEARANCE (MAXIMUM 14'-0") AND LOCATION VAN-ACCESSIBLE PARKING:
   A. FEATURES: BLACK ON WHITE WITH 1-1/2" LETTERS TO COMPLY WITH DADE COUNTY REGULATIONS.
   B. MINIMUM VERTICAL CLEARENCE OF 8'-2" SHALL BE MAINTAINED THROUGHOUT FIRST LEVEL, INCLUDING STRUCTURAL, MECHANICS, PLUMBING OR FIRE SAFETY COMPONENTS.
8. REFER DETAILS FOR FIRE RATED PENETRATIONS ON PLUMBING SHEET.
9. PROVIDE 1-HR REQUIRED SEPARATION OF BUSINESS VS RESIDENTIAL (FBC TABLE 508.4):

FBC TABLE 722.2.1.1: CONCRETE TYPE	MIN. SLAB THICKN. REQ.	MIN. SLAB THICKN. PROVIDE
NORMAL WLIGHT CONCRETE 3000 PSI	1-HRE 3.5"	8"

10. REFER TO STAIR & ELEVATOR PLANS ON SHEET A-701 TO A-704.
11. REFER BATH DETAILS ON SHEET A-601 TO A-603.
12. KITCHEN CABINETS, FIXTURES, AND APPLIANCES ARE REQUIRED IN ALL UNITS, PROVIDE ROUGH-IN, SEE PLUMBING AND ELECTRICAL PLANS FOR DETAILS.
13. KITCHEN AT MODEL A* & D* (1st LEVEL) COMPLY W/ ROOMS WITH COMMUNICATION FEATURES REQUIREMENTS, AS PER FBC-A 2023 8th EDITION / TABLE 224.4 GUEST ROOM W/COMMUNICATION FEATURES.
14. STOCK SHELVING MAX. SELF-STORAGE HEIGHT: 7'-0", PROVIDE MARKING AT 7'-0" ALONG PERIMETER WALL TO SHOW MAXIMUM HEIGHT STORAGE, TYP. AT ALL STORAGE SPACES.



BUILDING TYPE MU
2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"

RAMOSMARTINEZarchitects
MIAMI
NEW YORK

ALEXANDRIA GARDENS
FOR
VS, ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR
Hadonne
SEAL:

CIVIL ENGINEER
SKG Engineering, Inc.

ARCHITECT
HUMBERTO RAMOS
AR 0017427

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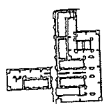
KEY PLAN:



COMM. NO.:	NO.	REVISION:	DATE:
DATE:			
DRAWN BY:			

CONTENT: BUILDING TYPE MU
FLOOR PLAN

SHEET NUMBER:
A-202

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 2244
DATE: JAN 19
BY: GONGO

WALL LEGEND (SEE SHEET A-501 WALL DETAIL)

- MASONRY WALL, REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING
- INTERIOR SURFACE TO BE STUCCOED AND/OR GYPSUM WALL BOARD OVER FOIL INSULATION (MIN. 4.1) BETWEEN FURRING STRIPS AT 16" O.C. ON THE INTERIOR UNLESS OTHERWISE NOTED.
- POURED CONCRETE WALL / COLUMN, REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED. REFER TO FLOOR PLAN FOR INTERIOR SURFACE.
- INDICATES METAL STUDS PARTITION w/24" O.C. WITH GYPSUM BOARD FINISH EACH SIDE.
- INDICATES 6" METAL STUDS PARTITION w/24" O.C. WITH 2 SHEETROCK FIRECODE X PANEL FINISH EACH SIDE AND SOUND INSULATION (UL419 - FR-1HR)

NOTE:

1. REFER TO UNIT PLAN A-204 FOR INTERIOR DIMENSIONS AND DETAILS.
2. REFER TO ELEVATIONS FOR FINISH EXTERIOR WALL.
3. WINDOW LOCATIONS SHALL BE VERIFIED WITH BUILDING ELEVATIONS TO ENSURE PROPER PLACEMENT, NOTIFY ARCHITECT OF ANY CONFLICTS.
4. 42" HIGHT A.F.F., ALUMINUM GUARD RAIL TO MEET THE REQUIREMENTS OF FBC 2023 SEC. 1015 AND 1607.8. SUBMIT SHOP DWGS PRIOR TO ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING.
5. EXTERIOR WATERPROOFED SLAB CONCRETE PROVIDE A NON-SLIP REPELLENT SEALER OVER TOPPING.
6. SIGN SHALL BE POSTED THAT WILL WARN HANDICAPPED-EQUIPPED VAN OPERATORS OF HEIGHT LIMITATIONS SO THEY WILL NOT PASS BEYOND A POINT WHERE THE VAN CANNOT BE MANEUVERED.
7. PROVIDE SIGN AT GROUND 135th STREET ENTRANCE INDICATING VERTICAL CLEARANCE (MAXIMUM 14'-0") AND LOCATION VAN-ACCESSIBLE PARKING.
   A. FEATURES: BLACK ON WHITE WITH 1-1/2" LETTERS TO COMPLY WITH DADE COUNTY REGULATIONS.
   B. MINIMUM VERTICAL CLEARENCE OF 8'-0" SHALL BE MAINTAINED THROUGHOUT FIRST LEVEL, INCLUDING STRUCTURAL, MECHANICS, PLUMBING OR FIRE SAFETY COMPONENTS.
8. REFER DETAILS FOR FIRE RATED PENETRATIONS ON PLUMBING SHEET.
9. PROVIDE 1-HR REQUIRED SEPARATION OF BUSINESS VS RESIDENTIAL (FBC TABLE 506.4):

FBC TABLE 722.2.1.1: CONCRETE TYPE	MIN. SLAB THICKN. REQ.	MIN. SLAB THICKN. PROVIDE
NORMAL WEIGHT CONCRETE 3000 PSI	1-HRE 3.5"	8"

10. REFER TO STAIR & ELEVATOR PLANS ON SHEET A-701 TO A-704.
11. REFER BATH DETAILS ON SHEET A-601 TO A-603.
12. KITCHEN CABINETS, FIXTURES, AND APPLIANCES ARE REQUIRED IN ALL UNITS. PROVIDE ROUGH-IN, SEE PLUMBING AND ELECTRICAL PLANS FOR DETAILS.
13. KITCHEN AT MODEL A* & B* (1st LEVEL) COMPLY W/ ROOMS WITH COMMUNICATION FEATURES REQUIREMENTS, AS PER FBC-A 2023 8th EDITION / TABLE 224.4 GUEST ROOM W/COMMUNICATION FEATURES.
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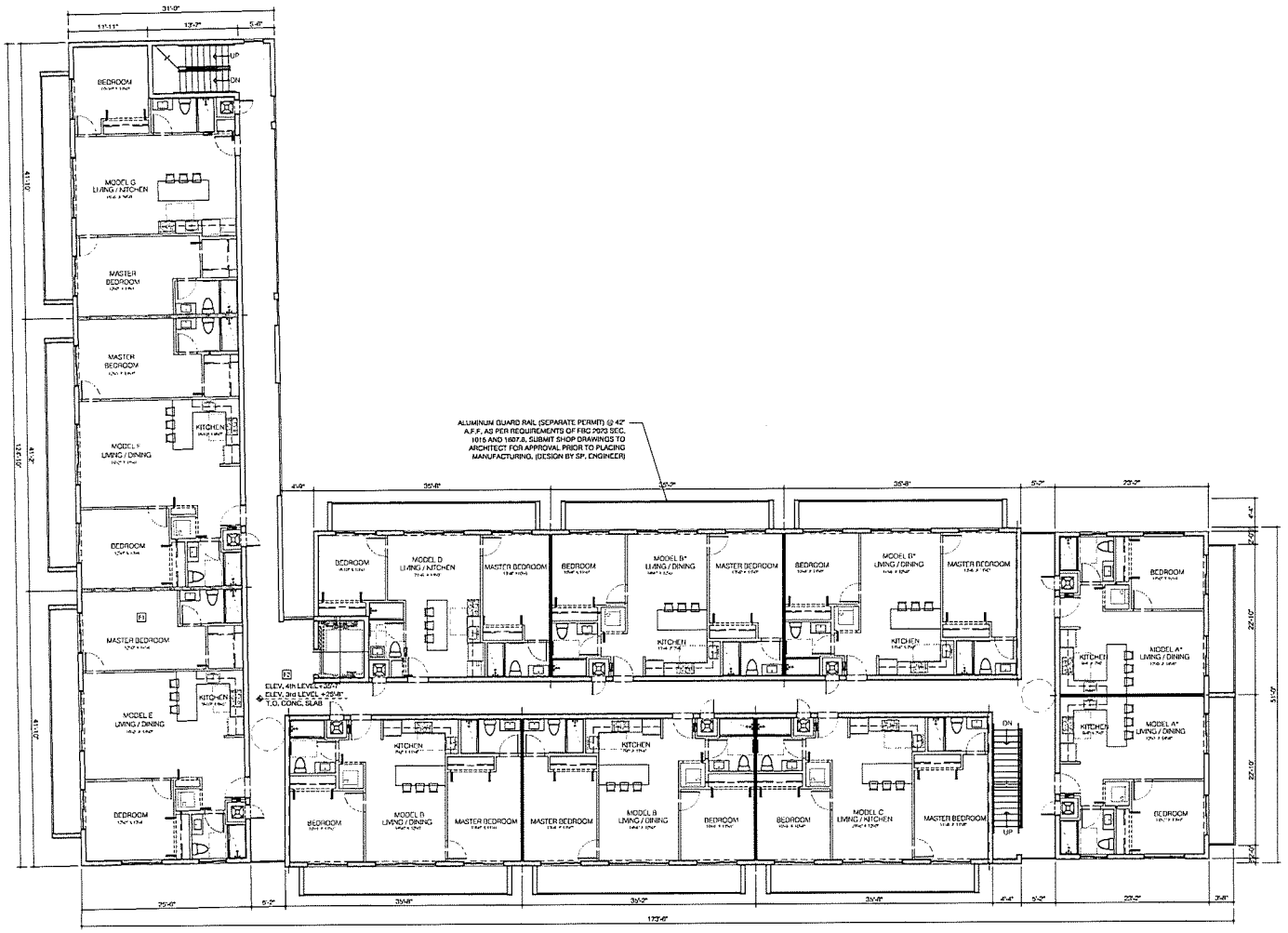

BUILDING TYPE MU
3rd & 4th FLOOR PLAN
SCALE: 1/8" = 1'-0"

RAMOSMARTINEZarchitects
MIAMI NEW YORK

ALEXANDRIA GARDENS
FOR
VS, ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR SEAL:
Hiddonna
CIVIL ENGINEER
SEI's Lighthearing, Inc.

ARCHITECT
HUMBERTO RAMOS
ARCHITECT

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KEY PLAN

COMM. NO.	22 158	NO	REVISION	DATE
DATE	July, 2023			
DRAWN BY				

CONTENT BUILDING TYPE MU
FLOOR PLAN

SHEET NUMBER:
A-203

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 2024-xxxx
DATE: JAN 19 2024
BY: GONGOL

WALL LEGEND (SEE SHEET A-501 WALL DETAIL)

- MASONRY WALL, REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED AND PAINTED
- METAL STUDS PARTITION W/ GYPSUM BOARD OVER FOIL INSULATION (MIN. 4.0) BETWEEN FURRING STRIPS AT 16" O.C. ON THE INTERIOR UNLESS OTHERWISE NOTED.
- POURED CONCRETE WALL / COLUMN. REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED. REFER TO FLOOR PLAN FOR INTERIOR SURFACE.
- INDICATES METAL STUDS PARTITION W/24" O.C. WITH GYPSUM BOARD FINISH EACH SIDE.
- INDICATES 6" METAL STUDS PARTITION W/24" O.C. WITH ½" SHEETROCK FIRECODE X PANEL FINISH EACH SIDE AND SOUND INSULATION (U419 - FBI-INR)

NOTE:

1. REFER TO UNIT PLAN A-204 FOR INTERIOR DIMENSIONS AND DETAILS.
2. REFER TO ELEVATIONS FOR FINISH EXTERIOR WALL.
3. WINDOW LOCATIONS SHALL BE VERIFIED WITH BUILDING ELEVATIONS TO ENSURE PROPER PLACEMENT. NOTIFY ARCHITECT OF ANY CONFLICTS.
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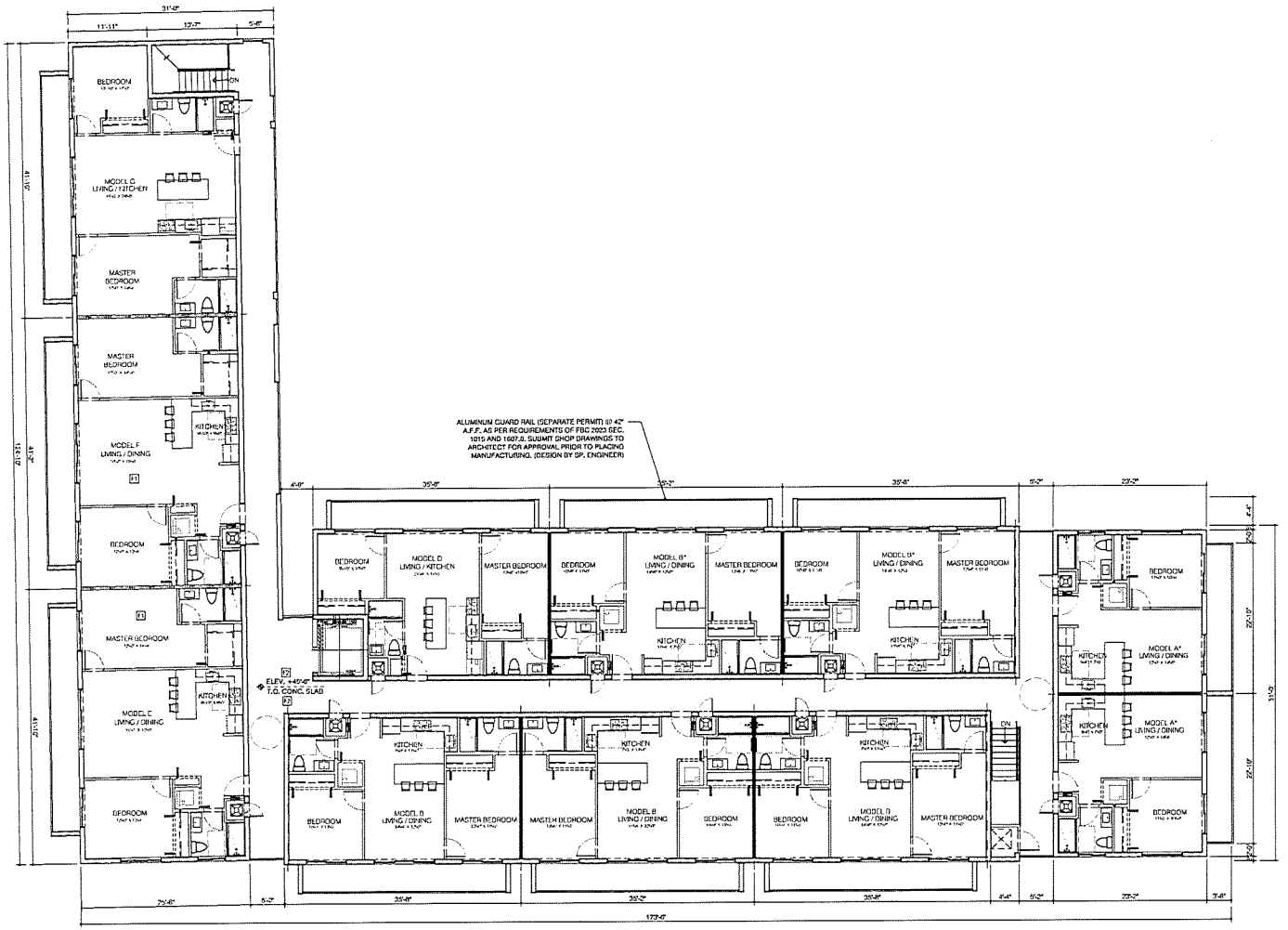
5. EXTERIOR WATERPROOFED SLAB CONCRETE PROVIDE A NON-SLIP REPELLENT SEALER OVER TOPPING.
6. SIGN SHALL BE POSTED THAT WILL WARN HANDICAPPED-EQUIPPED VAN OPERATORS OF HEIGHT LIMITATIONS SO THEY WILL NOT PASS BEYOND A POINT WHERE THE VAN CANNOT BE MANEUVERED.
7. PROVIDE SIGN AT GROUND 125th STREET ENTRANCE INDICATING VERTICAL CLEARANCE (MAXIMUM 14'-0") AND LOCATION VAN-ACCESSIBLE PARKING.
   A. FEATURES: BLACK ON WHITE WITH 1-1/2" LETTERS TO COMPLY WITH DADE COUNTY REGULATIONS.
   B. MINIMUM VERTICAL CLEARENCE OF 8'-2" SHALL BE MAINTAINED THROUGHOUT FIRST LEVEL, INCLUDING STRUCTURAL, MECHANICS, PLUMBING OR FIRE SAFETY COMPONENTS.
8. REFER DETAILS FOR FIRE RATED PENETRATIONS ON PLUMBING SHEET.
9. PROVIDE 1-HR REQUIRED SEPARATION OF BUSINESS VS RESIDENTIAL (FBC TABLE 508.4):

FBC TABLE 722.2.1.1: CONCRETE TYPE	MIN. SLAB THICKN. REQ.	MIN. SLAB THICKN. PROVIDE
NORMAL WEIGHT CONCRETE 3000 PSI	1-HRE 3.5"	6"

10. REFER TO STAIR & ELEVATOR PLANS ON SHEET A-701 TO A-704.
11. REFER BATH DETAILS ON SHEET A-601 TO A-603.
12. KITCHEN CABINETS, FIXTURES, AND APPLIANCES ARE REQUIRED IN ALL UNITS. PROVIDE ROUGH-IN, SEE PLUMBING AND ELECTRICAL PLANS FOR DETAILS.
13. KITCHEN AT MODEL A* & B* (1st LEVEL) COMPLY W/ ROOMS WITH COMMUNICATION FEATURES REQUIREMENTS, AS PER FBC-A 2023 8th EDITION / TABLE 224.4 GUEST ROOM W/COMMUNICATION FEATURES.
14. STOCK SHELVING MAX. SELF-STORAGE HEIGHT: 7'-0". PROVIDE MARKING AT 7'-0" ALONG PERIMETER WALL TO SHOW MAXIMUM HEIGHT STORAGE, TYP. AT ALL STORAGE SPACES.



BUILDING TYPE MU
5th FLOOR PLAN
SCALE: 1/8" = 1'-0"

RAMOSMARTINEZarchitects
MIAMI
NEW YORK

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR: Hadonno — SEAL:
CIVIL ENGINEER: SHS ENGINEERING, INC.

ARCHITECT: HUMBERTO RAMOS AR 0010531

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KEY PLAN:

COMM. NO.:	20-154	NO:	REVISION:	DATE:
DATE:	JAN. 2024			
DRAWN BY:				

CONTENT: BUILDING TYPE MU FLOOR PLAN

SHEET NUMBER: A-204

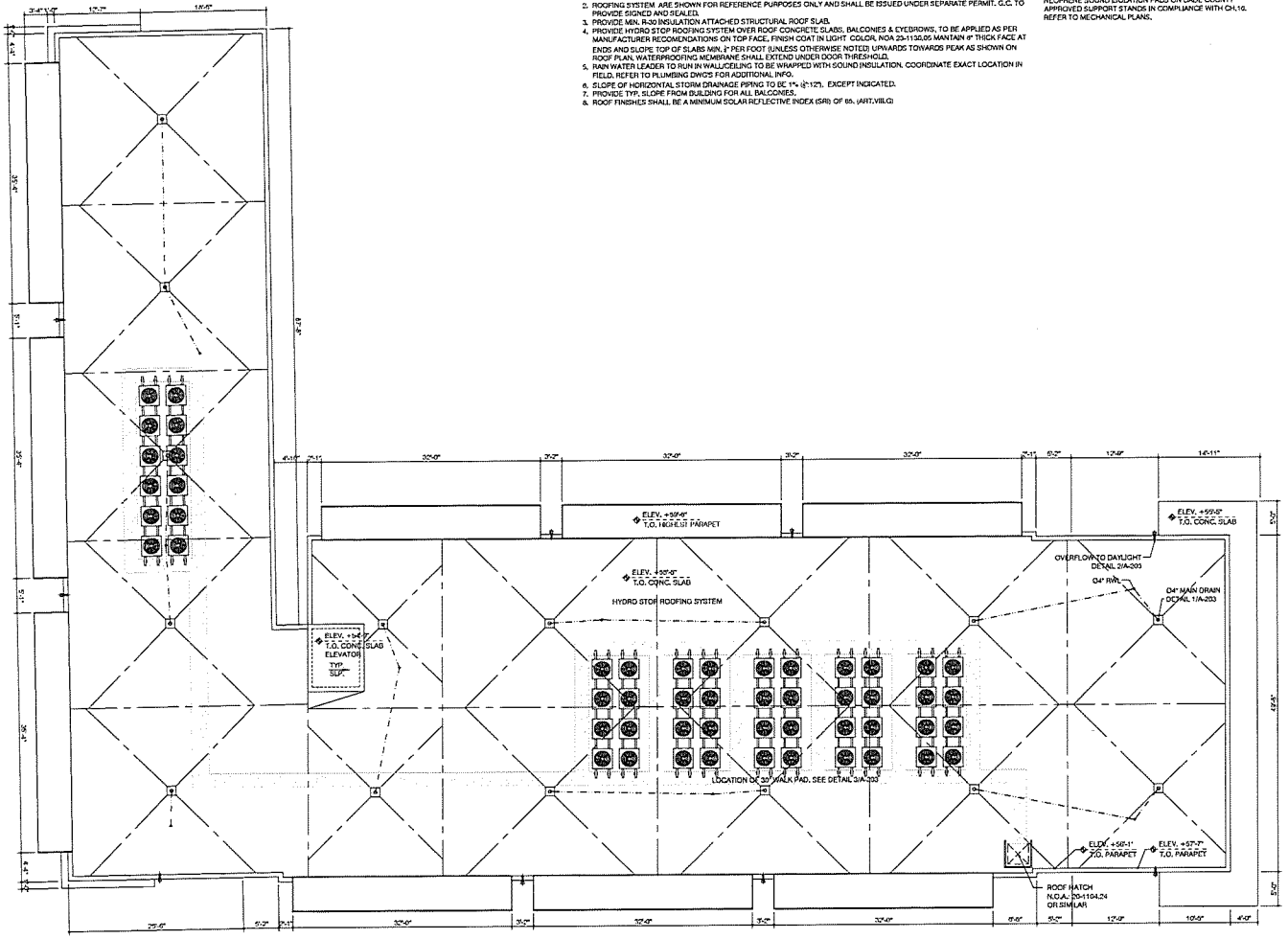
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-231
DATE: JAN 13 2025
BY: GONGOL

SLOPES & INSULATIONS

1. FLOOR DRAIN SLOPE SURROUNDING SLAB OR TAPERED INSULATIONS TOWARDS DRAIN AT MIN. 1/4" PER FOOT.
2. ROOFING SYSTEM ARE SHOWN FOR REFERENCE PURPOSES ONLY AND SHALL BE ISSUED UNDER SEPARATE PERMIT. G.C. TO PROVIDE SIGNED AND SEALED.
3. PROVIDE MIN. R-30 INSULATION ATTACHED STRUCTURAL ROOF SLAB.
4. PROVIDE HYDRO STOP ROOFING SYSTEM OVER ROOF CONCRETE SLABS, BALCONIES & EYEBROWS, TO BE APPLIED AS PER MANUFACTURER RECOMENDATIONS ON TOP FACE, FINISH COAT IN LIGHT COLOR, NOA 23-1130.05 MANTAIN 4" THICK FACE AT ENDS AND SLOPE TOP OF SLABS MIN. ¼" PER FOOT (UNLESS OTHERWISE NOTED) UPWARDS TOWARDS PEAK AS SHOWN ON ROOF PLAN. WATERPROOFING MEMBRANE SHALL EXTEND UNDER DOOR THRESHOLD.
5. RAIN WATER LEADER TO RUN IN WALL/CEILING TO BE WRAPPED WITH SOUND INSULATION. COORDINATE EXACT LOCATION IN FIELD. REFER TO PLUMBING DWGS FOR ADDITIONAL INFO.
6. SLOPE OF HORIZONTAL STORM DRAINAGE PIPING TO BE 1% @ 1/8", EXCEPT INDICATED.
7. PROVIDE TYP. SLOPE FROM BUILDING FOR ALL BALCONIES.
8. ROOF FINISHES SHALL BE A MINIMUM SOLAR REFLECTIVE INDEX (SRI) OF 65. (ART.VIII.C)

ROOF MOUNTED EQUIPMENT HEIGHT REQUIREMENTS:

RHEEM MECHANICAL CONDENSING UNITS MOUNTED OVER NEOPRENE SOUND ISOLATION PADS ON DADE COUNTY APPROVED SUPPORT STANDS IN COMPLIANCE WITH CH.16. REFER TO MECHANICAL PLANS.



BUILDING TYPE MU
ROOF PLAN
SCALE: 1/8" = 1'-0"

RAMOSMARTINEZarchitects
MIAMI
NEW YORK
SURVEYOR:
SEAL:
CIVIL ENGINEER:
SMS Engineering, Inc.
ARCHITECT:
HUMBERTO RAMOS

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS, LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

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KEY PLAN:

COMM. NO.:	20-158	NO:	REVISION:	DATE:
DATE:	July, 2021			
DRAWN BY:				

CONTENT: *BUILDING TYPE MU*
FLOOR PLAN

SHEET NUMBER:
A-205

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 22-9000
DATE: JAN [illegible]
BY: GONGON

WALL LEGEND (SEE SHEET A-601 WALL DETAIL)

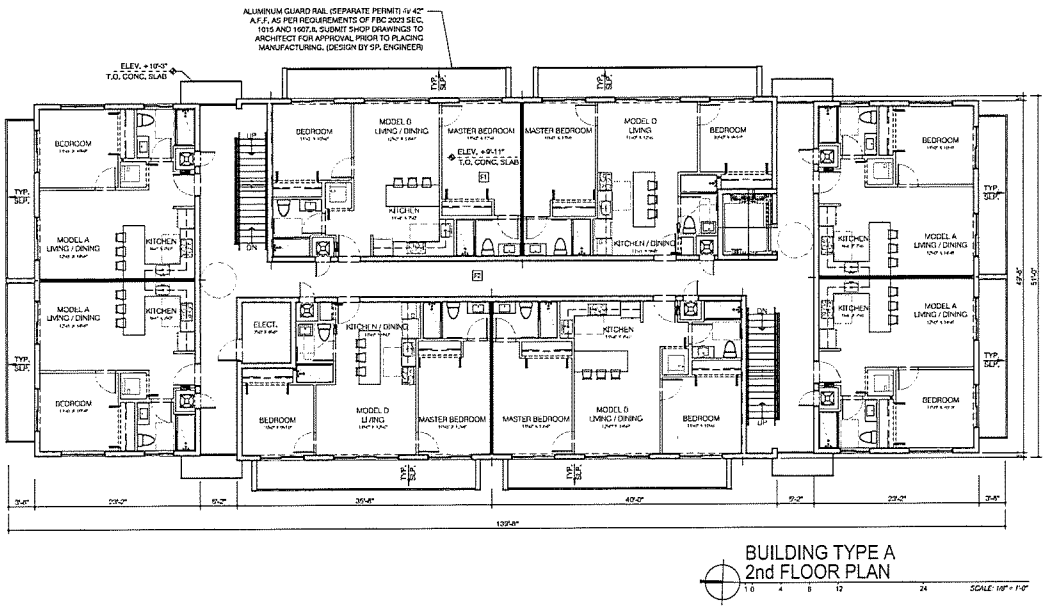
- MASONRY WALL, REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED AND/ OR ALUMINUM WALL BOARD OVER FOIL INSULATION
- MIN. 4.11 BETWEEN FURRING STRIPS AT 16" O.C. ON THE INTERIOR UNLESS OTHERWISE NOTED.
- POURED CONCRETE WALL / COLUMN, REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED. REFER TO FLOOR PLAN FOR INTERIOR SURFACE.
- INDICATES METAL STUDS PARTITION @24" O.C. WITH GYPSUM BOARD FINISH EACH SIDE.
- INDICATES 6" METAL STUDS PARTITION @24" O.C. WITH ⅝" SHEETROCK FIRECODE X PANEL FINISH EACH SIDE AND SOUND INSULATION (U419 - FIS-1HR)

NOTE:

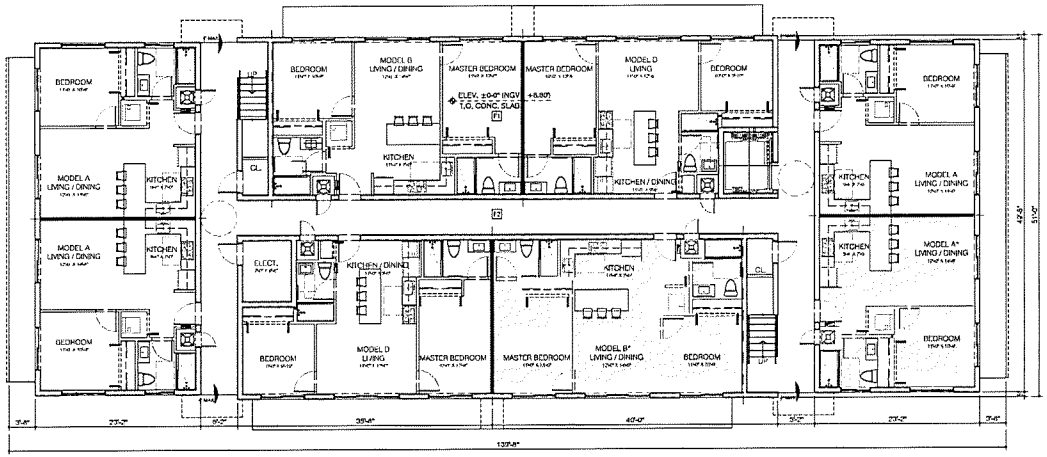
1. REFER TO UNIT PLAN A-204 FOR INTERIOR DIMENSIONS AND DETAILS.
2. REFER TO ELEVATIONS FOR FINISH EXTERIOR WALL.
3. WINDOW LOCATIONS SHALL BE VERIFIED WITH BUILDING ELEVATIONS TO ENSURE PROPER PLACEMENT. NOTIFY ARCHITECT OF ANY CONFLICTS.
4. 42" HIGHT A.F.F. ALUMINUM GUARD RAIL TO MEET THE REQUIREMENTS OF FBC 2023 SEC. 1015 AND 1607.8. SUBMIT SHOP DWGS PRIOR TO ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING.
5. EXTERIOR WATERPROOFED SLAB CONCRETE PROVIDE A NON-SLIP REPELLENT SEALER OVER TOPPING.
6. SIGN SHALL BE POSTED THAT WILL WARN HANDICAPPED-EQUIPPED VAN OPERATORS OF HEIGHT LIMITATIONS SO THEY WILL NOT PASS BEYOND A POINT WHERE THE VAN CANNOT BE MANEUVERED.
7. PROVIDE SIGN AT GROUND 135th STREET ENTRANCE INDICATING VERTICAL CLEARANCE (MAXIMUM 14'-0") AND LOCATION VAN-ACCESSIBLE PARKING.
   A. FEATURES: BLACK ON WHITE WITH 1-1/2" LETTERS TO COMPLY WITH DADE COUNTY REGULATIONS.
   B. MINIMUM VERTICAL CLEARENCE OF 8'-2" SHALL BE MAINTAINED THROUGHOUT FIRST LEVEL, INCLUDING STRUCTURAL, MECHANICS, PLUMBING OR FIRE SAFETY COMPONENTS.
8. REFER DETAILS FOR FIRE RATED PENETRATIONS ON PLUMBING SHEET.
9. PROVIDE 1-HR REQUIRED SEPARATION OF BUSINESS VS RESIDENTIAL IFBC TABLE 508.4):

FBC TABLE 722.2.1.1: CONCRETE TYPE	MIN. SLAB THICKN. REQ.	MIN. SLAB THICKN. PROVIDE
NORMAL WEIGHT CONCRETE 3000 PSI	1-HR: 3.5"	6"

10. REFER TO STAIR & ELEVATOR PLANS ON SHEET A-701 TO A-704.
11. REFER BATH DETAILS ON SHEET A-601 TO A-603.
12. KITCHEN CABINETS, FIXTURES, AND APPLIANCES ARE REQUIRED IN ALL UNITS. PROVIDE ROUGH-IN. SEE PLUMBING AND ELECTRICAL PLANS FOR DETAILS.
13. KITCHEN AT MODEL A* & D* (1st LEVEL) COMPLY W/ ROOMS WITH COMMUNICATION FEATURES REQUIREMENTS, AS PER FBC-A 2023 8th EDITION / TABLE 224.4 GUEST ROOM W/COMMUNICATION FEATURES.
14. STOCK SHELVING MAX. SELF-STORAGE HEIGHT: 7'-0". PROVIDE MARKING AT 7'-0" ALONG PERIMETER WALL TO SHOW MAXIMUM HEIGHT STORAGE. TYP. AT ALL STORAGE SPACES.



BUILDING TYPE A
2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"



INDICATE BATHROOM AT UNITS MODEL A* & B* (1st LEVEL) TO COMPLY W/ FBC-A 2023 8th EDITION / TABLE 224.4 GUEST ROOM W/COMMUNICATION FEATURES AND FHA REQUIREMENT 7 / SPECIFICATION B.

BUILDING TYPE A
1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

RAMOSMARTINEZarchitects
MIAMI
NEW YORK

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR — SEAL
Hadonne

CIVIL ENGINEER
SRS Engineering, Inc.

SIGNED BY
HUMBERTO RAMOS
(ARCHITECT)

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KEY PLAN

COMM. NO.: 21-159 NO: REVISION: DATE:
DATE: JAN. 2023
DRAWN BY:
CONTENT: *BUILDING TYPE A FLOOR PLAN*

SHEET NUMBER:
A-206

RECEIVED
MIAMI-DADE COUNTY
PROCESS NUMBER 24-0000
DATE: JAN
BY: GONGO

WALL LEGEND (SEE SHEET A-601 WALL DETAIL)

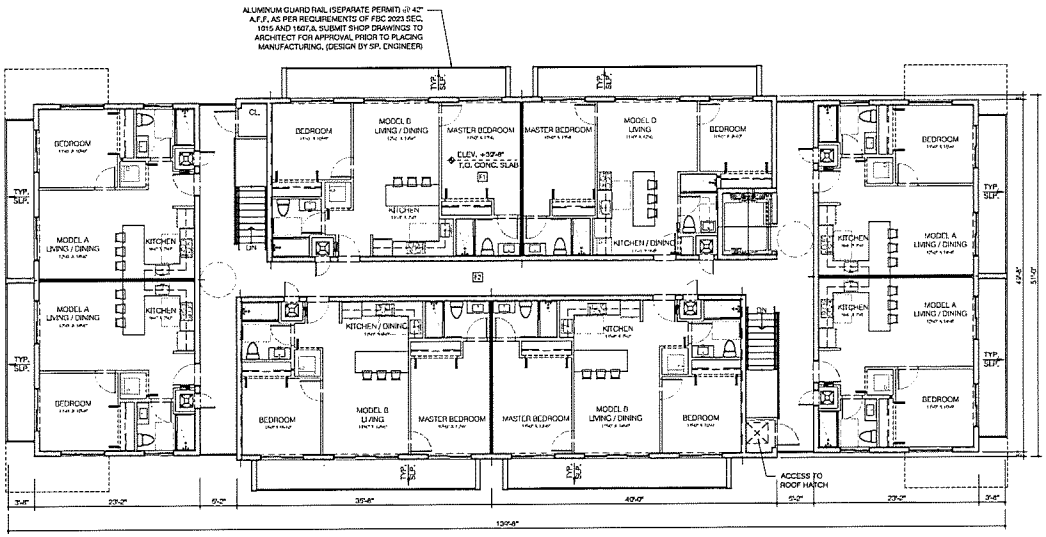
- POURED CONCRETE WALL / COLUMN, REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED AND PAINTED. REFER TO FLOOR PLAN FOR INTERIOR SURFACE.
- CMU MASONRY WALL, REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED AND PAINTED. REFER TO FLOOR PLAN FOR INTERIOR SURFACE.
- INDICATES METAL STUDS PARTITION @ 24" O.C. WITH GYPSUM BOARD FINISH EACH SIDE.
- INDICATES 6" METAL STUDS PARTITION @ 24" O.C. WITH ⅝" SHEETROCK FIRECODE X PANEL FINISH EACH SIDE AND SOUND INSULATION (U419 - FRI-HR)

NOTE:

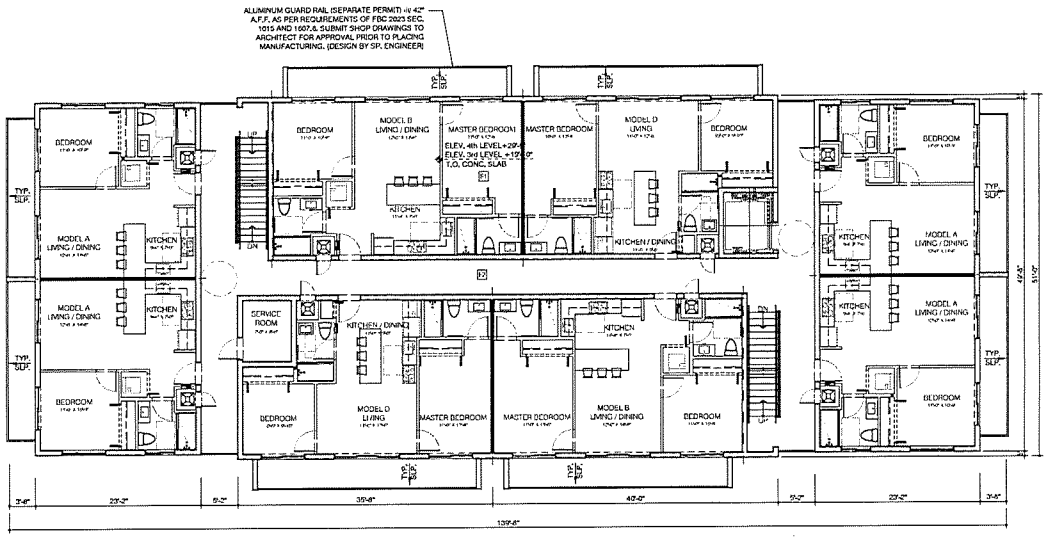
1. REFER TO UNIT PLAN A-204 FOR INTERIOR DIMENSIONS AND DETAILS.
2. REFER TO ELEVATIONS FOR FINISH EXTERIOR WALL.
3. WINDOW LOCATIONS SHALL BE VERIFIED WITH BUILDING ELEVATIONS TO ENSURE PROPER PLACEMENT. NOTIFY ARCHITECT OF ANY CONFLICTS.
4. 42" HIGHT A.F.F. ALUMINUM GUARD RAIL TO MEET THE REQUIREMENTS OF FBC 2023 SEC. 1015 AND 1607.8. SUBMIT SHOP DWGS PRIOR TO ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING.
5. EXTERIOR WATERPROOFED SLAB CONCRETE PROVIDE A NON-SLIP REPELLENT SEALER OVER TOPPING.
6. SIGN SHALL BE POSTED THAT WILL WARN HANDICAPPED/EQUIPPED VAN OPERATORS OF HEIGHT LIMITATIONS SO THEY WILL NOT PASS BEYOND A POINT WHERE THE VAN CANNOT BE MANEUVERED.
7. PROVIDE SIGN AT GROUND 135th STREET ENTRANCE INDICATING VERTICAL CLEARANCE (MAXIMUM 14'-0") AND LOCATION VAN-ACCESSIBLE PARKING.
   A. FEATURES: BLACK ON WHITE WITH 1-1/2" LETTERS TO COMPLY WITH DADE COUNTY REGULATIONS.
   B. MINIMUM VERTICAL CLEARANCE OF 8'-2" SHALL BE MAINTAINED THROUGHOUT FIRST LEVEL, INCLUDING STRUCTURAL, MECHANICS, PLUMBING OR FIRE SAFETY COMPONENTS.
8. REFER DETAILS FOR FIRE RATED PENETRATIONS ON PLUMBING SHEET.
9. PROVIDE 1-HR REQUIRED SEPARATION OF BUSINESS VS RESIDENTIAL (FBC TABLE 508.4):

FBC TABLE 722.2.1.1: CONCRETE TYPE	MIN. SLAB THICKN. REQ.	MIN. SLAB THICKN. PROVIDE
NOMINAL WEIGHT CONCRETE 3000 PSI	1-HR: 3.5"	6"

10. REFER TO STAIR & ELEVATOR PLANS ON SHEET A-701 TO A-704.
11. REFER BATH DETAILS ON SHEET A-901 TO A-903.
12. KITCHEN CABINETS, FIXTURES, AND APPLIANCES ARE REQUIRED IN ALL UNITS. PROVIDE ROUGH-IN, SEE PLUMBING AND ELECTRICAL PLANS FOR DETAILS.
13. KITCHEN AT MODEL A* & D* (1st LEVEL) COMPLY W/ ROOMS WITH COMMUNICATION FEATURES REQUIREMENTS. AS PER FBC-A 2023 6th EDITION / TABLE 224.4 GUEST ROOM W/COMMUNICATION FEATURES.
14. STOCK SHELVING MAX. SELF-STORAGE HEIGHT: 7'-0". PROVIDE MARKING AT 7'-0" ALONG PERIMETER WALL TO SHOW MAXIMUM HEIGHT STORAGE, TYP. AT ALL STORAGE SPACES.



BUILDING TYPE A
5th FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING TYPE A
3rd & 4th FLOOR PLAN
SCALE: 1/8" = 1'-0"

RAMOSMARTINEZarchitects
MIAMI
NEW YORK

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR — SEAL
Hiadonno
CIVIL ENGINEER
SPS Engineering, Inc.

ARCHITECT
HUMBERTO RAMOS
AR 0011512

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KEY PLAN

COMM. NO. — NO. — REVISION: — DATE:
DATE: JAN. 2023
DRAWN BY:
CONTENT: *BUILDING TYPE A FLOOR PLAN*

SHEET NUMBER: A-207

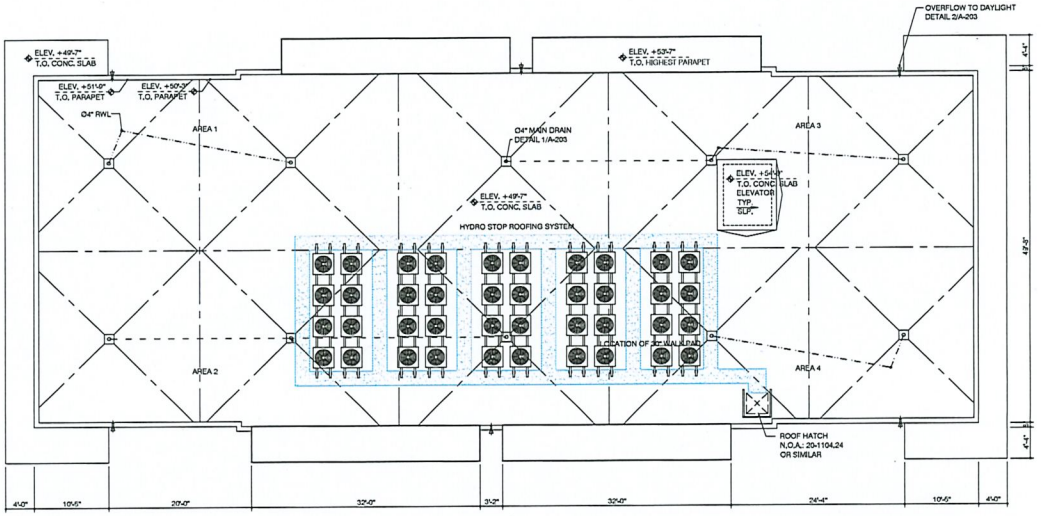
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-231
DATE: JAN 13 2025
BY: GONGOL

SLOPES & INSULATIONS

1. FLOOR DRAIN SLOPE SURROUNDING SLAB OR TAPERED INSULATIONS TOWARDS DRAIN AT MIN. 1/4" PER FOOT.
2. ROOFING SYSTEM ARE SHOWN FOR REFERENCE PURPOSES ONLY AND SHALL BE ISSUED UNDER SEPARATE PERMIT. G.C. TO PROVIDE SIGNED AND SEALED.
3. PROVIDE MIN. R-30 INSULATION ATTACHED STRUCTURAL ROOF SLAB.
4. PROVIDE HYDRO STOP ROOFING SYSTEM OVER ROOF CONCRETE SLABS, BALCONIES & EYEBROWS, TO BE APPLIED AS PER MANUFACTURER RECOMENDATIONS ON TOP FACE, FINISH COAT IN LIGHT COLOR, NOA 23-1130.05 MANTAIN 6" THICK FACE AT ENDS AND SLOPE TOP OF SLABS MIN. ¼" PER FOOT (UNLESS OTHERWISE NOTED) UPWARDS TOWARDS PEAK AS SHOWN ON ROOF PLAN, WATERPROOFING MEMBRANE SHALL EXTEND UNDER DOOR THRESHOLD.
5. RAIN WATER LEADER TO RUN IN WALL/CEILING TO BE WRAPPED WITH SOUND INSULATION, COORDINATE EXACT LOCATION IN FIELD. REFER TO PLUMBING DWGS FOR ADDITIONAL INFO.
6. SLOPE OF HORIZONTAL STORM DRAINAGE PIPING TO BE 1% (⅛":12"), EXCEPT INDICATED.
7. PROVIDE TYP. SLOPE FROM BUILDING FOR ALL BALCONIES.
8. ROOF FINISHES SHALL BE A MINIMUM SOLAR REFLECTIVE INDEX (SRI) OF 65. (ART.VIII.G)

ROOF MOUNTED EQUIPMENT HEIGHT REQUIREMENTS:

RHEEM MECHANICAL CONDENSING UNITS MOUNTED OVER NEOPRENE SOUND ISOLATION PADS ON DADE COUNTY APPROVED SUPPORT STANDS IN COMPLIANCE WITH CH.16. REFER TO MECHANICAL PLANS.



BUILDING TYPE A
ROOF PLAN

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

RAMOS*MARTINEZ*architects

MIAMI
815 W. FLAGLER ST.
SUITE 200
MIAMI, FL 33130

NEW YORK
11 ERIE STREET
2 ALLEN STREET
JERSEY CITY, NJ 07302

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR
Hadonne
1695 NW 99th Court, Suite 101
Doral, Florida 33172

CIVIL ENGINEER
SHS Engineering, Inc.
9001 SW 24th Court, Suite 200
Miami, Florida 33155

SEAL:

ARCHITECT
HUMBERTO RAMOS
AR 0017633

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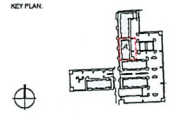
KEY PLAN:



COMM. NO.: 22-158 NO: REVISION: DATE:

DATE: July, 2023

DRAWN BY:

CONTENT: BUILDING TYPE A ROOF PLAN

SHEET NUMBER: A-208

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 2249720
DATE: JAN
BY: GONGO

WALL LEGEND (SEE SHEET A-601 WALL DETAIL)

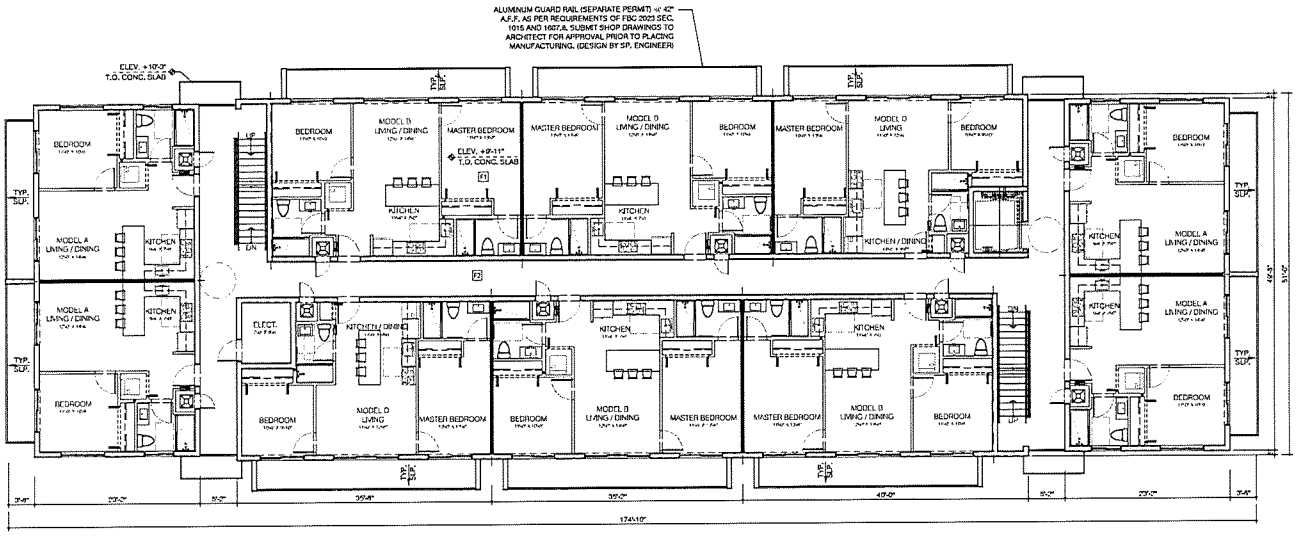
- MASONRY WALL, REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED AND/OR GYPSUM WALL BOARD OVER FOIL INSULATION (MIN. 4.1) BETWEEN FURRING STRIPS AT 16" O.C. ON THE INTERIOR UNLESS OTHERWISE NOTED.
- POURED CONCRETE WALL / COLUMN, REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED, REFER TO FLOOR PLAN FOR INTERIOR SURFACE.
- INDICATES METAL STUDS PARTITION @ 24" O.C. WITH GYPSUM BOARD FINISH EACH SIDE.
- INDICATES 6" METAL STUDS PARTITION @ 24" O.C. WITH 2 SHEETROCK FIRECODE X PANEL FINISH EACH SIDE AND SOUND INSULATION (UL419 - FR-1918)

NOTE:

1. REFER TO UNIT PLAN A-204 FOR INTERIOR DIMENSIONS AND DETAILS.
2. REFER TO ELEVATIONS FOR FINISH EXTERIOR WALL.
3. WINDOW LOCATIONS SHALL BE VERIFIED WITH BUILDING ELEVATIONS TO ENSURE PROPER PLACEMENT, NOTIFY ARCHITECT OF ANY CONFLICTS.
4. 42" HIGHT A.F.F. ALUMINUM GUARD RAIL TO MEET THE REQUIREMENTS OF FBC 2023 SEC. 1015 AND 1607.8. SUBMIT SHOP DWGS PRIOR TO ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING.
5. EXTERIOR WATERPROOFED SLAB CONCRETE. PROVIDE A NON-SLIP REPELLENT SEALER OVER TOPPING.
6. SIGN SHALL BE POSTED THAT WILL WARN HANDICAPPED-EQUIPPED VAN OPERATORS OF HEIGHT LIMITATIONS SO THEY WILL NOT PASS BEYOND A POINT WHERE THE VAN CANNOT BE MANEUVERED.
7. PROVIDE SIGN AT GROUND 135th STREET ENTRANCE INDICATING VERTICAL CLEARANCE (MAXIMUM 14'-0") AND LOCATION VAN-ACCESSIBLE PARKING.
   A. FEATURES: BLACK ON WHITE WITH 1-1/2" LETTERS TO COMPLY WITH DADE COUNTY REGULATIONS.
   B. MINIMUM VERTICAL CLEARENCE OF 8'-2" SHALL BE MAINTAINED THROUGHOUT FIRST LEVEL INCLUDING STRUCTURAL, MECHANICS, PLUMBING OR FIRE SAFETY COMPONENTS.
8. REFER DETAILS FOR FIRE RATED PENETRATIONS ON PLUMBING SHEET.
9. PROVIDE 1-HR REQUIRED SEPARATION OF BUSINESS VS RESIDENTIAL (FBC TABLE 508.4):

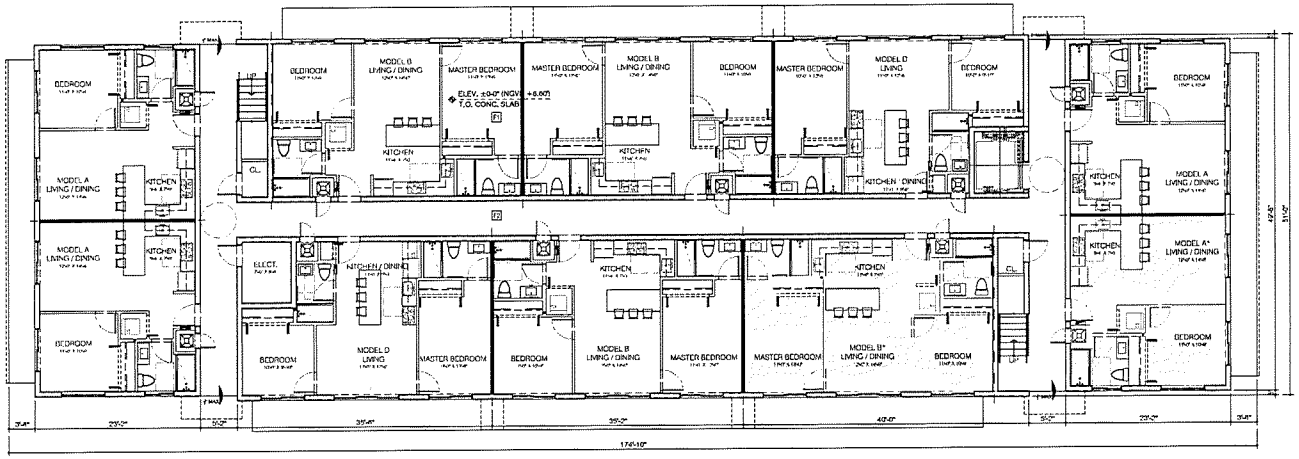
FBC TABLE 722.2.1.1: CONCRETE TYPE	MIN. SLAB THICKN. REQ.	MIN. SLAB THICKN. PROVIDE
NORMAL WEIGHT CONCRETE 3000 PSI	1-HR: 3.5"	6"

10. REFER TO STAIR & ELEVATOR PLANS ON SHEET A-701 TO A-704.
11. REFER BATH DETAILS ON SHEET A-901 TO A-903.
12. KITCHEN CABINETS, FIXTURES, AND APPLIANCES ARE REQUIRED IN ALL UNITS. PROVIDE ROUGH-IN. SEE PLUMBING AND ELECTRICAL PLANS FOR DETAILS.
13. KITCHEN AT MODEL A* & B* (1st LEVEL) COMPLY W/ ROOMS WITH COMMUNICATION FEATURES REQUIREMENTS, AS PER FBC-A 2023 6th EDITION / TABLE 224.4 GUEST ROOM W/COMMUNICATION FEATURES.



BUILDING TYPE B1 & B2
2nd FLOOR PLAN

1/8 4 8 12 24 SCALE: 1/8" = 1'-0"



INDICATE BATHROOM AT UNITS MODEL A* & B* (1st LEVEL) TO COMPLY W/ FBC-A 2023 6th EDITION / TABLE 224.4 GUEST ROOM W/COMMUNICATION FEATURES AND FHA REQUIREMENT 7 / SPECIFICATION B.

BUILDING TYPE B1 & B2
1st FLOOR PLAN

1/8 4 8 12 24 SCALE: 1/8" = 1'-0"

RAMOSMARTINEZarchitects
MIAMI
NEW YORK
WEBSITE: www.rmarq.com
TELEPHONE: 305.447.0414

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR
PERDOMO
SEAL:
CIVIL ENGINEER:
SIGI Engineering, Inc.

