09-18-25 Version #2

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 25, 2025
TIME OF MEETING: 9:30 AM

CURRENT ITEM	**8C1** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2023000526**
Applicant	**K E REYES PROPERTY MANAGEMENT, LLC.**
District	**04**
Summary of Requests	The applicant seeks to rezone the subject parcel from RU-2 (residential use) to RU-5 (semi-professional office use) in order to develop the site with an office use within the existing structure. Additionally, the applicant seeks to allow the existing structure to be located closer to the rear and interior side property lines than required, provide no wall and landscaping buffer for the proposed dissimilar use from the abutting residential properties to the north and west of the subject site, provide a reduced landscape buffer for the parking from the adjacent roadway, to permit less parking than otherwise required by Code and to permit less lot area and lot frontage that required by code.
Location	1295 NE 118 Street, Miami-Dade County, Florida

CURRENT ITEM	**8C2** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2024000214**
Applicant	**VALENCE INVESTMENT 8, LLC.**
District	**02**
Summary of Requests	The applicant is seeking an amendment of the North Central Urban Area District (NCUAD) regulating plan to re-designate the subject property from Mixed-Use Corridor (MC) to Mixed Use Corridor Special (MCS).
Location	Located on the east side of NW 27 Avenue and approximately 235 feet south of NW 101 Street, Miami-Dade County, Florida

CURRENT ITEM	**8C3** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2024000238**
Applicant	**JORGE ALVAREZ, ET AL.**
District	**08**
Summary of Requests	The applicant seeks to allow a rezoning of the subject property from AU (minimum 5-gross acre lot) to RU-3M (12.9 unit per net acre) which would allow the property to be developed with more residential units than currently permitted.
Location	Located south of SW 276 Street, north of SW 280 Street (Waldin Drive), east of SW 159 Avenue, and west of SW 157 Avenue, aka 15799 SW 278 Street, 15821 SW 280 Street, 15875 SW 280 Street, 27800 SW 157 Avenue, and 27855 SW 159 Avenue, Miami-Dade County, Florida

CURRENT ITEM	**8C4** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2024000270**
Applicant	**MIAMI COUNTRY DAY SCHOOL, INC.**
District	**03**
Summary of Requests	The applicant seeks to permit the expansion of an existing private school onto an additional property and modification of previously approved resolution in order to submit a new site plan and increase the number of classrooms. Additionally, the applicant seeks to permit the proposed middle school building with less setbacks than required by code, the proposed upper school building to exceed the maximum height and more monument and wall signs than permitted by code. This application does not increase student enrollment.
Location	601 NE 107 Street, Miami-Dade County, Florida

COUNTY COMMISSION MEETING OF SEPTEMBER 25, 2025

NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 9:30 A.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESS

CURRENT ITEM
K E REYES PROPERTY MANAGEMENT, LLC. Z2023000526 **BCC/District 04**

The application is to permit a rezoning of the subject parcel from RU-2 (Two-family residential use) to RU-5 (semi-professional office use) in order to develop the site with an office use within the existing structure. Additionally, the application seeks to allow the existing structure to be located closer to the rear and interior side property lines than required, provide no wall and landscaping buffer for the proposed dissimilar use from the abutting residential properties to the north and west of the subject site, provide a reduced landscape buffer for the parking from the adjacent roadway, to permit less parking and to permit less lot area and lot frontage that required by code.

1) DISTRICT BOUNDARY CHANGE from RU-2, Two-family Residential District, to RU-5, Residential-Semi-Professional Office District.

2) NON-USE VARIANCE to allow an office building to setback 2' (25' required) from the rear (north) property line, to setback 2' (15' required) from the interior side (west) property line, and to setback a minimum of 13.58' (15' required) from the side street (east) property line.

3) NON-USE VARIANCE to permit a 0' wide dissimilar landscaped buffer along the rear (north) and interior side (west) property lines (5' wide required for both).

4) NON-USE VARIANCE of zoning and subdivision regulations requiring a 6' high dissimilar use wall; to waive same and provide no wall along the interior (west) and rear (north) property lines.

5) NON-USE VARIANCE to permit a parking lot landscape buffer with a width of 2' (minimum 7' required).

6) NON-USE VARIANCE to permit a total of 5 parking spaces (10 parking spaces required).

7) NON-USE VARIANCE to permit a lot area of 7,499.05 sq. ft. (10,000 sq. ft. required) and lot frontage of 65' (100' required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Change of Use for Johana Tapia," as prepared by Arshad Viqar, P.E., dated stamped received 5/8/2025, for a total of 6 sheets. Plans may be modified at public hearing.

LOCATION: 1295 NE 118 Street, Miami-Dade County, FL
SIZE OF PROPERTY: ±0.17 Acres

Department of Regulatory and
Economic Resources
Recommendation: **Denial without prejudice.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

CURRENT ITEM
VALENCE INVESTMENT 8, LLC. Z2024000214 **BCC/District 02**

The application seeks to amend the North Central Urban Area District (NCUAD) Land Use Regulating Plan to Mixed-Use Corridor Special (MCS) in order to use the property for automotive uses.

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

LOCATION: Located on the east side of NW 27 Avenue and approximately 235 feet south of NW 101 Street, Miami-Dade County, Florida.
SIZE OF PROPERTY: ±0.29 Acre

Department of Regulatory and Economic Resources Recommendation: **Denial without prejudice.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

CURRENT ITEM
JORGE ALVAREZ, ET AL. Z2024000238 **BCC/District 08**

The application is to permit a rezoning of the subject property from AU (minimum 5-gross acre lot) to RU-3M (12.9 unit per net acre) which would allow the property to be developed with 198 residential units which is more than currently permitted.

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

Location: Located south of SW 276 Street, north of SW 280 Street (Waldin Drive), east of SW 159 Avenue, and west of SW 157 Avenue, aka 15799 SW 278 Street, 15821 SW 280 Street, 15875 SW 280 Street, 27800 SW 157 Avenue, and 27855 SW 159 Avenue, Miami-Dade County,

Florida.
SIZE OF PROPERTY: ±20.57-gross (±18.64-net) Acres

Department of Regulatory and Economic Resources Recommendation: **Approval, for a rezoning to RU-3M (Minimum Apartment House District, maximum 12.9-units per net acre), subject to the Board's acceptance of the proffered Declaration of Restrictions and Conceptual Plan (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240014 and it becoming effective) ***

Protests: 15 Waivers: 0

APPROVED: DENIED WITH PREJUDICE:

DENIED WITHOUT PREJUDICE: DEFERRED:

CURRENT ITEM
MIAMI COUNTRY DAY SCHOOL, INC. Z2024000270 **BCC/District 03**

The application is to permit the expansion of an existing private school onto additional property and modification of previously approved resolution in order to submit a new site plan. Additionally, the application seeks to permit the proposed middle school building with less setbacks than required by code, the proposed upper school building to exceed the maximum height and more monument and wall signs than permitted by code.

(1) SPECIAL EXCEPTION to permit the expansion of a private school onto additional property.

(2) MODIFICATION of Condition #2 of Resolution #4ZAB-319-82, passed and adopted by the Metropolitan Miami Dade County Zoning Appeals Board, modified by Resolution #CZAB8-9-14, passed and adopted by the Community Zoning Appeals Board #8, further modified by Resolution #CZAB8-8-15, passed and adopted by the Community Zoning Appeals Board #8, last modified by Resolution Z-16-24, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That the plan be substantially in accordance with that submitted for the hearing entitled "Site Plan Approval Modification Submission", as prepared by Zyscovich Architects, with sheets A-100.A, A-100A.1, A-100B, A-100B.1, A-100C & A-100C.1 dated stamped received 11/22/2022, consisting of 6 sheets and sheet A-001, dated stamped received 9/9/2022 consisting of 1 sheet, for a total of 7 sheets."

TO: “2. That the plan be substantially in accordance with that submitted for the hearing entitled “Site Plan Approval Campus Plan Master Plan”, as prepared by Zyscovich Architects, with a total of 18 sheets dated stamped received 6/2/2025, 15 sheets dated stamped received 4/9/2025 and 1 sheet dated stamped received 12/23/2024, for a total of 34 sheets”

(3) MODIFICATION of Condition #10 of Resolution 4-ZAB-319-82, passed and adopted by the Metropolitan Miami Dade County Zoning Appeals Board and last modified by Resolution #CZAB8-9-14, passed and adopted by the Community Zoning Appeals Board #8, reading as follows:

FROM: “10. That the number of classrooms shall not exceed 105.”

TO: “10. That the number of classrooms shall not exceed 131.”

The purpose of requests #2 and #3 is to allow the applicant to submit a revised site plan to incorporate additional property into the previously approved private school campus and provide additional buildings for the campus. Additionally, the requests seek to allow an increase in the number classrooms for the previously approved private school. The applicant is not requesting an increase in the maximum permitted students.

(4) NON-USE VARIANCE to permit a proposed middle school building setback 39’-10 1/4” from the rear (east) property line (50' required).

(5) NON-USE VARIANCE to permit a proposed upper school building with a height of 51'-6" and 3 stories (35 feet and 2 stories max. permitted).

(6) NON-USE VARIANCE to permit 1 additional monument sign and 3 additional wall signs, with a total combined area of 566 sq. ft. (1 sign 24 sq. ft. maximum permitted (30 wall signs and 2 monument signs previously approved).

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

LOCATION: 601 NE 107 Street, Miami-Dade County, Florida.
SIZE OF PROPERTY: ±18.79 Acres

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

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

T H E E N D

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Regulatory and Economic Resources (RER), within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Zoning Hearings Section for the Department of Regulatory and Economic Resources (RER), at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.

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

PH: Z23-526 **September 25, 2025**
Item No. 8C1

Recommendation Summary	
Commission District	4
Applicant	K E Reyes Property Management LLC
Summary of Requests	The applicant seeks to rezone the subject parcel from RU-2 (residential use) to RU-5 (semi-professional office use) in order to develop the site with an office use within the existing structure. Additionally, the applicant seeks to allow the existing structure to be located closer to the rear and interior side property lines than required, provide no wall and landscaping buffer for the proposed dissimilar use from the abutting residential properties to the north and west of the subject site, provide a reduced landscape buffer for the parking from the adjacent roadway, to permit less parking than otherwise required by Code and to permit less lot area and lot frontage that required by code.
Location	1295 NE 118 Street, Miami-Dade County, Florida.
Property Size	±0.17 Acres
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 dua *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Inconsistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(4)(b) Non-Use Variance from other than airport regulations. *(see attached Zoning Recommendation Addendum)*
Recommendation	**Denial without prejudice.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION

This Board has jurisdiction over this application pursuant to Section 20-42(e), which states "If a Community Council, in its capacity as a Community Zoning Appeals Board, does not have sufficient elected or appointed members in office to constitute a quorum at the time an application for zoning action is ready to be noticed for public hearing before that Community Council, such application shall be noticed and scheduled for public hearing directly before the Board of County Commissioners on the next available zoning agenda."

This application would have been heard by Community Zoning Appeals Board (CZAB) 7 but that Board did not have quorum at the time of advertising the notice for public hearing for this item. Staff notes that CZAB 7 now has quorum, and the code permits the BCC, at its discretion, to remand the item to be heard by the CZAB 7.

REQUESTS:

1) DISTRICT BOUNDARY CHANGE from RU-2, Two-family Residential District, to RU-5, Residential-Semi-Professional Office District.

2) NON-USE VARIANCE to allow an office building to setback 2' (25' required) from the rear (north) property line, to setback 2' (15' required) from the interior side (west) property line, and to setback a minimum of 13.58' (15' required) from the side street (east) property line.

3) NON-USE VARIANCE to permit a 0' wide dissimilar landscaped buffer along the rear (north) and interior side (west) property lines (5' wide required for both).

4) NON-USE VARIANCE of zoning and subdivision regulations requiring a 6' high dissimilar use wall; to waive same and provide no wall along the interior (west) and rear (north) property lines.

5) NON-USE VARIANCE to permit a parking lot landscape buffer with a width of 2' (minimum 7' required).

6) NON-USE VARIANCE to permit a total of 5 parking spaces (10 parking spaces required).

7) NON-USE VARIANCE to permit a lot area of 7,499.05 sq. ft. (10,000 sq. ft. required) and lot frontage of 65' (100' required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Change of Use for Johana Tapia," as prepared by Arshad Viqar, P.E., dated stamped received 5/8/2025, for a total of 6 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The subject property is a corner lot that is located at the intersection of two well-traveled roads (NE 13 Avenue and NE 118 Street). The submitted plans show an existing single-family residence, which the applicant seeks to convert into an office use and build a future addition to be also used as an office. Additionally, the applicant is requesting approval to allow less setbacks than required from the west and north property lines. The applicants are also requesting to provide 0' wide dissimilar landscape buffer, to waive the dissimilar use wall requirement, to permit less parking lot landscape buffer than required, to permit less parking spaces than required by code and to allow less lot area and lot frontage than required. The proposed floor plan for the interiors of the existing and proposed structure shows three (3) office rooms, one (1) conference room, (2) two bathrooms, as well as the hallway, reception, copy room, lobby, filling room, storage and kitchen areas, all provided within the single floor within the existing and proposed structure. While a handicap parking space is provided towards the front of the site buffered from the roadway by a 2-foot landscaped strip, 4 of the remaining required parking spaces have been provided towards the rear of the front of the existing structure to be accessed by a driveway that connects to NE 118 Street and another driveway that connects to NE 13 Ave. Submitted landscape plan depicts landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel, along with a new 2' high landscape buffer along the front (south) and street side (east) property lines that abut NW 118 Street and NW 13 Ave.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-2; single-family residence	Low Density Residential 2.5 to 6 dua
North	RU-4L; multi-family	Low Density Residential 2.5 to 6 to dua

South	RU-2; Private school (Montessori)	Low Density Residential 2.5 to 6 dua
East	RU-2; two-family residence	Low Density Residential 2.5 to 6 dua
West	RU-2; single-family residence	Low Density Residential 2.5 to 6 dua

NEIGHBORHOOD COMPATIBILITY:

The subject property is a 7,475 sq. ft., RU-2, Two-Family Residential District zoned corner lot, located at 1295 NE 118 Street, and consists of an existing 1-story single-family residence. The area surrounding the subject property is primarily characterized by RU-2 zoned properties. However, the property immediately in front to the south of the subject site is a private school that is zoned RU-2 that was approved through resolution 4-ZAB-355-70. Staff also notes that the RU-4L zoned parcel immediately to the north is a multifamily apartment building.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide office use to serve the community. However, approval of the proposed rezoning and variances being requested could potentially impact traffic flow on the abutting roadways and add to the lack of privacy and increased noise and activity within the surrounding area. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that this application lies within the urban infill area, where traffic concurrency does not apply, and that the application will generate approximately 5 PM peak hour vehicle trips.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.17-acre subject property is located within the Urban Development Boundary (UDB) and designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map. This designation permits a density range of a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The applicant seeks a district boundary change from RU-2, Two-Family Residential District, to RU-5, Residential - Semi-Professional Office District, (request #1), along with non-use variances related to the proposed office use (requests #2 through #7).

