



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: September 3, 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



Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

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.

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

September 3, 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 <i>(see attached Zoning Recommendation Addendum)</i>
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 <i>(see attached Zoning Recommendation Addendum)</i>
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. Subsequently, this item was deferred again at the July 17, 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.

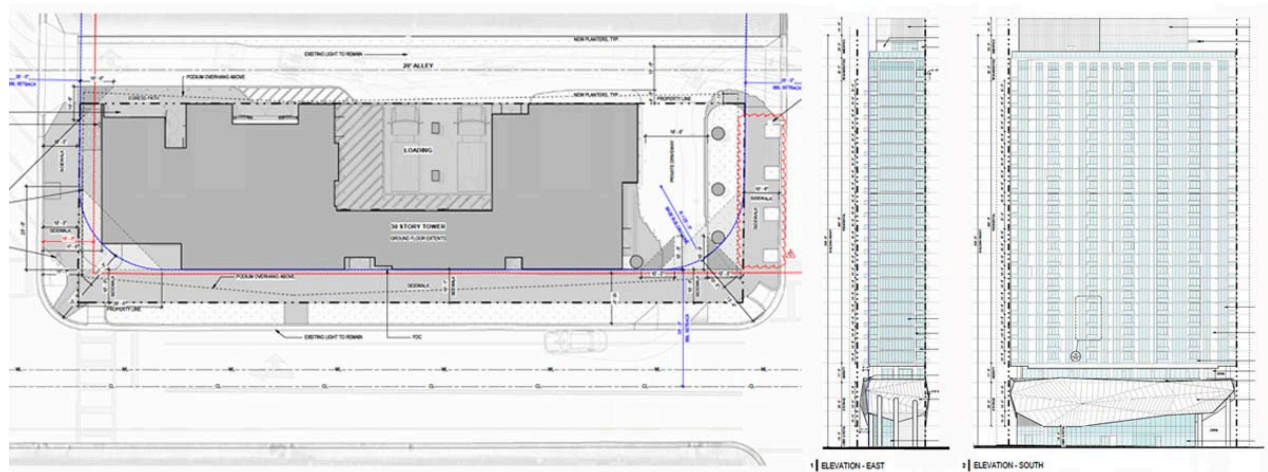


Figure 2

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, $\pm 1,313$ sq. ft. of commercial and retail areas, $\pm 5,245$ sq. ft. of open space, as well as $\pm 17,809$ 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.

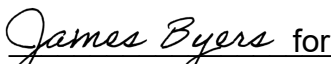
RECOMMENDATION: Based on the aforementioned analysis, staff recommends approval of this application with conditions.

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

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

<p>Urban Centers (Page I-46)</p>	<p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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</i></p>
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ZONING RECOMMENDATION ADDENDUM

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

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

	<p>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.</p> <p>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.</p> <p>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.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 30%;">Average Floor Area Ratios (FAR)</th> <th style="width: 30%;">Max. Densities /Gross Acre</th> </tr> </thead> <tbody> <tr> <td>Regional Activity Centers</td> <td>greater than 4.0 in the core not less than 2.0 in the edge</td> <td style="text-align: center;">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 style="text-align: center;">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 style="text-align: center;">125</td> </tr> </tbody> </table> <p>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.</p> <p>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.</p>		Average Floor Area Ratios (FAR)	Max. Densities /Gross Acre	Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500	Metropolitan Urban Centers	greater than 3.0 in the core not less than 0.75 in the edge	250	Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125
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Policy LU-4A (Page. I-11)	When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.												
Objective LU-7 (Page. I-13)	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.												

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<p>Policy LU-7A (Page. I-13)</p>	<p><i>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.</i></p>
<p>Policy LU-7B (Page. I-14)</p>	<p><i>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.</i></p>
<p>Policy LU-7D (Page. I-13)</p>	<p><i>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.</i></p>
<p>Policy LU-7F (Page. I-14)</p>	<p><i>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.</i></p>
<p>Policy LU-8A (Page. I-15)</p>	<p><i>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.</i></p>

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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33C-2 Rapid Transit Zone</p>	<p>(A) <i>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.</i></p> <p>(B) <i>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.</i></p> <p>(C) Jurisdiction of County- <i>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.</i></p> <p>(D) <i>Permitted land uses- The following land uses are permitted within the Rapid Transit Zone and no others:</i></p> <ol style="list-style-type: none">(1) <i>Fixed guideways for the Rapid Transit System.</i>(2) <i>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.</i>(3) <i>Parking lots and parking structures.</i>(4) <i>Bus stops and shelters.</i>(5) <i>Streets and sidewalks.</i>(6) <i>Maintenance facilities for the Rapid Transit System, including yard and shops, and associated tracks and facilities.</i>
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ZONING RECOMMENDATION ADDENDUM

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	<p>(7) <i>Landscaping.</i></p> <p>(8) <i>Bikeways, parks, community gardening, playgrounds, power substations and other uses necessary for the construction, operation and maintenance of the Rapid Transit System.</i></p> <p>(9) (a) <i>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.</i></p> <p>(b) Subzones; <i>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.</i></p> <p>(c) <i>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.</i></p> <p>E) <i>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:</i></p> <p>(1) <i>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.</i></p> <p>(2) <i>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:</i></p> <p>(a) <i>The estimated construction costs does not exceed ten thousand dollars (\$10,000.00) in any consecutive two-year period; or</i></p> <p>(b) <i>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.</i></p>
<p>Section 33C-5 Rapid Transit Zone ("RTZ") District</p>	<p>(B) <i>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.</i></p>

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<p>Section 33C-15.- Metromover Subzone.</p>	<p>(A) <i>Purpose and Intent.</i> 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.</p> <p>(B) <i>Boundaries.</i> 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.</p> <p>(C) <i>Permitted Uses.</i> Permitted uses shall be in accordance with Section 33C-11(C) relating to the Government Center Subzone, which are incorporated by reference herein.</p> <p>(D) <i>Procedures for approval and development standards.</i></p> <p>(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:</p> <p>(a) Parking shall be governed by Section 33C-8.</p> <p>(b) Plan review standards regarding public open space may be satisfied with private open space that is open to the public.</p> <p>(c) Development along the Biscayne Bay and Miami River shorelines shall be subject to the following:</p> <p>(i) <i>Purpose and intent.</i> 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.</p> <p>(ii) <i>Shoreline setback.</i> 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.</p> <p>(iii) <i>Visual corridors.</i> 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.</p> <p>(iv) <i>Public shoreline walkway.</i> 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.</p>
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	<p>(2) <i>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.</i></p> <p>(3) <i>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.</i></p> <p>(4) <i>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.</i></p> <p>(E) <i>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.</i></p> <p>(F) <i>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.</i></p>
<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</p>	<p>Special exceptions (for all applications other than public charter schools), unusual and new uses. <i>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.</i></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

14TH STREET MIAMI INVESTMENTS,
LLC/NEWBERG, JONATHAN

101/115/119/121/125 NE 14 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2024000125

DATE

HEARING NUMBER

FOLIO: 01-3136-006-0010/01-3136-006-0030/01-3136-006-0020/01-3136-006-0040/01-3136-006-0070/01-3136-006-0060

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

January 14, 2025

NEIGHBORHOOD REGULATIONS:

Folio No.s: 01-3136-006-0010/01-3136-006-0030/01-3136-006-0020/01-3136-006-0040/01-3136-006-0070/01-3136-006-0060

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 01-3136-006-0010/01-3136-006-0030/01-3136-006-0020/01-3136-006-0040/01-3136-006-0070/01-3136-006-0060

There are no open/closed cases in BSS.

VIOLATOR:

14TH STREET MIAMI INVESTMENTS, LLC/NEWBERG, JONATHAN


OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: March 25, 2025

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

From: Lisa M. Spadafina, RER Assistant Director 
Division of Environmental Resources Management

Subject: Z2024000125-2nd Review
14th Street Miami Investments, LLC
101,115,119, 121 and 125 NE 14th Street, and folio 01-3136-006-0070
Special exception approval of the general plan pursuant to sections 33C-15 and 33C-11 of 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




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)

A handwritten signature in blue ink, appearing to be "M. Valdes", is located to the right of the "From:" field.

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 (High Density), 1,224 S.F. Retail and 18,508 S.F. Storage, as per Letter of Intent and zoning analysis submitted.

The estimated total water demand for the proposed project will be 38,605 gallons per day (gpd).

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

The subject site has an active WASD's Agreement No. 32659 that was recorded on October 18, 2024, with approved points of connection (POC #2) dated August 1, 2024, and with approved WASD water & sewer construction plans. However, an addendum to this agreement is required as the proposed development has changed. The WASD Agreement was recorded for new construction of 284 apartments, 2,000 square feet of Restaurant and 25,000 square feet of Self-Storage for 40,715 gpd; therefore, it must be revised to reflect the proposed development with this application.

Per Said approved points of connection (POC #2), the existing facility is currently being served by WASD; Therefore, if a new connection is necessary, the developer may connect to any of the following:

1. An existing 12-inch water main (E9578-2) in NE 1st Court abutting the eastern boundary of the property.
2. An existing 12-inch water main (E9219-56) in NE 14th Street abutting the southern boundary of the property.
3. An existing 12-inch water main (E13759-2) in NE 1st Avenue abutting the western boundary of the property.

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

There is an active Water Supply Certifications (WSC) issued to this project through WASD Agreement No. 32659. Said Certification will be revised to reflect the proposed development with this application at the time the addendum to the WASD Developer Agreement is completed. The Certification is required to assure adequate water supply is available to all water users of the WASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

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

Per approved point of connection (POC # 2) dated August 1, 2024, the developer may connect to an existing 8-inch sanitary gravity sewer (ES3243-1) in NE 1st Avenue abutting the western boundary of the property and extend a minimum of an 8-inch gravity sewer main easterly AT FULL DEPTH in dedicated

public right of way (R/W) and/or in WASD easements to a point as required to provide service to the proposed development.

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

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) # 2. The projected sanitary sewer flows for the proposed development will increase the Nominal Average Pump Operating Time (NAPOT) operating hours of P.S. # 2 from 6.26 hrs. to 6.28 hrs. Said pump station is in OK Moratorium Code status.

The subject application is located within the Biscayne Basin which has a sanitary sewer special connection charge of \$ 4.24 per gallon. WASD will collect this special connection charge from property owners. The special connection charge is for the expansion of the sewer facilities in the Brickell Basin II Area.

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

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

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

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

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

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

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

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

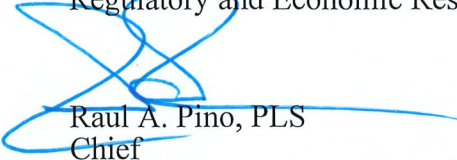
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: February 3, 2025

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

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

Subject: DIC 24-125
Name: 14TH Street Miami Investments, LLC
Section 36 Township 53 South Range 41 East

I. PROJECT LOCATION:

The property is located at 101 NE 14 Street, 115 NE 14 Street, 119 NE 14 Street, 121 NE 14 Street and 125 NE 14 Street.

II. APPLICATION REQUEST:

This application is requesting to redevelop with a mixed-use, multifamily residential building.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and south by NE 1st Avenue and NE 1st Court and from the east and west by NE 14th Street.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

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

89 PM Peak Hour trips are generated by this application.

Please note that this application meets the traffic concurrency criteria because it lies within the urban infill area and a municipality where traffic concurrency does not apply.

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

B. Cardinal Distribution

North	29 %	East	8 %
South	27 %	West	36 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F-5058 located on US 1 north of NE 29 Street, has a maximum LOS **“E+50”** of **4,560** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,935** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5058** with its PHP and assigned vehicles is at LOS **“E”**. The **7** vehicle trips generated by this development when combined with the **2,935** and those previously approved through Development Orders, **0**, equal **2,942** and will cause this segment to remain at LOS **“E”** whose range is from 2,921 to 3040.

Station F-5053 located on US 1 north of NE 13 Street, has a maximum LOS **“E+50”** of **4,560** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,592** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5053** with its PHP and assigned vehicles is at LOS **“D”**. The **31** vehicle trips generated by this development when combined with the **2,592** and those previously approved through Development Orders, **0**, equal **2,623** and will cause this segment to remain at LOS **“D”** whose range is from 1,311 to 2,920.

Station F-2506 located on SR 836/I 395 east of NW 2 Avenue, has a maximum LOS **“D”** of **13,620** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **9,762** vehicles and **1** vehicle has been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2506** with its PHP and assigned vehicles is at LOS **“D”**. The **15** vehicle trips generated by this development when combined with the **9,762** and those previously approved through Development Orders, **1**, equal **9,777** and will cause this segment to remain at LOS **“D”** whose range is from 10,961 to 13,620.

Station 9276 located on NE 2 Avenue south of NE 20 Street, has a maximum LOS **“E+20”** of **3,283** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,889** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9276** with its PHP and assigned vehicles is at LOS **“D”**. The **7** vehicle trips generated by this development when combined with the **1,889** and those previously approved through Development Orders, **0**, equal **1,896** and will cause this segment to remain at LOS **“D”** whose range is from 1,180 to 2,628.

Station 9974 located on Venetian Causeway/NE 15 Street east of N Bayshore Drive, has a maximum LOS "E" of **1,269** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **848** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9974** with its PHP and assigned vehicles is at LOS "D". The **7** vehicle trips generated by this development when combined with the **848** and those previously approved through Development Orders, **0**, equal **855** and will cause this segment to remain at LOS "D" whose range is from 595 to 1,197.

Station 9308 located on North Miami Avenue south of NE 20 Street, has a maximum LOS "E+20%" of **1,522** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,298** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9308** with its PHP and assigned vehicles is at LOS "E+3%". The **22** vehicle trips generated by this development when combined with the **1,298** and those previously approved through Development Orders, **0**, equal **1,320** and will cause this segment to have an LOS "E+4%" whose range is from 1,270 to 1,522.

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

VII. PLATTING REQUIREMENT:

This land **complies** with Chapter 28 of the Miami-Dade County Code.

VIII. STANDARD CONDITIONS:

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

Memorandum



Date: 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](#)

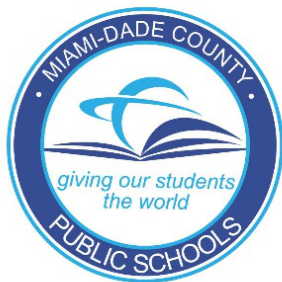
Dear Applicant,

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



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 Flagler 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.

Memorandum



Date: July 26, 2024

To: Eric Silva, Assistant Director
RER Development Services

From: Ammad Riaz, P.E.
Chief of Aviation Planning *A.R.*
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 prerequisite 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 *pr* 

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



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

Section 15-2.3b of the Code states that the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable. Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs for commercial properties may be found on the website at <https://www.miamidade.gov/solidwaste/business-recycling.asp>

Applicants are required to incorporate adequate space and facilities in their building plans to accommodate the required recycling program (i.e., somewhere for residents / tenants to store their recycling carts or bins, or in the case of centralized waste collection with dumpster containers, a permanent space for recycling carts or larger receptacles).

Multi-family Establishments

Regarding multi-family units, **Section 15-2.2(a)** of the Code requires “every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below.”

- 1) Newspaper
- 2) Glass (flint, emerald, amber)

- 3) Aluminum cans
- 4) Steel cans
- 5) Plastics (PETE, HDPE-natural, HDPE-colored)

Section 15-2.2(b) of the Code states the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are required to incorporate adequate space and facilities in their building plans to accommodate the required recycling program (i.e., somewhere for residents / tenants to store their recycling carts or bins, or in the case of centralized waste collection with dumpster containers, a permanent space for recycling carts or larger receptacles).

Sec. 15-4(2)(a) Before building permits may be issued for construction of commercial establishments, multi-family residential establishments, and residential units located in the unincorporated area, building plans for storage and collection of recyclable materials must be approved by the Director as to location, accessibility, number or adequacy. (b) For properties in incorporated areas, municipalities are requested to require that building plans for commercial establishments, multi-family residential establishments, and residential units be prepared so as to include sufficient space for storage and collection of recyclable materials, but not to prohibit curbside collection of recyclable materials where otherwise permitted in residential districts.

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

4. Recycling and Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no "dead-end" alleyways developed. A sufficient waste set-out zone should be preserved between the edge of the pavement and any possible obstructions (such as parked cars, fencing, etc.) that would interrupt or preclude waste collection. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of

these roads. Failure to maintain any private roads used to provide solid waste collection services in adequate condition may, with provision of advance notice, result in removal of waste collection services provided by the DSWM.

Memorandum



Date: March 18, 2025

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

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

Subject: Zoning Application Z2024-000125 14th St Miami Investments, LLC

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

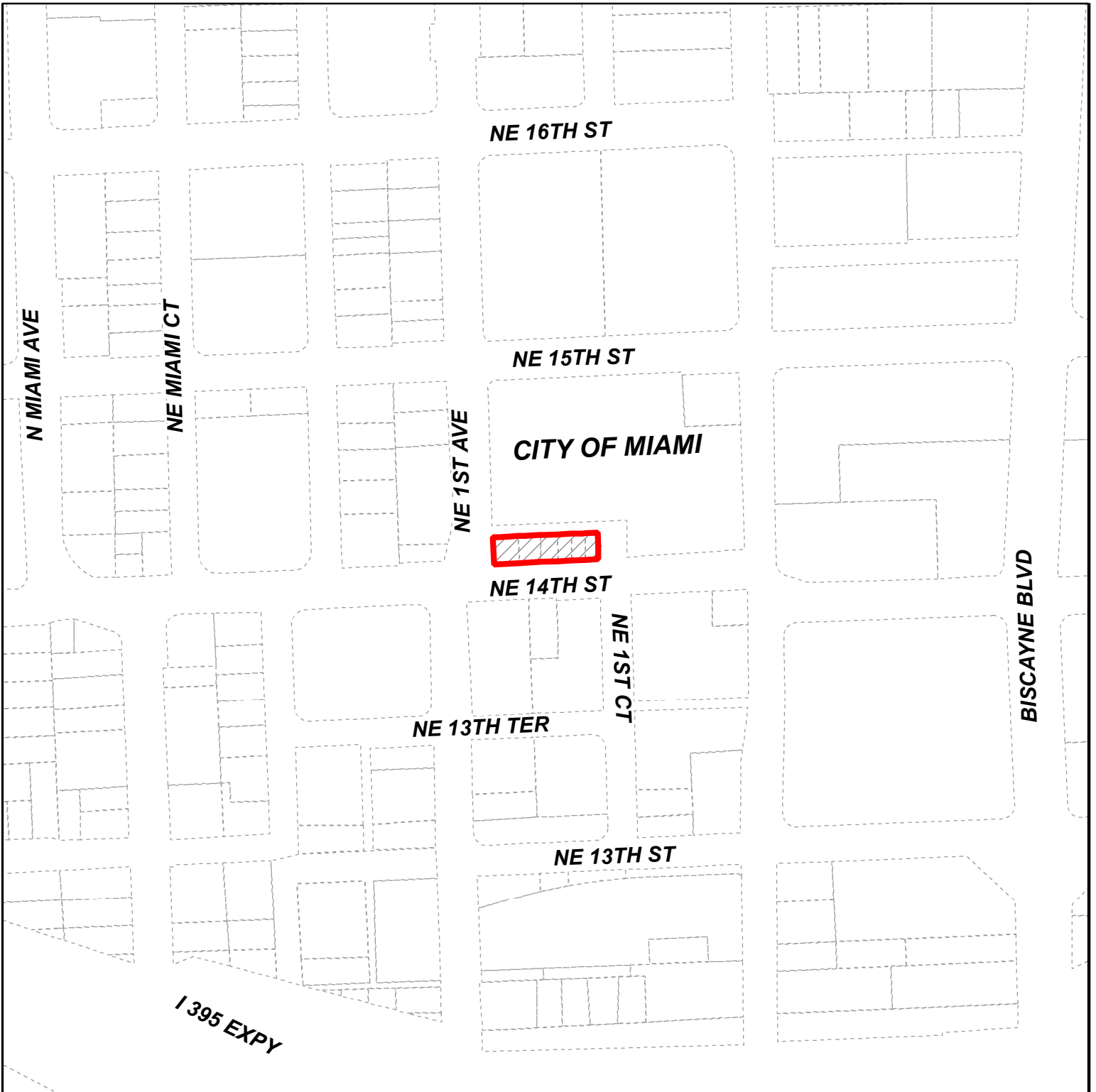
Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

Condition for Approval

The OHP has identified one structure from 1926 structure associated with folio 01-3136-006-0030 that meets the 50-year or older benchmark for historic resource eligibility. If slated to be demolished now or in the future, the applicant shall complete and submit a Florida Master Site File Historical Structure Form prior to demolition of the historic structure within the application area.