ARCHITECT:
HUMBERTO RAMOS
AR 0011203

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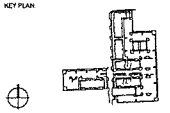
KEY PLAN:



COMM. NO.: 20-154 NO. REVISION: DATE:
DATE: July, 2023
DRAWN BY:
CONTENT: BUILDING TYPE B FLOOR PLAN

SHEET NUMBER: A-209

RECEIVED
MIAMI-DADE COUNTY
PROCESS NUMBER
DATE: JAN
BY: GONGO

WALL LEGEND (SEE SHEET A-501 WALL DETAIL)

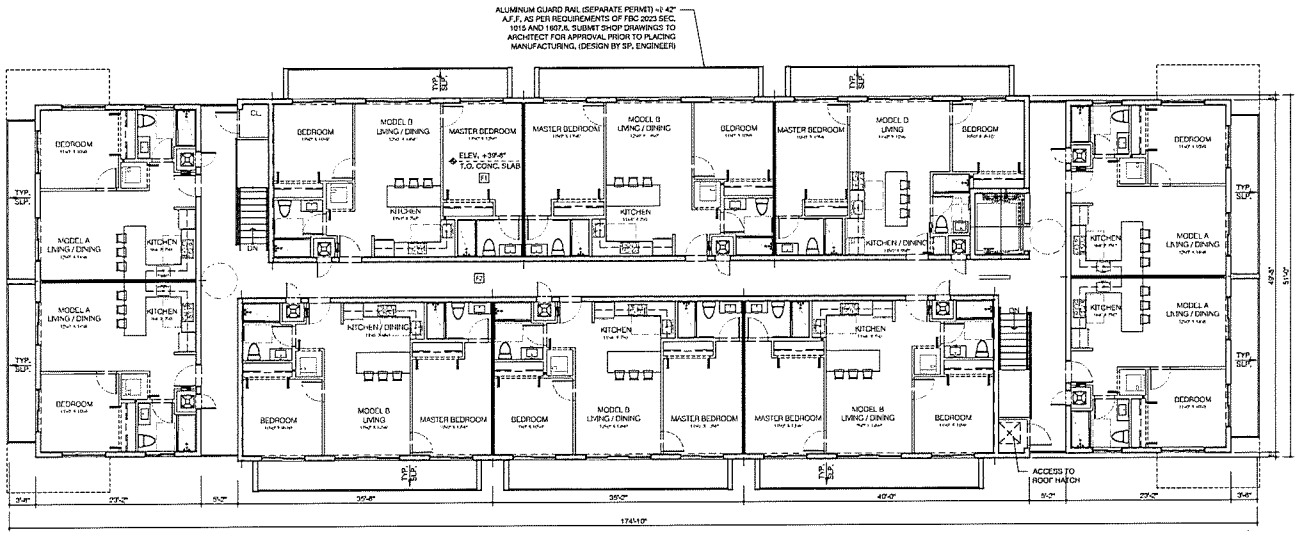
- MASONRY WALL, REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED AND PAINTED
- GYP. WALL BOARD OVER FOIL INSULATION MIN. 4 IN BETWEEN FURRING STRIPS AT 16" O.C. ON THE INTERIOR UNLESS OTHERWISE NOTED.
- POURED CONCRETE WALL / COLUMN. REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED. REFER TO FLOOR PLAN FOR INTERIOR SURFACE.
- INDICATES METAL STUDS PARTITION @24" O.C. WITH GYPSUM BOARD FINISH EACH SIDE.
- INDICATES 6" METAL STUDS PARTITION @24" O.C. WITH 5/8" SHEETROCK FIRECODE X PANEL FINISH EACH SIDE AND SOUND INSULATION (U419 - FRI-1HR)

NOTE:

1. REFER TO UNIT PLAN A-204 FOR INTERIOR DIMENSIONS AND DETAILS.
2. REFER TO ELEVATIONS FOR FINISH EXTERIOR WALL.
3. WINDOW LOCATIONS SHALL BE VERIFIED WITH BUILDING ELEVATIONS TO ENSURE PROPER PLACEMENT. NOTIFY ARCHITECT OF ANY CONFLICTS.
4. 42" HIGHT A.F.F. ALUMINUM GUARD RAIL TO MEET THE REQUIREMENTS OF FBC 2023 SEC. 1015 AND 1607.8. SUBMIT SHOP DWGS PRIOR TO ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING.
5. EXTERIOR WATERPROOFED SLAB CONCRETE PROVIDE A NON-SLIP REPELLENT SEALER OVER TOPPING.
6. SIGN SHALL BE POSTED THAT WILL WARN HANDICAPPED-EQUIPPED VAN OPERATORS OF HEIGHT LIMITATIONS SO THEY WILL NOT PASS BEYOND A POINT WHERE THE VAN CANNOT BE MANEUVERED.
7. PROVIDE SIGN AT GROUND 135th STREET ENTRANCE INDICATING VERTICAL CLEARANCE (MAXIMUM 14'-0") AND LOCATION VAN ACCESSIBLE PARKING:
   A. FEATURES: BLACK ON WHITE WITH 1-1/2" LETTERS TO COMPLY WITH DADE COUNTY REGULATIONS.
   B. MINIMUM VERTICAL CLEARENCE OF 8'-2" SHALL BE MAINTAINED THROUGHOUT FIRST LEVEL, INCLUDING STRUCTURAL, MECHANICS, PLUMBING OR FIRE SAFETY COMPONENTS.
8. REFER DETAILS FOR FIRE RATED PENETRATIONS ON PLUMBING SHEET.
9. PROVIDE 1-HR REQUIRED SEPARATION OF BUSINESS VS RESIDENTIAL (FBC TABLE 508.4):

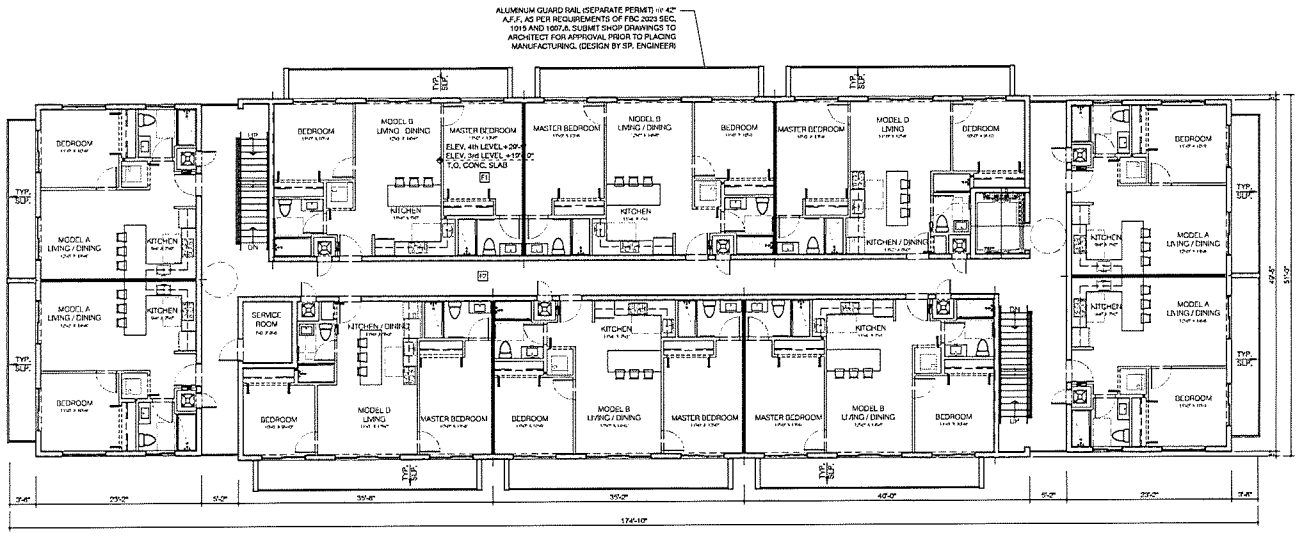
FBC TABLE 722.2.1.1: CONCRETE TYPE	MIN. SLAB THICKN. REQ.	MIN. SLAB THICKN. PROVIDE
NORMAL WEIGHT CONCRETE 3000 PSI	1-HR: 3.5"	6"

10. REFER TO STAIR & ELEVATOR PLANS ON SHEET A-701 TO A-704.
11. REFER BATH DETAILS ON SHEET A-901 TO A-903.
12. KITCHEN CABINETS, FIXTURES, AND APPLIANCES ARE REQUIRED IN ALL UNITS. PROVIDE ROUGH-IN. SEE PLUMBING AND ELECTRICAL PLANS FOR DETAILS.
13. KITCHEN AT MODEL A1 & B1 (1st LEVEL) COMPLY W/ ROOMS WITH COMMUNICATION FEATURES REQUIREMENTS. AS PER FBCA 2023 6th EDITION / TABLE 224.4 GUEST ROOM W/COMMUNICATION FEATURES.



BUILDING TYPE B1 & B2
5th FLOOR PLAN

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



BUILDING TYPE B1 & B2
3rd & 4th FLOOR PLAN

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

RAMOSMARTINEZarchitects
MIAMI
NEW YORK

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR
SEAL:
CIVIL ENGINEER
SPS Engineering, Inc.
ARCHITECT
HUMBERTO RAMOS
AR 0011761

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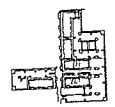
KEY PLAN:



COMM. NO.:	NO.	REVISION	DATE:
DATE:			
DRAWN BY:			

CONTENT: *BUILDING TYPE B FLOOR PLAN*

SHEET NUMBER: A-210

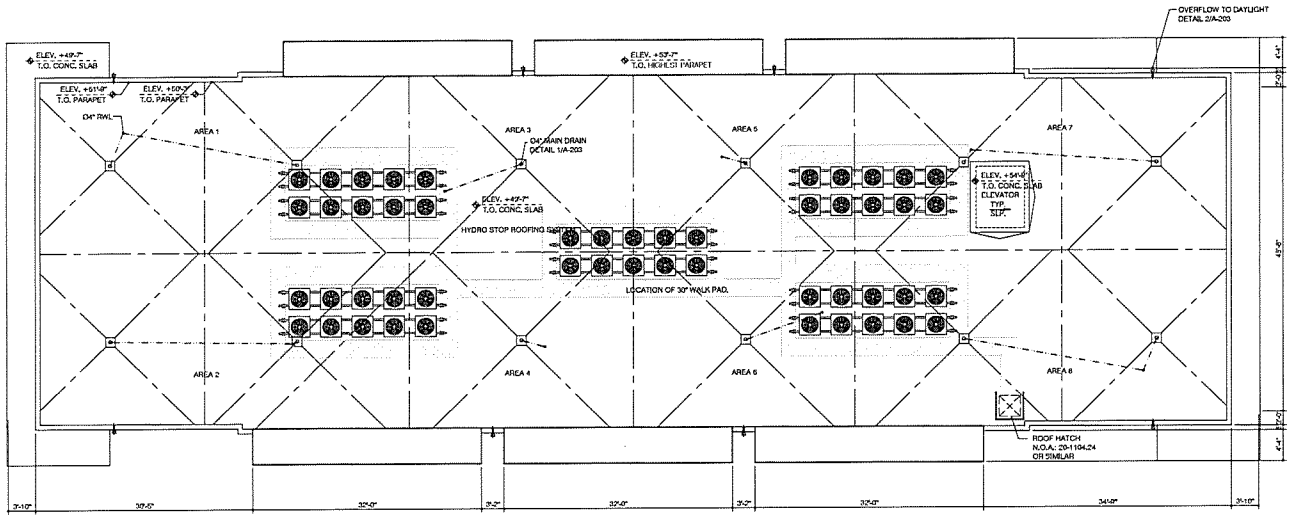
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-231
DATE: JAN 13 2025
BY: GONGOL

SLOPES & INSULATIONS

1. FLOOR DRAIN SLOPE SURROUNDING SLAB OR TAPERED INSULATIONS TOWARDS DRAIN AT MIN. 1/4" PER FOOT.
2. ROOFING SYSTEM ARE SHOWN FOR REFERENCE PURPOSES ONLY AND SHALL BE ISSUED UNDER SEPARATE PERMIT, G.C. TO PROVIDE SIGNED AND SEALED.
3. PROVIDE MIN. R-30 INSULATION ATTACHED STRUCTURAL ROOF SLAB.
4. PROVIDE HYDRO STOP ROOFING SYSTEM OVER ROOF CONCRETE SLABS, BALCONIES & EYEBROWS, TO BE APPLIED AS PER MANUFACTURER RECOMENDATIONS ON TOP FACE, FINISH COAT IN LIGHT COLOR, NOA 23-1130.05 MANTAIN 8" THICK FACE AT ENDS AND SLOPE TOP OF SLABS MIN. ¼" PER FOOT (UNLESS OTHERWISE NOTED) UPWARDS TOWARDS PEAK AS SHOWN ON ROOF PLAN, WATERPROOFING MEMBRANE SHALL EXTEND UNDER DOOR THRESHOLD.
5. RAIN WATER LEADER TO RUN IN WALL/CEILING TO BE WRAPPED WITH SOUND INSULATION. COORDINATE EXACT LOCATION IN FIELD. REFER TO PLUMBING DWGS FOR ADDITIONAL INFO.
6. SLOPE OF HORIZONTAL STORM DRAINAGE PIPING TO BE 1% (@1/2"). EXCEPT INDICATED.
7. PROVIDE TYP. SLOPE FROM BUILDING FOR ALL BALCONIES.
8. ROOF FINISHES SHALL BE A MINIMUM SOLAR REFLECTIVE INDEX (SRI) OF 85. (ART.VIII.G)

ROOF MOUNTED EQUIPMENT HEIGHT REQUIREMENTS:

RHEEM MECHANICAL CONDENSING UNITS MOUNTED OVER NEOPRENE SOUND ISOLATION PADS ON DADE COUNTY APPROVED SUPPORT STANDS IN COMPLIANCE WITH CH.16. REFER TO MECHANICAL PLANS.



BUILDING TYPE B1 & B2
ROOF PLAN

1 0 4 8 12 24 SCALE: 1/8" = 1'-0"

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FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135m STREET & ALEXANDRIA DRIVE
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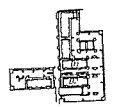
KEY PLAN:



COMM. NO.:	22-158	NO	REVISION: DATE:
DATE:	JAN. 2025		
DRAWN BY:			

CONTENT: *BUILDING TYPE A ROOF PLAN*

SHEET NUMBER:

A-211

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 22-6420
DATE: JAN 17 2024
BY: GONGOM

WALL LEGEND (SEE SHEET A-501 WALL DETAIL)

- MASONRY WALL, REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED AND/OR PAINTED.
- GYP. BOARD OVER FOIL INSULATION (MIN. 4.1) BETWEEN FURRING STRIPS AT 16" O.C. ON THE INTERIOR UNLESS OTHERWISE NOTED.
- POURED CONCRETE WALL / COLUMN. REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED. REFER TO FLOOR PLAN FOR INTERIOR SURFACE.
- INDICATES METAL STUDS PARTITION @24" O.C. WITH G YPSUM BOARD FINISH EACH SIDE.
- INDICATES 6" METAL STUDS PARTITION @24" O.C. WITH 2 SHEETROCK FIREGODE X PANEL FINISH EACH SIDE AND SOUND INSULATION (U419 - FRI-HR)

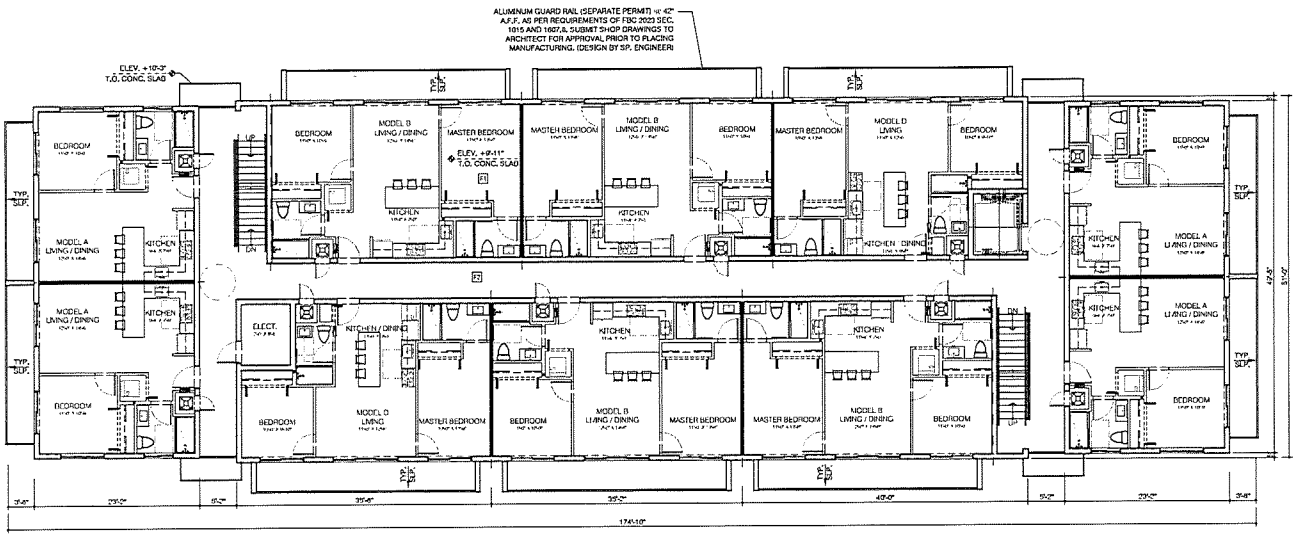
NOTE:

1. REFER TO UNIT PLAN A-204 FOR INTERIOR DIMENSIONS AND DETAILS.
2. REFER TO ELEVATIONS FOR FINISH EXTERIOR WALL.
3. WINDOW LOCATIONS SHALL BE VERIFIED WITH BUILDING ELEVATIONS TO ENSURE PROPER PLACEMENT. NOTIFY ARCHITECT OF ANY CONFLICTS.
4. 42" HIGHT A.F.F. ALUMINUM GUARD RAIL TO MEET THE REQUIREMENTS OF FBC 2023 SEC. 1015 AND 1607.8, SUBMIT SHOP DWGS PRIOR TO ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING.
5. EXTERIOR WATERPROOFED SLAB CONCRETE PROVIDE A NON-SLIP REPELLENT SEALER OVER TOPPING.
6. SIGN SHALL BE POSTED THAT WILL WARN HANDICAPPED/EQUIPPED VAN OPERATORS OF HEIGHT LIMITATIONS SO THEY WILL NOT PASS BEYOND A POINT WHERE THE VAN CANNOT BE MANEUVERED.
7. PROVIDE SIGN AT GROUND 139th STREET ENTRANCE INDICATING VERTICAL CLEARANCE (MAXIMUM 14'-0") AND LOCATION VAN-ACCESSIBLE PARKING:
   A. FEATURES: BLACK ON WHITE WITH 1-1/2" LETTERS TO COMPLY WITH DADE COUNTY REGULATIONS.
   B. MINIMUM VERTICAL CLEARANCE OF 8'-2" SHALL BE MAINTAINED THROUGHOUT FIRST LEVEL, INCLUDING STRUCTURAL, MECHANICS, PLUMBING OR FIRE SAFETY COMPONENTS.
8. REFER DETAILS FOR FIRE RATED PENETRATIONS ON PLUMBING SHEET.
9. PROVIDE 1-HR REQUIRED SEPARATION OF BUSINESS VS RESIDENTIAL. (FBC TABLE 508.4):

FBC TABLE 722.2.1.1:	MIN. SLAB	MIN. SLAB
CONCRETE TYPE	THICKN. REQ.	THICKN. PROVIDE
NORMAL WEIGHT CONCRETE 3000 PSI	1-HR: 3.5"	6"

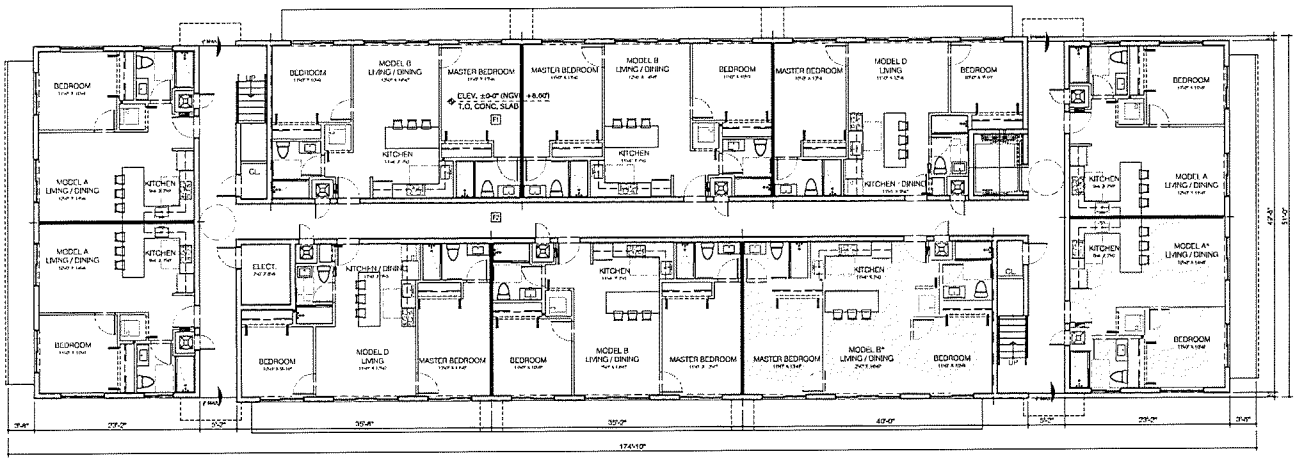
10. REFER TO STAIR & ELEVATOR PLANS ON SHEET A-701 TO A-704.
11. REFER BATH DETAILS ON SHEET A-601 TO A-603.
12. KITCHEN CABINETS, FIXTURES, AND APPLIANCES ARE REQUIRED IN ALL UNITS. PROVIDE ROUGH-IN. SEE PLUMBING AND ELECTRICAL PLANS FOR DETAILS.
13. KITCHEN AT MODEL A* & D* (1st LEVEL) COMPLY W/ ROOMS WITH COMMUNICATION FEATURES REQUIREMENTS, AS PER FBC-A 2023 8th EDITION / TABLE 224.4 GUEST ROOM W/COMMUNICATION FEATURES.

INDICATE BATHROOM AT UNITS MODEL A* & D* (1st LEVEL) TO COMPLY W/ FBC-A 2023 8th EDITION / TABLE 224.4 GUEST ROOM W/COMMUNICATION FEATURES AND FHA REQUIREMENT 7 / SPECIFICATION B.



BUILDING TYPE B1 & B2
2nd FLOOR PLAN

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



BUILDING TYPE B3
1st FLOOR PLAN

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

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ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR
SEAL
Hinderink

CIVIL ENGINEER
SHS Engineering, Inc.

HUMBERTO RAMOS

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KEY PLAN:

COMM. NO.: 22-154 NO. REVISION DATE.
DATE: JAN. 2024
DRAWN BY:
CONTENT: *BUILDING TYPE B FLOOR PLAN*

SHEET NUMBER: A-212

RECEIVED
MIAMI-DADE COUNTY
PROCESS NUMBER 27407
DATE: JAN 2024
BY: GONGO

WALL LEGEND (SEE SHEET A-501 WALL DETAIL)

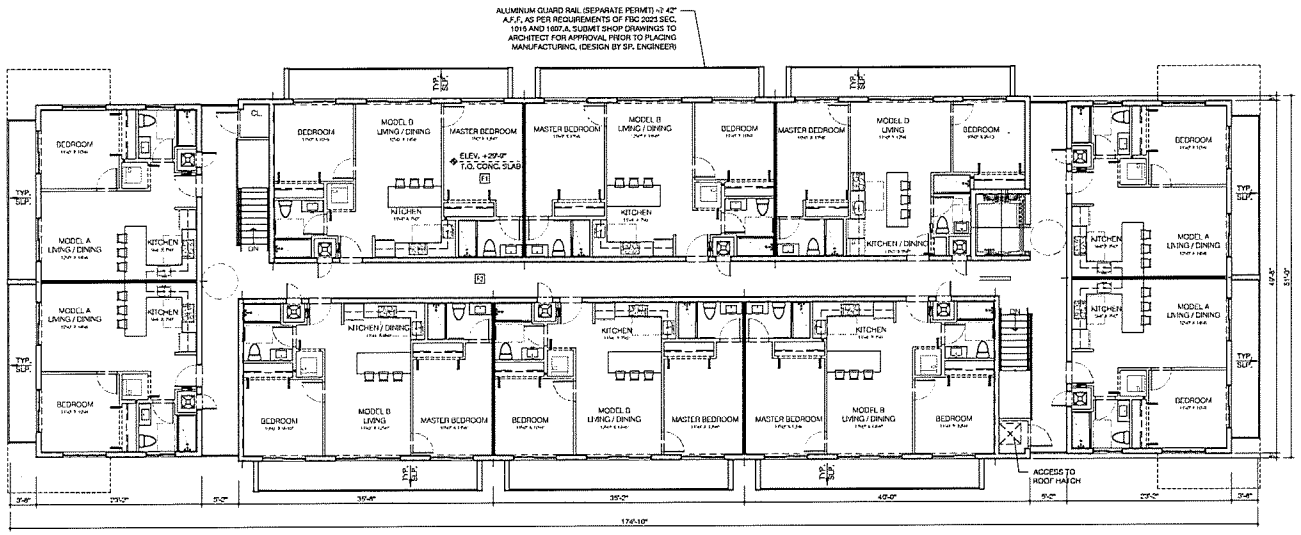
- MASONRY WALL, REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED AND PAINTED
- GYPSUM WALL BOARD OVER FOIL INSULATION (MIN. 4.1) BETWEEN FURRING STRIPS AT 16" O.C. ON THE INTERIOR UNLESS OTHERWISE NOTED.
- POURED CONCRETE WALL / COLUMN, REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED, REFER TO FLOOR PLAN FOR INTERIOR SURFACE.
- INDICATES METAL STUDS PARTITION @ 24" O.C. WITH GYPSUM BOARD FINISH EACH SIDE.
- INDICATES 6" METAL STUDS PARTITION @ 24" O.C. WITH 2 SHEETROCK FIRECODE X PANEL FINISH EACH SIDE AND SOUND INSULATION (U419 - FR-1HR)

NOTE:

1. REFER TO UNIT PLAN A-204 FOR INTERIOR DIMENSIONS AND DETAILS.
2. REFER TO ELEVATIONS FOR FINISH EXTERIOR WALL.
3. WINDOW LOCATIONS SHALL BE VERIFIED WITH BUILDING ELEVATIONS TO ENSURE PROPER PLACEMENT. NOTIFY ARCHITECT OF ANY CONFLICTS.
4. 42" HIGHT A.F.F., ALUMINUM GUARD RAIL TO MEET THE REQUIREMENTS OF FBC 2023 SEC. 1015 AND 1607.8. SUBMIT SHOP DWGS PRIOR TO ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING.
5. EXTERIOR WATERPROOFED SLAB CONCRETE PROVIDE A NON-SLIP REPELLENT SEALER OVER TOPPING.
6. SIGN SHALL BE POSTED THAT WILL WARN HANDICAPPED-EQUIPPED VAN OPERATORS OF HEIGHT LIMITATIONS SO THEY WILL NOT PASS BEYOND A POINT WHERE THE VAN CANNOT BE MANEUVERED.
7. PROVIDE SIGN AT GROUND 135th STREET ENTRANCE. INDICATING VERTICAL CLEARANCE (MAXIMUM 14'-0") AND LOCATION VAN-ACCESSIBLE PARKING.
   A. FEATURES: BLACK ON WHITE WITH 1-1/2" LETTERS TO COMPLY WITH DADE COUNTY REGULATIONS.
   B. MINIMUM VERTICAL CLEARANCE OF 8'-2" SHALL BE MAINTAINED THROUGHOUT FIRST LEVEL, INCLUDING STRUCTURAL, MECHANICS, PLUMBING OR FIRE SAFETY COMPONENTS.
8. REFER DETAILS FOR FIRE RATED PENETRATIONS ON PLUMBING SHEET.
9. PROVIDE 1-HR REQUIRED SEPARATION OF BUSINESS VS RESIDENTIAL (FBC TABLE 508.4):

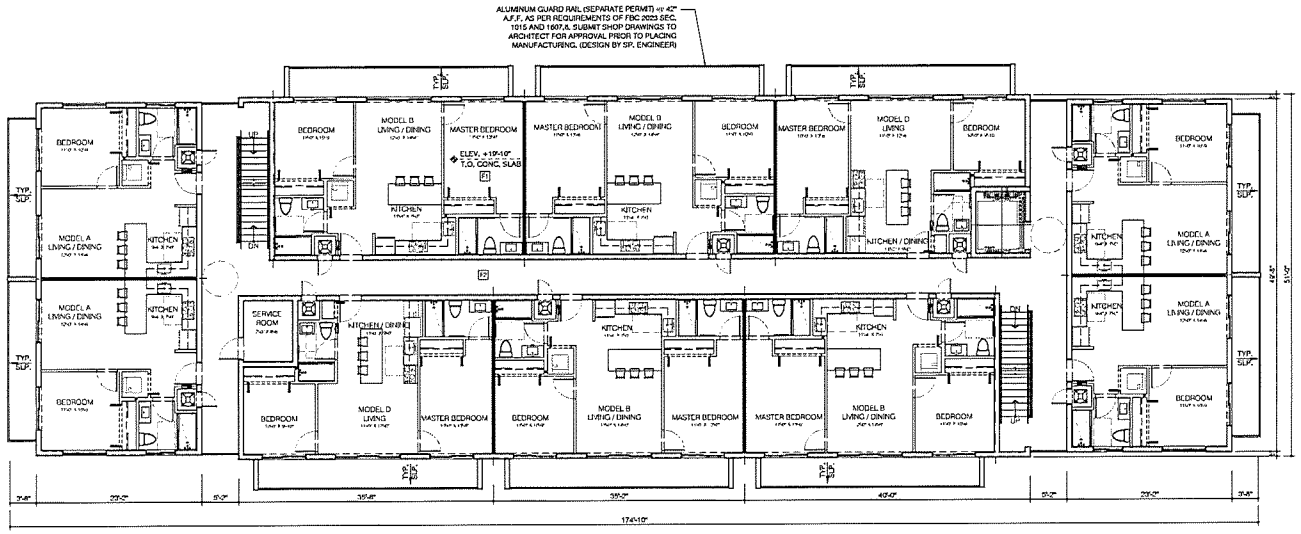
FBC TABLE 722.2.1.1: CONCRETE TYPE	MIN. SLAB THICKN. REQ.	MIN. SLAB THICKN. PROVIDE
NORMAL WEIGHT CONCRETE 3000 PSI	1-HR: 3.5"	8"

10. REFER TO STAIR & ELEVATOR PLANS ON SHEET A-701 TO A-704.
11. REFER BATH DETAILS ON SHEET A-601 TO A-603.
12. KITCHEN CABINETS, FIXTURES, AND APPLIANCES ARE REQUIRED IN ALL UNITS, PROVIDE ROUGH-IN, SEE PLUMBING AND ELECTRICAL PLANS FOR DETAILS.
13. KITCHEN AT MODEL A* & D* (1st LEVEL) COMPLY W/ ROOMS WITH COMMUNICATION FEATURES REQUIREMENTS, AS PER FBC-A 2023 6th EDITION / TABLE 224.4 GUEST ROOM W/COMMUNICATION FEATURES.



BUILDING TYPE B3
4th FLOOR PLAN

1 0 4 8 12 24 SCALE: 1/8" = 1'-0"



BUILDING TYPE B3
3rd FLOOR PLAN

1 0 4 8 12 24 SCALE: 1/8" = 1'-0"

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NEW YORK

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR
Hadonno
SEAL:

CIVIL ENGINEER
SAS Engineering, Inc.

ARCHITECT
HUMBERTO RAMOS

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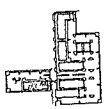
KEY PLAN:



COMM. NO.:	NO.	REVISION:	DATE:
DATE: JAN 2024			
DRAWN BY:			

CONTENT: *BUILDING TYPE B FLOOR PLAN*

SHEET NUMBER:

A-213

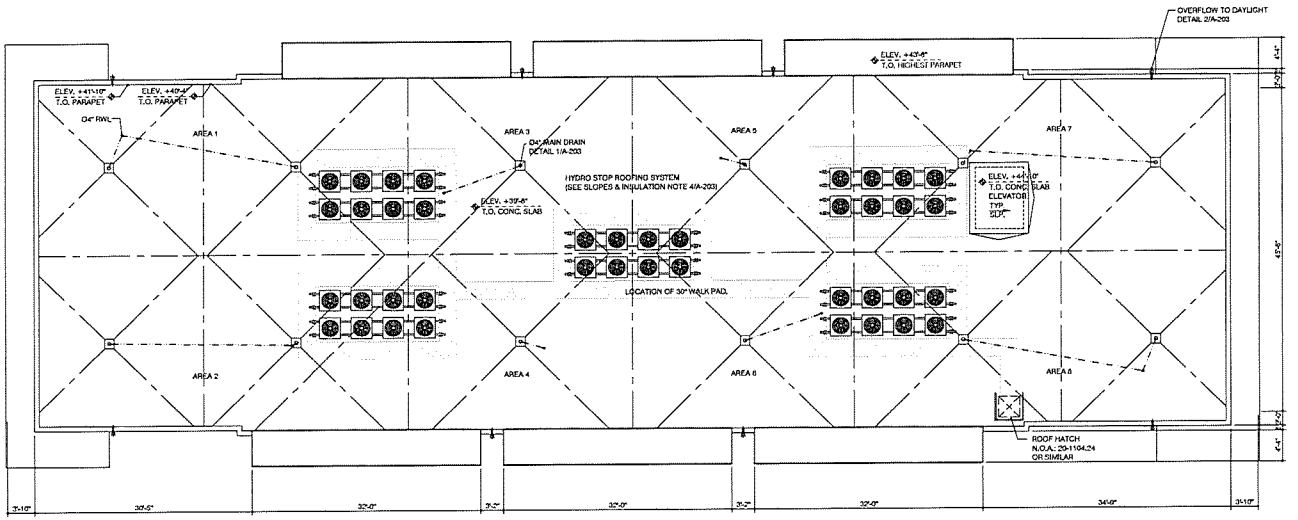
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-231
DATE: JAN 13 2025
BY: GONGOL

SLOPES & INSULATIONS

1. FLOOR DRAIN SLOPE SURROUNDING SLAB OR TAPERED INSULATIONS TOWARDS DRAIN AT MIN. 1/4" PER FOOT.
2. ROOFING SYSTEM ARE SHOWN FOR REFERENCE PURPOSES ONLY AND SHALL BE ISSUED UNDER SEPARATE PERMIT. G.C. TO PROVIDE SIGNED AND SEALED.
3. PROVIDE MIN. R-30 INSULATION ATTACHED STRUCTURAL ROOF SLAB.
4. PROVIDE HYDRO STOP ROOFING SYSTEM OVER ROOF CONCRETE SLABS, BALCONIES & EYEBROWS, TO BE APPLIED AS PER MANUFACTURER RECOMENDATIONS ON TOP FACE. FINISH COAT IN LIGHT COLOR, NOA 23-1130.05 MANTAIN 6" THICK FACE AT ENDS AND SLOPE TOP OF SLABS MIN. ¼" PER FOOT (UNLESS OTHERWISE NOTED) UPWARDS TOWARDS PEAK AS SHOWN ON ROOF PLAN. WATERPROOFING MEMBRANE SHALL EXTEND UNDER DOOR THRESHOLD.
5. RAIN WATER LEADER TO RUN IN WALL/CEILING TO BE WRAPPED WITH SOUND INSULATION. COORDINATE EXACT LOCATION IN FIELD. REFER TO PLUMBING DWG'S FOR ADDITIONAL INFO.
6. SLOPE OF HORIZONTAL STORM DRAINAGE PIPING TO BE 1% (⅛":12"). EXCEPT INDICATED.
7. PROVIDE TYP. SLOPE FROM BUILDING FOR ALL BALCONIES.
8. ROOF FINISHES SHALL BE A MINIMUM SOLAR REFLECTIVE INDEX (SRI) OF 85. (ART.VIII.G)

ROOF MOUNTED EQUIPMENT HEIGHT REQUIREMENTS:

RHEEM MECHANICAL CONDENSING UNITS MOUNTED OVER NEOPRENE SOUND ISOLATION PADS ON DADE COUNTY APPROVED SUPPORT STANDS IN COMPLIANCE WITH CH.16. REFER TO MECHANICAL PLANS.



BUILDING TYPE B3
ROOF PLAN

1 0 4 8 12 24 SCALE: 1/8" = 1'-0"

RAMOS*MARTINEZ*architects

MIAMI NEW YORK

ALEXANDRIA GARDENS
FOR
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SRS Engineering, Inc.

ARCHITECT
HUMBERTO RAMOS
AR 0011622

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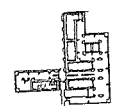
KEY PLAN:



COMM. NO.: 22-158 NO: REVISION: DATE:

DATE: July, 2023

DRAWN BY:

CONTENT: *BUILDING TYPE A ROOF PLAN*

SHEET NUMBER: A-214

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z2023-000
DATE: JAN 13 2023
BY: GONGOL

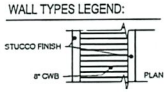
EXTERIOR FURNITURES

SYMBOL	ITEM	MANUFACTURER	MODEL	QTY
	DOG PARK SMALL DOG KIT (4 PCS.)	AMERICAN PARK COMPANY	BARK-SMKIT	1
	2 Small Hoop Jump 1 Bows Table			
	SIT & STAY BENCH	AMERICAN PARK COMPANY	PBARK-640P-P6	2
	LEASH POST	AMERICAN PARK COMPANY	PBARK-480	1
	TIDY UP TRASH RECEPTACLE	AMERICAN PARK COMPANY	TBARK-PR-32	1
	COMBO PET WASTE STATION	PET WASTE ELIMINATOR	SKU: E46	1

PLAYGROUND EQUIPMENT

SYMBOL	ITEM	MANUFACTURER	MODEL	QTY
	HEAVY DUTY SEE SAW - 2 SEATS	Rehabmart	SPE-601-212M-H	1
	SPORTS PLAY NET CLIMBER	Rehabmart	SPE-301-135	1
	HEAVY DUTY 8 FT. HIGH 4 SWING SET WITH COMMERCIAL SEAT	Rehabmart	JSP-H84	1
	SUPER SLIDE PLAYGROUND SLIDE BY SPORTSPLAY	Rehabmart	SPE-421-510	1

WALL TYPES LEGEND:



1c 8" CMU: TWO COAT STUCCO ON BOTH SIDES

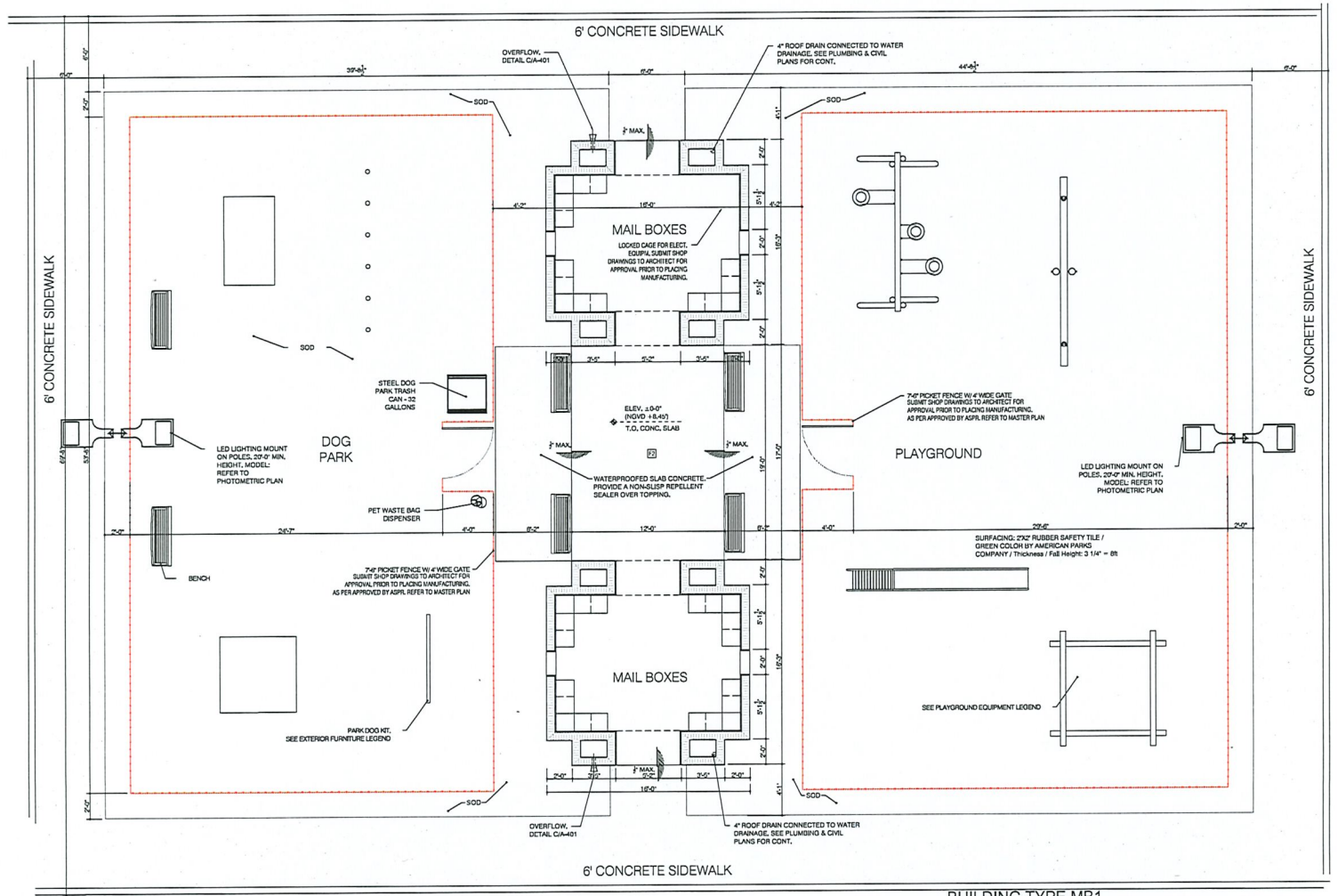
1f 8" CMU: TWO COAT STUCCO ON EXTERIOR SIDE AND UNFINISHED BLOCK ON THE OTHER SIDE

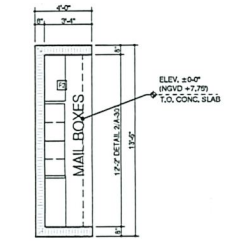
WALL LEGEND (SEE SHEET A-201 WALL TYPES LEGEND)

- 8" MASONRY WALL, REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED AND GYPSUM WALL BOARD OVER FOIL INSULATION (MIN. 4.1) BETWEEN FURRING STRIPS AT 16" O.C. ON THE INTERIOR UNLESS OTHERWISE NOTED.
- POURED CONCRETE WALL / COLUMN, REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED. REFER TO FLOOR PLAN FOR INTERIOR SURFACE.
- INDICATES METAL STUDS PARTITION @24" O.C. WITH GYPSUM BOARD FINISH EACH SIDE.
- INDICATES 6" METAL STUDS PARTITION @16" O.C. WITH 2 SHEETROCK FIRECODE X PANEL FINISH EACH SIDE AND SOUND INSULATION (U419 - FR-1HR)

NOTE:

1. REFER TO ELEVATIONS FOR FINISH EXTERIOR WALL.
2. WALL OPENING LOCATIONS SHALL BE VERIFIED WITH BUILDING ELEVATIONS TO ENSURE PROPER PLACEMENT. NOTIFY ARCHITECT OF ANY CONFLICTS.
3. EXTERIOR WATERPROOFED SLAB CONCRETE PROVIDE A NON-SLIP REPELLENT SEALER OVER TOPPING.
4. REFER DETAILS FOR FIRE RATED PENETRATIONS ON PLUMBING SHEET.





BUILDING TYPE MB2
FLOOR PLAN
1" = 1'-0" 0 2 4 6 12 SCALE: 1/4" = 1'-0"

BUILDING TYPE MB1
FLOOR PLAN
1" = 1'-0" 0 2 4 6 12 SCALE: 1/4" = 1'-0"

RAMOSMARTINEZarchitects
MIAMI
NEW YORK
WEBSITE: www.rmarq.com
TELEPHONE 305-340-3644 JERSEY CITY NJ 07302

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR: SEAL:
Hadonne

CIVIL ENGINEER:
SRS Engineering, Inc.

ARCHITECT
HUMBERTO RAMOS
AR 0013522

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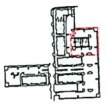
KEY PLAN:



COMM. NO.:	22-158	NO: REVISION:	DATE:
DATE:	July 2023		
DRAWN BY:			
CONTENT:	BUILDING TYPE MB1 FLOOR PLAN		

SHEET NUMBER: A-215

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DATE: JAN 13 2025
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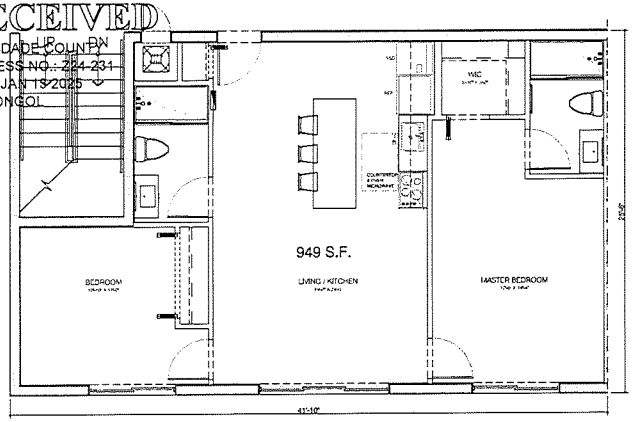
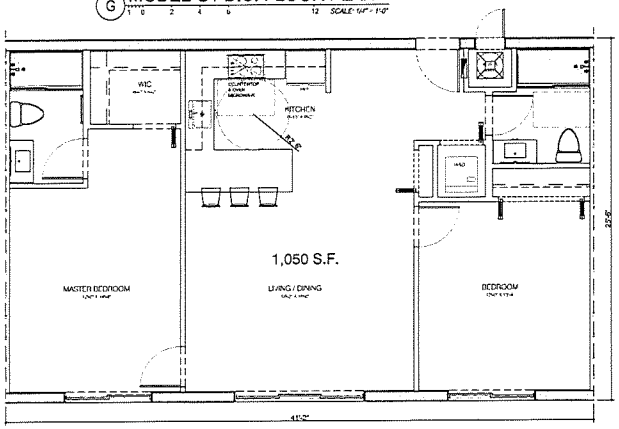
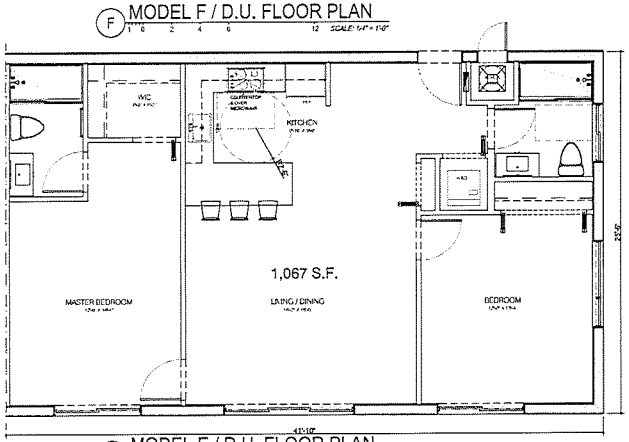


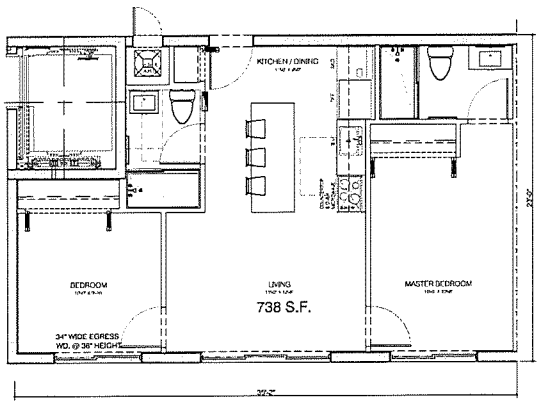
G MODEL G / D.U. FLOOR PLAN
1 0 2 4 6 12 SCALE: 1/4" = 1'-0"



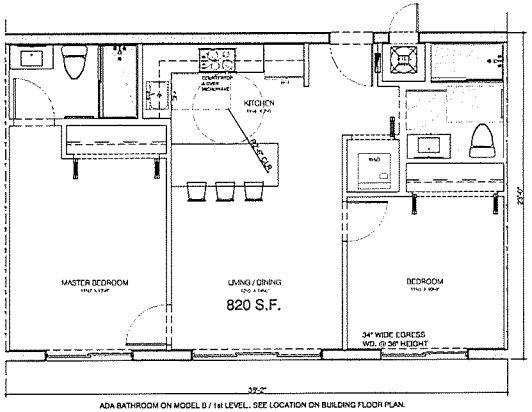
F MODEL F / D.U. FLOOR PLAN
1 0 2 4 6 12 SCALE: 1/4" = 1'-0"



E MODEL E / D.U. FLOOR PLAN
1 0 2 4 6 12 SCALE: 1/4" = 1'-0"

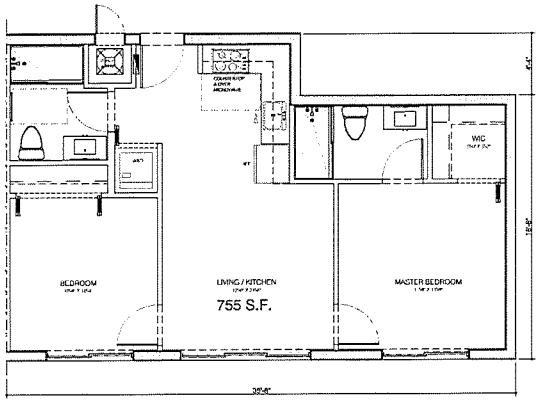


D MODEL D / D.U. FLOOR PLAN
1 0 2 4 6 12 SCALE: 1/4" = 1'-0"

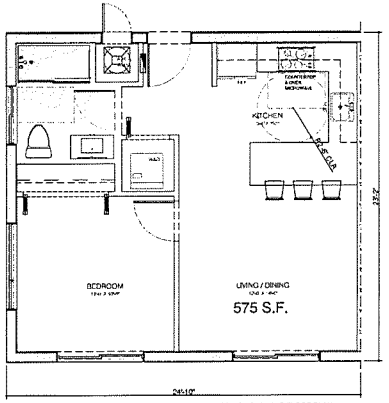


ADA BATHROOM ON MODEL B / 1st LEVEL. SEE LOCATION ON BUILDING FLOOR PLAN.

B MODEL B / D.U. FLOOR PLAN
1 0 2 4 6 12 SCALE: 1/4" = 1'-0"



C MODEL C / D.U. FLOOR PLAN
1 0 2 4 6 12 SCALE: 1/4" = 1'-0"



ADA BATHROOM ON MODEL A / 1st LEVEL. SEE LOCATION ON BUILDING FLOOR PLAN.

A MODEL A / D.U,. FLOOR PLAN
1 0 2 4 6 12 SCALE: 1/4" = 1'-0"

WALL LEGEND (SEE SHEET A-501 WALL DETAIL)

- 8" MASONRY WALL. REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED AND GYPSUM WALL BOARD OVER FOIL INSULATION (MIN. 4.1) BETWEEN FURRING STRIPS AT 16" O.C. ON THE INTERIOR UNLESS OTHERWISE NOTED.
- POURED CONCRETE WALL / COLUMN. REFER TO STRUCTURAL PLAN FOR SIZE & SPACING OF VERTICAL REINFORCING EXTERIOR SURFACE TO BE STUCCOED. REFER TO FLOOR PLAN FOR INTERIOR SURFACE.
- INDICATES METAL STUDS PARTITION @ 24" O.C. WITH GYPSUM BOARD FINISH EACH SIDE.

RAMOSMARTINEZarchitects
MIAMI NEW YORK
6341 W. FLAGLER ST. 13 FIRE ISLAND
SUITE 214 WEBSITE: WWW.RMARC.COM
MIAMI, FL 33134 TELEPHONE: 305.948.3644

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR
Hadonne
SEAL

CIVIL ENGINEER
SAS Engineering, Inc.

ARCHITECT
HUMBERTO RAMOS
AR 0011532

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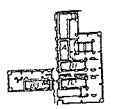
KEY PLAN:



COMM. NO.:	20-150	NO.	REVISION: DATE:
DATE:	JAN. 2025		
DRAWN BY:			
CONTENT:	DWELLING UNITS FLOOR PLAN		

SHEET NUMBER:
A-501

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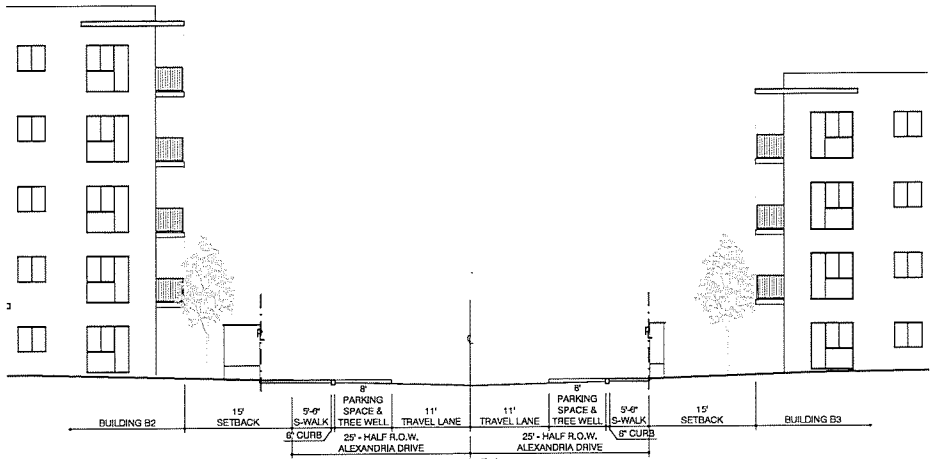
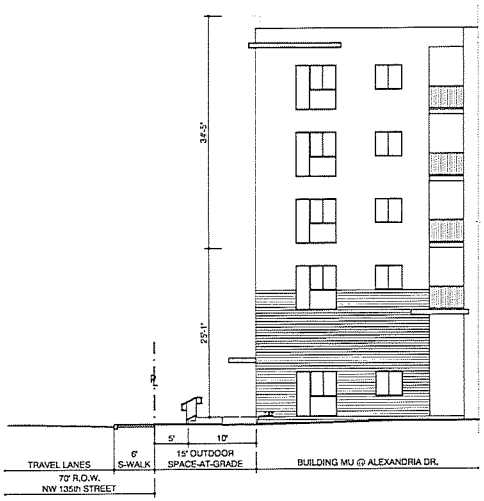
DATE: JAN 13 2025
BY: GONGO

ELEVATION EAST SIDE / ALEXANDRIA DRIVE
0 10 20 40 60 SCALE: 1" = 20'-0"

ELEVATION WEST SIDE / ALEXANDRIA DRIVE
0 10 20 40 60 SCALE: 1" = 20'-0"



B STREET SECTION BETWEEN B2 & B3
CROSS SECTION /ALEXANDRIA DR.
1 0 4 8 12 24 SCALE: 1/8" = 1'-0"



A FRONT ELEVATION / BUILDING MU
CROSS SECTION / NW 135th STREET FROM ALEXANDRIA DR.
1 0 4 8 12 24 SCALE: 1/8" = 1'-0"

B FRONT ELEVATION / BUILDING MU
CROSS SECTION /ALEXANDRIA DR. FROM NW 135th STREET
1 0 4 8 12 24 SCALE: 1/8" = 1'-0"

RAMOSMARTINEZarchitects
MIAMI NEW YORK

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR: Radonne
CIVIL ENGINEER: SHG Engineering, Inc.
SEAL:
ARCHITECT: HUMBERTO RAMOS
AR 0001 2337

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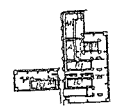
KEY PLAN:



COMM. NO.: 22-154 NO. REVISION: DATE:
DATE: July 2023
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CONTENT: ELEVATIONS

SHEET NUMBER: A-103

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-231
DATE: JAN 13 2025
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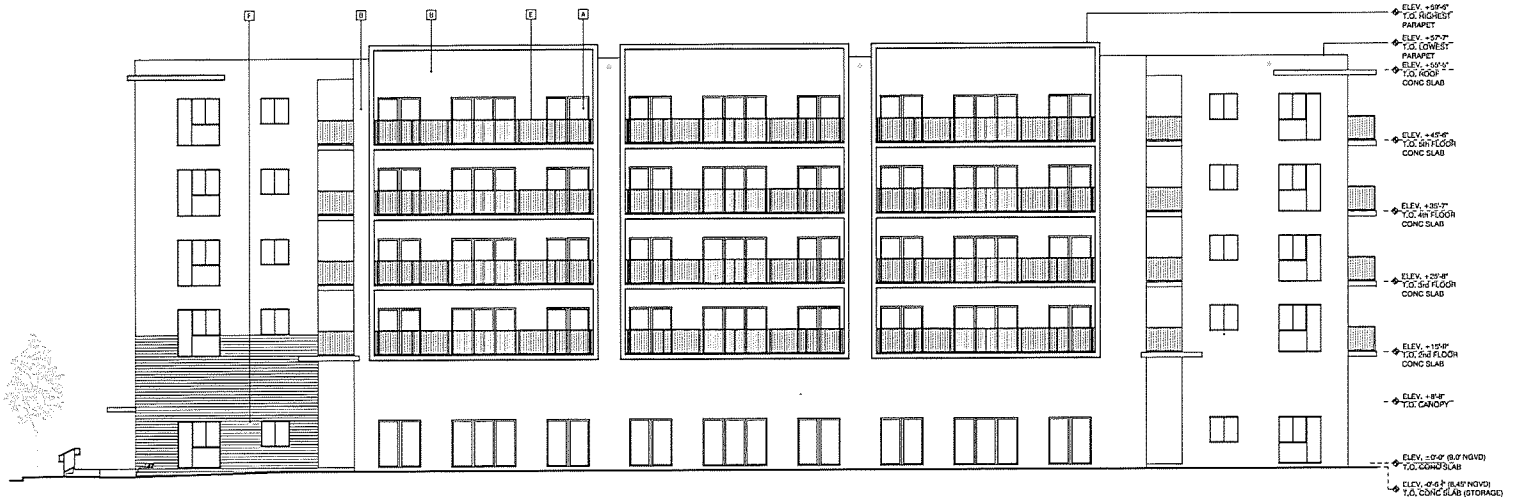

FROM ELEVATION @ ALEXANDRIA DR.
BUILDING MU

1 0 4 8 12 24 SCALE: 1/8" = 1'-0"

LEGEND:

- A GLAZING WINDOWS & DOORS, COLOR: T.B.D.
- B SMOOTH STUCCO FINISHING, COLOR:SHERWIN-WILLIAMS / WINSOME GREY SW 9624
- C SMOOTH STUCCO FINISHING, COLOR:SHERWIN-WILLIAMS / SAND TRAP SW 6066
- D TEXTURED STUCCO FINISHING, COLOR:SHERWIN-WILLIAMS / BEDROCK SW 9583
- E ALUMINUM GUARD RAIL, 42" A.F.F. AS PER REQUIREMENTS OF FBC 2023 SEC. 1015 AND 1607.8, FINISH COLOR: BLACK, SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO PLACING MANUFACTURING, (DESIGN BY SP. ENGINEER)
- F METAL GATE, SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO PLACING MANUFACTURING, (DESIGNED BY OTHERS)

FROM ELEVATION @ NW 135th STREET
BUILDING MU

1 0 4 8 12 24 SCALE: 1/8" = 1'-0"

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MIAMI NEW YORK

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR: Radomin
SEAL:

CIVIL ENGINEER: SRS Engineering, Inc.