The CDMP Land Use Element interpretative text provides that *office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in the CDMP. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map; b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does the subject frontage face such an Estate Density area.* The subject property meets part of the aforementioned criteria of the Master Plan including that the subject property is less than one acre in size the subject frontage does not face an Estate Density area. Furthermore, the CDMP Land Use Element interpretative text also indicates that where other office, business or industrial uses exist on the same block face, approval of office uses on sites smaller than 1 acre may be granted. However, staff notes that the property is not located on a major section line roadway, does not have any other similar office uses on the same block face. As such, staff notes that the subject

site does not meet said CDMP criteria and opines that the proposed zone change to RU-5 on the property would be **incompatible** on this block face and within the immediate neighborhood.

The interpretive text of the CDMP also provides that o*ffice uses may be approved on such sites only if consistent with the objectives and policies of the CDMP and the use or zoning district would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would be out of scale with the character of the neighboring uses or would detrimentally impact the surrounding area.* Additionally, ***Policy LU-4A*** of the CDMP Land Use Element requires that when evaluating compatibility among proximate land uses, the County shall among other things consider such factors as access, traffic and parking as applicable. Along with the request to rezone the parcel to RU-5, the applicants also seek ancillary non-use variances (requests #2 through #7), among which are requests to provide 0' wide dissimilar landscape buffer, to waive the dissimilar use wall requirement, to permit less parking lot landscape buffer than required, to permit less parking spaces than required by code and to allow less lot area and lot frontage than required by code. For the reasons included in the zoning analysis staff opines that approval of the application to permit the zone change to RU-5 for the proposed office use would be incompatible with the surrounding area based on the compatibility criteria outlined in **Policy LU-4A** and would be **inconsistent** with the CDMP Land Use Element interpretative text for properties designated as Low Density Residential and also located in areas designated as Residential communities on the LUP map.

ZONING ANALYSIS:

When the applicant's request for a District Boundary Change from RU-2, Two-Family Residential District, to RU-5, Residential-Semi-Professional Office District, which could allow retrofitting the subject property's residence into an office building (request #1), is analyzed under Section 33-311 of the Code, staff does not support this request and opines that the approval of this request would be **inconsistent** with the interpretative text of the CDMP and should be denied. This district boundary change would allow the applicants to establish an office use; Office uses are not allowed under the current zoning designation, RU-2. Based on the foregoing, staff opines that the request for a district boundary change to RU-5 should be denied for all the reasons that are stated herein.

Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. As such, staff opines that the site is not appropriate for office uses and the request for a district boundary change to RU-5, which would allow an office use on the subject parcel would be out of character and **incompatible** with the existing residential neighborhood when considering the necessity and reasonableness of the zone change in relation to the present and future development of the area concerned. For all of the reasons stated herein staff opines that these requests are evidence that the site is not of sufficient size to accommodate the minimum requirements an office use or an RU-5 zoning district requires to accommodate the building setbacks and other requests. Approval of the requests would create an over-intensification of a subject property that is not suitable for a conversion into an office use, and staff opines that the

proposed development would have an unfavorable effect on the surrounding area and would be **incompatible** within a residential neighbourhood based on the criteria mentioned above.

Staff opines that approval of the request for a zone change which would allow the use of the existing residence for an office use would be contrary to the public interest based on the foregoing analysis. Staff notes that the character of the neighborhood along this section of NE 13 Avenue and NE 118 Street roadways, including the block-face on which the subject parcel is located, has not changed substantially from the residential character that is prescribed under the RU-2 zoning regulations. Staff research indicates that the property to the north is located south of N.E. 119 Street between Florida east coast railroad and N.E. 13 avenue, the property received approval for a Special exception to permit a multifamily family apartment development under Resolution #4-ZAB-234-80 and later an approval for a Modification of approved plans under Resolution #4-ZAB-98-83. The property to the south across NE 118 Street with address 11820 NE 13 Avenue received approval under Resolution #4-ZAB-355-70 for an special exception to permit a Pre-School private school for ages between two and eight, and variance of setback requirements to permit the continued use of an existing building setback 20.21 (50' required) from the side (south) property line and setback varying from 18.77 to 19' (50' required) from the side (north) property line, and variance of spacing requirements to permit the continued use of an existing building as the proposed school, spaced less than 75' to existing residential buildings to the north of the subject property. The same property received approval for a modification of approved plans under Resolution #CZAB7-2-09. The property located on the same block at 1235 NE 118 Street received approval under Resolution #CZAB7-2-05 for a Special Exception and Unusual Use to permit a day care/private school, also to permit parking within 25 feet of an official right-of-way and to permit a 1' wide landscape buffer on a portion of the west side of the property (5' required when abutting dissimilar land uses). The property located on the south side of NE 119 Street (Gratigny Drive), between the FEC RR at approximately NE 12 Court AND NE 14 Avenue received approval under Resolution #Z-113-66 for a District Boundary Change from RU-2 (Two Family Residential District) to RU-4 (Apartments and Hotels). Based on the foregoing, staff opines that any further intensification of the area, or introduction of office uses into this predominately RU-2 zoned residential community would be **incompatible** with the area.

The departments including the Division of Environmental Resources Management (DERM) of RER, the Water and Sewer Department (WASD), and the Miami-Dade Fire Rescue Department (MDFR), Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) have no objections to this application. The Platting and Traffic Review Section memorandum states the office use will generate approximately 5 pm peak hour vehicle trips. As previously mentioned, staff notes that the area is characterized by mostly single-family or two-family residences and a rezoning on the site would allow the full range of office uses under the RU-5 category including medical and dental offices. Therefore, staff opines that the rezoning of the parcel to RU-5 would be **incompatible** with the surrounding residential and school uses surrounding the subject property. For the reasons expanded upon below in staff's analysis of the variance requests, staff opines that approval of this application would be too intensive, is an overutilization of the property, and out of character with the remaining residential uses in the area, which are the primary uses in this area. **Therefore, staff recommends denial without prejudice of request #1 under Section 33-311, District Boundary Change.**

In order to implement the office use on the subject property, the applicant is also requesting ancillary non-use variances such as the requests to allow an office building to setback 2' (25' required) from the rear (north) property line, to setback 2' (15' required) from the interior side (west) property line, and to setback a minimum of 13.58' (15' required) from the side street (east) property line (request #2), to permit a 0' wide dissimilar landscaped buffer along the rear (north) and interior side (west) property lines (5' wide required for both) (request #3), the request of zoning

and subdivision regulations requiring a 6' high dissimilar use wall; to waive same and provide no wall along the interior (west) and rear (north) property lines (request #4), to permit a parking lot landscape buffer with a width of 2' (minimum 7' required) (request #5), to permit a total of 5 parking spaces (10 parking spaces required) (request #6) and to permit a lot area of 7,499.05 sq. ft. (10,000 sq. ft. required) and lot frontage of 65' (100' required) (request #7). All the non-use variances that are needed are too intense and will result in overutilization of the current subject site.

When these requests are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the above requests would not be favorable for the site nor its surrounding area because of the intensification of the site due to the proposed use, and their approval would be out of character with and detrimental to the remaining residential uses along the block face, will have significant visual and aural impact on the adjacent properties, and would be **incompatible** with same. Staff also note that these requests are inextricably intertwined to request #1, which staff does not support. These variances are not required for the existing single-family home use under the current RU-2 zoning district but are necessitated when the subject property and existing structure are being used for the purposes of an office use under the RU-5 zoning district. Request 2 through 7 would be intrusive to the residents in this area by adding to the lack of privacy and increased noise and activity that would be ongoing on the site and would have an unfavorable effect on the abutting residential properties that will be affected by the traffic and activity generated by the proposed use.

Based on the forgoing, staff opines that approval of requests #2 through #7, would be out of character with the surrounding area, given that the area is predominantly characterized by residential uses as described above, and *would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations*, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the neighborhood and would be **incompatible** with same. **Based on the foregoing analysis, staff recommends denial without prejudice of requests #2 through #7, under Section 33-311 (A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate one (2) proposed ingress/egress point along NE 118 Street and NE 13 Avenue.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Denial without prejudice.

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:PM

Eric Silva

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

9/15/2025

ZONING RECOMMENDATION ADDENDUM

K E Reyes Property Management LLC
PH: Z23-526

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

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

Low-Density Residential (Pg. I-31)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*
Residential Communities (Pg. I-26)	*The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships.*
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.*
Other Potential Uses in Residential Communities (Page I-36)	*The uses generally permitted in Residential Communities are listed under the residential, and gross residential density headings. The establishment of other new uses in residential areas is not allowed; however, under limited circumstances and conditions, some other land uses may be permitted to locate in Residential Communities. These special use situations are described below. No "other new use" in a residential area as described in this section shall be deemed consistent with the CDMP where the use or zoning district has, or would have, an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area.*
Commercial Uses in Residential Communities (Pg. I-37)	*Commercial uses are prohibited in areas designated as Residential Communities except as specifically provided in this chapter; ample sites for business and office uses are provided in the Business and Office, Industrial and Office, and Office/Residential Categories on the Land Use Plan map. However, under the following specific circumstances limited commercial uses may be authorized in areas designated as Residential communities.*
Office Uses (Pg. I-37)	*Office Uses smaller than five acres in size may be approved in areas designated as Residential Communities where other office, business or industrial use(s) which are not inconsistent with this plan already lawfully exist on the same block face. However, where such an office, business, or industrial use exists only on a corner lot of a subject block face or block end, approval of office use elsewhere on the block is limited to the one block face or block end which is the more heavily trafficked side of the referenced corner lot. Office uses*

	may be approved on such sites only if consistent with the objectives and policies of the CDMP and the use or zoning district would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would be out of scale with the character of the neighboring uses or would detrimentally impact the surrounding area. In applying this provision, the maximum limits of an eligible residentially designated block face along which office uses may be extended shall not extend beyond the first intersecting public or private street, whether existing, platted or projected to be necessary to provide access to other property, or beyond the first railroad right-of-way, utility transmission easement or right-of-way exceeding 60 feet in width, canal, lake, public school, church, park, golf course or major recreational facility. *In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in this paragraph. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. Office use approvals, pursuant to this paragraph may only authorize: a) conversion of an existing residence into an office; b) addition of an office use to an existing residence; or, c) the construction of a new office building on lots which were finally platted prior to March 25, 1991 in a size one acre or smaller. Additionally, such office uses may be approved only if the scale and character of the prospective office use are compatible with the surrounding residential neighborhood and if the site has sufficient dimensions to permit adequate on-site parking and buffering of adjacent residences from the office. Other factors that will be considered in determining compatibility include, but are not limited to traffic, noise, lighting, shadows, access, signage, landscaping, and hours of operation.* *Signage shall be restricted both in size, style, and location to preclude a commercial appearance. Landscaping and buffering of adjacent residences and rear properties will be required. Emphasis shall be placed on retention of the general architectural style of the area, where the area is sound and attractive. Development Orders authorizing the conversion of existing homes into offices, the addition of offices to existing residences or the construction of new buildings encompassing office uses pursuant to this paragraph may be approved only where compatible and where the intensity and character of the new building including gross floor area, lot coverage and height, will be consistent with the homes which exist or which could be built on the immediately adjacent parcels.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.*

ZONING RECOMMENDATION ADDENDUM

K E Reyes Property Management LLC
PH: Z23-526

	(F) ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for* ***non-use variances*** *from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*

September 17, 2025

Department of Regulatory &
Economy Resources
111 NW 1 Street, 11 Floor
Miami, Florida 33128

Property Owner
Johanna Tapia
1295 NE 118 ST
Miami FL, 33161
Z2023000526

To whom it may concern:

This letter is to kindly request that the meeting for the property mentioned above is changed to be heard by the CZAB-7 (Community Zoning Appeals Board) instead of the BCC (board of commissioners)

Your prompt attention in this matter is greatly appreciated

Sincerely,

Johanna Tapia

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

K E REYES PROPERTY MANAGEMENT, LLC/TAPIA, JOHANNA	1295 NE 118 ST MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
PENDING	Z2023000526
DATE	**HEARING NUMBER**

FOLIO No: 30-2232-019-0010

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
August 18, 2025

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

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

VIOLATOR:
K E REYES PROPERTY MANAGEMENT, LLC/TAPIA JOHANNA

OUTSTANDING LIENS AND FINES:
There are no outstanding Liens, Fines, or Fees.

Memorandum

MIAMI-DADE COUNTY

Date: April 24, 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: Z2023000526-5th Review
K E Reyes Property Management LLC
NE 118th Street and NE 13th Avenue
DBC from RU-2 to BU-1A to change the use of the existing house and to develop an addition (offices) and NUV for setbacks, open space, parking, lot coverage and dissimilar land use buffer coverage.
(RU-2) (0.17 Acres)
32-52-42

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

Potable Water Supply and Wastewater Disposal

According to DERM records, the property is currently connected to the public water supply system and is not connected to the public sewer system. Furthermore, pursuant to section 24-43.4 of the Code and based on the site plan submitted with this application DERM staff has determined that public sewer lines owned and operated by the City of North Miami are located within feasible distance to the subject site. Pursuant to section 24-43.4 of the Code, based on the requested district boundary change and non-use variance and the site plans submitted with this application, the proposed development shall connect to public water and public sanitary sewers in accordance with Code requirements.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof. Said covenant is recorded under Miami-Dade County Official Records Book 34430, Page 1840.

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.

According to DERM records the flow generated by this project will go to pump station 06-KADELL which is operating under Incomplete Status. This structure is owned and operated by the City of North Miami. In accordance with the USEPA/FDEP Consent Decree (Case: N0. 1:12-cv-24400-FAM, effective December 6, 2013), DERM cannot certify sewer capacity for projects that are an increase in sanitary sewer flow discharging to this pump station until the utility certifies that the pump station is operating in compliance.

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

Conditions of Approval: None

Water Control Review
Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system.

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 property indicates the presence of tree resources; however, the site plan entitled "Change of Use" prepared by Arshad Viqar, P.E., and dated as received by Miami-Dade County on April 09, 2025, was submitted with the subject application and indicates that tree resources onsite will not be removed.

Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

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

Conditions of Approval: None

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

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

Date: April 29, 2025

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

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: Zoning Application Comments - K E Reyes Property Management LLC
Application No. Z2023000526 - Revision # 2

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

Application Name: K E Reyes Property Management LLC

Location: The proposed project is located on approximately 0.17 acres at 1295 NE 118th Street, with Folio No. 30-2232-019-0010, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a district boundary change from RU-2 (Two-Family Residential District) to RU-5 (Residential-Semi-Professional Office District), in order to use an existing Single-Family Residence (SFR) as an office building. The Applicant intends to add 1,669 square feet to the existing SFR of 1,188 square feet. The total square footage of the proposed office will be 2,857 square feet, as per site plan submitted.

The water demand for the proposed office is 143 gallons per day (gpd), the existing SFR has a water demand of 210 gpd; therefore, there is a no-net-increase for water demand.

Water: The proposed development is located within the City of North Miami's water service area, but the water is supplied by WASD. North Miami is a water wholesale customer of WASD. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area.

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

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

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

Sewer: The proposed development is located within the City of North Miami's sewer service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area.

North Miami is a Volume Sewer Customer of WASD. At the time of development, an Ordinance letter will be required from WASD. WASD will be the Utility providing sewer services for treatment and disposal of the wastewater at the North District Wastewater Treatment Plant (NDWWTP). The NDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

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

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

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

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

Memorandum

Date: May 15, 2025

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

From: Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2023000526
Name: K E Reyes Property Management LLC
Location: Northeast Corner of SW 118 Street and SW 13 Avenue
Section 32 Township 52 South Range 42 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Lot 1, Plat Book 48, Page 12.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. It will generate approximately **5 PM** peak hour vehicle trips.

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

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

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum

MIAMI-DADE COUNTY

Date: April 10, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2023000526

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 4/09/2025.

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: April 17, 2025

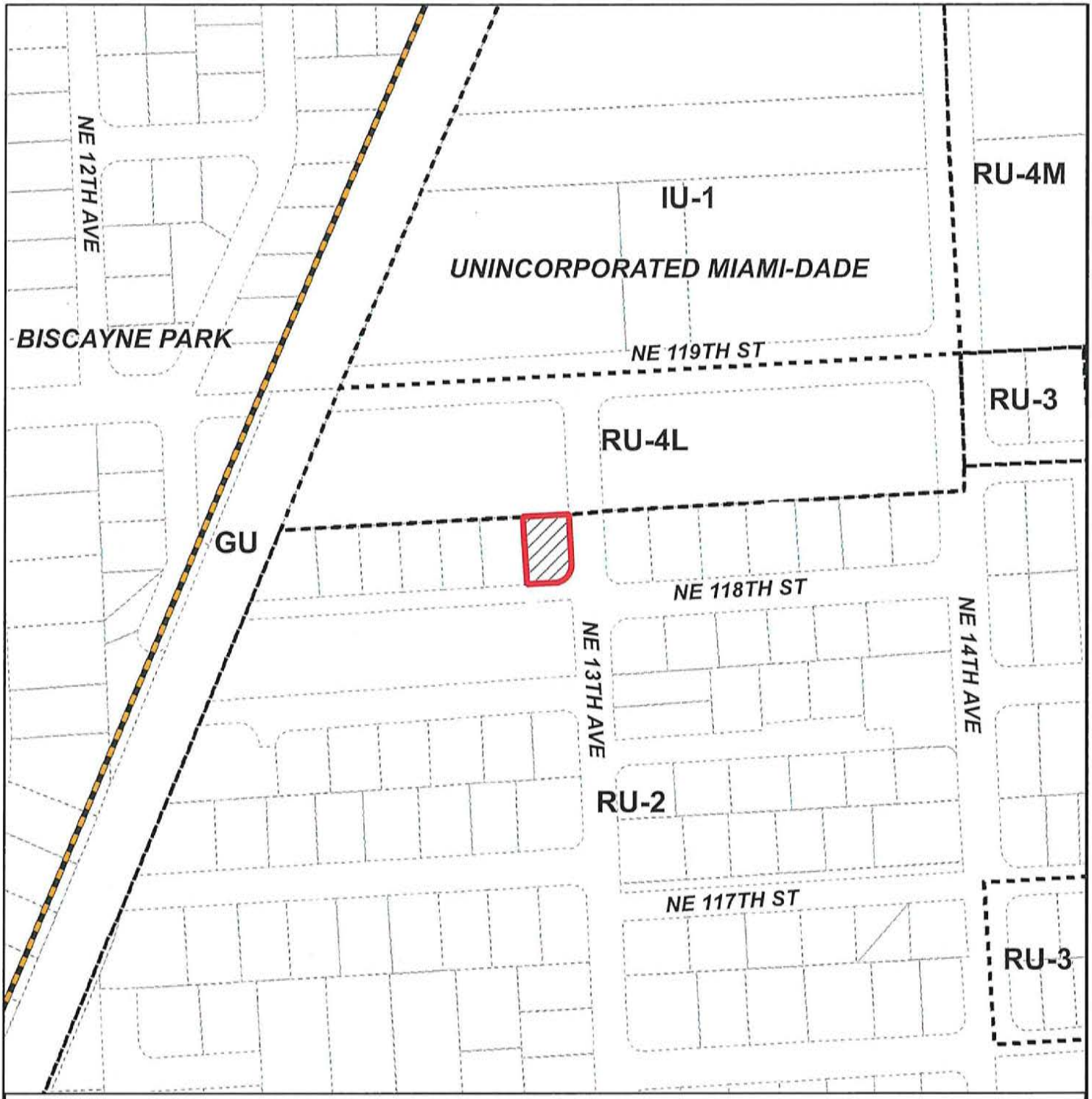
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Review Z2023 – 000526 K E Reyes Property Management, LLC

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

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



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2023000526

Section: 32 Township: 52 Range: 42
Applicant: K E Reyes Property Management, LLC
Zoning Board: C7
Commission District: 4
Drafter ID: EDUARDO CESPEDES
Scale: NTS

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Legend

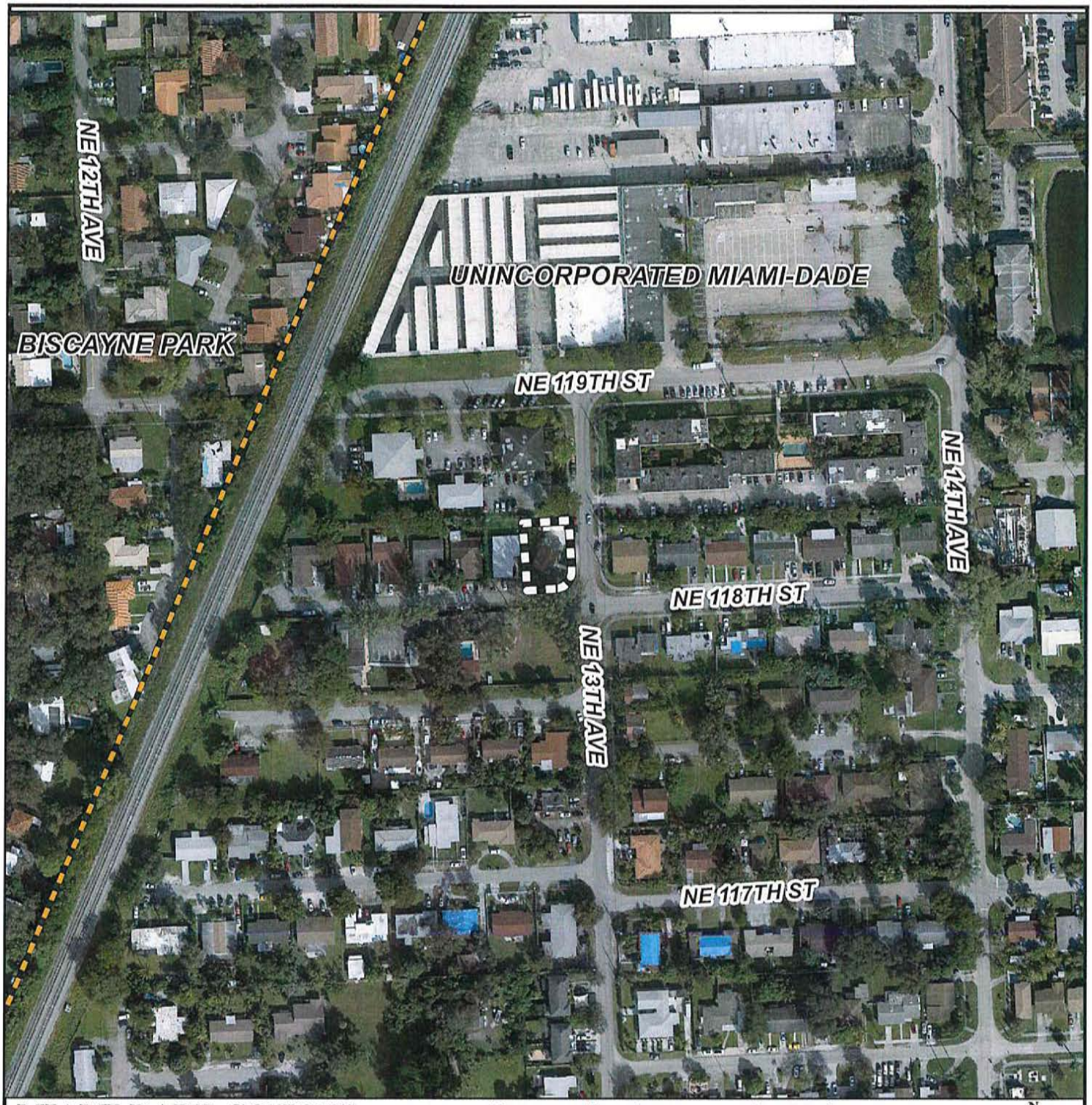
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 29, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2023000526

Legend

Subject Property

Municipalities

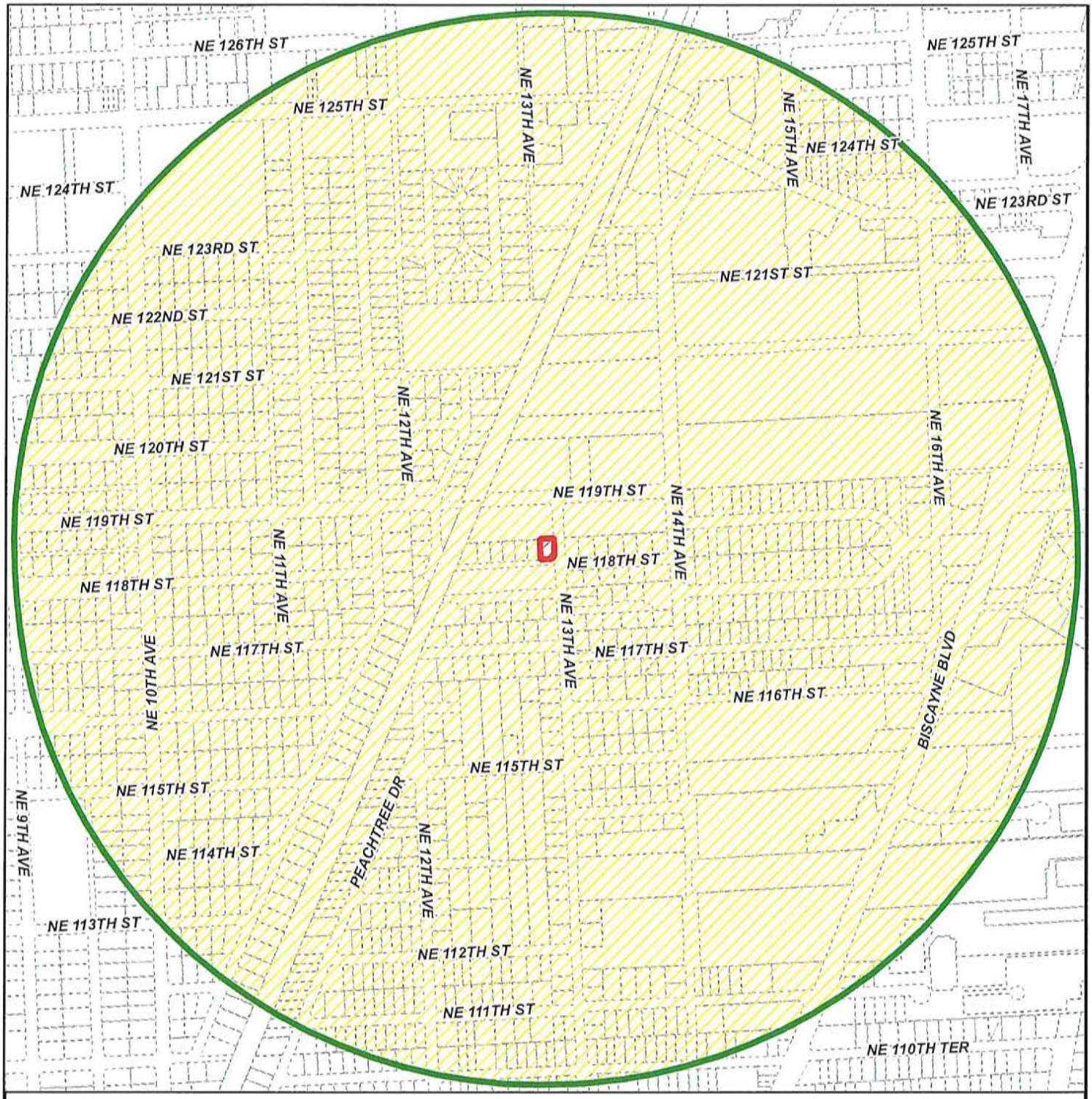
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Section: 32 Township: 52 Range: 42
Applicant: K E Reyes Property Management, LLC
Zoning Board: C7
Commission District: 4
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 29, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2023000526

RADIUS: 2640

Section: 32 Township: 52 Range: 42
Applicant: K E Reyes Property Management, LLC
Zoning Board: C7
Commission District: 4
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