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. <https://dos.fl.gov/historical/preservation/master-site-file/>

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000125



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

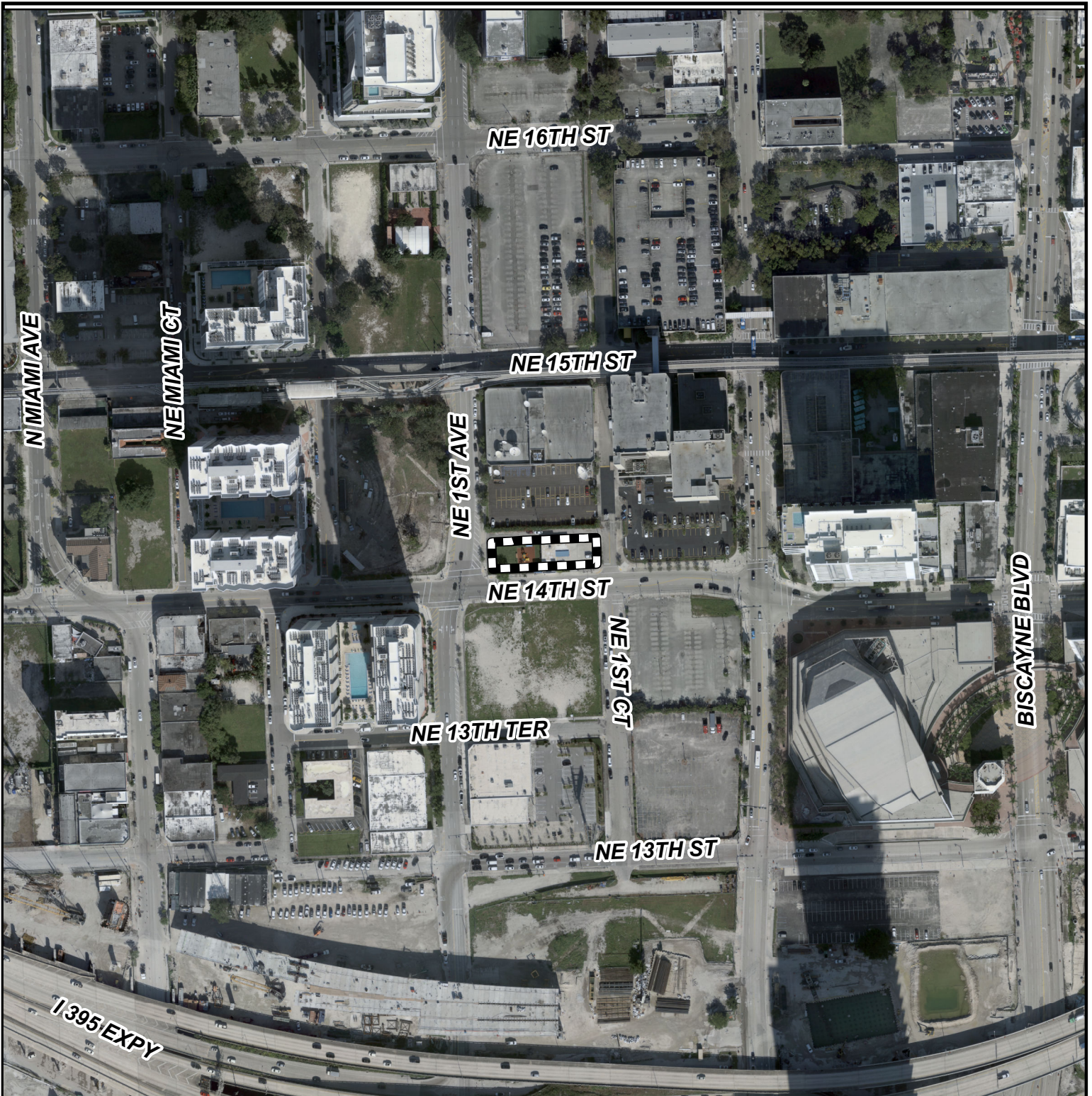
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Wednesday, July 3, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2024000125

Legend
 Subject Property

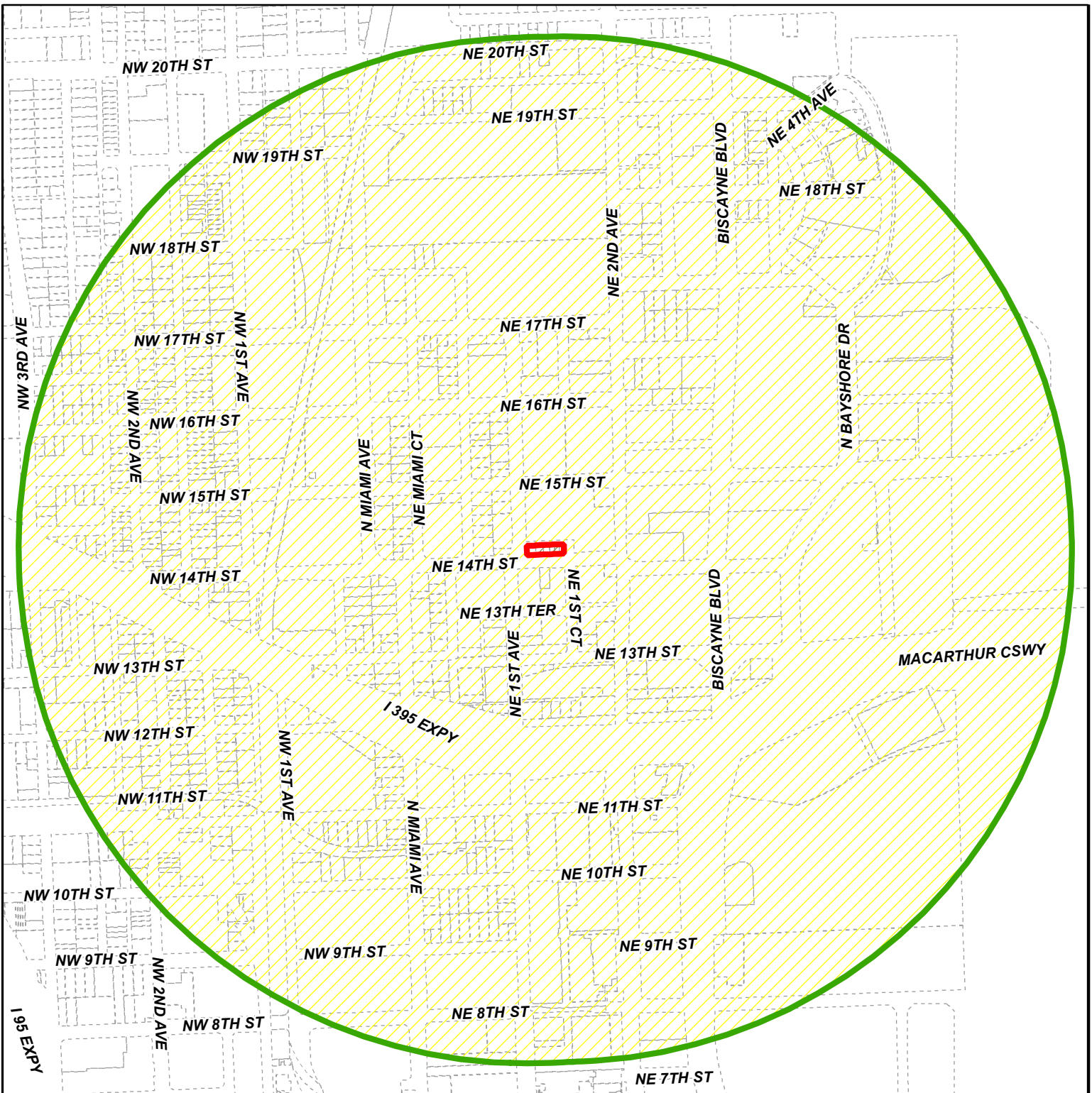


Section: 36 Township: 53 Range: 41
 Applicant: 14th Street Miami Investments, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



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

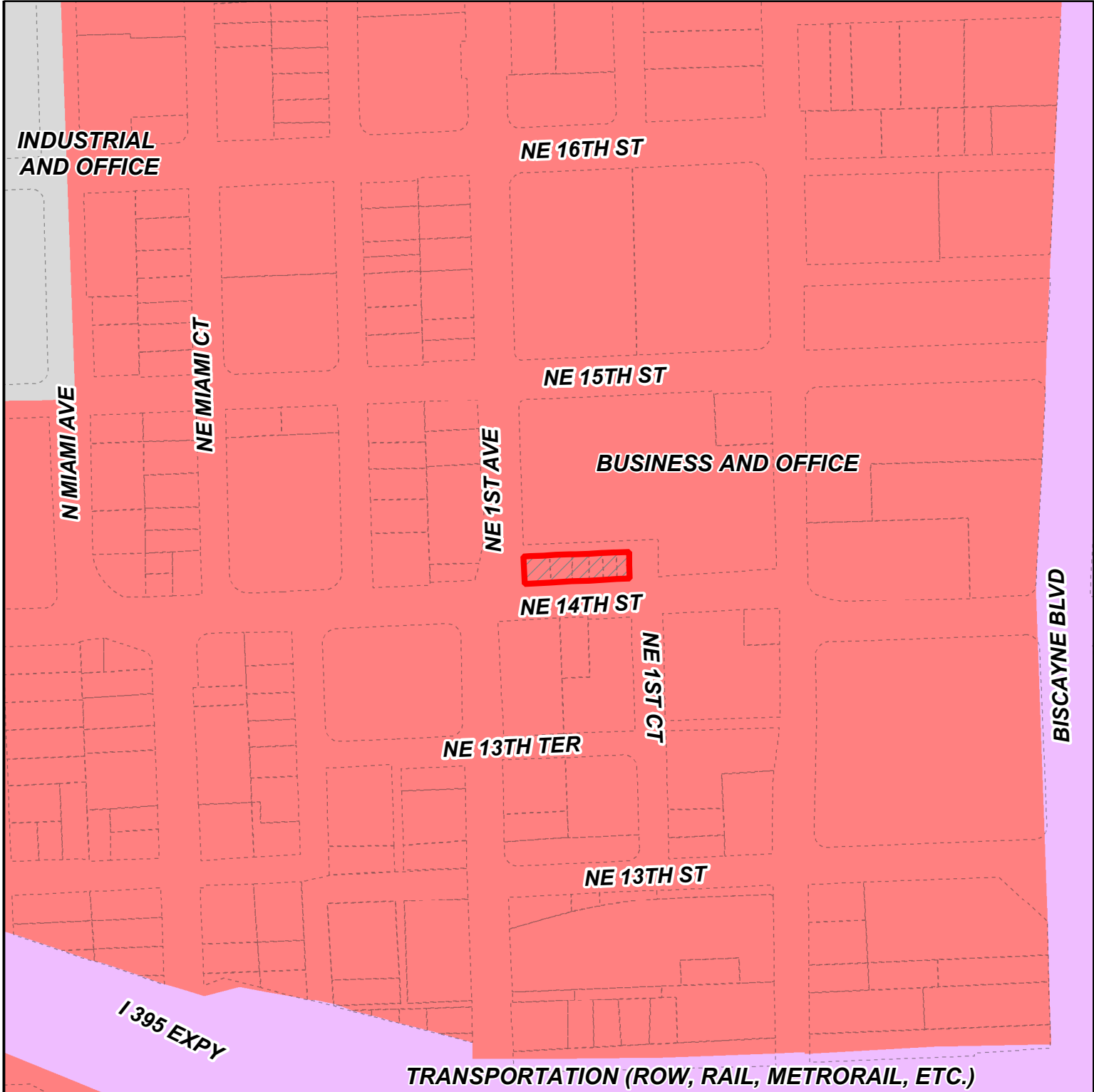
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



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

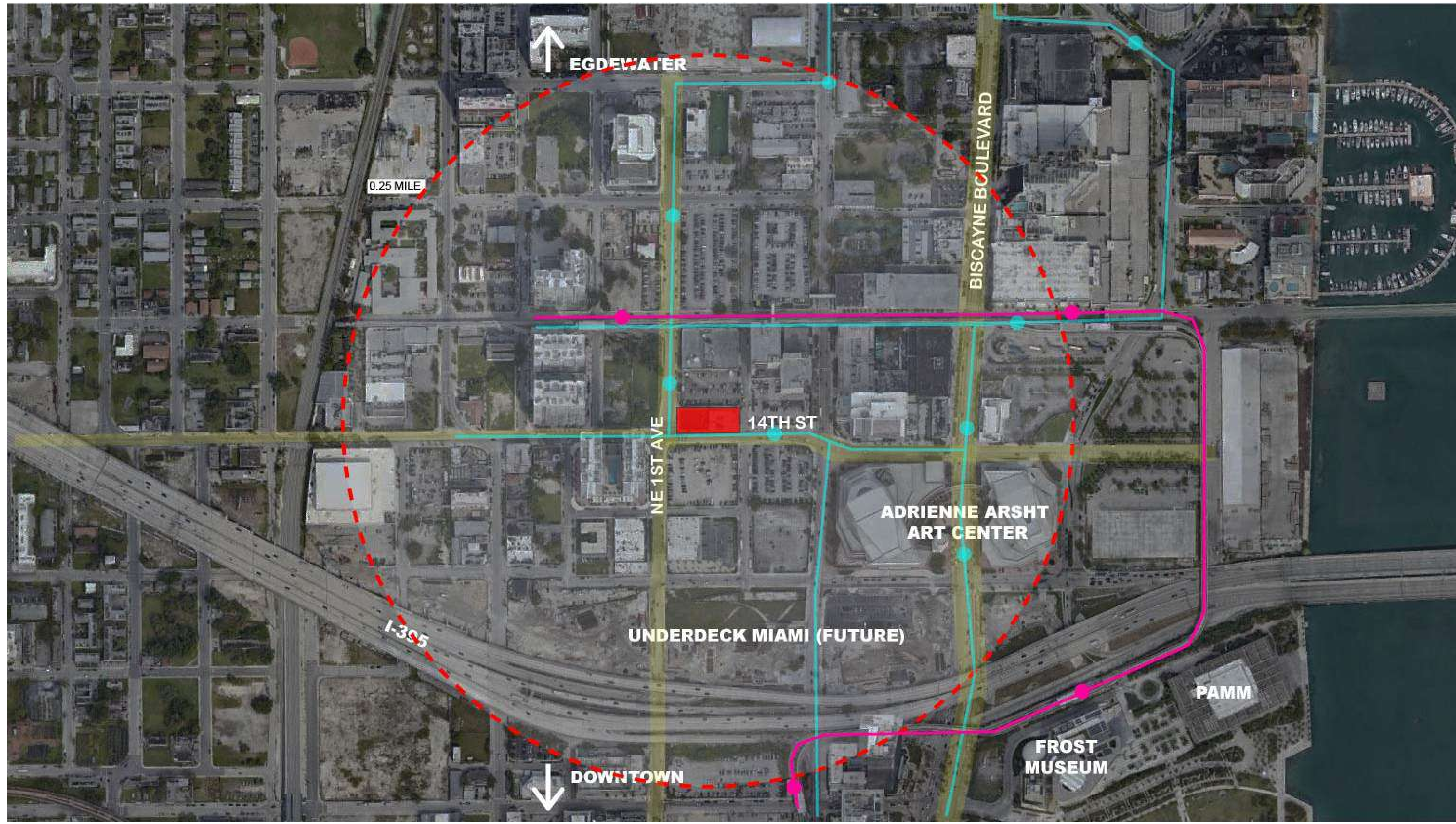


SKETCH CREATED ON: Wednesday, July 3, 2024

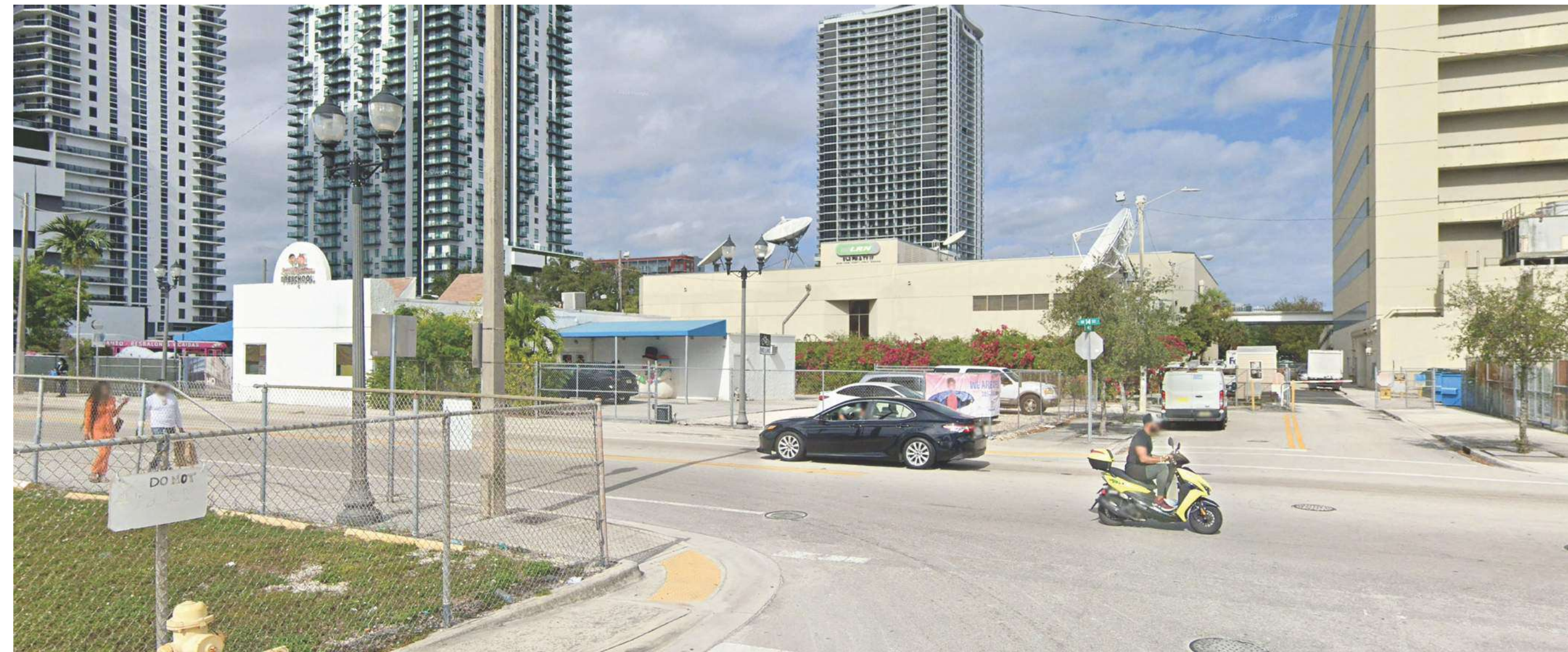
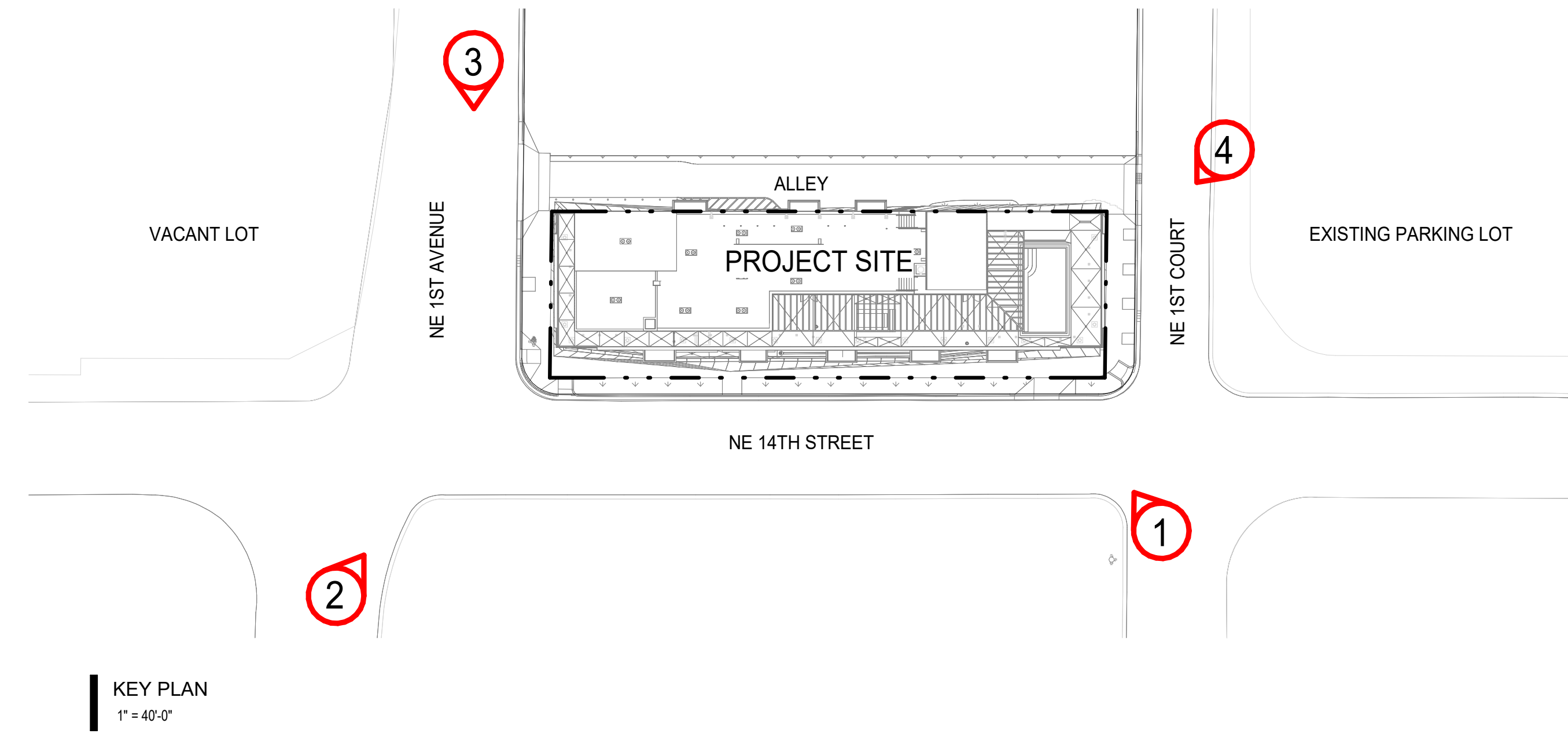
REVISION	DATE	BY