ARCHITECT: HUMBERTO RAMOS
ARCHITECT

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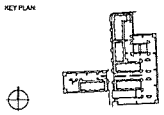
KEY PLAN:



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DATE:	JULY 2023			
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CONTENT:	ELEVATIONS			

SHEET NUMBER: A-301

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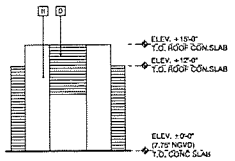
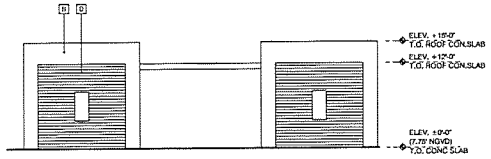
DATE: JAN 13 2025
BY: GONGOL

LEGEND:

- A GLAZING WINDOWS & DOORS, COLOR: T.B.D.
- B SMOOTH STUCCO FINISHING, COLOR:SHERWIN-WILLIAMS / WINSOME GREY SW 9624
- C SMOOTH STUCCO FINISHING, COLOR:SHERWIN-WILLIAMS / SAND TRAP SW 6066
- D TEXTURED STUCCO FINISHING, COLOR:SHERWIN-WILLIAMS / BEDROCK SW 9563
- E ALUMINUM GUARD RAIL -/- 42" A.F.F. AS PER REQUIREMENTS OF FBC 2023 SEC. 1015 AND 1607.8, FINISH COLOR: BLACK. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO PLACING MANUFACTURING. (DESIGN BY SP. ENGINEER)
- F METAL GATE. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO PLACING MANUFACTURING. (DESIGNED BY OTHERS)

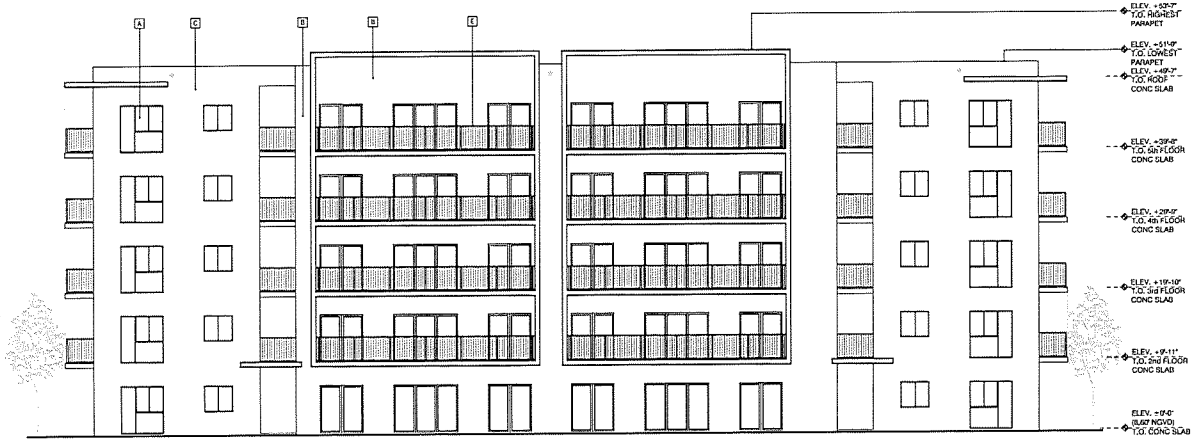


FRONT ELEVATION TYP.
BUILDING MB1
1 0 4 8 12 24 SCALE: 1/8" = 1'-0"



SIDE ELEVATION TYP.
BUILDING MB1
1 0 4 8 12 24 SCALE: 1/8" = 1'-0"

SIDE ELEVATION TYP.
BUILDING A
1 0 4 8 12 24 SCALE: 1/8" = 1'-0"



FRONT ELEVATION TYP.
BUILDING A
1 0 4 8 12 24 SCALE: 1/8" = 1'-0"

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ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR
Hadonne

CIVIL ENGINEER
SFG Engineering, Inc.

SEAL:

ARCHITECT
HUMBERTO RAMOS
AR 0011222

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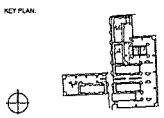
KEY PLAN:



COMM. NO. 22-159 NO. REVISION: DATE:
DATE: July 2023
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CONTENT: ELEVATIONS

SHEET NUMBER
A-302

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PROCESS NO.: Z24-231
DATE: JAN 13 2025
BY: GONGOL

LEGEND:

- A GLAZING WINDOWS & DOORS, COLOR: T.B.D.
- B SMOOTH STUCCO FINISHING. COLOR:SHERWIN-WILLIAMS / WINSOME GREY SW 9624
- C SMOOTH STUCCO FINISHING. COLOR:SHERWIN-WILLIAMS / SAND TRAP SW 6066
- D TEXTURED STUCCO FINISHING. COLOR:SHERWIN-WILLIAMS / BEDROCK SW 9563
- E ALUMINUM GUARD RAIL ≥ 42" A.F.F. AS PER REQUIREMENTS OF FBC 2023 SEC. 1015 AND 1607.8. FINISH COLOR: BLACK. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO PLACING MANUFACTURING. (DESIGN BY SP. ENGINEER)
- F METAL GATE. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO PLACING MANUFACTURING. (DESIGNED BY OTHERS.)

SIDE ELEVATION TYP.
BUILDING B1 & B2
1 0 4 8 12 24 SCALE: 1/8" = 1'-0"

FRONT ELEVATION TYP.
BUILDING B1 & B2
1 0 4 8 12 24 SCALE: 1/8" = 1'-0"

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MIAMI NEW YORK

ALEXANDRIA GARDENS
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OPA-LOCKA, FLORIDA

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Hadonne

CIVIL ENGINEER
SRS Engineering, Inc.

SEAL:

APPROVED
HUMBERTO RAMOS
AR 0017331

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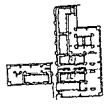
KEY PLAN



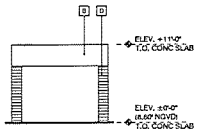
COMM. NO.:	22-154	NO.	REVISION:	DATE:
DATE:	JULY 2023			
DRAWN BY:				
CONTENT:	ELEVATIONS			

SHEET NUMBER: A-303

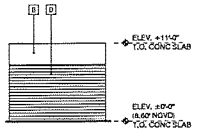
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-231
DATE: JAN 13 2025
BY: GONGOL

LEGEND:

- A GLAZING WINDOWS & DOORS, COLOR: T.B.D.
- B SMOOTH STUCCO FINISHING. COLOR:SHERWIN-WILLIAMS / WINSOME GREY SW 9624
- C SMOOTH STUCCO FINISHING. COLOR:SHERWIN-WILLIAMS / SAND TRAP SW 6086
- D TEXTURED STUCCO FINISHING. COLOR:SHERWIN-WILLIAMS / BEDROCK SW 9563
- E ALUMINUM GUARD RAIL, @ 42" A.F.F. AS PER REQUIREMENTS OF FBC 2023 SEC. 1015 AND 1607.8, FINISH COLOR: BLACK. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO PLACING MANUFACTURING. (DESIGN BY SP. ENGINEER)
- F METAL GATE. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO PLACING MANUFACTURING. (DESIGNED BY OTHERS)



FRONT ELEVATION TYP.
BUILDING MB2
1 0 4 8 12 24 SCALE: 1/8" = 1'-0"



REAR ELEVATION TYP.
BUILDING MB2
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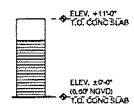
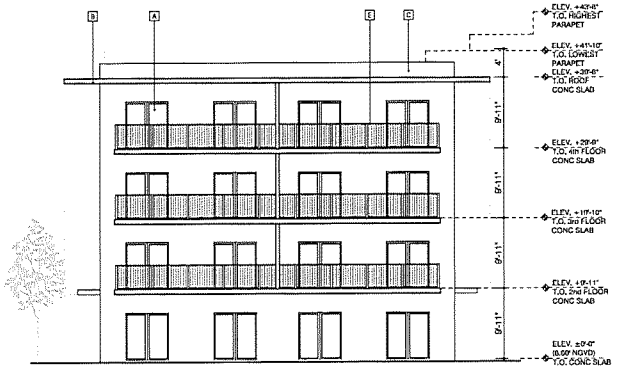
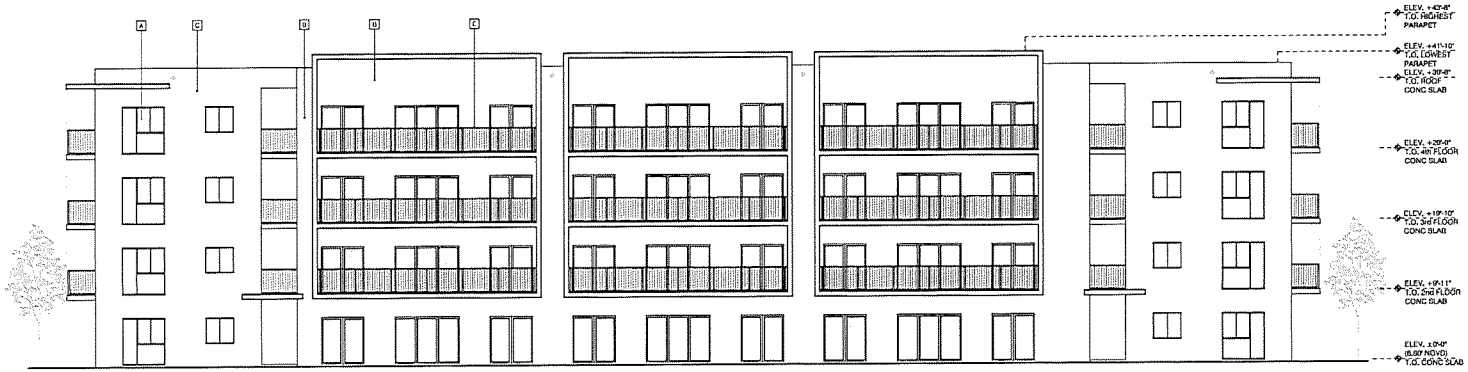


SIDE ELEVATION TYP.
BUILDING MB2
1 0 4 8 12 24 SCALE: 1/8" = 1'-0"



SIDE ELEVATION TYP.
BUILDING B3
1 0 4 8 12 24 SCALE: 1/8" = 1'-0"



FRONT ELEVATION TYP.
BUILDING B3
1 0 4 8 12 24 SCALE: 1/8" = 1'-0"

RAMOSMARTINEZarchitects

MIAMI
[illegible]

NEW YORK
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ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR
Radonne
[illegible]

SEAL:

CIVIL ENGINEER
SHG Engineering, Inc.
[illegible]

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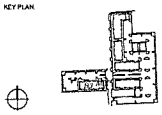
[illegible]

KEY PLAN



COMM. NO.:	[illegible]	NO.	REVISION	DATE
DATE:	[illegible]			
DRAWN BY:				
CONTENT:	ELEVATIONS			

SHEET NUMBER
A-304

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-231
DATE: JAN 13 2025
BY: GONGOL

OPENING: 32.18%

BUILDING MU. SIDE FACADE
AREA OF OPENINGS

1 0 4 8 12 24 SCALE: 1/8" = 1'-0"

OPENING: 36.41%

BUILDING MU. FRONT FACADE
AREA OF OPENINGS

1 0 4 8 12 24 SCALE: 1/8" = 1'-0"

OPENING: 31.13%

BUILDING B1 & B2. SIDE FACADE
AREA OF OPENINGS

1 0 4 8 12 24 SCALE: 1/8" = 1'-0"

OPENING: 35.19%

BUILDING A. FRONT FACADE
AREA OF OPENINGS

1 0 4 8 12 24 SCALE: 1/8" = 1'-0"

RAMOSMARTINEZarchitects
MIAMI
NEW YORK
WEBSITE: www.rmarq.com
TELEPHONE:

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR
Hadonne
SEAL:

CIVIL ENGINEER
SRS Engineering, Inc.

ARCHITECT
HUMBERTO RAMOS

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KEY PLAN:

COMM. NO.:	22-158	NO:	REVISION:	DATE:
DATE:	July, 2023			
DRAWN BY:				

CONTENT: AREA OPENINGS ELEVATION
ZONING: RTZ

SHEET NUMBER:

A-401

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-231
DATE: JAN 13 2025
BY: GONGOL

LANDSCAPE LEGEND

Zoning District: RTZ Net Area: 216,627.36 Sq. Ft. Acres: 4.97

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Section 33-284.86(D), as indicated on site plan:		
Net Lot Area: x 15% Min.	32,494.11 Sq.Ft.	40,186.36 Sq. Ft. (18.55%)
B. Square feet of parking lot open space required by chapter 18A, as indicated on site plan:		
The number of parking space 311 x 10 S.F. per parking space:	3,110 Sq.Ft.	18,970 Sq. Ft. (8.76%)
Total square feet of landscaped open space required by Chap.33 = A + B =	35,604.11 Sq.Ft.	59,156.36 Sq. Ft. (27.31%)

LAWN AREA CALCULATION

A. Total square feet of landscaped open space required by Sec. 18A-6 TABLE A.
Maximum permitted Net Lot Area= 60% — 21,362.47 Sq.Ft. — 19,000 Sq. Ft. (52%)

TREES		
A. No. trees required per net lot acre, Section 33-284.86(E)2.		
16 Trees x Net Acres (4.97) =	80	80
Palms permitted to count as trees on: 2:1 (30% max.)	42	10
B. % Natives Required: No. trees provided x 30%=	42	132
C. Street trees (maximum average spacing of 25' o.c.) =		
533 linear feet along East lot Alexandria Dr. Total: 640' / 25' =	26	26
107 linear feet along West lot Alexandria Dr.		
Palms permitted to count as trees on: 1:1	N/A	N/A
D. Street trees located directly beneath power lines		
140 linear feet along NW 135th Street / 25' as per Table 212.11.3 FDOT Design Manual	6	6
E. Landscaped areas in parking lots.		
(1) tree per 80 S.F. of landscaped area: 3,110 / 80 =	39	39
TOTAL TREES	151	151

SHRUBS		
A. No. trees required x 10= No. of shrubs required	1,510	1,510
B. No. shrubs allowed x 30%= No. of native shrubs required	453	Full

IRRIGATION PLAN

Required by Chapter 33. Auto irrigation X or hose bib _____ provided.

TREE MITIGATION

A. REMOVED TREES ARE TO BE MITIGATED WITH A BOND AS PER SHOWN ON CERTIFIED ARBORIST REPORT.

TREE SCHEDULE

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT	SPREAD	QTY	REMARKS
Symbol	New	Existing	Scientific	Common	Yes	No	Installed	Installed / Mature	Installed / Mature		
CG	X		Caesalpina Granadilo	Bridalved Tree		X	6"	12'-0" / 30'-0"	5'-0" / 30'-0"	17	STREET TREE.EC
CM	X		Lagerstromeia indica	Crape Myrtle		X	6"	12'-0" / 25'-0"	5'-0" / 20'-0"	2	STREET TREE
CO	X		Chrysophyllum oliviforme	Satinleaf	X		6"	12'-0" / 40'-0"	5'-0" / 25'-0"	3	STREET TREE
RR	X		Roystonea regia	Florida Royal Palm	X		4"	14'-0" / 60'-0"	5'-0" / 20'-0"	10	STREET TREE
ER	X		Eugenia Rhombea	Red Stopper	X		2"	10'-0" / 20'-0"	5'-0" / 10'-0"	10	
MV	X		Magnolia virginiana	Sweet bay magnolia	X		2"	10'-0" / 35'-0"	5'-0" / 30'-0"	6	
IC	X		Ilex Cassine	Holly, Dahoon	X		2"	10'-0" / 25'-0"	5'-0" / 15'-0"	14	
PP	X		Coccoloba diversifolia	Pigeon Plum	X		2"	10'-0" / 20'-0"	5'-0" / 15'-0"	59	
QV	X		Quercus Virginiana	Live Oak	X		2"	10'-0" / 50'-0"	5'-0" / 50'-0"	16	(4) EC
CS	X		Cordia sebestena	Geiger Tree	X		2"	10'-0" / 25'-0"	5'-0" / 10'-0"	12	
									TOTAL	151	

NOTE:
1. New trees to have minimum of a 10' high and 2" caliper at planting.
2. Palms of a 10' minimum overall height or minimum caliper of 3"at time of planting shall count as a required tree on the basis of two (2) palms-per trees. No more than 30% of the minimum tree requirements may be met by palms.
3. Street tree to have minimum of 20' high at maturity. Street trees shall have a clear trunk of 4', an overall height of 12' and a minimum caliper of 2" at time of planting @ 25' O.C. as per Sec. 33-284.86.D.1.
4. Street palms to have minimum of a 15' canopy at maturity @ 25' O.C. 14' minimum overall height or minimum caliper of 4" at time of planting.
5. Trees within the limits of intersection sight triangles (FDOT Design Manual 212.11.6.1):
   - 25' O.C. Minimum tree spacing with tree diameter between 4" – 11".
   - Since observations are made in both directions, the line of sight datum between roadways is 3.5 feet above both pavements.
   - The horizontal limits of the window are defined by clear sight triangles. Within the limits of clear sight triangles, the following restrictions apply:
     - Canopy of trees and trunked plants must be at least 7 feet above the sight line datum.
     - The top of the ground cover plants must be at least 1.5 feet below the sight line datum.
6. Provide required 24" Root Barrier for all trees within 5'-0" of Building and walkways.

EC. Energy Conservation Zone (Min. 35' Height at Maturity and Max. 22' from building)

SHRUB / GROUNDCOVER SCHEDULE

SYMB	QTY.	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS
CI	905	Chrysobalanus icaco	Red Tip Cocoplum	Yes	2'-0" Max. Height
HP	604	Hamelia Patens	Firebush	Yes	2'-0" Min. Height at Installation
AG		Arachis glabrata	Perennial peanut	Yes	1-Gallon @ 18" o.c. Tolerates foot traffic / Drought Resistant, Contractor to verify qty.
TOTAL	1,510				

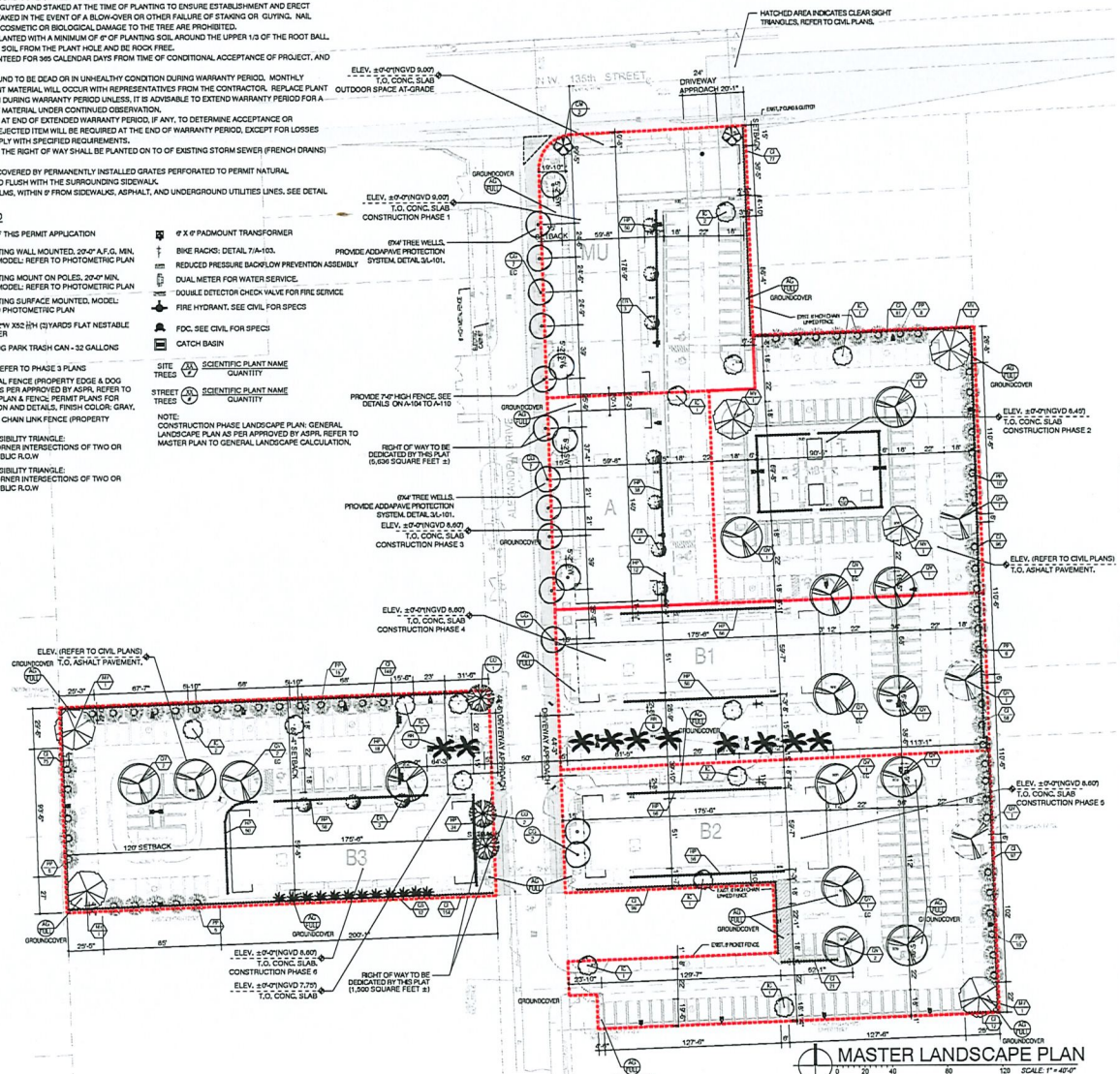
NOTE:
1. Indicated quantities are minimum shrubs required. Actual quantity must be determined by max. spacing indicated.
2. All shrubs shall be a minimum of 18" in height at planting. Hedges to be maintained at 3'-0" maximum height.
3. All shrubs shall be at least 3 gallons in container size.
4. When used as a visual screen, buffer, or hedge, shrubs shall be planted at a max. avg. spacing of thirty (30) inches on center and 30" in height.

MISCELLANEOUS SCHEDULE

SYMB	BOTANICAL NAME	REMARKS
SOD	Florida Autumn Grass	On finely graded 2"soil blanket
EDGING	Permaloc aluminum Edging (Mill Finish)	1/4" x 4" with stakes (3/16" thick alternative)

GENERAL PLANTING NOTES:

1. - ALL PLANT MATERIAL MUST BE FLORIDA NO.1 OR BETTER BY GRADES & STANDARDS FOR NURSERY PLANTS, PART 1, 1975 AND PART II, STATE OF FLORIDA D & A.
2. - PLANTING SOIL SHALL BE CLEAR AND REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS AND ROCKS. THE PLANTING SOIL FOR ALL PLANTING AREAS SHALL BE COMPOSED OF A MINIMUM OF 30% MUCK OR HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL. THE MINIMUM PLANTING SOIL DEPTH SHALL BE 2" FOR SODDED GRASS AREAS & 4" FOR PLANTING BEDS. ALL TREES, SHRUBS AND GROUND COVER AREAS MUST USE PLANTING SOIL IN INSTALLATION.
3. - CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY AND ALL EXISTING SUBTERRANEAN AND OVERHEAD UTILITIES OR CONSTRUCTION IN THE AREA OF THE PROPOSED NEW WORK PRIOR TO COMMENCEMENT OF THE WORK, IN ORDER TO AVOID DAMAGE TO SAID EXISTING UTILITIES OR CONSTRUCTION.
4. - GRASS SOD SHALL BE CLEAN AND REASONABLY FREE OF WEED AND NOXIOUS PESTS OR DISEASES. BY THE SQUARE FOOT. ALL AREAS DESIGNATED AS 'SOD' SHALL BE COVERED WITH ZOYSIA 'EMPIRE' SOLID SOD LAID OVER A FINELY GRADED, 2" DEEP SOIL BLANKET, FREE OF ROCKS. SOD SHALL BE LAID WITH CLOSE ABUTTING JOINTS AND HAVE A SMOOTH FINISHED APPEARANCE.
5. - ALL AREAS NOT DEDICATED TO BUILDINGS, DRIVEWAYS, WALKWAYS OR LANDSCAPING SHALL BE SODDED.
6. - MULCH, A MINIMUM OF 2-3" OF SETTLED, CLEAN, NON CYPRESS, GRADE B SHREDDED MULCH SHALL BE USED (ARSENIC FREE) & SHALL NOT TOUCH BASE OF TREE). MULCHED AREAS AROUND TREES AN PALMS SHALL BE A MINIMUM OF 2' AROUND THE BASE OF THE TREE. MULCH ALL AREAS AROUND SHRUBS AND GROUND COVER, HOLE AND BE ROCK FREE.
7. - ALL TREES AND PALMS SHALL BE PROPERLY GUYED AND STAKED AT THE TIME OF PLANTING TO ENSURE ESTABLISHMENT AND ERECT GROWTH. TREES AND PALMS SHALL BE RE-STAKED IN THE EVENT OF A BLOW-OVER OR OTHER FAILURE OF STAKING OR GUYING. NAIL STAKING OR OTHER METHODS WHICH CAUSE COSMETIC OR BIOLOGICAL DAMAGE TO THE TREE ARE PROHIBITED.
8. - ALL TREES, SHRUBS AND PALMS SHALL BE PLANTED WITH A MINIMUM OF 4" OF PLANTING SOIL AROUND THE UPPER 1/3 OF THE ROOT BALL. THE BOTTOM 2/3 SHALL BE BACK FILLED WITH SOIL FROM THE PLANT HOLE AND BE ROCK FREE.
9. - ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 365 CALENDAR DAYS FROM TIME OF CONDITIONAL ACCEPTANCE OF PROJECT, AND UNTIL FINAL ACCEPTANCE.
10. - REMOVE AND REPLACE PLANT MATERIAL FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. MONTHLY INSPECTIONS FOR DEAD OR UNHEALTHY PLANT MATERIAL WILL OCCUR WITH REPRESENTATIVES FROM THE CONTRACTOR. REPLACE PLANT MATERIAL, WHICH IS IN DOUBTFUL CONDITION DURING WARRANTY PERIOD UNLESS, IT IS ADVISABLE TO EXTEND WARRANTY PERIOD FOR A FULL-GROWING SEASON FOR SPECIFIC PLANT MATERIAL UNDER CONTINUED OBSERVATION.
11. - ANOTHER INSPECTION WILL BE CONDUCTED AT END OF EXTENDED WARRANTY PERIOD, IF ANY, TO DETERMINE ACCEPTANCE OR REJECTION. ONLY ONE REPLACEMENT PER REJECTED ITEM WILL BE REQUIRED AT THE END OF WARRANTY PERIOD, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.
12. -CONTRACTOR SHALL BE VERIFY NO TREES IN THE RIGHT OF WAY SHALL BE PLANTED ON TO OF EXISTING STORM SEWER (FRENCH DRAINS) OR ADJACENT TO CATCH BASINS.
13. - THE OPENING ON THE SIDEWALK SHALL BE COVERED BY PERMANENTLY INSTALLED GRATES PERFORATED TO PERMIT NATURAL IRRIGATION. THE GRATES SHALL BE INSTALLED FLUSH WITH THE SURROUNDING SIDEWALK.
14. - UTILIZED ROOT BARRIER, WITH TREES OR PALMS, WITHIN 8' FROM SIDEWALKS, ASPHALT, AND UNDERGROUND UTILITIES LINES. SEE DETAIL 2/ L-101



MASTER LANDSCAPE PLAN

RAMOSMARTINEZarchitects
MIAMI: 2525 SW 3rd Ave, Suite 320, Miami, FL 33129
NEW YORK: 11 East 26th St, 2nd FLOOR, New York, NY 10010
WEBSITE: www.rmarch.com TELEPHONE: 305-948-8830

ALEXANDRIA GARDENS
FOR
VS. ALEXANDRIA HOLDINGS,LLC
AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA-LOCKA, FLORIDA

SURVEYOR: Hadonne, 13th floor 99th Court, Suite 101, Doral, Florida 33172
SEAL:
CIVIL ENGINEER: SRG Engineering, Inc., 9801 SW 24th Court, Suite 211, Miami, Florida 33165
ARCHITECT: HUMBERTO RAMOS AR 0011603

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KEY PLAN:

COMM. NO.: 21-158 NO: REVISION: DATE:
DATE: July 2023
DRAWN BY:
CONTENT: MASTER LANDSCAPE PLAN SCHEDULES & NOTES
SHEET NUMBER: L-100

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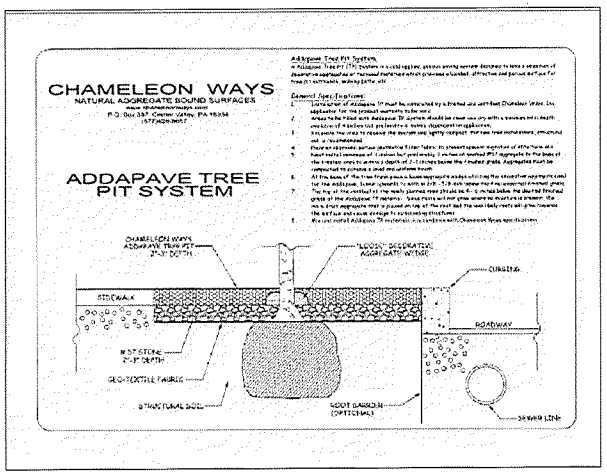
BY: GONGOL



3 ADDAPAVE DETAIL
N.T.S.

UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials
1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 580 Washington Street, San Francisco, CA www.deeproot.com (800.458.7668).

2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep

3. Root barrier shall be manufactured with 75%+ reprocessed polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs at a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)

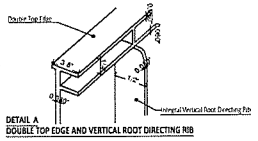
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3-6" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3-8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).

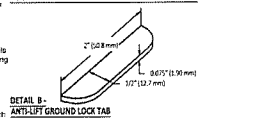
7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C)

U.S. Patents: 5,305,549 and 5,528,857. Other Patents Pending.

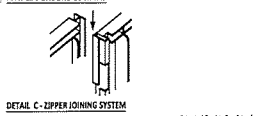
Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2,354 PSI	D638
Tensile strength @ yield - Hinge	2,846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	139,635 PSI	D790M
Notched Izod Impact - Wall	1.84 (ft-lbs)	D256A
Rockwell Hardness L scale - Wall	84.4	D785A



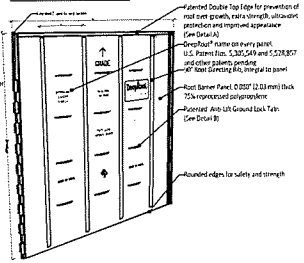
DETAIL A
DOUBLE TOP EDGE AND VERTICAL ROOT DIRECTING RIB



DETAIL B -
ANTI-LIFT GROUND LOCK TAB



DETAIL C - ZIPPER JOINING SYSTEM

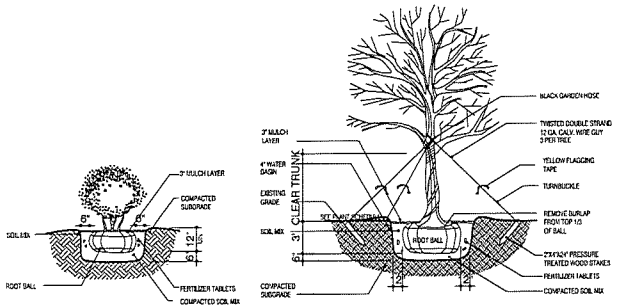


DETAIL D - TREE ROOT BARRIER PANEL

2 ROOT BARRIER
N.T.S.

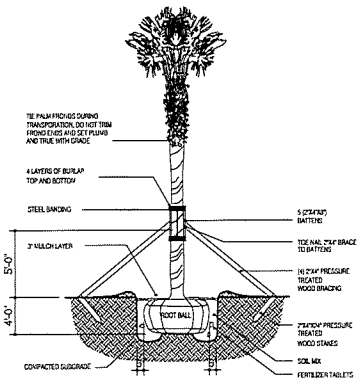
LANDSCAPING NOTES:

- All landscaping and tree watering and irrigation system with drip emitter shall be installed with 100% coverage prior to installation of sod, shrubs, ground cover, vines or other landscaping. Irrigation system shall be designed to meet the requirements of Chapter 18A, Miami-Dade County Code.
- All plant material shall be maintained in a healthy and growing condition at all times and shall be replaced with plant material of similar variety and size, if required.
- All trees, shrubs and ground cover shall be irrigated by an automatic irrigation system with 100% coverage and 50% overlap.
- All trees planted shall be balled and burlapped or container grown unless otherwise specified.
- All trees shall be staked or guyed after planting in accordance with Miami-Dade County Code requirements.
- All planting beds shall be mulched to a minimum depth of 3" after settlement.
- All sod areas shall be sodded with Bahia sod unless otherwise specified.
- All required trees, shrubs, and hedges shall be planted a minimum of 24" from any property line.
- All trees planted adjacent to pavement shall be provided with a minimum of 24" of uncompacted soil volume per tree.
- All trees shall be planted with the top of the root ball slightly above the surrounding finished grade.
- All sod areas shall be fertilized with a complete fertilizer containing no less than 50% of the nitrogen derived from a slow release source.
- All trees shall be planted a minimum of 10' from all light poles, underground utility lines, transformers, and other above ground utility structures.
- All trees planted in parking islands shall be provided with a minimum of 100 cubic feet of uncompacted soil volume.
- All required landscaped areas shall be protected from vehicular encroachment.
- All landscaping shall be maintained in accordance with Section 18A-6 of the Miami-Dade County Code.



CANOPY TREE PLANTING DETAIL
NOT TO SCALE

SHRUB PLANTING DETAIL
NOT TO SCALE



PALM PLANTING DETAIL
NOT TO SCALE

1 PLANTING DETAILS
N.T.S.

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AT
NW 135th STREET & ALEXANDRIA DRIVE
OPA LOCKA, FLORIDA

SURVEYOR
Radamé
CIVIL ENGINEER
SMS Engineering, Inc.

SEAL:

ARCHITECT
HUMBERTO RAMOS
AR 0011622

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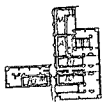
KEY PLAN:



CONTR. NO.	22-XXX	NO. REVISION	DATE:
DATE:	MAY 2023		
DRAWN BY:			

CONTENT: *LANDSCAPE DETAILS & NOTES*

SHEET NUMBER:
L-101

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-231
DATE: OCT 30 2024
BY: ISA

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: VS Alexandria Holdings LLC

NAME AND ADDRESS	Percent of Ownership
-- See Attached --	

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: Christopher Sutter
(Applicant)

Sworn to and subscribed before me this 8th day of October, 2024. Affiant is personally known to me or has produced _____ as identification.

Giezi Tobar
(Notary Public)

My commission expires 04/30/2027

GIEZI TOBAR
MY COMMISSION # HH 346290
EXPIRES: April 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.

VS Alexandria Holdings LLC
Ownership - Disclosure of Interest

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VS Alexandria Holdings LLC
15175 NW 67th Avenue, Suite 202
Miami Lakes, FL 33330
100%

- Mediterranean Land Holdings LLC, 14331 Commerce Way, Miami Lakes, FL 33016 — 80%
  - Rodolfo Alvarez, 8362 Pines Boulevard, Suite 288, Pembroke Pines, FL 33024 — 100%
- VS Alexandria LLC, 15175 NW 67th Avenue, Suite 202, Miami Lakes, FL 33014 — 20%
  - Tommy Gil, 2700 W 84th Street, Hialeah, FL 33016 — 20%
  - Rene Vivo, 2700 W 84th Street, Hialeah, FL 33016 — 15%
  - Evelyn Vivo, 2448 Sugarloaf Lane, Fort Lauderdale, FL 33312 — 15%
  - Augusto Fonte, 2100 Ponce De Leon Blvd, Coral Gables, FL 33134 — 10%
  - Raydel Enriquez, 674 SW 159th Lane, Pembroke Pines, FL 33027 — 5%
  - Raul Estrada, 6270 SW 38th Street, Miami, FL 33155 — 5%
  - VS Alexandria 135 LLC, 15175 NW 67th Avenue, Suite 202, Miami Lakes, FL 33014 — 30%
    - Mauricio Anderson, 6500 SW 46th Street, Miami, FL 33155 — 22.52%
    - CSCV Holdings LLC, 15175 NW 67th Avenue, Suite 202, Miami Lakes, FL 33014 — 77.48%
      - Christopher Sutton, 15175 NW 67th Avenue, Suite 202, Miami Lakes, FL 33014 — 50%
      - Carlos Velasquez, 15175 NW 67th Avenue, Suite 202, Miami Lakes, FL 33014 — 50%

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DATE: JAN 13 2025
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This instrument was prepared by:

Name:

Address:

(Space reserved for Clerk of the Court)

WORKFORCE HOUSING DECLARATION OF RESTRICTIVE COVENANTS AND WORKFORCE HOUSING AGREEMENT

This Workforce Housing Declaration of Restrictive Covenants and Workforce Housing Agreement (the "Declaration") is made as of the ___ day of _____, 20__, by VS Alexandria Holdings LLC, a Florida limited liability company, (the "Declarant"), the owner of that certain property ("Property") located in Miami-Dade County, Florida, which is more particularly described in Exhibit "A" attached hereto and made part hereof.

IN ORDER TO ASSURE the ***Department of Regulatory and Economic Resources*** of Miami-Dade County, Florida, that the representations made to it by Owner during consideration of Administrative Site Plan Review/Public Hearing/Pre-Permit submittal approval No. Z2024000231 & Z2024000232 will be abided by, the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the above-described real property.

RECITALS

WHEREAS, Pursuant to section 33-193.7.1(A) of the Code of Miami-Dade County, for developments within the unincorporated area, density bonuses for residential developments that provide workforce housing units shall be provided in accordance with this section; and

WHEREAS, section 33-193.6 defines a Work-force Housing Unit ("WHU") as "[a] dwelling unit, the sale, rental or pricing which is restricted to households whose income is up to one hundred forty (140) percent of the most recent median family income for the County reported by the [United States Department of Housing and Urban Development]"; and

WHEREAS, the Miami-Dade Public Housing and Community Development Department administers workforce housing units pursuant to chapter 17, article IX, of the Code of Miami-Dade County, and regulations established with respect thereto (article XIIA of chapter 33 and article IX of chapter 17 are collectively referred to hereinafter as the "Ordinance"); and

WHEREAS, pursuant to the Ordinance, WHUs must be provided for sale or lease to Qualified Households, all in accordance with conditions set forth in the Ordinance; and

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WHEREAS, the Declarant makes this Declaration to provide covenants and restrictions to ensure that the [29] WHUs located on the Property are at all times available for occupancy by Qualified Households as hereinafter defined,

NOW, THEREFORE, TO ASSURE Miami-Dade County, Florida (the "County") that the obligations and requirements set forth in the Ordinance will be abided by, the Declarant, on behalf of itself and its successors and assigns, freely, voluntarily, and without duress hereby makes the following Declaration of Restrictive Covenants and Workforce Housing Agreement covering and running with the Property, which shall bind the Declarant, any assignee, mortgagee, or buyer, and all other parties that receive title to, or interest in, the WHUs,

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

2. **Definitions**.

(a) "Area Median Income" means the median income level for the Miami-Dade County Metropolitan Statistical Area, as established and defined in the annual schedule published by the Secretary of the U.S. Department of Housing and Urban Development, and adjusted for household size.

(b) "Certificate of Qualification" means a certificate approved by the Department and used by the Declarant to established a Qualified Household's eligibility to purchase or rent a WHU.

(c) "Control Period" means each 20-year period during which the affordability restrictions shall apply, which period shall commence from the date the Covered Development and Workforce Housing Units are available for public occupancy as evidenced by the issuance of certificate of occupancy or temporary certificate of occupancy for the Covered Development.

(d) "Covered Development" means the WHUs that shall be developed on the Property.

(e) "County" means Miami-Dade County.

(f) "Department" means, unless otherwise indicated, the Miami-Dade Public Housing and Community Development Department, or any other successor agency.

(g) "Housing Director" means, unless otherwise indicated, the Director of the Department, or the Director's designee.

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(h) "Eligible Household" means a household whose total income is up to 140% of Area Median Income.

(i) "Eligible Household Income" means any income derived by any proposed occupants of a WHU who are 18 years of age or order and who will use the WHU as their primary residence.

(j) "Household" means any natural person who occupies a WHU as their primary residence.

(k) "Market Rate Dwelling Units" means all additional dwelling units in a development that are not WHUs as defined herein.

(l) "Qualified Household" means an eligible household that has received a certificate of qualification from the Declarant, as verified by the Department

(m) "WHU" means a workforce housing unit.

(n) "Workforce Housing Rent" or "WHU Rent" means rents that do not exceed the maximum monthly Rent Limit as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual income Limits and Rent Limits and as used by the Florida Housing Finance Corporation for its multifamily rental programs (published annually at http://www.floridahousing.org).

3. **Covered Development**. The Covered Development consists of [29] WHUs located on the Property, which shall be identified on an annual inventory of WHUs to be provided to the Department].

4. **Leasing of WHUs During Control Period**. WHUs shall be leased only to Qualified Households during the Control Period. Qualified Households shall be provided leases of a minimum period of 12 months, which shall comply with all applicable federal and state laws. WHU leases shall, at minimum, include: (i) provisions that specify the maximum household size allowed in the unit; (ii) a prohibition against subleasing; and (iii) a requirement that qualified household shall report any changes in household size or income during his or her tenancy.

5. **Eligibility to Rent**. The Covered Development may only be rented, before the expiration of the Control Period, by Qualified Households to be used as primary residences for those households. Prospective Eligible Households seeking to rent a WHU shall complete and execute the Certificate of Qualification as part of their unit lease application. Completed copies of the Certificate of Qualification, executed by the Declarant or their designee, shall be transmitted to the Department for a verification of eligibility. Upon determination of eligibility by the Declarant, the Declarant shall sign the Certificate of Qualification confirming that the Eligible Household is a Qualified Household.

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The property manager or property owner of the Covered Development shall retain the original Certificate of Qualification on site in the Qualified Household's file and provide a copy of the same to the Department. Copies of documents provided by the Eligible Household evidencing their earnings shall be retained in the Qualified Household's file along with the Certificate of Qualification.

6. **Validity and Issuance of Certificates of Qualification**. Certificates of Qualification shall be valid for 12 months. The Department hereby authorizes the Declarant to issue Certificates of Qualification, subject to verification by the Department.

7. **Limits on WHU Rents**. Rents for WHUs shall be affordable to households whose income is up to 140 percent of area median income (determined at the time of initial occupancy), which shall be adjusted for family and unit size. Before the expiration of the Control Period, WHUs may only be rented at rents that do not exceed the maximum monthly Rent Limit as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual income Limits and Rent Limits as the same are used by the Florida Housing Finance Corporation for its multifamily rental programs.

8. **Monitoring of WHU Compliance**. Declarant shall comply with all monitoring requirements established by the Department. The Department may conduct, upon 48-hours' notice to the Declarant, an on-site inspection of the Covered Development to review client files for income verification. If a Qualified Household's Eligible Household Income increases above the maximum allowed income levels or a rented WHU is found to be non-compliant, the household may choose to remain in the WHU for the remaining term of the lease, and the property owner or manager shall make the next comparable vacant unit at the Covered Development available to an eligible household at the WHU rent.

9. **Occupancy Report**. Declarant shall, on an annual basis, furnish the Department with an occupancy report, which provides the following information: (a) a list of all occupied WHUs, indicating composition of each resident family, as of the end date of the reporting period; (b) a list of all vacant WHUs, as of the end date of the reporting period; (c) the total number of vacancies that occurred during the reporting period; and (d) the total number of WHUs that were re-rented during the reporting period, stating family size and income. The Declarant shall permit Department representatives to conduct on-site inspection of the Covered Development, upon 48-hours' notice, to review tenant files for income verification.

10. **Annual Report**. The Declarant shall provide an annual report to the Department every February 1st, confirming that all of the WHUs are being leased to Eligible Households.

11. **Re-Sale of Covered Development During Control Period**. Although the Declarant is permitted to sell the Property at all times, the Declarant hereby agrees that the WHU and rental restriction requirement outlined herein shall continue to apply to the Covered Development following any sale or transfer of the Covered Development through the expiration of the Control Period.

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12. **Condominium Conversion**. If the Property is converted into a condominium or other "for sale" project (other than by a subsequent owner after a foreclosure sale of an Eligible Mortgage or deed in lieu of foreclosure transfer of ownership), then prior to entering into the first contract for sale of a WHU as a "for sale" unit, the Declarant shall enter into a new covenant in favor of the County for a "for sale" project in accordance with the current restrictions for such units as established by the Department and shall require all purchasers to abide by the restrictions. Such covenant shall grant to each Qualified Household occupying a WHU, at the time the Declarant is required to provide a notice of intended conversion in accordance with section 718.608 of the Florida Statutes, a right of first refusal to purchase the WHU. Such covenant shall also grant to the County, among other things, the County's right of first refusal to purchase any or all of the WHUs in the event that a Qualified Household does not purchase the WHU within six months from the first date Declarant or its successors or assigns offers the WHU for sale. In the event Qualified Households or the County do not exercise their right of first refusal option, the Declarant shall continue to market and sell or rent such WHUs to Qualified Households throughout the Control Period.

13. **Expiration of Control Period**. The Control Period shall expire 20 years from the date when the WHUs forming part of the Covered Development are first placed into service, as evidenced by the issuance of a certificate of occupancy or temporary certificate of occupancy by a local government agency authorizing the use of the WHUs as primary residences. Upon the expiration of the Control Period, the County shall record in the Public Records of Miami-Dade County an instrument releasing the Covered Development from its obligation to provide WHUs, and the Declarant, or its successors and assigns, may freely lease or sell the Property or individual units at the market rate.

14. **Prior Notice of Initial Offering for Rent.** At least 60 days prior to the initial offering of WHUs for lease, the Declarant shall provide the Department with notice of its intention to commence leasing. The notice shall set forth the number, size, rents, and location of the WHU units. Following the transmittal of the notice of Declarant's intention to commence leasing and the initial lease of the WHUs, any subsequent offering of a WHU for lease shall not be subject to the notice requirements set forth in this paragraph. The Declarant and its agents or representatives shall also provide the Department with the contact information for the Declarant and its agents and representatives.

15. **Discrimination**. The Declarant shall not discriminate against any person in the exercise of its obligations under this Declaration, and all such actions shall be taken without regard to race, age, religion, color, gender, sexual orientation, gender identity or gender expression, status as a victim of domestic violence, dating violence, or stalking, national origin, marital status, physical or mental disability, political affiliation, source of legitimate income, or any other factor which cannot be lawfully used. For purpose of clarity, the foregoing limitations shall not be construed to preclude the Declarant from denying an Eligible Household an opportunity to lease a WHU unit based upon such factors as the Eligible Household's poor credit history or their inability to demonstrate household income sufficient to pay the WHU Rents and any other financial obligations.

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16. **Presumption of Compliance**. Where construction has occurred on the Property or any portion thereof pursuant to a lawful permit issued by the County (or any successor municipality), and inspections made and approval of occupancy given by the County (or any successor municipality), 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.

17. **County as Beneficiary**. The County is the beneficiary of this Declaration; and, as such, the County may enforce these restrictive covenants by action at law or in equity, including without limitation, a decree of specific performance or mandatory or prohibitory injunction, as well as civil penalties as provided in the Code of Miami-Dade County, Florida.

18. **Modification, Amendment, Release**. The Declaration of Restrictions 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 all of the Property, including joinders of all mortgagees, if any, provided that the Department consents to the modification, amendment, or release. 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.

19. **Recording of Covenants and Declarations**. The Declarant shall record this Declaration in the Public Records of Miami-Dade County, Florida. The County shall have the right to enforce and maintain in full force and effect, the terms, conditions, and requirements of this Declaration.

20. **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 Miami-Dade County, Florida shall be entitled to revoke any approval predicated upon the invalidation portion.

21. **Laws and Venue**. This document shall be construed in accordance with the laws of Florida and venue shall be Miami-Dade County, Florida.

22. **Survival**. This Declaration shall survive any proceedings in foreclosure, bankruptcy, probate or any other proceedings at law or in equity.

23. **Headings**. The headings herein are for reference purposes only and shall not affect the meaning or interpretation of the terms and conditions hereof.

[Signature page to follow]

LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this ____ day of_____, _____.

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IN WITNESS WHEREOF, VS Alexandria Holdings LLC has caused these presents to be signed in its name by its proper officials.

Witnesses:

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

_____
VS Alexandria Holdings LLC
Address:

By _____
(Managing Member) signature

Print Name: _____

[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF _FLORIDA___

COUNTY OF __Miami Dade_____

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by _____ the _____ of _____ LLC.
(Name) (Title).

He/She is personally known to me or has produced _____, as identification.

Witness my signature and official seal this ____day of _____, 20___, in the County and State aforesaid.

_____
Signature
Notary Public-State of _____

_____
Print Name

My Commission Expires:

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

PH: Z24-241 **July 17, 2025**
Item No. 8C7

Recommendation Summary	
Commission District	8
Applicants	Bluenest at Krome I, LLC., ET AL
Summary of Request	The applicants seek to permit a rezoning of the subject property that is currently zoned AU (minimum 5-gross acre lot), EU-S (minimum 25,000 square foot lot), and EU-1 (minimum 1-gross acre lot), to the zoning districts BU-1A (business uses), EU-M (minimum 15,000 square foot lot), RU-3M (Minimum Apartment House District, maximum 12.9-units per net acre), which would allow the property to be developed with commercial uses and with more residential units than currently permitted.
Location	Lying east of SW 177 (Krome) Avenue, between SW 272 Street & SW 278 Street, Miami-Dade County, Florida.
Property Size	±89.38-gross (±82.14-net) Acres
Existing Zoning	AU, Agricultural District, EU-1, One Acre Estates District, EU-S, Estate Use Suburban District
Existing Land Use	Vacant, agricultural and residences
2030-2040 CDMP Land Use Designation	Low Density Residential with One Density Increase - DI-1 (6 to 13 dwelling units per gross acre); and, Business and Office **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20240015)*** (*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 of request #1 and #3, and a modified approval of request #2 (for a rezoning to EU-M, Estates Modified District), subject to the Board's acceptance of the proffered Declaration of Restrictions (Subject to approval of the concurrent CDMP amendment Application No. CDMP202400015 and it becoming effective) ***

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP202400015 to amend the CDMP, which the Board of County Commissioners (the Board) is scheduled to hear, pursuant to section 2-116.1 of the County Code, prior to and on the same day as the hearing on this concurrent zoning application**.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 2-116.1(5)(e), which provides that the zoning application shall, at the applicant's request, be processed concurrently with the CDMP amendment application, and the Board of County Commissioners may take action on the concurrent zoning application on the same day at which it takes final action on the CDMP amendment application.

REQUESTS:

REQUEST #1 ON PARCEL "A"

1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, EU-S, Estate Use Suburban District, and EU-1, One Acre Estates District, to EU-M, Estates Modified District.

REQUEST #2 ON PARCEL "B"

2) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, EU-S, Estate Use Suburban District, and EU-1, One Acre Estates District, to RU-3M District.

REQUESTS #3 ON PARCELS "C"

3) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, and EU-1, One Acre Estates District, to BU-1A, Limited Business District.

PROJECT HISTORY AND DESCRIPTION:

The ±89.38-gross (±82.14-net) acres subject parcel is generally lying east of SW 177 (Krome) Avenue, between SW 272 Street & SW 278 Street and consists of ten (10)-parcels. The subject parcels consist of vacant land, agricultural uses and single-family residences. In May 2024, pursuant to Resolution #Z-30-24, the Board of County Commissioner approved a request for District Boundary Change on a portion of the subject site from AU to EU-1, One Acre Estate District. Additionally, in June 2022, pursuant to Resolution #CZAB14-8-22, the Community Zoning Appeals Board 14 approved a request for District Boundary Change on another portion of the subject site from AU to EU-S, Estate Use Suburban, in lieu of EU-M, Estates Modified District, which was the original request. Staff notes that applicant intends to demolish all of the existing structures and intends to develop the land as mix use of commercial, single-families and a townhouse development.

Staff notes that the applicant has concurrently filed an amendment application (CDMP20240015) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to redesignate the ±89.38-gross (±82.14-net) acres subject property from "Estate Density Residential (1 to 2.5 dwelling units per gross acre)" (on ±80.88 acres) and "Business and Office" (±8.5 acres), to "Low Density Residential with One Density Increase - DI-1 (6 to 13 dwelling units per gross acre), and "Business and Office." The CDMP amendment would be subject to the Board's acceptance of a proffered Declaration of Restrictions (CDMP covenant) requiring that sound urban design principles are incorporated into the design of the development on the residential portion of the property consistent with the One Density Increase (DI-1), limiting development on the subject site to a maximum of 644 residential dwelling units. The proposed development of the property shall provide workforce housing units and will commit to twenty percent (20%) as part of the CDMP application. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20240015 and it becoming effective.

Under the current zoning application, the applicant seeks to permit a rezoning of the ±89.38-gross (±82.14-net) acre subject parcel into three (3) distinct proposed new zoning districts. The applicants seek to rezone the 1-lot deep portions that are on the periphery of the subject property (Parcel 'A') from AU, Agricultural District, EU-S, Estate Use Suburban District, and EU-1, One Acre Estates District, to EU-M, Estates Modified District (request #1), to rezone the remaining,

central large portion of the property (Parcel 'B') from AU, Agricultural District, EU-S, Estate Use Suburban District, and EU-1, One Acre Estates District, to RU-3M, Minimum Apartment House District (request #2), and to rezone the approximately ±8.5-acre northwestern portion of the property (Parcel 'C') from AU, Agricultural District, and EU-1, One Acre Estates District, to BU-1A, Limited Business District (request #3). Staff notes that for the residential portions of the subject site, the applicants intend to develop the periphery of the subject site as single-family detached lots (rezoning to EU-M, under request #1), and as a townhouse development in accordance with the RU-TH zoning district standards within the center of the property (rezoning to RU-3M, under request #2). Staff further notes that there were no plans submitted for this subject application and any site plans approvals would be sought through a subsequent Administrative Site Plan Review ("ASPR") process. Notwithstanding, a zoning Declaration of Restrictions is being voluntarily proffered by the applicant that, among other things, restricts the residential portion of the subject property to a maximum permitted residential density of six hundred and forty-four (644) residential dwelling units (at the current density 1 to 2.5 dua the property can only be developed to a maximum of 202 dwelling units), will incorporate sound urban design principles into the design of the proposed development, and requires that the applicant commits to set aside twenty percent (20%) of dwelling units as for-sale housing to households whose annual income is up to one hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County. The 2025 home price for a four person household is $414,842. The covenant also includes a condition that adequate landscaping and fencing would be provided to separate the subject site from the neighboring properties.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU, EU-1, EU-S; vacant, agricultural and residences	Low Density Residential with One Density Increase - DI-1 (6 to 13 dwelling units per gross acre) Business and Office (**Subject to approval of the concurrent CDMP amendment) ***
North	AU, BU-1, BU-1A; agricultural & retail	Agricultural
South	AU; agricultural & residences	Estate Density Residential (1 to 2.5 dua)
East	AU, EU-1C, EU-M; agricultural & residences	Estate Density Residential (1 to 2.5 dua)
West	AU; agricultural, residences & retail	Agricultural & Business/Office
* **Land subject to CDMP Amendment Application No. CDMP20240015, filed concurrently by the applicant, which, if approved by the Board, would change the land use designation to "Low Density Residential with One Density Increase - DI-1 (6 to 13 dwelling units per gross acre)", and "Business and Office."**		

NEIGHBORHOOD COMPATIBILITY:

The ±89.38-gross (±82.14-net) acres subject parcel is located east of SW 177 (Krome) Avenue, between SW 272 Street & SW 278 Street, and consists of vacant land, agricultural uses and single-family residences. The properties to the north of the subject site consists of agricultural uses and retail. The properties to the south and east of the subject site consists of agricultural uses and residences. The properties west of the subject site are single-family residences. To the south of the subject site, the properties consist of both single-family residences, agricultural use

and retail. The abutting vacant properties to the north and west are located outside of the Urban Development Boundary (UDB). The subject property itself is located immediately south and east of and inside the UDB which runs along SW 177 Avenue and theoretical SW 272 Street.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property in order to develop the parcels with additional housing and commercial/retail uses 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 682 PM daily peak hour vehicle trips (where the traffic concurrency is based on the maximum density of the subject property that seeks to permit horizontal mixed-use development that incorporates townhomes, estate homes, and commercial uses). Staff notes that the application will add to the population in the area and will bring additional traffic into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously mentioned, the subject property is the subject of a CDMP amendment application (CDMP20240015) 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 scheduled to be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application proposes to redesignate the ±89.38-gross (±82.14-net) acres subject parcel. This includes designating the northwestern portion of the subject site from "Business and Office" and "Estate Density Residential", to **Business and Office** for the ±8.5 acres, and the redesignation of the remaining ±80.88 acres of "Estate Density Residential" (1 to 2.5 dwelling units per gross acre) portion to **Low Density Residential with One Density Increase (DI-1)** (6 to 13 dwelling units per gross acre with sound urban design principles incorporated into the design of the proposed development)".

The **Business and Office** category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, entertainment and cultural facilities, amusements and commercial recreation.* The "**Business and Office**" designation on the ±8.5-acres will permit the development of the northwestern portion of the subject site with approximately 148,104 sq. ft. of retail uses. As part of the CDMP application (CDMP20240015), the applicants also intend that the remaining approximately ±80.88 acres portion of the subject property be redesignated as **Low Density Residential with One Density Increase (DI-1)** (6 to 13 dwelling units per gross acre with sound urban design principles incorporated into the design of the proposed development. *The residential densities allowed in* the **Low Density Residential** *use category shall range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre*. Furthermore, this category includes the One Density Increase (DI-1) overlay designation provided that sound urban design principles are incorporated into the design of the proposed development, which would allow one density category higher than the aforementioned 2.5 to 6 allowed under Low Density, and would be from 6 to 13 dwelling units per gross acre. As such, subject to the approval of the concurrent CDMP amendment, this would allow the applicant to develop the ±80.88-acre portion of the subject site with a maximum total of 1,051 dwelling units as the maximum density allowed under the CDMP Low Density Residential w/ One Density Increase (DI-1) threshold on the LUP map. Under request #1, the applicant seeks a district boundary change to EU-M, but only for the one-lot deep peripheral portions of the property, and a rezoning

to RU-3M on the remaining majority portion of the property (request #2). Staff notes that the RU-3M zoning district allows development at a maximum of 12.9 units per net acre, which is similar to and within the maximum density threshold of 13 dwelling units allowed under the aforementioned CDMP Low Density Residential w/ One Density Increase (DI-1) threshold on the LUP map. Although no plans were submitted for this subject application, the submitted letter of intent indicates that the applicant intends to develop the proposed RU-3M, Minimum Apartment House District portion as a townhouse development in accordance with the RU-TH zoning district standards, which 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, among other things, restricts the residential portion of the subject property to a maximum permitted residential density of six hundred and forty-four (644) residential dwelling units, will incorporate sound urban design principles into the design of the proposed development, and requires that the applicant commits to set aside twenty percent (20%) of dwelling units as for-sale housing to households whose annual income is up to one hundred forty percent (140%) (“WHU”) of the Area Median Income of Miami Dade County. The covenant also includes a condition that adequate landscaping and fencing would be provided to separate the subject site from the neighboring properties. Furthermore, the zoning covenant provides that the owner shall comply with the CDMP covenant accepted in conjunction with the approval of CDMP amendment application no. CDMP20240015, that is being processed concurrently with this zoning hearing application.