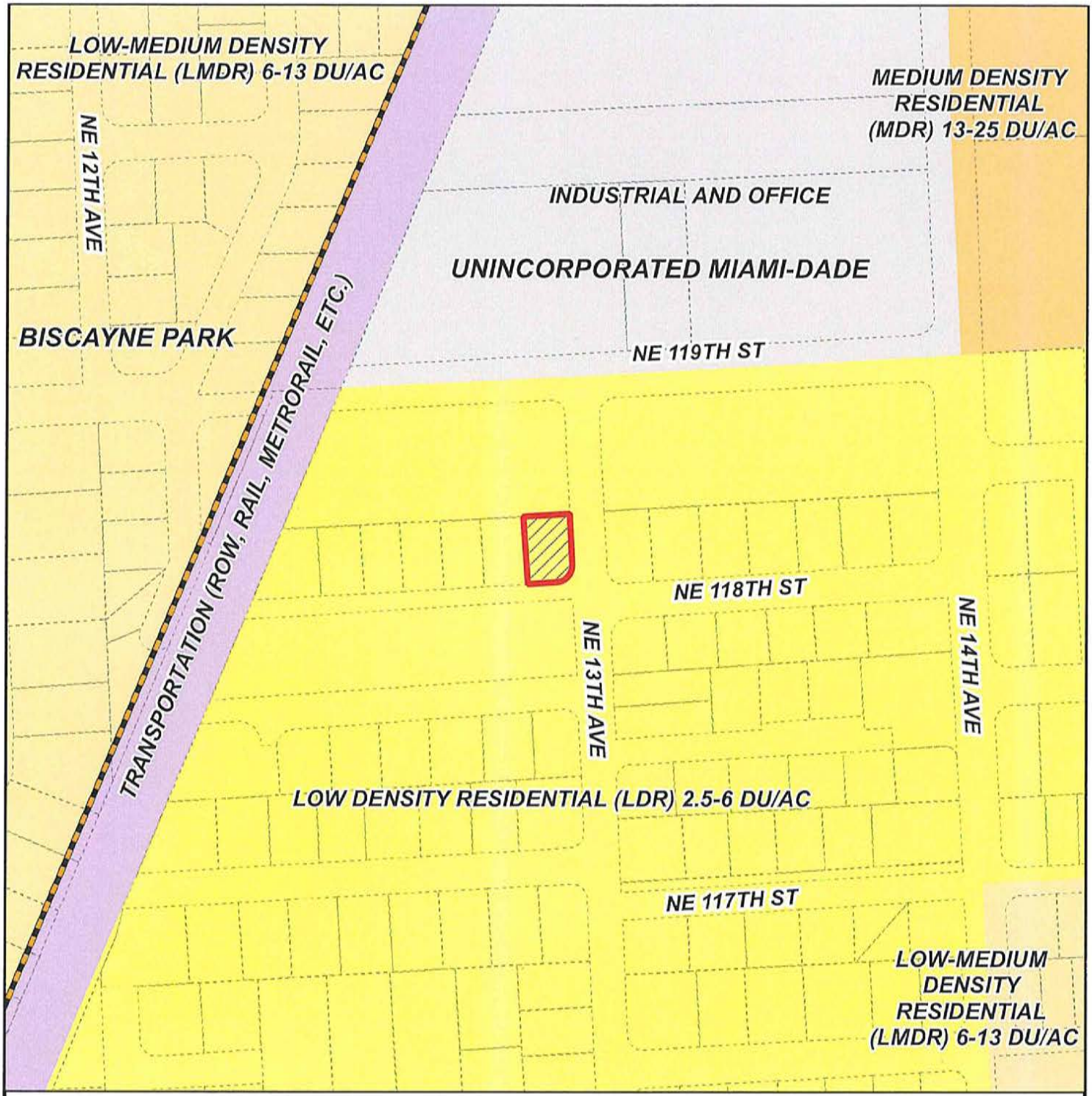
- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 29, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2023000526

Section: 32 Township: 52 Range: 42
Applicant: K E Reyes Property Management, LLC
Zoning Board: C7
Commission District: 4
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

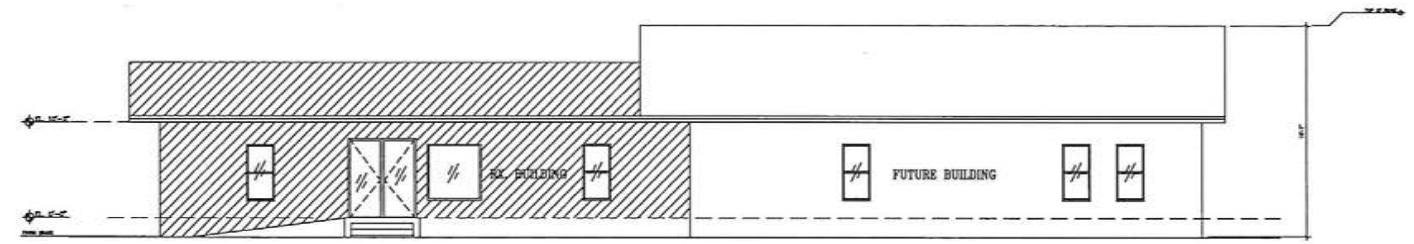
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MIAMI-DADE COUNTY

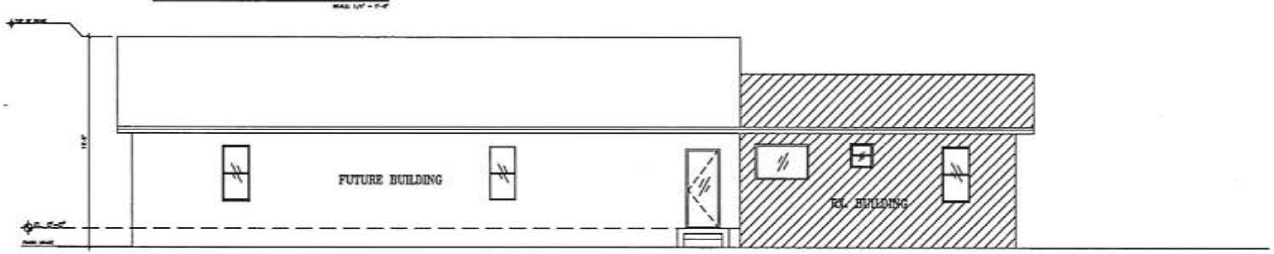
SKETCH CREATED ON: Monday, January 29, 2024

REVISION	DATE	BY

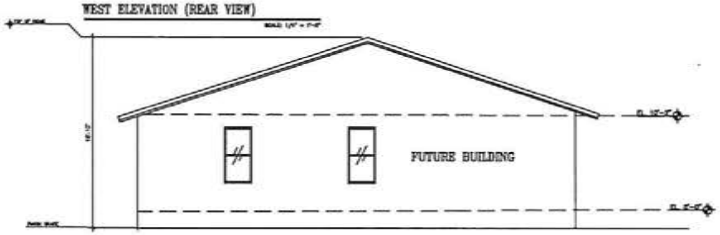
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-526
DATE: MAY 8 2025
BY: ISA



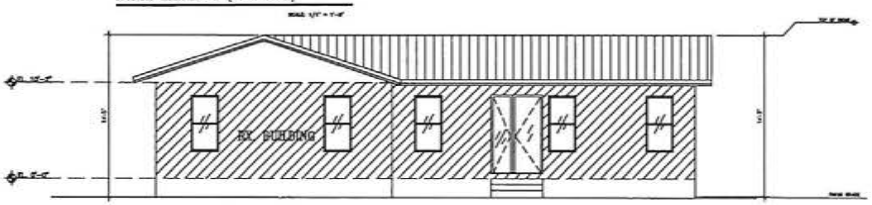
EAST ELEVATION (FRONT VIEW)



WEST ELEVATION (REAR VIEW)



NORTH ELEVATION (SIDE VIEW)



SOUTH ELEVATION (SIDE VIEW)

REVISION NO.	DATE
1	
2	
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CONSULTING ENGINEER:
ARSHAD VIQAR, P.E.
FL. LIC. No. 38863
12260 SW 8th ST Suite #224
MIAMI, FL 33184
PHONE: (786) 502-2096

CHANGE OF USE
JOHANA TAPIA
1295 NE 118 ST
MIAMI FL, 33161

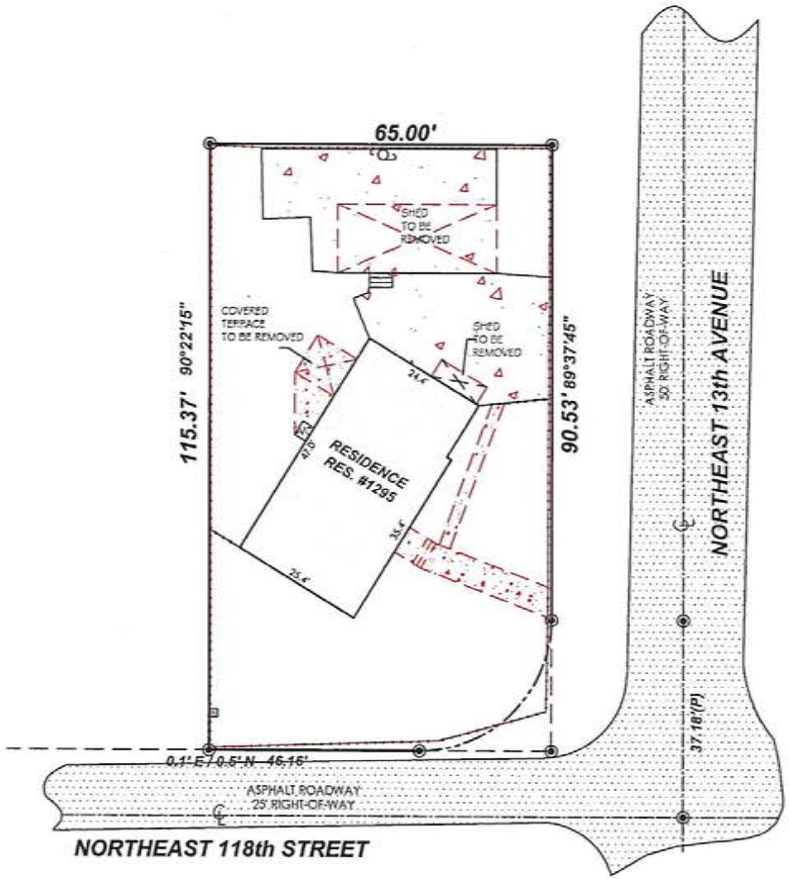
DRAWN BY: M.D
CHECKED BY: A.V
DATE: 12-02-23
SCALE: 1/4"=1'-0"
SHEET: ELEVATION PLAN

A-2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-526
DATE: MAY 8 2025
BY: ISA

LEGEND

- INDICATES EXIST. RESIDENCE
- INDICATES CONCRETE TO BE REMOVED
- INDICATES TO BE REMOVED
- INDICATES FENCE TO BE REMOVED



DEMOLITION SITE PLAN

SCALE: 3/32" = 1'-0"

REVISION NO.	DATE
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CONSULTING ENGINEER:
ARSHAD VIQAR, P.E.
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12260 SW 8th ST Suite #224
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CHANGE OF USE
JOHANA TAPIA
1295 NE 118 ST
MIAMI FL, 33161

DRAWN BY: M.D	
CHECKED BY: A.V	
DATE: 12-02-23	
SCALE: 3/32"=1'-0"	
SHEET: DEMOLITION PLAN	

SP-0

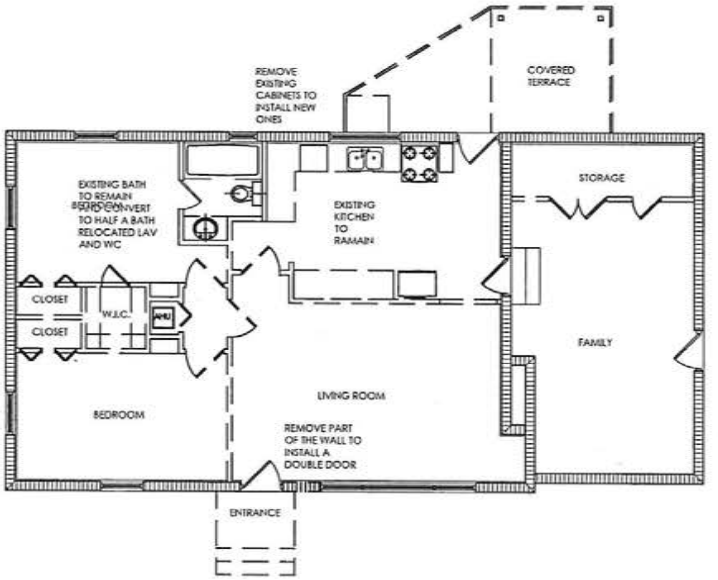
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-526
DATE: MAY 8 2025
BY: ISA

LEGEND

INDICATES EXIST. 8" CBS WALL

INDICATES TO BE REMOVED

INDICATES EXIST. 4" INT. PARTITION TO REMAIN



DEMOLITION FLOOR PLAN

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

REVISION NO.	DATE
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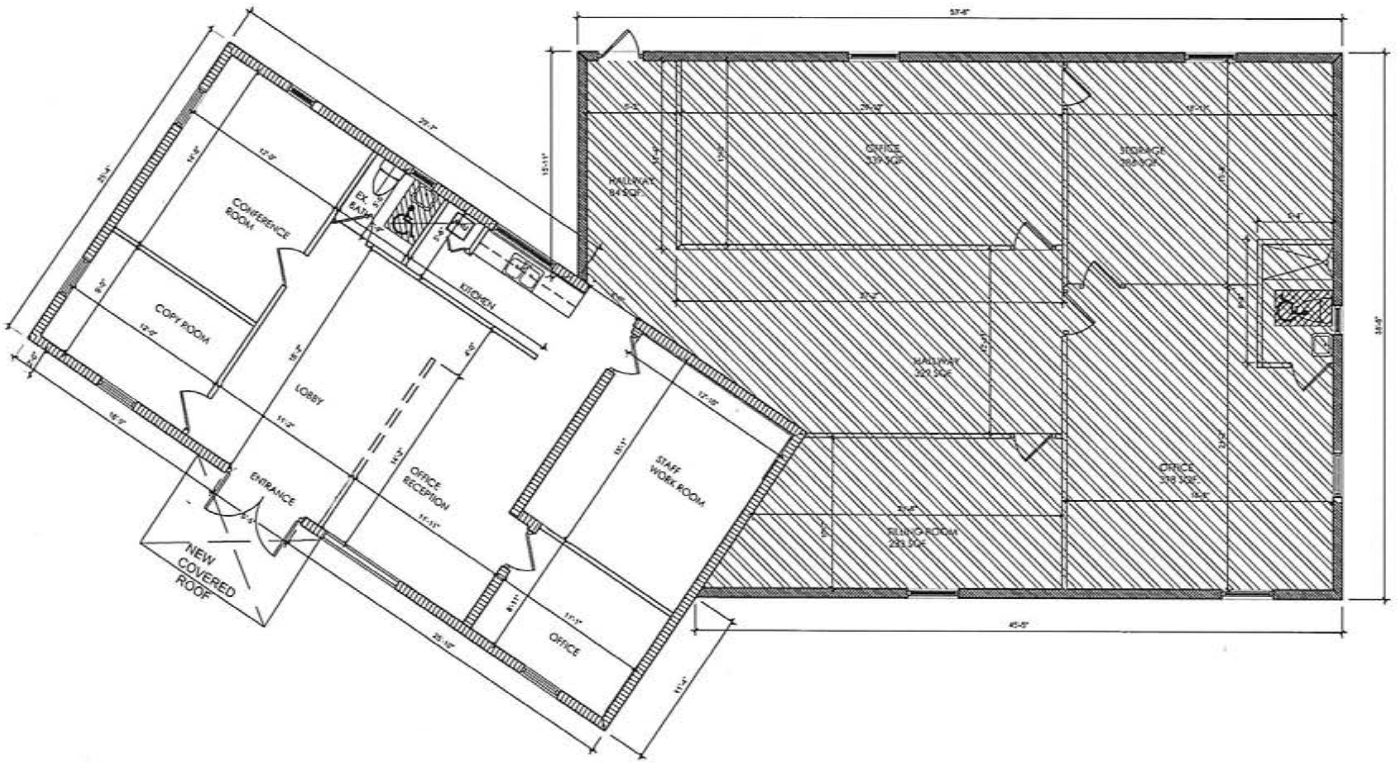
CONSULTING ENGINEER:
ARSHAD VIQAR, P.E.
FL. LIC. No. 38863
12260 SW 8th ST Suite #224
MIAMI, FL 33184
PHONE : (786) 502-2096