LEGEND

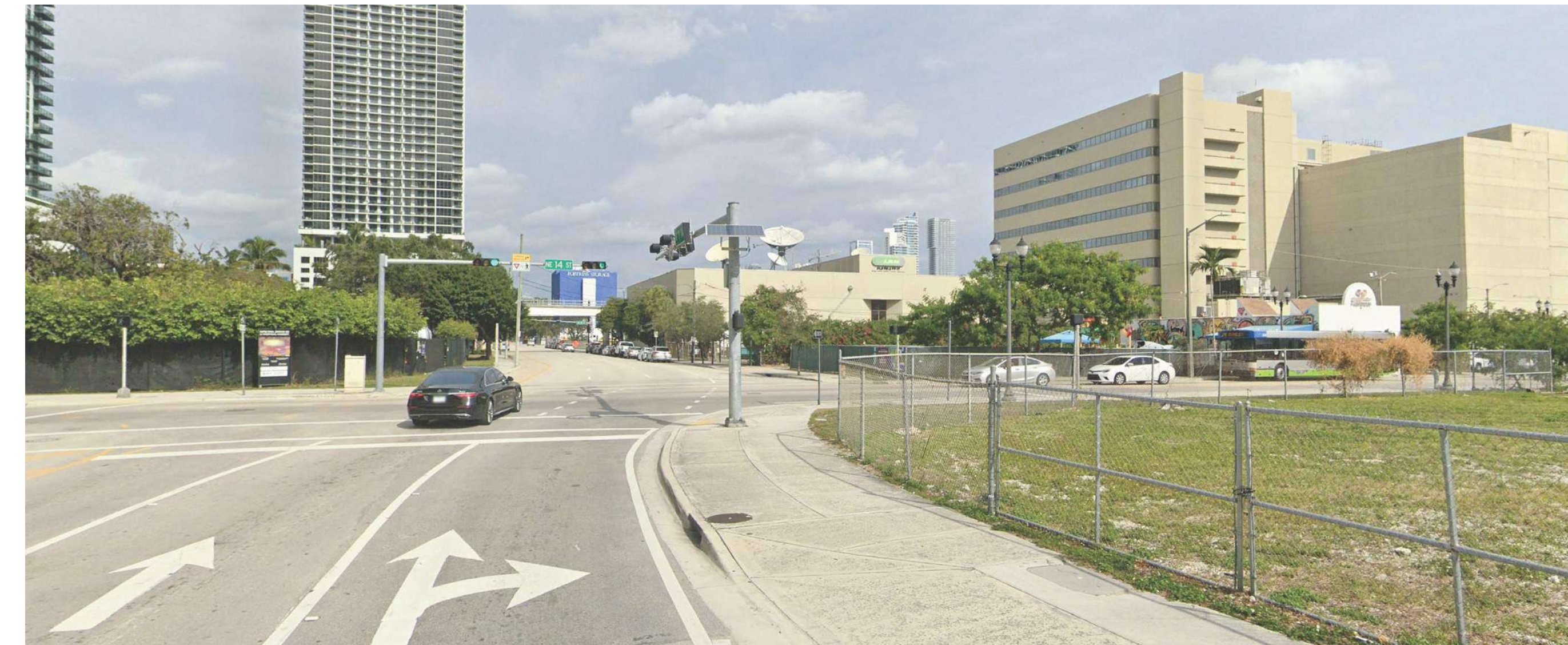
- SITE
- METRO MOVER ROUTE
- METRO STATION
- BUS LINE ROUTES
- BUS STOP



ISSUES / REVISIONS		Name	Andrew W. Burnett
NO.	DATE	DESCRIPTION	
		License No.	AR98495
		Expiration Date	02-28-2027



1 | NE 1ST COURT - LOOKING NORTH



2 | NE 1ST AVE - LOOKING NORTH



3 | NE 1ST COURT - LOOKING SOUTH



4 | NE 1ST COURT - LOOKING SOUTHWEST

Zoning Districts	Notes
Lots: 101-125 NE 14 Street	Rapid Transit Zone - Metromover Subzone
Lot Area Summary	Notes
<u>Gross Lot Area</u> <i>Lot area per survey provided by GFO.</i>	
101 NE 14 Street Folio: 01-3136-006-0010 115 NE 14 Street Folio: 01-3136-006-0020 119 NE 14 Street Folio: 01-3136-006-0030 121 NE 14 Street Folio: 01-3136-006-0040 125 NE 14 Street Folio: 01-3136-006-0060 Lot East of 125 Folio: 01-3136-006-0070	
Total Net Lot Area (SF) - All Parcels	11,986.00 SF - Net Lot Area <i>Per boundary survey provided by owner</i>
Total Net Lot Area (Acres)	0.2752 Acres
<u>RTZ Area (Centerline)</u>	
	<i>Per boundary survey provided by owner - Total square footage of land to the centerline of adjacent roadways</i>
Total Gross Area (Acres)	0.5671 Acres

	A	B	C	D	
		Level	Floor Height	Gross Floor Plate	
RESIDENTIAL STORAGE		Ground Level	18'-0"	7,312	
		Level 02	13'-0"	7,683	
		Level 03	12'-0"	9,077	
		Level 04	13'-0"	9,850	
		Level 05-Amenity	17'-0"	10,032	
RESIDENTIAL		Level 06	10'-8"	10,220	
		Level 07	10'-8"	10,220	
		Level 08	10'-8"	10,220	
		Level 09	10'-8"	10,220	
		Level 10	10'-8"	10,220	
		Level 11	10'-8"	10,220	
		Level 12	10'-8"	10,220	
		Level 14	10'-8"	10,220	
		Level 15	10'-8"	10,220	
		Level 16	10'-8"	10,220	
		Level 17	10'-8"	10,220	
		Level 18	10'-8"	10,220	
		Level 19	10'-8"	10,220	
		Level 20	10'-8"	10,220	
		Level 21	10'-8"	10,220	
		Level 22	10'-8"	10,220	
		Level 23	10'-8"	10,220	
		Level 24	10'-8"	10,220	
		Level 25	10'-8"	10,220	
		Level 26	10'-8"	10,220	
		Level 27	10'-8"	10,220	
		Level 28	10'-8"	10,220	
		Level 29	12'-0"	10,220	
		Level 30-Amenity	20'-0"	10,069	
		Level 31-Amenity-Pool	20'-0"	9,827	
		Roof	0'-0"	5,545	
	TOTAL		30 LEVELS	359'-8"	304,455 GSF

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



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
(2)(d) Residential			176,577 SF
Residential Storage			17,809 SF
Parking Requirements - 33C-15(D)(1)(a)	Required	Proposed	
Sec 33C-8(C)(7) - Notwithstanding any provision to the contrary, there shall be no minimum parking requirement within the Rapid Transit Zones.	n/a		0
Building Setbacks - 33C-11(D)(2)	Required	Proposed	
NE 14th Street	15'-0" Street Setback		16'-3"
NE 1st Avenue	15'-0" Street Setback		17'-2"
NE 1st Court	0 ft min		0'-0"
Alley (north of site)	0 ft min		0'-0"
Encroachments - 33C-11(D)(3)	Required	Proposed	

Sec 33C-11(D)(3)(b) - Cantilevered balconies, awnings, weather protection elements and similar features with adequate vertical clearance may encroach into street rights-of-way but shall not extend closer than six inches from the curb face.

	Required	Proposed
		6" from curb face
		Cantilevered Balconies
NE 14th Street	4'-6" beyond BBL; 11'-8" min from curb face	
NE 1st Avenue	Not Encroaching	
NE 1st Court	Not Encroaching	
Alley (north of site)	4'-0" beyond Property Line	
South-West corner of BBL	8'-5" beyond BBL; 15'-4" from curb face	
South-East corner of BBL	8'-9" beyond BBL; 14'-11" from curb face	
		Floor Area (Podium enclosure)
NE 14th Street	7'-7" beyond BBL; 8'-6" from curb face	
NE 1st Avenue	Not Encroaching	
NE 1st Court	Not Encroaching Pt	
Alley (north of site)	3'-6" beyond Property Line (Uninhabitable Space)	
South-West corner of BBL	11'-3" beyond BBL; 12'-7" from curb face	
South-East corner of BBL	10'-5" beyond BBL; 13'-4" from curb face	

Floor Area Ratio and Lot Coverage - 33C-11(D)(4)	Required	Proposed
The floor area ratio, lot coverage, and maximum square footage of buildings to be developed within the subzone shall not be limited.	n/a	12.3 FAR* <small>*Building Gross Area / RTZ Area</small>
Building Height - 33C-11(D)(5)	Required	Proposed
The maximum building height shall be the maximum allowed by MDAD in accordance with the zoning regulations for Miami International Airport	649'-0"	359' - 8"
Open Space - 33C-11(D)(6)	Required	Proposed
The minimum open space requirement shall be 15 percent of the gross development area. Open space shall include parks, plazas, balconies, terraces, courtyards, arcades/colonnades, pedestrian paths, rooftop green spaces above buildings and parking garages, and transit platform areas improved for pedestrian comfort.	3,702.15 SF	5,207 SF
Density - 33C-11(D)(8)	Allowed	Proposed
Dwelling Units per Acre	500 du/acre max.	
Total Dwelling Units Allowed	283 Dwelling Units	283 Dwelling Units
Sustainability Target - per FGBC Florida Green High-Rise Residential Building Standard		
Building to target FGBC Requirements		

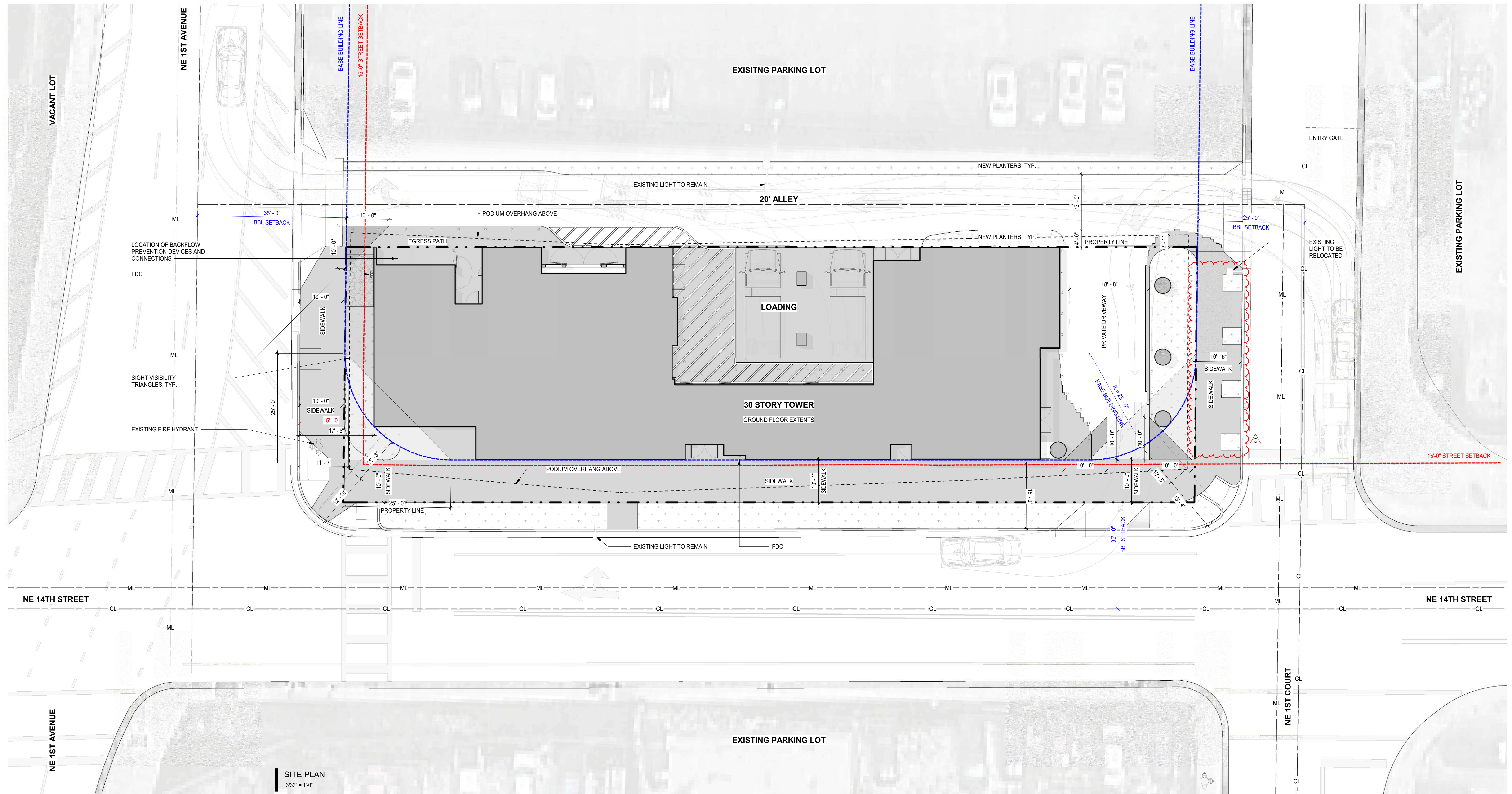
PLAN LEGEND:

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

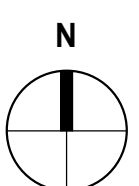
GENERAL NOTES:

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"



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

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

OWNER

14th Street Miami Investments, LLC
614 1st Street
Miami Beach, FL 33139
Phone: 786.319.6140

David Gonzalez
Phone: 786.319.6140
Email: dgonzalez@14investments.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
420 Lincoln Road Suite 600
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

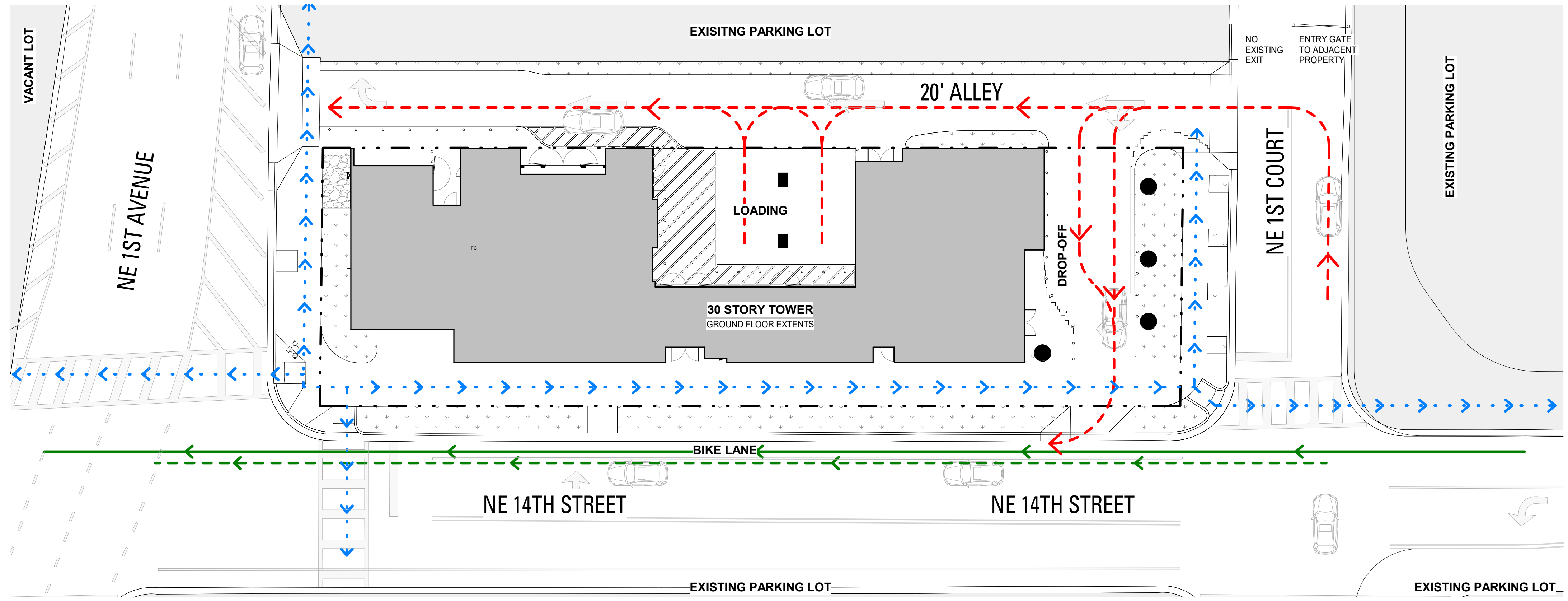
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard Suite 300
Miami, FL 33131
Phone: 305.377.6229

Graham Penn
Phone: 305.377.6229
Email: GPenn@brzoninglaw.com

ISSUES / REVISIONS

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

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



LEGEND:

- VEHICULAR CIRCULATION
- ... PEDESTRIAN CIRCULATION
- BIKE CIRCULATION
- - - BUS CIRCULATION

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

LIGHTING DIAGRAM MOVED TO SHEET B-4

RECEIVED

MIAMI-DADE COUNTY

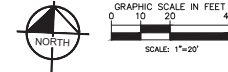
LEGEND:
PROCESS NO.: 224-135

DATE: MAR 26 2025

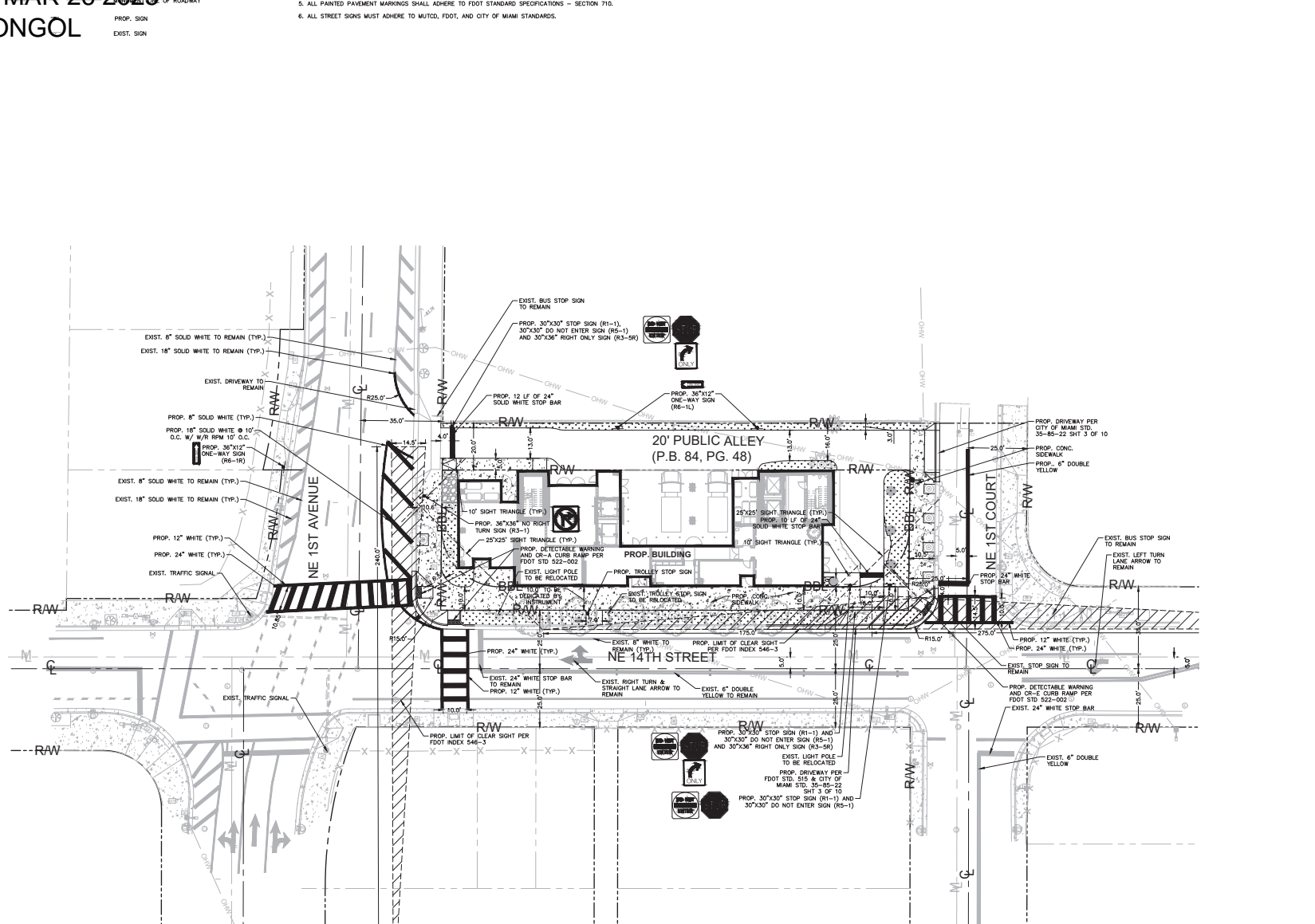
BY GONGOL

NOTES:

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



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.