The CDMP Land Use Element **Objective LU-4**, states that *Miami-Dade County shall, by the year 2040, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community*. Additionally, the **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable*. As such, although staff is supportive of the request to rezone the peripheral portion of the subject property (Parcel 'A') to EU-M (request #1), staff opines that rezoning the remaining internal portion of the property (Parcel 'B') to the RU-3M District (request #2), with the intent to develop it with a proposed typology of attached multi-family residential would have an unfavorable effect on the surrounding area and would be **incompatible** with this neighborhood. The surrounding properties abutting to the east of the subject site include EU-1C zoned single-family detached residences, and AU zoned single-family detached residences with large parcels that vary between ±1 to ±5-acre in lot sizes located to the north, south, and west of the subject site. Staff further notes that the lot size required for a townhouse unit under the workforce housing standards could be a minimum of 1,250 sq. ft. Based on the foregoing, staff is supportive of a **modified approval** for request #2, allowing a similar rezoning as request #1 to the **EU-M, Estates Modified District**, that would instead permit the entirety of the residential portion of the subject site to be developed with a minimum of 15,000 square feet single-family detached lots, and opines that a **modified approval** of **request #2** requiring that the proposed residential portions of the site be rezoned to the EU-M zoning district, would be **compatible** with the character in scale and intensity with the surrounding properties.

Based on the foregoing, staff opines that approval of request #1 and #3, and a modified approval of request #2 (for a rezoning to the EU-M, Estates Modified District, instead of RU-3M, Minimum Apartment House District, 12.9 units per net acre), 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 rezoned property will be consistent with the existing development trend of zoning in the surrounding area. Therefore, subject to the Board's approval of the CDMP amendments and proffered CDMP covenant provisions as mentioned above, to allow the redesignation of the subject parcel on the CDMP LUP map, and subject to the acceptance of the proffered covenant, staff opines that approval of request #1 and #3, and a **modified approval** of request #2 to EU-M would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical residential density threshold permitted for the Low Density Residential with One Density Increase (DI-1) land use category of the CDMP Land Use Plan (LUP) map. Staff further opines that modified approval of the application would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and Policies **LU-4A**, will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties.

ZONING ANALYSIS:

The applicants seek approval of district boundary change requests to rezone the 1-lot deep portions that are on the periphery of the subject property (Parcel 'A') from AU, Agricultural District, EU-S, Estate Use Suburban District, and EU-1, One Acre Estates District, to EU-M, Estates Modified District (request #1), rezone the remaining, central large portion of the property (Parcel 'B') from AU, Agricultural District, EU-S, Estate Use Suburban District, and EU-1, One Acre Estates District, to RU-3M, Minimum Apartment House District (request #2), and to rezone the approximately ±8.5-acre northwestern portion of the property (Parcel 'C') from AU, Agricultural District, and EU-1, One Acre Estates District, to BU-1A, Limited Business District (request #3).

Staff notes that although no site plans were submitted for this application, the applicants shall seek approvals for the site plans through a subsequent Administrative Site Plan Review ("ASPR") process. The applicants intend to develop the BU-1A zoned northwestern portion of the site for commercial uses, and the residential zoned periphery of the site are to be developed as EU-M properties (minimum 15,000 sq. ft. single-family detached lots). Additionally, the majority of the remaining internal portion of the property is to be rezoned as RU-3M, Minimum Apartment House District, which allows multi-family residential developments that include townhouses, and as such, the applicant intends to develop that portion of the property as a townhouse development 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 #2, to rezone Parcel 'B' to RU-3M in order to develop the property as an multi-family attached townhouse development is analyzed under Section 33-311, District Boundary Change, the request would be **incompatible** 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. Accordingly, staff recommends **denial** of the current request #2 for rezoning to RU-3M as proposed under the application, and recommends a **modified approval** for **request #2** that would instead allow Parcel 'B' of the property to be also rezoned to the EU-M, Estates Modified District, in order to allow the parcel to be developed with 15,000 square feet single-family detached lots, which would be **consistent** with current trend of development in that area and be more **compatible** with the surrounding neighborhood which includes single-family detached residences, and properties that vary between ±1.0 to ±5-acre in lot sizes. As such, staff supports a district boundary change to EU-M, Estates Modified District, on Parcel 'A' and Parcel 'B' (requests #1 and #2), and to BU-1A, Limited Business District on

Parcel 'C' (request #3), and opines that contingent on the approval of the CDMP land use map amendments to redesignate the subject parcel to Low Density Residential with One Density Increase (DI-1) and Business and Office, 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 requests for zone changes on the subject property 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.

It's important to mention that the proposed development has a maximum density of 644 dwelling units per the proffered covenant provided by the applicant, with the proposed modified approval of a rezoning to EU-M, and with the use of workforce housing program, each lot could have a minimum lot size of 12,000 sq. ft., including allowing each lot to have up to 3 dwelling units. This would allow the ±80.88 acres of residentially zoned land area of the subject site with a total of 880 dwelling units. Staff also notes that the surrounding properties abutting to the east of the subject site include EU-1C zoned single-family detached residences, and AU zoned single-family detached residences with larger sized parcels (±1 to ±5-acre lots) abutting to the north, south, and west of the subject site. Staff further notes that the lot size required for a townhouse unit under the workforce housing standards could be a minimum of 1,250 sq. ft.

Staff notes that although the applicant was notified regarding the **modified approval** that would allow the property to be rezoned to the **EU-M, Estates Modified District** instead (request #2), notwithstanding, at this time the applicant would like to move forward with their original request #2.

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 requests 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 682 PM daily peak hour vehicle trips (where the traffic concurrency is based on the maximum density of the subject property that seeks to permit horizontal mixed-use development that incorporates townhomes, estate homes, and commercial uses). 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 request #1 for a zone change to EU-M on Parcel 'A', a **modified approval** of request #2 to rezone Parcel 'B' to EU-M, and approval of request #3 to rezone Parcel 'C' to BU-1A, subject to the proffered zoning covenant, 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, subject to the**

Board's acceptance of the proffered covenant, staff recommends approval of request #1 and a modified approval of request #2 (for a rezoning on Parcels 'A' and 'B' to EU-M, Estates Modified District), approval of request #3 for a district boundary change to BU-1A, Limited Business District on Parcel 'C', under Section 33-311, District Boundary Change. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240015 and it becoming effective)

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval of request #1 and #3, and a modified approval of request #2 (for a rezoning to EU-M, Estates Modified District), subject to the Board's acceptance of the proffered Declaration of Restrictions. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240015 and it becoming effective)

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:VM

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

ZONING RECOMMENDATION ADDENDUM

Bluenest at Krome I, LLC., ET AL
PH: Z24-241

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 (MDCPS)	*No objection*
Building and Neighborhood Compliance (BNC)	*No objection*
Parks, Recreation and Open Spaces Department (PROS)	*No objection**
Miami-Dade Sheriff's Office	*No objection*
Miami-Dade County Office of Historic Preservation (OHP)	*No objection**
Department of Solid Waste Management (DSWM)	*No objection*
Miami-Dade Aviation Department (MDAD)	*No objection*
**Subject to conditions in their memorandum.*	

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

Low Density Residential (Pg. I-31) ***With One Density Increase (DI-1) w/ Urban Design (Pg. I-32)***	*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.* ***Density Increase with Urban Design.*** *Some parcels are designated on the LUP map both with a color designating the allowable residential density basis and one of two hatch patterns. The hatch pattern labeled on the LUP map legend as* ***DI-1 (Density Increase 1)*** *denotes that the parcel is eligible for approval of* ***one density category higher*** *than the residential density indicated by the underlying color code, and DI-2 denotes eligibility for approval of up to two density categories higher. A property shall be eligible for a DI-1 designation only if the development containing the designated property utilizes* ***sound urban design principles*** *adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners. If the referenced urban design principles are not employed, the allowable density shall be limited to that authorized only by the underlying color code.* ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20240015)***
Business and Office (Pg. I-40)	*This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both*

	adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas. ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20240015)***
Objective LU-4A (Pg. I-9)	*When evaluating compatibility among proximate land uses, the County shall consider such fac-tors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

ZONING RECOMMENDATION ADDENDUM

Bluenest at Krome I, LLC., ET AL
PH: Z24-241

	construction, and if the development is or will be accessible by public or private roads, streets or highways.

Memorandum

Date: July 7, 2025

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

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

Subject: Z2024000241-4th Review
Bluenest at Krome I LLC, a Florida limited liability company, and others
East of Krome Avenue and South of SW 272nd Street
DBC from AU, EU-1, and EU-S to BU-1A, EU-M, and RU-3M (RU-TH standards). Proposed horizontal mixed use development: townhomes, estate homes and commercial uses
(AU, EU-1 & EU-S) (89.57 acres)
31-56-39

DERM has reviewed concurrent application No. CDMP20240015. The review conducted by DERM on this concurrent zoning application must assume that the CDMP application is approved; if the CDMP application is denied, then DERM recommends that this concurrent zoning applications be denied, as it would be inconsistent with the unamended CDMP. Accordingly, DERM's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations. This analysis does not revisit the merits of the aforementioned CDMP application.

Finally, if the Board adopts the CDMP application but with modifications, the recommendations and analyses provided in this report may have to be supplemented or revised to address any such modifications.

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

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the requested district boundary change, the proposed mixed-use development is within feasible distance to connect to public water and public sanitary sewer. Therefore, 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.

Pursuant to section 24-43.4(2)(b) of the Code, *Feasible distance analysis conducted for each development application.* Feasible distance shall be analyzed for each development order or development permit that is subject to Section 24-43.1 and 24-43.2 *of the Code*, regardless of whether the property or portion thereof was found to not be within feasible distance when a prior development order or development permit was issued.

(i) *Multi-phase developments, lots within a parent tract, or single development plan.*

1. For applications for tentative plat or modifications or extensions thereof, total floor area shall be based on the development of all phases, the entire parent tract, or the entire plan, as applicable, where a property is part of any of the following: a multi-phase development, a larger parent tract, or a single development plan, including, but not limited to a site plan approval (ASPR), hearing plan approved as part of a zoning resolution or proffered in connection with a zoning resolution, development of regional impact, planned area development, or conceptual plan submitted as part of a zoning hearing, or the municipal equivalent of any of the foregoing as determined by the Director.

2. Notwithstanding the foregoing, for an application to modify or extend a tentative plat that was approved prior to October 28, 2022, feasible distance shall be calculated in accordance with the standards that were in effect at the time the tentative plat was approved.

(ii) Except as provided in this subsection, once a property or portion thereof has been determined to be within feasible distance of public water, public sanitary sewer, or both, all modifications, additions, or expansions to development on the property shall be deemed to be within feasible distance of the applicable infrastructure, regardless of whether any individual phase or subpart of a proposed development would not be within feasible distance if measured independently.

(iii) 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, provided, however, that such connection requirement shall not apply to building permits for repairs, including repairs that are required as part of a building recertification conducted pursuant to Section 8-11, as may be amended.

(iv) At time of subdivision approval, if the application does not contain specific information to calculate total floor area, total floor area shall be calculated based on the maximum lot coverage, height, floors, and floor area ratio permitted within the applicable zoning regulations and subject to the analysis required by this paragraph (2)(b).

Prior to DERM approval of the proposed ASPR and tentative plat, 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: None

Water Control Review

DERM has reviewed the "Preliminary Stormwater Management Plan" signed and sealed by Francisco J. Rodriguez on May 15, 2025. CDMP and zoning approval related to this application are based on the features shown on the "Preliminary Stormwater Management Plan" which indicate a commitment to dedicate 60 feet of canal right-of-way and 20-foot canal maintenance easements on either side of the canal right-of-way in accordance with the planned canal shown on the Miami-Dade County Water Control Map.

To determine stormwater management requirements are addressed prior to future development orders, the Owner shall submit a conceptual stormwater master plan prior to DERM approval of the first tentative plat, soil improvement permit, building permit, Environmental Resource Permit (Surface Water Management General Permit), and paving and drainage plans. There are commitments in both the proposed Zoning Declaration of Restrictions and CDMP Declaration of Restrictions that require conceptual stormwater master plan that is signed and sealed by a Florida professional engineer.

The proposed stormwater management plan needs to be accompanied by an engineer's report including calculations to adequately address the below and ensure that the application would not negatively impact the flood protection level of service for the adjacent properties.

(1) stormwater management plan must detail how stormwater within the property will be managed.
(2) No adverse impact on the flood protection level of service of the adjacent properties are allowed. Any offsite flows from adjacent properties reliant on the historical basin storage provided by the undeveloped property must be identified and quantified and ensure sufficient storage for flood protection is provided.
(3) Future development must comply with the new County Flood Criteria, and stormwater management calculations must maintain no floodplain encroachment to existing development. Preliminary signed and sealed stormwater management calculations are required to ensure there is no floodplain encroachment based on the preliminary design.

(4) The development of these parcels will have retention on-site requirements and must prove that the post-development conditions are equivalent or better than pre-development conditions. Future development must mitigate any negative impacts on the adjacent properties taking into consideration that these parcels are at the west-end of the secondary canal. The onsite retention requirements for the property must be demonstrated through calculations.

(5) Pursuant to section 28-13.(c) of the Code, whenever any drainage way, stream, or surface drainage course is located or planned in any area that is being subdivided, the subdivided shall dedicate such stream or drainage course and an adequate right-of-way necessary for maintenance, future expansion, and other purposes along each side of such stream or drainage course as is determined by uniform standards prescribed by the manual of public works construction. Therefore, dedication of canal right-of-way and canal maintenance easement is required. Please contact Carlos Calvache of the Water Control Section at (305)372-6681 or 6512 for additional information.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code and the County Flood Criteria, adopted in Miami-Dade County in October 2022, or subsequent standards in effect at the time of review and approval shall be complied with as well as with all state and federal criteria, and shall not cause flooding of adjacent properties. Most current and groundwater level data available at the time of the review and approval, from the County or other agencies, shall be used. Any proposed development shall comply with county and federal flood criteria requirements.

Pursuant to section 24-48.1(1)(b) of the Code, a Class II permit is required for the construction, installation, and/or alteration of any outfall or overflow system discharging into any water body of Miami-Dade County.

Any construction activities that require dewatering will require a Class V permit, according to section 24-48.1(1)(e) of the Code. Class V permits are required for any dewatering of groundwater, surface water, or water that has entered into an underground facility, excavation, or trench.

Pursuant to section 24-48.1(1)(f) of the Code, a Class VI permit is required for the installation of a drainage system for any project that has known soil or groundwater contamination, or that uses, generates, handles, disposes of, discharges, or stores hazardous material.

According to Section 24-48.2(4)(i) of the code, any new development or redevelopment involving 2 acres or more of impervious area or 10 acres to the total area shall require a DERM Surface Water Management General Permit (SWMGP) for the construction and operation of the required surface water management system.

For compliance with Miami-Dade County stormwater disposal requirements, all stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Any grading and drainage improvements within the parcels will require review and approval by DERM. The road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual.

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 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

Pollution Remediation Review
Based on the current/past agricultural use of the site, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required.

Portions of the site have records of environmental investigation under DERM file Curby Krome (HWR-1380). Further, all construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

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

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and 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. at Thomas.kux@miamidade.gov if you have any questions.

Conditions of Approval: None

Wetlands Review
The subject properties do not currently contain wetlands as defined by section 24-5 of the Code; therefore, it is anticipated that a Class IV permit will not be required. This Section has no objections to the approval of this application. For additional information please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov.

Conditions of Approval: None

Tree Preservation Review
An aerial review of the subject properties indicates the presence of tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

The subject application, which requests a district boundary change from AU, EU-1, and EU-S to BU-1A for a portion of the northwestern parcel, EU-M along the perimeter and RU-3M with RU-TH development standards could result in tree removal/relocation activity to trees. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards. In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

DERM Enforcement History Review
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: June 26, 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: ***UPDATED*** Zoning Application Comments - Bluenest at Krome I LLC
Application No. Z2024000241 - (Pre-App. No. Z24P-237)

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: Bluenest at Krome I LLC

Location: The proposed project is located on approximately 89.57 acres at the southeast corner of the intersection of SW 272nd Street and SW 177th Avenue (Krome Avenue), with Folio Nos. 30-6931-000-0241, 30-6931-000-0250, 30-6931-000-0260, 30-6931-000-0270, 30-6931-000-0290, 30-6931-000-0300, 30-6931-000-0310, 30-6931-000-0315, 30-6931-000-0330, and 30-6931-000-0332, within and abutting the Urban Development Boundary (UDB) on the western and northern boundary of the property, in unincorporated Miami-Dade County.

In addition, due to the project's proximity to the UDB, the proposed development is subject to review and approval by a WASD proximity to the UDB project review team, as required by Policy WS-2E in the County's CDMP.

Proposed Development: The Applicant is seeking a district boundary change from AU (Agricultural District), EU-1 (Single-Family One Acre Estate Use District), and EU-S (Single-Family Estate Use Suburban District) to BU-1A (Limited Business Use Zoning District), EU-M (Single-Family Estate Modified Use District), and RU-3M (Minimum Apartment House District) under the RU-TH (Townhouse District) development standards, in order to develop a horizontal mixed-use project with townhomes, estate homes, and a commercial use. As per Applicant's Representative Ms. Alessandria San Roman's email dated 12/6/2024, this application is only seeking to rezone the various parcels, and the Applicant will seek a site plan approval at a later time.

The subject project has a concurrent CMDP application No. CDMP20240015 and seeks to modify the subject property's land use designation on the Land Use Plan map from " Business and Office" and "Estate Density Residential" (1 to 2.5 dwelling units per gross acres) to " Business and Office" and "Low-Medium Density Residential" (6 to 13 dwelling units per gross acres).

The number of townhomes, estate homes, and the gross floor area for the future commercial use were not provided; therefore, the total water/sewer demands cannot be calculated at this time.

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

There is an existing 16-inch water main (E11213-3-4-5-6) abutting the property along SW 177th Avenue (Krome Avenue), to where the developer may connect to provide water service for the proposed development. In addition, per WASD's Rules and Regulations, since the development is connecting to the water system for the first time, a water main extension along one side of the property will be required. Therefore, the developer may connect to an existing 12-inch water main (E11213-8), partially abutting the subject site on the north in SW 272nd Street and extend a 12-inch water main easterly along SW 272nd Street (Half Section line) to the northeast corner of the subject property, at SW 172nd Avenue. Also, a 12-inch water main extension may be required southerly along SW 172nd Avenue (Half Section line), to the southeast corner of the site, interconnecting to an existing 12-inch water main (E13988-4) at that location.

Any public water main extension within the property shall be 8-inch minimum diameter for residential development and 12-inch minimum diameter for non-residential development. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection. *Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.*

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement is offered. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

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

There is no sanitary gravity sewer connection in close proximity to this project. **A new Public Pump Station will be required.** There is an offered WASD Agreement No. 31806, located south of the subject site, and south of the canal, that will bring an 8-inch force main to SW 172nd Avenue and SW 285th Street. If said Agreement is conveyed by the time this project is ready for construction, the developer may connect to the proposed 8-inch force main at said location and extend a force main northerly, along SW 172nd Avenue to the subject site, as required to connect to the future Public Pump Station.

If WASD Agreement No. 31806 is not conveyed by the time this project is ready for construction, the developer may connect to an existing 8-inch sewer force main (ES31055D01B-3) in SW 288th Street and SW 169th Avenue and extend a new 8-inch force main westerly along SW 288th Street to SW 172nd Avenue, then extend the same 8-inch force main northerly along SW 172nd Avenue to the subject property, as required to connect to the new Public Pump Station.

Please be advised that the new Public Pump Station site dimensions must be 45 ft X 65 ft, shall be deeded to the WASD, without the encroachment of any other utility easements, have direct access to either a dedicated public Right-of-Way (R/W) or to an ingress-egress paved access and utility easement with a minimum width of 20 ft. Also, the Public Pump Station Site must be shown on the future Zoning Site Plan on a location centralized to the future pump station basin.

In addition, the developer shall connect to the aforesaid proposed Public Pump Station and extend a minimum of 8-inch diameter gravity sewer mains **AT FULL DEPTH** in proposed (or existing) public R/W and/or easement(s) acceptable to WASD 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 mains within the proposed basin area. Furthermore, as per WASD's Rules & Regulations, 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.

If unity of title does not apply, thence any gravity sewer within the property shall be public and 8-inch minimum diameter. *Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered.*

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.

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: June 26, 2025

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

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

Subject: DIC 24-241
Name: Bluenest at Krome, LLC
Section 31 Township 56 South Range 39 East

I. PROJECT LOCATION:

The property is located east of Krome Avenue and south of SW 272 Street.

II. APPLICATION REQUEST:

This application is to rezone is to permit a horizontal mixed use development that incorporates townhomes, estate homes and commercial uses.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available by SW 272 Street and SW 177 Avenue.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

682 PM Peak Hour trips are generated by this application (*)

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

(*) 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.

A. Cardinal Distribution

North	38 %	East	30 %
South	26 %	West	6 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F-0040 located on SW 88 Street south of SW 282 Street, has a maximum LOS **"C%"** of **3,420** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,279** vehicles and **52** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0040** with its PHP and assigned vehicles is at LOS **"C"**. The **256** vehicle trips generated by this development when combined with the **2,279** and those previously approved through Development Orders, **52**, equal **2,587** and will cause this segment to remain at LOS **"C"** whose range is up to 3,420.

Station F-2521 located on US 1/SR 5 north of SW 272 Street, has a maximum LOS **"E+20%"** of **4,296** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,797** vehicles and **1,016** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2521** with its PHP and assigned vehicles is at LOS **"E+7%"**. The **182** vehicle trips generated by this development when combined with the **2,797** and those previously approved through Development Orders, **1,016**, equal **3,995** and will cause this segment to have an LOS **"E+12%"** whose range is up to 4,296.

Station 9919 located on SW 264 Street west of SW 147 Avenue, has a maximum LOS **"E"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **451** vehicles and **240** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9919** with its PHP and assigned vehicles is at LOS **"C"**. The **60** vehicle trips generated by this development when combined with the **451** and those previously approved through Development Orders, **240**, equal **751** and will cause this segment to remain at LOS **"C"** whose range is over 1,359.

Station 9860 located on SW 157 Avenue south of SW 272 Street, has a maximum LOS **"D"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **483** vehicles and **132** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9860** with its PHP and assigned vehicles is at LOS **"C"**. The **43** vehicle trips generated by this development when combined with the **483** and those previously approved through Development Orders,

132, equal **658** and will cause this segment to remain at LOS **"C"** whose range is over 1,359.

Station 9864 located on SW 167 Avenue north of SW 288 Street, has a maximum LOS **"D"** of **1,197** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **469** vehicles and **123** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9864** with its PHP and assigned vehicles is at LOS **"C"**. The **75** vehicle trips generated by this development when combined with the **469** and those previously approved through Development Orders, **123**, equal **667** and will cause this segment to have an LOS **"D"** whose range is from 595 to 1,197.

6

Station 9932 located on SW 288 Street west of US 1/SR 5, has a maximum LOS **"D"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **884** vehicles and **256** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9932** with its PHP and assigned vehicles is at LOS **"C"**. The **66** vehicle trips generated by this development when combined with the **884** and those previously approved through Development Orders, **256**, equal **1,206** and will cause this segment to remain at LOS **"C"** whose range is over 1,359.

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

VII. PLATTING REQUIREMENT:

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

VIII. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

Memorandum

Date: June 24, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000241

The Miami-Dade Fire Rescue Department has **no objection** to request for zoning designation change uploaded to "EnerGov" on 12/5/2024. Any future site plans will need separate approval

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

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

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

Memorandum

Date: June 26, 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. Z2024000241
Bluenest at Krome I, LLC
DTPW Project No. OSP173

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 located on the southeast corner of SW 272nd Street and SW 177th Avenue in unincorporated Miami-Dade County, Florida (the "Property").

CONDITIONS/RECOMMENDATIONS:

I. **Transportation Planning and Policy Division:**

The subject property is served by Metrobus Route 70 at a bus stop located at SW 167th Ave & SW 280th Street, approximately 1.0 miles away (a 21-minute walk). See headway table below.

Route	Service Headways (in minutes)						Type of Service
	Weekday						
	Peak (AM/PM)	Off-Peak (midday)	Evenings (after 8pm)	Overnight	Saturday	Sunday	
70	60	60	n/a	n/a	60	60	L

Notes: *L means Metrobus local route service*
F means Metrobus feeder service to Metrorail or Tri-Rail

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. The developer is also encouraged to incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access and connectivity to neighboring properties, adjacent transit stops, and planned future rapid transit stations. Upon DTPW's review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A.

A. Conditions

1. The applicant shall evaluate options to incorporate bicycle and pedestrian accessibility into the development of the site that will ensure a safe connection to the existing sidewalk network and the existing bus stops along SW 167th Avenue.
    a. The Applicant shall provide 10-foot-wide sidewalks along SW 272nd St. and SW 177th Ave
    b. Adequate lighting throughout all pedestrian/bicycle connections/pathways shall be provided.
2. The applicant shall provide adequate space for Transit on-demand services.
    a. The Applicant should provide a Drop-off/Pickup Zone within the site that can accommodate passenger vans.
3. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all available transit options is provided.
4. The applicant shall provide enhanced crosswalks or additional pavement markings to clearly delineate where pedestrians should be within the proposed project. This will promote walkability to the bus stops mentioned in this Memo.
5. Due to the proposed density of the project, the applicant shall provide dedicated spaces for the addition of bicycle and micro-mobility devices.

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. This development is conditionally approved for the construction of a horizontal mixed-use project consisting of townhomes, estate homes, and a commercial component, including 700 multifamily dwelling units and 148,104 square feet of retail space. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. The following comments must be addressed at the time of Administrative Site Plan Review (ASPR):

    Traffic Study Review Comments

    1. A preliminary review of the proposed uses reveals that a Traffic Impact Study Level III is required for the subject development. Follow the traffic engineering division's standard methodology as guidance for the development of the study.
    2. The trip generation, multimodal reduction, pass-by reduction calculations and traffic distribution are not being approved as part of this review. The final trip generation, internalization reduction, pass by reduction calculations and trip distribution will be reviewed and approved as part of the traffic study.
    3. The study must evaluate the installation of new traffic signals or modifications to existing signals to accommodate the project's traffic impact.
    4. The study must include a queuing analysis if the proposed entrance (parking lot, garage, or any driveway) will be controlled by gates including in the design the location of the turnaround.

5. The study must evaluate the need and provide recommendations for dedicated left and right turn lanes at the proposed entrances.
6. The development must include a schematic of a pedestrian trip generation based on its development and surrounding pedestrian generators (this must include transit facilities). Also, the study needs to evaluate the need to upgrade or install pedestrian infrastructure to improve safety and operations within the area of influence. If midblock crossings are proposed, please provide pedestrian evaluation that indicates appropriate treatments based on the guidelines from FDOT Traffic Engineer Manual (TEM).
7. The development should ensure that appropriate mitigation measures are provided for any movements and/or approaches in which the LOS/delay increases beyond the County's acceptable LOS (LOS E) due to the additional trips added by the proposed development. Please also consider the delay for each individual movement which must be operating at LOS E or better. In addition, the study must specify if the existing turn lanes have sufficient storage capacity to accommodate the future 95th percentile queues at the intersections impacted by the subject project.

Site plan Review Comments

1. Please provide approval by the Florida Department of Transportation (FDOT) for the proposed new access connections on SR 997/Krome Avenue. SR 997/Krome Avenue is part of the State of Florida Highway system. Any improvements within the right of way of SR 997/Krome Avenue requires review and approval by the Florida Department of Transportation.
2. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements. Also, please note that on- street parking must comply with section 3.3 of the MDC Traffic Operations manual. For reference, please note that if the posted speed limit is 30 mph a minimum distance of 40' to the right side and 70' to the left side from the center of the driveway must be provided.
3. Driveways must comply with FDOT standards. Please show dimensions on the site plan. Additionally, all driveway connections must comply with access management standards.
4. A minimum of 6 feet sidewalk must be kept within public right-of-way. For clear representation, please make sure to include the dimensions of the sidewalk on the plans.
5. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance). Please show throat length dimensions onthe site plan. Also, please ensure that conflict points are located at a minimum of 25' from the right-of-way line.
6. Please provide a t-turnaround for all dead-end parking spaces.
7. If the proposed entrances (parking lot, garage, or driveway) will be gated, the site plan must indicate the gate's location, the distance between the gate and the property line, and the design and location of a turnaround area. The gated entrances must comply with the County's Entrance Features Requirements.
8. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
9. The site plan must show all necessary roadways to complete the roadway

network. The site plan must show required right-of-way dedications and show which roadways will be public/private.

10. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from the property line to the driveway.

If you have any questions concerning the conditions, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.

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

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Paola Baez Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW
Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW
Amina Newsome, Senior Division Chief, Zoning, RER

From:	HERRERA, ANA I
To:	Mischael.Cetoute@hklaw.com; pedro.gassant@hklaw.com
Cc:	Simon, Nathaly; Garcia, Jeannette C.; RODRIGUEZ, IVAN M; Concurrency Management; Stillings, Noel (RER)
Subject:	Preliminary School Concurrency Analysis for Bluenest at Krome LLC (Z2024000241) (PH3024120600878)
Date:	Tuesday, July 1, 2025 2:13:00 PM
Attachments:	Bluenest at Krome LLC (Z2024000241) (PH3024120600878).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 644 units, which generate 400 students (206 at the elementary, 101 at the middle, and 93 at the senior high school level). At this time, the elementary and middle school levels have sufficient capacity available to serve the application. Conversely, the Level of Service (LOS) was not met at the senior high school level. 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:	**PH3024120600878**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**12/6/2024 10:14:53 AM**	LG Application Number:	**Z2024000241**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**

Applicant's Name: **Bluenest at Krome LLC**
Address/Location: **SE corner of SW 272 St & Krome Ave**
Master Folio Number: **3069310000241**
Additional Folio Number(s): ***3069310000250, 3069310000270, 3069310000310, 3069310000315, 3069310000330, 3069310000241,***

PROPOSED # OF UNITS: **644**
SINGLE-FAMILY DETACHED UNITS: **74**
SINGLE-FAMILY ATTACHED UNITS: **570**
MULTIFAMILY UNITS: **0**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4581	REDLAND ELEMENTARY	-143	206	0	NO	Current CSA
4581	REDLAND ELEMENTARY	-39	206	0	NO	Current CSA Five Year Plan
6761	REDLAND MIDDLE	150	101	101	YES	Current CSA
7701	SOUTH DADE SENIOR	-110	93	0	NO	Current CSA
7701	SOUTH DADE SENIOR	0	93	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
3261	MIAMI HEIGHTS ELEMENTARY	241	206	206	YES	Adjacent CSA
7781	FELIX VARELA SENIOR	25	93	25	NO	Adjacent CSA
7731	MIAMI SOUTHRIDGE SENIOR	-105	68	0	NO	Adjacent CSA
7151	HOMESTEAD SENIOR	-308	68	0	NO	Adjacent CSA
7781	FELIX VARELA SENIOR	0	68	0	NO	Adjacent CSA Five Year Plan
7731	MIAMI SOUTHRIDGE SENIOR	0	68	0	NO	Adjacent CSA Five Year Plan
7151	HOMESTEAD SENIOR	0	68	0	NO	Adjacent CSA Five Year Plan

*An Impact reduction of **33.68%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

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

Date: June 23, 2025

Memorandum

MIAMI-DADE COUNTY

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

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

Alejandro Zizold

Subject: Z2024000241 – Bluenest Naranja Project (Associated Pre-app: Z2024P00237)

Applicant Name: Pedro Gassant, Esq. on behalf of Bluenest at Krome I, LLC

Project Location: The applicant site is located on +/-89.57 acres generally located in the vicinity east of Krome Avenue and SW 272nd Street adjacent to the Urban Development Boundary (UDB) in unincorporated Miami-Dade County (Folios: 30-6931-000-0241, -0250, -0260, -0270, -0290, -0300, -0310, -0315, -0330, -0332).The existing zoning of the subject property is AU, EU-1, and EU-S.

Proposed Development: The applicant seeks a zoning review of their proposed project to request the approval of the rezoning of the Property from AU, EU-S, and EU-1 to BU-1A and RU-3M with RU-TH development standards in order to develop the Property with townhomes and a commercial center. The site plan depicts a proposal of 74 EU-M residential units and 570 Townhome units, and commercial space. The applicant intends to designate 20% of the units as for-sale workforce housing for households making up to 140% of the Area Median Income in the County.

In addition to this application, the applicant has submitted a concurrent Comprehensive Development Master Plan (CDMP) Amendment to request three redesignations on the Future Land Use Map (FLUM) to (1) Increase the acreage of the northwestern parcel developed to business and Office from 1.5 acres to 8.5 acres; (2) redesignate the remaining acreage of the northwestern parcel from Estate(1 to 2.5 units per acre) to Low-Medium Density(6 to 13 units per acre); and (3) redesignate all other remaining parcels in the application from Estate to Low-Medium Density.

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
BISCADO PARK	29150 SW 193 AVE	NEIGHBORHOOD PARK	4.27	LOCAL
LEISURE PARK	15355 HARDING LN	NEIGHBORHOOD PARK	1.9	LOCAL
LIVE LIKE BELLA PARK	29305 ILLINOIS RD	COMMUNITY PARK	8.68	LOCAL
MODELLO PARK	28450 SW 152 AVE	COMMUNITY PARK	10	LOCAL
MODELLO WAYSIDE PARK	28850 S DIXIE HWY	NEIGHBORHOOD PARK	2.74	LOCAL
PALMLAND PARK	15351 SW 304 ST	NEIGHBORHOOD PARK	5.05	LOCAL
ROYAL COLONIAL PARK	14850 SW 280 ST	COMMUNITY PARK	25.4	LOCAL
SOUTH DADE PARK	28151 SW 164 AVE	COMMUNITY PARK	8.61	LOCAL

This site is located near the existing Krome Trail and the proposed Mowry Trail. The 17.5-mile Krome Trail is a pedestrian and bicycle path along Krome Avenue that connects communities from Homestead to Broward County and is part of the envisioned Miami LOOP, a 225-mile non-motorized trail network within Miami-Dade County. The Mowry Trail will traverse the C-103 canal and span 11 miles.

Impact and Demand: The proposed 644 residential dwelling units within Unincorporated Miami-Dade County would generate a residential population of 1910 people resulting in an impact of 5.25 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 based off the previous review:

- **Given the anticipated park land impact of 5.25 acres and that there are no local parks within the 1/4 - 1/2 mile equity access spatial distribution, and the project's proximity to Krome Trail, PROS requests that the applicant schedule a meeting with the department to discuss a park land conveyance in-lieu of park impact fees.**
- Please specify total number of proposed units in the letter of intent.
- Please provide a detailed set of drawings including **site plan, landscape plans, and floor plans**.
- Please detail and label any proposed recreational amenities, dimensions of walkways and sidewalks, and hardscaped versus landscaped areas.
- The landscape plan should include planting schedule preferably with native specimens. PROS recommends that the applicant provide trees with a large shade canopy along the streets of the proposed development to encourage pedestrian mobility and to create a more walkable neighborhood as per the Great Streets Vision laid out in the Miami-Dade County Open Space Master Plan (OSMP).
- Given that the subject property is adjacent to Krome Trail; PROS suggests that the proposed development incorporate pedestrian paths throughout the development, provide connection points to the trail, and install wayfinding signage directing residents to the trail.

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 applicant's zoning change request. Any future development will require further review and require a full set of detailed plans.** Please provide the requested information and PROS will offer further review.

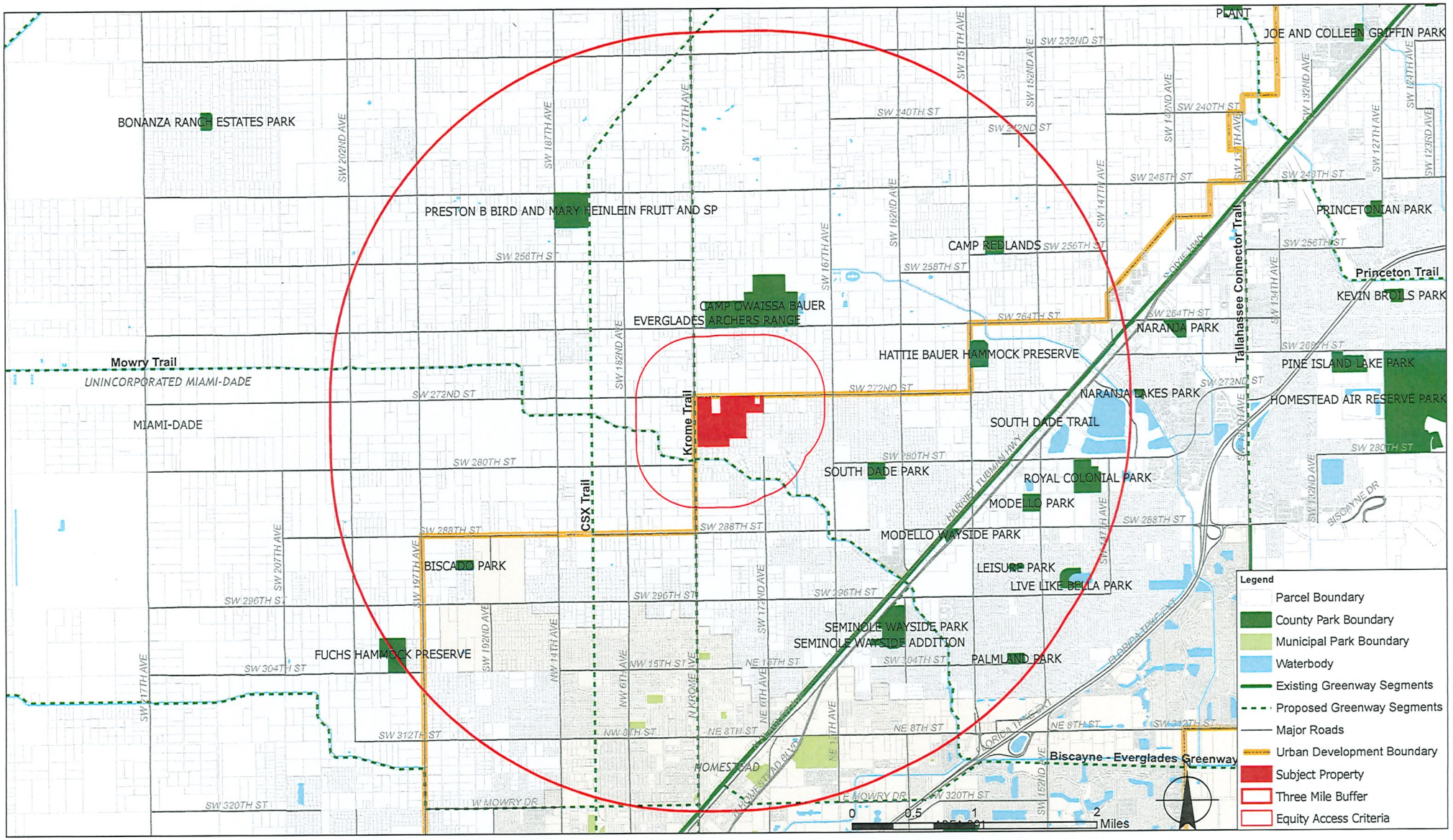
PROS looks forward to working with the applicant in a collaborative process and in good faith to discuss the mutual benefits of a park-land conveyance.

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

AZ: at ad

Attachment

FIGURE 1: Z2024000241- BLUENEST KROME
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Memorandum

MIAMI-DADE COUNTY

Date: July 8, 2025

To: Eric Silva, Assistant Director
RER Development Services

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

Subject: DIC Z2024000241
Blunest Grove Residences Project
MDAD DN-24-06-4412

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 Z2024000241, the Bluenest Grove Residences Project. The applicant seeks three rezoning requests on the Property. The requests are to rezone from AU, EU-1, and EU-S to (i) BU-1A for a portion of the northwestern parcel, (ii) EU-M along the perimeter, and (iii) RU-3M with RU-TH development standards. The ± 89.57-acre assemblage of land generally located south of SW 272 Street and east of SW 177 Avenue/Krome Avenue in unincorporated Miami-Dade and identified at Miami-Dade County Property Appraiser Folio Nos.: 30-6931-000-0332, -0330, -0315, -0310, -0300, -0290, -0270, -0260, -0250, and -0241.

MDAD does not object to the proposed request provided that all uses on the property comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning. An MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure on the property reaching or exceeding 200 feet Above Ground Level (AGL). An MDAD-issued Permissible Crane Height Determination is required for any construction crane reaching or exceeding 200 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed at: http://www.miami-airport.com/planning_forms_maps.asp.

In accordance with Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and / or permanent structure on this property reaching or exceeding 200 feet AGL. If this is the case, the applicant must e-file FAA Form 7460-1 which is available on the FAA's Website (https://oeaaa.faa.gov).

AR/rb

C: J. Ramos
James Byers, RER

Miami-Dade Sheriff's Office

Memorandum

Date: June 3, 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. Z2024000241
Bluenest at Krome I, LLC.

APPLICATION:

The applicant, Bluenest at Krome I LLC, is requesting a district boundary change from AU (Agricultural District), EU-1 (Single-Family One Acre Estate Use District), and EU-S (Single-Family Estate Use Suburban District) to BU-1A (Limited Business Use Zoning District), EU-M (Single-Family Estate Modified Use District), and RU-3M (Minimum Apartment House District) under the RU-TH (Townhouse District) development standards, in order to develop a horizontal mixed-use project with 700 townhomes, estate homes, and a commercial use. The 89.57-acre property is located at the East of Krome Avenue and South of SW 272 Street unincorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The proposed development will be serviced by our South District located at 10800 SW 211 Street, Miami, Florida. At the time of this project request in 2024, the district received 71 zoning applications aimed at expanding residential, commercial, and educational development. Due to the cumulative impact of these projects, including the proposed development, an increase in police services is necessary to maintain adequate public safety coverage.

APPLICATION REVIEW:

A review of the application and supporting documents was conducted to assess the impact on Miami-Dade Sheriff's Office resources in light of the proposed zoning modifications. In addition to the original request of a district boundary change, this application has listed 700 townhomes in the property description.

Based on current data for police staffing, population, and crime/calls-for-service trends, the projected increase in calls-for-service cannot be supported by current staffing levels at the affected police district. To maintain adequate service, an increase of twelve additional sworn deputies is required, with an estimated cost of $1,480,020. This estimate may change pending further information from the developer regarding the number and type of dwelling units. Should demand for police services exceed these projections, additional sworn personnel, support staff, and equipment will be required. This concurrency approval is limited to the initial development order. A final concurrency statement will be issued upon completion of final development plans.

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

RCS/jhb

Memorandum

Date: 06/20/2025

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

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

Subject: Bluenest at Krome 1 (Z2024-000241)

The Department of Solid Waste Management's (DSWM) 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 Bluenest at Krome 1, LLC is requesting approval of three rezoning requests on the Property. These include re-zoning of areas currently zoned AU, EU-1, and EU-S to BU-1A (a portion of the northwestern parcel), and to EU-M (along the perimeter), and to RU-3M with RU-TH development standards. The purpose of the rezoning is to permit a horizontal mixed use development that incorporates townhomes, estate homes and commercial uses on the Property.

Size: The subject property is approximately 89.57 acres in size.

Location: The property is located generally south of SW 272 Street and east of SW 177 Avenue/ Krome Avenue in unincorporated Miami-Dade County.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2024, which is valid through September 30, 2025, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There is no solid waste disposal facility within 2.5 miles, or transfer facility within 1.5 miles or a collection facility with ¼ mile of the subject property.

2. Garbage and Trash Collection Services

Should the referenced request be approved, and the anticipated development subsequently constructed, it would meet the definition of both "residential unit" and "commercial establishment" as described in Chapter 15 of the Code of Miami-Dade County. Accordingly The residential units planned for development on the property will receive DSWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the DSWM solid waste collection service area. Any attached residential units developed as a part of this project may require alternative collection service (such as deletion of the recycling service and provision of dumpster garbage service), depending on the final configuration and layout of the units.

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

3. Recycling

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

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

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

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

Section 15-2.3b of the Code states that the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable. Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs for multi-family properties may be found on the website at http://www.miamidade.gov/solidwaste/multifamily-recycling.asp.

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no "dead-end" alleyways developed. A sufficient waste set-out zone should be preserved between the edge of the pavement and any possible obstructions (such as parked cars, fencing, etc.) that would interrupt or preclude waste and recyclables 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: February 11, 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: Lower DIC Review Z2024-000241 Bluenest at Krome

The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

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

The OHP has identified one structure from 1913 associated with folio 30-6931-000-0270 that meets the 50-year or older benchmark for historic resource eligibility.

Condition for Approval:
The applicant shall complete and submit Florida Master Site File Historical Structure Form prior to demolition of the historic structures within the application area.

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. https://dos.fl.gov/historical/preservation/master-site-file/"

For questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov .

Memorandum

MIAMI-DADE COUNTY

Date: June 24, 2025

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

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

Subject: Zoning Application Comments
Application No.: Z2024000241
Applicant: Bluenest at Krome I LLC, a Florida limited liability company, and others
Location: East of Krome Ave and south of SW 272 St
Folio No(s).: 30-6931-000-0241, 30-6931-000-0250, 30-6931-000-0260, 30-6931-000-0270, 30-6931-000-0290, 30-6931-000-0300, 30-6931-000-0310, 30-6931-000-0315, 30-6931-000-0330, 30-6931-000-0332

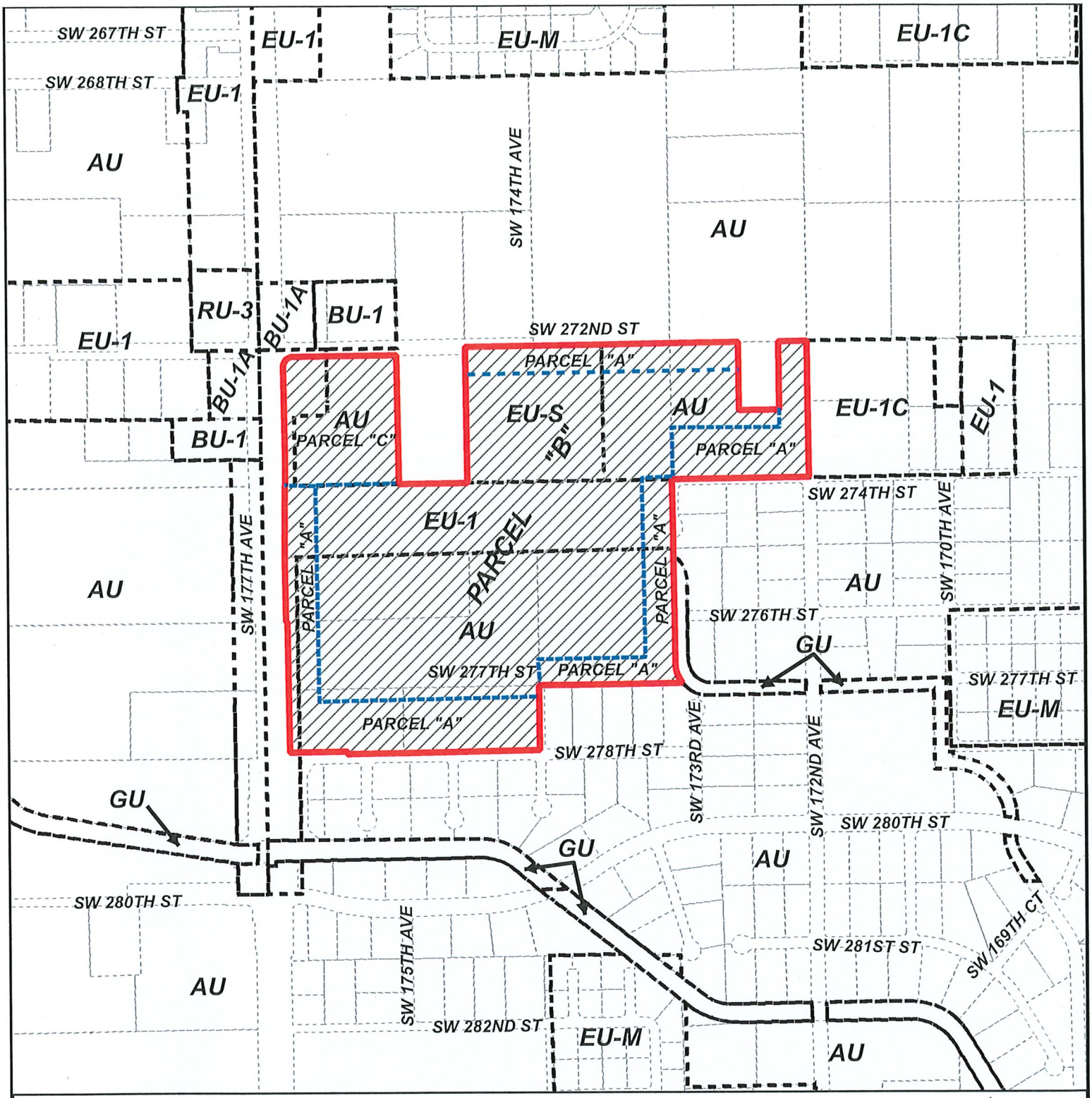
Housing and Community Development (HCD) has reviewed the proposed development for the subject zoning application.

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 Shawn.Topps@miamidade.gov
- Impact fee waiver requests: Leyani Sosa - (786) 469-2185 or Leyani.Sosa@miamidade.gov or Mayra Diaz Mayra.Diaz2@miamidade.gov
- Infill Housing Reviews: Oscar Barco (786) 469-4226 or Oscar.Barco@miamidade.gov
- Workforce/Affordable Housing zoning reviews: Jamila Llewelyn - (786) 469-4124 or Jamila.Llewelyn@miamidade.gov

Cc: Maria Elena Cedeno, Zoning Admin Review Chief, RER
Susan Furney, Development Services Intake Manager, RER



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000241

Section: 31 Township: 56 Range: 39
Applicant: Bluenest at Krome I, LLC, et al
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, June 16, 2025

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2024000241

Legend

Subject Property

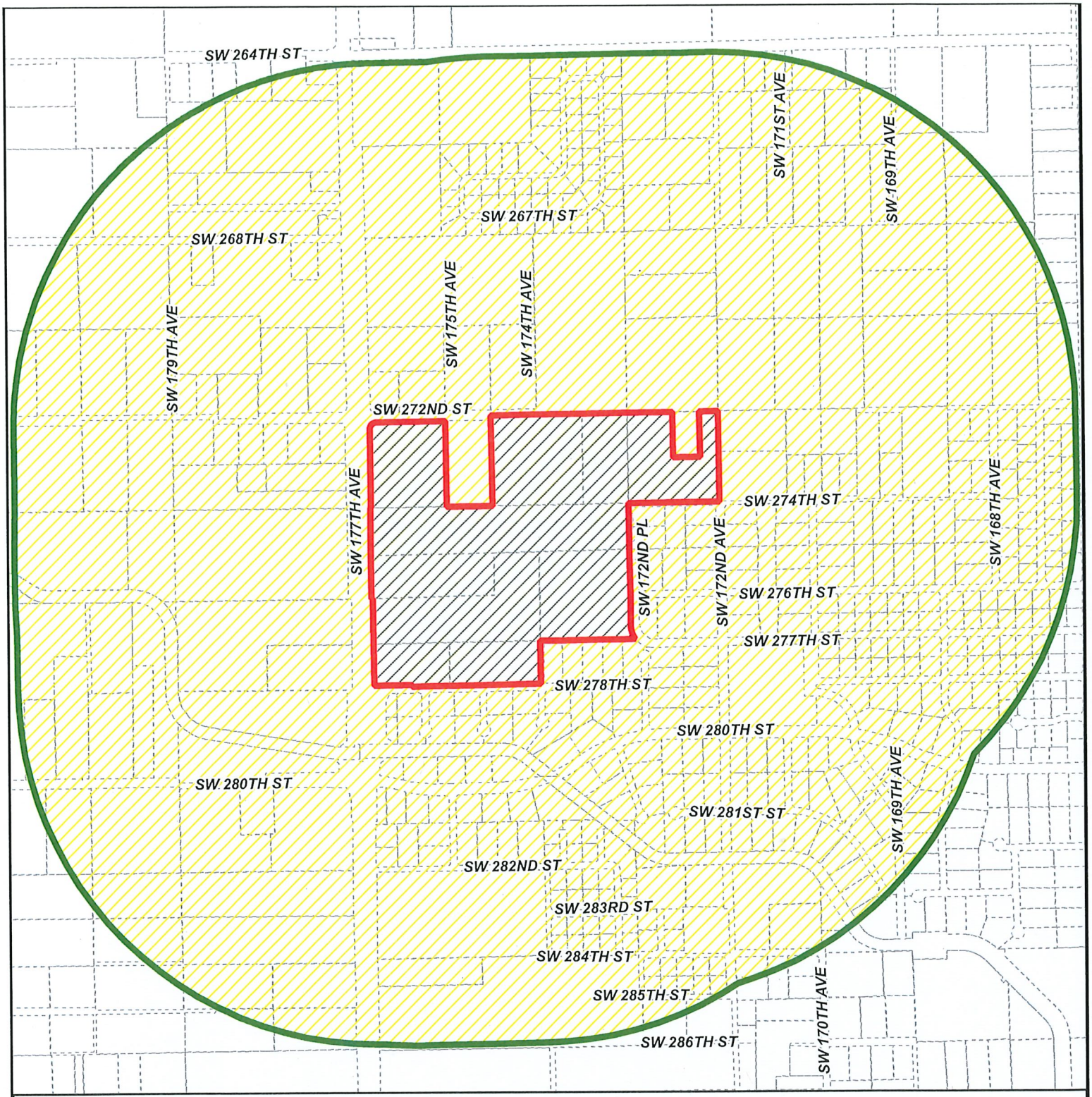
N
W E
S

Section: 31 Township: 56 Range: 39
Applicant: Bluenest at Krome I LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, December 9, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000241

RADIUS: 2640

Section: 31 Township: 56 Range: 39
Applicant: Bluenest at Krome I LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

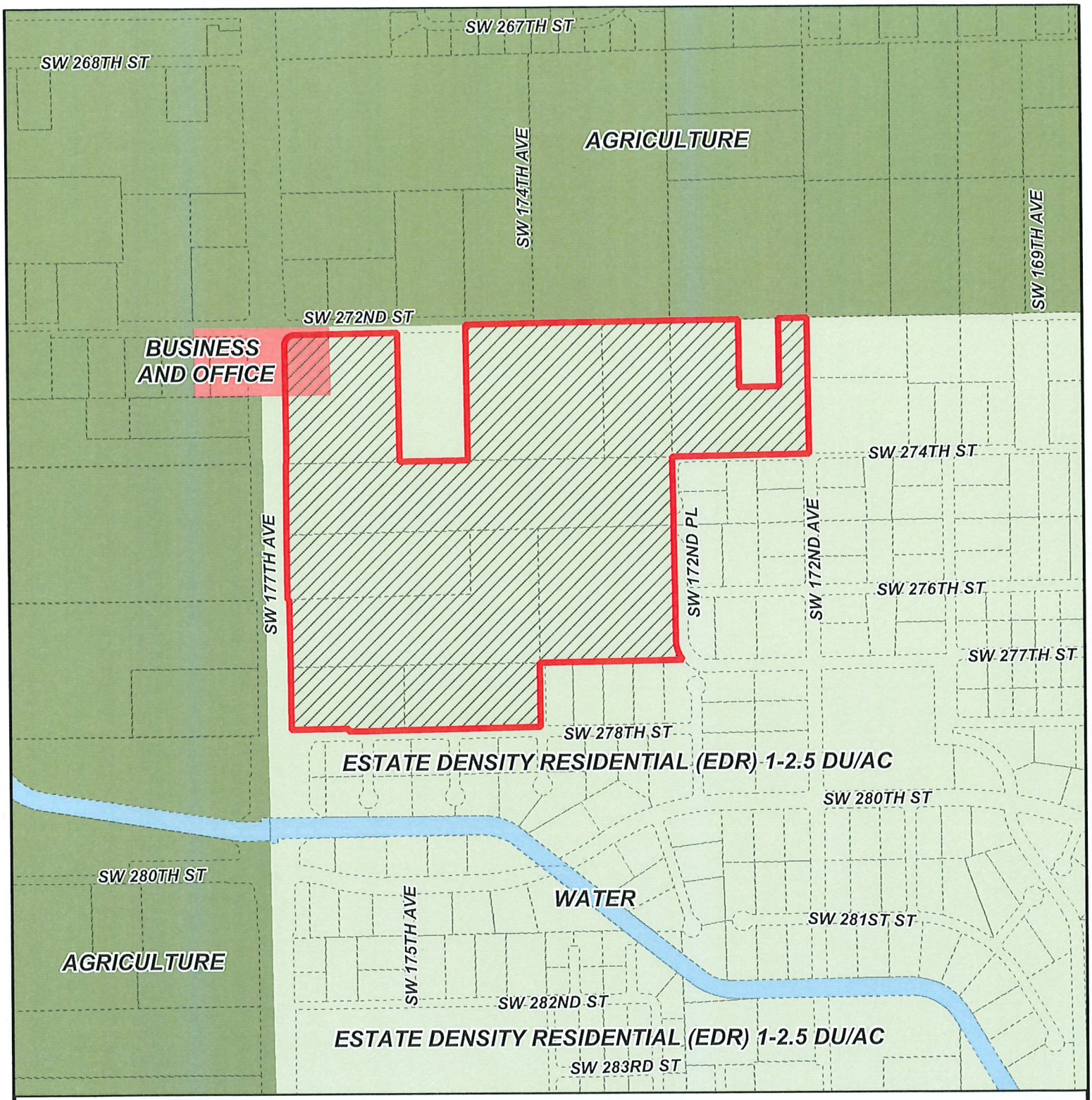
- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, December 9, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000241

Section: 31 Township: 56 Range: 39
Applicant: Bluenest at Krome I LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, December 9, 2024

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 similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: New Game Holdings, LLC

NAME AND ADDRESS	Percentage of Stock
See attached Exhibit "A" for full list of owners of record and percentage interest held	

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

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: Bluenest at Krome I LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
SALIM CHRAIBI 5301 BLUE LAGOON DR STE 180 MIAMI FL 33126	100%

Date of contract: _____

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

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 21 day of October, 24. Affiant is personally known to me or has produced FL Dr. License as identification.