CHANGE OF USE
JOHANA TAPIA
1295 NE 118 ST
MIAMI FL, 33161

DRAWN BY:	M.D
CHECKED BY:	A.V
DATE:	12-02-23
SCALE:	1/4"=1'-0"
SHEET:	FLOOR PLAN

A-0

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-526
DATE: MAY 8 2025
BY: ISA



PROPOSED FLOOR PLAN

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

REVISION NO.	DATE
1	
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CONSULTING ENGINEER:
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CHANGE OF USE
JOHANA TAPIA
1295 NE 118 ST
MIAMI FL, 33161

DRAWN BY:	M.D
CHECKED BY:	A.V
DATE:	12-02-23
SCALE:	1/4"=1'-0"
SHEET:	FLOOR PLAN

A-1

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z23-526 DATE: MAY 8 2025 BY: ISA

ZONING: RU-5

NET LOT AREA	=	7,499 SQ.FT.
EXISTING HOUSE	=	1,188 SQ.FT.
NEW FUTURE ADDITION	=	1,689 SQ.FT.
PROPOSED COVERD PORCH	=	75 SQ.FT.

EVERYTHING UNDER ROOF = 2,932 SQ.FT.
39% LOT COVERAGE /30% MAX.

FAR ALLOWED 0.40/ .39 PROVIDED
OPEN SPACE 4,567 (60%)

MAIN OFFICE SETBACKS:

	REQUIRED	PROVIDED
FRONT	25.00'	26.3'
INT. SIDE	15.00'	25.3'
REAR	25.00'	5.80'
SIDE STREET	15.00'	25.3'

ATTACHED ADDITION

	REQUIRED	PROVIDED
FRONT	20.00'	27.3'
INT. SIDE	15.00'	2.00'
REAR	20.00'	2.00'

OPEN SPACE — NET LAND AREA 7,499SF. -017 ACRES

	REQUIRED	PROVIDED
A SQUARE FEET OF OPEN SPACE REQUIRED AS INDICATED ON SITE PLAN: NET LOT AREA: 7,499 S.F. x18% MIN.	1,349.82	677 S.F.
B SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A ON SITE PLAN NET LOT AREA: 5 SURFACE SPACES X10SF PER SPACE	50 S.F.	
C. TOTAL SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33: A+B.	1,399.82 SF	

LAWN AREA CALCULATION	REQUIRED	PROVIDED
A ---S.F. REQUIRED A+B	1,399.82 SF	677 S.F.
B. MAXIMUM LAWN ARE (SOD) PERMITED REQUIRED BY CHAPTER 18A ON SITE PLAN 0.2 x 1,399.82 s.f.=	283 S.F.	677 S.F.

BUILDING HIGHT

	REQUIRED	PROVIDED
A: MIN. HEIGHT	1 STORY	EX. 1 STORY
B: MIN. HEIGHT	1 STORY	NEW 1 STORY ADDITION

PARKING REQUIREMENTS

	REQUIRED	PROVIDED
A: PARKING LOT 1 PER 300 S.F.	BUSINESS: 3,006 S.F. /300=12 SPACES	5 SPACES
ACCESSIBLE PARKING REQUIRED, 1-25 SPACE	1	1

NOTICE:

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.
LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.
APPLICANT:

IN ADDITION TO THE REQUIREMENTS OT THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTON 553.79 (10), FLORIDA STATUTES, EFFECTIVE 7/10/87

WILL COMPLY WITH THE ORDINANCE 80-90 (SECTION 13-13.1 OF THE MIAMI-DADE COUNTY CODE: NOTICE OF ROCK MINING OPERATIONS WHERE BLASTING IS PERMITTED)- PRIOR TO STARTING CONSTRUCTION.
A SEPATATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC
A SEPATATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT OF WAY. CONTACT PUBLIC WORKS DEPT.
THE HEIGHT OF FENCES, WALL AND HEDGES SHALL NOT EXCEED 2.5 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY HEADING TO A RIGHT OF WAY. THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE = ELEVATION OF PUBLIC SIDEWALK OF CROWN OF ROAD.

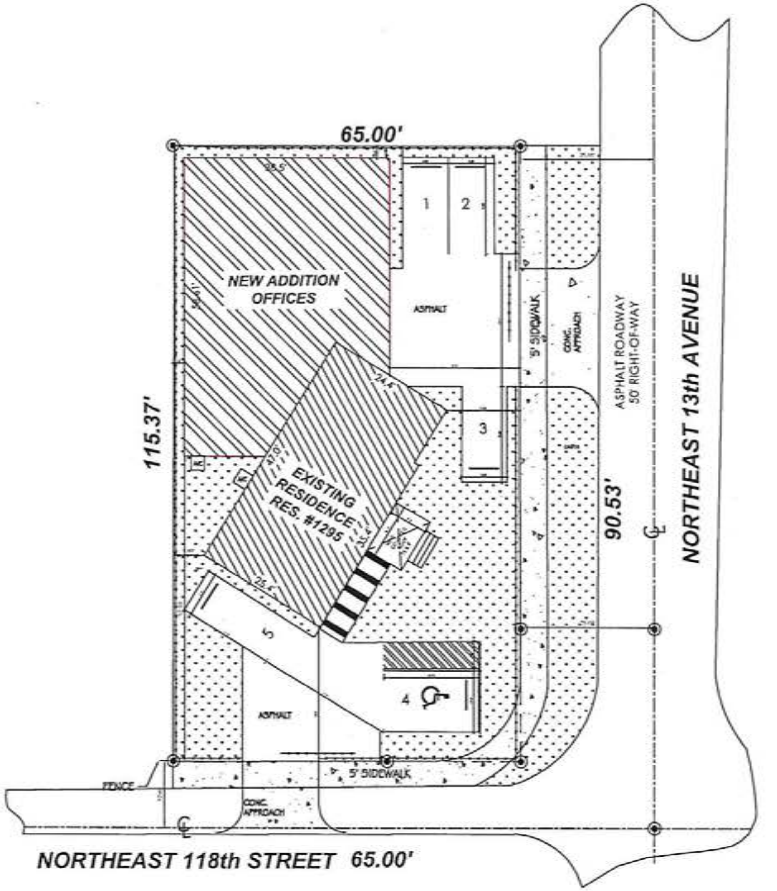


AERIAL VIEW



EXISTING PROPERTY CONDITION

LEGEND
- INDICATES NEW GRASS
- INDICATES NEW ASPHALT
- INDICATES EXISTING BUILDING
- INDICATES NEW ADDITION



PROPOSED SITE PLAN

REVISION NO.	DATE
1	
2	
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CONSULTING ENGINEER:
ARSHAD VIQAR, P.E.
FL. LIC. No. 38863
12260 SW 8th ST Suite #224
MIAMI, FL 33184
PHONE : (786) 502-2096

CHANGE OF USE
JOHANA TAPIA
1295 NE 118 ST
MIAMI FL, 33161

DRAWN BY: M.D
CHECKED BY: A.V
DATE: 12-02-23
SCALE: 3/32"=1'-0"
SHEET: PROPOSED SITE PLAN

SP-1

MIAMI-DADE COUNTY PROCESS NO.: Z23-526 DATE: MAY 8 2025 BY: ISA

GENERAL LANDSCAPE NOTES

1. ALL PLANS MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS PARTS I AND II , 2ND EDITION FEBRUARY 1998 RESPECTIVELY .
2. ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM TREE PLANTING DETAIL).
3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.,
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL SOD SHALL BE ST. AUGUSTINE FLORATAM SOD, SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
7. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS PRIOR TO BID COST AND COMPARE TO ARCHETECT'S PLANS LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANS MATERIALS SPECIFIED , IN THE EVENT OF DISCREPANCIES, LANDSCAPE,
8. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDER GROUND UTILITIES PRIOR TO DIGGING.,
9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE ARCHITECT.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP, RAIN SENSOR TO BE PROVIDED.

PLANTING MAINTENANCE NOTE:S

1. ALL NEW TREES SHALL HAVE A 1 YEAR GUARANTEE.
2. ALL NEW TREES WILL BE AT LEAST FLORIDA GRADE #1

LANDSCAPE LEGEND

TRANSECT ZONE – T6-5 NET LAND AREA 7,473SF, -.017 ACRES

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)

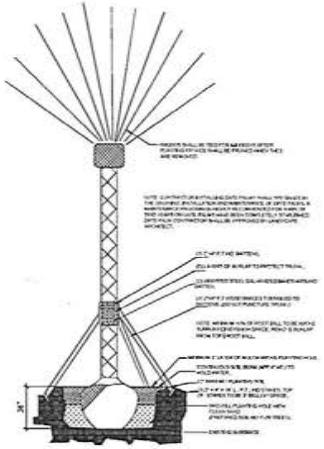
Zoning District: T6-5 Net Lot Area: .017 acres 7,473 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A.Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 7,473 square feet x 40 % = 2,990 square feet	2,990	2,995
B.Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 9 x 10 square feet per parking space =	90	0
C.Total square feet of landscaped open space required by Chapter 33 = A + B =	3,040	3,040
LAWN AREA CALCULATION		
A.Total square feet of landscaped open space required by Chapter 33 =		
B.Maximum lawn area (St. Augustine sod) permitted = 40 % x 3,040 square feet =	1,216	1,216
TREES		
A.The number of trees required per net lot acre: less the existing number of trees that meet minimum requirements = 28 trees x net lot acreage +0.17	5	5
B.30% palm trees allowed (two palms = one tree) Palms provided =	n/a	n/a
C.Percentage of native trees required = the number of trees provided 2 x 20% =	1	1
D.Street trees (max. average spacing of 35' o.c.) 92 linear feet along street / 35 =	2	2
Palms as street trees (max. average spacing 25' o.c.) linear feet along street / 25 =	N/A	N/A
F.Total number of trees provided =	8	8
SHRUBS		
A.The total number of trees required x 10 = the number of shrubs required	50	50
B.The number of shrubs required x 30% = the number of native shrubs required	15	142

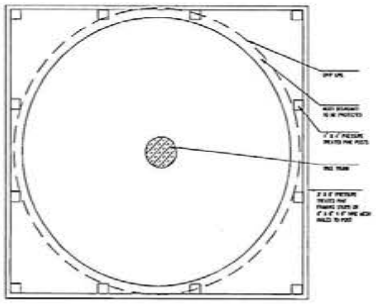
IRRIGATION PLAN: Required by Chapter 33, Auto Irrigation N/A, or hose bib X provided.

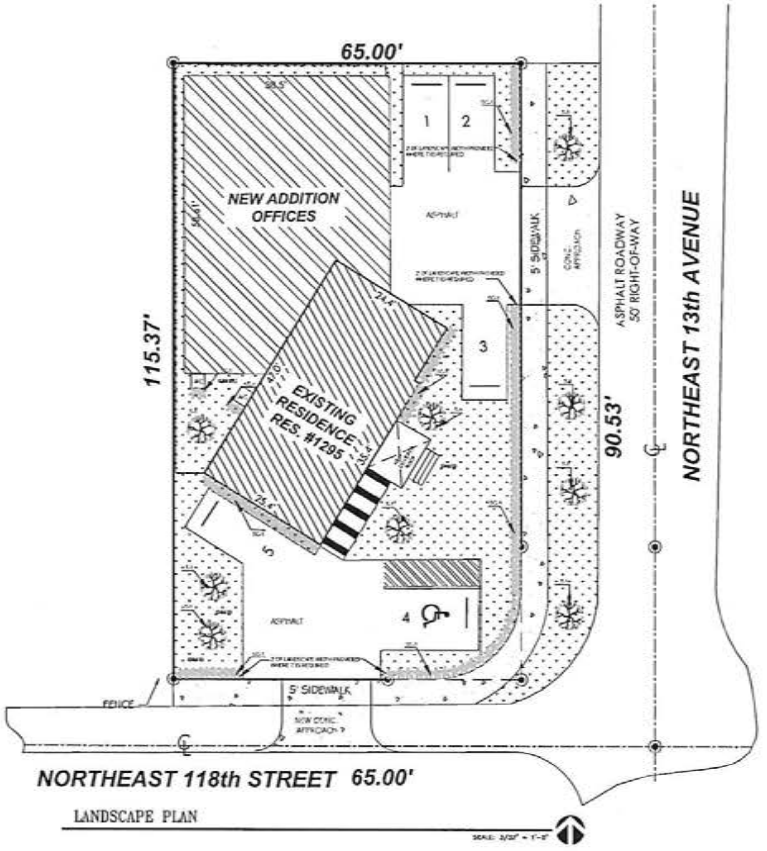
EXISTING TREE INVENTORY

SYMBOL		NAME	DBH	NATIVE	QTY	REMARK
	NEW T-1	SILVER BUTTONWOOD (CONOCARPUS ERECTUS)	12'	YES	5	PROPERTY TREES 12' MIN. HT. 6' SPREAD CONOPY
	SC-1	WAS JASMINE (JASMINUM VOLUBILEI)	6'	YES	142	SHRUBS 18" MIN. HT.