Kimley»Horn
 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
 PHONE: 305-473-2025
 WWW.KIMLEY-HORN.COM REGISTRY NO. 33106

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 MOP
 DRAWN BY EA
 CHECKED BY JAM

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)

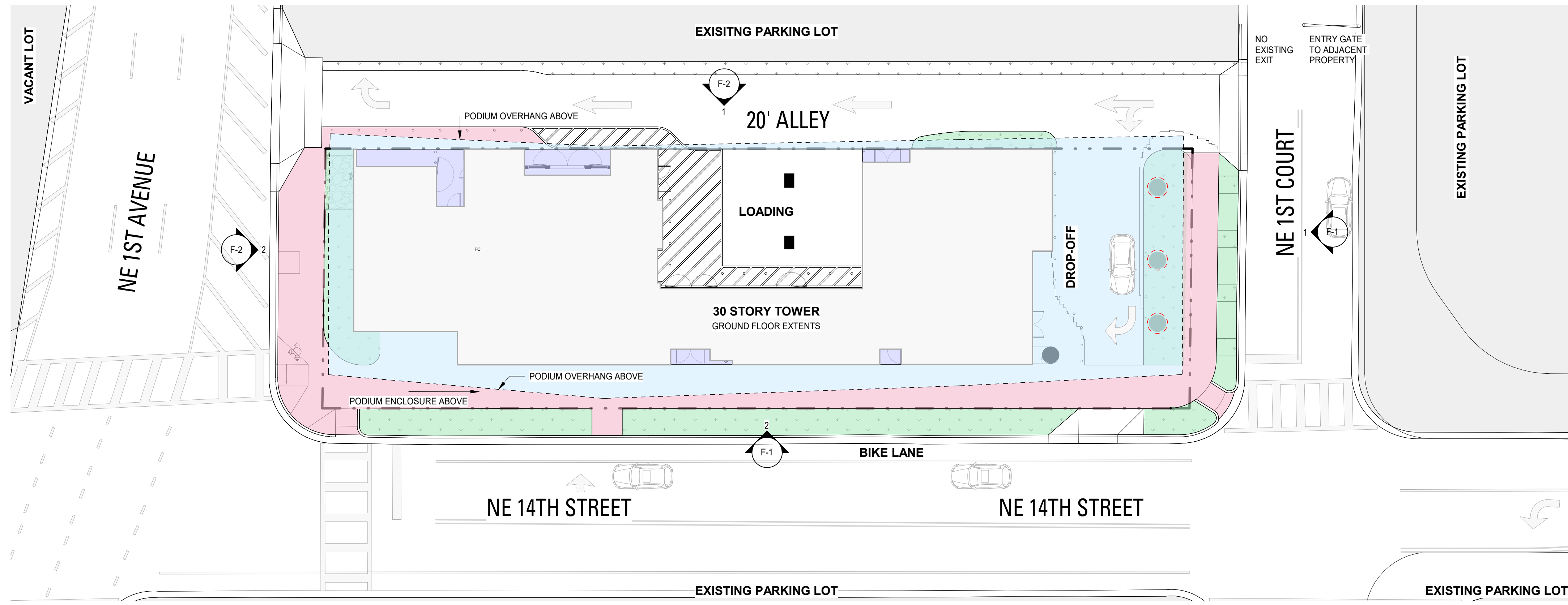
CAUTION!
 CONTRACTOR SHALL VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
Sunshine
 Call 811 or visit sunshinefl.com for full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

MDWASD AGREEMENT
 ID# 32659

PAVEMENT MARKINGS AND SIGNAGE PLAN

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

SHEET NUMBER
CS-01



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

LEGEND:

PATH / SIDEWALK LIGHTING



CANOPY LIGHTING



SOFFIT LIGHTING



COLUMN LIGHTING



LANDSCAPE LIGHTING



ISSUES / REVISIONS	
NO.	DATE
A	9/17/2024

DESCRIPTION	
ASPR REVISION 1	

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

PLAN LEGEND:

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



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

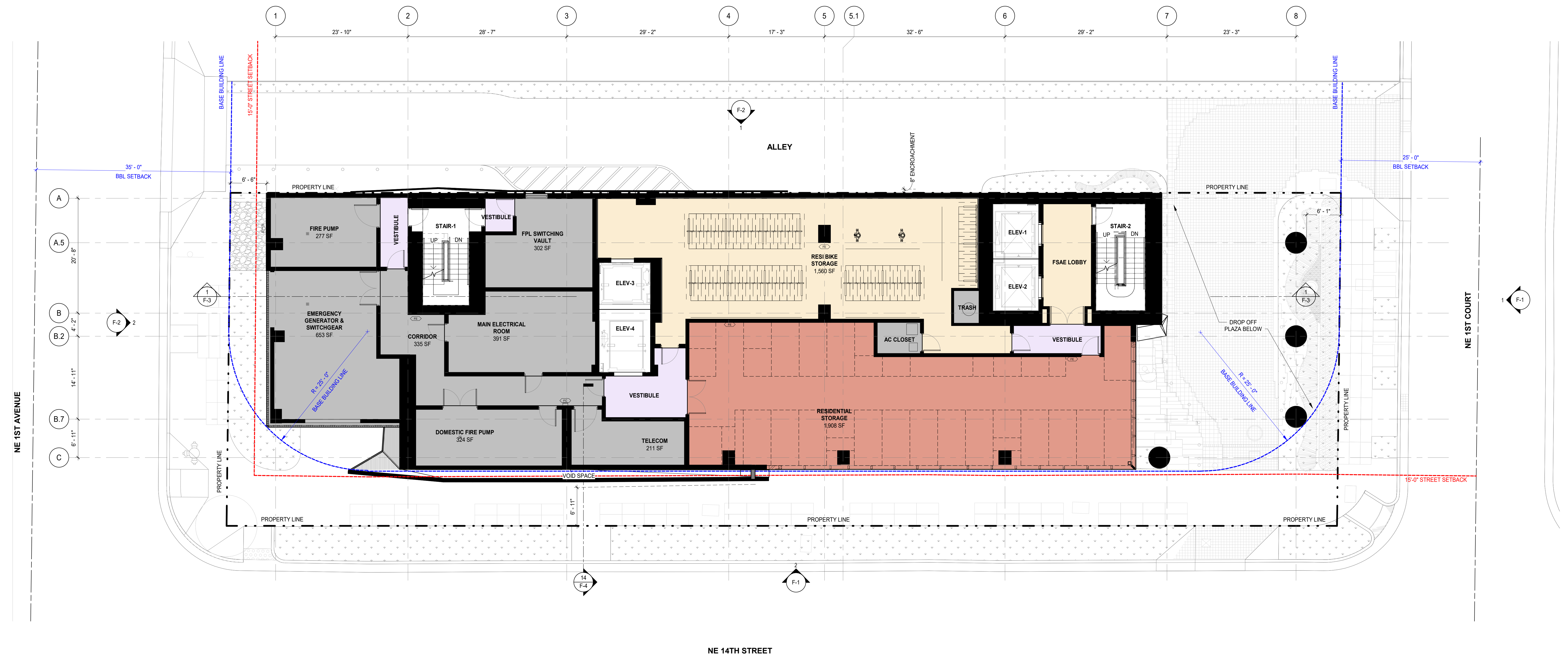
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
A	9/17/2024	ASPR REVISION 1
B	02/04/2025	ASPR REVISION 2
C	03/14/2025	ASPR REVISION 3

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

PLAN LEGEND:

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



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

ISSUES / REVISIONS		Name	Andrew W. Burnett
NO.	DATE	DESCRIPTION	License No.
B	02/04/2025	ASPR REVISION 2	AR98495
		Expiration Date	02-28-2027

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"

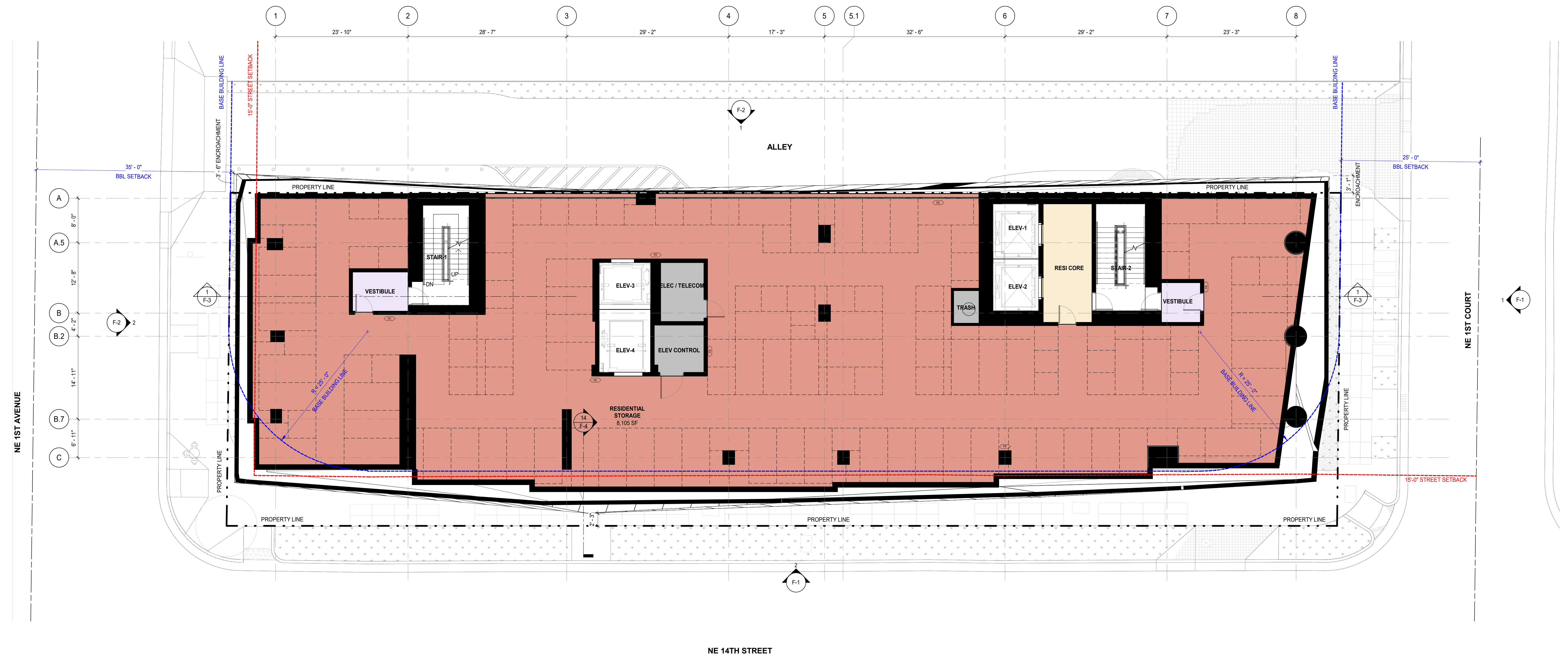
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
B	02/04/2025	ASPR REVISION 2

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

PLAN LEGEND:

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

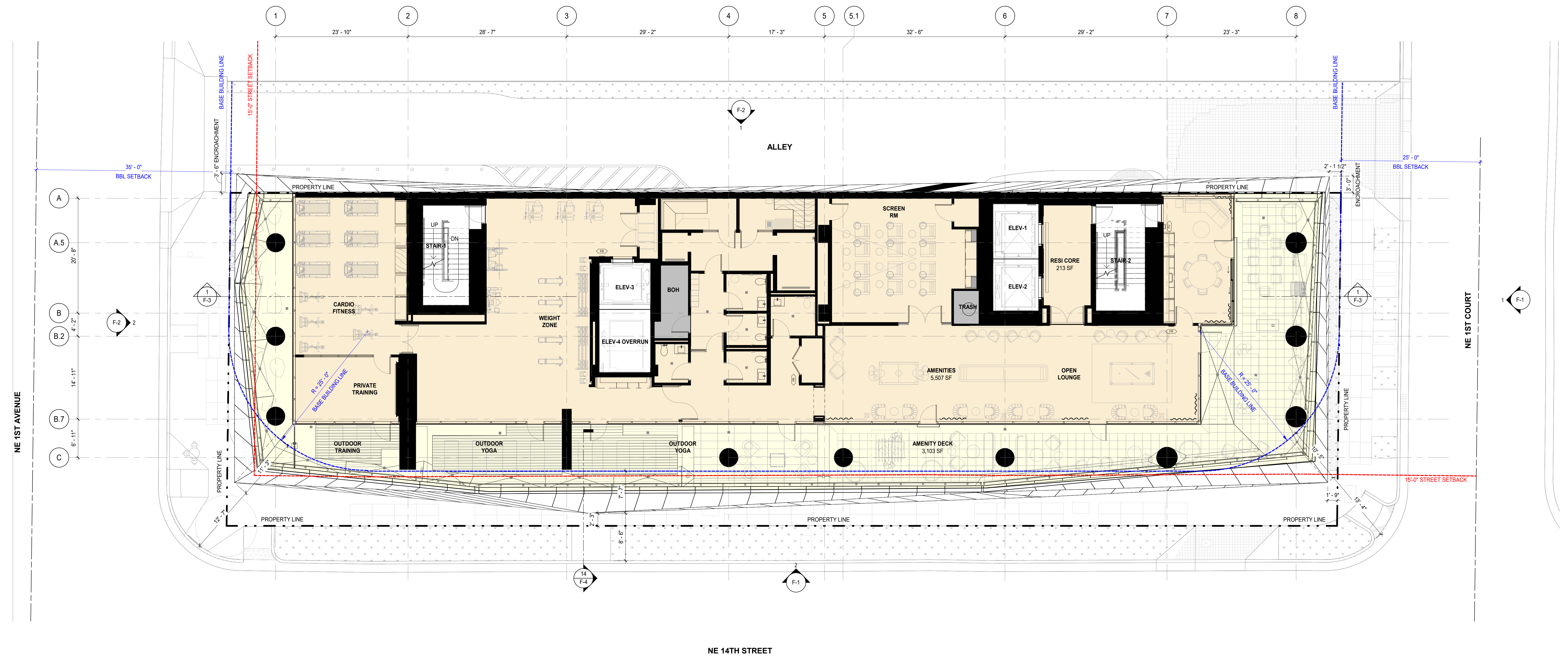


FLOOR PLAN LEVEL 4 - STORAGE
1/8" = 1'-0"

ISSUES / REVISIONS		Name	Andrew W. Burnett
NO.	DATE	DESCRIPTION	License No.
B	02/04/2025	ASPR REVISION 2	AR98495
		Expiration Date	02-28-2027

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"

ISSUES / REVISIONS

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

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

PLAN LEGEND:

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



FLOOR PLAN LEVELS 6-29 TYPICAL - APARTMENTS
1/8" = 1'-0"

ISSUES / REVISIONS

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

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

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"

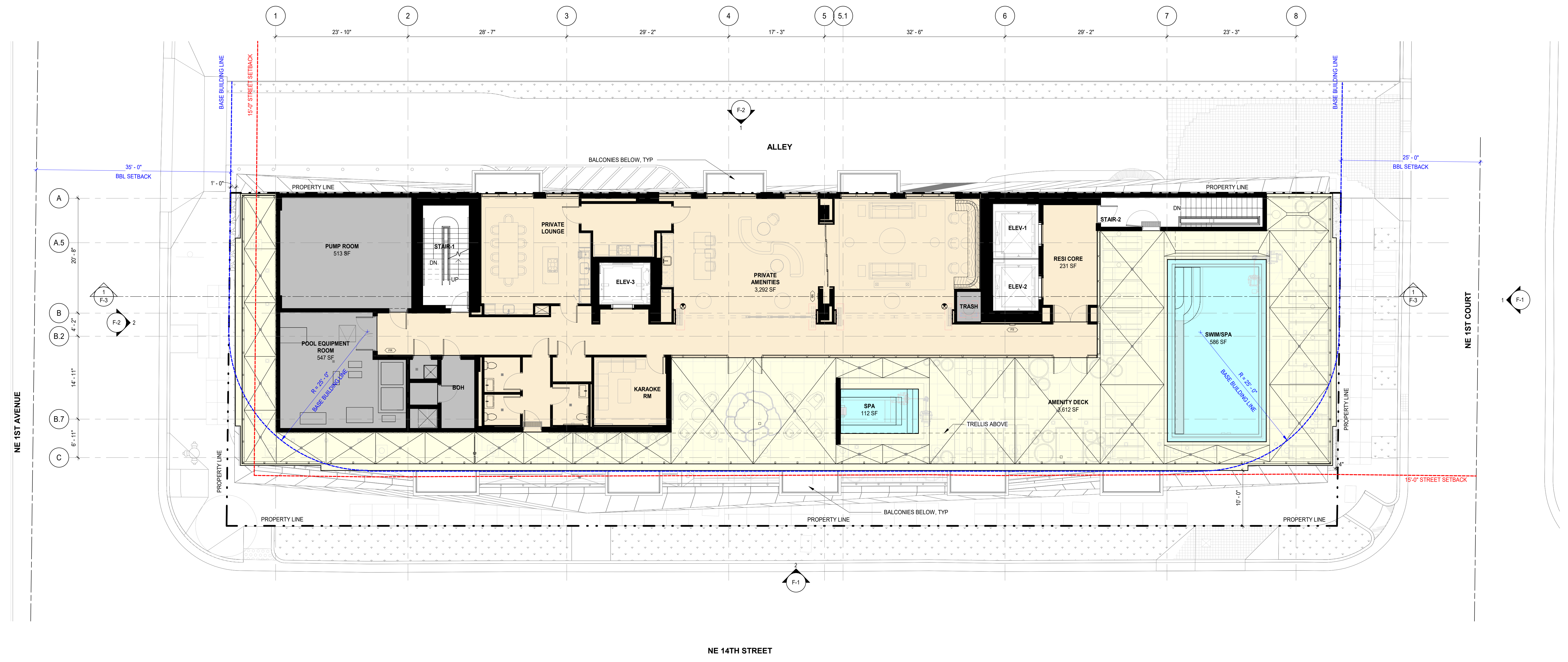
ISSUES / REVISIONS

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

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

PLAN LEGEND:

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

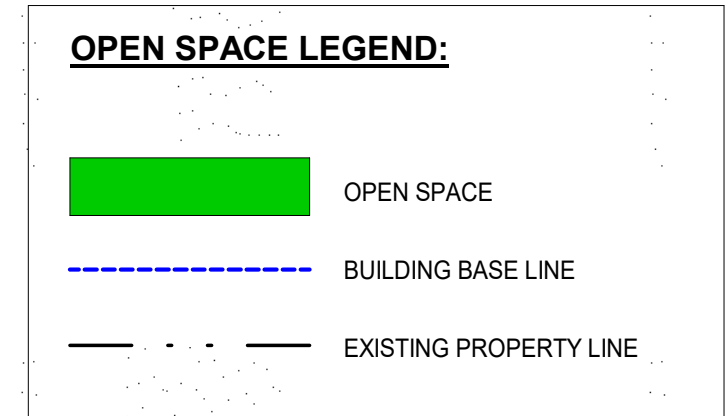
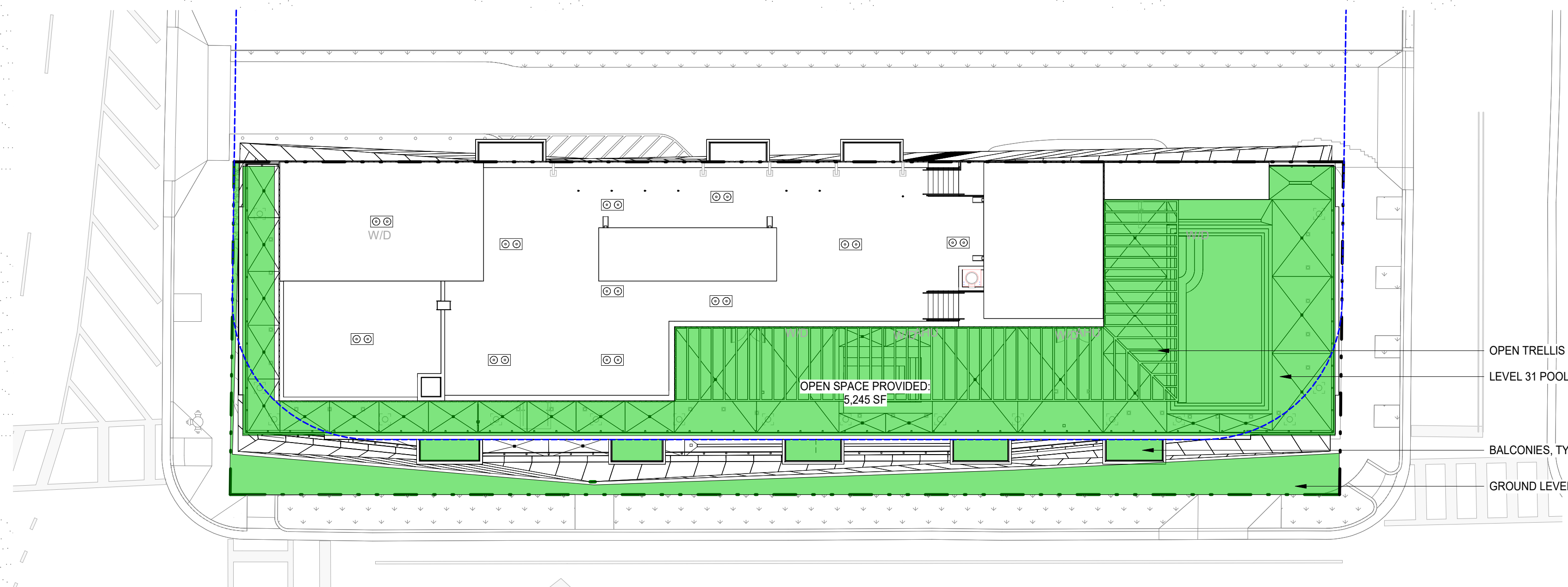


N
FLOOR PLAN LEVEL 31 - AMENITIES
1/8" = 1'-0"

ISSUES / REVISIONS

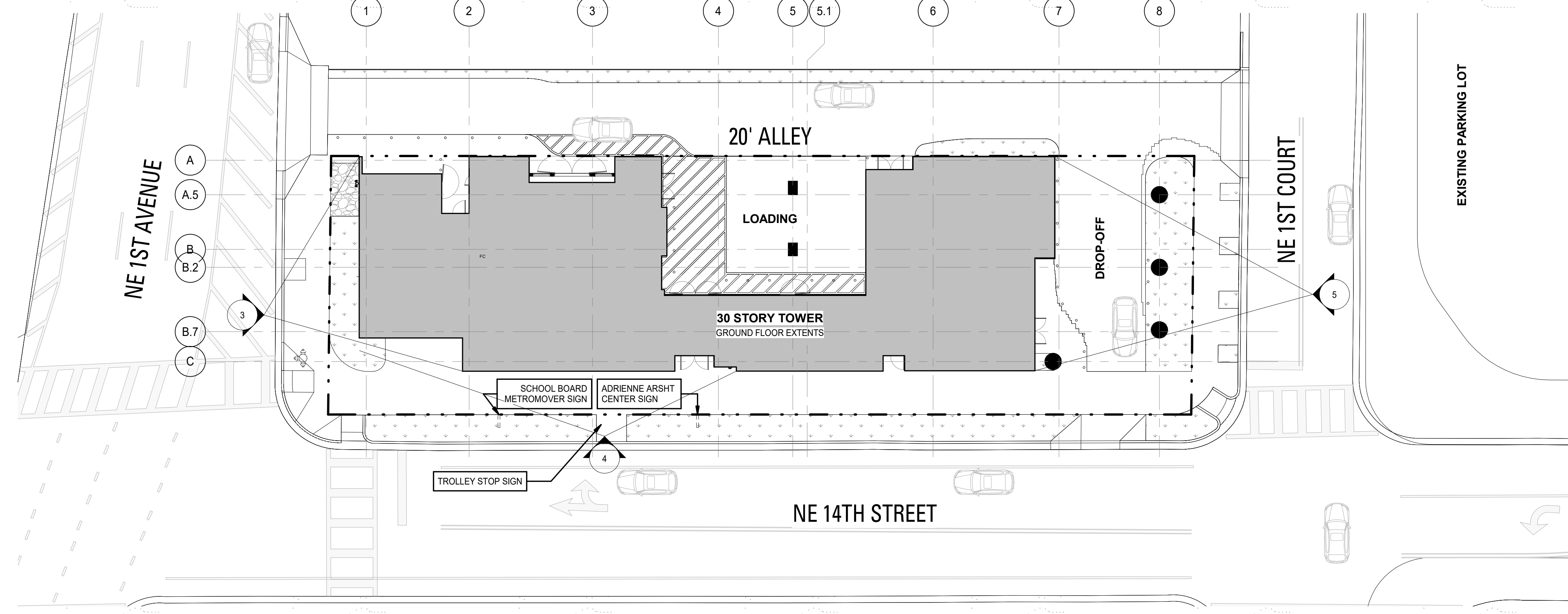
NO.	DATE	DESCRIPTION
A	9/17/2024	ASPR REVISION 1