_____
(Notary Public)

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

My commission expires April 6 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.

Exhibit "A"

Name	Address	Percentage Stock Held
Manuel Grande Rev Trust	1133 Alfonso Ave. Coral Gables FL 33146	100%

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF Florida **Public Hearing No.** _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Carlos Manuel Grande and _____, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the New Game Holdings, LLC Corporation, with the following address:
   1037 Alfonso Ave
   Coral Gables FL 33146
2. The Corporation owns the property, which is the subject of the proposed hearing.
3. The subject property is legally described as:
   See attached Exhibit "A".
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

_____
Signature

Maria Ponce
Print Name

_____
Signature

Roxana Galan
Print Name

_____
Affiant's signature

CARLOS GRANDE
Print Name MANAGER

(Space reserved for Clerk)

Sworn to and subscribed before me on the 21 day of October, 24.

Affiant is personally known to me or has produced FL Driver License G360 092 37 000 0 as identification.

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

Notary Public Signature

Maria Ponce
Print Name

State of Florida

My Commission Expires: Apr 16 2027

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF Florida **Public Hearing No.** _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Maria L. Martinez and _____, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the All Points Ventures Unlimited, LLC Corporation, with the following address: 15420 SW 136 St. Suite 27 Miami FL 33196
2. The Corporation owns the property, which is the subject of the proposed hearing.
3. The subject property is legally described as: See attached Exhibit "A".
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

_____
Signature
Nana Ponce
Print Name
_____
Signature
Elizabeth Schlatzhauer
Print Name

_____
Affiant's signature
MARIA E MARTINEZ
Print Name

(Space reserved for Clerk)

Sworn to and subscribed before me on the 22 day of October, 2024.

Affiant is personally known to me or has produced Driver License M635 549 45 511-1 as identification.

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

Notary Public Signature

Maria Ponce
Print Name

State of Florida

My Commission Expires: April 6 2027

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: All Points Ventures Unlimited, LLC

NAME AND ADDRESS	Percentage of Stock
See attached Exhibit "A" for full list of owners of record and percentage interest held	

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

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: Bluenest at Krome I LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
SALIM CHRAIBI 5301 BLUE LAGOON DR STE 180 MIAMI FL 33126	100%

Date of contract: _____

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

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

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

Signature: _____ (Applicant)

Sworn to and subscribed before me this 22 day of October, 24. Affiant is personally known to me or has produced FL Dr. License M635549451 as identification.

_____ (Notary Public)

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

My commission expires April 6 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.

Exhibit "A"

Name	Address	Percentage Stock Held
Maria I. Martinez	15420 SW 136 ST. St 27 Miami, FL 33196	100%

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF Florida **Public Hearing No.** _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Ralph Lori and _____, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Diamond I Farms Inc. Corporation, with the following address:
   19300 SW 344 Street
   Florida City FL 33034
2. The Corporation owns the property, which is the subject of the proposed hearing.
3. The subject property is legally described as:
   See attached Exhibit "A".
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

_____
Signature
Maria Ponce
Print Name

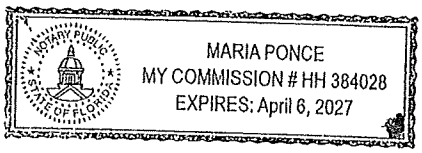
_____
Signature
Antonio Fernandez
Print Name

_____
Affiant's signature
Ralph Lori
Print Name

(Space reserved for Clerk)

Sworn to and subscribed before me on the 24 day of October, 2024.

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



Notary Public Signature

Maria Ponce
Print Name

State of Florida

My Commission Expires: April 6 2027

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: Diamond I Farms Inc.

NAME AND ADDRESS	Percentage of Stock
See attached Exhibit "A" for full list of owners of record and percentage interest held	

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

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: Bluenest at Krome I LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
SALIM CHRAIBI 5301 BLUE LAGOON DR STE 180 MIAMI FL 33126	100%

Date of contract: _____

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

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 24 day of October, 24. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

My commission expires April 6 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.

Exhibit "A"

Name	Address	Percentage Stock Held
Ralph Lori	PO Box 343430	100%

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF Florida **Public Hearing No.** _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Salim Chraibi and _____, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president of CEO of the Bluenest at Krome I LLC Corporation, with the following address: Bluenest at Krome I LLC, 5301 Blue Lagoon Dr. Ste 180 Miami FL 33126
2. The Corporation owns the property, which is the subject of the proposed hearing.
3. The subject property is legally described as: See attached Exhibit "A" for legal description.
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

_____ _____
Signature *Affiant's signature*

Mariana Ponce Salim Chraibi
Print Name *Print Name*

_____
Signature

Antonio Fernandez
Print Name

(Space reserved for Clerk)

Sworn to and subscribed before me on the 29 day of October, 2024.

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

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

Notary Public Signature

Maria Ponce
Print Name

State of Florida

My Commission Expires: April 6 2027

EXHIBIT A

FOLIO	OWNER OF RECORD	NATURAL PERSON + % INTEREST	ADDRESS
30-6931-000-0310	BLUENEST AT KROME I LLC	Salim Chraibi, 100%	5301 Blue Lagoon Drive, Suite 180, Miami FL 33126
30-6931-000-0315	BLUENEST AT KROME I LLC	Salim Chraibi, 100%	5301 Blue Lagoon Drive, Suite 180, Miami FL 33126
30-6931-000-0330	ALL POINTS VENTURES UNLIMITED LLC	Maria L. Martinez, 100%	15420 SW 136 St, Suite 27, Miami FL 33196
30-6931-000-0332	LESTER B. & PAMELA HELMS	LESTER B. & PAMELA HELMS, 100%	18544 SW 293 TER HOMESTEAD, FL 33030
30-6931-000-0250	BLUENEST AT KROME I LLC	Salim Chraibi, 100%	5301 Blue Lagoon Drive, Suite 180, Miami FL 33126
30-6931-000-0300	BLUENEST AT KROME I LLC	Salim Chraibi, 100%	5301 Blue Lagoon Drive, Suite 180, Miami FL 33126
30-6931-000-0241	DIAMOND I FARMS INC	Ralph Lori, 100%	19300 SW 344 ST, Florida City, FL 330341
30-6931-000-0270	JESUS ROCHA JR ARNOLDO ROCHA	Jesus Jr. & Arnoldo Rocha, 100%	17300 SW 272 ST HOMESTEAD, FL 33033
30-6931-000-0260	NEW GAME HOLDINGS LLC	Carlos Manuel Grande, 100%	1133 Alfonso Avenue, Coral Gables FL 33146
30-6931-000-0290	PETER WILSON & STEVEN WILSON	Peter Wilson 50%, Steven Wilson 50% (tenants in common)	16101 SW 84 CT MIAMI, FL 33157-0428

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: New Game Holdings, LLC

NAME AND ADDRESS	Percentage of Stock
See attached Exhibit "A" for full list of owners of record and percentage interest held	

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

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: Bluenest at Krome I LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
SALIM CHRAIBI 5301 BLUE LAGOON DR STE 180 MIAMI FL 33126	100%

Date of contract: _____

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

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 21 day of October, 24. Affiant is personally known to me or has produced FL Dr. License as identification.

_____
(Notary Public)

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

My commission expires April 6 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.

Exhibit "A"

Name	Address	Percentage Stock Held
Manuel Grande Rev Trust	1133 Alfonso Ave. Coral Gables FL 33146	100%

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF Florida **Public Hearing No.** _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Carlos Manuel Grande and _____, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the New Game Holdings, LLC Corporation, with the following address: 1037 Alfonso Ave Coral Gables FL 33146
2. The Corporation owns the property, which is the subject of the proposed hearing.
3. The subject property is legally described as: See attached Exhibit "A".
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

_____
Signature
Maria Ponce
Print Name

_____
Signature
Roxana Galan
Print Name

_____
Affiant's signature
CARLOS GRANDE
Print Name MANAGER

(Space reserved for Clerk)

Sworn to and subscribed before me on the 21 day of October, 24.

Affiant is personally known to me or has produced FL Driver License G360 092 37000 0 as identification.

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

Notary Public Signature

Maria Ponce
Print Name

State of Florida

My Commission Expires: Apr 16 2027

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF Florida **Public Hearing No.** _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Maria L. Martinez and _____, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the All Points Ventures Unlimited, LLC Corporation, with the following address: 15420 SW 136 St. Suite 27 Miami FL 33196
2. The Corporation owns the property, which is the subject of the proposed hearing.
3. The subject property is legally described as: See attached Exhibit "A".
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

_____
Signature

Maria Ponce
Print Name

_____
Signature

Elizabeth Schlatzhauer
Print Name

_____
Affiant's signature

MARIA E MARTINEZ
Print Name

(Space reserved for Clerk)

Sworn to and subscribed before me on the 22 day of October, 2024.

Affiant is personally known to me or has produced Driver License M635 549 45 511-1 as identification.

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

Notary Public Signature

Maria Ponce
Print Name

State of Florida

My Commission Expires: April 6 2027

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: All Points Ventures Unlimited, LLC

NAME AND ADDRESS	Percentage of Stock
See attached Exhibit "A" for full list of owners of record and percentage interest held	

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

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: Bluenest at Krome I LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
SALIM CHRAIBI 5301 BLUE LAGOON DR STE 180 MIAMI FL 33126	100%

Date of contract: _____

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

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

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

Signature: _____ (Applicant)

Sworn to and subscribed before me this 22 day of October, 24. Affiant is personally known to me or has produced FL Dr. License M625549431 as identification.

_____ (Notary Public)

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

My commission expires April 6 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.

Exhibit "A"

Name	Address	Percentage Stock Held
Maria I. Martinez	15420 SW 136 ST. St 27 Miami, FL 33196	100%

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF Florida **Public Hearing No.** _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Ralph Lori and _____, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Diamond I Farms Inc. Corporation, with the following address: 19300 SW 344 Street Florida City FL 33034
2. The Corporation owns the property, which is the subject of the proposed hearing.
3. The subject property is legally described as: See attached Exhibit "A".
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Signature

Maria Ponce
Print Name

Signature

Antonio Fernandez
Print Name

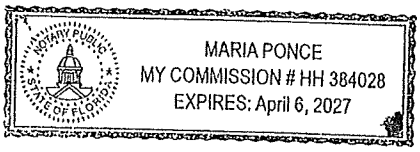
Affiant's signature

Ralph Lori
Print Name

(Space reserved for Clerk)

Sworn to and subscribed before me on the 24 day of October, 2024.

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



Notary Public Signature

Maria Ponce
Print Name

State of Florida

My Commission Expires: April 6 2027

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: Diamond I Farms Inc.

NAME AND ADDRESS	Percentage of Stock
See attached Exhibit "A" for full list of owners of record and percentage interest held	

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

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: Bluenest at Krome I LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
SALIM CHRAIBI 5301 BLUE LAGOON DR STE 180 MIAMI FL 33126	100%

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 24 day of October, 24. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

My commission expires April 6 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.

Exhibit "A"

Name	Address	Percentage Stock Held
Ralph Lori	PO Box 343430	100%

This instrument was prepared by:

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

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, Bluenest at Krome I, LLC, a Florida limited liability company; All Points Ventures Unlimited, LLC, a Florida limited liability company; Diamond I Farms, Inc., a Florida corporation; and Peter Wilson and Steven Wilson (hereinafter collectively referred to as the "Owners"), hold the fee simple title to the land in Miami-Dade County, Florida, described in **Exhibit "A"**, attached hereto, and hereinafter referred to as the "Property", which is supported by the Opinion of Title; and

WHEREAS, the Owners have filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing identified as Application No. Z2024000241 (the "Application") to rezone the property, pursuant to section 2-116.1 of the Code of Miami-Dade County;

WHEREAS, the Owners have concurrently applied for a standard amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in October 2024 Cycle, which amendment is identified as CDMP Application No. CDMP20240015 (the "CDMP Application");

WHEREAS, the Application seeks to re-designate the Property from "Estate Density Residential" and "Business and Office" to "Low Density with One Density Increase (DI-1)," "Low Density," and "Business and Office" on the Miami-Dade County Comprehensive Development Master Plan Adopted Land Use Plan ("LUP") map category;

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NOW, THEREFORE, in order to assure the Miami-Dade County ("County") that the representations made by the owner during consideration of the Application will be abided by, the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

1. **Density Limitation.** The Property shall be limited to a maximum of 644 dwelling units ("Density Limitation").
2. **For-Sale Workforce Housing.** Twenty percent (20%) of the townhome units shall be designated as for-sale units to households whose annual income is up to one-hundred forty percent (140%)("WHU") of the Area Median Income ("AMI") of Miami-Dade County. Notwithstanding the Density Limitation provided in Paragraph No. 1, should the Owners participate in the Workforce Housing Program, pursuant to Chapter 33, Article XIIA of the Miami-Dade County Code of Ordinances, the Owners may transfer any applicable density bonus in excess of the Density Limitation to another property permitted to receive such bonus, to the extent permitted by the Code of Miami-Dade County, as may be amended.
3. **Townhome Sales Price Commitment.** The Owners shall price cap all of the Property's townhomes at the Workforce Housing Program sales price. This commitment is in addition to the above commitment to restrict 20% of the townhomes to households whose annual income is up to one-hundred forty percent (140%)("WHU") of the Area Median Income ("AMI") of Miami-Dade County
4. **Landscaping Infrastructure and Buffering**. The Owners shall, where appropriate, provide landscaping which utilizes trees that assist in stormwater drainage. The Owners shall provide adequate landscaping and fencing to separate the Property from neighboring

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property located west of SW 172nd avenue, east of theoretical avenue SW 172nd court, and north of SW 274th street.

5. **Connection to Public Water and Sanitary Sewer Service.** The Owners hereby acknowledge and agree that any development of the Property shall connect to the public water and public sanitary sewer system at the Owners' expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the Code of Miami Dade County and Water and Sewer Department ("WASD") rules and regulations. The right to connect the Property to the County's sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including, but not limited to, the Consent Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the "Consent Decree), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.

6. **Public Pump Station.** The Owners acknowledge that if provision of a public pump station is required to connect to public water and public sanitary sewer infrastructure at the time of connection, then the Owner may be required to provide said public pump station.

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

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

8. **Fire Rescue Water Flow.** The Property will ensure the appropriate water flow and accessible connection for Miami-Dade County Fire Rescue in accordance with the CDMP Level of Service (LOS).

9. **Street Lighting.** In order to minimize the impacts of the proposed development, the Owners agree, to the extent neighboring properties are used for agriculture, that the development shall not include external streetlights along the perimeter of the Property adjacent to such agricultural property, except as may be required by the Code of Miami-Dade County. The Owners also agree to provide light shields or other comparable equipment to prevent light spillage onto adjacent properties utilized for agricultural purposes.

10. **Urban Design Guidelines**. The development shall utilize sound urban design principles, including, but not limited to, the Townhouse (Rowhouse) development sections incorporated in Miami-Dade County's Urban Design Manual (the "Manual") endorsed by Resolution R-1360-98, as determined in consultation with the Development Services Division of the Department of Regulatory and Economic Resources, or successor department. These principles will serve as a guideline for the Property's development, and at a minimum, shall incorporate the following:

    a. Buildings shall be compatible with surrounding developments or made compatible through the use of: landscaping; buffers such as walls and fences; architectural styles that complement surrounding development and building height transitions.

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b. Buildings shall have abundant windows and doors included at street level and may incorporate a variety of architectural features and treatments on all facades such as, but not limited to: fixed awnings, porticos, or porches; a variety of materials such as stone, metal, stucco, concrete and brick; modulation and articulation of building surfaces.

c. Uniform street furniture and lighting standards shall be provided throughout the Property.

d. Pedestrian crosswalks shall be clearly delineated on any proposed private roads or drive aisles within the Property and designed with consideration to the special needs of the physically disabled.

11. <u>Agricultural Notice.</u> The Owners, successors, and assigns shall provide in all contracts granting any interest in any portion of the Property a written notice, acknowledgement, and waiver acknowledging that the Property is abutting AU zoned land. All contracts for sale or lease or otherwise granting any interest in any portion of the Property shall contain the following statement:

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

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SUITS BY THE "FLORIDA RIGHT TO FARM ACT," SECTION 823.14, FLORIDA STATUTES. IN ADDITION, THE GRANTEE(S) HEREBY ACKNOWLEDGES AND AGREES TO PROVIDE THE DISCLOSURE IN THIS PARAGRAPH IN ANY AND ALL FUTURE CONTRACTS FOR SALE OR LEASE IN ANY PORTION OF THE PROPERTY.

MISCELLANEOUS

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 Owners 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 Owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, 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.

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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 (or successor municipality) 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.

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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 (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), 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

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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.

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

[Signature Pages to Follow]

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IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 20___.

WITNESSES:

BLUENEST AT KROME I, LLC,
a Florida limited liability company

BY: BLUENEST PPR HOMES, LLC,
a Florida limited liability company,
its sole member

BY: BLUENEST HOLDINGS, LLC,
a Florida limited liability company,
its sole manager

_____
Signature

By: _____

_____
Print Name

Print Name: SALIM CHRAIBI

Address: _____
_____
_____
_____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by SALIM CHRAIBI as manager of Bluenest Holdings, LLC, a Florida limited liability company, for the purposes stated herein. He is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 20___.

WITNESSES:

ALL POINTS VENTURES UNLIMITED, LLC,
a Florida limited liability company

_____
Signature

_____
Print Name

By: _____

Print Name: MARIA ISABEL MARTINEZ

Address: _____
_____
_____
_____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by MARIA ISABEL MARTINEZ as manager of All Points Ventures Unlimited, LLC, a Florida limited liability company, for the purposes stated herein. She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

H & K Draft 7/8/2025

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 20___.

WITNESSES:

DIAMOND I FARMS, INC.,
a Florida for profit corporation

_____
Signature

_____
Print Name

By: _____

Print Name: RALPH IORI
Address: _____
_____
_____
_____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Ralph Iori as PD of Diamond I Farms, Inc., a Florida for profit corporation for the purposes stated herein. He is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

H & K Draft 7/8/2025

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 20___.

WITNESSES:

PETER WILSON,
an individual

_____
Signature

_____
Print Name

By: _____

Print Name: PETER WILSON
Address: _____
_____
_____
_____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by PETER WILSON for the purposes stated herein. He is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 20___.

WITNESSES:

STEVEN WILSON,
an individual

_____
Signature

_____
Print Name

By: _____

Print Name: STEVEN WILSON
Address: _____
_____
_____
_____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by STEVEN WILSON for the purposes stated herein. He is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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EXHIBIT "A"

PROPERTY OWNERS LISTED

FOLIO	OWNER OF RECORD	NATURAL PERSON + % INTEREST
30-6931-000-0310	BLUENEST AT KROME I LLC	Salim Chraibi, 100%
30-6931-000-0315	BLUENEST AT KROME I LLC	Salim Chraibi, 100%
30-6931-000-0330	ALL POINTS VENTURES UNLIMITED LLC	Maria L. Martinez, 100%
30-6931-000-0332	BLUENEST AT KROME I LLC	Salim Chraibi, 100%
30-6931-000-0250	BLUENEST AT KROME I LLC	Salim Chraibi, 100%
30-6931-000-0300	BLUENEST AT KROME I LLC	Salim Chraibi, 100%
30-6931-000-0241	DIAMOND I FARMS INC	Ralph Iori, 100%
30-6931-000-0270	BLUENEST AT KROME I LLC	Salim Chraibi, 100%
30-6931-000-0260	BLUENEST AT KROME I LLC	Salim Chraibi, 100%
30-6931-000-0290	PETER WILSON & STEVEN WILSON	Peter Wilson 50%, Steven Wilson 50% each (tenants in common)

LEGAL DESCRIPTIONS

PARCEL IDENTIFICATION NUMBER: 30-6931-000-0310
PARCEL 1:
THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4 OF THE SW 1/4 LESS THE SOUTH 25 FEET FOR ROAD, IN SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NE CORNER OF THE SW 1/4 OF SAID SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, BEING A 1/2 INCH DIAMETER IRON PIPE; THENCE S89°11'23"W, ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 31, FOR A DISTANCE OF 2,702.97 FEET TO THE NW CORNER OF THE SW 1/4 OF SAID SECTION 31; THENCE S00°38'38"E, ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 31, FOR A DISTANCE OF 1,666.27 FEET; THENCE N89°21'22"E, AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 42.00 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 997 (KROME AVENUE / S.W. 177TH AVENUE) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP FOR STATE ROAD NO. 997 (KROME AVENUE), SECTION 87150-2532, RECORDED IN RIGHT-OF-WAY ROAD PLAT BOOK 124, AT PAGE 82, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND:

THENCE N89°09'56"E FOR A DISTANCE OF 76.00 FEET; THENCE S00°38'38"E FOR A DISTANCE OF 293.27 FEET; THENCE N89°09'39"E FOR A DISTANCE OF 281.86 FEET; THENCE S00°50'21"E FOR A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH

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RIGHT-OF-WAY LINE OF S.W. 278TH STREET AS PER OFFICIAL RECORDS BOOK 14641 AT PAGE 1885 OF SAID PUBLIC RECORDS; THENCE S 89°09'39"W, ALONG SAID NORTH RIGHT OF WAY LINE OF S.W. 278TH STREET, FOR A DISTANCE OF 354,91 FEET TO A POINT ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 997 (KROME AVENUE / S.W. 177TH AVENUE); THENCE N01°12'05"W, ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 997 (KROME AVENUE / S.W. 177TH AVENUE), FOR A DISTANCE OF 308.28 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 30-6931-000-0315
PARCEL 2:
THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4 OF THE SW 1/4 IN SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT OF WAY, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 30-6931-000-0330
THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4 AND THE NORTH 1/2, OF THE NORTH 1/2, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, LESS THE WEST 62.50 FEET FOR RIGHT-OF-WAY, SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 30-6931-000-0250
THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 30-6931-000-0300
THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE WEST 3/4 OF THE SOUTHWEST 1/4, LESS AND EXCEPT THE WEST 62.5 FEET FOR RIGHT OF WAY, OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN STIPULATED ORDER OF TAKING IN FAVOR OF THE
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED IN OFFICIAL RECORDS BOOK 30788, PAGE 4661,
AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF SAID SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, BEING A 1/2 INCH DIAMETER IRON PIPE; THENCE

H & R Draft 7/8/2025

S89°11’23"W, ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 31, FOR A DISTANCE OF 2,702.97 FEET TO THE NW CORNER OF THE SW 1/4 OF SAID SECTION 31; THENCE S00°38’38” E, ALONG THE WEST LINE OF THE SW ¼ OF SAID SECTION 31, FOR A DISTANCE OF 999.65 FEET; THENCE N89°21'22"E, AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 62.50 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 997 (KROME AVENUE / S.W. 177th/ AVENUE) AS DESCRIBED IN THAT CERTAIN WARRANTY DEED, CONVEYED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED IN OFFICIAL RECORDS BOOK 21003, AT PAGE 1475, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND: THENCE N00°38’38”W, ALONG THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 997(KROME AVE. / S.W. 177th/ AVENUE), FOR A DISTANCE OF 333.28 FEET; THENCE N89°10’48”EFOR A DISTANCE OF 52.37 FEET; THENCE S00°06’22”W FOR A DISTANCE OF 333.32 FEET; THENCE S89°10’31"W FOR A DISTANCE OF 48.00 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 30-6931-000-0290
THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 30-6931-000-0260
WEST 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 AND EAST 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 30-6931-000-0270
THE EAST ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, IN SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 30-6931-000-0241
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 198 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST.

PARCEL IDENTIFICATION NUMBER: 30-6931-000-0332
THE EAST 1/3 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE WEST 3/4 OF THE SOUTHWEST 1/4; AND THE EAST 1/3 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 3/4 OF THE SOUTHWEST 1/4; ALL IN SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA; ALSO DESCRIBED AS:
THE SOUTH 1/2 OF THE SW1/4 OF THE NE1/4 OF THE SW1/4 AND THE NORTH 1/2 OF THE NW1/4 OF THE SE1/4 OF THE SW1/4, SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

Hearing Draft 7/8/2025

OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of Declaration of Restrictions pursuant to Public Hearing No. Z2024000241, it is hereby certified that I have examined Old Republic National Title Insurance Company Owner's Policy No. OF6-9160001, covering the period from the beginning to the 19th day of August, 2024, at the hour of 08:48 AM, with title updates from the 19th day of August, 2024 at 08:48 AM through June 3, 2025 at 11:00 PM; Old Republic National Title Insurance Company Owner's Policy No. O21-7068079, covering the period from the beginning to the 3rd day of June, 2024, at the hour of 12:17 PM, with title updates from 3rd day of June, 2024 at 12:17 PM through June 3, 2025 at 11:00 PM; Old Republic National Title Insurance Company Owner's Policy No. OF6-9161334, covering the period from the beginning to the 6th day of September, 2024, at the hour of 03:38 PM, with title updates from the 6th day of September 2024 at 03:38 PM through June 3, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Insurance Commitment No. 1560383, covering the period from the beginning to the 12th day of August, 2024, at the hour of 11:00 PM, with title updates from 12th day of August, 2024 at 11:00 PM through June 3, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Commitment No. 1573816, covering the period from the beginning to the 25th day of September, 2024, at the hour of 11:00 PM, with title updates from the 25th day of September, 2024 at 11:00 PM through June 3, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Insurance Commitment No. 1548195, covering the period from the beginning to the 8th day of July, 2024, at the hour of 11:00 PM, with title updates from 8th day of July, 2024 at 11:00 PM through June 3, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Insurance Commitment No. 1569589, covering the period from the beginning to the 16th day of September, 2024, at the hour of 11:00 PM, with title updates from the 16th day of September, 2024 at the hour of 11:00 PM through June 3, 2025 at 11:00 PM; Old Republic National Title Insurance Company Owner's Policy No. O21-7114828, covering from the beginning to the 6th day of March, 2025 at the hour of 04:31 PM, with title update from the 6th day of March, 2025 at the hour of 04:31 PM through June 3, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Insurance Commitment No. 1535618, covering the period from the beginning to the 28th day of May, 2024, at the hour of 11:00 PM, with title updates from the 28th day of May, 2024 at the hour of 11:00 PM through June 3, 2025 at 11:00 PM, inclusive, of the properties described on **Exhibit A** hereto. The title instruments referenced above are collectively referred to as the "Title Evidence." I know of no reason that this Title Evidence is inaccurate or incomplete.

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

> BLUENEST AT KROME I LLC, a Florida limited liability company (Folio #s 30-6931-000-0300; 30-6931-000-0310; 30-6931-000-0315; 30-6931-000-0250; 30-6931-000-0270; 30-6931-000-0260).

ALL POINTS VENTURES UNLIMITED, LLC, a Florida limited liability company (Folio # 30-6931-000-0330).

LESTER B. HELMS and PAMELA HELMS, husband and wife (Folio # 30-6931-000-0332).

STEVEN WILSON and PETER WILSON (Folio # 30-6931-000-0290).

DIAMOND I FARMS, INC., a Florida corporation (Folio # 30-6931-000-0241).

Further, I am of the opinion that SALIM CHRAIBI, as Manager of Bluenest Holdings LLC, a Florida limited liability company, as Authorized Member of Bluenest PPR Homes LLC, a Florida limited liability company, the Authorized Member of BLUENEST AT KROME I LLC, a Florida limited liability company, is authorized to execute all documents on behalf of BLUENEST AT KROME I LLC, a Florida limited liability Company. This is based on the State of Florida Division of Corporations Sunbiz website.

Further, I am of the opinion that MARIA ISABEL MARTINEZ, as Manager of ALL POINTS VENTURES UNLIMITED, LLC, a Florida limited liability company, is authorized to execute all documents on behalf of ALL POINTS VENTURES UNLIMITED, LLC, a Florida limited liability company. This is based on the State of Florida Division of Corporations Sunbiz website.

Further, I am of the opinion that RALPH IORI, as President of DIAMOND I FARMS, INC., a Florida corporation, is authorized to execute all documents on behalf of DIAMOND I FARMS, INC., a Florida corporation. This is based on the State of Florida Division of Corporations Sunbiz website.

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:**

A. Mortgage and Security Agreement by and between Bluenest at Krome I LLC, a Florida limited liability company, and London Financial Company, LLC, a Florida limited liability company, dated August 14, 2024, recorded on August 19, 2024, in Official Records Book 34367, Page 228, of the Public Records of Miami-Dade County, Florida. (Folio #s 30-6931-000-0310; 30-6931-000-0315 and 30-6931-000-0300).

B. UCC-1 Financing Statement naming Bluenest at Krome I LLC, a Florida limited liability company, as Debtor and London Financial Company, LLC, a Florida limited liability company, as Secured Party, recorded August 19, 2024, in Official Records Book 34367, Page 246, of the Public Records of Miami-Dade County, Florida. (Folio #s 30-6931-000-0310; 30-6931-000-0315 and 30-6931-000-0300).

C. Mortgage by and between Bluenest at Krome I LLC, a Florida limited liability company, and Jorge F. Rojas, as Trustee under Mortgage Trust Agreement dated August, 2024, recorded 09/06/2024, in O.R. Book 34397, Page 3399, of the Public Records of Miami-Dade County, Florida. (Folio # 30-6931-000-0250).

D. Assignment of Leases and Rents by and between Bluenest at Krome I LLC, a Florida limited liability company, and Jorge F. Rojas, as Trustee under Mortgage Trust Agreement dated August, 2024, recorded 09/06/2024, in O.R. Book 34397, Page 3409, of the Public Records of Miami-Dade County, Florida. (Folio # 30-6931-000-0250).

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

NONE.

3. **GENERAL EXCEPTIONS:**

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics' or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authorities.
6. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land and any adverse claim to all or part of the land that is or was previously under water.
7. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the properties.

4. **SPECIAL EXCEPTIONS:**

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due or payable.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by any inspection or an accurate and complete land survey of the Land and inspection of the Land.
4. Easements, or claims of easements, not recorded in the Public Records.

5. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.

6. Any adverse ownership claim by right of sovereignty to any portion of the lands, including submerged, filled and artificially exposed lands, and lands accreted to such lands.

7. Agricultural Land Use Plan Ordinance No. 83-24 adopted by Miami-Dade County, recorded May 9, 1983, in O.R. Book 11781, at Page 1422 and on February 3, 1983, in O.R. Book 12046, at Page 481, as affected by O.R. Book 12694, Page 2061, Public Records of Miami-Dade County, Florida.

8. Agreement for Water and Sanitary Sewage Facilities recorded in O.R. Book 33798, Page 1193, Public Records of Miami-Dade County, Florida, which contains covenants, restrictions, easements, fees, charges and approval of purchaser on a limited basis.

9. Right of Way Deed to Dade County recorded in O.R. Book 14641, Page 1885, and O.R. Book 14641, Page 1891, Public Records of Miami-Dade County, Florida.

10. Easement in favor of Florida Power and Light Company, recorded in O.R. Book 19066, Page 627, Public Records of Miami-Dade County, Florida.

11. All matters contained on the Plat of Krome Ave. Right-of-way maintenance map, as recorded in Plat Book 152, Page 5, Public Records of Miami-Dade County, Florida.

12. All matters contained on the Plat of Krome Ave. Right-of-way maintenance map, as recorded in Plat Book 124, Page 82, Public Records of Miami-Dade County, Florida.

13. All matters contained on the Plat of Krome Ave. Right-of-way maintenance map, as recorded in Plat Book 154, Page 85, Public Records of Miami-Dade County, Florida.

14. Order of Taking (Eminent Domain) under Case No. 2017-018544-CA-01, recorded in O.R. Book 30642, Page 2453; O.R. Book 30809, Page 3098; O.R. Book 30879, Page 869; O.R. Book 31020, Page 581; O.R. Book 31510, Page 4290, Public Records of Miami-Dade County, Florida.

15. Warranty Deed in favor of State of Florida, Department of Transportation recorded in O.R. Book 20956, Page 2751, Public Records of Miami-Dade County, Florida.

16. Easement contained in instrument recorded April 12, 2000, under O.R. Book 19066, Page 626, as affected by Subordination of Utility Interests recorded in O.R. Book 21251, Page 2520, Public Records of Miami-Dade County, Florida.

17. Unity of Title recorded in O.R. Book 14089, Page 2345, corrected Unity of Title recorded in O.R. Book 14138, Page 1489, Public Records of Miami-Dade County, Florida.

18. Covenant Running with the Land in favor of Metropolitan Dade County, recorded in O.R. Book 15970, Page 3623, Public Records of Miami-Dade County, Florida.

19. Maintenance Map for SW 272nd St (Epmore Drive), recorded in Plat Book 152, Page 27, Public Records of Miami-Dade County, Florida.

20. Temporary Construction Easement in Order of Taking recorded in O.R. Book 30935, Page 1101, and Stipulated Final Judgment recorded in O.R. Book 31197, Page 4676, Public Records of Miami-Dade County, Florida, which contains conditions and obligations.

21. Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Julio E. Perez, P.S.M., dated January 30, 2016, bearing Order #16-006: a) On the West side, the portion of the wire fence is into the property to the West from 0.5' to 0.6' more or less. b) The typical driveway is into the zoned right of way. c) Overgrowth of vegetation around the boundary line along with debris and trash towards the rear part of the land.

22. Covenant Running with the Land in favor of Miami-Dade County, recorded in O.R. Book 33977, Page 3885, Public Records of Miami-Dade County, Florida.

23. Declaration of Restrictions by New Game Holdings, LLC, a Florida limited liability company, recorded in O.R. Book 34272, Page 3219, Public Records of Miami-Dade County, Florida, which contains covenants, restrictions, limitations and terms.

24. Resolution No. R-1452-85 recorded in O.R. Book 12694, Page 2061, Public Records of Miami-Dade County, Florida

25. Rights of the lessees under unrecorded leases.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Declaration of Restrictions.

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

Name	**Interest**
BLUENEST AT KROME I LLC, a Florida limited liability company (Folio #s 30-6931-000-0300; 30-6931-000-0310; 30-6931-000-0315; 30-6931-000-0250; 30-6931-000-0270; 30-6931-000-0260)	Owner
LONDON FINANCIAL COMPANY, LLC, a Florida limited liability company (Folio #s 30-6931-000-0310; 30-6931-000-0315 and 30-6931-000-0300)	Mortgagee
JORGE F. ROJAS, as Trustee under Mortgage Trust Agreement dated August, 2024 (Folio # 30-6931-000-0250)	Mortgagee

ALL POINTS VENTURES UNLIMITED, LLC, a Florida limited liability company (Folio # 30-6931-000-0330) Owner

LESTER B. HELMS and PAMELA A. HELMS, husband and wife (Folio # 30-6931-000-0332) Owner

STEVEN WILSON and PETER WILSON (Folio # 30-6931-000-0290) Owner

DIAMOND I FARMS, INC., a Florida corporation (Folio # 30-6931-000-0241) Owner

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

Company Certifying	**No. of Entries**	**Period Covered**
Old Republic National Title Insurance Company Owner's Policies OF6-9160001; O21-7068079; OF6-9161334; O21-7114828; Commitments under File Nos. 1560383; 1573816; 1548195; 1569589; 1535618 and title updates thereto	25	Beginning to 06/03/2025.

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

(Remainder of page intentionally left blank)

Respectfully submitted, this 23rd day of June, 2025.

MARCO DE LA CAL, ESQUIRE
MARCO DE LA CAL, P.A.
Florida Bar No. 314587
6653 SW 105th Avenue
Miami, Florida 33173
Tel. # (305) 753-0012
Email: Marco@delacalpa.com

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me, by means of [ ] physical or [ ] online notarization, this 23rd day of June, 2025, by MARCO DE LA CAL, who is personally known to me ( ), or has produced his driver's license ( ), as identification.

BELKYS JAULAR
Notary Public - State of Florida
Commission # HH 615149
My Comm. Expires Dec 3, 2028
Bonded through National Notary Assn.

Notary Public

BELKYS JAULAR

Printed Name of Notary Public

My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION

1. FOLIO #: 30-6931-000-0300

The North 1/2 of the South 1/2 of the North 1/2 of the West 3/4 of the Southwest 1/4, LESS AND EXCEPT the West 62.5 feet for Right of Way, of Section 31, Township 56 South, Range 39 East, Miami-Dade County, Florida.

LESS AND EXCEPT that portion described in that certain Stipulated Order of Taking in favor of the State of Florida Department of Transportation, recorded in Official Records Book 30788, Page 4461, and more particularly described as follows:

PARCEL 124

A parcel of land lying in the SW 1/4 of Section 31, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the NE corner of the SW ¼ of said Section 31, Township 56 South, Range 39 East, being a 1/2 inch diameter iron pipe; thence S89°11'23'W, along the North line of the SW 1/4 of said Section 31, for a distance of 2,702.97 feet to the NW corner of the SW 1/4 of said Section 31; thence S00°38'38" E, along the West line of the SW1/4 of said Section 31, for a distance of 999.65 feet; thence N89°21 '22"E, at a right angle to the last described course, for a distance of 62.50 feet to a point on the existing Easterly Right-of-Way line of State Road No. 997 (Krome Avenue / S.W. 177th Avenue) as described in that certain Warranty Deed, conveyed to the Florida Department of Transportation, recorded in Official Records Book 21003, at Page 1475, of the Public Records of Miami-Dade County, Florida, and the POINT OF BEGINNING of the hereinafter described parcel of land:

Thence N00°38'38"W, along the existing Easterly Right-of-Way line of State Road 997 (Krome Avenue/ S.W. 177th Avenue), for a distance of 333.28 feet; thence N89°10'48"E for a distance of 52.37 feet; thence S00°06'22"W for a distance of 333.32 feet; thence S89°10'31"W for a distance of 48.00 feet to the POINT OF BEGINNING.

2. FOLIO #: 30-6931-000-0310

PARCEL 1:

The West 1/2 of the South 1/2 of the North 1/2 of the SW1/4 of the SW1/4 less the South 25 feet for road, in Section 31, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

LESS

A parcel of land lying in the SW 1/4 of Section 31, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the NE corner of the SW 1/4 of said Section 31, Township 56 South, Range 39 East, being a 1/2 inch diameter iron pipe; thence S89°11'23"W, along the North line of the SW 1/4 of said Section 31, for a distance of 2,702.97 feet to the NW corner of the SW 1/4 of said Section 31; Thence S00°38'38"E, along the West line of the SW 1/4 of said Section 31, for a distance of 1,666.27 feet; thence N89°21'22"E, at a right angle to the last described course, for a distance of 42.00 feet to a point on the existing Easterly Right-of-Way line of State Road No. 997 (Krome Avenue / S.W. 177th Avenue) as shown on Florida Department of Transportation Maintenance Map for State Road No. 997 (Krome Avenue), Section 87150-2532, recorded in Right-of-Way Road Plat Book 124, at page 82, of the Public Records of Miami-Dade County, Florida, being the POINT OF BEGINNING of the hereinafter described parcel of land:

Thence N89°09'56"E for a distance of 76.00 feet; thence S00°38'38"E for a distance of 293.27 feet; thence N89°09'39"E for a distance of 281.86 feet; thence S00°50'21"E for a distance of 15.00 feet to a point on the North Right-of-Way line of S.W. 278th Street as per Official Records Book 14641, at Page 1885 of said Public Records; thence S 89°09'39"W, along said North Right of Way line of S.W. 278th Street, for a distance of 354.91 feet to a point on said existing Easterly Right-of-Way line of State Road No. 997 (Krome Avenue / S.W. 177th Avenue); thence N01°12'05"W, along said existing Easterly Right-of-Way line of State Road No. 997 (Krome Avenue / S.W. 177th Avenue), for a distance of 308.28 feet to the POINT OF BEGINNING.

FOLIO #: 30-6931-000-0315
PARCEL 2:
The East 1/2 of the South 1/2 of the North 1/2 of the SW1/4 of the SW1/4 in Section 31, Township 56 South, Range 39 East, less the South 25 feet thereof for road right of way, lying and being in Miami-Dade County, Florida.

3. FOLIO #: 30-6931-000-0250
The West 1/2 of the South 1/2 of the South 1/2 of the North 1/2 of the West 3/4 of Southwest 1/4, Section 31, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida, consisting of 7.5 acres more or less, also described as follows:
The South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4, in Section 31, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida, less the West 110.50 feet for right-of-way.

4. FOLIO NO. 30-6931-000-0330
The Southeast 1/4, of the Southeast 1/4, of the Northwest 1/4, of the Southwest 1/4 AND The North 1/2, of the North 1/2, of the Southwest 1/4, of the Southwest 1/4, LESS the West 62.50 feet for Right-of Way, Section 31, Township 56 South, Range 39 East, all lying and being in Miami-Dade County, Florida.
Also less the following property in Eminent Domain Proceedings under Case No 2017-29233, in Certificate of Payment recorded in O.R. Book 30978, Page 2244, Public Records of Miami-Dade County, Florida, described as follows:
PARCEL 122
A parcel of land lying in the SW 1/4 of Section 31, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:
Commence at the NE corner of the SW 1/4 of said Section 31, Township 56 South, Range 39 East, being a 1/2 inch diameter iron pipe; thence S89°11'23'W, along the North line of the SW 1/4 of said Section 31, for a distance of 2,702.97 feet to the NW corner of the SW 1/4 of said Section 31; Thence S00°38'38"E, along the West line of the SW 1/4 of said Section 31, for a distance of 1,332.93 feet; thence N89°21'22"E, at a right angle to the last described course, for a distance of 62.50 feet to a point on the existing Easterly Right-of-Way line of State Road No. 997 (Krome Avenue / S.W. 177th Avenue) as shown on Florida Department of Transportation Maintenance Map for State Road No. 997 (Krome Avenue), Section 87150-2532, recorded in Right-of-Way Road Plat Book 124, at Page 82, of the Public Records of Miami-Dade County, Florida, and the POINT OF BEGINNING of the hereinafter described parcel of land:
Thence N89°10'14"E for a distance of 55.50 feet; thence S00°38'38"E for a distance of 333.27 feet; thence S89°09'56"W for a distance of 55.50 feet; thence N00°38'38"W, along said existing Right-of-Way line of State Road 997 (Krome Avenue / S.W. 177th Avenue), for a distance of 333.28 feet to the POINT OF BEGINNING.

5. FOLIO #30-6931-000-0332

The East 1/3 of the South 1/2 of the South 1/2 of the North 1/2 of the West 3/4 of the Southwest 1/4; and the East 1/3 of the North 1/2 of the North 1/2 of the South 1/2 of the West 3/4 of the Southwest 1/4; all in Section 31, Township 56 South, Range 39 East, Miami-Dade County, Florida.

ALSO DESCRIBED AS:

The South 1/2 of the SW1/4 of the NE1/4 of the SW1/4 AND the North 1/2 of the NW1/4 of the SE1/4 of the SW1/4, Section 31, Township 56 South, Range 39 East, Miami-Dade County, Florida.

6. FOLIO #30-6931-000-0290

The NW ¼ of the NW ¼ of the SW ¼ of Section 31, Township 56 South, Range 39 East, Miami-Dade County, Florida.

Less the following parcel of land conveyed to the State of Florida, Department of Transportation by Warranty Deed recorded in O.R. Book 20884, Page 938, Public Records of Miami-Dade County, Florida, more particularly described as follows:

PARCEL 102

A portion of land lying in the Southwest one-quarter (S.W. 1/4) of Section 31, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest one-quarter (S.W. 1/4) of said Section 31, thence run North 89 degrees 11 minutes 44 seconds East along the North line of said Southwest one-quarter (S.W 1/4) of Section 31 a distance of 32.00 feet; thence run South 00 degrees 58 minutes 52 seconds East along the East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown on Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County, Florida, a distance of 15.00 feet to the POINT OF BEGINNING; thence continue South 00 degrees 58 minutes 52 seconds East along said East Right of Way Line of State Road 997 (S.W. 177th Avenue/Krome Avenue) as shown in Florida Department of Transportation Maintenance Map Section 87150-2532, recorded in Road Plat Book 124 at Page 82 of the Public Records of Miami-Dade County, Florida, a distance of 651.58 feet; thence run North 89 degrees 11 minutes 45 seconds East a distance of 26.50 feet; thence run North 00 degrees 38 minutes 15 seconds West along a line 62.50 feet east of and parallel with the West line of said Southwest one-quarter (S.W 1/4) of Section 31, a distance of 641.58 feet; thence run North 89 degrees 11 minutes 44 seconds East along a line 25.00 feet South of and parallel with the North line of said Southwest one-quarter (S.W 1/4) of Section 31 a distance of 90.00 feet; thence run North 00 degrees 38 minutes 15 seconds West a distance of 10.00 feet; thence run South 89 degrees 11 minutes 44 seconds West along a line 15.00 feet South of and parallel with the North line of said Southwest one-quarter (S.W 1/4) of Section 31 a distance of 120.41 feet to the POINT OF BEGINNING.

Also, less the following parcel of land in the Order of Taking recorded in O.R. Book 30935, Page 1101, and Stipulated Final Judgment recorded in O.R. Book 31197, Page 4676, Public Records of Miami-Dade County, Florida, more particularly described as follows:

PARCEL 125

A parcel of land lying in the SW 1/4 of Section 31, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the NE corner of the SW 1/4 of said Section 31, Township 56 South, Range 39 East, being a 1/2 inch diameter iron pipe; thence S89°11'23"W, along the North line of the SW 1/4 of said Section 31, for a distance of 2,702.97 feet to the NW corner of the SW 1/4 of said Section 31; Thence S00°38'38"E, along the West line of the SW 1/4 of said Section 31, for a distance of 666.37 feet; thence N89°21'22"E, at a right angle to the last described course, for a distance of 62.50 feet to a point on the existing Easterly Right-of-Way line of State Road No. 997 (Krome Avenue / S.W. 177th Avenue) as described in that certain Warranty Deed, conveyed to the Florida Department of Transportation, recorded in Official Records Book 20884, at Page 938, of the Public Records of Miami-Dade County, Florida, and the POINT OF BEGINNING of the hereinafter described parcel of land:

Thence N00°38'38"W, along said existing Easterly Right-of-Way line of State Road 997 (Krome Avenue / S.W. 177th Avenue), for a distance of 641.55 feet to a point of intersection with the South Right-of-Way line of S.W. 272nd Street; thence N89°11'23"E, along the said South Right-of-Way line of S.W. 272nd Street, for a distance of 90.00 feet; thence N00°38'38"W for a distance of 10.00 feet; thence N89°11'23"E for a distance of 523.24 feet; thence departing said South Right-of-Way line of S.W. 272nd Street, S00°37'30"E for a distance of 22.00 feet; thence S89°11'23"W for a distance of 509.08 feet to a point of curvature of a curve concave to the Southeast and having a radius of 50.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 89°50'01", for an arc distance of 78.39 feet to the point of tangency; thence S00°38'38"E for a distance of 431.93 feet; thence S00°06'22"W for a distance of 147.78 feet; thence S89°10'48"W fora distance of 52.37 feet to said existing Right-of-Way line of State Road 997 (Krome Avenue / S.W. 177th Avenue) and the POINT OF BEGINNING.

7. FOLIO #30-6931-000-0270

The East 1/2 of the NW 1/4 of the NE 1/4 of the SW 1/4, in Section 31, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

8. FOLIO #30-6931-000-0260

West 1/2 of NW 1/4 of NE 1/4 of SW 1/4 and East 1/2 of NE 1/4 of NW 1/4 of SW ¼ of Section 31, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

9. FOLIO #30-6931-000-0241

The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 31, Township 56 South, Range 39 East, of Miami-Dade County, Florida, less the West 198 feet of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 31, Township 56 South, Range 39 East, lying and being Miami-Dade County, Florida.

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF Florida **Public Hearing No.** _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Salim Chraibi and _____, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president of CEO of the Bluenest at Krome I LLC Corporation, with the following address: Bluenest at Krome I LLC, 5301 Blue Lagoon Dr. Ste 180 Miami FL 33126
2. The Corporation owns the property, which is the subject of the proposed hearing.
3. The subject property is legally described as: See attached Exhibit "A" for legal description.
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Signature
Maria Ponce
Print Name

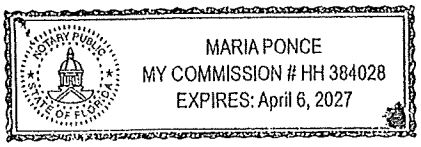
Signature
Antonio Fernandez.
Print Name

Affiant's signature
Salim Chraibi
Print Name

(Space reserved for Clerk)

Sworn to and subscribed before me on the 18 day of October, 24.

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



Notary Public Signature

Maria Ponce
Print Name

State of Florida

My Commission Expires: April 6 2027

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

PH: Z24-242 **July 17, 2025**
Item No. 8C8

Recommendation Summary	
Commission District	8
Applicants	Maria Del Pilar Vila Trs, ET AL
Summary of Request	The applicants seek to permit a rezoning of the subject property from AU (minimum 5-gross acre lot) to RU-3M (Minimum apartment house district, maximum 12.9-units per acre) which would allow the property to be developed with more residential units than currently permitted.
Location	Lying generally located north of SW 268 Street, east of SW 154 Avenue, and on both sides of SW 152 Avenue, Miami-Dade County, Florida.
Property Size	±27.61-gross (±25.68-net) Acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Single-family residences, groves, vacant land
2030-2040 CDMP Land Use Designation	Low Density Residential with One Density Increase - DI-1 (6 to 13 dwelling units per gross acre) **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20240016)*** (*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. CDMP20240016 and it becoming effective) ***

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20240016 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 DESCRIPTION:

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP20240016) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to redesignate the ±27.61-gross (±25.68-net) acres subject property from "Estate Density Residential (1 to 2.5 dwelling units per gross acre)" to "Low Density Residential with One Density Increase - DI-1 (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) requiring that sound urban design principles are incorporated into the design of the development on the property consistent with the One Density Increase (DI-1), limiting development on the subject site to a maximum of 284 residential dwelling units. The proposed development of the property shall provide workforce housing units and will commit to twenty percent (20%) as part of the CDMP application. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20240016 and it becoming effective.

Under the current zoning application, the applicant seeks to permit a rezoning of the ±27.61-gross (±25.68-net) acres subject parcel from AU, Agricultural District, to RU-3M, Minimum Apartment House District, with the goal of developing the subject property as a townhouse development in accordance with the RU-TH zoning district standards through a subsequent Administrative Site Plan Review ("ASPR") process. Staff notes that there were no plans submitted for this subject application. However, a zoning Declaration of Restrictions is being voluntarily proffered by the applicant that, among other things, restricts the subject property to a maximum permitted residential density of two hundred and eighty-four (284) residential dwelling units, will incorporate sound urban design principles into the design of the proposed development, and requires that the applicant commits to set aside twenty percent (20%) of dwelling units as for-sale workforce housing to households whose annual income is up to one hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County. The 2025 home price for a four person household is $414,842.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; Single-family residences, groves, vacant land	Low Density Residential with One Density Increase (DI-1) (**Subject to approval of the concurrent CDMP amendment) ***
North	AU; single-family residences and vacant land	Estate Density Residential (1 to 2.5 dua)
South	AU; single-family residences & vacant land	Estate Density Residential (1 to 2.5 dua)
East	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
West	AU; single-family residence	Estate Density Residential (1 to 2.5 dua)
* **Land subject to CDMP Amendment Application No. CDMP20240016, filed concurrently by the applicant, which, if approved by the Board, would change the land use designation to "Low Density Residential with One Density Increase (DI-1)."**		

NEIGHBORHOOD COMPATIBILITY:

The ±27.61-gross (±25.68-net) acres subject parcel is located lying generally north of SW 268 Street, east of SW 154 Avenue, and on both sides of SW 152 Avenue. The property consists of six (6) parcels, that collectively consist of single-family residences, groves, and vacant land. The properties to the north are zoned AU and consist of single-family residences, vacant lot and groves; the property to the east is zoned AU and is a vacant land; the property to the west is also zoned AU and improved with a single-family residence; and the property to the south of the subject site is zoned AU, consisting of both single-family residences and vacant land. The subject property is located inside the Urban Development Boundary (UDB), and within the Strategic Miami Area Rapid Transit (SMART) Plan Corridor.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property in order to develop the parcel with additional housing in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 166 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 subject property is the subject of a small-scale CDMP amendment application (CDMP20240016) 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 redesignate the ±27.61-gross (±25.68-net) acres subject property from “Estate Density Residential (1 to 2.5 dwelling units per gross acre)” to “Low Density Residential with One Density Increase - DI-1” (6 to 13 Dwelling units per gross acre with sound urban design principles incorporated into the design of the proposed development). *The residential densities allowed in* the **Low Density Residential** *use category shall range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre*. Furthermore, this category includes the One Density Increase (DI-1) overlay designation provided that sound urban design principles are incorporated into the design of the proposed development, which would allow one density category higher than the aforementioned 2.5 to 6 allowed under Low Density, and would be from 6 to 13 dwelling units per gross acre. As such, subject to the approval of the concurrent CDMP amendment, this would allow the applicant to develop the ±27.61-gross acre subject site with a maximum total of 358 dwelling units as the maximum density allowed under the CDMP Low Density Residential w/ One Density Increase (DI-1) 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. Although no plans were submitted for this subject application, the submitted letter of intent indicates that the applicant intends to develop the site as a townhouse development in accordance with the RU-TH zoning district standards through a subsequent Administrative Site Plan Review (“ASPR”) process, 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, among other things, restricts the subject property to a maximum permitted residential density of two hundred and eighty-four (284) residential dwelling units, will incorporate sound urban design principles into the design of the proposed development, and requires that the applicant commits to set aside twenty percent (20%) of dwelling units as for-sale workforce housing to households whose annual income is up to one hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County. Furthermore, the zoning covenant provides that the owner shall comply with the CDMP covenant accepted in conjunction with the approval of CDMP amendment application no. CDMP20240016, that is being processed concurrently with this zoning hearing application. Based on the foregoing, staff opines that subject to the Board's approval of the CDMP small scale amendment to allow the redesignation of the subject parcel on the CDMP LUP map, and subject to the acceptance of the proffered covenant, approval of the rezoning of the subject property to RU-3M would be **consistent** and, as demonstrated, within the maximum numerical residential density allowed under the CDMP Low Density Residential w/ One Density Increase (DI-1) land use designation, as well as within the maximum unit count approved under the concurrent CDMP application.

The CDMP Land Use Element **Objective LU-4**, states that *Miami-Dade County shall, by the year 2040, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community*. Additionally, the **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable*. Staff also notes that approximately 22-acres of the ±27.61-gross-acre subject site is located within ½-mile of the South Dade Transitway (see SMART Plan Corridor map on page 13 above), one of six Strategic Miami Area Rapid Transit (SMART) Plan Corridors, and is thereby within a CDMP designated Rapid Transit Activity Corridor, which would allow a more intense development under the Mixed Use Development provisions of the CDMP than the site's current "Estate Density Residential" land use designation. The "Mixed Use Development" provisions establish criteria for mixed-use projects located within the County's Rapid Transit Activity Corridors and allow for higher densities and intensities of development within ¼-mile and ½-mile of the corridors. These provisions allow mixed use projects located within ¼ -mile of a SMART Plan corridor to be developed at 60 dwelling units per acre and up to 2.0 floor area ratio (FAR) while projects between ¼-mile and ½-mile of the Corridor are eligible for up to 36 dwelling units per acre and up to 1.5 FAR, all subject to compatibility with the adjacent development. That ±1.4 acres of the site are within ¼-mile of the Transitway and ±20.6 acres are between ¼-mile and ½-mile of the transitway, the CDMP Mixed Use Development policies would allow the ±22 acres to be developed with mixed-use development at a density up to 36 dwelling units per gross acre on the ±20.6 acres and 60 units per acre on the ±1.4 acres (up to 825 residential units while the remaining ±5.96 acres under the current land use designation are developable with up to 14 units at 2.5 units per acre; for a combined total potential of 839 residential units), subject to compatibility with the adjacent uses. However, as previously noted, the applicants have voluntarily proffered a zoning covenant that limits development on the property to a maximum total of 284 residential units. Therefore, staff opines that approval of the District Boundary change to RU-3M will be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policies LU-4A**.

Additionally, staff opines that the rezoning sought under this application for a land use change to facilitate infill development on the subject site at a higher residential density than currently allowed, would be consistent with the CDMP policies which require the County to facilitate and give priority to development on underdeveloped environmentally suitable urban areas where all necessary urban services and facilities have the capacities to accommodate additional demand. Furthermore, the "Low Density Residential with One Density Increase (DI-1)" redesignation of the subject site would require the development to be made more compatible with the existing estate density homes to the south, north, and to the east through the incorporation of sound urban design principles into the design of the proposed development. Staff also notes that the subject property is located within an urbanizing area and to the north and east of the site are properties that are zoned EU-S (minimum 25,000 sq. ft. lots) and EU-M (minimum 15,000 sq. ft. lots), whereas EU-1 (minimum 1-acre lots) zoned properties are located immediately to the southwest of the subject parcel. 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 rezoned property will act as a reasonable transition between the EU-1 zoned properties to its southwest, and the EU-S/EU-M zoned lots abutting to the north and east of the subject site.

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 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 Density Residential with One Density Increase (DI-1)** 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 House 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 ±27.61-gross (±25.68-net) acre subject property as a townhouse development that shall be built in accordance with the RU-TH zoning district standards through a subsequent Administrative Site Plan Review ("ASPR") process. RU-3M zoning district allows multifamily apartments and all the uses permitted in the RU-1, RU-1M(a), RU-1M(b), RU-2, RU-3, RU-TH and RU-RH Districts subject only to the requirements, limitations and restrictions applicable therefor in said districts, including, but not limited to, lot width, area, yard areas, height and coverage. For the reasons stated above and below, staff opines that when the request to rezone the subject parcel to RU-3M 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 Density Residential with One Density Increase (DI-1), 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.

Based on the submitted survey map the subject parcel is comprised of ±27.61-gross (±25.68-net) acres of land area, and is located within an urbanizing area with EU-1 zoned properties to its southwest, and EU-S/EU-M zoned lots abutting to the north and east of the subject site. Although no site plans were submitted for this application, at the time of permitting, any future residential development on the property would have to comply with the RU-TH zoning requirements, which require the development to be compatible with the surrounding area through the implementation of adequate buffering, site planning, and/or design features in a manner that maintains the development in the area as well as complying with the requirements within the CDMP covenant. Additionally, the applicant has proffered a zoning covenant, which among other things, among other things, restricts the subject property to a maximum permitted residential density of two hundred and eighty-four (284) residential dwelling units, will incorporate sound urban design principles into the design of the proposed development, and requires that the applicant commits to set aside twenty percent (20%) of dwelling units as for-sale workforce housing to households whose annual income is up to one hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County.