TREE SUPPORT





LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"

REVISION NO.	DATE
1	
2	
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CONSULTING ENGINEER:
ARSHAD VIQAR, P.E.
FL. LIC. No. 38863
12240 SW 8th ST Suite #224
MIAMI, FL 33184
PHONE : (786) 502-2096

CHANGE OF USE
JOHANA TAPIA
1295 NE 118 ST
MIAMI FL, 33161

DRAWN BY: M.D
CHECKED BY: A.V
DATE: 12-02-23
SCALE: 3/32"=1'-0"
SHEET: LANDSCAPE PLAN

LP-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-526
DATE: JAN 24 2024
BY: ISA

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: KE REYES PROPERTY MANAGEMENT LLC

NAME AND ADDRESS	Percentage of Stock
JOHANNA TAPIA 1235 NE 118 ST (MIAMI, FL 33161)	100 %

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

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MIAMI-DADE COUNTY
PROCESSED UNDER Z23-526
DATE: JAN 24 2024
BY: ISA

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 20 day of December, 2023. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

RENE P. MARTINEZ
MY COMMISSION EXPIRES
MARCH 18, 2024
#GG 962195
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

My commission expires _____

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

RECEIVED

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PROCESS NO.: Z23-526
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RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-526
DATE: JAN 24 2024



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

PH: Z24-214 **September 25, 2025**
Item No. 8C2

Recommendation Summary	
Commission District	2
Applicant	Valence Investment 8, LLC.
Summary of Request	The applicant is seeking an amendment of the North Central Urban Area District (NCUAD) regulating plan to re-designate the subject property from Mixed-Use Corridor (MC) to Mixed Use Corridor Special (MCS).
Location	Located on the east side of NW 27 Avenue and approximately 235 feet south of NW 101 Street, Miami-Dade County, Florida.
Property Size	±0.29 Acre
Existing Zoning	North Central Urban Area District
Existing Land Use	Vacant land
2030-2040 CDMP Land Use Designation	Community Urban Center
Comprehensive Plan Consistency	inconsistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section	Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan and Section 33-311 District Boundary Change *(See attached Zoning recommendation Addendum)*
Recommendation	**Denial without prejudice.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(7) which states "Applications to amend any Urban Center or Urban Area District regulating plans, as provided in Section 33-284.89.3 of this chapter, or for any zoning action for any property located within the Downtown Kendall Urban Center District or Palmer Lake Metropolitan Urban Center District or to modify or delete declarations of restrictive covenants or conditions of zoning actions addressing property wholly located within the Downtown Kendall Urban Center District, as defined in Section 33-284.55 of this Code."

REQUEST:

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

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	NCUAD, MC; vacant land	Community Urban Center
North	NCUAD, MC; vacant land	Community Urban Center
South	NCUAD, MCS; vehicle sales	Community Urban Center

	(lacking an active Certificate of Use)	
East	NCUAD, MC; alley and Single-family and duplexes	Community Urban Center
West	MCS & MC; vehicle sales Certificate of Use and vacant land	Community Urban Center

NEIGHBORHOOD COMPATIBILITY:

The subject property (±0.29 acres) is designated NCUAD, MC and is currently vacant, with no active Certificate of Use (CU) or permit history. To the north, it is adjacent to vacant land with the same NCUAD, MC designation. To the south, the property adjoins NCUAD, MCS land approved in 1966 for vehicle sales but lacking an active CU. To the east, an alley separates the site from single-family residences and duplexes within NCUAD, MC. To the west, the property abuts MCS and MC parcels, including a vehicle sales use with an active CU and additional vacant land.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional automobile services to the community. Rezoning to MCS will also allow self-storage; however, such use would require approval at a separate public hearing and must be vertically integrated with, screened by, or located to the rear of habitable space. 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 state in their memorandum that the application lies within the urban infill area and an Urban Center where traffic concurrency does not apply, but that the application will generate approximately 44 PM peak hour vehicle trips.

PROJECT DESCRIPTION AND PROJECT HISTORY:

Pursuant to Resolution No. Z-14-12, the subject parcel was a part of a larger tract of land that was rezoned to the **North Central Urban Area District (NCUAD).** All of the parcels within the boundaries of the approved **NCUAD** are regulated by plans and standards described in Ordinance #11-065, which are consistent with the Urban Center interpretative text. The subject property consists of a ±0.29-acre parcel located on the east side of NW 27 Avenue, approximately 235 feet south of NW 101 Street. The parcel is designated MC, Mixed-Use Corridor on the NCUAD Regulating Plan, which does not permit automotive uses.

The applicant seeks to re-designate the subject property from MC, Mixed-Use Corridor to MCS, Mixed Use Corridor Special District, in order to allow automotive uses in the form of new and used automobile sales and supporting activities and new and used truck sales (including box trucks, panel vans, and day sleeper cab trucks) and supporting activities. Staff notes that there were no plans submitted for the subject application.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The applicant seeks to amend the regulating plans for the NCUAD, in order to re-designate the subject property from MC to MCS. The subject property is located in an area designated as a community urban center on the Land Use Plan Map of the County's Comprehensive Development Master Plan (CDMP). The CDMP Land Use Element (LUE) states that d*iversified*

urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate-to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Furthermore, the CDMP text states w*here 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.*

Objective LU-7 of the CDMP addresses new development and redevelopment in existing and planned transit corridors and urban centers. Said Objective states that *Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that promotes the use of rapid transit services.* Policy LU-7A states:…*Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential land and non-residential land uses and activities in nodes around transit stations to produce 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.* Further, staff notes that the subject property abuts NW 27th Avenue, which is designated as a proposed premium transit corridor for future bus rapid transit on the CDMP Future Mass Transit Map Series. Thus, the CDMP clearly calls for transit-supportive uses along premium transit corridors and discourages auto-oriented uses.

As previously stated, the current land use designation for the subject property within the NCUAD is MC, Mixed-Use Corridor. This category is typically applied to areas in close proximity to proposed rapid transit stations or premium bus service stops. Within the NCUAD, the MC designation permits a range of uses, including commercial, office, multi-family residential, and mixed-use developments.

It is staff's opinion that the applicant's request to redesignate the property to **MCS**, which permits automotive-related businesses, is **inconsistent** with the interpretative text, goals, objectives, and policies of the CDMP. While properties located to the south and west of the subject site are already designated MCS, allowing this site to also convert to MCS would result in an over-intensification of automotive-oriented land **uses** along this corridor. Such a concentration of auto-related uses would further conflict with the CDMP's vision for the area, which emphasizes transit-supportive, pedestrian-friendly, and mixed-use development patterns consistent with the intent of the MC designation

ZONING ANALYSIS:

The purpose of the requested re-designation of the subject property from MC to MCS is to allow the applicant to establish automotive uses in the form of new and used automobile sales and supporting activities and new and used truck sales (including box trucks, panel vans, and day sleeper cab trucks) and supporting activities on the subject parcels. The MCS category, among others, allows automobile and truck services facilities including open lot car and truck sales, open lot car rental, automobile parts, auto body shop, self-service gas stations, engines, garage or mechanical service, tire vulcanizing, truck storage, automobile washing and self-service mini-warehouse storage facility. Pursuant to Section 33-311 of the Miami-Dade County Code of

Ordinances, an amendment to the Land Use Regulating Plan to re-designate the property to MCS is subject to a district boundary change.

Guidelines for the NCUAD derived from the North Central Charrette Report adopted by the Board of County Commissioners (BCC) in 2004 summarized the recommendation of the charrette conducted in 2003, which contained the residents' vision for the area. During the hearings conducted in connection with the adoption of the NCUAD regulations and rezoning, the community strongly requested the discouragement of auto-related uses and the encouragement of other commercial uses that will contribute to their livelihood and desired aesthetics. According to said Charrette Report, *due to the lack of order, regulations, and control of the physical appearance of the environment in which these used cars are sold, dealerships along this avenue are in general vacant parcels surrounded by barbed wires, with used cars, car parts and general debris scattered all over the lots. This projects an image of disrepair and insecurity that severely impacts the overall perception of the communities that lie east and west of this corridor.* Among the recommendations for the NW 27th Avenue corridor – also a Mixed-Use Corridor – area residents envisioned: organizing car displays so as to not allow cars to be raised on pedestals; eliminating barbed wires and chain-link fences; locating sales offices along sidewalks; ensuring no auto parts are visible from street view; and replacing large signs with smaller ones. The general intent was to ensure that such businesses, if allowed, would be conducted within an enclosed building so as to minimize neighborhood disruptions and improve aesthetics along the NW 27th Avenue corridor. Accordingly, the MCS category allows open lot automotive uses in the location where they had been previously established; however, based on the North Central Charrette Report, said category was not intended to proliferate the corridor.

Staff research from the Department of Regulatory and Economic Resources (RER) indicates that, during the North Central Charrette, staff reviewed the area and documented parcels with existing automotive-related approvals. As part of this review, staff found that the property immediately to the south (Folio No. 30-3103-015-0110) was approved in 1966 by the BCC, pursuant to Resolution #Z-236-66, to permit an auto sales lot in a BU-2 zone, a use normally allowed only in a BU-3 zone. Likewise, the property to the west (Folio No. 30-3104-003-6130) was approved in 1987 by the BCC pursuant to Resolution #Z-278-87, to permit a used car lot in BU-2, a use normally allowed only in a BU-3 zone. Consequently, when the larger tract of land was rezoned to the NCUAD, both parcels were designated MCS to recognize and allow continuation of these previously approved automotive uses. In contrast, at the time of the North Central Charrette, staff found no evidence of any automotive use on the subject property. Accordingly, the site was designated MC to ensure consistency with the Urban Center framework and the community's long-term vision for redevelopment. As part of this recommendation, staff has conducted further review and confirmed that there is no active Certificate of Use (CU) or permit history associated with the subject property. Additionally, while the property to the south no longer has an active CU for automotive services, the property to the west continues to operate with an active CU for automotive uses.

The applicant, in their letter of intent, indicated that they acquired the subject property with the goal of expanding automotive uses in the area, citing prior approvals for nearby properties from 1966 as referenced above. Staff notes, however, that the current MC designation does not permit car dealerships or other commercial uses that are allowed in the requested MCS category. Given that automotive uses already exist on the adjacent properties to the south and west, both designated MCS within the NCUAD, staff finds that approval of this application would further concentrate such uses in this area. In staff's opinion, this outcome would be in conflict with the intent of the residents as expressed in the North Central Charrette report, which envisioned a more diverse and community-oriented development pattern along this corridor.

Staff notes that the applicant currently owns the parcels to the south and purchased the subject property in 2016 with the goal of expanding automotive uses across the assemblage, including the subject property.

Regarding the impact on transportation facilities, the subject property is located within a designated Community Urban Center and premium transit corridor (NW 27 Avenue). 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 state in their memorandum that the application lies within the urban infill area and an Urban Center where traffic concurrency does not apply, but that the application will generate approximately 44 PM peak hour vehicle trips.

Furthermore, the NCUAD's intention is for the site to maintain its mixed-use character, contributing to the growth and character of the diversified transit-oriented corridor, providing a proximity of housing and retail uses allowing residents and consumers to walk or bike. As previously stated, the CDMP establishes urban centers primarily as transit-oriented, pedestrian-oriented hubs of urban development intensification around and along existing and proposed premium transit facilities. In doing so, the CDMP acknowledges the deterioration of roadway levels of service and the improvement of transit levels of service within these areas.

As far as non-transportation County services, memoranda from the Division of Environmental Resources Management (DERM) of the RER, the Miami-Dade Water and Sewer Department, and Miami-Dade Fire Rescue Department indicate that the request does not impact Level of Service standards or generate or result in excessive noise, cause undue or excessive burden on public facilities, including water, sewer, or other such facilities which have been constructed or which are planned and budgeted for construction.

However, staff opines that those uses permitted in the MCS category, including automotive wholesale brokerage, repairs, maintenance and car wash, are **incompatible** with the NW 27 Avenue premium transit corridor; nonetheless, as previously noted, there are existing MCS-designated parcels in the vicinity of the subject property; thus, a re-designation of the subject property would not create an isolated outparcel with an MCS designation in the NCUAD. The intent of the North Central Charrette and the NCUAD regulations is clear: to prevent the proliferation of uses that undermine the corridor's long-term vision and character. Allowing this request would directly conflict with that intent and contribute to an undue intensification of automotive uses. Based on the foregoing, and after careful consideration of the CDMP and zoning objectives, staff strongly recommends **denial without prejudice.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Denial without prejudice.

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:EA

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Valence Investment 8, LLC.
PH: Z24-214

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

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

Land Use Element Urban Centers (pg. I-47)	*Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility. The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them. The core of the centers should contain business, employment, civic, and/or high-or moderate□density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and areawide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour. Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.* ***Policies for Development of Urban Centers*** *Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the*

	more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below. ***Uses and Activities.*** *Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.* ***Radius.*** *The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.* ***Streets and Public Spaces****. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian accessways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.* ***Parking.*** *Shared parking is encouraged. Reductions from standard parking requirements shall*

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be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominantly in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

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

<table>
<tr><td></td><td>Average Floor Area Ratios (FAR)</td><td>Max. Densities Dwellings per Gross Acre</td></tr>
<tr><td>Regional Activity Centers</td><td>greater than 4.0 in the core not less than 2.0 in the edge</td><td>500</td></tr>
<tr><td>Metropolitan Activity Centers</td><td>greater than 3.0 in the core not less than 0.75 in the edge</td><td>250</td></tr>
<tr><td>Community Urban Centers</td><td>greater than 1.5 in the core not less than 0.5 in the edge</td><td>125</td></tr>
</table>

In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F.
</td></tr>
<tr><td>Policy LU-1A (Page I-2)</td><td>High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.</td></tr>
<tr><td>Objective LU-7 (Page I-13)</td><td>Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that’s promote the use of transit services.</td></tr>
<tr><td>Policy LU-7A (Page I-13)</td><td>Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract</td></tr>
</table>

	transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.
Policy LU-7E (Page I-14)	*Land uses that are not conducive to public transit ridership such as car dealerships, car oriented food franchises and uses that require transporting large objects should not be permitted to locate or expand within ¼ mile of a rail transit station.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

ZONING RECOMMENDATION ADDENDUM

Valence Investment 8, LLC.
PH: Z24-214

	unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction; *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

VALENCE INVESTMENT 8, LLC/MOURAD, ALAN	N/A MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000214
DATE	**HEARING NUMBER**

FOLIO: 30-3103-015-0100

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
August 18, 2025

NEIGHBORHOOD REGULATIONS:
Case No. 202405002711 was opened on 07/03/2024. Warning Notice **W433381** was issued on 07/03/2024 for "*VIOLATION OF CODE SECTION 33 ILLEGAL USE INCONSISTENT WITH SECTION 33-284.83 OF MIAMI DADE CODE ORDINANCE. OBSERVED VEHICLES FOR SALE STORED ON VACANT LOT*". Since compliance was not met, Civil Violation Notice **T122950** was issued on 08/08/2024 for *"FAILURE TO ESTABLISH USE OF THE PROPERTY OR REMOVE VEHICLES STORED ON THE VACANT LOT*". Citation was paid on 09/27/2024. The assessed penalties are on appeal.