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

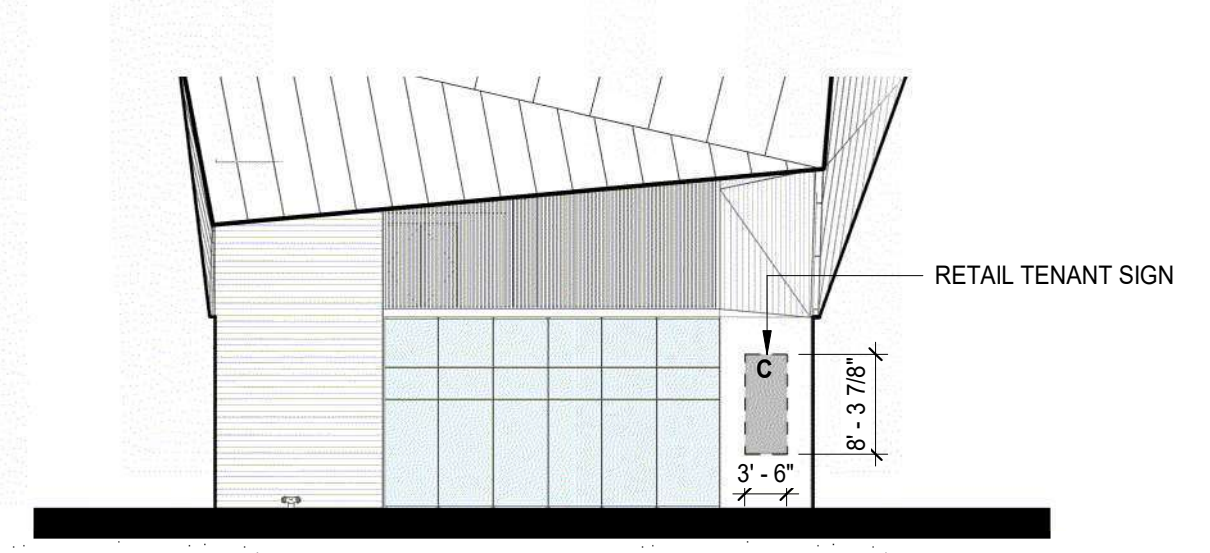


OPEN SPACE REQUIRED: 3,702 SF
OPEN SPACE PROVIDED: 5,207 SF

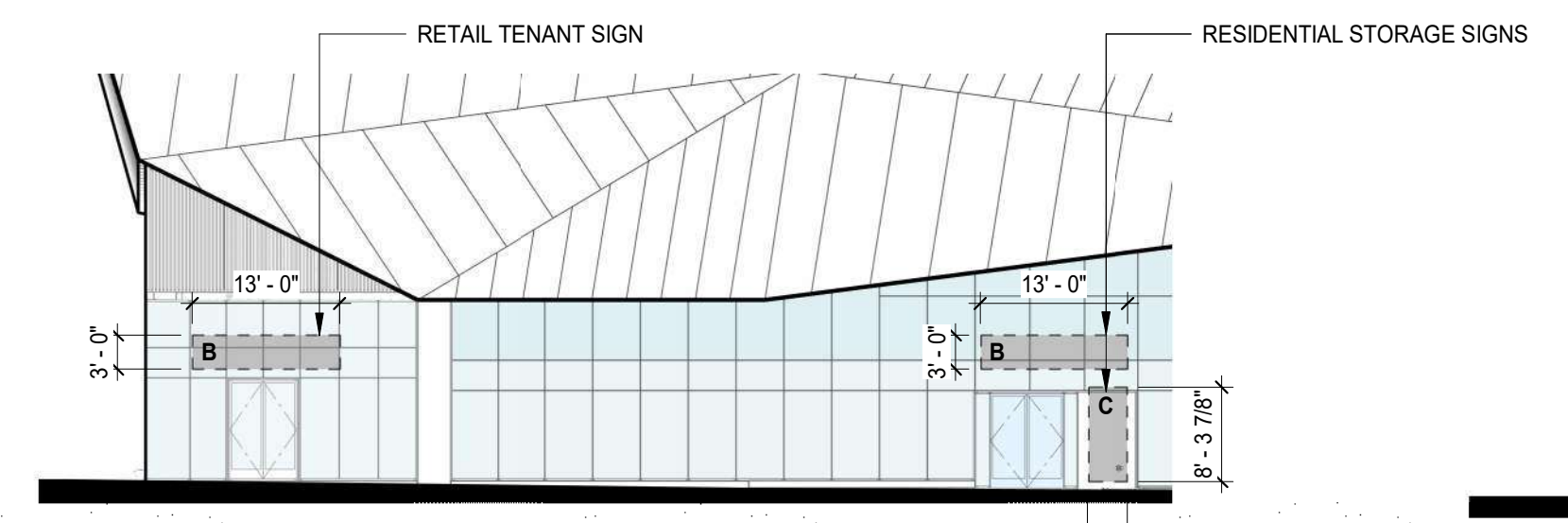
OPEN SPACE DIAGRAM
1/16" = 1'-0"



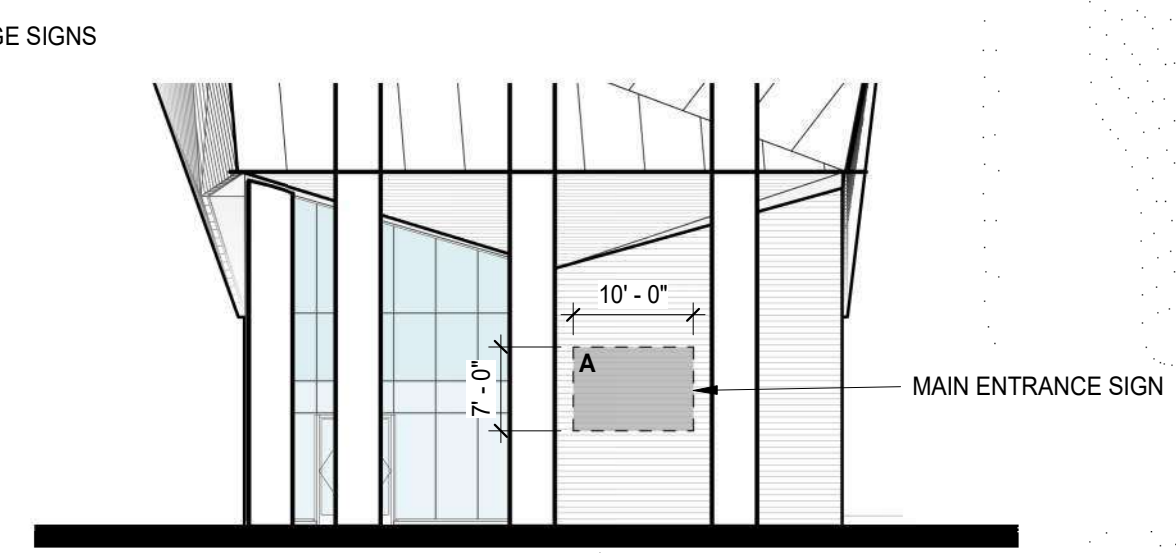
BLDG SIGNAGE PLAN
1/16" = 1'-0"



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

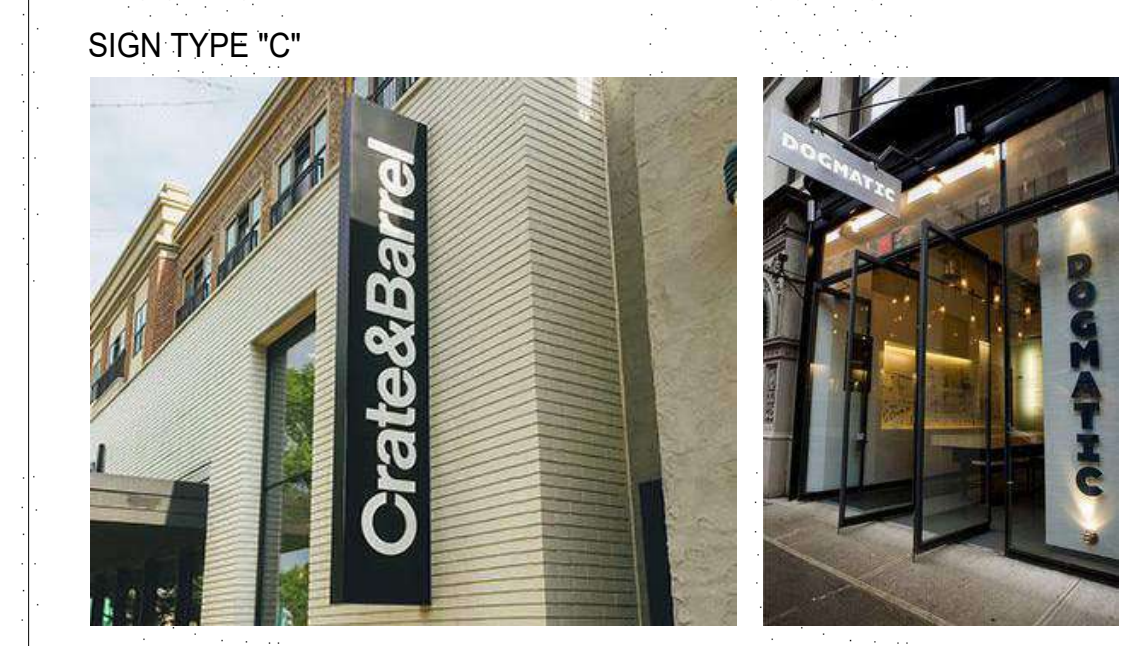
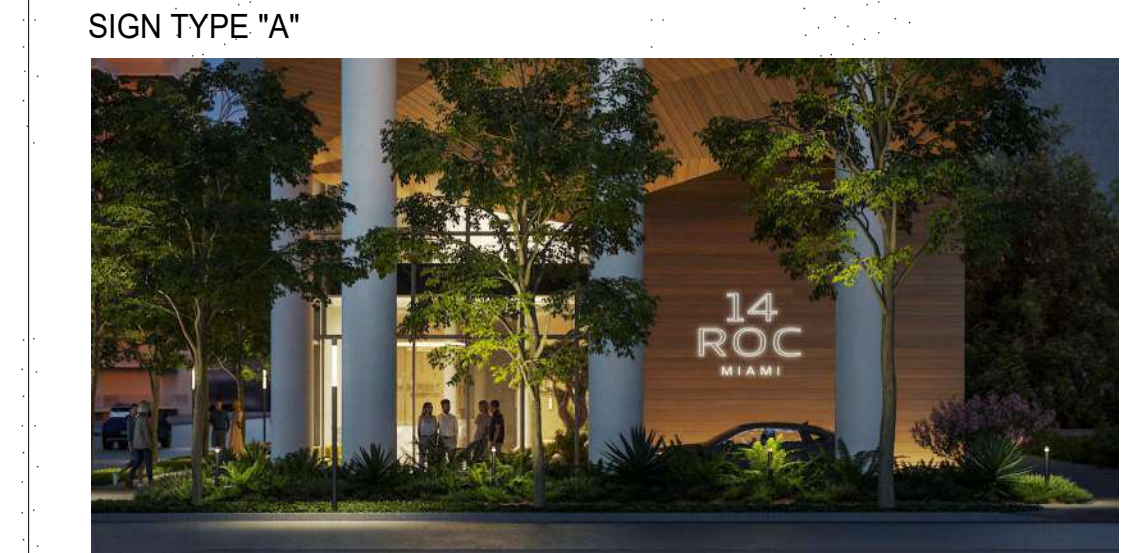


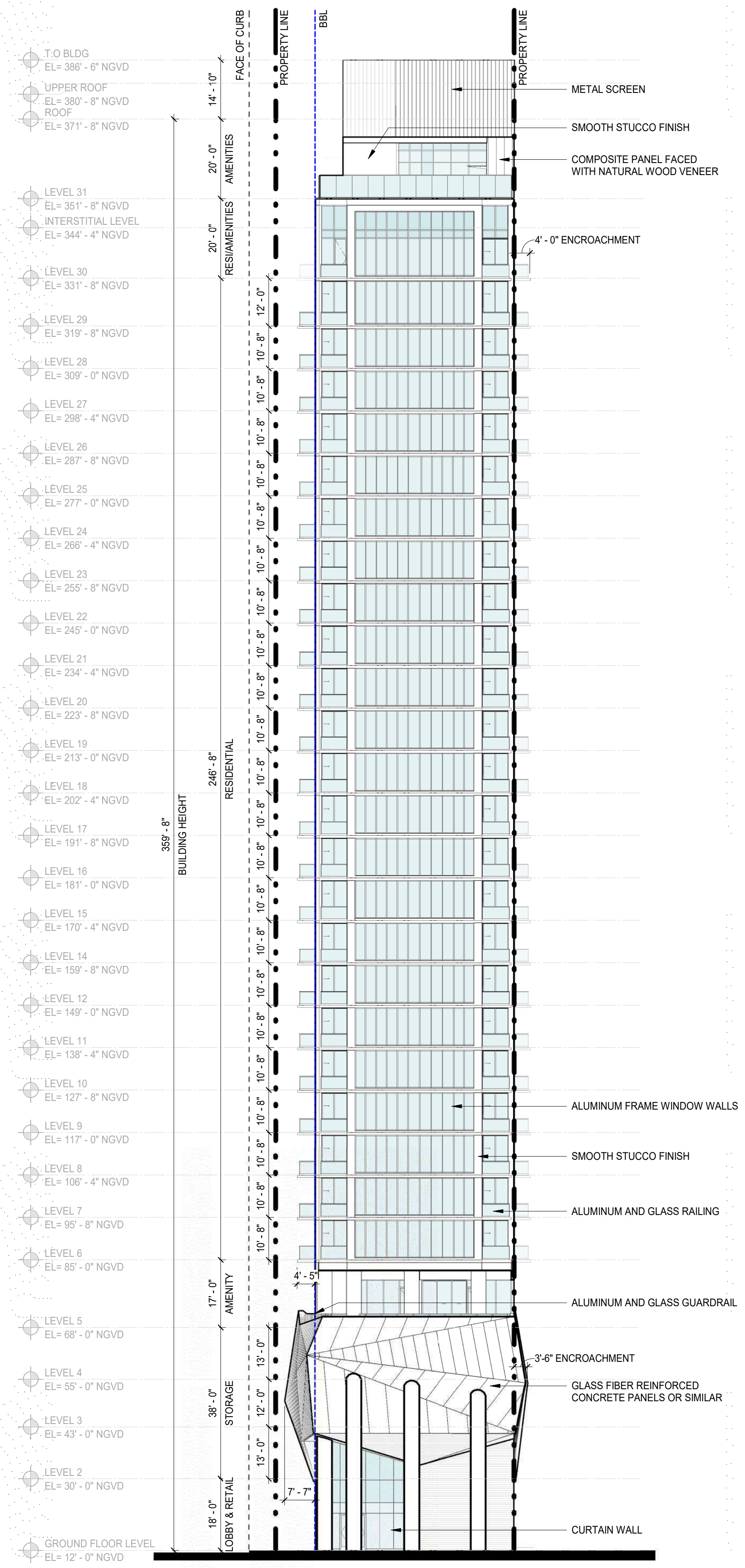
4 ELEVATION - SOUTH SIGNS
1/16" = 1'-0"



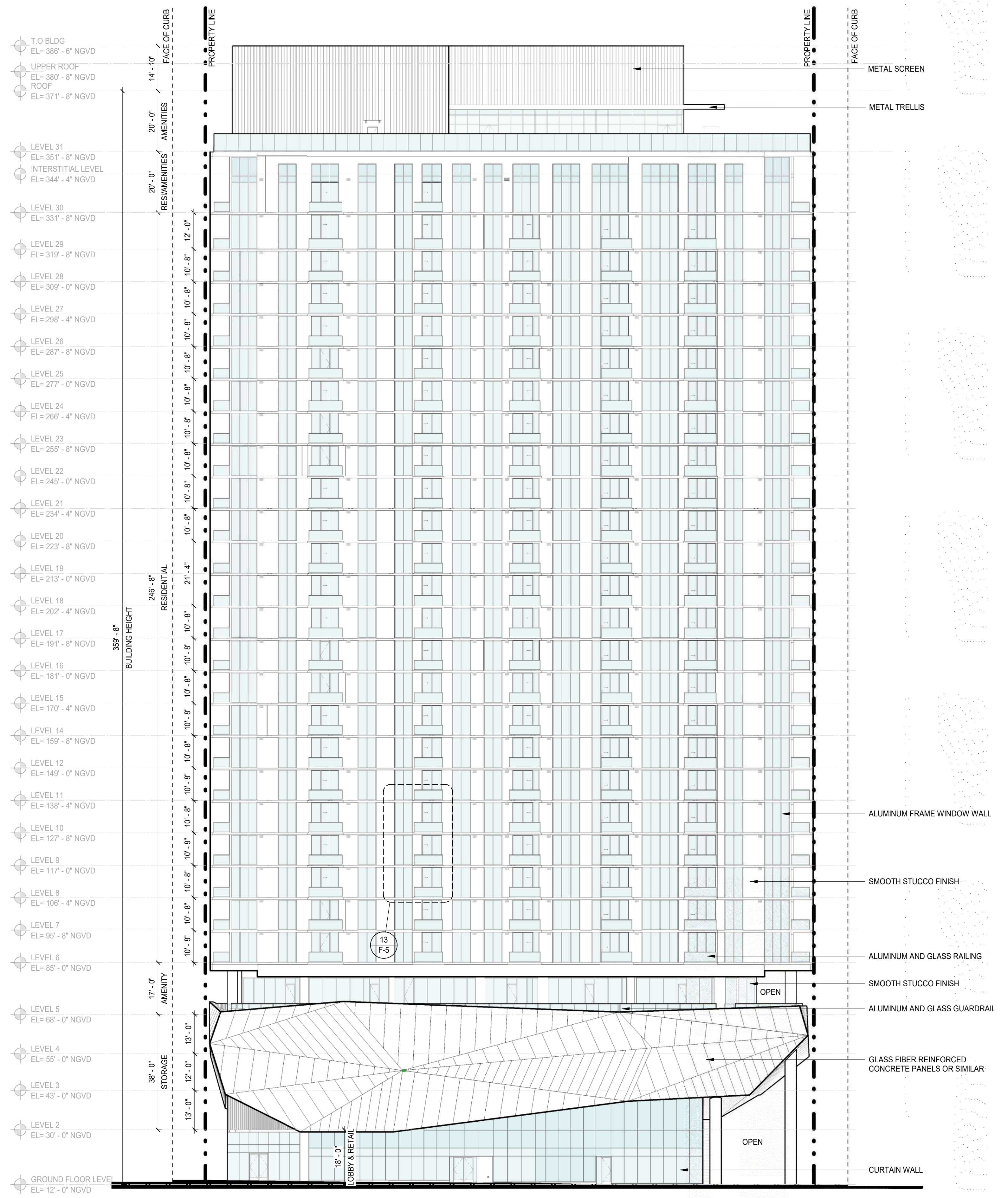
5 ELEVATION - EAST SIGN
1/16" = 1'-0"

BUILDING SIGNAGE PRECEDENCE:

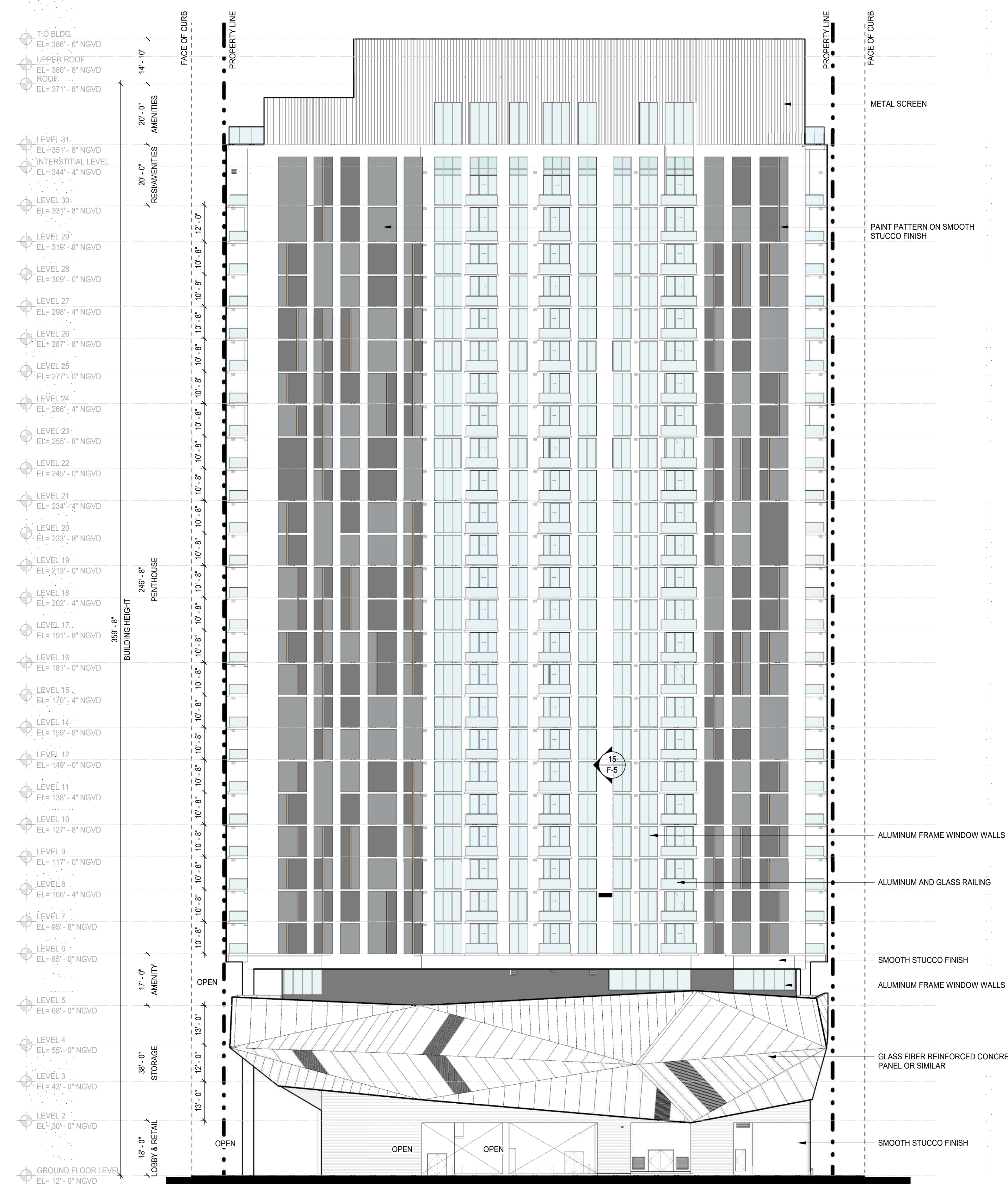




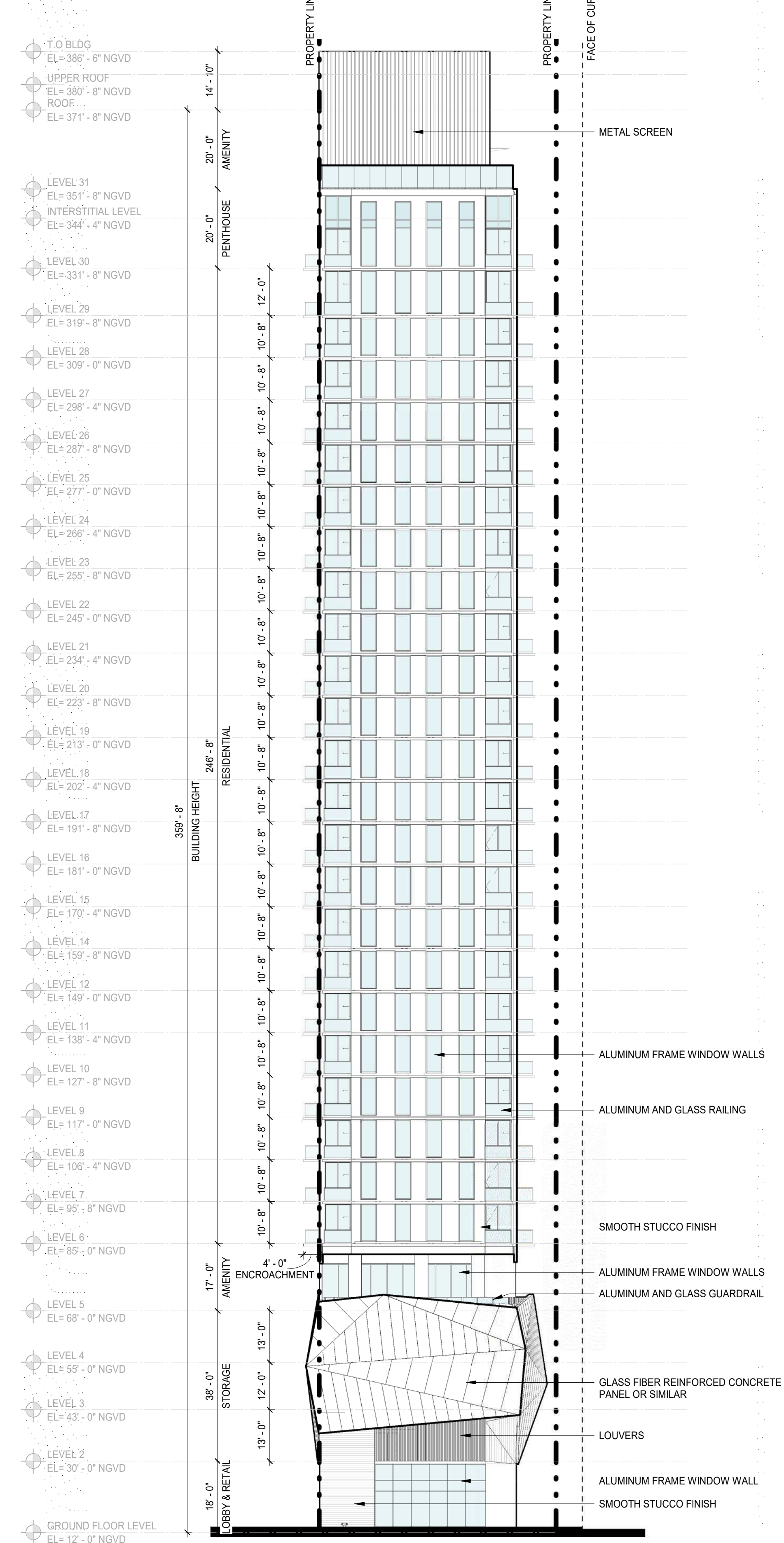
1 ELEVATION - EAST
 1" = 20'-0"



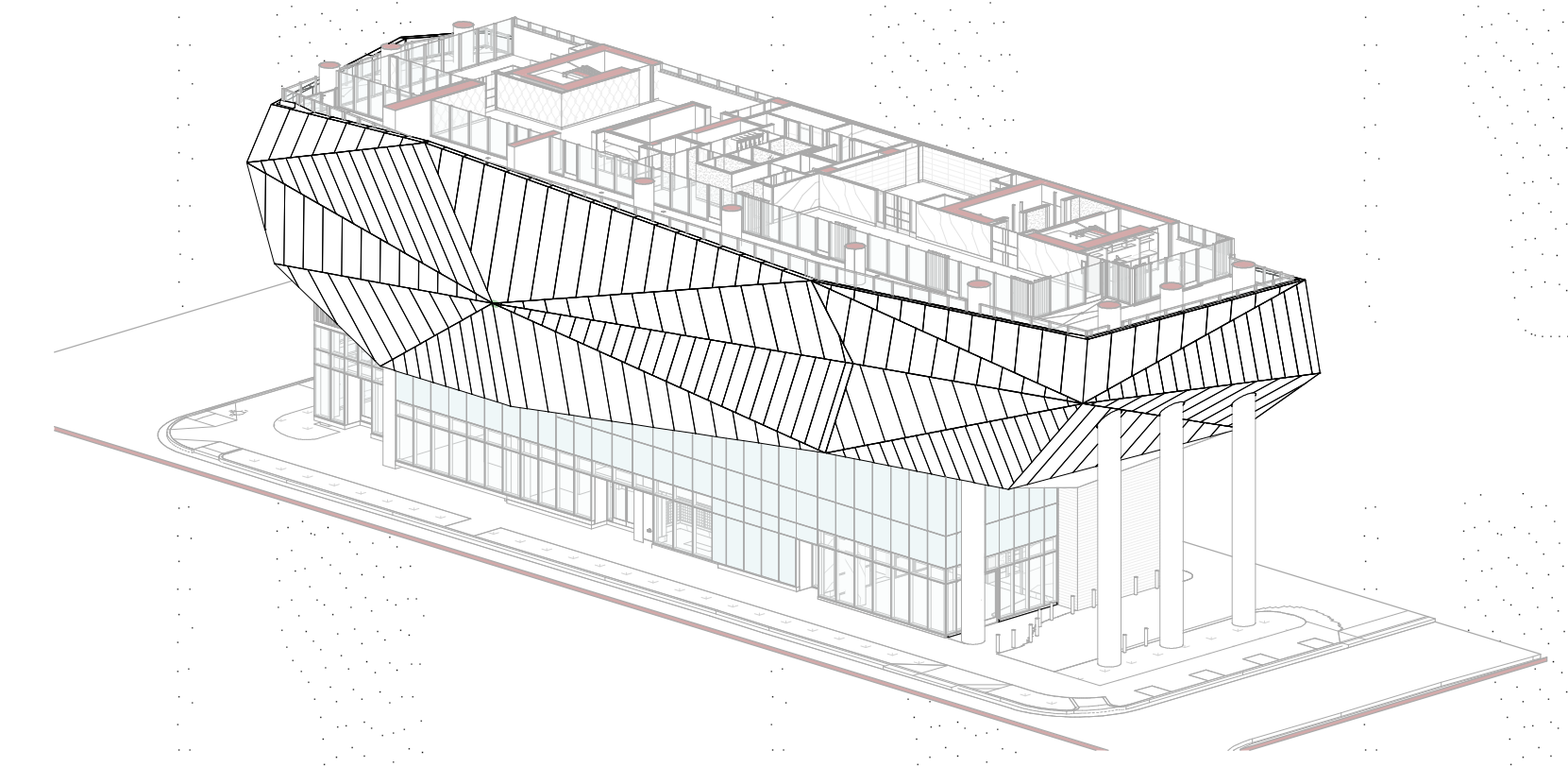
2 ELEVATION - SOUTH
 1" = 20'-0"



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

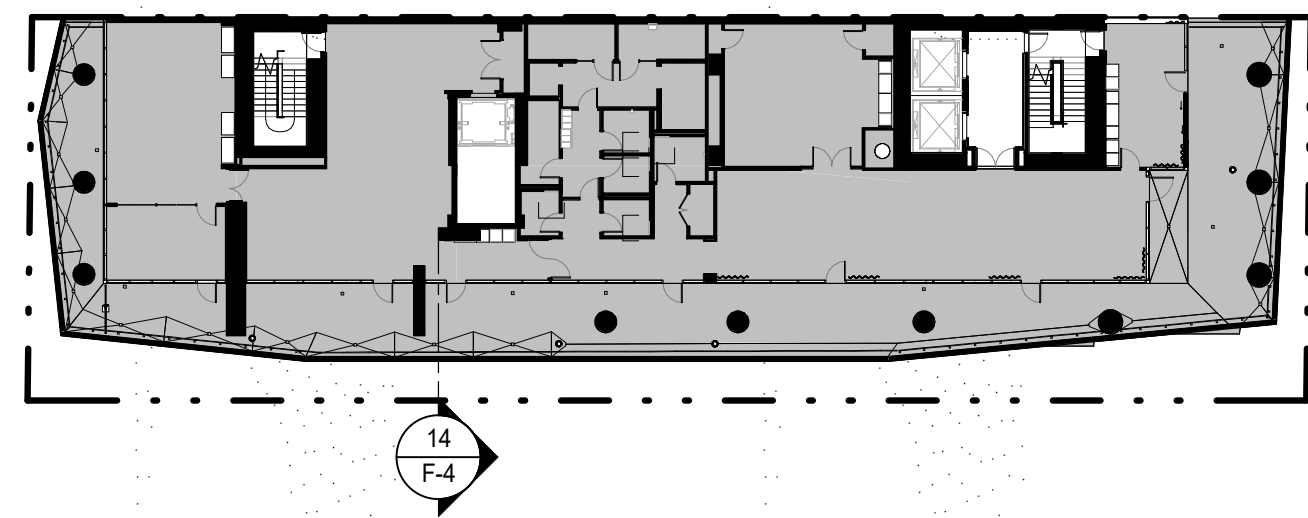


2 ELEVATION - WEST
 1" = 20'-0"

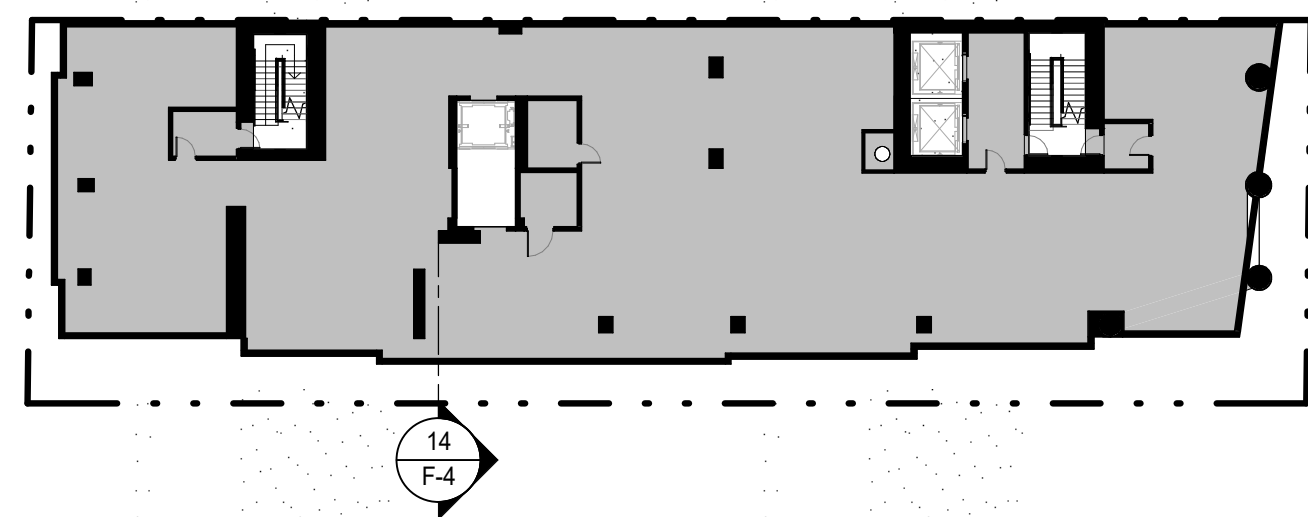


1 REFERENCE IMAGES
 1" = 1'-0"

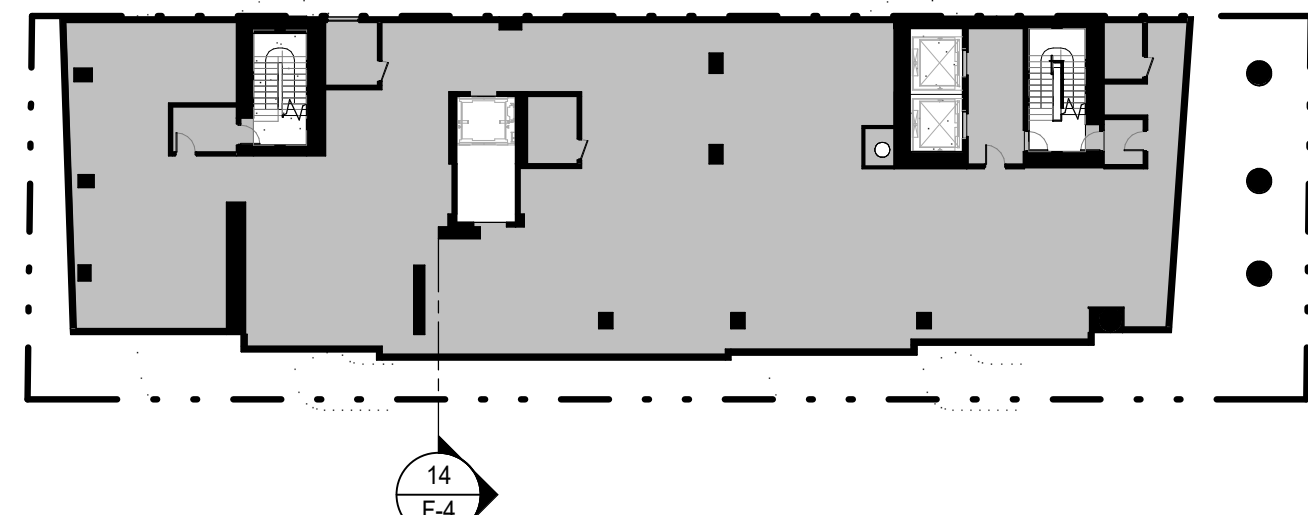
4 PODIUM AXONOMETRIC - FOR REFERENCE ONLY



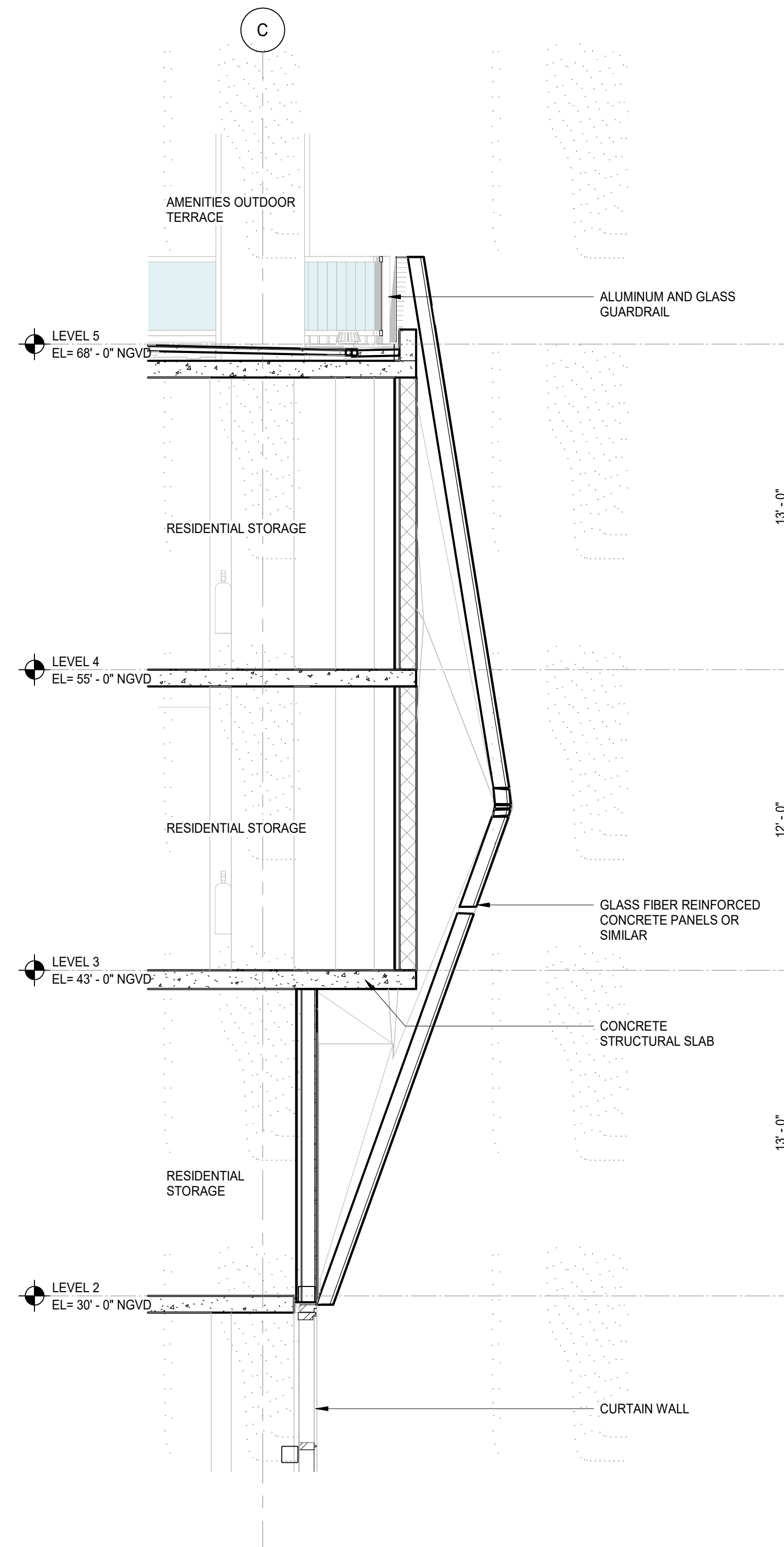
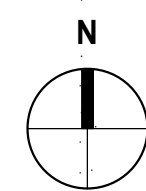
5 LEVEL 5 - SLAB EDGE DIAGRAM
 1" = 30'-0"



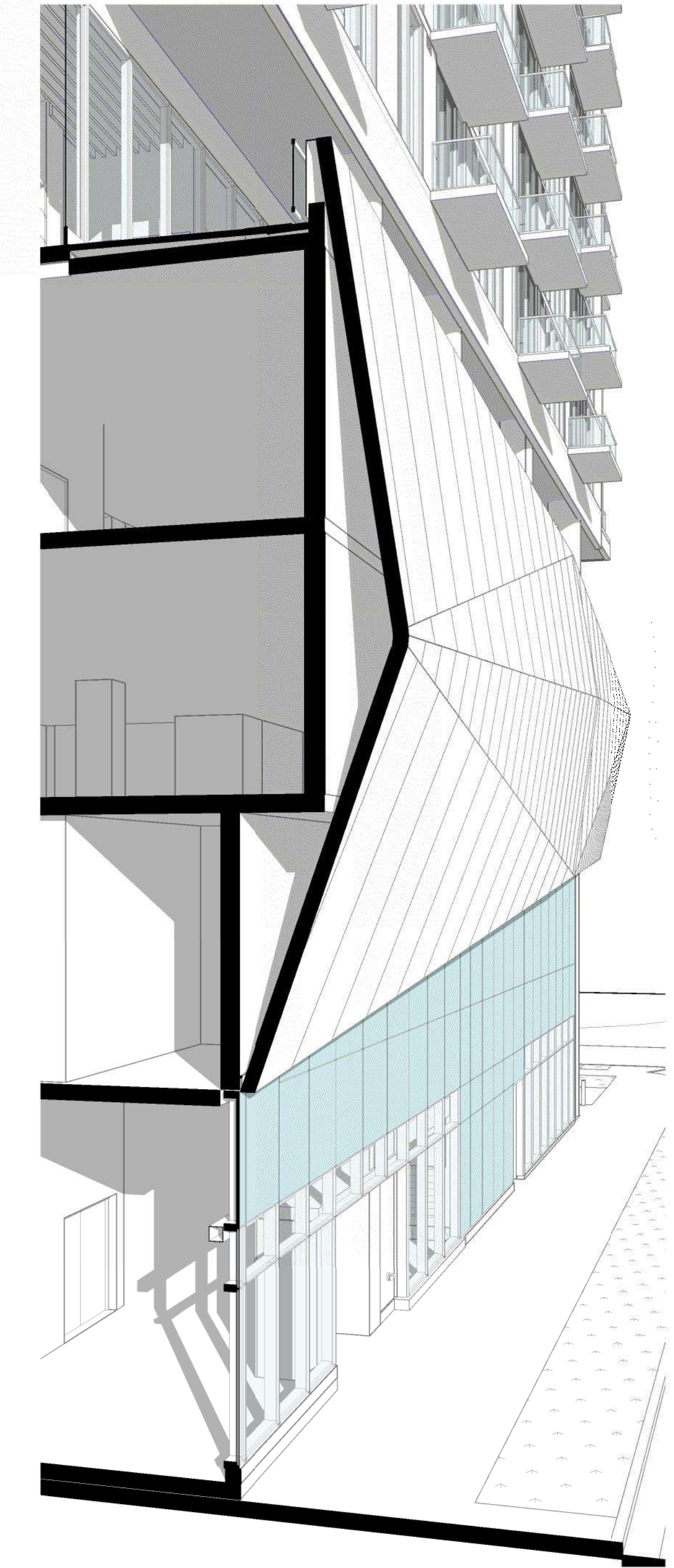
9 LEVEL 4 - SLAB EDGE DIAGRAM
 1" = 30'-0"