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 166 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 rezoning 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. CDMP20240016 and it becoming effective)**

ACCESS, CIRCULATION AND PARKING: N/A

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. CDMP20240016 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

ZONING RECOMMENDATION ADDENDUM

Maria Del Pilar Vila Trs, ET AL
PH: Z24-242

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	*No objection**
Platting and Traffic Review Section (RER)	*No objection**
Department of Solid Waste	*No objection*
Miami-Dade Sheriff's Office	*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) ***With One Density Increase (DI-1) w/ Urban Design (Pg. I-32)***	*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.* ***Density Increase with Urban Design.*** *Some parcels are designated on the LUP map both with a color designating the allowable residential density basis and one of two hatch patterns. The hatch pattern labeled on the LUP map legend as **DI-1 (Density Increase 1)** denotes that the parcel is eligible for approval of **one density category higher** than the residential density indicated by the underlying color code, and DI-2 denotes eligibility for approval of up to two density categories higher. A property shall be eligible for a DI-1 designation only if the development containing the designated property utilizes **sound urban design principles** adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners. If the referenced urban design principles are not employed, the allowable density shall be limited to that authorized only by the underlying color code.* ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20240016)***

PERTINENT ZONING REQUIREMENTS/STANDARDS

ZONING RECOMMENDATION ADDENDUM

Maria Del Pilar Vila Trs, ET AL
PH: Z24-242

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

TRUST RAYMOND T CRISSEY/HARWICK, TODD & JILL/POWELL, DWAYNE & PAMELA/VILA, MARIA DEL PILAR	15101/15255 SW 268 ST MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000242
DATE	**HEARING NUMBER**

FOLIO: 30-6933-000-0070/30-6933-000-0240/30-6933-000-0256/30-6933-000-0252/30-6933-000-0254/30-6933-000-0241

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
June 3, 2025

NEIGHBORHOOD REGULATIONS:
Folio No.s: 30-6933-000-0070/30-6933-000-0240/30-6933-000-0256/30-6933-000-0252/30-6933-000-0254/30-6933-000-0241
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
Folio No.s: 30-6933-000-0070/30-6933-000-0240/30-6933-000-0256/30-6933-000-0252/30-6933-000-0254
There are no open/closed cases in BSS.

Folio No.: 30-6933-000-0241
Case No. 20210210967B was opened on 07/30/2021. A Notice of Violation was issued on 07/30/2021 for "*Failure to obtain required building permit(s) prior to commencing work on: Illegally constructing a structure-style building constructed over watchman's quarters, to include washer, dryer, outdoor kitchen installed with electrical and plumbing connections.*" Since compliance was not met, the following civil violation notice was issued on 04/24/2024: P050376 "*SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT*

PRIOR TO COMMENCING WORK ON Plumbing and electrical connections to RV." Citation was paid on 05/17/2024 and compliance was confirmed on 09/24/2024. Case is closed.

VIOLATOR:
TRUST RAYMOND T CRISSEY/HARWICK, TODD & JILL/POWELL, DWAYNE & PAMELA/VILA, MARIA DEL PILAR

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

Memorandum

MIAMI-DADE COUNTY

Date: June 26, 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: ***UPDATED*** - Zoning Application Comments - American Bankers Insurance Group Development of Regional
Application No. Z2024000242 - (Pre-App. No. Z24P-234)

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: Bluenest Development LLC

Location: The proposed project is located on approximately 26.7 acres, on the north side of 268th Street/Moody Drive and East of SW 154th Avenue, with Folio Nos. 30-6933-000-0070, 30-6933-000-0240, 30-6933-000-0241, 30-6933-000-0252, 30-6933-000-0254, 30-6933-000-0256, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking to rezone the subject property from AU (Agricultural District) to RU-3M (Minimum Apartment House 12.9 units/net acre) to develop the property with townhomes under the RU-TH (Townhomes) development standards, to allow the construction of 284 townhome units, currently, the Contract Purchaser is seeking solely to rezone the Property. The rezoning to RU-3M will allow the Property to accommodate approximately 284 townhomes on the Property in the near future. As per letter of intent dated June 18, 2025, submitted with this zoning application.

The subject project has a concurrent CMDP application No. CDMP20240016 which seeks to modify the subject property's land use designation on the Land Use Plan map from "Low Density to Low Density with One Density Increase".

The estimated total water demand for the proposed project will be 46,860 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.

Per WASD's Rules and Regulations, since the development is connecting to the water system for the first time, a water main extension along one entire boundary of the site will be required. Therefore, there is an existing 12-inch water main (E11932-3) in SW 272nd Street, just west of SW 154th Avenue, to where the developer may connect and extend the same12-inch water main (Half-Section Line) heading easterly in SW 272nd Street to SW 154rd Avenue, then continue extending an 8-inch water main northerly in SW 154rd Avenue to SW 268th Street, then continue extending an 8-inch water main heading easterly along SW 268th Street to the southeastern corner of the property with Folio No. 30-6933-000-0070 to provide water service to the proposed development.

Any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. *Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.*

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement is offered. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

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

A new public Pump Station will be required. There is an existing 8-inch force main in S. Dixie Highway, approximately 350 feet east of SW 272nd St. to where the developer may connect and extend a force main (size to be determined) southwesterly along S. Dixie Highway to SW 272nd Street, then northwesterly along SW 272nd Street, crossing the Busway, then westerly along SW 272nd Street to SW 152nd Court, then northerly along SW 152nd Court, to the subject property as required to provide service to the new Public Pump Station.

Please be advised that the new Public Pump Station site dimensions must be 45-ft.x65-ft., and shall be deeded to WASD, and must be shown on the plat without encroachment of any other utility easements, having direct access to either a dedicated public Right-of-Way (R/W) or to ingress-egress paved access

and utility easement with a minimum width of 20-feet. Also, the Public Pump Station site must be shown on the future Zoning Site Plan on a location centralized to the future pump station basin.

In addition, the developer shall connect to the aforesaid proposed Public Pump Station and extend a minimum of 8-inch diameter gravity sewer mains **AT FULL DEPTH** in proposed or existing public R/W and/or easement(s) acceptable to WASD 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 mains within the proposed basin area. Furthermore, as per WASD's Rules & Regulations, 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.

If unity of title does not apply, thence any gravity sewer within the property shall be public and 8-inch minimum diameter. *Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered*.

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 regards to obtaining approval and permits from WASD and other regulatory governmental agencies to avoid conflict with utility plans.
2. If a vicinity development has a water and/or sewer construction permit but has not started construction and another developer would like to take over the other development scope of water and/or sewer work, then the developers shall coordinate to withdraw the existing permit prior to the other developer submitting plans to WASD and other regulatory governmental agencies for review.

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

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

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

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

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: June 17, 2025

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

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

Subject: DIC 24-242
Name: Bluenest Development, LLC
Section 33 Township 56 South Range 39 East

I. PROJECT LOCATION:

The property is located north of SW 268 Street and east of SW 154 Avenue.

II. APPLICATION REQUEST:

This application is to rezone the property from AU to RU-3M to develop the property with future townhomes under the RU-TH development standards.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the east and west by SW 268 Street and from the north and south by SW 152 Avenue, SW 152 Court and SW 154 Avenue.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

166 PM Peak Hour trips are generated by this application

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

A. Cardinal Distribution

North	46 %	East	20 %
South	27 %	West	7 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9920 located on SW 264 Street east of SW 177 Avenue, has a maximum LOS **"C"** of **1,359** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **498** vehicles and **7** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9920** with its PHP and assigned vehicles is at LOS **"C"**. The **12** vehicle trips generated by this development when combined with the **498** and those previously approved through Development Orders, **7**, equal **517** and will cause this segment to remain at LOS **"C"** whose range is up to 1,359.

Station 9860 located on SW 157 Avenue south of SW 272 Street, has a maximum LOS **"D"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **483** vehicles and **132** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9860** with its PHP and assigned vehicles is at LOS **"C"**. The **24** vehicle trips generated by this development when combined with the **483** and those previously approved through Development Orders, **132**, equal **639** and will cause this segment to remain at LOS **"C"** whose range is up to 1,359.

Station F-2521 located on US 1/SR 5 northeast of SW 272 Street, has a maximum LOS **"E+20%"** of **4,296** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,797** vehicles and **1,016** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2521** with its PHP and assigned vehicles is at LOS **"E+7%"**. The **92** vehicle trips generated by this development when combined with the **2,797** and those previously approved through Development Orders, **1,016**, equal **3,905** and will cause this segment to have LOS **"E+10%"** whose range is up to 4,296.

Station 9924 located on SW 268 Street west of SW 142 Avenue, has a maximum LOS **"E"** of **3,222** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **723** vehicles and **436** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9924** with its PHP and assigned vehicles is at LOS **"C"**. The **8** vehicle trips generated by this development when combined with the **723** and those previously approved through Development Orders, **436**, equal **1,167** and will cause this segment to remain at LOS **"C"** whose range is up to 3,078.

Station 9919 located on SW 264 Avenue west of SW 147 Avenue, has a maximum LOS **"E"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **451** vehicles and **240** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9919** with its PHP and assigned vehicles is at LOS **"C"**. The **30** vehicle trips generated by this development when combined with the **451** and those previously approved through Development Orders, **240**, equal **721** and will cause this segment to remain at LOS **"C"** whose range up to 1,359.

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

VII. PLATTING REQUIREMENT:

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

VIII. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

Memorandum

MIAMI-DADE COUNTY

Date: June 24, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000242

The Miami-Dade Fire Rescue Department has **no objection** to request for zoning designation change uploaded to "EnerGov" on 12/3/2024. Any future site plans will need separate approval

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

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

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

Memorandum

Date: May 30, 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. Z2024000242
Bluenest Development, LLC
DTPW Project No. OSP173

Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division have reviewed the above referenced rezoning application and the following conditions shall be addressed upon submittal of the ASPR:

PROJECT LOCATION:

The property is located on the northeast corner of SW 268th Street and SW 154th Avenue in unincorporated Miami-Dade County, Florida (the "Property").

CONDITIONS:

The applicant is to provide written responses to ALL of the following conditions in this memo upon submittal of the ASPR.

I. Transportation Planning and Policy Division:

The property is served by the Metrobus Routes 34 and 38 at a bus stop located along the busway and 272nd Street, a 17-minute walk (0.8 miles).

Route	Service Headways (in minutes)						Type of Service
	Weekday						
	Peak (AM/PM)	Off-Peak (midday)	Evenings (after 8pm)	Overnight	Saturday	Sunday	
34	10	10	n/a	n/a	n/a	n/a	L/F
38	12	15	15	30	20	30	L/F

Notes: *L means Metrobus local route service*
F means Metrobus feeder service to Metrorail or Tri-Rail

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. The developer is also encouraged to incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access and connectivity to neighboring properties, adjacent transit stops, and planned future rapid transit stations. Upon DTPW's review for mass transit concurrency, the application is found to meet the

Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A.

A. Conditions

1. The applicant shall incorporate bicycle and pedestrian accessibility into the development site that will ensure a safe connection to the existing sidewalk network and Transit Stops.
    a. The applicant shall provide a bicycle and pedestrian connection along the Canal towards SW 264th Street BRT Station. This will promote walkability to transit.
    b. Adequate lighting throughout all pedestrian/bicycle connections/pathways shall be provided.
    c. Consider have 6-8 foot sidewalks along SW 152nd Ct.
2. The applicant shall install a sidewalk along SW 269th Street and maintain any existing sidewalks in good, operable condition during construction.
3. The applicant shall coordinate with DTPW's Design and Engineering section to ensure wayfinding is provided to all available transit options.
4. The applicant shall coordinate with DTPW on the proposed solutions to provide adequate space for Transit On-Demand services. Additionally, the Applicant should provide a Drop-off/Pickup Zone in a centralized area within the site that can accommodate passenger vans.
5. The applicant shall provide wider than standard sidewalks and enhanced bike lanes to allow for the anticipated bicycle, pedestrian, and micro-mobility demand at this location.
6. The Applicant shall provide enhanced crosswalks or additional pavement markings if approved by TED to clearly delineate where pedestrians should be. This will promote walkability to the bus stops mentioned in the Proposed Project section of this Memo.
7. The proposed project is within the walkshed of the existing South SMART Plan Corridor. The applicant shall provide safe, well-lit and uninterrupted multimodal connectivity and access between the project site and future transit stations at SW 264th Street. These connections should not be limited to bicycle and pedestrian access.

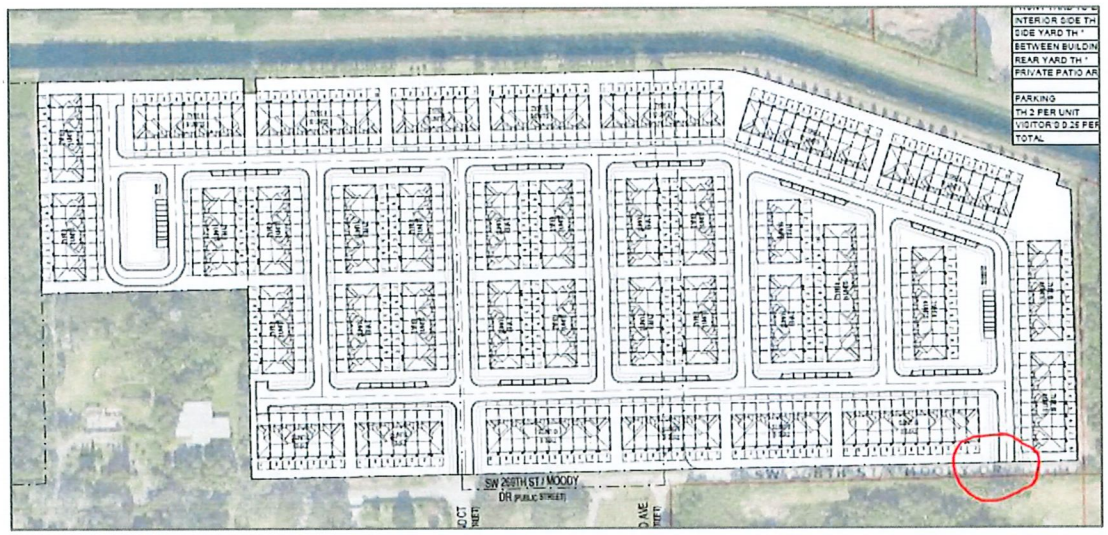
Please contact Francisco Arbelaez, AICP at Francisco.Arbelaez@miamidade.gov if you have any questions on the conditions above.

II. Traffic Engineering Division.

A. Traffic Study Review Conditions

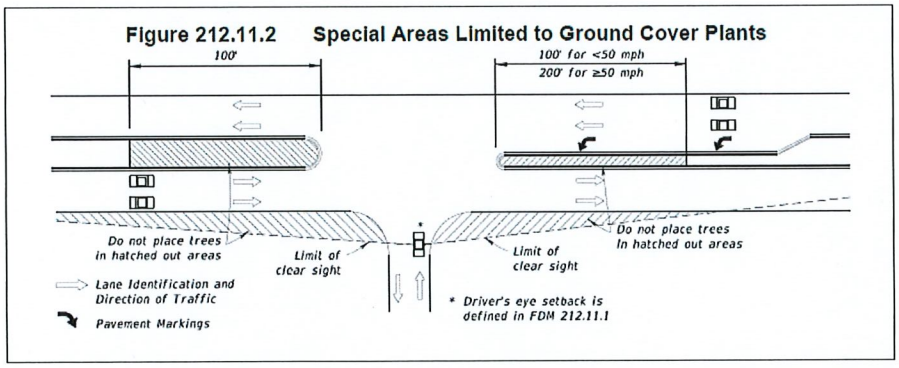
1. The traffic study indicates that the site will have one roadway connection to SW 268th Street, a public roadway. The study must specify whether this access will occur via the intersection of SW 268th Street and SE 152nd Court, evaluate the traffic control at this intersection, and include it in the overall analysis. Furthermore, please confirm if an additional access

connection along SW 268th Street, as shown in the site plan excerpt below, will be included and clarify why it was not considered in the analysis.



B. Site plan Review Conditions

1. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements. Please note that according to the latest FDOT FDM manual Section 212.11.6, trees may not be placed within the hatched-out areas of the sight triangles, as illustrated in the figure below.



2. Driveways must comply with FDOT standards. Please show dimensions on the site plan. Additionally, all driveway connections must comply with access management standards.
3. A minimum of 6 feet sidewalk must be kept within public right-of-way. For clear representation, please make sure to include the dimensions of the sidewalk on the plans.

4. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance). Please show throat length dimensions on the site plan. Also, please ensure that conflict points are located at a minimum of 25' from the right-of-way line.
5. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
6. The site plan must show all necessary roadways to complete the roadway network. Site plan must show required right-of-way dedications and show which roadways will be public/private. Additionally, please note that SW 268th Street must be constructed east of SW 152nd Court, and along the property limits, as our records indicate this section of the roadway is currently undeveloped.
7. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from property line to driveway.

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

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

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Paola Baez, Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW
Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW
Amina Newsome, Senior Division Chief, Zoning, RER

From: HERRERA, ANA I
To: Mercy.Arce@hklaw.com; Pedro.Gassant@hklaw.com
Cc: Simon, Nathaly; Garcia, Jeannette C.; RODRIGUEZ, IVAN M; Concurrency Management; Stillings, Noel (RER)
Subject: Preliminary School Concurrency Analysis for Maria Del Pilar Vila Trs, Albert & Kristy Rodrigu (Z2024000242) (PH3024120600877)
Date: Tuesday, April 22, 2025 8:44:00 AM
Attachments: Maria Del Pilar Vila Trs, Albert & Kristy Rodrigu (Z2024000242) (PH3024120600877).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 units, which generate 105 students (49 at the elementary, 23 at the middle, and 33 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval.

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

Best Regards,

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

Miami-Dade County Public Schools

Concurrency Management System
Preliminary Concurrency Analysis

MDCPS Application Number:	**PH3024120600877**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**12/6/2024 10:14:53 AM**	LG Application Number:	**Z2024000242**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**

Applicant's Name: **Maria Del Pilar Vila Trs, Albert & Kristy Rodrigu**
Address/Location: **15101 SW 268 ST**
Master Folio Number: **3069330000070**
Additional Folio Number(s): ***3069330000240, 3069330000252, 3069330000254, 3069330000241, 3069330000070,***

PROPOSED # OF UNITS: **284**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **284**
MULTIFAMILY UNITS: **0**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4581	REDLAND ELEMENTARY	-143	49	0	NO	Current CSA
4581	REDLAND ELEMENTARY	-39	49	0	NO	Current CSA Five Year Plan
6761	REDLAND MIDDLE	124	23	23	YES	Current CSA
7701	SOUTH DADE SENIOR	-128	33	0	NO	Current CSA
7701	SOUTH DADE SENIOR	0	33	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
3261	MIAMI HEIGHTS ELEMENTARY	244	49	49	YES	Adjacent CSA
7781	FELIX VARELA SENIOR	42	33	33	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

Date: June 23, 2025

Memorandum

MIAMI-DADE COUNTY

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

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

Alejandro Zizold

Subject: Z2024000242 – Bluenest Naranja Project (Associated Pre-app: Z2024P00234)

Applicant Name: Pedro Gassant, Esq. on behalf of Maria Del Pilar Vila, Albert & Kristy Rodriguez, Dwayne and Pamela Powell, Todd and Jill Hardwick, and Raymond Crissey; with option to purchase from Bluenest Development, LLC c/o Holland & Knight LLP

Project Location: The applicant site is located on +/-29.81 acres generally located north of SW 268 Street Moody Drive and east of SW 154 Avenue in unincorporated Miami-Dade County (Folios: 30-6933-000-0254; -0252, -0256; -0240, -0241, and -0070). The existing zoning of the subject property is AU and has varying land uses including residential, single 34mily: 1 unit, vacant, container nursery, and impr agriculture: residential-single family.

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 (13 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 284-unit townhome development on the Property, which 20% of the units will be designated as for-sale workforce housing for households earning up to 140% of the Area Median Income in the County. In addition to this application, the applicant has submitted a concurrent Comprehensive Development Master Plan (CDMP) Amendment to change the Future Land Use Map (FLUM) designation from Low Density to Low-Medium Density.

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
KEVIN BROILS PARK	26150 SW 125 AVE	NEIGHBORHOOD PARK	5.24	LOCAL
LEISURE PARK	15355 HARDING LN	NEIGHBORHOOD PARK	1.9	LOCAL
LIVE LIKE BELLA PARK	29305 ILLINOIS RD	COMMUNITY PARK	8.68	LOCAL
MODELLO PARK	28450 SW 152 AVE	COMMUNITY PARK	10	LOCAL
MODELLO WAYSIDE PARK	28850 S DIXIE HWY	NEIGHBORHOOD PARK	2.74	LOCAL
NARANJA LAKES PARK	14410 SW 272 ST	NEIGHBORHOOD PARK	1.48	LOCAL
NARANJA PARK	14150 SW 264 ST	COMMUNITY PARK	10	LOCAL
PALMLAND PARK	15351 SW 304 ST	NEIGHBORHOOD PARK	5.05	LOCAL
PINE ISLAND LAKE PARK	12970 SW 268 ST	NEIGHBORHOOD PARK	17.98	LOCAL
PRINCETONIAN PARK	12755 SW 252 TERR	NEIGHBORHOOD PARK	6.5	LOCAL
ROYAL COLONIAL PARK	14850 SW 280 ST	COMMUNITY PARK	25.4	LOCAL

SOUTH DADE PARK	28151 SW 164 AVE	COMMUNITY PARK	8.61	LOCAL

This site is located within 0.5 miles of South Dade Trail and Black Creek Trail, and within three miles to Old Cutler Bike Path. South Dade Trail is a 20.9-mile pedestrian and bicycle path along the South Miami-Dade Busway that connects communities from South Miami to Florida City. The South Dade Trail is a part of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

Impact and Demand: The proposed 284 residential dwelling units within Unincorporated Miami-Dade County would generate a residential population of 835 people resulting in an impact of 2.3 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:

- **Given the anticipated park land impact of 2.3 acres, PROS requests that the applicant schedule a meeting with the department to discuss a park land conveyance in-lieu of park impact fees.**
- The applicant has provided two variations of preliminary site plan drawings. Please confirm which design is intended for development.
- Please provide a more detailed site plan of the proposed development site that details total area dedicated to private open space and recreational areas, dimensions of walkways and sidewalks, and hardscaped versus soft-scaped areas.
- 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).
- 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, bike racks, dog waste stations, community picnic areas, and children's play areas.
- Please provide a **detailed landscape plan** with a planting schedule. PROS recommends that the applicant use native landscape materials and include trees with a large shade canopy to ensure that to offer immediate shading and cooling as per the Great Streets Vision laid out in the Miami-Dade County Open Space Master Plan (OSMP).
- Given that the subject property is within a half mile of the South Dade Trail, PROS recommends that the applicant provide bicycle paths throughout the development, as well as wayfinding signage directing residents to the trail.

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 applicant's zoning change request. Any future development will require further review and require a full set of detailed plans.** Please provide the requested information and PROS will offer further review.

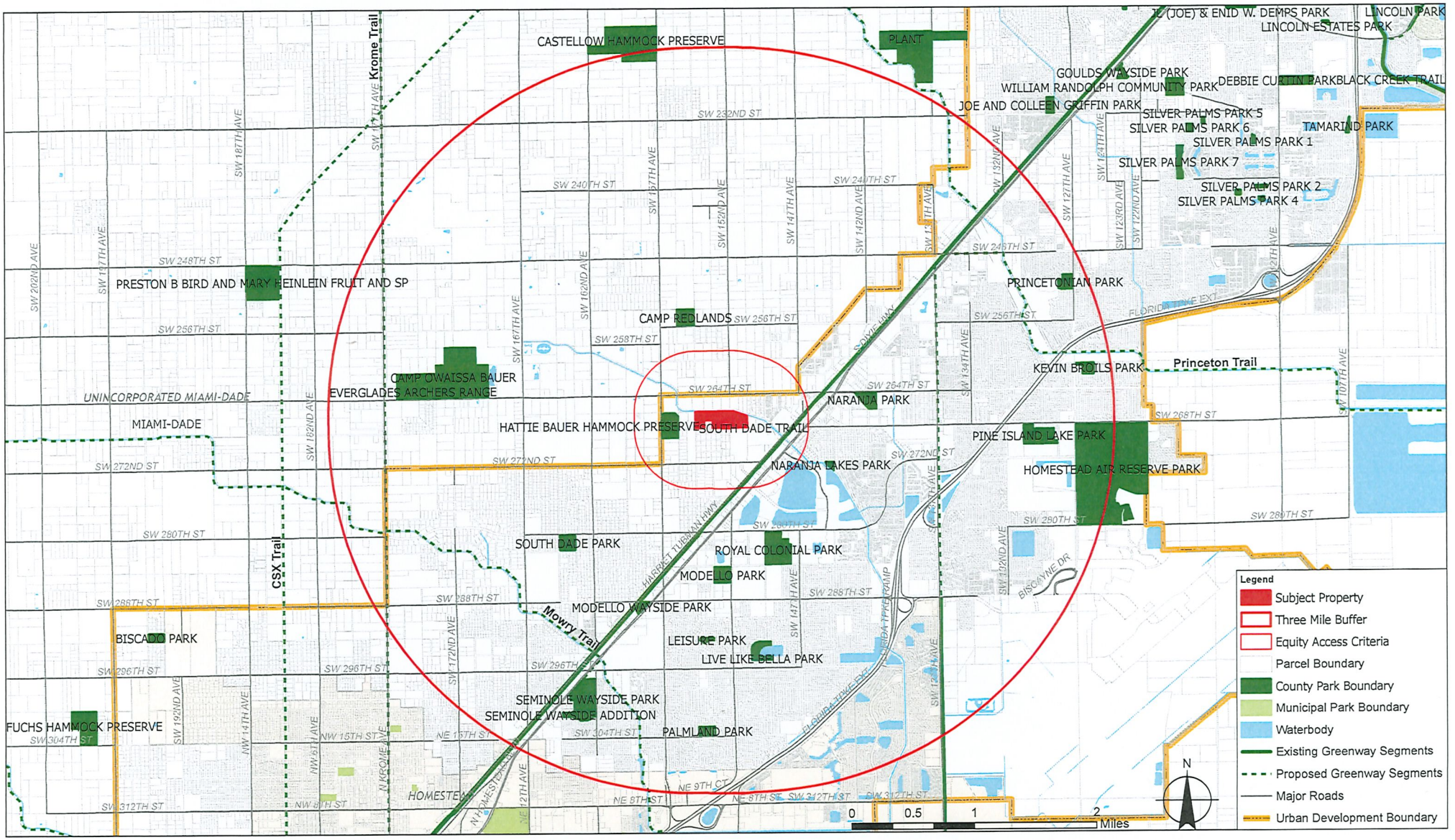
PROS looks forward to working with the applicant in a collaborative process and in good faith to discuss the potential mutual benefits of a park-land conveyance.

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

AZ: at ad

Attachment

FIGURE 1: Z2024000242- BLUENEST NARANJA PROJECT
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Miami-Dade Sheriff's Office

Memorandum

Date: June 3, 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. Z2024000242
Bluenest Development, LLC. **(REVISION)**

APPLICATION:

The applicant, Bluenest Development, LLC., originally requested to rezone the property from AU (Agricultural District) to RU-3M (Minimum Apartment House) to develop the property with townhomes under the RU-TH (Townhomes) development standards, to allow the construction of 284 townhome units. The applicant would like to amend the number of townhomes from 284 to 500. In addition, the applicant is requesting to increase the property acres from 26.7-acres to 31.21-acres. The property is located north of SW 268 Street and east of SW 154 Avenue in unincorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The proposed development will be serviced by our South District located at 10800 SW 211 Street, Miami, Florida. At the time of this project request in 2024, the district received 72 zoning applications aimed at expanding residential, commercial, and educational development. Due to the cumulative impact of these projects, including the proposed development, an increase in police services is necessary to maintain adequate public safety coverage.

APPLICATION REVIEW:

A review of the application and supporting documents was conducted to assess the impact on Miami-Dade Sheriff's Office resources in light of the proposed zoning modifications. This application is requesting amend the number of townhomes from 284 to 500. In addition, the applicant is requesting to increase the property acres from 26.7-acres to 31.21-acres.

Based on current data for police staffing, population, and crime/calls-for-service trends, the projected increase in calls-for-service cannot be supported by current staffing levels at the affected police district. To maintain adequate service, an increase of nine additional sworn deputies is required, with an estimated cost of $1,110,015. This estimate may change pending further information from the developer regarding the number and type of dwelling units. Should demand for police services exceed these projections, additional sworn personnel, support staff, and equipment will be required. This concurrency approval is limited to the initial development order. A final concurrency statement will be issued upon completion of final development plans.

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

RCS/jhb

Memorandum

Date: June 20, 2025

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

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

Subject: Bluenest Development (#Z2024-000242)

The Department of Solid Waste Management's (DSWM) 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, Bluenest Development LLC is requesting to rezone the Property from AU to RU-3M in order to develop the Property with up to 248 townhomes.

Size: The subject property is approximately 26.31 acres in size.

Location: The property is located at located north of SW 268 Street and east of SW 154 Avenue in unincorporated Miami-Dade County.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida), a Class III landfill and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2024, which is valid through September 30, 2025, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There is no solid waste disposal facility within 2.5 miles, or transfer facility within 1.5 miles or collection facility with ¼ mile of the subject property.

2. Garbage and Trash Collection Services

Should the referenced request be approved, and the anticipated development subsequently constructed, it would meet the definition of "residential unit" as described in Chapter 15 of the Code of Miami-Dade County. Per the code, the residential units planned for development on the property will receive DSWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to most residential units in the DSWM solid waste collection service area. Any attached residential units developed as a part of this project may require alternative collection service (such as deletion of the recycling service and provision of dumpster garbage service), depending on the final configuration and layout of the units.

3. Recycling

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no "dead-end" alleyways developed. A sufficient waste set-out zone should be preserved between the edge of the pavement and any possible obstructions (such as parked cars, fencing, etc.) that would interrupt or preclude waste and recyclables collection. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of these roads. Failure to maintain any private roads used to provide solid waste collection services in adequate condition may, with provision of advance notice, result in removal of waste collection services provided by the DSWM.

Memorandum

Date: February 11, 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 Z2024-000242 Bluenest Development, LLC

The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

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

The OHP has identified one structure from 1970 associated with folio 30-6933-000-0240 that meets the 50-year or older benchmark for historic resource eligibility.

Condition for Approval:
The applicant shall complete and submit Florida Master Site File Historical Structure Form prior to demolition of the historic structures within the application area.

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. https://dos.fl.gov/historical/preservation/master-site-file/"

For questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov .

Memorandum

MIAMI-DADE COUNTY

Date: June 24, 2025

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

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

Subject: Zoning Application Comments
Application No.: Z2024000242
Applicant: Maria Del Pilar Vila Trs, Albert & Kristy Rodriguez, Dwayne & Pamela Powell, Todd & Jill Hardwick, & Raymond Crissey Trs
Location: 15101 SW 268 St (north of SW 268 Street/Moody Drive and east of SW 154 Avenue)
Folio No(s).: 30-6933-000-0070; 30-6933-000-0254; 30-6933-000-0252; 30-6933-000-0241; 30-6933-000-0256

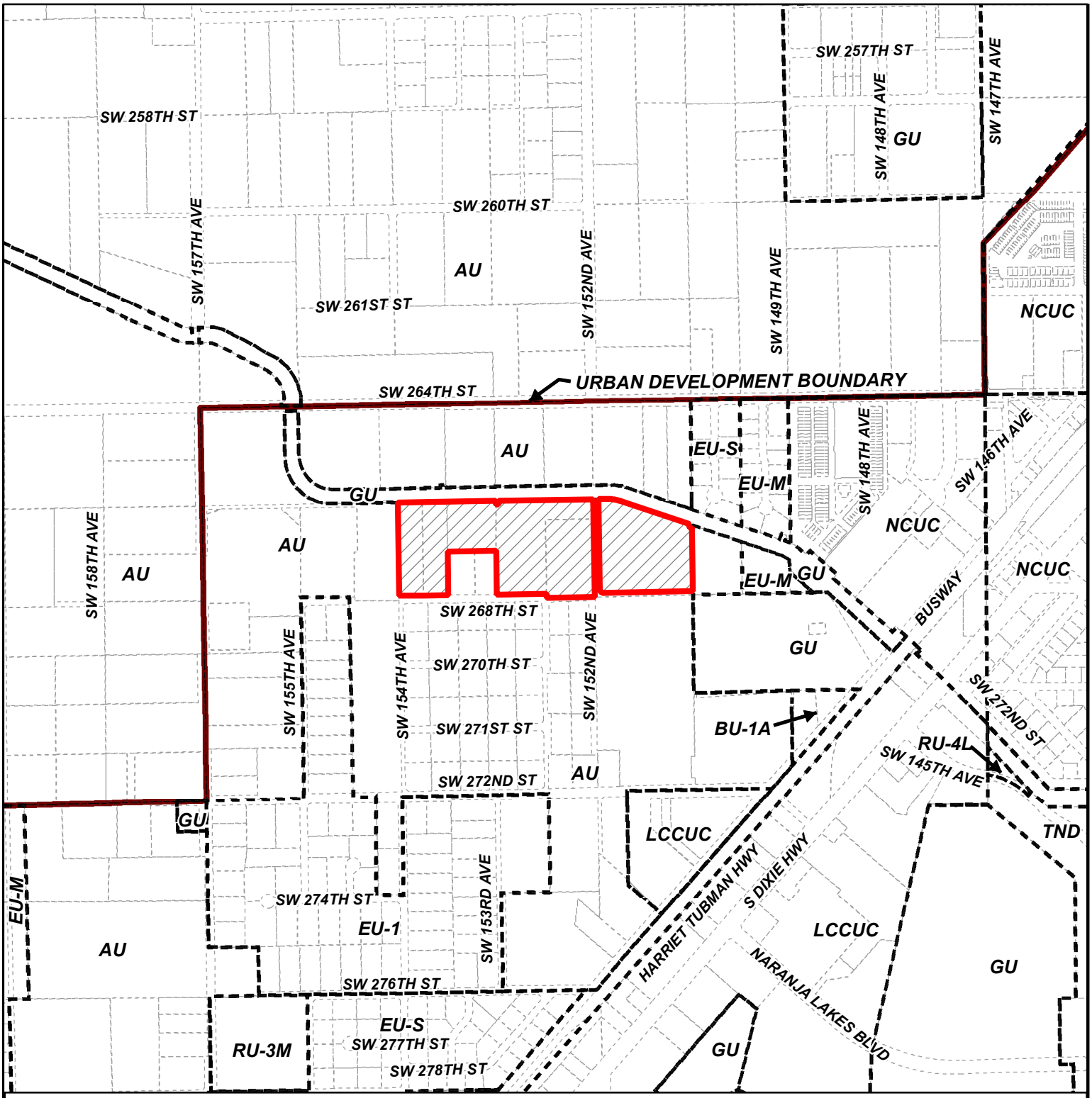
Housing and Community Development (HCD) has reviewed the proposed development for the subject zoning application.

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 Shawn.Topps@miamidade.gov
- Impact fee waiver requests: Leyani Sosa - (786) 469-2185 or Leyani.Sosa@miamidade.gov or Mayra Diaz Mayra.Diaz2@miamidade.gov
- Infill Housing Reviews: Oscar Barco (786) 469-4226 or Oscar.Barco@miamidade.gov
- Workforce/Affordable Housing zoning reviews: Jamila Llewelyn - (786) 469-4124 or Jamila.Llewelyn@miamidade.gov

Cc: Maria Elena Cedeno, Zoning Admin Review Chief, RER
Susan Furney, Development Services Intake Manager, RER



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000242

Section: 33 Township: 56 Range: 39
Applicant: Maria Del Pilar Vila Trs, ET AL
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 8, 2025

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2024000242

Legend

Subject Property

UDB

N

W E

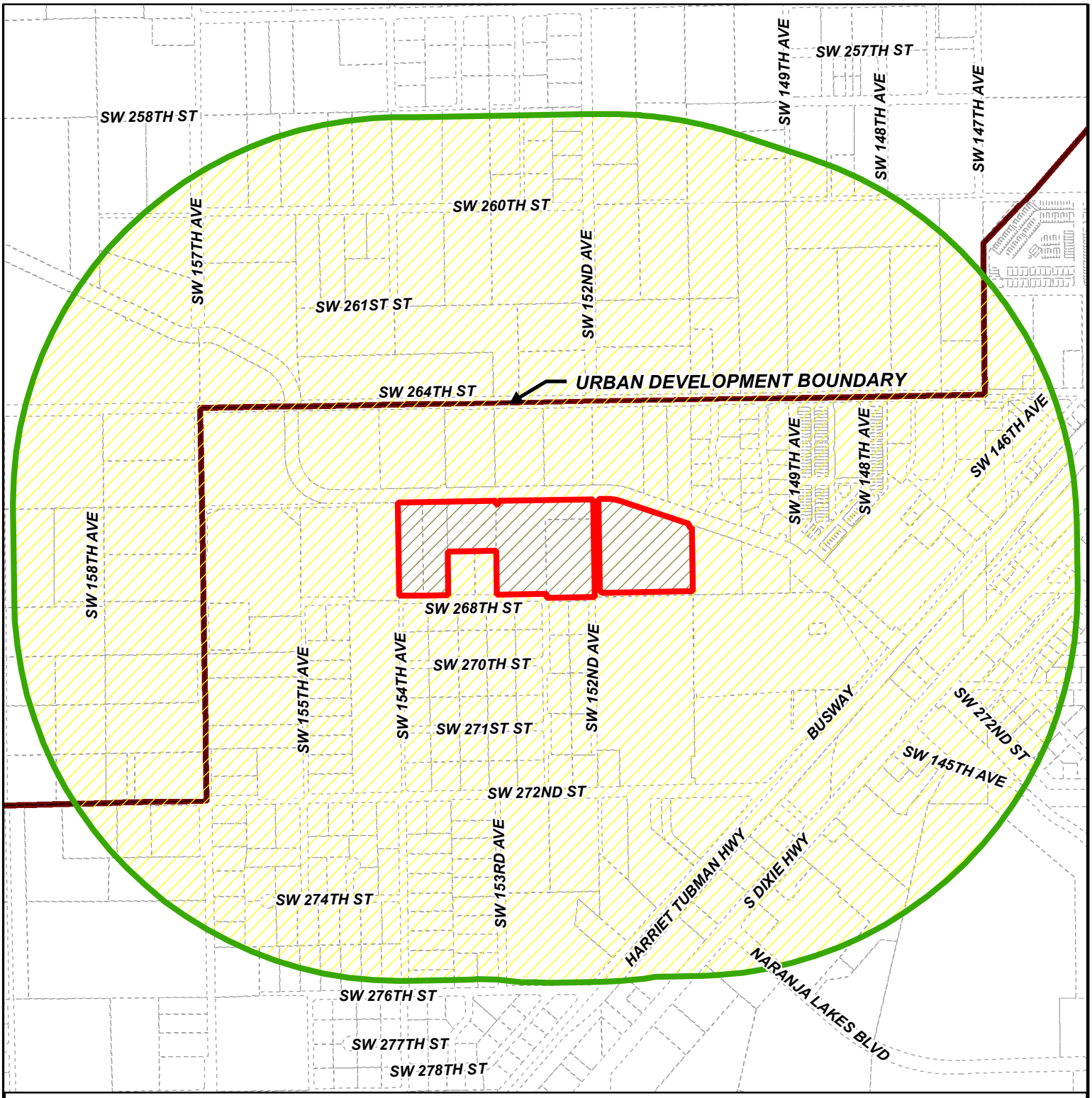
S

Section: 33 Township: 56 Range: 39
Applicant: Maria Del Pilar Vila Trs, ET AL
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 8, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000242

RADIUS: 2640

Section: 33 Township: 56 Range: 39
Applicant: Maria Del Pilar Vila Trs, ET AL
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

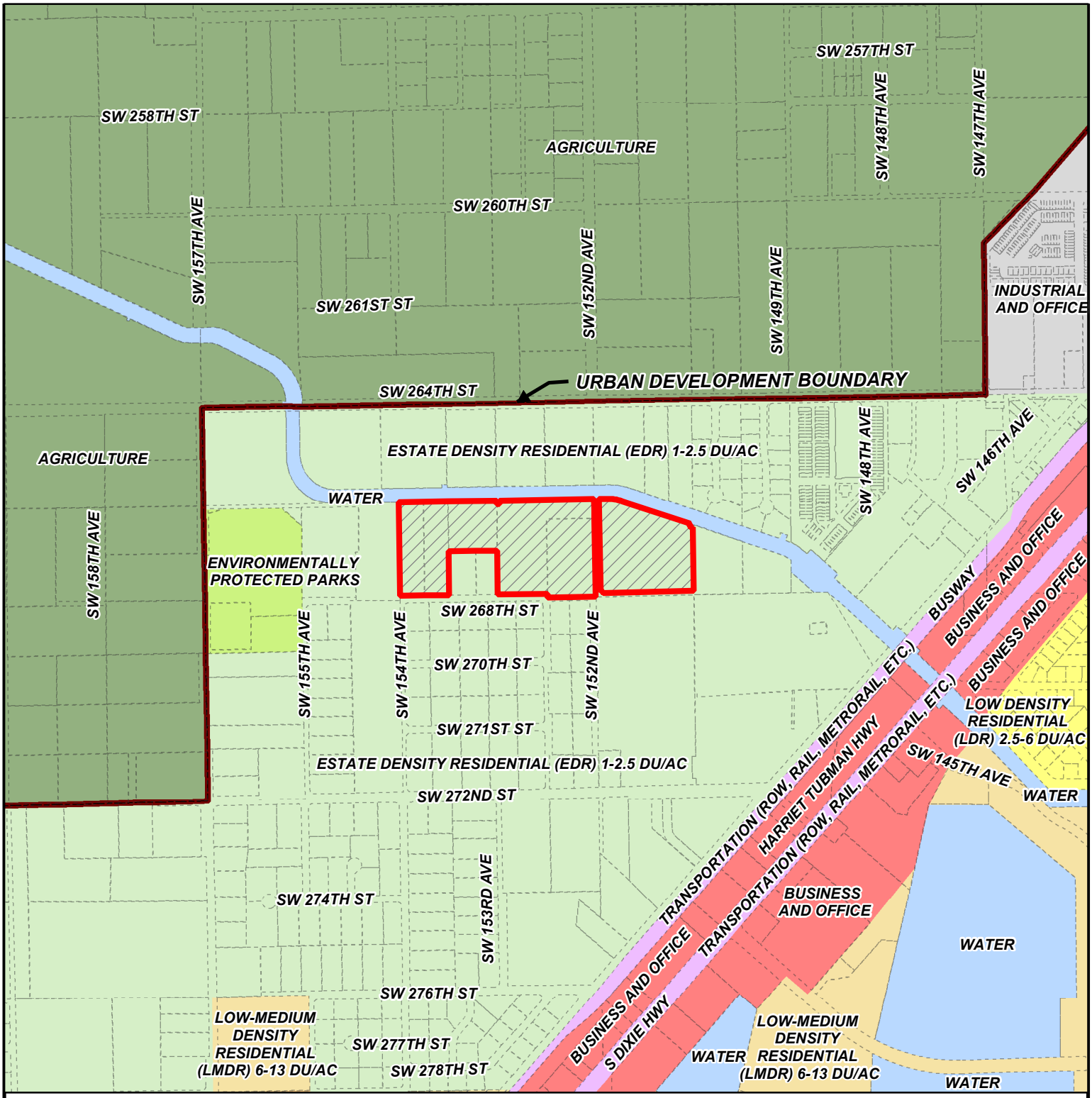
- Subject Property
- Buffer
- Property Boundaries
- UDB

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 8, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000242

Section: 33 Township: 56 Range: 39
Applicant: Maria Del Pilar Vila Trs, ET AL
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
W E
S

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 8, 2025

REVISION	DATE	BY

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-242
DATE: DEC 3 2024
BY: ISA

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

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

TRUST/ESTATE NAME: Maria Del Pilar Vila Trust, Maria Vila Revocable Trust

NAME AND ADDRESS	Percentage of Interest
Maria Del Pilar Vila, 23315 SW 187 Ave, Homestead FL 33031	100%

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 224-242
DATE: DEC 3 2024
BY: ISA

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

NAME OF PURCHASER: Bluenest Development LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
SALIM CHRAIBI 5301 BLUE LAGOON DR STE 180 MIAMI FL 33126	100%

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: _____

(Applicant) Maria Del Pilar Vila

Sworn to and subscribed before me this 17th day of October, 2024. Affiant is personally known to me or has produced Drive License as identification.

_____ (Notary Public)

My commission expires 03/29/2027

YAIMARA PEREZ ALVAREZ
MY COMMISSION # HH 380324
EXPIRES: March 29, 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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RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-242
DATE: DEC 3 2024
BY: ISA

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

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

TRUST/ESTATE NAME: Raymond T Crissey Trust

NAME AND ADDRESS	Percentage of Interest
Robert Raymond Crissey	12.5%
Elizabeth Ann Hernandez	12.5%
Jeffrey Thomas Crissey	12.5%
Curtis James Crissey	12.5%
Cynthia James Crissey	12.5%
Charles Andrew Crissey	12.5%
Janice Renee Crissey	12.5%
Jeanine Louise Crissey	12.5%

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

Docusign Envelope ID: 37B29FD2-F9D5-4236-A33B-A44A3EC1FFF8

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-242
DATE: DEC 3 2024
BY: ISA

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

NAME OF PURCHASER: Bluenest Development LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
SALIM CHRAIBI 5301 BLUE LAGOON DR STE 180 MIAMI FL 33126	100%

Date of contract: _____

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

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

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

Signature: Elizabeth Hernandez
5A8F09094C3F48F...

Elizabeth Ann Hernandez (Applicant) Raymond T. Crissey Trustee

Sworn to and subscribed before me this 30 day of October, 2024. Affiant is personally known to me or has produced FL Driver License #H655223538830 as identification.

Maria Ponce
(Notary Public)

My commission expires April 6 2027

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 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.

Docusign Envelope ID: 37B29FD2-F9D5-4236-A33B-A44A3EC1FFF8

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-242
DATE: DEC 3 2024
BY: ISA

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NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
SALIM CHRAIBI 5301 BLUE LAGOON DR STE 180 MIAMI FL 33126	100%

Date of contract: _____

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

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

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

Signature: _____
A90B69195A114C8...
Jeffrey Thomas Crissey (Applicant) Raymond T. Crissey Trustee

Sworn to and subscribed before me this 30 day of October, 2024. Affiant is personally known to me or has produced FL Driver License #C620458551300 as identification.

_____
(Notary Public)

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

My commission expires April 6 2027

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

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-242 DATE: JUN 12 2025 BY: ISA

This instrument was prepared by:

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

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, Maria Del Pilar Vila, as Trustee of the Maria Vila Revocable Trust; Albert William Rodriguez and Kristy Marie Rodriguez; Dwayne Patrick Powell and Pamela Powell; Todd Hardwick and Jill K. Hardwick; and Elizabeth Hernandez and, or Jeffrey Crissey, as Trustee of the Raymond T. Crissey Trust; (hereinafter collectively referred to as the "Owners"), hold fee simple title to the land in Miami-Dade County, Florida, described in **Exhibit "A"**, attached hereto, and hereinafter referred to as the "Property", which is supported by the Opinion of Title; and

WHEREAS, the Owners have filed a zoning application with the County's Department of Regulatory and Economic Resources, which is currently pending under Public Hearing Application No. Z2024000242 (the "Application") to rezone the property, pursuant to section 2-116.1 of the Code of Miami-Dade County;

WHEREAS, the Owners have concurrently applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the October 2024 Cycle, which amendment is identified as CDMP Application No. CDMP20240016;

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owners during the consideration of the Application will be abided by, the Owners freely, voluntarily and without duress, make the following Declaration of Restrictions covering and running with the Property:

1. **Density Limitation.** The proposed development of the Property shall be limited to a maximum of two hundred eighty-four (284) residential dwelling units ("Density Limitation").
2. **For-Sale Workforce Housing.** Twenty percent (20%) of the dwelling units shall be designated as for-sale units to households whose annual income is up to one-hundred forty percent (140%) ("WHU") of the Area Median Income ("AMI") of Miami-Dade County. Notwithstanding the Density Limitation provided in Paragraph No. 1, should the Owners participate in the Workforce Housing Program, pursuant to Chapter 33, Article XIIA of the Miami-Dade County Code of Ordinances, the Owners may transfer any applicable density bonus in excess of the Density Limitation to another property permitted to receive such bonus, to the extent permitted by the Code of Miami-Dade County, as may be amended.
3. **Connection to Public Water and Sanitary Sewer Service.** The Owners hereby acknowledge and agree that any development of the Property shall connect to the public water and public sanitary sewer system at the Owner's expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the Code of Miami-Dade County and Water and Sewer Department ("WASD") rules and regulations and design standards. The right to connect the Property to the County's sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including, but not limited to, the Consent Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the "Consent Decree), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.

4. **Flood Protection.** The Owners must submit a signed and sealed "Conceptual Stormwater Master Plan" to the Division of Environmental Resources Management (DERM) for review and approval prior to approval of the first tentative plat, soil improvement permit, building permit, ERP, or paving and drainage. It is specifically acknowledged that such Conceptual Stormwater Master Plan may be different from the stormwater plan adopted for the Property based on data obtained during the permitting process.

5. **Street Lighting.** In order to minimize the impacts of the proposed development, the Owners agree, to the extent neighboring properties are used for agriculture, that the development shall not include external streetlights along the perimeter of the Property adjacent to such agricultural property, except as may be required by the Miami-Dade County Code. The Owners also agree to provide light shields or other comparable equipment to prevent light spillage onto adjacent properties utilized for agricultural purposes.

6. **Urban Design Guidelines.** The development shall utilize sound urban design principles, including, but not limited to, the Townhouse (Rowhouse) development sections incorporated in Miami-Dade County's Urban Design Manual (the "Manual") endorsed by Resolution R-1360-98, as determined in consultation with the Development Services Division of the Department of Regulatory and Economic Resources, or successor department. These principles will serve as a guideline for the Property's development, and at a minimum, shall incorporate the following:

   a. Buildings shall be compatible with surrounding developments or made compatible through the use of: landscaping; buffers such as walls and fences; architectural styles that complement surrounding development and building height transitions.

b. Buildings shall have abundant windows and doors included at street level and may incorporate a variety of architectural features and treatments on all facades such as, but not limited to: fixed awnings, porticos, or porches; a variety of materials such as stone, metal, stucco, concrete and brick; modulation and articulation of building surfaces.

c. Uniform street furniture and lighting standards shall be provided throughout the Property.

d. Pedestrian crosswalks shall be clearly delineated on any proposed private roads or drive aisles within the Property and designed with consideration to the special needs of the physically disabled.

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

> LAND INVOLVED IN THIS TRANSACTION LIES ADJACENT TO LAND THAT IS ZONED AU, OR IS DESIGNATED FOR AGRICULTURAL USE BY THE MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP), OR IS SUBJECT TO AU REGULATIONS. AGRICULTURAL ACTIVITIES WHICH MAY BE LAWFULLY CONDUCTED WITHIN THIS AREA INCLUDE BUT MAY NOT BE LIMITED TO CULTIVATION AND HARVESTING OF CROPS; PROCESSING AND PACKING OF FRUIT AND VEGETABLES; BREEDING OF LIVESTOCK AND POULTRY; OPERATION OF IRRIGATION PUMPS AND OTHER MACHINERY; GROUND OR AERIAL SEEDING OR SPRAYING; APPLICATION OF CHEMICAL FERTILIZERS, CONDITIONERS, PESTICIDES AND HERBICIDES; GENERATION OF TRACTOR AND TRUCK TRAFFIC AND OF NOISE, ODORS, DUST AND FUMES ASSOCIATED WITH THE CONDUCT OF THE FOREGOING ACTIVITIES; AND THE EMPLOYMENT AND USE OF AGRICULTURAL LABOR. SUCH AGRICULTURAL ACTIVITIES MAY BE PROTECTED FROM NUISANCE SUITS BY THE "FLORIDA RIGHT TO FARM ACT," SECTION 823.14, FLORIDA STATUTES. IN ADDITION, THE GRANTEE(S) HEREBY ACKNOWLEDGES AND AGREES TO PROVIDE THE

DISCLOSURE IN THIS PARAGRAPH IN ANY AND ALL FUTURE CONTRACTS FOR SALE OR LEASE IN ANY PORTION OF THE PROPERTY.

8. **Endangered Species Best Management Practices.** The Application contains parcels identified by folio nos. 30-6933-000-0252 and 30-6933-0000254, that are designated critical habitat by the United States Fish and Wildlife Service for Bartram's scrub-hairstreak (*Strymon acis bartrami*) and Florida bonneted bat (*Eumops floridanus*). Prior to approval of any of the following development orders, Site Plans, Tentative Plats, Final Plats, building permits, zoning improvement permits, lake excavation permits, and Tree Removal permits, for development of any portions of the Property, the applicant shall conduct a survey to determine the absence or presence of listed wildlife species found in Appendix B of the CDMP within the area or phase of development subject to the request for approval of said development order, with the exception of the Florida bonneted bat survey. The Florida bonneted bat roost survey of potential roost trees shall be conducted within 30-days prior to removal in accordance with the United States Fish and Wildlife Service Florida Bonneted Bat Consultation Guidelines, 2024 Revision. The survey(s) shall utilize professionally recognized sampling methodology which shall be subject to review and approval by RER-DERM. In addition, the applicant is advised that wildlife best management practices may need to be incorporated to minimize impacts of any development to listed species. The applicant shall prepare or revise site plans, tentative plat applications, final plat applications, building permit plans, zoning improvement permits, lake excavation permits and Tree Removal permit plans, subject to DERM review and approval, as necessary to comply with requirements of Chapter 24 of the Code and for conformance with provisions of the CDMP.

9. **Preservation of Hammock.** In an effort to conserve rare, endangered, threatened, and endemic species and to preserve a rockland hammock and its unique features, including

limestone rock substrate and geologic formations, the Owner shall designate an area within parcels with folio nos. 30-6933-000-0252 and 30-6933-000-0254, as a preservation area (the "Preserve"). The Owner shall establish and maintain the Preserve in a natural state in perpetuity so that the area comprising rockland hammock canopy and understory vegetation are not disturbed and remain free of exotic vegetation and nuisance species hardwoods. In the event that the Owner wishes to convey the Preserve to any other entity, the County shall have the right of first refusal. If the Owner wishes to convey the Preserve to the County and requests that RER-DERM or successor department maintain the Property, the Owner shall designate the Preserve as a separate tract and submit all necessary documents prior to final plat approval by the County. If the Owner wishes to convey the Preserve via legal instrument, the Owner shall prepare all necessary legal documents to convey the Property to the County. If the obligations of this provision are not undertaken by the County or another entity pursuant to dedication or conveyance, the Owner shall remain responsible for perpetual maintenance of the Preserve.

10. **Prescribed Burning Notice.** The Owners, their successors, and assigns shall provide all contracts granting any interest in any portion of the Property with a written notice, acknowledgement, and waiver acknowledging that the Property is located within 500 feet of an Environmentally Endangered Lands-managed preserve, Hattie Bauer Preserve, which is subject to periodic controlled burnings to maintain the health and quality of the protected lands. All contracts for sale or lease or otherwise granting any interest in any portion of the Property shall contain the following statement:

"Grantee(s) hereby acknowledges and understands that the property which is the subject of this conveyance is located in the vicinity of a designated Environmentally Endangered Lands-managed preserve, Andrew Dodge New Pines Preserve, which is subject to periodic controlled burnings to maintain the health and quality of protected pinelands. As a result, Grantee may

be affected by smoke generated by the controlled burnings. By acknowledging this notice, Grantee, its successors, and assigns hereby acknowledges and agrees that such controlled burnings do not constitute and shall not be deemed a nuisance by said Grantee. In addition, the Grantee(s) hereby acknowledges and agrees to provide the disclosure in this paragraph in any and all future contracts for sale or lease in any portion of the property."

11. **Fire Rescue Water Flow.** The Property will ensure the appropriate water flow and accessible connection for Miami-Dade County Fire Rescue in accordance with the CDMP Level of Service (LOS).

12. **Road Mitigation.** In furtherance of the CDMP, the Owners acknowledge and agree that because the Application has an impact on a segment of U.S.-1 and the Florida Turnpike, hurricane evacuation routes, mitigation is required. The Owners acknowledge that Policy LU-8E and the Capital Improvement Element of the CDMP provides that applications to amend the CDMP Land Use Map are evaluated for, among other things, whether the proposed application would impact emergency management. At the time of any subsequent development order approval (subsequent to the above-referenced concurrent zoning application), including, but not limited to, building permit, Tentative-plat approval, final plat approval, site plan approval or any other development order or development permit approval, the proposed development of the Property will be reanalyzed for concurrency in accordance with Chapter 33G of the Miami-Dade County Code, and at that time the Owners must provide the proportionate share mitigation payment for impacts to the hurricane evacuation route along the impacted segment of U.S.-1 and the Florida Turnpike unless it is otherwise demonstrated by the applicant, through a traffic analysis, to the satisfaction of the County, that the impact mitigation is no longer required. The proportionate share mitigation payment shall be in accordance with Section 163.3180, Florida Statutes and shall be creditable against the

roadway share of the mobility fees applicable to affected roadways due as part of the development of the Property.

MISCELLANEOUS

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 Owners 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 Owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, 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 (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an

election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), 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.

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

[Signature Pages to Follow]

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 20___.

WITNESSES:

MARIA DEL PILAR VILA TRUST

_____
Signature

_____
Print Name

By: _____

Name: MARIA DEL PILAR VILA as Trustee

Address: _____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by MARIA DEL PILAR VILA for the purposes stated herein. She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 20___.

WITNESSES:

MARIA VILA REVOCABLE TRUST

_____
Signature

_____
Print Name

By: _____

Name: MARIA DEL PILAR VILA as Trustee

Address: _____

_____

_____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by MARIA DEL PILAR VILA for the purposes stated herein. She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 20___.

WITNESSES:

ALBERT WILLIAM RODRIGUEZ,
an individual

_____
Signature

_____
Print Name

By: _____

Name: ALBERT WILLIAM RODRIGUEZ

Address: _____

_____

_____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by ALBERT WILLIAM RODRIGUEZ for the purposes stated herein. He is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-242 DATE: JUN 12 2025 BY: ISA

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 20___.