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

VIOLATOR:
VALENCE INVESTMENT 8, LLC/MOURAD, ALAN

OUTSTANDING LIENS AND FINES:
There are not outstanding liens or fines.

Memorandu

Date: September 12, 2025

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

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

Subject: Z2024000214-3rd Review
Valence Investment 8, LLC
NW 27th Avenue and South of NW 101st Street
DBC from Mixed Use (MC) to Mixed Use Corridor Special (MCS) to bring property into compliance with the automotive use, specifically storage of vehicles.
(MC) (0.29 acres)
03-53-41

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

According to DERM records, public water is currently abutting the subject property. Pursuant to the Code, the property shall connect to public water in accordance with the Code requirements.

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

Existing public water 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.

Conditions of Approval: None

Wastewater Disposal

Based on feasible distance requirements in section 24-43.4 of the Code, the property is not currently within feasible distance to connect to the public sewer system; consequently, any proposed development would have to be served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste.

Section 24-43.1(4)(b)(ii) states “Notwithstanding any provision of this Code, no County or municipal officer, agent, employee or Board shall approve, grant or issue any building permit, certificate of use and

occupancy (except for changes in ownership), municipal occupational license (except for changes in ownership), platting action (final plat, waiver of plat or equivalent municipal platting action) or zoning action (district boundary change, unusual use, use variance or equivalent municipal zoning action) for any nonresidential land use served or to be served by any source of potable water supply and a septic tank without obtaining the prior written approval of the Director or the Director's designee."

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

Pursuant to section 24-43.1(6)(a) of the Code, non-residential uses connected to public water and not connected to public sewer are allowed if the Director determines that the existing or requested nonresidential land use for the property is served or to be served by a public water main and is not one or more of the nonresidential land uses permitted under the following Miami-Dade County zoning classifications:

I. BU-1A (excluding those land uses permitted by BU-1),
II. BU-2 (excluding those land uses permitted by BU-1),
III. BU-3 (excluding those land uses permitted by BU-1),
IV. IU-1 (excluding commercial vehicle storage facilities with approved groundwater monitoring),
V. IU-2 (excluding commercial vehicle storage facilities with approved groundwater monitoring),
VI. IU-3 (excluding commercial vehicle storage facilities with approved groundwater monitoring),
VII. IU-C (excluding commercial vehicle storage facilities with approved groundwater monitoring),

According to the letter of intent submitted with this application, the applicant intends to legalize the use on the property (storage of vehicles). The information provided does not include proposal of any structures at this time that require potable water supply and wastewater disposal. Therefore, the proposed vehicle storage facility is consistent with the provisions of section 24-43.1(6) of the Code. **Applicant is advised that no hazardous materials, liquids or waste are allowed and no mechanical repairs, maintenance, dismantling, body work or vehicle washing is allowed.**

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

Please note that MDWASD sanitary sewer system project PCTS 15147 Green Tech Corridor S-2 is planned along NW 27th Avenue from NW 106th Street to NW 82nd Street. Sewer lines installed for this project will abut the subject site. Said proposed sewer system project will be available for connection upon completion, which is anticipated to be by end of 2028. Please contact MDWASD for information regarding the completion of this project.

This analysis is based on the information and infrastructure as it exists at the time of this application. Future applications related to this property will be reanalyzed based on the information and infrastructure

that exists at the time of such future applications.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property does not indicate the presence of tree resources within the property. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code.

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: August 12, 2025

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

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: ***UPDATED*** - Zoning Application Comments - Valence Investment 8, LLC
Application No. Z2024000214

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

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

Application Name: Valence Investment 8, LLC

Location: The proposed project is located on approximately .29 acres, at 78 feet south of the intersection of NW 27th Avenue and NW 100th Street, with Folio No. 30-3103-015-0100, within the North Central Urban Area District (NCUAD), in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a district boundary change from MC (Mixed Use Corridor) to MCS (Mixed Use Special), in order to have automotive related uses.

A site plan was not provided with this zoning application and thus the water/sewer demand for the future development can not be calculated at this time.

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the 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 property is not connected to water. Per WASD's Rules and Regulations, commercial use must be connected to a minimum 12-inch water main. If connection to water is required by DERM, please note that there is a proposed WASD PCTS Project No. 16113 (Green Tech Corridor S-1 North) that includes the construction of a 16-inch water main along NW 27th Avenue. This project is estimated to start the procurement process within one month, and it is anticipated to be completed by April 15, 2027. If the infrastructure for said project is completed by the time this project is ready for construction, then the developer may connect to said proposed 16-inch water main in order to provide water service to the proposed development

If connection to the above mentioned future water main project is not possible, please note that there is an existing 16-inch water main (E3034-1) 130 feet south of the intersection of NW 27th Avenue and NW 101st Street to where the developer may connect and extend a new 16-inch water main (section line) heading southerly along NW 27th Avenue to the southwest corner of the property to provide water service to the subject site. *Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.*

If connection to water is required by DERM, a Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

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

Currently, there is no gravity sanitary sewer system connection in close proximity to this project. If connection to the sanitary sewer system is required by DERM, there is a proposed WASD PCTS Project No. 16113 (Green Tech Corridor S-1 North) that includes the construction of a 10-inch gravity sewer along NW 27th Avenue, abutting the western boundary of the subject property. This project is estimated to start the procurement process within one month, and it is anticipated to be completed by April 15, 2027. If the infrastructure for said project is completed by the time this project is ready for construction, then the developer may connect to said proposed 10-inch gravity sewer, in order to provide sewer service to the proposed development. *Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.*

Note to the Developer:

1. The Developer of this project shall coordinate and cooperate on water and sewer interconnections, construction sequence, and schedule with other development projects that are in the vicinity either downstream or upstream with regard to obtaining approval and permits from WASD and other regulatory governmental agencies to avoid conflict with utility plans.

2. If a vicinity development has a water and/or sewer construction permit but has not started construction and another developer would like to take over the other development scope of water and/or sewer work, then the developers shall coordinate to withdraw the existing permit prior to the other developer submitting plans to WASD and other regulatory governmental agencies for review.

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

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

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

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

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

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: September 12, 2025

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

From: Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2024000214
Name: Valence Investment 8, LLC
Location: 830-750 NE 199 Street
Section 03 Township 53 South Range 41 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 5 & 6, Block 2, Plat Book 41, Page 85. A Unity of Title approved by the Platting and Traffic Review section may be required.

This application meets the traffic concurrency criteria because it lies within the urban infill area and an Urban Center where traffic concurrency does not apply. The rezoning of the property for Mixed-Use Corridor (MC) to Mixed-Use Corridor Special (MCS) will allow for automotive uses, including the proposed car dealership which could generate approximately **44 PM** peak hour vehicle trips.

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

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

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum

MIAMI-DADE COUNTY

Date: August 7, 2025

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

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

Subject: Z2024000214

The Miami-Dade Fire Rescue Department has **no objection** to request for land use change from MC to MCS uploaded to "EnerGov" on 10/21/2024. Any future site plans will need separate approval.

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: August 7, 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 Z2024-000214 Valence Investment 8, LLC

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

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



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000214

Section: 03 Township: 53 Range: 41
Applicant: Valence Investment 8, LLC
Zoning Board: Board of County Commissioners
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

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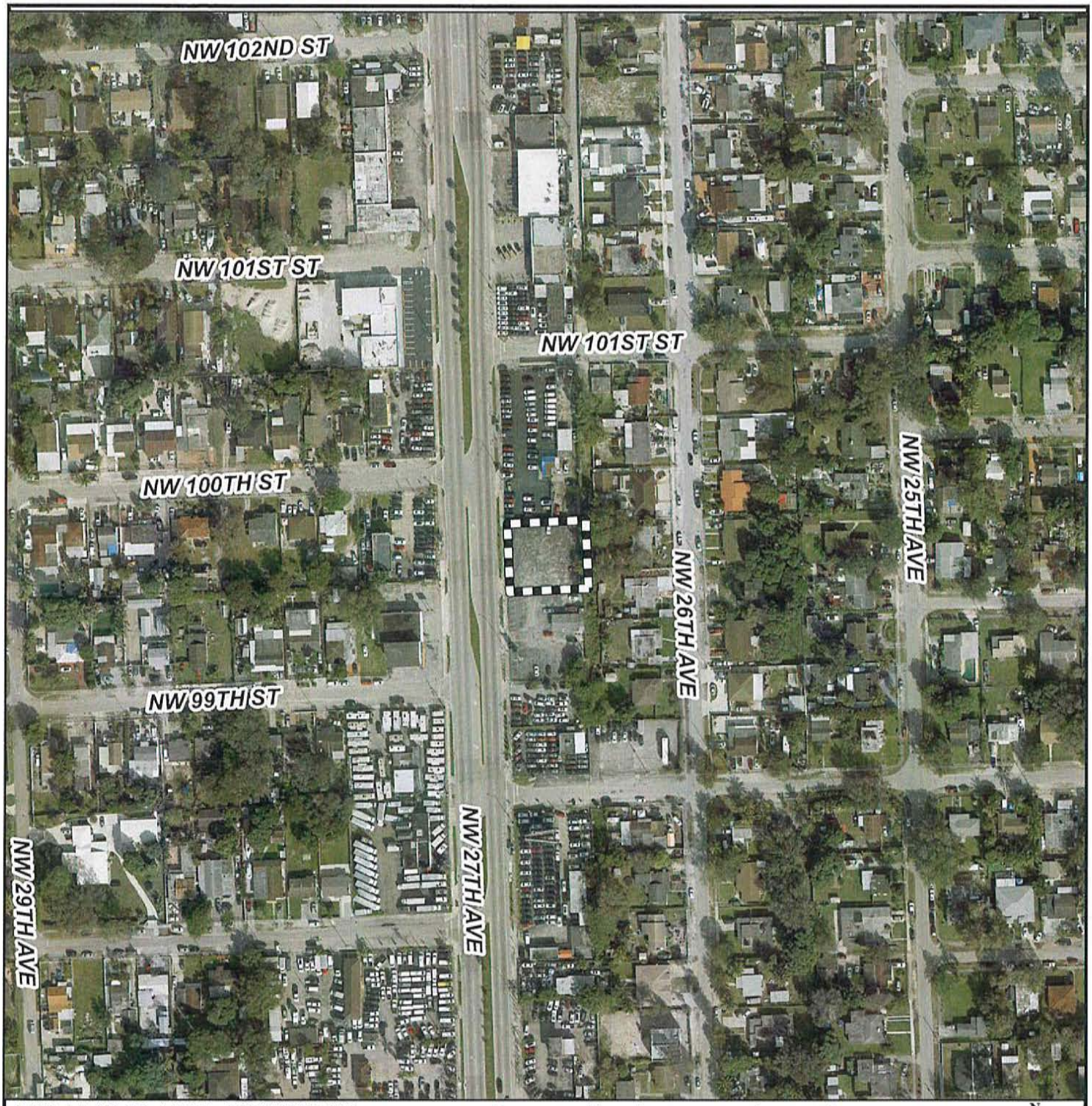
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 24, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2024000214

Legend

Subject Property

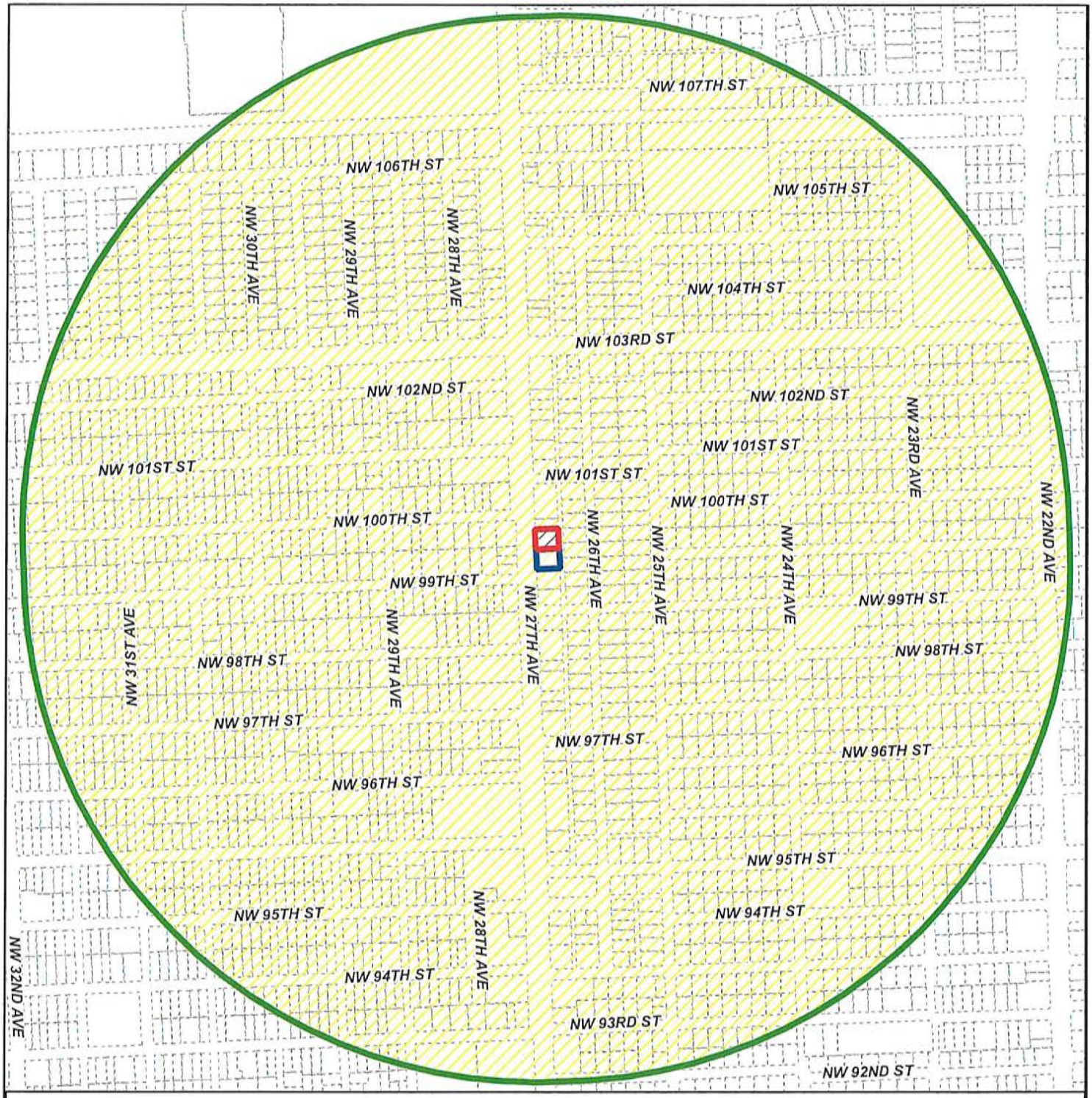
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Section: 03 Township: 53 Range: 41
Applicant: Valence Investment 8, LLC
Zoning Board: Board of County Commissioners
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 24, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000214