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



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



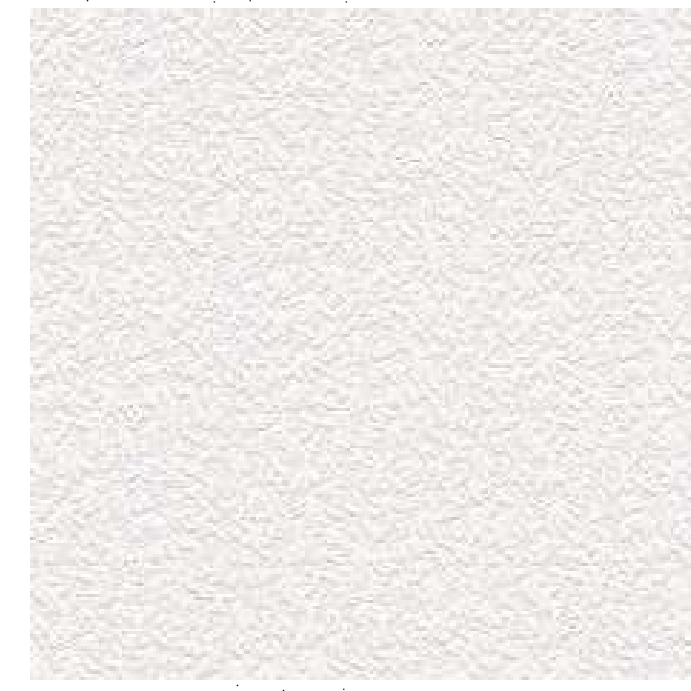
16 PODIUM SECTION PERSPECTION - FOR REFERENCE ONLY



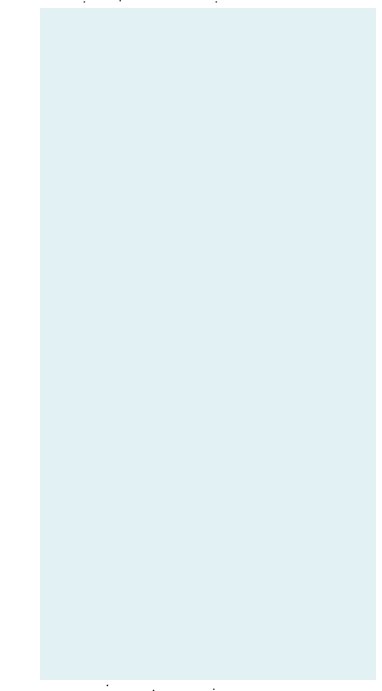
RAILINGS



WINDOW WALL



STUCCO: WHITE

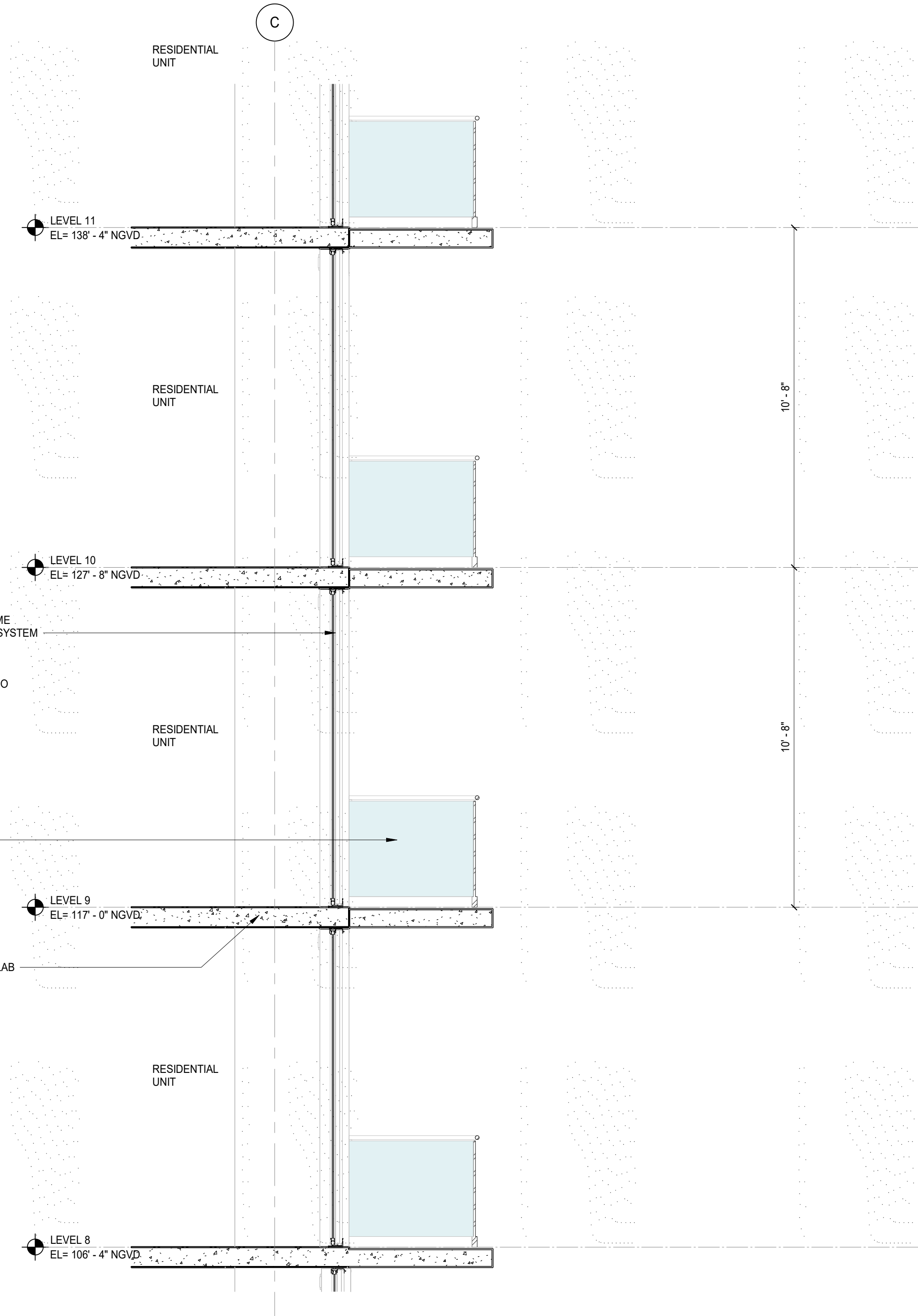


GLASS

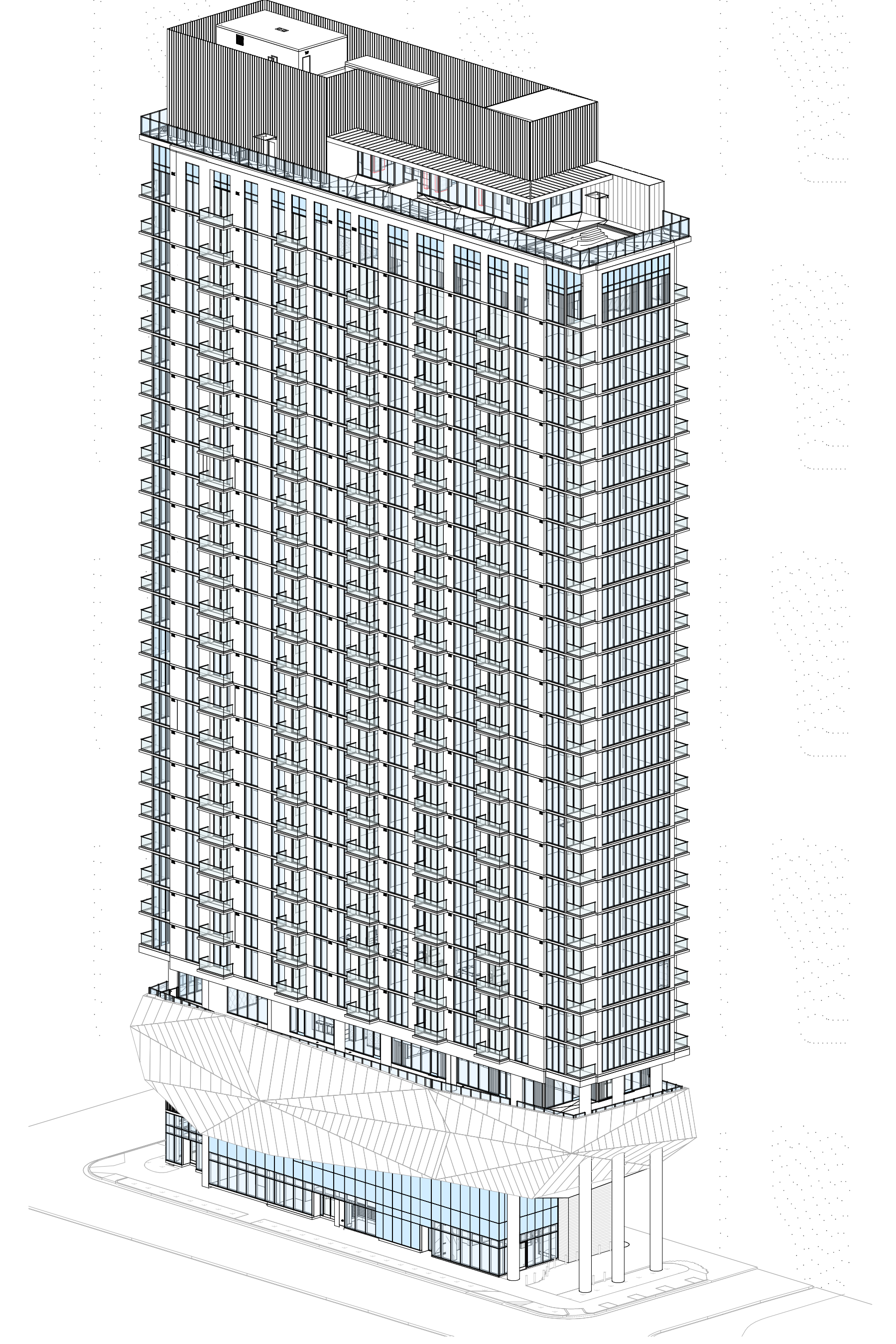
1 REFERENCE IMAGES - TOWER
 1" = 1'-0"



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



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



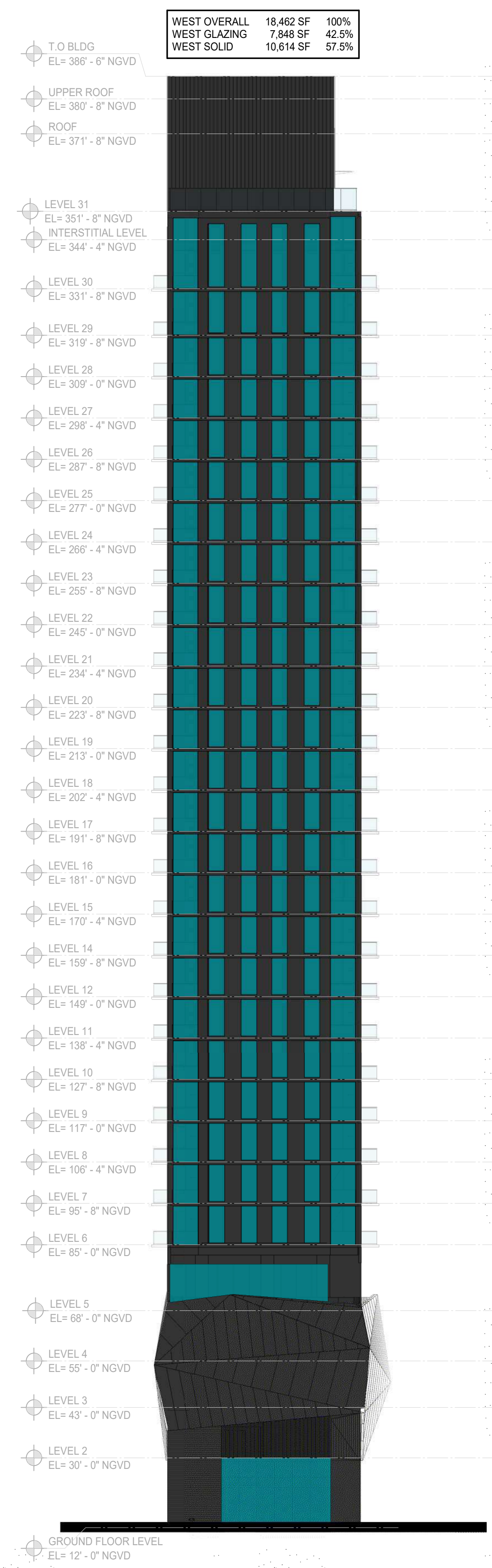
8 TOWER AXONOMETRIC - FOR REFERENCE ONLY



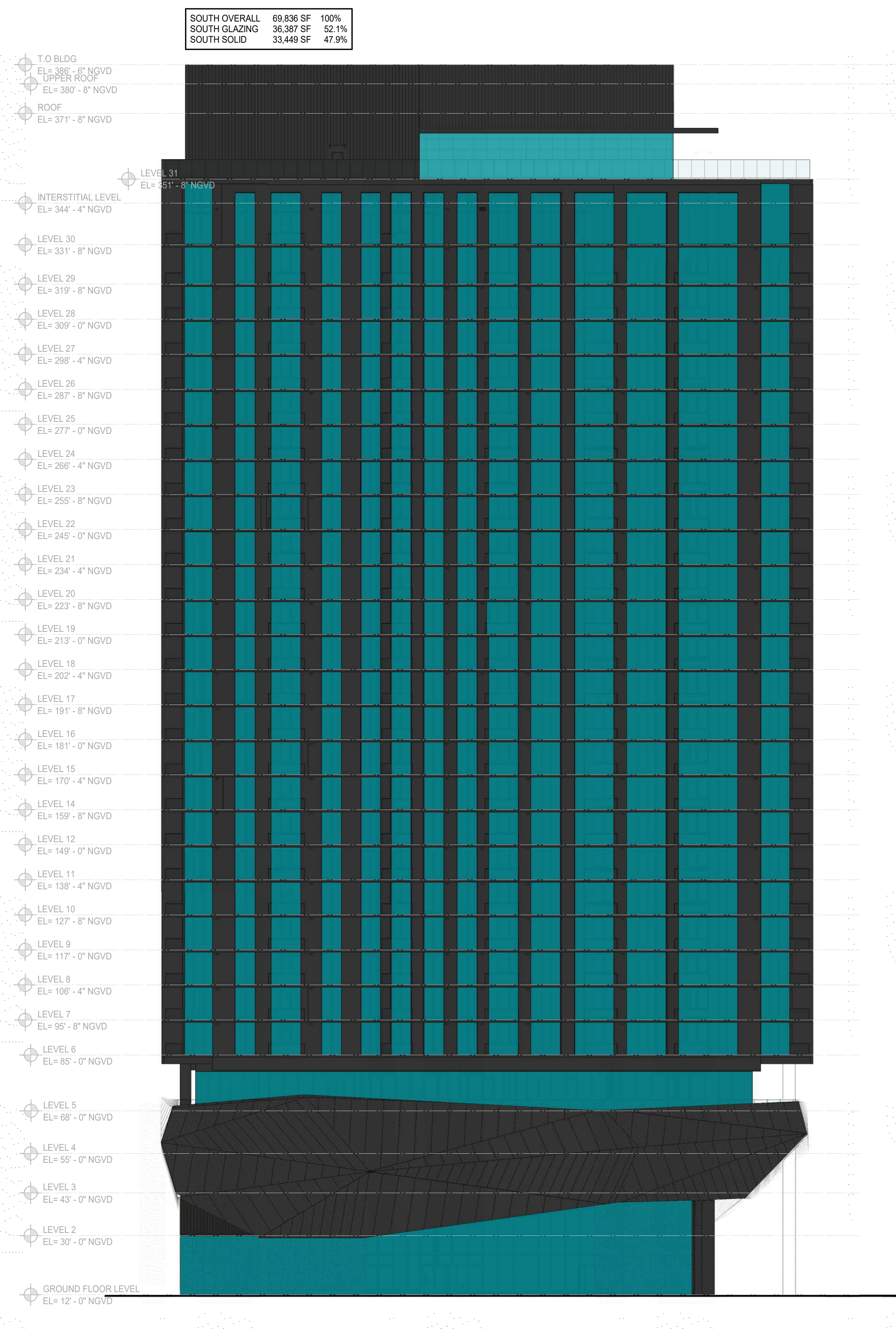
16 TOWER SECTION PERSPECTION - FOR REFERENCE ONLY

ISSUES / REVISIONS	
NO.	DATE

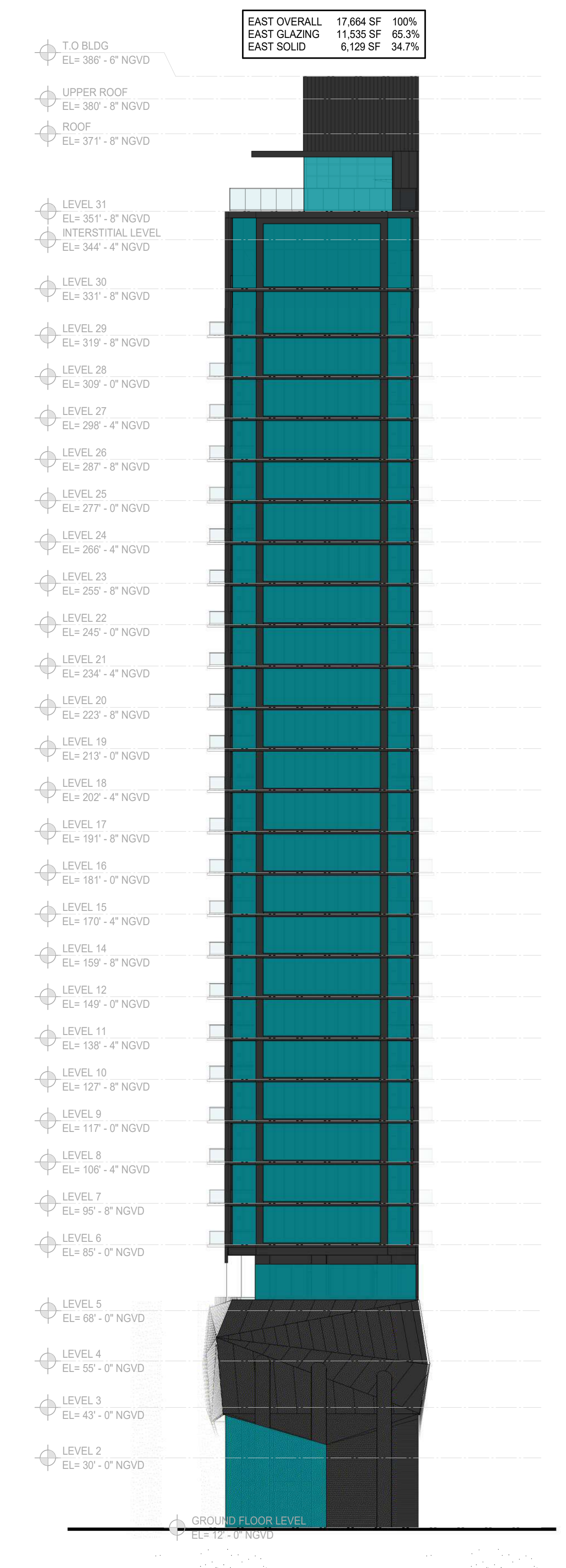
DESCRIPTION	Name
	Andrew W. Burnett
	AR98495
	Expiration Date 02-28-2027



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



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



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

RECEIVED

MIAMI-DADE COUNTY
14 ROC
101 NE 14th St
Miami, FL 33132
PROCESS NO.: Z24-125
DATE: MAR 26 2025

BY: GONGOL

ASPR - REV. 2

SHEET #	SHEET TITLE	ASPR FIRST SUBMITTAL	90% DEVELOPMENT	ASPR REV. 2
L001	COVER	X	X	X
L002	ARBORIST REPORT	X	X	X
L003	TREE DISPOSITION PLAN	X	X	
L100	HARDSCAPE PLAN - GROUND FLOOR	X	X	X
L110	HARDSCAPE PLAN - 5TH FLOOR	X	X	X
L120	HARDSCAPE PLAN - ROOF DECK	X	X	
L200	PLANTING PLAN - GROUND FLOOR	X	X	X
L210	PLANTING PLAN - 5TH FLOOR	X	X	
L220	PLANTING PLAN - ROOF DECK	X	X	
L300	SITE SECTIONS	X	X	X
L301	HARDSCAPE DETAILS	X	X	
L302	PRODUCT CUTSHEETS	X	X	
L310	PLANTING DETAILS	X	X	
L311	PLANT IMAGERY - GROUND FLOOR	X	X	X
L312	PLANT IMAGERY - 5th FLOOR AND ROOF	X	X	
L400	IRRIGATION PLAN - GROUND FLOOR	X	X	
L410	IRRIGATION PLAN - 5TH FLOOR	X	X	
L420	IRRIGATION PLAN - ROOF	X	X	
L430	IRRIGATION NOTES AND DETAILS	X	X	

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: 33C-15 Net Lot Area: .57 acres 24,681 square feet
Metromover Subzone

OPEN SPACE

A. Square feet of open space required by Chapter 23-10 on site plan:
Net lot area = 24,681 square feet x .15 = 3,702 square feet

B. Square feet of parking lot open space required by Chapter 23-10, as indicated on site plan:
The number of parking spaces = 0 x 10 square feet per parking space = 0

C. Total square feet of landscaped open space required by Chapter 23-10 = A + B = 3,702

LAWN AREA CALCULATION

A. Total square feet of landscaped open space required by Chapter 23-10 = 3,702

B. Maximum lawn area (St. Augustine sod) permitted = 20% x 3,702 square feet = 740.4 square feet

TREES

A. The number of trees required per net lot acre less the existing number of trees that meet minimum requirements = 30 trees x net lot area = 1,710 trees

B. 30% palm trees allowed (two palm = one tree) Palms provided = 510

C. Percentage of native trees required = the number of trees provided x 30% = 153

D. Street trees (max. average spacing of 30' o.c.): 320 linear feet along street = 11

E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 350 linear feet along street = 14

F. Total number of trees provided = 14

SHRUBS

A. The total number of trees required x 10 = the number of shrubs required = 359

B. The number of shrubs required x 30% = the number of native shrubs required = 107.7

IRRIGATION PLAN Required by Chapter 23-10. Auto irrigation of not less than 1:1 ratio provided.