WITNESSES:

KRISTY MARIE RODRIGUEZ,
an individual

_____
Signature

_____
Print Name

By: _____

Name: KRISTY MARIE RODRIGUEZ
Address: _____
_____
_____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by KRISTY MARIE RODRIGUEZ for the purposes stated herein. She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-242 DATE: JUN 12 2025 BY: ISA

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 20___.

WITNESSES:

DWAYNE PATRICK POWELL,
an individual

_____
Signature

_____
Print Name

By: _____

Name: DWAYNE PATRICK POWELL

Address: _____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by DWAYNE PATRICK POWELL for the purposes stated herein. He is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-242 DATE: JUN 12 2025 BY: ISA

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 20___.

WITNESSES:

PAMELA POWELL,
an individual

_____
Signature

_____
Print Name

By: _____

Name: PAMELA POWELL
Address: _____
_____
_____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by PAMELA POWELL for the purposes stated herein. She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-242 DATE: JUN 12 2025 BY: ISA

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 20___.

WITNESSES:

TODD HARDWICK,
an individual

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

By: _____

Name: TODD HARDWICK

Address: _____
_____
_____

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by TODD HARDWICK for the purposes stated herein. He is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-242 DATE: JUN 12 2025 BY: ISA

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 20___.

WITNESSES:

JILL K. HARDWICK,
an individual

_____
Signature

_____
Print Name

By: _____

Name: JILL K. HARDWICK
Address: _____
_____
_____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by JILL K. HARDWICK for the purposes stated herein. She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-242 DATE: JUN 12 2025 BY: ISA

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 20___.

WITNESSES:

RAYMOND T. CRISSEY TRUST

_____
Signature

_____
Print Name

By: _____

Name: RAYMOND T. CRISSEY
Address: _____
_____
_____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by RAYMOND T. CRISSEY for the purposes stated herein. He is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-242 DATE: JUN 12 2025 BY: ISA

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

PARCEL IDENTIFICATION NUMBER: 30-6933-000-0240

THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, IN MIAMI-DADE COUNTY, FLORIDA; LESS THE SOUTH 25 FEET THEREOF, AND LESS THE CANAL C-103 NORTH RIGHT OF WAY;

AND

THE NORTH 1/5 OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 30-6933-000-0241

THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼, LESS THE NORTH 1/5 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 30-6933-000-0070.

ALL THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING SOUTHWESTERLY OF CANAL C-103N-1, RIGHT OF WAY, LYING AND BEING IN MIAMI-DADE COUNTY, LESS THE WEST 35 FEET AND THE SOUTH 25 FEET AND THE AREA BOUNDED BY THE EAST LINE OF THE WEST 35 FEET OF THE NORTH LINE OF THE SOUTH 25 FEET OF THE SOUTHWEST ¼ OF THE NORTHWEST 14 OF THE NORTHEAST 44, OF THE SAID SECTION 33, AND BOUNDED BY A 25' RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARE BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES PER DEED RECORDED IN OFFICIAL RECORDS BOOK 21368, PAGE 4274 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 21684, PAGE 1364 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, COMMONLY KNOWN AS15101 S.W. 168 STREET, HOMESTEAD, FLORIDA 33032, A/S/A 15101 S.W. 168 STREET, MIAMI, FLORIDA 33187 A/K/A 26803 S.W. 152 AVENUE, MIAMI, FLORIDA 33187.

PARCEL IDENTIFICATION NUMBER: 30-6933-000-0252

THE WEST ½ OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 180.80 FEET THEREOF, MIAMI-DADE COUNTY, FLORIDA; AND LESS THE SOUTH 25 FEET DEDICATED FOR STREET, CONTAINING 2½ ACRES MORE OR LESS BEING VACANT LAND.

PARCEL IDENTIFICATION NUMBER: 30-6933-000-0254
THE WEST 180.80 FEET OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA; LESS THE SOUTH 25 FEET THEREOF DEDICATED FOR STREET, BEING VACANT LAND, FOLIO #THE EAST 150 FEET OF THE SOUTH 300 FEET OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4, LESS THE SOUTH 25 FEET FOR ROAD, IN SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 30-6933-000-0256
THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 300 FEET THEREOF; AND A FIFTEEN FOOT WIDE INGRESS-EGRESS EASEMENT OVER THE WEST 15 FEET OF THE SOUTH 300 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 25 FEET THEREOF.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-242 DATE: JUN 2 2025 BY: ISA

OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of Declaration of Restrictions pursuant to Public Hearing No. Z2024000242, it is hereby certified that I have examined Old Republic National Title Insurance Company Title Insurance Commitment No. 1567360, covering the period from the beginning to the 5th day of September, 2024, at the hour of 11:00 PM, with title updates from 5th day of September, 2024 at the hour of 11:00 PM through May 2, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Insurance Commitment No. 1567390, covering the period from the beginning to the 5th day of September, 2024, at the hour of 11:00 PM, with title updates from the 5th day of September, 2024 at the hour of 11:00 PM through May 2, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Insurance Commitment No. 1567379, covering the period from the beginning to the 5th day of September, 2024 at the hour of 11:00 PM, with title updates from the 5th day of September, 2024 at the hour of 11:00 PM through May 2, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Insurance Commitment No. 1576121, covering the period from the beginning to the 2nd day of October, 2024 at the hour of 11:00 PM, with title updates from the 2nd day of October, 2024 at the hour of 11:00 PM through May 2, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Insurance Commitment No. 1582736, covering the period from the beginning to the 30th day of October, 2024 at the hour of 11:00 PM, with title updates from the 30th day of October, 2024 at the hour of 11:00 PM through May 2, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Insurance Commitment No.1601872, covering the period from the beginning to the 1st day of January, 2025 at the hour of 11:00 PM, with title updates from the 1st day of January, 2025 at the hour of 11:00 PM through May 2, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Insurance Commitment No. 1624465A2, covering the period from the beginning to the 26th day of March, 2025 at the hour of 11:00 PM, together with title updates from the 26th day of March, 2025 at the hour of 11:00 PM through May 2, 2025 at 11:00 PM, inclusive, of the properties described on **Exhibit A** hereto. The title instruments referenced above are collectively referred to as the "Title Evidence." I know of no reason that this Title Evidence is inaccurate or incomplete.

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

MARIA VILA (also known as MARIA DEL PILAR VILA), as Trustee and her successors in Trust of The Maria Vila Revocable Trust dated July 7, 2022, as it may subsequently amended and/or restated wherein Maria Via (also known as Maria Del Pilar Vila) is the Settlor and the Initial Trustee – Folio #30-6933-000-0070.

ALBERT WILLIAM RODRIGUEZ and KRISTY MARIE RODRIGUEZ – Folio #30-6933-000-0241.

DWAYNE PATRICK POWELL and PAMELA POWELL – Folio #30-6933-000-0240.

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TODD HARDWICK and JILL K. HARDWICK, husband and wife - Folio #30-6933-000-0256.

Raymond T. Crissey, Trustee of The Raymond T. Crissey Revocable Real Estate Trust – Folios #30-6933-000-0252 and 30-6933-000-0254.

RAYMOND L. COTTO and MARY E. SPRATT, husband and wife - Folio #30-6933-000-0255.

ODALYS LABARCA, a married woman, and RAUL LABARCA, a single man – Folio #30-6933-000-0302.

Further, I am of the opinion that Maria Vila a/k/a Maria Del Pilar Vila, as Trustee, is authorized to execute any and all documents on behalf of The Maria Vila Revocable Trust dated July, 2022, as amended and/or restated.

Further, I am of the opinion that Jeffery Crissey and Elizabeth Hernandez, as Successor Co-Trustees, are authorized to execute any and all documents on behalf of The Raymond T. Crissey Revocable Real Estate Trust.

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:**

Mortgage by and between Odalys Labarca, a married woman, joined by her husband, Jose A. Calas and Mortgage Electronic Registration Systems, Inc., as nominee for Fremont Investment & Loan, a California corporation, dated April 13, 2006, and recorded May 7, 2006, in O.R. Book 24497, Page 2645, and assigned to Fremont Investment & Loan, a California corporation, by assignment filed in O.R. Book 26514, Page 1189, as assigned to HSBC Bank, USA, National Association, as Trustee under pooling and servicing agreement dated as of September 1, 2006, recorded in O.R. Book 26736, Page 1878, Public Records of Miami-Dade County, Florida.

Revolving credit mortgage by and between Odalys Labarca, married, and Jose A. Calas, and Mortgage Electronic Registration Systems, Inc. (MERS), a Delaware corporation, as nominee for The CIT Group/ Consumer Finance, Inc., dated April 19, 2007 and recorded April 27, 2007, in O.R. Book 25572, Page 786, Public Records of Miami-Dade County, Florida.

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

Judgments and/or other liens against the name of Maria Vila a/k/a Maria Del Pilar Vila, recorded in O.R. Book 33123, Page 1214; O.R. Book 32359, Page 492; O.R. Book 31510, Page 4226; O.R. Book 31486, Page 2096; O.R. Book 30735, Page 1290; O.R. Book 30693, Page 3695; O.R. Book 30055, Page 77; O.R. Book 29944, Page 801; O.R. Book 29342, Page 512, Public Records of Miami-Dade County, Florida. (FOLIO #30-6933-000-0070).

Judgments and/or other liens of record against the name of Albert William Rodriguez, recorded in O.R. Book 24103, Page 1715; O.R. Book 34268, Page 104; O.R. Book 33492, Page 2432; O.R. Book 32865, Page 3287; O.R. Book 32865, Page 3286; O.R. Book 32704, Page 2494; O.R. Book 32610, Page 631; O.R. Book 31692, Page 1249; O.R. Book 31519, Page 4789; O.R. Book 31443, Page 4477; O.R. Book 31133, Page 3919; O.R. Book 31059, Page 4377; O.R. Book 30855, Page 2951; O.R. Book 30037, Page 1936; O.R. Book 29966, Page 4250; O.R. Book 29768, Page 2408; O.R. Book 29710, Page 3815; O.R. Book 28911, Page 3951; O.R. Book 27855, Page 1210; O.R. Book 34217, Page 4324; O.R. Book 26619, Page 1341, Public Records of Miami-Dade County, Florida, and bankruptcy proceeding, Case No. 24-17044-RAM, in the U.S. Bankruptcy Court. (FOLIO #30-6933-000-0241).

Lien noted as line item P0111, on the Tax Bill associated with the subject property and Notice or Memorandum of Financing Agreement by and between Mary Spratt and Raymond Cotto and Green Corridor Property Assessment Clean Energy (PACE) District, dated March 31, 2021 and recorded in O.R. Book 32439, Page 1145, as amended by Addendum to Financing Agreement recorded in O.R. Book 32738, Page 3627, Public Records of Miami-Dade County, Florida. (FOLIO #30-6933-000-0255).

Lien noted as line item Florida GRN Finance Pace District, on the Tax Bill associated with the subject property and Notice or Memorandum of Financing Agreement by and between Odalys Labarca and Jose Calas, dated July 21, 2022, and recorded July 22, 2022, in O.R. Book 33309, Page 2094, Public Records of Miami-Dade County, Florida. (FOLIO #30-6933-000-0302).

Lis Pendens by and between HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-C, Plaintiff, against Odalys Labarca a/k/a Odalys La Barca; Jose A. Calas; Raul Labarca, et al., Defendants, dates December 12, 2023, and recorded December 18, 2023, in O.R. Book 34012, Page 4006, Public Records of Miami-Dade County, Florida, in that certain Case No. 2023-028054-CA-01 in the Circuit Court of Miami-Dade County, Florida. (FOLIO #30-6933-000-0302).

3. **GENERAL EXCEPTIONS:**

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.

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

3. Facts that would be disclosed upon accurate survey.

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

5. Zoning and other restrictions imposed by governmental authorities.

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

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

4. **SPECIAL EXCEPTIONS:**

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due or payable.

2. Rights or claims of parties in possession not recorded in the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by any inspection or an accurate and complete land survey of the Land and inspection of the Land.

4. Easements, or claims of easements, not recorded in the Public Records.

5. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.

6. Any adverse ownership claim by right of sovereignty to any portion of the lands, including submerged, filled and artificially exposed lands, and lands accreted to such lands.

7. Dedication and Improvement Agreement recorded in O.R. Book 21368, Page 4277, Public Records of Miami-Dade County, Florida.

8. All matters contained on the Plat of Boundary Survey Canal 103 North (C103N), as recorded in Plat Book 152, Page 52, Public Records of Miami-Dade County, Florida.

9. Right of Way Deed recorded in O.R. Book 21368, Page 4274, as re-recorded in O.R. Book 21684, Page 1364, Miami-Dade County, Florida.

10. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land that is or was swamp or overflow.

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11. Riparian and littoral rights.

12. The right of the United States Government, in the interest of navigation and commerce, to regulate any portion of the Land that was formerly submerged by navigable waters.

13. Rights of the lessees under unrecorded leases.

14. All matters contained on the Plat of Boundary Survey Canal 103 North (C103N), as recorded in Plat Book 152, Page 52, Public Records of Miami-Dade County, Florida.

15. Ingress and Egress Easement contained in Deeds recorded in O.R. Book 114952, Page 322; O.R. Book 15213, Page 669; O.R. Book 18408, Page 2082 and O.R. Book 22614, Page 813, Public Records of Miami-Dade County, Florida.

16. Covenant Running with the Land concerning Environmentally Endangered Land recorded in O.R. Book 28976, Page 1696 and O.R. Book 28976, Page 2280, Public Records of Miami-Dade County, Florida.

17. Rights of others to use that portion of the Land lying within the waters of canal.

18. Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey, a) 5-foot chain link fence along North, East and West sides of property line is encroaching onto adjoining property.

19. Dedication and Improvement Agreement recorded in O.R. Book 11244, Page 944, Public Records of Miami-Dade County, Florida.

20. Rights of the lessees under unrecorded leases.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Declaration of Restrictions.

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

Name	**Interest**
MARIA VILA (also known as MARIA DEL PILAR VILA), as Trustee of The Maria Vila Revocable Trust dated July 7, 2022, as amended and/or restated (Folio #30-6933-000-0070)	Owner
ALBERT WILLIAM RODRIGUEZ and KRISTY MARIE RODRIGUEZ (Folio #30-6933-000-0241)	Owner

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DWAYNE PATRICK POWELL and PAMELA POWELL (Folio #30-6933-000-0240)	Owner
TODD HARDWICK and JILL K. HARDWICK, husband and wife (Folio #30-6933-000-0256)	Owner
The Raymond T. Crissey Revocable Real Estate Trust (Folios #30-6933-000-0252 and 30-6933-000-0254)	Owner
RAYMOND L. COTTO and MARY E. SPRATT, husband and wife (Folio #30-6933-000-0255)	Owner
ODALYS LABARCA, a married woman, and RAUL LABARCA, a single man (Folio #30-6933-000-0302)	Owner
MERS, as nominee for Freemont Investment & Loan, as assigned through mesne assignments to HSBC Bank, USA, National Association, as Trustee (Folio #30-6933-000-0302)	Mortgagee
MERS, as nominee for The CIT Group/Consumer Finance, Inc. (Folio #30-6933-000-0302)	Mortgagee.

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

Company Certifying	**No. of Entries**	**Period Covered**
Old Republic National Title Insurance Company Title Commitments under File Nos. 1567360; 1567390; 1567379; 1576121; 1582736; 1601872; 1624465A2 and title updates thereto	20	Beginning to 05/02/2025.

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-242 DATE: JUN 2 2025 BY: ISA

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted, this 27th day of May, 2025.

MARCO DE LA CAL, ESQUIRE
MARCO DE LA CAL, P.A.
Florida Bar No. 314587
6653 SW 105th Avenue
Miami, Florida 33173
Tel. # (305) 753-0012
Email: Marco@delacalpa.com

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me, by means of [✓] physical or [ ] online notarization, this 27th day of May, 2025, by MARCO DE LA CAL, who is personally known to me (✓), or has produced his driver's license ( ), as identification.

BELKYS JAULAR
Notary Public - State of Florida
Commission # HH 615149
My Comm. Expires Dec 3, 2028
Bonded through National Notary Assn.

Notary Public

Printed Name of Notary Public

My Commission Expires:

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EXHIBIT "A"
LEGAL DESCRIPTION

1. FOLIO 30-6933-000-0070
All that part of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 33, Township 56 South, Range 39 East, lying Southwesterly of Canal C-103N-1, Right of Way, lying and being in Miami-Dade County, less the West 35 feet and the South 25 feet and the area bounded by the East line of the West 35 feet of the North Line of the South 25 feet of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of the said Section 33, and bounded by a 25' radius arc concave to the Northeast, said arc being tangent to both of the last described lines per Deed Recorded in Official Records Book 21368, Page 4274 of the Public Records of Miami-Dade County, Florida, and re-recorded in Official Records Book 21684, Page 1364 of the Public Records of Miami-Dade County, Florida.

2. FOLIO 30-6933-000-0241
The East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4, less the North 1/5, of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida.

3. FOLIO 30-6933-000-0240
The West 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 56 South, Range 39 East, in Miami-Dade County, Florida; LESS the South 25 feet thereof, and LESS the Canal C-103 North Right of Way;
AND
The North 1/5 of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 56 South, Range 39 East, in Miami-Dade County, Florida.

4. FOLIO 30-6933-000-0256
The East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida, less the South 300 feet thereof.
AND
A Fifteen-foot-wide ingress-egress easement over the West 15 feet of the South 300 feet of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida, less the South 25 feet thereof.

5. FOLIO 30-6933-000-0252
The West 1/2 of the SW 1/4 of the NE 1/4 of the NW 1/4 of Section 33, Township 56 South, Range 39 East, less the West 180.80 feet thereof, lying and being in Miami-Dade County, Florida; and less the South 25 feet thereof, dedicated for street.

6. FOLIO 30-6933-000-0254
The West 180.80 feet of the SW 1/4 of the NE 1/4 of the NW 1/4 of Section 33, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida; and less the South 25 feet thereof, dedicated for street.

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7. FOLIO 30-6933-000-0255
The East 150 feet of the South 300 feet of the SW 1/4 of the NE 1/4 of the NW 1/4, less the South 25 feet for road, in Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida.

8. FOLIO 30-6933-000-0302
Tract "A": The East 279.63 feet of the North 1/4 of the East 1/2 of the SE 1/4 of the NW 1/4of the NW 1/4 of Section 33, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.
AND
Tract "B": The East 303.63 feet of the South 1/2 of the East 1/2 of the SE 1/4 of the NW 1/4 of the NW 1/4 of Section 33, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.
Less and except that portion for Right-of-Way as described, in Official Records Book 11244, Page 932 and re-recorded in Official Records Book 11295, Page 766. of the Public Records of Miami-Dade County, Florida.

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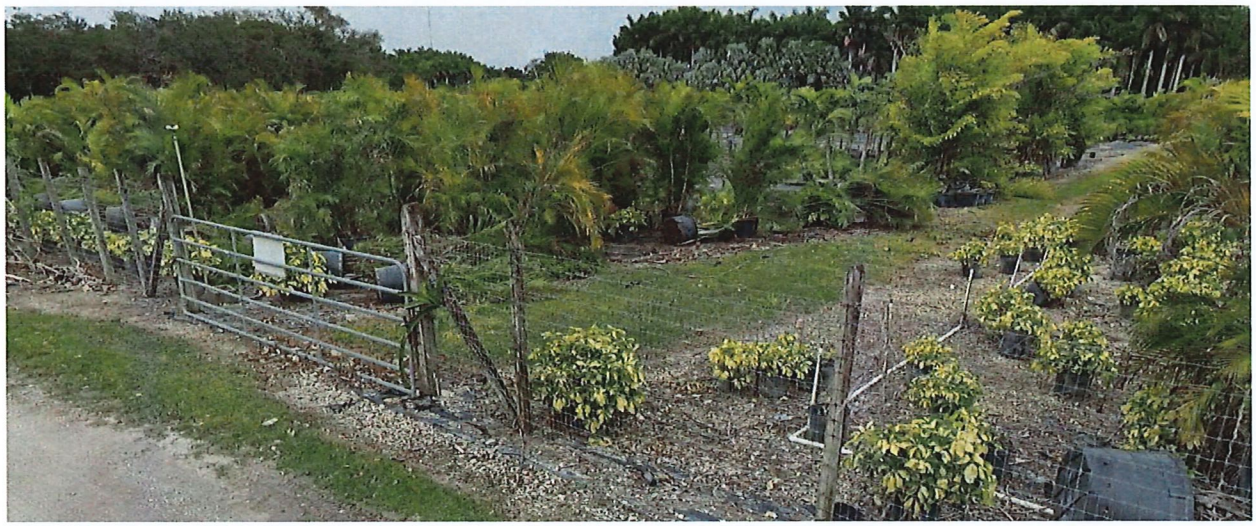

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BY: ISA

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BY: ISA

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

PH: Z24-243 **July 17, 2025**
Item No. 8C9

Recommendation Summary	
Commission District	8
Applicants	Claude Roatta, Barbara Colonna, and Nan Imbesi
Summary of Request	The applicants seek to permit a rezoning of the subject property from AU (minimum 5-gross acre lot) to RU-3M (Minimum apartment house district, maximum 12.9-units per acre) which would allow the property to be developed with more residential units than currently permitted.
Location	Lying generally located between SW 129 Avenue SW 130 Avenue and between SW 224 Street & SW 226 Street, Miami-Dade County, Florida.
Property Size	±8.96-gross (±7.7-net) Acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Plant nurseries, groves, vacant land
2030-2040 CDMP Land Use Designation	Low Density Residential with One Density Increase - DI-1 (6 to 13 dwelling units per gross acre) **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20240017)*** (*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. CDMP20240017 and it becoming effective) ***

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20240017 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 DESCRIPTION:

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP20240017) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to redesignate the ±8.96-gross (±7.7-net) acres subject property from "Low Density Residential (2.5 to 6 dwelling units per gross acre)" to "Low Density Residential with One Density Increase - DI-1 (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) requiring that sound urban design principles are incorporated into the design of the development on the property consistent with the One Density Increase (DI-1), limiting development on the subject site to a maximum of 100 residential dwelling units. The proposed development of the property shall provide workforce housing units and will commit to twenty percent (20%) as part of the CDMP application. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20240017 and it becoming effective.

Under the current zoning application, the applicant seeks to permit a rezoning of the ±8.96-gross (±7.7-net) acres subject parcel from AU, Agricultural District, to RU-3M, Minimum Apartment House District, with the goal of developing the subject property as a townhouse development in accordance with the RU-TH zoning district standards through a subsequent Administrative Site Plan Review ("ASPR") process. Staff notes that there were no plans submitted for this subject application. However, a zoning Declaration of Restrictions is being voluntarily proffered by the applicant that, among other things, restricts the subject property to a maximum permitted residential density of one hundred (100) residential dwelling units, will incorporate sound urban design principles into the design of the proposed development, and requires that the applicant commits to set aside twenty percent (20%) of dwelling units as for-sale workforce housing to households whose annual income is up to one hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County. The 2025 home price for a four person household is $414,842.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; plant nurseries, groves, vacant land	Low Density Residential with One Density Increase (DI-1) (**Subject to approval of the concurrent CDMP amendment) ***
North	AU & EU-M; single-family residences	Low Density Residential (2.5 to 6 dua)
South	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
East	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
West	AU; single-family residences	Low Density Residential (2.5 to 6 dua)
* **Land subject to CDMP Amendment Application No. CDMP20240017, filed concurrently by the applicant, which, if approved by the Board, would change the land use designation to "Low Density Residential with One Density Increase (DI-1)."**		

NEIGHBORHOOD COMPATIBILITY:

The ±8.96-gross (±7.7-net) acres subject parcel is located Lying generally located between SW 129 Avenue SW 130 Avenue and between SW 224 Street & SW 226 Street. The property consists of six (6) parcels which currently have plant nurseries, groves, and/or vacant land on them. The properties to the north are zoned AU and EU-M; the ones to the east EU-M and RU-1; to the west zoned AU; and to the south zoned RU-1, and all these properties consist of existing single-family residences. The subject property is located inside and to the east of the Urban Development Boundary (UDB)), and within the Strategic Miami Area Rapid Transit (SMART) Plan Corridor.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property in order to develop the parcel with additional housing in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 64 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 subject property is the subject of a small-scale CDMP amendment application (CDMP20240017) 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 redesignate the ±8.96-gross (±7.7-net) acres subject property from “Low Density Residential (2.5 to 6 dwelling units per gross acre)” to “Low Density Residential with One Density Increase - DI-1” (6 to 13 Dwelling units per gross acre with sound urban design principles incorporated into the design of the proposed development). *The residential densities allowed in* the **Low Density Residential** *use category shall range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre*. Furthermore, this category includes the One Density Increase (DI-1) overlay designation provided that sound urban design principles are incorporated into the design of the proposed development, which would allow one density category higher than the aforementioned 2.5 to 6 allowed under Low Density, and would be from 6 to 13 dwelling units per gross acre. As such, subject to the approval of the concurrent CDMP amendment, this would allow the applicant to develop the ±8.96-gross acre subject site with a maximum total of 116 dwelling units as the maximum density allowed under the CDMP Low Density Residential w/ One Density Increase (DI-1) 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. Although no plans were submitted for this subject application, the submitted letter of intent indicates that the applicant intends to develop the site as a townhouse development in accordance with the RU-TH zoning district standards through a subsequent Administrative Site Plan Review (“ASPR”) process, 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, among other things, restricts the subject property to a maximum permitted residential density of one hundred (100) residential dwelling units, will incorporate sound urban design principles into the design of the proposed development, and requires that the applicant commits to set aside twenty percent (20%) of dwelling units as for-sale housing to households whose annual income is up to one hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County. Furthermore, the zoning covenant provides that the owner shall comply with the CDMP covenant accepted in conjunction with the approval of CDMP amendment application no. CDMP20240017, that is being processed concurrently with this zoning hearing application. Based on the foregoing, staff opines that subject to the Board's approval of the CDMP small scale amendment to allow the redesignation of the subject parcel on the CDMP LUP map, and subject to the acceptance of the proffered covenant, approval of the rezoning of the subject property to RU-3M would be **consistent** and, as demonstrated, within the maximum numerical residential density allowed under the CDMP Low Density Residential w/ One Density Increase (DI-1) land use designation, as well as within the maximum unit count approved under the concurrent CDMP application.

The CDMP Land Use Element **Objective LU-4**, states that *Miami-Dade County shall, by the year 2040, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community*. Additionally, the **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable*. Staff also notes that approximately 3.0 acres of the ±8.96-gross-acre application site is located within ½-mile of the South Dade Transitway (see SMART Plan Corridor map on page 12 above), one of six Strategic Miami Area Rapid Transit (SMART) Plan Corridors, and is thereby within a CDMP designated Rapid Transit Activity Corridor, which would allow a more intense development under the Mixed Use Development provisions of the CDMP than the site's current "Low Density Residential" land use designation. The "Mixed Use Development" provisions establish criteria for mixed-use projects located within the County's Rapid Transit Activity Corridors and allow for higher densities and intensities of development within ¼-mile and ½-mile of the corridors. These provisions allow mixed use projects located within ¼ -mile of a SMART Plan corridor to be developed at 60 dwelling units per acre and up to 2.0 floor area ratio (FAR) while projects between ¼-mile and ½-mile of the Corridor are eligible for up to 36 dwelling units per acre and up to 1.5 FAR, all subject to compatibility with the adjacent development. As such, the CDMP Mixed Use Development policies would allow the ±3.0 acres to be developed with mixed-use development at a density up to 36 dwelling units per gross acre (up to 108 residential units while the remaining ±5.96 acres under the current land use designation are developable with up to 35 units at 6 units per acre; for a combined total potential of 143 residential units), subject to compatibility with the adjacent uses. However, as previously noted, the applicants have voluntarily proffered a zoning covenant that limits development on the property to a maximum total of 100 residential units. Therefore, staff opines that approval of the District Boundary change to RU-3M will be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policies LU-4A**.

Additionally, staff opines that the rezoning sought under this application for a land use change to facilitate infill development on the subject site at a higher residential density than currently allowed, would be consistent with the CDMP policies which require that the County prioritize infill development and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development, where urban services and facilities can

accommodate additional demand. Furthermore, the "Low Density Residential with One Density Increase (DI-1)" redesignation of the subject site would require the development of the site to be made more compatible with the existing single-family homes surrounding the site through the incorporation of sound urban design principles into the design of the proposed development. Staff also notes that the subject property is located within an urbanizing area and to the south of the site are properties that are zoned RU-1 and RU-3M, whereas EU-M and RU-1 zoned properties are located immediately to the north of the subject parcel. 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 rezoned property will act as a reasonable transition between the RU-1/RU-3M zoned properties to its south, and the RU-1/EU-M zoned lots abutting to the north of the subject site.

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 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 Density Residential with One Density Increase (DI-1)** 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 House 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 ±8.96-gross (±7.7-net) acre subject property as a townhouse development that shall be built in accordance with the RU-TH zoning district standards through a subsequent Administrative Site Plan Review ("ASPR") process, RU-3M zoning district allows multifamily apartments and all the uses permitted in the RU-1, RU-1M(a), RU-1M(b), RU-2, RU-3, RU-TH and RU-RH Districts subject only to the requirements, limitations and restrictions applicable therefor in said districts, including, but not limited to, lot width, area, yard areas, height and coverage. For the reasons stated above and below, staff opines that when the request to rezone the subject parcel to RU-3M 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 Density Residential with One Density Increase (DI-1), 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.

Based on the submitted survey map the subject parcel is comprised of ±8.96-gross (±7.7-net) acres of land area, and is located within an urbanizing area with RU-1/RU-3M zoned properties to its south, and the RU-1/EU-M zoned lots abutting to the north of the subject site. Although no site plans were submitted for this application, at the time of permitting, any future residential development on the property would have to comply with the RU-TH zoning requirements, which require the development to be compatible with the surrounding area through the implementation of adequate buffering, site planning, and/or design features in a manner that maintains the development in the area as well as complying with the requirements within the CDMP covenant. Additionally, the applicant has proffered a zoning covenant, which among other things, restricts the subject property to a maximum permitted residential density of one hundred (100) residential dwelling units, will incorporate sound urban design principles into the design of the proposed development, and requires that the applicant commits to set aside twenty percent (20%) of dwelling units as for-sale workforce housing to households whose annual income is up to one hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County.

It is important to mention that the current zoning of the property is AU and allows 1 single-family residence per every 5-gross acres, whereas the proposed RU-3M zoning district can allow up to 12.9 dwelling units per net acre which could allow the ±7.7-net acre subject site to be developed with a maximum of 99 dwelling units.

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 64 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 rezoning 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. CDMP20240017 and it becoming effective)**

ACCESS, CIRCULATION AND PARKING: N/A

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. CDMP20240017 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

ZONING RECOMMENDATION ADDENDUM

Claude Roatta, Barbara Colonna, and Nan Imbesi
PH: Z24-243

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) ***With One Density Increase (DI-1) w/ Urban Design (Pg. I-32)***	*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.* ***Density Increase with Urban Design.*** *Some parcels are designated on the LUP map both with a color designating the allowable residential density basis and one of two hatch patterns. The hatch pattern labeled on the LUP map legend as **DI-1 (Density Increase 1)** denotes that the parcel is eligible for approval of **one density category higher** than the residential density indicated by the underlying color code, and DI-2 denotes eligibility for approval of up to two density categories higher. A property shall be eligible for a DI-1 designation only if the development containing the designated property utilizes **sound urban design principles** adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners. If the referenced urban design principles are not employed, the allowable density shall be limited to that authorized only by the underlying color code.* ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20240017)***

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

Claude Roatta, Barbara Colonna, and Nan Imbesi
PH: Z24-243

	(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

NAN IMBESI, CLAUDE ROATTA, BARBARA COLONNA	N/A MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000243
DATE	**HEARING NUMBER**

FOLIO: 30-6914-000-0431/30-6914-000-0215/30-6914-000-0430/30-6914-000-0213/30-6914-000-0218/30-6914-000-0217

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
June 4, 2025

NEIGHBORHOOD REGULATIONS:
Folio No.: 30-6914-000-0431/30-6914-000-0215/30-6914-000-0430/30-6914-000-0213/30-6914-000-0218/30-6914-000-0217
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
Folio No.: 30-6914-000-0431/30-6914-000-0215/30-6914-000-0430/30-6914-000-0213/30-6914-000-0218/30-6914-000-0217
There are no open/closed cases in BSS.

VIOLATOR:
NAN IMBESI, CLAUDE ROATTA, BARBARA COLONNA

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

Memorandum

Date: June 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: Z2024000243-3rd Review
Claude Roatta, Barbara Colonna, and Nan Imbesi
North of SW 226th Street and east of SW 130th Avenue
DBC AU to RU-3M (RU-TH standards)
(AU) (8.14 acres)
14-56-39

DERM is currently reviewing concurrent application No. CDMP20240017. If the CDMP application is denied, then DERM recommends that this concurrent zoning application be denied, as it would be inconsistent with the unamended CDMP. Accordingly, DERM's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations.

Finally, if the Board adopts the CDMP application but with modifications, the recommendations and analyses provided in this report may have to be supplemented or revised to address any such modifications.

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

Potable Water Supply and Wastewater Disposal

DERM notes that on May 15, 2025, RER Development Services received an amended letter of intent that removed the original site plan and restated the request was a district boundary change from AU to RU-3M to allow 100 townhomes.

Pursuant to section 24-43.4(2)(b) of the Code, *Feasible distance analysis conducted for each development application.* Feasible distance shall be analyzed for each development order or development permit that is subject to Section 24-43.1 and 24-43.2, regardless of whether the property or portion thereof was found to not be within feasible distance when a prior development order or development permit was issued.

(i) *Multi-phase developments, lots within a parent tract, or single development plan.*

1. For applications for tentative plat or modifications or extensions thereof, total floor area shall be based on the development of all phases, the entire parent tract, or the entire plan, as applicable, where a property is part of any of the following: a multi-phase development, a larger parent tract, or a single development plan, including, but not limited to a site plan approval (ASPR), hearing plan approved as part of a zoning resolution or proffered in connection with a zoning resolution, development of regional impact, planned area

development, or conceptual plan submitted as part of a zoning hearing, or the municipal equivalent of any of the foregoing as determined by the Director.

2. Notwithstanding the foregoing, for an application to modify or extend a tentative plat that was approved prior to October 28, 2022, feasible distance shall be calculated in accordance with the standards that were in effect at the time the tentative plat was approved.

(ii) Except as provided in this subsection, once a property or portion thereof has been determined to be within feasible distance of public water, public sanitary sewer, or both, all modifications, additions, or expansions to development on the property shall be deemed to be within feasible distance of the applicable infrastructure, regardless of whether any individual phase or subpart of a proposed development would not be within feasible distance if measured independently.

(iii) 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, provided, however, that such connection requirement shall not apply to building permits for repairs, including repairs that are required as part of a building recertification conducted pursuant to Section 8-11, as may be amended.

(iv) At time of subdivision approval, if the application does not contain specific information to calculate total floor area, total floor area shall be calculated based on the maximum lot coverage, height, floors, and floor area ratio permitted within the applicable zoning regulations and subject to the analysis required by this paragraph (2)(b).

Prior to DERM approval of the proposed ASPR and tentative plat, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Please note that 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.

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

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

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

Water Control Review

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 collection of the stormwater runoff generated by a 25-year, 3-day storm event.

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

Pursuant to section 24-48.1(1)(f) of the Code, a DERM Class VI Permit may be required for the construction of the proposed surface water management system for the development.

Pursuant to section 24-48.1(1)(c) of the Code, a DERM Class III Permit shall be required for any work within the canal features and for crossing the adjacent Miami-Dade County C-102-N Extension Canal.

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

Pollution Remediation Review

Based on the current/past agricultural use of the site, DERM review and approval of a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards may be required at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents may be required. Further, all construction plans (inclusive of drainage) and dewatering plans may require review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application. Please note that this information relates to future reviews and assessments.

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

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

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.
Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

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

Conditions of Approval: None

Tree Preservation Review
An aerial review of the subject properties indicates the presence of tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

The subject application, which requests a district boundary change from AU to RU-3M could result in tree removal/relocation activity to trees. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

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

Conditions of Approval: None

DERM Enforcement History Review
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: May 19, 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 - Bluenest Development
Application No. Z2024000243 (Revision No. 1) - (Pre-App. No. Z24P-240)

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: Bluenest Development

Location: The proposed project is located on approximately 8.96 gross acres, generally located south of SW 224th Street and east of SW 130th Avenue with Folio Nos. 30-6914-000-0213, 30-6914-000-0215, 30-6914-000-0217, 30-6914-000-0218, 30-6914-000-0430, and 30-6914-000-0431, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a district boundary change from AU (Agricultural District) to RU-3M (Minimum Apartment House District) under the RU-TH (Townhouse District) development standards, in order to develop a residential project consisting of 100 townhomes through the Workforce Housing Program. The subject project has a concurrent CMDP application No. CDMP20240017 and seeks to modify the subject property's land use designation on the Land Use Plan map from "Low Density Residential" (2.5 to 6 dwelling units per gross acres) to "Low-Medium Density Residential" (6 to 13 dwelling units per gross acres).

The estimated total water demand for the proposed project will be 16,500 gallons per day (gpd).

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

As required by WASD's Rules and Regulations, since this development is a townhome development connecting to water infrastructure for the first time, a water main extension along one entire boundary of the property will be required. Therefore, there is an existing 12-inch water main along SW 224th Street, abutting the northern boundary of the property to where the developer may connect and extend a minimum 8-inch water main southerly along SW 130th Avenue to SW 226th Street, interconnecting to an existing 8-inch water main at that location. If additional connections are required, there is an existing

8-inch water main along SW 226th Street and another 8-inch water main along SW 129th Avenue, abutting the southern and eastern boundary of the property, respectively.

Any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. *Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.*

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the 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.

As required by WASD's Rules and Regulations, since this development is connecting to sewer for the first time, a gravity sewer main extension along one entire boundary of the property will be required. Therefore, there is an existing 8-inch gravity sewer at the intersection of SW 226th Street and SW 130th Avenue, to where the developer may connect and extend a minimum 8-inch gravity sewer northerly at full depth along SW 130th Avenue to the northwest corner of the site, provided there is sufficient depth and that there are no obstacles that would preclude construction of the sewer system.

In addition, there is an existing 8-inch gravity sewer along SW 226th Street, partially abutting the southern boundary of the property to where the developer may connect to provide service to the proposed project. *Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered.*

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

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 1146 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. 1146
Existing NAPOT: 2.88 hrs.
Proposed Development: 16,500 gpd
Proposed Projected NAPOT:3.43 hrs.

P.S. No. 522
Existing NAPOT: 4.14 hrs.
Proposed Development: 16,500 gpd
Proposed Projected NAPOT: 4.16 hrs.

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

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

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

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

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

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: June 12, 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: Z2024000243
Name: Claude Roatta, Barbara Colonna and Nan Imbesi
Location: North of SW 226 Street and East of SW 130 Avenue
Section 14 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 **64 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
9900	SW 216 Street west of SW 134 Avenue	C	C
9908	SW 232 Street west of US 1/SR 5	C	C
9910	SW 232 Street west of SW 137 Avenue	C	C
9898(*)	SW 216 Street west of US 1/SR 5	D	D

(*) Station 9898 is within 5% of reaching the roadway capacity limit.

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: May 14, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000243

The Miami-Dade Fire Rescue Department has **no objection** to request for zoning designation change uploaded to "EnerGov" on 12/03/2025. Any future site plans will need separate approval.

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

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

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

Memorandum

Date: Tuesday, May 27, 2025

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

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

Subject: Review Type: Z2024000243
Applicant Name: Bluenest Development LLC

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, contingent upon the conditions/recommendations in Sections I and II being addressed during the Administrative Site Plan Review (ASPR) process.

PROJECT LOCATION:

The property is located on the northeast corner of SW 226th Street and SW 130th Avenue in unincorporated Miami-Dade County

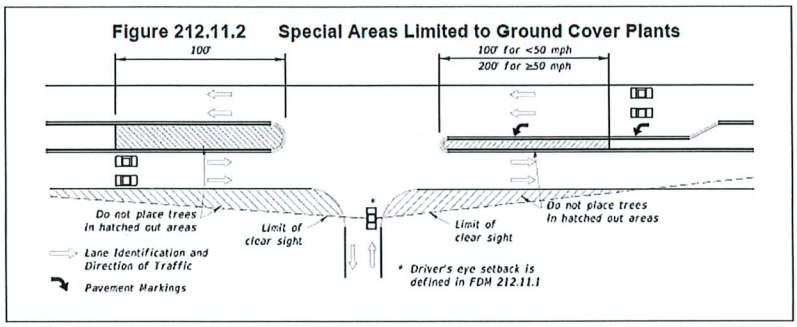
COMMENTS/RECOMMENDATION:

I. Traffic Study Review Comments

1. Based on traffic study, the proposed development is not expected to generate more than 32 AM peak hour and one PM peak hour net-new vehicle trips. Peak hour volumes at the site's roadway connections do not warrant the need for exclusive turn lanes. Therefore, no additional traffic analysis is required at this time. However, in the case that the land use information is modified, a revised site plan and updated traffic study must be submitted for review.

II. Site plan Review Comments

1. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements. Please note that according to the latest FDOT FDM manual Section 212.11.6, trees may not be placed within the hatched-out areas of the sight triangles, as illustrated in the figure below.



2. Driveways must comply with FDOT standards. Please show dimensions on the site plan. Additionally, please note that according to FDOT standards, the minimum width for two-way driveways should be 24 feet.
3. A minimum of 6 feet sidewalk must be kept within public right-of-way. For clear representation, please make sure to include the dimensions of the sidewalk on the plans.
4. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance). Please show throat length dimensions on the site plan. Also, please ensure that conflict points are located at a minimum of 25' from the right-of-way line.
5. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
6. The site plan must show all necessary roadways to complete the roadway network. The site plan must show required right-of-way dedications and show which roadways will be public/private. Additionally, please note that SW 224th Street and SW 130th Avenue must be constructed along the property limits, as our records show that both roadways are currently undeveloped.
7. The site plan must include signing and pavement marking plans that detail the proposed traffic control at each new intersection.
8. Please provide written approval from the Highway Division (Leandro Oña - Leandro.ona@miamidade.gov) for the proposed typical section on SW 224th Street.
9. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from the property line to the driveway.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH3024120900880**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**12/9/2024 1:59:34 PM**	LG Application Number:	**CDMP20240017**
Type of Application:	**Public Hearing**	Sub Type:	**Land Use**

Applicant's Name: **Bluenest Development LLC**
Address/Location: **N of SW 226 Str & e of SW 130 Ave**
Master Folio Number: **3069140000213**
Additional Folio Number(s): ***3069140000430, 3069140000213, 3069140000217, 3069140000215,***

PROPOSED # OF UNITS **100**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **100**
MULTIFAMILY UNITS: **0**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
661	CARIBBEAN K-8 CENTER (ELEM COMP)	12	18	12	NO	Current CSA
661	CARIBBEAN K-8 CENTER (ELEM COMP)	38	6	6	YES	Current CSA Five Year Plan
662	CARIBBEAN K-8 CENTER (MID COMP)	78	9	9	YES	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	-77	12	0	NO	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	0	12	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
7531	MIAMI SUNSET SENIOR	653	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: June 16th, 2025

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

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

Subject: Z2024000243 - Bluenest SW 226th Street, Version 3 (Associated Applications: Z2024P00240). Based on revised plans submitted on May 29th, 2025

Applicant Name: Pedro Gassant on behalf of Claude Roatta, Barbara Colonna, and Nan Imbesi

Project Location: The property consists of approximately ±8.14-acres and the property is located north of SW 226 Street and east of SW 130 Avenue, in unincorporated Miami-Dade County (Folio No.: 30-6914-000-0213, 30-6914-000-0215, 30-6914-000-0217, 30-6914-000-0218, 30-6914-000-0430,30-6914-000-0431).

Proposed Development: The applicant seeks a pre-application zoning review for a proposed district boundary change from Agriculture (AU) to Minimum Apartment House (RU-3M) to allow the Property to develop an approximately 100 townhomes dwelling units on the Property under a future site plan application using the Townhouse District (RU-TH) development standards. The applicant intends to designate 20% of the units as for-sale workforce housing for households earning up to 140% of the Area Median Income in Miami-Dade County.

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

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

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
PINE ISLAND LAKE PARK	12970 SW 268 ST	NEIGHBORHOOD PARK	17.98	LOCAL
SILVER PALMS PARK 4	24150 SW 114 CT	NEIGHBORHOOD PARK	1.09	LOCAL
SILVER PALMS PARK 3	11306 SW 242 ST	NEIGHBORHOOD PARK	0.81	LOCAL
DEBBIE CURTIN PARK	22820 SW 112 AVE	NEIGHBORHOOD PARK	9.78	LOCAL
LINCOLN PARK	SW 220 ST AND 102 AVE	MINI-PARK	1.00	LOCAL
CHARLES BURR PARK	20200 SW 127 AVE	NEIGHBORHOOD PARK	4.00	LOCAL
WILLIAM RANDOLPH COMMUNITY PARK	11950 SW 228 ST	NEIGHBORHOOD PARK	10.00	LOCAL
PINE FOREST PARK	20751 SW 129 AVE	NEIGHBORHOOD PARK	6.63	LOCAL
KEVIN BROILS PARK	26150 SW 125 AVE	NEIGHBORHOOD PARK	5.24	LOCAL
LINCOLN ESTATES PARK	22210 SW 108 AVE	MINI-PARK	0.80	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
CUTLER RIDGE SKATE PARK	SW 211 ST AND HEFT	SINGLE PURPOSE PARK	3.60	LOCAL
LOSNER PARK	11851 SW 188 ST	MINI-PARK	0.57	LOCAL
TAMARIND PARK	23437 SW 107 AVE	NEIGHBORHOOD PARK	1.56	LOCAL
JL (JOE) & ENID W. DEMPS PARK	11350 SW 216 ST	COMMUNITY PARK	30.00	LOCAL
NARANJA PARK	14150 SW 264 ST	COMMUNITY PARK	10.00	LOCAL
CARIBBEAN PARK	11900 SW 200 ST	NEIGHBORHOOD PARK	5.23	LOCAL
SOUTH MIAMI HEIGHTS PARK	20800 SW 117 AVE	NEIGHBORHOOD PARK	5.67	LOCAL
ROBERTA HUNTER PARK	SW 117 AVE AND 200 ST	NEIGHBORHOOD PARK	15.00	LOCAL
JOE AND COLLEEN GRIFFIN PARK	12821 SW 232 ST	NEIGHBORHOOD PARK	5.00	LOCAL
SILVER PALMS PARK 6	23380 SW 118 AVE	NEIGHBORHOOD PARK	1.93	LOCAL

SILVER PALMS PARK 1	11344 SW 234 LN	NEIGHBORHOOD PARK	1.05	LOCAL
SILVER PALMS PARK 7	23800 SW 118 PL	NEIGHBORHOOD PARK	6.20	LOCAL
EUREKA PARK	18320 SW 119 AVE	COMMUNITY PARK	5.13	LOCAL
PRINCETONIAN PARK	12755 SW 252 TERR	NEIGHBORHOOD PARK	6.50	LOCAL
GOULDS WAYSIDE PARK	SW 227 ST AND US 1	NEIGHBORHOOD PARK	2.90	LOCAL
SHARMAN PARK	12370 SW 218 ST	COMMUNITY PARK	2.06	LOCAL
QUAIL ROOST PARK	11336 SW 186 ST	NEIGHBORHOOD PARK	3.13	LOCAL

This site is located within 0.5-mile from Miami-Dade County's existing South Dade Trail, a 20.9-mile pedestrian and bicycle path along the South Miami-Dade Busway that connects communities from South Miami to Florida City. The South Dade Trail is a part of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

Impact and Demand: The application includes a zoning district boundary change request to develop in the future a total of 100 townhomes dwelling units. The proposed future 100 townhomes dwelling units would generate a population of 274 and an impact of ±0.75-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 project site is in PBD 3, which currently meets park concurrency requirements.

Recommendations: PROS offers the following recommendations:

- **PROS requests that the Declaration of Restrictions include language that the future 100 townhomes dwelling units' development will provide sufficient open space and recreational opportunities that considers the ±0.75-acres of local parkland level of service generated by the project.**
- PROS recommends the applicant to include recreational amenities for the residents of the future 100 townhomes dwelling units that **include a range of outdoor, passive and active recreational opportunity, specifically in the open area landscape area shown on Site Plan page SP-1,** to promote sustainable communities, and the health and wellness of residents per Miami-Dade County OSMP, Objective ROS-8 from Miami-Dade County Recreation & Open Space Element.
- PROS requests the applicant to **update the Declaration of Restriction, Section 7.a under Urban Design Guidelines, to include planting buffers as a technique to make the future townhomes community compatible with surrounding developments.** Planting buffers offer a softer, more natural transition between properties, while also providing habitat, improving air quality, and reducing heat, as well as enhancing community character without creating a sense of separation or enclosure.
- PROS recommends the applicant help reduce heat island effects and shield the future 100 townhomes dwelling units from the parking areas by **incorporating extensive planting of street trees, as suggested in Miami-Dade County's Urban Design Manual**, Volume I, page 24-26. Please propose street-trees species that offer substantial shade on pedestrian walkways throughout the year to provide more shaded and walkable areas per the Great Streets Vision identified in the Miami-Dade County OSMP.
- Given the proposed development's proximity to the South Dade Trail, **PROS recommends that the applicant provide bicycle parking in highly visible areas** in the future 100 townhomes dwelling units' development, to encourage non-motorized mobility between the project, the South Dade Trail, and the South Miami-Dade Busway.
- Providing shade trees that are as mature as feasible upon installation will offer immediate shade, aid in mitigation of the urban heat island effect, contribute to cooler public areas within the subject site, act as a natural rainwater filter, and also complement the design of the development.

These recommendations are based on the following Recreation and Open Space objective in the Comprehensive Development Master Plan (CDMP):

Objective ROS-1

Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

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.

Policy ROS-8C
Miami-Dade County shall utilize the Parks and Open Space Design Criteria or "Pattern Book", to guide the development of the public realm. The public realm includes new and existing parks, public spaces, natural and cultural areas, greenways, trails, street corridors, and private spaces that are open to the public. The criteria shall promote beauty, community character and connectivity and include standards to assure compatibility with adjoining uses, conservation, and energy efficiency, as well as signage and way-finding requirements.

Policy ROS-8D
Miami-Dade County shall update the Miami-Dade Urban Design Manual, the Standard Details of the Public Works Manual, and other relevant county plans and regulations to incorporate where appropriate, the "Great Streets Planning Principles" contained in the Miami-Dade Parks and Open Space System Master Plan and incorporation of "Complete Streets" components, where feasible. Changes to be incorporated include a hierarchy of street types and designs (gateway streets, civic streets, heritage streets, and neighborhood streets), and complete street measures such as provision of sidewalks and bicycle facilities, pedestrian friendly design, adequate landscaping and street furniture, on-street parking, bus lanes and transit facilities, and clearly defined crosswalks and signalization to provide safe routes to parks.

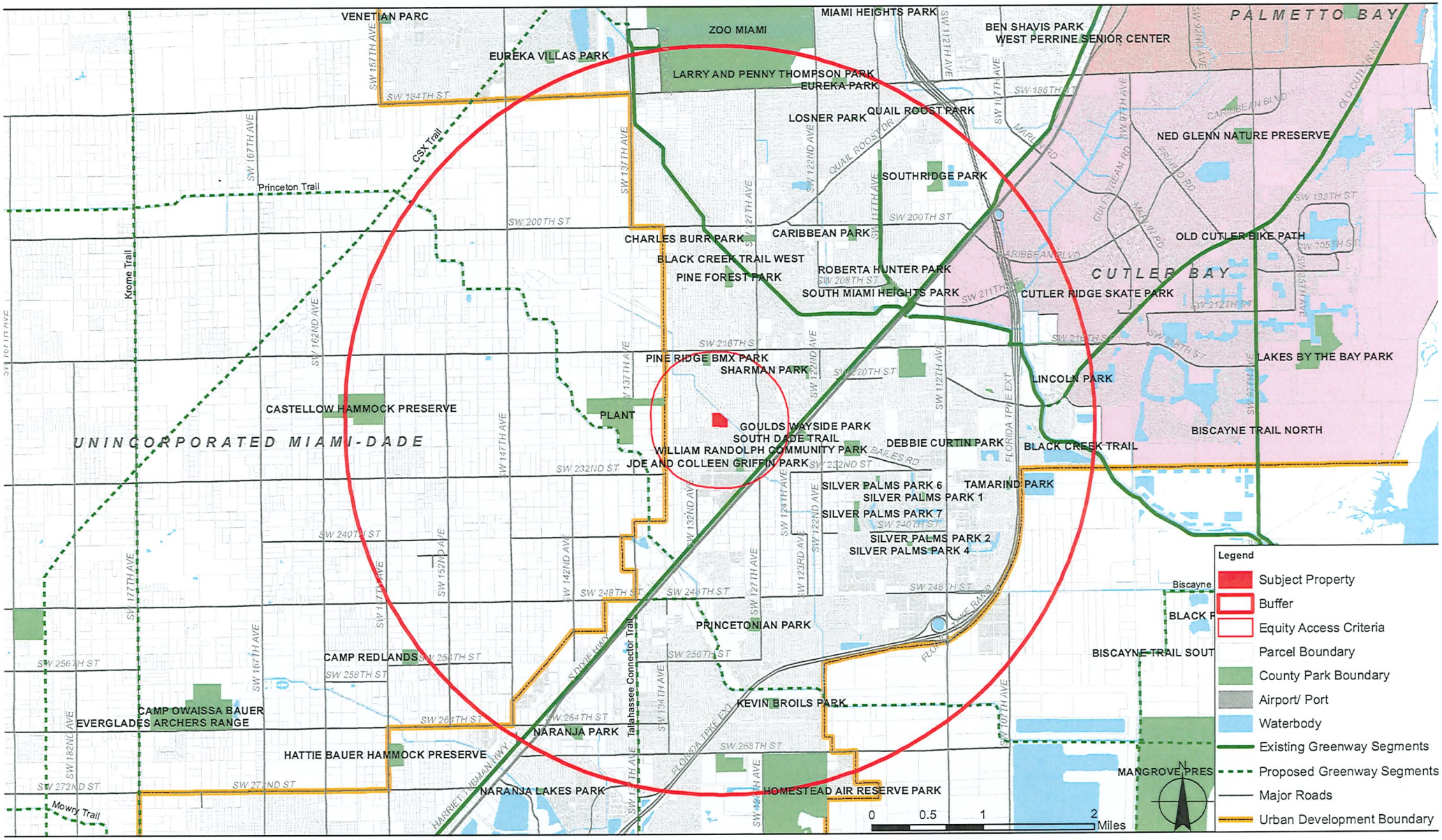
Based on our findings and recommendations described herein, **PROS has no objection to this application's boundary change request. PROS requests the applicant to submit an ASPR review process with complete set of plans, if the zoning hearing gets approved.**

Should you need additional information or clarification on this matter, please contact Irene Cambeyro Gonzalez, Park Planner 2, by email at irene.cambeyrogonzalez@miamidade.gov

AZ: rk icg

Attachment

FIGURE 1: Z2024000243 - BLUENEST SW 226TH STREET
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS


VENETIAN PARC
ZOO MIAMI
MIAMI HEIGHTS PARK
BEN SHAVIS PARK
WEST PERRINE SENIOR CENTER
PALMETTO BAY
EUREKA VILLAS PARK
LARRY AND PENNY THOMPSON PARK
EUREKA PARK
LOSNER PARK
QUAIL ROOST PARK
NED GLENN NATURE PRESERVE
CSX Trail
Princeton Trail
SOUTHRIDGE PARK
CHARLES BURR PARK
CARIBBEAN PARK
OLD CUTLER BIKE PATH
BLACK CREEK TRAIL WEST
PINE FOREST PARK
ROBERTA HUNTER PARK
SOUTH MIAMI HEIGHTS PARK
CUTLER BAY
CUTLER RIDGE SKATE PARK
Krome Trail
PINE RIDGE BMX PARK
SHARMAN PARK
LAKES BY THE BAY PARK
LINCOLN PARK
CASTELLOW HAMMOCK PRESERVE
PLANT
GOULDS WAYSIDE PARK
SOUTH DADE TRAIL
WILLIAM RANDOLPH COMMUNITY PARK
DEBBIE CURTIN PARK
BLACK CREEK TRAIL
BISCAYNE TRAIL NORTH
UNINCORPORATED MIAMI-DADE
JOE AND COLLEEN GRIFFIN PARK
SILVER PALMS PARK 6
TAMARIND PARK
SILVER PALMS PARK 1
SILVER PALMS PARK 7
SILVER PALMS PARK 2
SILVER PALMS PARK 4
PRINCETONIAN PARK
CAMP REDLANDS
BISCAYNE TRAIL SOUT
CAMP OWAISSA BAUER
EVERGLADES ARCHERS RANGE
KEVIN BROILS PARK
NARANJA PARK
Talahassee Connector Trail
HATTIE BAUER HAMMOCK PRESERVE
MANGROVE PRES
NARANJA LAKES PARK
HOMESTEAD AIR RESERVE PARK
Mowry Trail
SW 184TH ST
SW 200TH ST
SW 216TH ST
SW 232ND ST
SW 240TH ST
SW 248TH ST
SW 256TH ST
SW 264TH ST
SW 268TH ST
SW 272ND ST
SW 167TH AVE
SW 157TH AVE
SW 147TH AVE
SW 137TH AVE
SW 127TH AVE
SW 117TH AVE
SW 107TH AVE
SW 162ND AVE
SW 152ND AVE
SW 142ND AVE
SW 132ND AVE
SW 122ND AVE
SW 112TH AVE
SW 177TH AVE
SW 182ND AVE
SW 172ND AVE
SW 162ND AVE
SW 152ND AVE
SW 142ND AVE
SW 132ND AVE
SW 122ND AVE
SW 112TH AVE
SW 102ND AVE
SW 186TH ST
SW 198TH ST
SW 208TH ST
SW 211TH ST
SW 212TH ST
SW 218TH ST
SW 220TH ST
SAILES RD
CARIBBEAN BLVD
OLD CUTLER RD
QUAIL ROOST DR
MARLIN RD
FRAMINGO RD
GUILSTREAM RD
SW 97TH AVE
SW 87TH AVE
SW 205TH ST
SW 152ND AVE
SW 167TH AVE
SW 177TH AVE
SW 182ND AVE
SW 127TH AVE
SW 137TH AVE
SW 147TH AVE
SW 157TH AVE
SW 162ND AVE
SW 172ND AVE
SW 177TH AVE
SW 182ND AVE
SW 122ND AVE
SW 132ND AVE
SW 142ND AVE
SW 152ND AVE
SW 162ND AVE
SW 172ND AVE
SW 177TH AVE
SW 182ND AVE
SW 112TH AVE
SW 102ND AVE
SW 97TH AVE
SW 87TH AVE
SW 107TH AVE
SW 117TH AVE
SW 127TH AVE
SW 137TH AVE
SW 147TH AVE
SW 157TH AVE
SW 167TH

Memorandum

MIAMI-DADE COUNTY

Date: April 21st, 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 Z2024– 000243 Claude Roatta, Barbara Colonna, and Nan Imbesi (Bluenest LLC)

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000243

Section: 14 Township: 56 Range: 39
Applicant: Claude Roatta, Barbara Colonna & Nan Imbesi
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 6, 2024

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2024000243

Legend

Subject Property

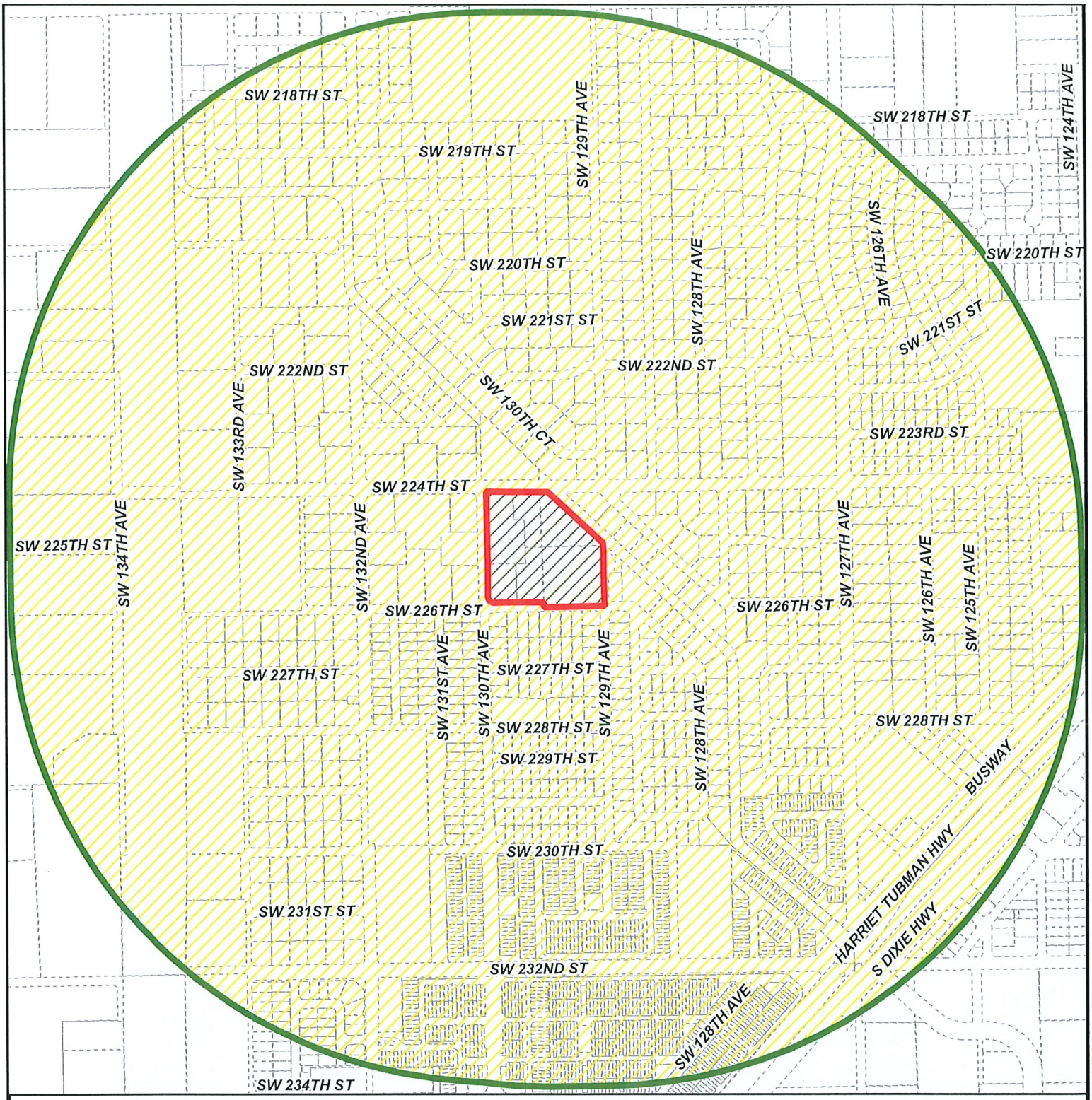
N
W E
S

Section: 14 Township: 56 Range: 39
Applicant: Claude Roatta, Barbara Colonna & Nan Imbesi
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 6, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000243

RADIUS: 2640

Section: 14 Township: 56 Range: 39
Applicant: Claude Roatta, Barbara Colonna & Nan Imbesi
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

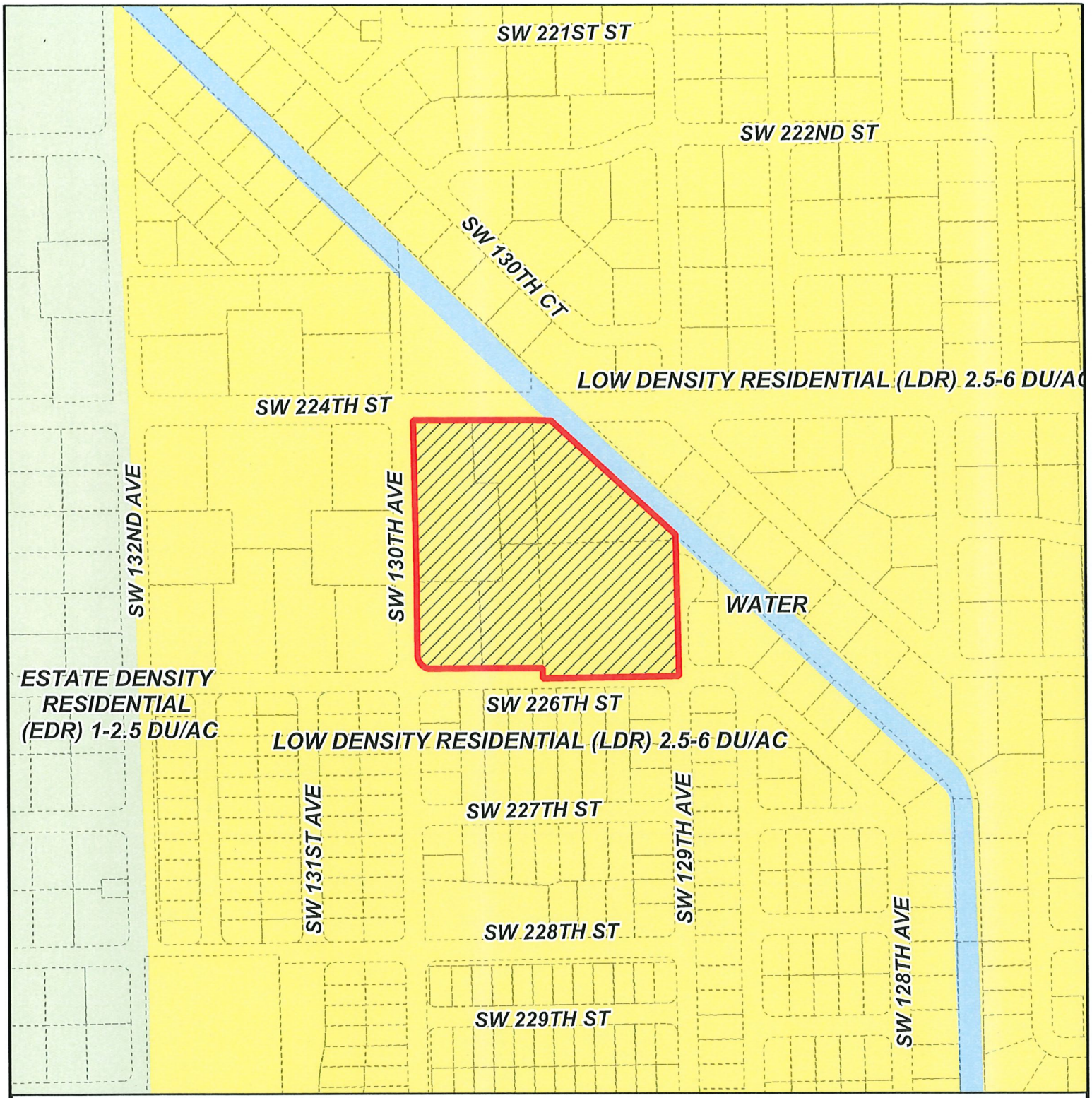
- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 6, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000243

Legend

Subject Property Case

N
W E
S

Section: 14 Township: 56 Range: 39
Applicant: Claude Roatta, Barbara Colonna & Nan Imbesi
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 6, 2024

REVISION	DATE	BY

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-243
DATE: DEC 3 2024
BY: CONGOL

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-243
DATE: DEC 3 2024
BY: GONGOL

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

NAME OF PURCHASER: Bluenest Development LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
SALIM CHRAIBI 5301 BLUE LAGOON DR STE 180 MIAMI FL 33126	100%

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 12 day of August, 24. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires April 6 2027

MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

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

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-243
DATE: DEC 3 2024
BY: CONGOL

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-243
DATE: DEC 3 2024
BY: GONGOL

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

NAME OF PURCHASER: Bluenest Development LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
SALIM CHRAIBI 5301 BLUE LAGOON DR STE 180 MIAMI FL 33126	100%

Date of contract: _____

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

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 12 day of August, 24. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires April 6 2027

MARIA PONCE
MY COMMISSION # HH 384028
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*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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PROCESS NO.: Z24-243
DATE: JUN 18 2025
BY: GONGOL

This instrument was prepared by:

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

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, Claude Roatta and Barbara Colonna, and Nan Imbesi (hereinafter collectively referred to as the "Owners"), hold fee simple title to the land in Miami-Dade County, Florida, described in **Exhibit "A"**, attached hereto, and hereinafter referred to as the "Property", which is supported by the Opinion of Title; and

WHEREAS, the Owners have filed a zoning application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2024000243 (the "Application") to rezone the property from Agricultural Use (AU) to RU-3M with RU-TH development standards, pursuant to section 2-116.1 of the Code of Miami-Dade County;

WHEREAS, the Owners have concurrently applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the October 2024 Cycle, which amendment is identified as CDMP Application No. CDMP20240017 (the "CDMP Application");

NOW, THEREFORE, in order to assure Miami-Dade County, Florida (the "County") that the representations made by the Owners during the consideration of the Application will be abided by, the Owners freely, voluntarily and without duress, make the following Declaration of Restrictions covering and running with the Property:

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MIAMI-DADE COUNTY
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BY: GONGOL

1. **Density Limitation.** The proposed development of the Property shall be limited to a maximum of one-hundred (100) residential dwelling units ("Density Limitation").

2. **For-Sale Workforce Housing.** Twenty percent (20%) of the dwelling units shall be designated as for-sale units to households whose annual income is up to one-hundred forty percent (140%)("WHU") of the Area Median Income ("AMI") of Miami-Dade County. Notwithstanding the Density Limitation provided in Paragraph No. 1, should the Owners participate in the Workforce Housing Program, pursuant to Chapter 33, Article XIIA of the Miami-Dade County Code of Ordinances, the Owners may transfer any applicable density bonus in excess of the Density Limitation to another property permitted to receive such bonus, to the extent permitted by the Code of Miami-Dade County, as may be amended.

3. **Connection to Public Water and Sanitary Sewer Service.** The Owners hereby acknowledge and agree that any development of the Property shall connect to the public water and public sanitary sewer system at the Owner's expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the Code of Miami Dade County and Water and Sewer Department ("WASD") rules and regulations and design standards. The right to connect the Property to the County's sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including, but not limited to, the Consent Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the "Consent Decree), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.

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4. **Flood Protection.** The Owners must submit a signed and sealed "Conceptual Stormwater Master Plan" to the Division of Environmental Resources Management (DERM) for review and approval prior to approval of the first tentative plat, soil improvement permit, building permit, ERP, or paving and drainage. It is specifically acknowledged that such Conceptual Master Plan may be different from the stormwater plan adopted for the Property based on data obtained during the permitting process.

5. **Fire Rescue Water Flow.** The Property will ensure the appropriate water flow and accessible connection for Miami-Dade County Fire Rescue in accordance with the CDMP Level of Service (LOS).

6. **Street Lighting.** In order to minimize the impacts of the proposed development, the Owners agree, to the extent neighboring properties are used for agriculture, that the development shall not include external streetlights along the perimeter of the Property adjacent to such agricultural property, except as may be required by the Miami-Dade County Code. The Owners also agree to provide light shields or other comparable equipment to prevent light spillage onto adjacent properties utilized for agricultural purposes.

7. **Urban Design Guidelines.** The development shall utilize sound urban design principles, including, but not limited to, the Townhouse (Rowhouse) development sections incorporated in Miami-Dade County's Urban Design Manual (the "Manual") endorsed by Resolution R-1360-98, as determined in consultation with the Development Services Division of the Department of Regulatory and Economic Resources, or successor department. These principles will serve as a guideline for the Property's development, and at a minimum, shall incorporate the following:

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BY: GONGOL

a. Buildings shall be compatible with surrounding developments or made compatible through the use of: landscaping; buffers such as walls and fences; architectural styles that complement surrounding development and building height transitions.

b. Buildings shall have abundant windows and doors included at street level and may incorporate a variety of architectural features and treatments on all facades such as, but not limited to: fixed awnings, porticos, or porches; a variety of materials such as stone, metal, stucco, concrete and brick; modulation and articulation of building surfaces.

c. Uniform street furniture and lighting standards shall be provided throughout the Property.

d. Pedestrian crosswalks shall be clearly delineated on any proposed private roads or drive aisles within the Property and designed with consideration to the special needs of the physically disabled.

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

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

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BY: CONGOL

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

MISCELLANEOUS

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 Owners 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 Owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

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

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BY: GONGOL

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 (or successor municipality) 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.

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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 (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), 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,

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-243
DATE: JUN 18 2025
BY: GONGOL

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.

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

[Signature Pages to Follow]

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-243
DATE: JUN 18 2025
BY: GONGOL

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this ____ day of _____, 2025.

WITNESSES:

CLAUDE ROATTA,
an individual

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

By: _____

Name: CLAUDE ROATTA

Address: _____
_____
_____

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by CLAUDE ROATTA for the purposes stated herein. She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-243
DATE: JUN 18 2025
BY: GONGOL

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

BARBARA COLONNA,
an individual

_____
Signature

_____
Print Name

By: _____

Name: BARBARA COLONNA
Address: _____
_____
_____
_____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by BARBARA COLONNA for the purposes stated herein. She is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-243
DATE: JUN 18 2025
BY: GONGOL

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

NAN IMBESI,
an individual

_____
Signature

_____
Print Name

By: _____

Name: NAN IMBESI

Address: _____

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by NAN IMBESI for the purposes stated herein. She/He is personally known to me or has produced _____ as identification.

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

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-243
DATE: JUN 18 2025
BY: GONGOL

EXHIBIT "A"

LEGAL DESCRIPTION

FOLIO 30-6914-000-0213
THE WEST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4, LESS THE NORTH 422 FEET, LESS THE EAST 150 FEET, LESS THE WEST 25 FEET AND LESS THE SOUTH 25 FEET THEREOF, IN SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, A/K/A LOT 34, OF AVOCADO GROVES

FOLIO #:30-6914-000-0215
THE EAST 150 FEET OF THE WEST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4, LESS THE NORTH 422 FEET, LESS THE SOUTH 25 FEET, AND THE SOUTH 91 FEET OF THE NORTH 422 FEET OF THE EAST 92 FEET OF THE WEST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST,LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

FOLIO #:30-6914-000-0217
THE NORTH 240 FEET OF THE WEST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4 LESS THE EAST 150 FEET; LESS THE WEST 25 FEET, AND LESS THE NORTH 35 FEET THEREOF; AND ALSO THE SOUTH 182 FEET OF THE NORTH 422 FEET OF THE WEST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4, LESS THE EAST 92 FEET AND LESS THE WEST 25 FEET THEREOF, IN SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, A/K/A LOTS 31 AND LOT 33, OF AVOCADO GROVES.

FOLIO #:30-6914-000-0218
THE NORTH 240 FEET OF THE EAST 150 FEET OF THE W 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4 LESS THE NORTH 35 FEET THEREOF; AND THE SOUTH 91 FEET OF THE NORTH 331 FEET OF THE EAST 92 FEET OF THE W 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SE 1/4 IN SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, ALL BEING AND LYING IN MIAMI-DADE COUNTY, FLORIDA, CONTAINING 1.02 ACRES, MORE OR LESS, INCLUDING RIGHTS OF WAY (ALSO KNOWN AS LOT 32 AVOCADO GROVES).

FOLIO #:30-6914-000-0430
THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SE 1/4 IN SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS C-102N CANAL RIGHT-OF-WAY AND LESS THE E 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SE 1/4, LYING NORTHEASTERLY OF CANAL 102N RIGHT-OF-WAY ALL BEING AND LYING IN MIAMI-DADE COUNTY, FLORIDA. (ALSO KNOWN AS LOT 32 AVOCADO GROVES).

FOLIO #:30-6914-000-0431
THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SE 1/4 IN SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA. (ALSO KNOWN AS LOT 32 AVOCADO GROVES).

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-243
DATE: JUN 18 2025
BY: GONGOL

OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of Declaration of Restrictions pursuant to Public Hearing No. Z2024000243, it is hereby certified that I have examined Old Republic National Title Insurance Company Title Insurance Commitment No. 1577283, covering the period from the beginning to the 15th day of October, 2024, at the hour of 11:00 PM, with title updates from 15th day of October, 2024, at the hour of 11:00 PM through May 2, 2025 at 11:00 PM; Old Republic National Title Insurance Company Title Insurance Commitment No. 1577304, covering the period from the beginning to the 7th day of October, 2024, at the hour of 11:00 PM, with title updates from the 7th day of October, 2024, at the hour of 11:00 PM through May 2, 2025 at 11:00 PM, inclusive, of the properties described on **Exhibit A** hereto. The title instruments referenced above are collectively referred to as the "Title Evidence." I know of no reason that this Title Evidence is inaccurate or incomplete.

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

CLAUDE ROATTA and BARBARA COLONNA, husband and wife
(Folio #s 30-6914-000-0213; 30-6914-000-0215; 30-6914-000-0217; 30-6914-000-0218 and 30-6914-000-0431).

NAN IMBESI (Folio #30-6914-000-0430).

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:**

   NONE.

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

   NONE.

3. **GENERAL EXCEPTIONS:**

   1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.

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

   3. Facts that would be disclosed upon accurate survey.

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

5. Zoning and other restrictions imposed by governmental authorities.

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

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

4. **SPECIAL EXCEPTIONS:**

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due or payable.

2. Rights or claims of parties in possession not recorded in the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by any inspection or an accurate and complete land survey of the Land and inspection of the Land.

4. Easements, or claims of easements, not recorded in the Public Records.

5. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.

6. Any adverse ownership claim by right of sovereignty to any portion of the lands, including submerged, filled and artificially exposed lands, and lands accreted to such lands.

7. Agricultural Land Use Plan Ordinance No. 83-24 adopted by Miami-Dade County, recorded May 9, 1983, in O.R. Book 11781, at Page 1422 and re-recorded on February 3, 1983, in O.R. Book 12046, at Page 481, as amended by Resolution No. R-1452-85, recorded in O.R. Book 12694, Page 2061, Public Records of Miami-Dade County, Florida.

8. Perpetual Easement recorded in O.R. Book 1443, Page 398, Public Records of Miami-Dade County, Florida.

9. Dedication and Improvement Agreement recorded in O.R. Book 10462, Page 770, Public Records of Miami-Dade County, Florida, which contains covenants, conditions and restrictions.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-243
DATE: JUN 18 2025
BY: GONGOL

10. Dedication and Improvement Agreement recorded in O.R. Book 10462, Page 794, Public Records of Miami-Dade County, Florida, which contains covenants, conditions and restrictions.

11. Easement in favor of Florida Power and Light Company recorded in O.R. Book 18131, Page 1298, Public Records of Miami-Dade County, Florida.

12. Canal Right of Way Deed recorded in November 17, 1972, recorded in O.R. Book 7992, Page 21, as modified by Canal Right of Way Deed recorded in July 10, 1972, under Clerk's File Number 72R-153858.

13. Rights of the lessees under unrecorded leases.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Declaration of Restrictions.

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

Name	**Interest**
CLAUDE ROATTA and BARBARA COLONNA, husband and wife (Folio #s 30-6914-000-0213; 30-6914-000-0215; 30-6914-000-0217; 30-6914-000-0218 and 30-6914-000-0431)	Owner
NAN IMBESI (Folio #30-6914-000-0430)	Owner

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

Company Certifying	**No. of Entries**	**Period Covered**
Old Republic National Title Insurance Company Title Commitments under File Nos. 1577283; 1577304 and title updates thereto	13	Beginning to 05/02/2025.

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-243
DATE: JUN 18 2025
BY: GONGOL

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted, this 21st day of May, 2025.

MARCO DE LA CAL, ESQUIRE
MARCO DE LA CAL, P.A.
Florida Bar No. 314587
6653 SW 105th Avenue
Miami, Florida 33173
Tel. # (305) 753-0012
Email: Marco@delacalpa.com

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me, by means of [✓] physical or [ ] online notarization, this 21st day of May, 2025, by MARCO DE LA CAL, who is personally known to me (✓), or has produced his driver's license ( ), as identification.

BELKYS JAULAR
Notary Public - State of Florida
Commission # HH 615149
My Comm. Expires Dec 3, 2028
Bonded through National Notary Assn.

Notary Public

Printed Name of Notary Public

My Commission Expires:

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-243
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BY: GONGOL

EXHIBIT A
(Legal Description)

1. FOLIO 30-6914-000-0213
THE WEST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4, LESS THE NORTH 422 FEET, LESS THE EAST 150 FEET, LESS THE WEST 25 FEET AND LESS THE SOUTH 25 FEET THEREOF, IN SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, A/K/A LOT 34, OF AVOCADO GROVES

2. FOLIO #:30-6914-000-0215
THE EAST 150 FEET OF THE WEST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4, LESS THE NORTH 422 FEET, LESS THE SOUTH 25 FEET, AND THE SOUTH 91 FEET OF THE NORTH 422 FEET OF THE EAST 92 FEET OF THE WEST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST,LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

3. FOLIO #:30-6914-000-0217
THE NORTH 240 FEET OF THE WEST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4 LESS THE EAST 150 FEET; LESS THE WEST 25 FEET, AND LESS THE NORTH 35 FEET THEREOF; AND ALSO THE SOUTH 182 FEET OF THE NORTH 422 FEET OF THE WEST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4, LESS THE EAST 92 FEET AND LESS THE WEST 25 FEET THEREOF, IN SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, A/K/A LOTS 31 AND LOT 33, OF AVOCADO GROVES.

4. FOLIO #:30-6914-000-0218
THE NORTH 240 FEET OF THE EAST 150 FEET OF THE W 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4 LESS THE NORTH 35 FEET THEREOF; AND THE SOUTH 91 FEET OF THE NORTH 331 FEET OF THE EAST 92 FEET OF THE W 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SE 1/4 IN SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, ALL BEING AND LYING IN MIAMI-DADE COUNTY, FLORIDA, CONTAINING 1.02 ACRES, MORE OR LESS, INCLUDING RIGHTS OF WAY (ALSO KNOWN AS LOT 32 AVOCADO GROVES).

5. FOLIO #:30-6914-000-0430
THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SE 1/4 IN SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS C-102N CANAL RIGHT-OF-WAY AND LESS THE E 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SE 1/4, LYING NORTHEASTERLY OF CANAL 102N RIGHT-OF-WAY ALL BEING AND LYING IN MIAMI-DADE COUNTY, FLORIDA. (ALSO KNOWN AS LOT 32 AVOCADO GROVES).

6. FOLIO #:30-6914-000-0431
THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SE 1/4 IN SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA. (ALSO KNOWN AS LOT 32 AVOCADO GROVES).

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

PH: Z25-022 **July 17, 2025**
Item No. 8C10

Recommendation Summary	
Commission District	2
Applicant	H Greg Miami, Inc.
Summary of Requests	The applicant is seeking an amendment of the North Central Urban Area District (NCUAD) regulating plan to re-designate the subject property from Mixed-Use Main Street (MM) and Mixed-Use Corridor (MC) to Mixed Use Corridor Special (MCS).
Location	8400 NW 7 Avenue, Miami-Dade County, Florida.
Property Size	±1.26 Acres
Existing Zoning	North Central Urban Area District
Existing Land Use	Parking lot and office use
2030-2040 CDMP Land Use Designation	Community Urban Center
Comprehensive Plan Consistency	With the proffered covenant, the request is consistent with the interpretative text, goals, objectives, and policies of the Comprehensive Development Master Plan (CDMP).
Applicable Zoning Code Section(s)	Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan, Section 33-311 District Boundary Change, *(See attached Zoning recommendation Addendum)*
Recommendation	**Approval subject to the acceptance of the proffered covenant, which permits automobile uses for a period of eight (8) years from the date of recordation and provides for additional obligations and restrictions.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(7) which states "Applications to amend any Urban Center or Urban Area District regulating plans, as provided in Section 33-284.89.3 of this chapter, or for any zoning action for any property located within the Downtown Kendall Urban Center District or Palmer Lake Metropolitan Urban Center District or to modify or delete declarations of restrictive covenants or conditions of zoning actions addressing property wholly located within the Downtown Kendall Urban Center District, as defined in Section 33-284.55 of this Code."

REQUEST:

AMENDMENT of the North Central Urban Area District (NCUAD) Land Use Regulating Plan to re-designate the subject property from Mixed-Use Main Street (MM) and Mixed-Use Corridor (MC) to Mixed Use Corridor Special (MCS).

PROJECT DESCRIPTION AND PROJECT HISTORY:

On September 15, 1953, pursuant to Resolution No. 6343, the Board of County Commissioners (BCC) denied a zoning change from BU-2A to BU-1A and approved with conditions a special permit, for automobile dealerships, including sale and service of new and used cars. Subsequently, on October 27, 1953, pursuant to Resolution No. 6434, the BCC approved

modifications to previously approved conditions that included, but were not limited to, (1) authorizing minor auto repairs outside of buildings as long as they do not constitute a nuisance to neighbors, (2) requiring that all body and fender occur within an enclosed building or structure with overhead doors. Overhead doors must remain closed, except that they may be opened on the side away from the residential area, (3) requiring that all paint work be confined within an approved type of structure for such work and (4) that the use conducted according to the approved plan and in such manner as not to become a nuisance to the adjacent neighborhood. In 1970, pursuant to Resolution No. 4-ZAB-114-70, the Metropolitan Dade County Zoning Appeals Board, approved with conditions a Use Variance to permit an automobile rental agency including incidental minor services and a variance of the zoning regulations requiring cars for hire to be within buildings, to waive same and permit outside storage of rental cars.

Pursuant to Resolution No. Z-14-12, the subject parcel was a part of a larger tract of land that was rezoned to the **North Central Urban Area District (NCUAD).** All of the parcels within the boundaries of the approved **NCUAD** are regulated by plans and standards described in Ordinance #11-065, which are consistent with the Urban Center interpretative text. The subject property consists of a ±1.26 -acre parcel located at 8400 NW 7 Avenue designated MM, Mixed-Use Main Street and MC, Mixed-Use Corridor on the NCUAD Regulating Plan, which, does not permit automotive uses.

On November 21, 2024, pursuant to Resolution No. Z-54-24, the Board of County Commissioners denied without prejudice a request to re-designate the subject property from MM and MC to MCS (Mixed Use Corridor Special District) to allow automotive uses, including new and used automobile and truck sales (such as box trucks, panel vans, and day sleeper cab trucks) and supporting activities. Pursuant to Section 33-304(a)(4)(c) of the County Code, a one (1) year waiting period must run prior to the filing of a subsequent application on the same property applies following the denial without prejudice of a zoning application. However, Section 33-304(a)(4)(h) exempts subsequent applications proposing a lesser total density or less intense use, as determined by the Director at the time of filing, from this timing requirement. As the current application proposes to limit automotive use to no more than eight (8) years, the Director has determined it to be less intense, and thus, the application is not subject to the one (1) year waiting period.

As part of this application, the applicant seeks to re-designate the subject property from MM, Mixed-Use Main Street and MC, Mixed-Use Corridor to MCS, Mixed Use Corridor Special District, in order to allow automotive uses in the form of new and used automobile sales and supporting activities and new and used truck sales (including box trucks, panel vans, and day sleeper cab trucks) and supporting activities. Staff notes that there were no plans submitted for the subject application, however the applicant has proffered a covenant that would limit the duration of the automotive uses on the property to a certain number of years and require the property to transition to non-automotive uses that are more in line with the desired development of the area and consistent with the CDMP.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	NCUAD, MM and MC; parking lot and office building	Community Urban Center
North	NCUAD, MCS; warehouse facility	Community Urban Center

South	NCUAD, MCS and MC; office and multi-family	Community Urban Center
East	NCUAD, MCS & MM; commercial and automotive uses	Community Urban Center
West	RU-1; Single-family residences	Low Density Residential (1 - 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The ±1.26-acre subject property is bordered to the north by an existing warehouse storage facility and to the east by commercial and automotive uses. To the south, the property is adjacent to office uses and an existing multifamily development. Properties to the west are zoned RU-1 and are currently developed with single-family residences.

SUMMARY OF THE IMPACTS:

Approval of this application, with acceptance of the proffered covenant, will enable the applicant to offer additional automobile services to the community for a limited period of time and then transition the property to non-automotive uses that are permitted in the MCS zoning district. Approval of this application could generate increased traffic and noise in the area. However, based on the information provided in staff memoranda, these additional trips are not expected to adversely affect traffic concurrency or cause a deterioration in the Levels of Service (LOS) maintained by other County agencies.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±1.26-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the subject property as “Business and Office”. The property is also located within an area designated as a Community Urban Center on the Land Use Plan map of the County’s Comprehensive Development Master Plan (CDMP) and is within the area planned NCUAD (North Central Urban Center District) that implements the urban center policies and interpretative text of the CDMP for the referenced adopted urban center. The Land Use Element states; [d]iversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate-to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically.” Furthermore, the CDMP text states; “where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern.”

In addition, **Objective LU-7** of the CDMP addresses new development and redevelopment in existing and planned transit corridors and urban centers. Said Objective states’ “*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 promotes the use of rapid transit services.”* **Policy LU-7A** states: *”[t]hrough its various planning, regulatory and*

development activities, Miami-Dade County shall encourage development of a wide variety of residential land and non-residential land uses and activities in nodes around transit stations to produce mobility, 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." **Policy LU-7E** further states; *"[l]and uses that are not conducive to public transit ridership such as car dealerships, car oriented food franchises and uses that require transporting large objects should not be permitted to locate or expand within ¼ mile of rail transit stations."* Further, staff notes that the subject property abuts NW 7th Avenue, which is designated as a **proposed premium transit corridor for future bus rapid transit on Figure 3 Premium Transit Corridors, part of the CDMP Future Mass Transit Map Series**. Thus, the CDMP calls for transit-supportive uses along premium transit corridors and discourages auto-oriented uses.

As previously stated, the current land use designations in the NCUAD for the subject property are MM, Mixed-Use Main Street and MC, Mixed-Use Corridor, a mixed-use land use category usually assigned to areas in close proximity of proposed rapid transit stations or premium bus service stops. In the case of NCUAD, the MM and MC categories allow for commercial, office uses, and multi-family residential development. It is staff's opinion that although rezoning to the MCS category could allow the property to provide additional **automotive related uses**, which in and of itself could be **inconsistent** with the CDMP Land Use Element policies and interpretative text mentioned above, the applicant has a proffered a covenant limiting the duration of the automotive uses on the property to 8 years and requiring the property to transition to other (non-automotive) uses that are more in line with the desired development of the area and **consistent** with the CDMP. It is important to note that the MCS category allows for a number of uses other than automotive related uses and staff opines that a gradual transition away from automotive uses and towards such other uses as are permitted within the zoning district is in keeping with the North Central Charrette Report adopted by the BCC in 2004, as discussed in more detail below.

For the analysis of this application and the proffered covenant, it is important to consider the unique history of this property, including that in 1970, Resolution No. 4-ZAB-114-70 granted a use variance to allow on the property an automobile rental agency with incidental minor servicing, as well as outdoor storage of rental vehicles, and a Certificate of Use was issued for such automobile uses without an expiration date. This made the automobile rental agency with minor servicing a permitted use by right on the property, meaning such use is still currently allowed. Staff is of the opinion that the proffered covenant will limit the time period that any automotive related uses may remain on the property, and will require the property to transition to more suitable uses consistent with the CDMP within a certain number of years. As such, pursuant to the proffered covenant, the applicant is agreeing to phase out even the previously approved car rental uses, which will further the goals and policies of the CDMP and the Charette Report. Thus, by establishing specific limitations on the duration and scope of automotive uses, including a defined sunset period and a requirement to transition the site toward non-automotive development that would be allowed by the zoning district, the proffered covenant ensures that the site will gradually evolve into a pedestrian-oriented, transit-supportive, mixed-use development pattern **consistent** with the vision outlined in the CDMP. By restricting automotive uses and mandating adherence to Urban Center District standards within defined timeframes, and considering the proffered covenant's phase out of all automotive uses on the property, the proposed rezoning, with acceptance of the proffered covenant, would be **consistent** with the CDMP's goals of encouraging transit-oriented development, enhancing pedestrian connectivity, and supporting a diverse mix of uses that contribute to the long-term vitality and sustainability of the urban center.

ZONING ANALYSIS:

The purpose of the requested re-designation of the subject property from MM and MC to MCS is to allow the applicant to establish automotive uses in the form of new and used automobile sales and supporting activities and new and used truck sales (including box trucks, panel vans, and day sleeper cab trucks) and supporting activities on the subject parcels. The MCS category, among others, allows automobile and truck services facilities including open lot car and truck sales, open lot car rental, automobile parts, auto body shop, self-service gas stations, engines, garage or mechanical service, tire vulcanizing, truck storage, automobile washing and self-service mini-warehouse storage facility.

Staff research of the Department of Regulatory and Economic Resources (RER) records indicates that the subject property has a history of zoning and land use actions dating back to 1953. In 1953, pursuant to Resolution No. 6343, a request to rezone the property from BU-2 to BU-3 was denied, while a special permit to allow an automobile dealership was approved with conditions. That same year, through Resolution No. 6434, the original terms and conditions were modified and approved with additional conditions. In 1955, Resolution No. 8267 granted a variance to permit retail furniture store parking. Later, in 1970, Resolution No. 4-ZAB-114-70 approved a use variance to allow an automobile rental agency with incidental minor servicing, as well as a variance for the outdoor storage of rental vehicles. A Certificate of Use was issued at that time, with no expiration date noted. However, staff was unable to locate any active Certificate of Use for the subject property, either currently or prior to the property's rezoning to NCUAD in 2012 for automotive-related uses. In 2023, an application for a new Certificate of Use was submitted to use the property for boat and personal watercraft parking, which the Department subsequently denied. According to the applicant's letter of intent, the site was purchased by H Greg Miami, Inc., a dealership operating nearby, with the intent to expand its automotive use to the subject property. Staff notes that the current MM and MC sub-district designations do not permit car dealerships or certain commercial uses allowed under the requested MCS category. Given that automotive uses already exist on adjacent properties to the south and east, which are designated MCS within the NCUAD, staff finds that approval of this application, without more, would further expand such uses in the area. However, as discussed herein, the applicant has proffered a covenant that mitigates this concern by limiting the automotive related uses to a certain period of time and requiring the property to transition to other uses that are more in line with the desired development of the area.

Guidelines for the NCUAD derived from the North Central Charrette Report adopted by the BCC in 2004 summarized the recommendation of the charrette conducted in 2003, which contained the residents' vision for the area. During the hearings conducted in connection with the adoption of the NCUAD regulations and rezoning, the community strongly requested the discouragement of auto-related uses and the encouragement of other commercial uses that will contribute to their livelihood and desired aesthetics. According to said Charrette Report, *due to the lack of order, regulations, and control of the physical appearance of the environment in which these used cars are sold, dealerships along this avenue are in general vacant parcels surrounded by barbed wires, with used cars, car parts and general debris scattered all over the lots. This projects an image of disrepair and insecurity that severely impacts the overall perception of the communities that lie east and west of this corridor.* Among the recommendations for the NW 7th Avenue corridor – also a Mixed-Use Corridor – area residents envisioned: organizing car displays so as to not allow cars to be raised on pedestals; eliminating barbed wires and chain-link fences; locating sales offices along sidewalks; ensuring no auto parts are visible from street

view; and replacing large signs with smaller ones. The general intent was to ensure that such businesses, if allowed, would be conducted within an enclosed building so as to minimize neighborhood disruptions and improve aesthetics along the NW 7 Avenue corridor. Accordingly, the MCS category allows open lot automotive uses in the location where they had been previously established; however, based on the North Central Charrette Report, said category was not intended to proliferate the corridor.

Regarding the impact on transportation facilities, the subject property is located within a designated Community Urban Center and premium transit corridor (NW 7 Avenue). The Department of Regulatory Economic Resources (RER) Platting and Traffic Review Section memorandum indicates no objections and that the application does not generate any additional trips. Furthermore, the NCUAD's intention is for the site to maintain its mixed-use character, contributing to the growth and character of the diversified transit-oriented corridor, providing a proximity of housing and retail uses allowing residents and consumers to walk or bike. As previously stated, the CDMP establishes urban centers primarily as transit-oriented, pedestrian-oriented hubs of urban development intensification around and along existing and proposed premium transit facilities. In doing so, the CDMP acknowledges the deterioration of roadway levels of service and the improvement of transit levels of service within these areas.

As far as non-transportation County services, memoranda from the Division of Environmental Resources Management (DERM) of the RER, the Miami-Dade Water and Sewer Department, and Miami-Dade Fire Rescue Department indicate that the request does not impact Level of Service standards or generate or result in excessive noise, cause undue or excessive burden on public facilities, including water, sewer, or other such facilities which have been constructed or which are planned and budgeted for construction.

During the Board of County Commissioners meeting on November 21, 2024, the Board recommended denial without prejudice of its request for a district boundary change to MCS to allow the applicant to return with a proposal that better aligns with the community's vision. Following the meeting, staff held multiple discussions with the applicant, who subsequently submitted a new application that included a Declaration of Restrictions permitting automotive uses under the MCS designation for a period not to exceed fifteen (15) years from the date of recordation. The applicant explained that the fifteen (15) year term is appropriate due to the current lack of market demand for redevelopment with uses permitted under the MM (Mixed Use Main Street) and MC (Mixed Use Corridor) Center Subdistricts, which include, among others, mixed use developments, civic uses, schools, and hospitals. However, staff has identified nearby projects in the City of Miami that suggest otherwise, including an approved 135 unit, 13 story multifamily building located approximately 1,482 feet from the subject property, as well as a proposed redevelopment of 4,032 multifamily units at 8400 NW 25 Avenue, which is currently under Administrative Site Plan Review by the Miami Dade County Development Services Division. These projects indicate a growing market for mixed-use redevelopment in the area, leading staff to conclude that a fifteen-year term was excessive.

As a result, the applicant agreed to a revised covenant limiting automotive uses to a maximum of **eight (8) years**. The covenant further requires the applicant to submit a development proposal consistent with MCS, Center standards, excluding any automotive uses within **four (4) years** of the hearing date and obtain site plan approval within **five (5) years** of the hearing date. Staff opines that this timeframe provides a balanced approach, allowing for an orderly transition while encouraging timely redevelopment consistent with the CDMP. Failure by the applicant to comply with these timeframes shall result in the termination of the automobile related uses listed above, which must cease no later than eight (8) years from the date the covenant is recorded.

Given the site's unique history, including a 1970 variance allowing automobile rental with incidental minor servicing as a permitted use with no expiration date, staff recommends **approval of the application subject to acceptance of the proffered covenant which permits automotive uses on the subject property for a period not to exceed eight (8) years from the date of recordation and provides for additional obligations and restrictions.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Approval subject to the acceptance of the proffered covenant, which permits automobile uses for a period of eight (8) years from the date of recordation and provides for additional obligations and restrictions.

CONDITIONS: None

ES:JB:SS:EA

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

H Greg Miami, Inc.
PH: Z25-022

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	*No objection*
Platting and Traffic Review Section (RER)	*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

Land Use Element Urban Centers (pg. I-47)	*Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility. The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them. The core of the centers should contain business, employment, civic, and/or high-or moderate□density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and areawide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour. Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.* ***Policies for Development of Urban Centers*** *Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development 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.*

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	Uses and Activities. *Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.* ***Radius.*** *The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.* ***Streets and Public Spaces****. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian accessways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.* ***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,*

<table>
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and near transit stations. Parking areas should occur predominantly 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 Dwellings per Gross Acre</td></tr>
<tr><td>Regional Activity Centers</td><td>greater than 4.0 in the core not less than 2.0 in the edge</td><td>500</td></tr>
<tr><td>Metropolitan Activity Centers</td><td>greater than 3.0 in the core not less than 0.75 in the edge</td><td>250</td></tr>
<tr><td>Community Urban Centers</td><td>greater than 1.5 in the core not less than 0.5 in the edge</td><td>125</td></tr>
</table>
In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F.
</td></tr>
<tr><td>Policy LU-1A (Page I-2)</td><td>High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.</td></tr>
<tr><td>Objective LU-7 (Page I-13)</td><td>Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that’s promote the use of transit services.</td></tr>
<tr><td>Policy LU-7A (Page I-13)</td><td>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</td></tr>
</table>

	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-7E (Page I-14)	*Land uses that are not conducive to public transit ridership such as car dealerships, car oriented food franchises and uses that require transporting large objects should not be permitted to locate or expand within ¼ mile of a rail transit station.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-284.89.3 Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan	*Notwithstanding any other provision of this Code to the contrary, for properties that have a zoning classification of urban center or urban area district, an application (i) to amend a land use regulating plan to change the land use category to which a specific property is designated or (ii) to amend any other element of a regulating plan as applicable to the particular property (iii) or to expand the boundaries of an urban center or urban area district shall be processed as an application for a district boundary change in accordance with the procedures set forth in Article XXXVI of this chapter.*
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*

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H Greg Miami, Inc.
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	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

H GREG MIAMI, INC/HAIRABEDIAN, KRIKOR	8400 NW 7 AVE MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
PENDING	Z2025000022
DATE	**HEARING NUMBER**

FOLIO No: 30-3111-048-0020

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
June 25, 2025

NEIGHBORHOOD REGULATIONS:
Case No. 202404000473 was opened on 02/01/2024. Warning Notice W420794 was issued on 02/01/2024 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: UNLAWFULLY CONDUCTING AUTO/TRUCK SALES WITHOUT FIRST OBTAINING A CERTIFICATE OF USE.*" Since compliance was not met, Civil Violation Notice T118484 was issued on 03/04/2024 for "*FAILURE TO OBTAIN A CERTIFICATE OF USE, TO WIT: UNLAWFULLY CONDUCTING AUTO/TRUCK SALES WITHOUT FIRST OBTAINING A CERTIFICATE OF USE.*" Citation was paid on 03/11/2024 and compliance met on 06/28/2024. Case is closed.

Case No. 202404003700 was opened on 07/26/2024. Warning Notice W435700 was issued on 07/26/2024 for "*VIOLATION OF CODE SECTION 33 ILLEGAL USE INCONSISTENT WITH 33-284.83 OF MIAMI-DADE COUNTY ORDINANCES TO WIT; OFFICER OBSERVED MULTIPLE SEMI TRACTORS AND TRAILERS PARKED/STORED ON PROPERTY WITHOUT FIRST OBTAINING THE REQUIRED PERMITS IN A NCUAD-NORTH CENTRAL URBAN AREA DISTRICT. REMOVE ALL VEHICLE OR OBTAIN REQUIRED PERMITS.*" A compliance inspection conducted on 08/26/2024 revealed that the violation was corrected. Case is closed.

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

VIOLATOR:
H GREG MIAMI, INC/HAIRABEDIAN, KRIKOR

Memorandum

MIAMI-DADE COUNTY

Date: July 7, 2025

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

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

Subject: Z2025000022-2nd Review
H Greg Miami Inc.
8400 NW 7th Avenue
DBC from Mixed Use Main Street (MM) and Mixed-Use Corridor (MC) to Mixed Use Corridor Special (MCS) to support the sale of new and used trucks, as part of an auto dealership located on another property (8101 NW 7th Avenue).
(NCUAD and MM) (1.25 acres)
11-53-41

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 supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

The request for a proposed district boundary change from Mixed Use Main Street (MM) and Mixed-Use Corridor (MC) to Mixed Use Corridor Special (MCS) would allow the future development of an auto dealership for new and used automobile sales and supporting activities, and new and used truck sales and supporting activities.

DERM notes that this request did not include proposed/future site plans. According to DERM records, the property is currently connected to public water and is served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. Pursuant to the Code and based on the request, the future development would be within feasible distance to connect to the public water and public sanitary sewer system. Therefore, the proposed future development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof. Said covenant is recorded under Miami-Dade County Official Records: Book 34371, Page 3859.

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

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

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

Conditions of Approval: None

Water Control Review

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.

Conditions of Approval: None

Tree Preservation Review

While an aerial review of the subject property indicates the presence of tree resources, it does not appear that the subject request will result in the removal of these tree resources. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

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

Conditions of Approval: None

Air Quality Preservation

As per the request of this application, the applicant intends to use the facility for new and used auto/truck sales and supporting activities. In addition, the facility has a resolution authorizing painting activities. Please be advised that spray painting activities must be conducted in an approved paint spray booth. Prior to installation of said paint spray booth, the applicant shall submit for DERM review and approval at the time of building permits, site plans and a complete air construction permit application signed and sealed by a P.E. Registered in the State of Florida. Said site plans shall include technical specifications of the paint spray booth, actual and potential emissions calculations, as well as all necessary supporting documentation.

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 7, 2025

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

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

Subject: Zoning Application Comments - H Greg Miami, Inc. - 8400 NW 7 Ave
Application No. Z2025000022 - (Previous Zoning App. No. Z24-041)

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

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

Application Name: H Greg Miami, Inc. - 8400 NW 7 Ave

Location: The proposed project is located at 8400 NW 7th Avenue, with Folio No. 30-3111-048-0020, within the North Central Urban Area District (NCUAD), in unincorporated Miami-Dade County.

Proposed Development: As per Letter of intent dated January 31,2025, the Property is presently zoned North Central Urban Area District (NCUAD) and Mixed-Use Corridor (MC) and Mixed-Use Main Street (MM) within the Center sub-district). The applicant is requesting a District Boundary change to Mixed-Use-Corridor Special (MCS), in order to expand the sales and service operation for automobiles and trucks. Per Property Appraiser's, the subject site has an existing building of 6,931 square feet. A site plan was not submitted with this application. As per property appraiser information, the subject site has an existing building of 6,931 square feet. *No additional construction is anticipated at this time.*

Water: The existing development is located within the WASD's water service area. Per WASD's account records, the subject property has a water only account, and the site is connected to an existing 8-inch water main (E 9565-1) abutting the property along NW 84th Street. Per WASD's Rules and Regulations, the property may stay connected to the abutting 8-inch water main along NW 84th Street provided that the following conditions are met:

1) A new fire service is not required.

If the rule noted above is not met, a 12-inch water main extension will be required, per WASD's Rules and Regulations. There is an existing 20-inch water main located along NW 7th Avenue to where the developer may connect and extend a 12-inch water main heading westerly along NW 84th Terrace to the northwest corner of the property, interconnecting to an existing 8-inch water main at that location. Or alternatively, the developer may connect to the existing 20-inch water main located along NW 7th Avenue and extend a 12-inch water main heading westerly along NW 84th Street to the southwest corner of the property, interconnecting to an existing 8-inch water main at that location. *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.

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. Per WASD's account records the subject property has a water only account; therefore, it is assumed to be on septic. There is a sanitary sewer system abutting the subject site along NW 7th Avenue. If the Division of Environmental Resources Management (DERM) requires connection to the sanitary sewer system, then the wastewater flows from the subject site 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.

If DERM requires connection to the public sewer system, there is an existing 8-inch gravity sewer system (ES 8201-4), abutting the property along NW 7th Avenue (with a sewer lateral to the property), to where the developer may connect to provide sewer service for the subject property. *Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant request connection to the sewer infrastructure.*

If DERM requires connection to the sewer system, then the sewage flow from the subject existing building will be transmitted to Pump Station (P.S.) No. 12 and P.S. No. 1. 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. 12
Existing NAPOT: 2.54 hrs.
Proposed Development: 347 gpd
Proposed Projected NAPOT: 2.55 hrs.

P.S. No. 1
Existing NAPOT: 5.80 hrs.
Proposed Development: 347 gpd
Proposed Projected NAPOT: 5.80 hrs.

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

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the

terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

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

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

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

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: March 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: Z2025000022
Name: H Gregg Miami, Inc.
Location: 8400 NW 7 Avenue
Section 11 Township 53 South Range 41 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract , 2, Block 7, Plat Book 58, Page 97.

This application meets the traffic concurrency criteria because it lies within the urban infill area and an Urban Center where traffic concurrency does not apply. It does not generate any additional vehicle trips.

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

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: February 19, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

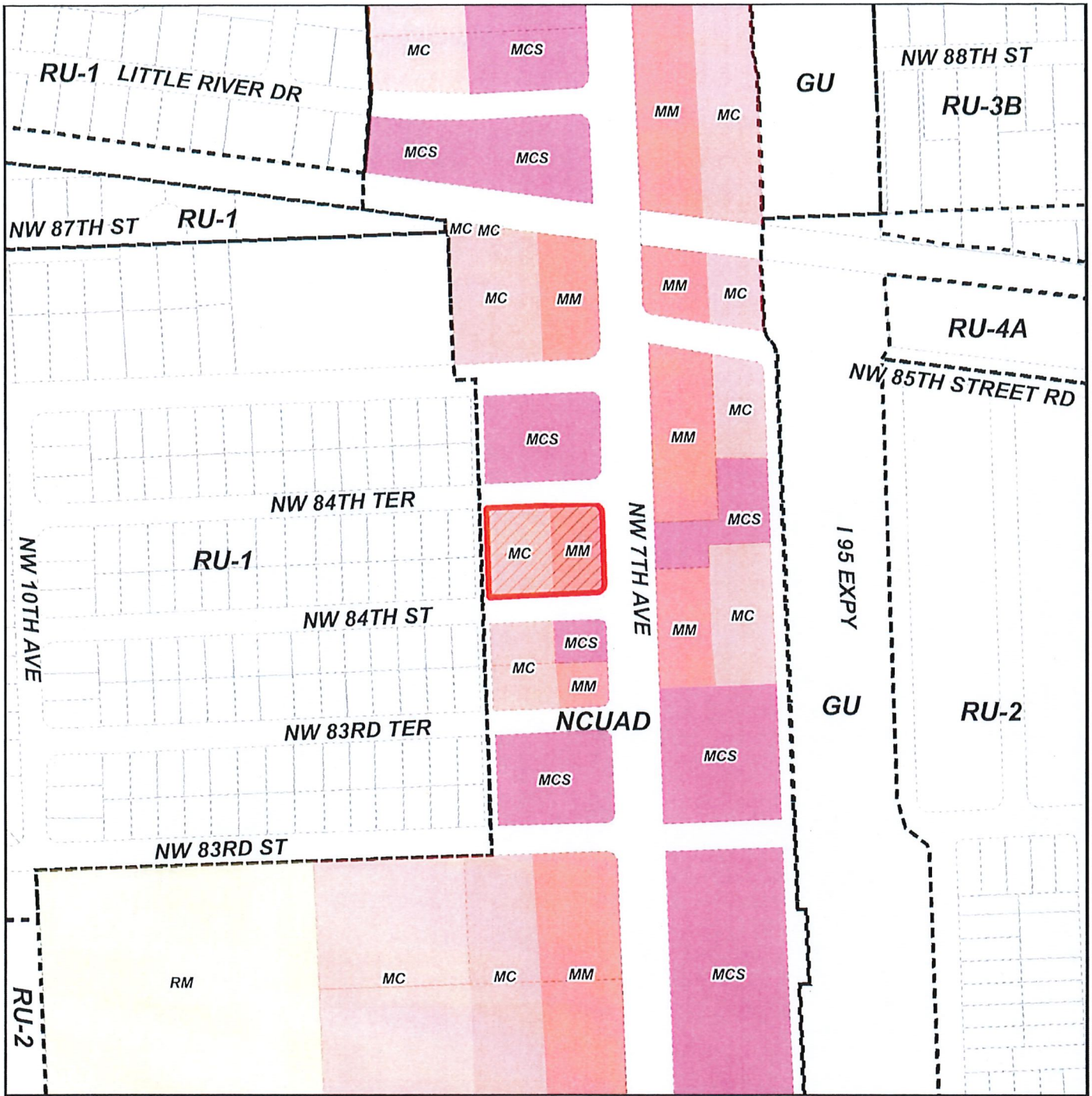
Subject: Z2025000022

The Miami-Dade Fire Rescue Department has **no objection** to request for zoning designation change from MM and MC to MCS uploaded to "EnerGov" on 2/12/2025. 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

Z2025000022

Section: 11 Township: 53 Range: 41
Applicant: H Greg Miami, Inc.
Zoning Board: Board of County Commissioners
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

N
W E
S

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, February 18, 2025

REVISION	DATE	BY
		22

MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2025000022

Legend

Subject Property

N
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Section: 11 Township: 53 Range: 41
Applicant: H Greg Miami, Inc.
Zoning Board: Board of County Commissioners
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, February 18, 2025

REVISION	DATE	BY
		23

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2025000022

RADIUS: 2640

Section: 11 Township: 53 Range: 41
Applicant: H Greg Miami, Inc.
Zoning Board: Board of County Commissioners
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

- Subject Property
- Buffer
- Property Boundaries

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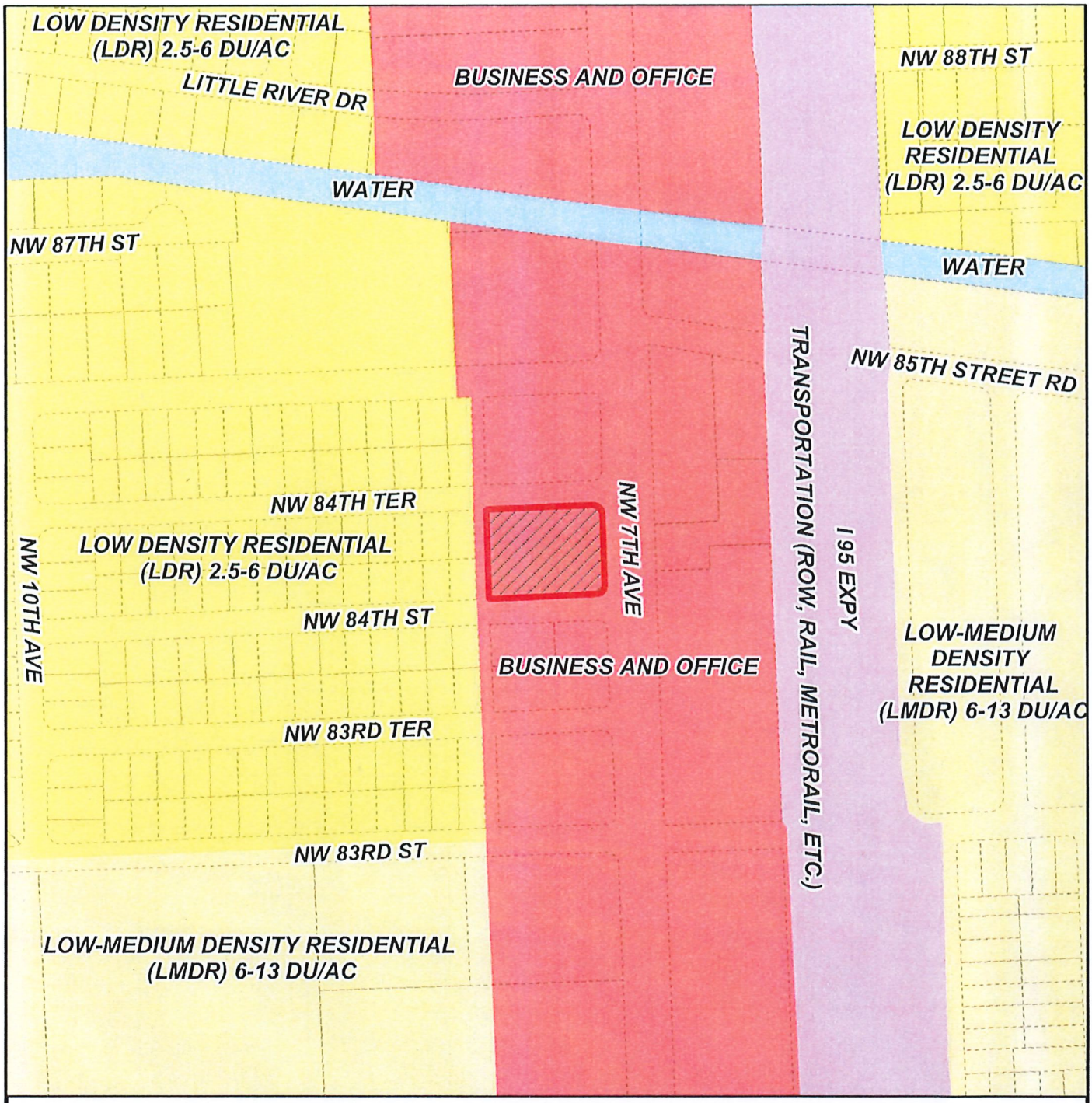
MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, February 18, 2025

REVISION	DATE	BY
		24



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2025000022

N
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Legend

Subject Property Case

Section: 11 Township: 53 Range: 41
Applicant: H Greg Miami, Inc.
Zoning Board: Board of County Commissioners
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, February 18, 2025

REVISION	DATE	BY

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-022 DATE: FEB 12 2025 BY: CABR

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: H GREG MIAMI, INC.

NAME AND ADDRESS	Percentage of Stock
Krikor Hairabedian 8101 NW 7th Ave, Miami, FL 33150	100%

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-022 DATE: FEB 12 2025 BY: CABR

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 20th day of May, 2024. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

ALEXANDRA CIMO
Notary Public
State of Florida
Comm# HH238893
Expires 3/10/2026

My commission expires _____

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