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.
- 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.
 - The Contractor is responsible to ensure proper watering and maintenance of new and relocated materials during the warranty period.
 - Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner immediately.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
 - 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.
 - Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
 - 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.
 - 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.
 - 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.
 - Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one - third (1/3) of root ball.
 - Trees grown in grow bags or grow bag type material are not allowed.
 - Plant size specifications take precedence over container size.
 - Contractor to verify quantities and report any discrepancies to Owner and/or Landscape Architect.
 - 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.
 - 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.
 - 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.
 - 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.
 - All dimensions and layout information is referenced to coordinates points provided on the survey.
 - The contractor shall verify all existing conditions prior to the commencement of work. Any discrepancies shall be reported to the owner's representative immediately.
 - The contractor shall perform all work in accordance with all local, state and federal regulations and shall obtain all necessary permits for this project.
 - All site work shall be performed in accordance with landscape (l) and, if applicable, civil (c) drawing sets.
 - All notes and dimensions are typical unless otherwise noted.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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 therewith shall be considered to be included in the various unit and/or lump sum prices bid for the various items as listed in the bid.
 - Contractor shall submit shop drawings and/or samples of all materials to landscape architect as required within the detail drawings and notes.
 - All installation shall comply with Miami-Dade County codes and ordinances. All discrepancies shall be notified to Landscape Architect immediately.

<p>RSP Architects 3039 Grand Avenue Suite 440 Miami, FL 33133 305.444.7100 rsparch.com</p>	<p>OWNER 14th Street Miami Investments, LLC 14th Street Miami Investments, LLC 814 1st Street Miami Beach, FL 33139 Phone: 786.319.6140 David Gonzalez Phone: 786.319.6140 Email: dgonzalez@bmvinvestments.com</p>	<p>ARCHITECT RSP Architects, Ltd. 2650 Grand Avenue Suite 440 Miami, FL 33133 Phone: 786.319.6140 Andrew Burnett Phone: 305.317.5274 Email: Andrew.Burnett@rsparch.com</p>	<p>CIVIL ENGINEER Kinley-Hom 2 Alhambra Plaza Suite 600 Coral Gables, FL 33134 Phone: 305.544.7100 Alberto Mora Phone: 305.546.9026 Email: Alberto.Mora@kinley-hom.com</p>	<p>TRAFFIC ENGINEER Kinley-Hom 2 Alhambra Plaza Suite 600 Coral Gables, FL 33134 Phone: 305.535.7770 Cory Dorman Phone: 864.245.5114 Email: Cory.Dorman@kinley-hom.com</p>	<p>LANDSCAPE ARCHITECT Urban Robot 420 Lincoln Road Suite 600 Miami Beach, FL 33139 Phone: 305.246.4857 Justin Velez Phone: 786.246.4857 Email: justine@urbanrobot.net</p>	<p>LAND USE Bercow Radloff Fernandez Larkin + Tapanes 300 S. Biscayne Boulevard Suite 300 Miami, FL 33131 Phone: 305.377.6229 Graham Penn Phone: 305.377.6229 Email: GPenn@bczoninglaw.com</p>	<p>Name: Justine Velez License No.: LA6667801 Expiration Date: Date Signed:</p>
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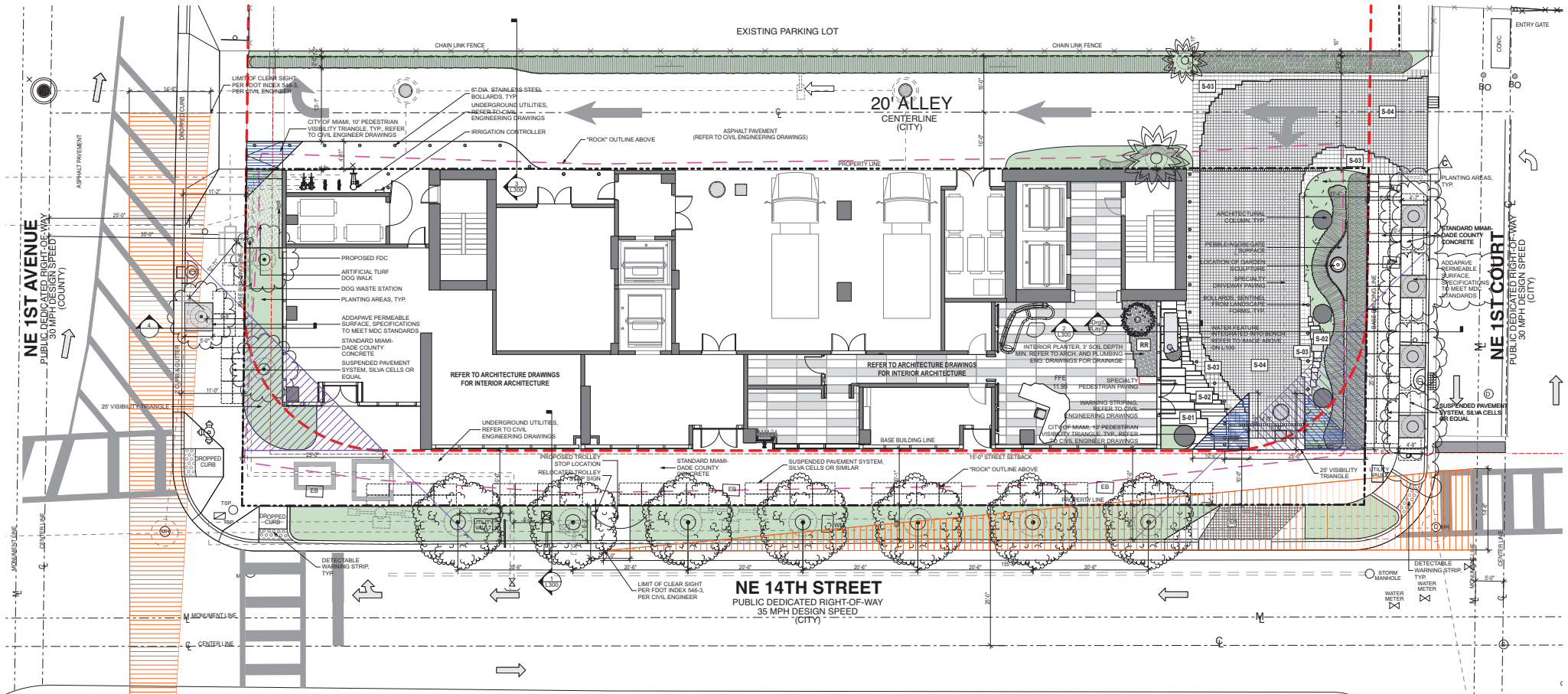
Digitally signed by Justine K Velez
Date: 2025.03.14
13:41:39 -0400



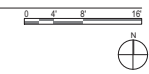
L001

RECEIVED

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



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



RSP Architects
3059 Grand Avenue
Suite 400
Miami, FL 33133
305.444.7100
rsparch.com

HARDSCAPE PLAN - GROUND FLOOR
14th Street Miami Investments, LLC
14 ROC
RSP Project No. 382402000
Date: 09/17/24

ISSUES / REVISIONS	
NO.	DATE
A	04/17/2024
B	02/04/2025
C	03/14/2025

Name: **Digitally signed by Justine K Velez**
License No.:
Expiration Date:
Date Signed: **2025.03.14 13:41:58-04:00**



RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-125

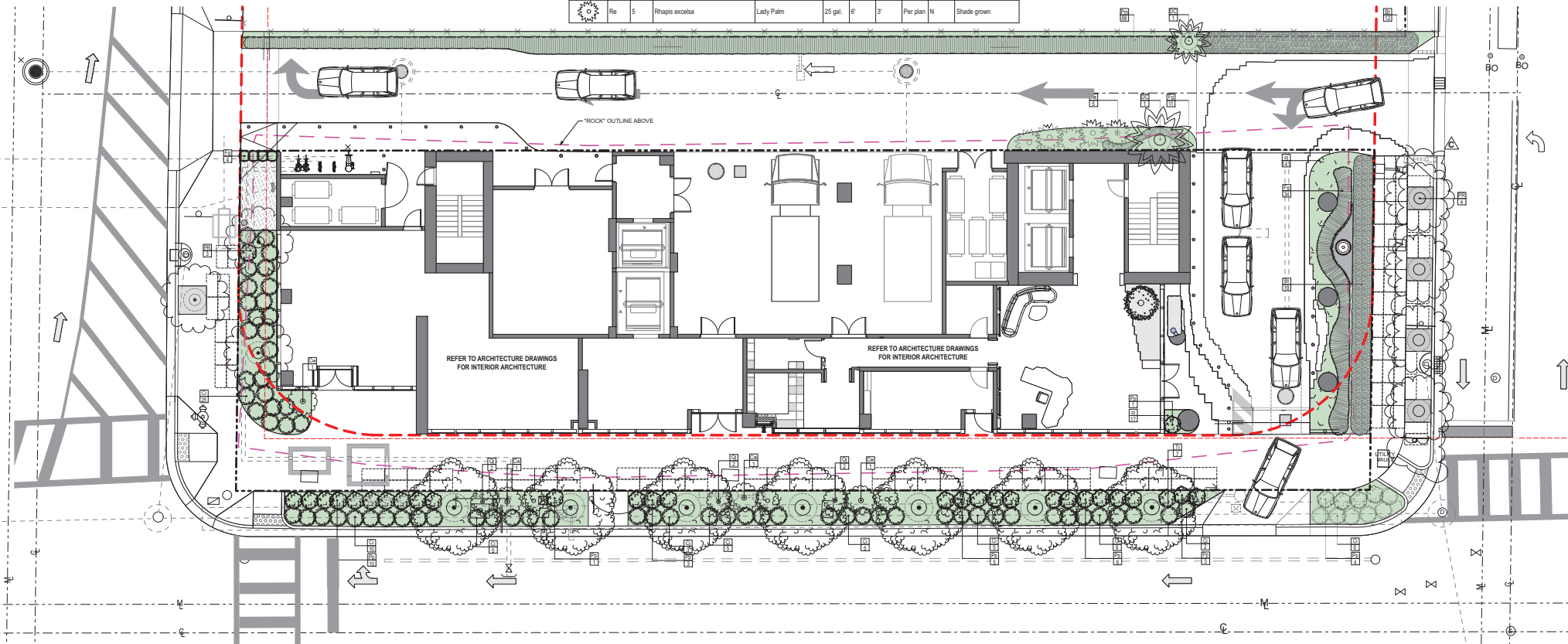
DATE: MAR 26 2025

BY: GONGOL

Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	DC	2	Drypis cabadae	Cabada Palm	6' per trunk, 3 trunk minimum	20' HT. and 10' HT.	12' SP. and 6' SP.	N	Multi-trunk. Collected specimens, one at 20x12' with 4' dia. rootball and one at 10x6' 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 ivorenis	Black Afara	6'	25' HT.	16' SP.	N	6' C.T., Matching. Collected specimens Adaptive to Native Conditions

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



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



RSP Architects
3029 Grand Avenue
Suite 450
Miami, FL 33133
305.444.7100
rsparch.com

PLANTING PLAN - GROUND FLOOR
14th Street Miami Investments, LLC
14 ROC
RSP Project No.: 38240200
Date: 09/11/24

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
A	04/17/2024	ASPR REVISION 1
B	10/24/2025	ASPR REVISION 2
C	03/14/2025	ASPR REVISION 3

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

Digitally signed
by Justine K Velez
Date: 2025.03.14
13:42:16 -04'00



TREES + PALMS



Terminalia ivorensis | Black Afara Street Tree for NE 14th
 Bay Rum | Pimenta racemosa
 Cabada Palm | Dyspis cabadae

LARGE SHRUBS



Weaver's Bamboo | Bambusa textilis
 Lady Palm | Rhaps 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. 08/20/24
 Date 08/20/24

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@14thinvestments.com

ARCHITECT
 RSP Architects, Ltd.
 3059 Grand Avenue Suite 440
 Miami, FL 33133
 Phone: 786.319.8140
 Andrew Burnett
 Phone: 305.317.5274
 Email: Andrew.Burnett@rsparch.com

CIVIL ENGINEER
 Kinley-Horn
 2 Alhambra Plaza Suite 500
 Coral Gables, FL 33134
 Phone: 305.535.7770
 Alberto Mora
 Phone: 305.546.9828
 Email: Alberto.Mora@kinley-horn.com

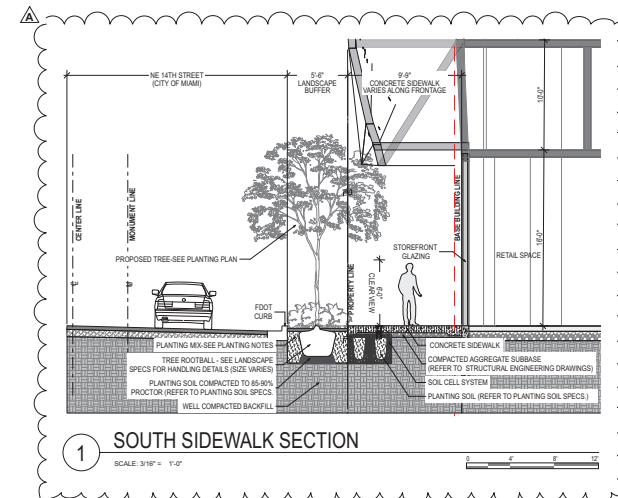
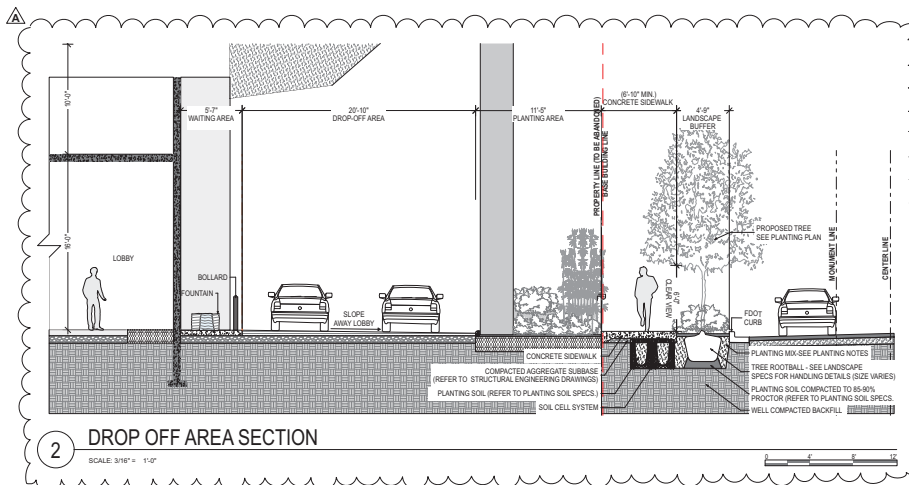
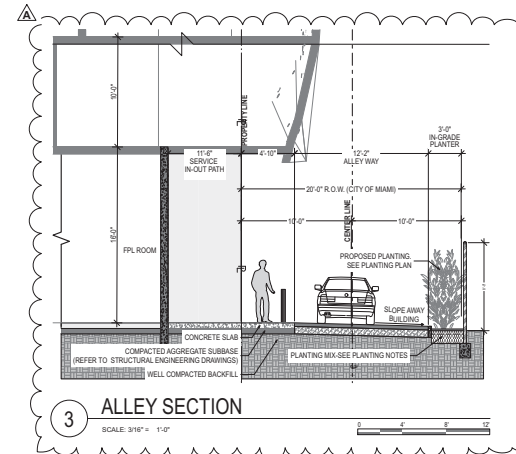
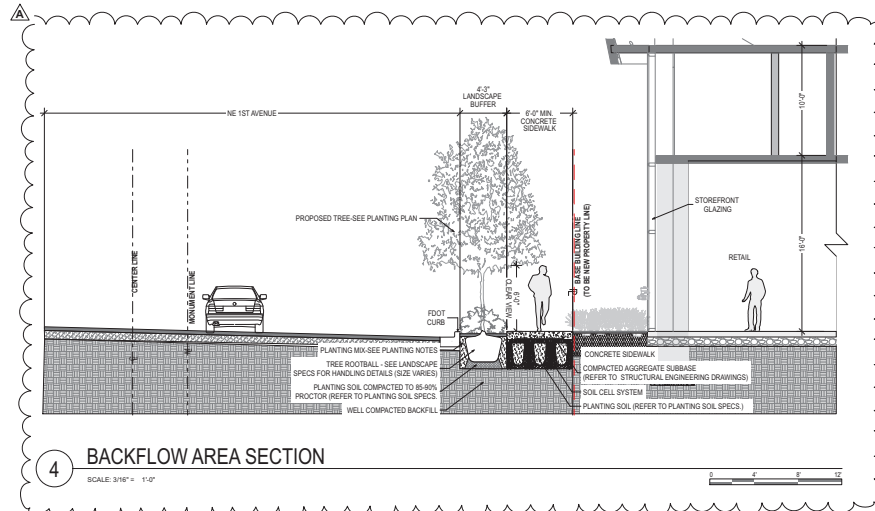
TRAFFIC ENGINEER
 Kinley-Horn
 2 Alhambra Plaza Suite 500
 Coral Gables, FL 33134
 Phone: 305.535.7770
 Cory Dorman
 Phone: 854.535.5114
 Email: Cory.Dorman@kinley-horn.com

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
 Borrow Radell Fernandez Larkin + Tapares
 200 S. Biscayne Boulevard Suite 300
 Miami, FL 33131
 Phone: 305.377.6229
 Graham Penn
 Phone: 305.377.6229
 Email: GPenn@borrowradell.com

Name: Justine Velez
 Digitally signed by Justine K Velez
 License No.: 14065751
 Expiration Date: Date: 2025.03.14
 Date Signed: '13:42:33 -04'00





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

SITE SECTIONS
 14th Street Miami Investments, LLC
 14th Street

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@14thinvestments.com

ARCHITECT

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 Andrew Burnett
 Phone: 305.317.3274
 Email: andrew.burnett@rsparch.com

CIVIL ENGINEER

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 Alberto Mora
 Phone: 305.546.9028
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 Cory Dorman
 Phone: 854.535.5114
 Email: Cory.Dorman@kimley-horn.com

LANDSCAPE ARCHITECT

Urban Robot
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 Justine Velaz
 Phone: 786.246.4857
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 200 S. Biscayne Boulevard Suite 300
 Miami, FL 33133
 Phone: 305.377.6229
 Graham Penn
 Phone: 305.377.6229
 Email: GPenn@borzonglav.com

Name
 License No.
 Expiration Date
 Date Signed

Digitally signed
 by Justine K Velez
 Date: 2025.03.14
 13:42:51 -04'00



Disclosure of Interest*

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

CORPORATION NAME: 14th Street Miami Investments, LLC

NAME AND ADDRESS	PERCENTAGE OF STOCK
See Exhibit B	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

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



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Disclosure of Interest

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

NAME OF PURCHASER: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST
_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

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

DocuSigned by:

65FFDC9A7E4744B... Signature

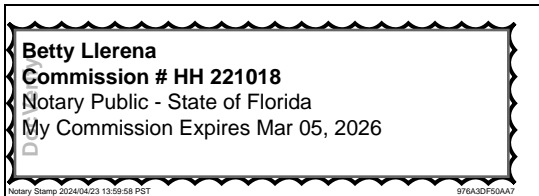
Jonathan Newberg

Print Name


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

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

Affiant identified by: personal knowledge satisfactory evidence



(Affix Notary Seal above)


Signature of Notary Public

Betty Llerena

Typed, printed, or stamped name of Notary Public

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

FORM REVISION 2020/1

Department of Regulatory and Economic Resources • Development Services Division
www.miamidade.gov/zoning

111 NW 1st Street, 11th Floor Miami, Florida 33128
T 305-375-2640



14th Street Miami Investments, LLC

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

This instrument was prepared by:

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



(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

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

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

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

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

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

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

1. Public Benefit Contribution. Prior to issuance of 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]

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.

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 Parcel 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)

Opinion of Title

Page 2

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.)

Opinion of Title

Page 3

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

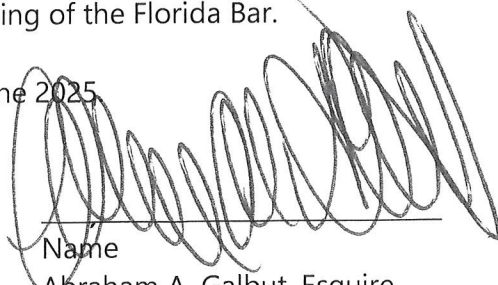
<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
---------------	---------------------------	-----------------------	-----------------------

(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

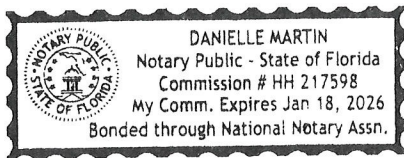
Florida Bar No. 210889

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.



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.