RADIUS: 2640

Section: 03 Township: 53 Range: 41
Applicant: Valence Investment 8, LLC
Zoning Board: Board of County Commissioners
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

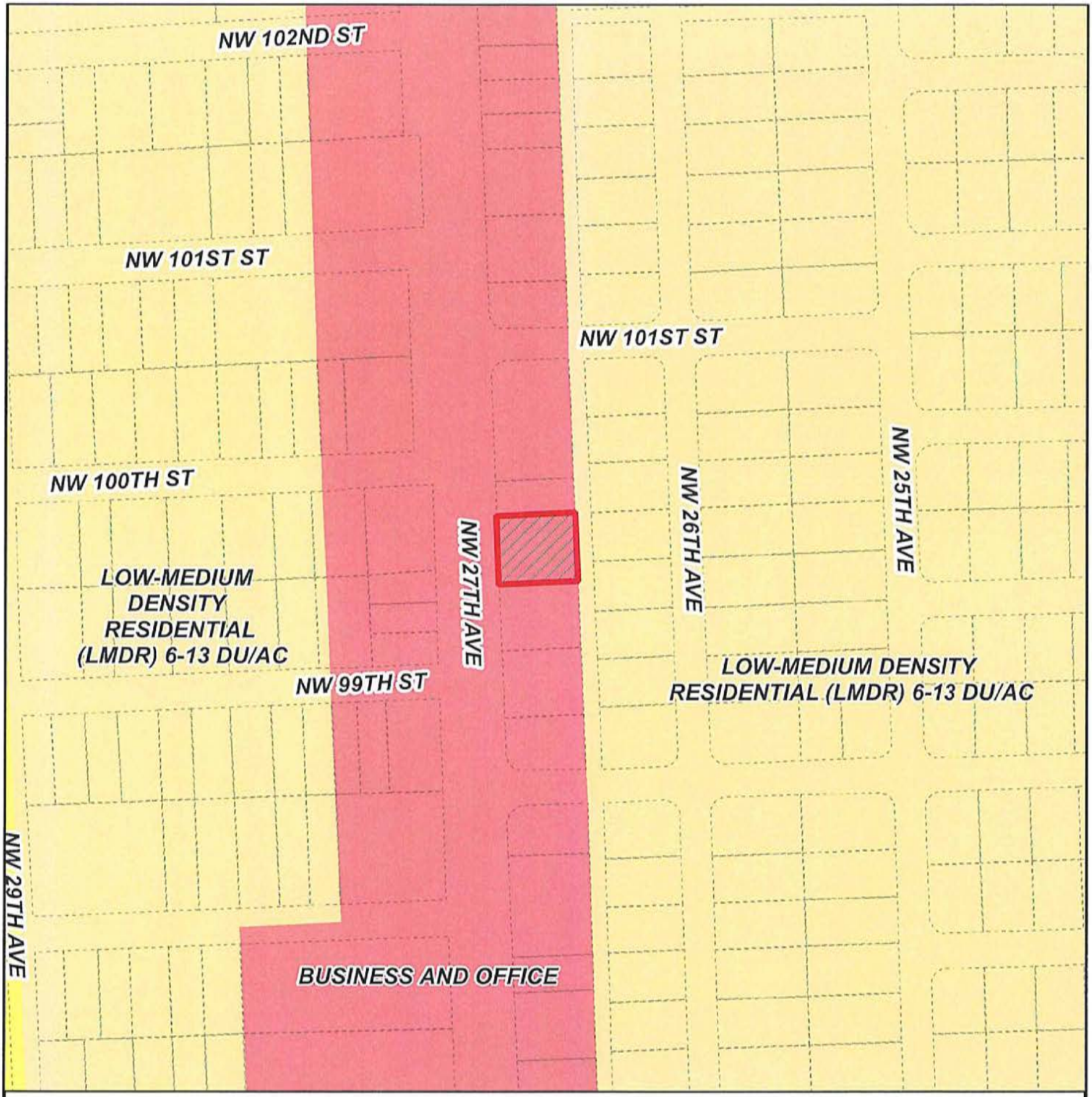
- Subject Property
- Contiguous Properties
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 24, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000214

Section: 03 Township: 53 Range: 41
Applicant: Valence Investment 8, LLC
Zoning Board: Board of County Commissioners
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 24, 2024

REVISION	DATE	BY

Docusign Envelope ID: BCE95B5F-A4F8-40D4-8A9A-BB44043DDE67

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO. 224-214
DATE: OCT 21 2024
BY: GONGOL

Disclosure of Interest*

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

CORPORATION NAME: *Valence Investment 8, LLC, 2060 NE 166 Street, N. Miami Beach, FL 33162*

NAME AND ADDRESS	PERCENTAGE OF STOCK
Valence Investment 1 LLC	100.00
Alan Ahmad Mourad	33.40
Ahmad Mourad	33.30
Samia Mourad	33.30

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

TRUST/ESTATE NAME: *N/A*

NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: *N/A*

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

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

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www.docverify.com

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-214
DATE: OCT 21 2024
BY: CONCOL

Disclosure of Interest

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

NAME OF PURCHASER: *N/A*

NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

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:
A9E75B666E7F472...
Signature

Alan Mourad
Print Name

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

☐ physical presence ☒ online notarization this 8/31/2024 day of *August*, *2024*

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

Betty Llerena
Commission # HH 221018
Notary Public - State of Florida
My Commission Expires Mar 05, 2026
Notary Stamp 2024/09/03 07:04:19 PST 1F1224F6343B

(Affix Notary Seal above)

Signed on 2024/09/03 07:04:19 -8:00

Signature of Notary Public

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

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

FORM REVISION 2020/1

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

PH: Z24-238 **September 25, 2025**
Item No. 8C3

Recommendation Summary	
Commission District	8
Applicants	Jorge Alvarez, Bryan E. Ingram, Jr. Christa G. Ingram, Elba Valdes, Jose R. Valdes, JADCA Holdings, LLC, & The Dona S. LaPradd Revocable Trust Agreement dated May 28, 2013.
Summary of Request	The applicant seeks to allow a rezoning of the subject property from AU (minimum 5-gross acre lot) to RU-3M (12.9 unit per net acre) which would allow the property to be developed with more residential units than currently permitted.
Location	Located south of SW 276 Street, north of SW 280 Street (Waldin Drive), east of SW 159 Avenue, and west of SW 157 Avenue, aka 15799 SW 278 Street, 15821 SW 280 Street, 15875 SW 280 Street, 27800 SW 157 Avenue, and 27855 SW 159 Avenue, Miami-Dade County, Florida.
Property Size	±20.57-gross (±18.64-net) Acres
Existing Zoning	AU, Agricultural District.
Existing Land Use	Single-family residences and a plant nursery.
2030-2040 CDMP Land Use Designation	Low Density Residential with One Density Increase - DI-1 (6 to 13 dwelling units per gross acre) **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20240014)*** (*see attached Zoning Recommendation Addendum*)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change (*see attached Zoning Recommendation Addendum*)
Recommendation	**Approval, for a rezoning to RU-3M (Minimum Apartment House District, maximum 12.9-units per net acre), subject to the Board's acceptance of the proffered Declaration of Restrictions and Conceptual Plan (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240014 and it becoming effective) ***

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20240014 to amend the CDMP, which the Board of County Commissioners (the Board) is scheduled to hear, pursuant to section 2-116.1 of the County Code, prior to and on the same day as the hearing on this concurrent zoning application**.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 2-116.1(5)(e), which provides that the zoning application shall, at the applicant's request, be processed concurrently with the CDMP amendment application, and the Board of County Commissioners may take action on the concurrent zoning application on the same day at which it takes final action on the CDMP amendment application.

REQUEST:

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

PROJECT DESCRIPTION:

The application site consists of multiple parcels with a total area of ±20.57-gross (±18.64-net) acres, all the parcels are zoned AU, Agricultural District. Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP20240014) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to redesignate the ±20.57-gross (±18.64-net) acres subject property from "Estate Density Residential (1 to 2.5 dwelling units per gross acre)" to "Low Density Residential (2.5 to 6 dwelling units per gross acre) with One Density Increase - DI-1 (6 to 13 dwelling units per gross acre)." The CDMP amendment would be subject to the Board's acceptance of a proffered Declaration of Restrictions (CDMP covenant) requiring that sound urban design principles are incorporated into the design of the development on the property consistent with the One Density Increase (DI-1), limiting development on the subject site to a maximum of 198 residential dwelling units. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20240014 and it becoming effective.

Under the current zoning application, the applicant seeks to permit a rezoning of the ±20.57-gross (±18.64-net) acres subject parcel from AU, Agricultural District, to RU-3M, Minimum Apartment House District, with the goal of developing the subject property as a townhouse development in accordance with the RU-TH zoning district standards. It is important to mention that the RU-3M zoning district allows multifamily apartments and all the uses permitted in the RU-1, RU-1M(a), RU-1M(b), RU-2, RU-3, RU-TH and RU-RH Districts subject only to the requirements, limitations and restrictions applicable in said districts, including, but not limited to, lot width, area, yard areas, height and coverage. Staff notes that there were plans submitted for this subject application that show that the property will be developed under the RU-TH zoning standards and a zoning Declaration of Restrictions is being voluntarily proffered by the applicant that, among other things, restricts the subject property to a site plan and to a maximum permitted residential density of one hundred and nighty eight (198) residential dwelling units (at the current allowable "Estate Density" of 1 to 2.5 dua, the subject property can only be developed to a max of 51 dwelling units), the plans show the incorporation of sound urban design principles into the design of the proposed development.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; single-family residences and a plant nursery	Low Density Residential with One Density Increase - DI-1 (6 to 13 dwelling units per gross acre) (**Subject to approval of the concurrent CDMP amendment) ***
North	AU; Avocado grove	Estate Density Residential (1 to 2.5 dua)
South	AU & EU-M; single-family residences.	Estate Density Residential (1 to 2.5 dua)

East	AU; single-family residences	Estate Density Residential (1 to 2.5 dua)
West	AU & EU-M; avocado grove and single-family residences	Estate Density Residential (1 to 2.5 dua)
*** Land subject to CDMP Amendment Application No. CDMP20240014, filed concurrently by the applicant, which, if approved by the Board, would change the land use designation to "Low Density Residential with One Density Increase - DI-1 (6 to 13 dwelling units per gross acre)."**		

NEIGHBORHOOD COMPATIBILITY:

The ±20.57-gross (±18.64-net) acres subject parcel is located south of SW 276 Street, north of SW 280 Street (Waldin Drive), east of SW 159 Avenue, and west of SW 157 Avenue, aka 15799 SW 278 Street, 15821 SW 280 Street, 15875 SW 280 Street, 27800 SW 157 Avenue, and 27855 SW 159 Avenue, and consists of six (6) parcels. These parcels collectively include 5 single-family residences and a plant nursery. The property to the north is zoned AU and consist of an avocado grove, the properties to the east are zoned AU and consist of single-family residences, the property to the west of the subject site are zoned AU and EU-M , and consist of existing single-family residences, and an avocado grove. The properties to the south are zoned AU and EU-M and consist of single-family residence. All the properties are located inside the Urban Development Boundary (UDB). The lot sizes for the properties immediate adjacent to the subject site vary between 0.32-acre to 5-acre lot sizes, other lots on the outer portion to the south, east and west vary between 1,250 to 14,000 sq. ft. in size. The minimum lot size required for a townhome is 1250 sq. ft.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to rezone the property in order to develop the parcel with additional housing in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 106 PM daily peak hour vehicle trips. Staff notes that the application may add to the population in the area and may bring additional traffic and noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously mentioned, the subject property is the subject of a small-scale CDMP amendment application (CDMP20240014) being processed concurrently with this zoning application, pursuant to Section 2-116.1(5)(d)(e) of the Code of Miami-Dade County. The concurrent CDMP application is slated to be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application seeks to redesignate the ±20.57-gross (±18.64-net) acres subject property from "Estate Density Residential (1 to 2.5 dwelling units per gross acre)" to "Low Density Residential with One Density Increase - DI-1 (6 to 13 dwelling units per gross acre)" with sound urban design principles incorporated into the design of the proposed development). *The residential densities allowed in* the **Low-Density Residential** *use category shall range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre*. Furthermore, this category includes the One Density Increase (DI-1) overlay designation provided that sound urban design

principles are incorporated into the design of the proposed development, which would allow one density category higher than the aforementioned 2.5 to 6 allowed under Low Density and would be from 6 to 13 dwelling units per gross acre. As such, subject to the approval of the concurrent CDMP amendment, this would allow the applicant to develop the ±20.57-gross (±18.64-net) acres subject site with a maximum total of 267 dwelling units as the maximum density allowed under the CDMP Low Density Residential w/ One Density Increase (DI-1) threshold on the LUP map. The applicant seeks a district boundary change from AU to RU-3M. Staff notes that the RU-3M zoning district allows development at a maximum of 12.9 units per net acre, which does not exceed and is within the maximum density threshold of 13 dwelling units allowed under the aforementioned CDMP Low Density Residential w/ One Density Increase (DI-1) threshold on the LUP map. Staff notes that full set of plans were provided with this application and indicate that the applicants intends to develop the site as a townhouse development in accordance with the RU-TH zoning district standards, staff also notes that the RU-TH zoning district allows development at a maximum of 8.5 units per net acre, which would also be within the aforementioned maximum density threshold. Additionally, the applicant has voluntarily proffered a covenant that among other things, restricts the subject property to a maximum permitted residential density of one hundred and ninety-eight (198) residential dwelling units, will incorporate sound urban design principles into the design of the proposed development.

The CDMP Land Use Element **Objective LU-4**, states that *Miami-Dade County shall, by the year 2040, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community*. Additionally, the **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff,* ***access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering,*** *and safety, as applicable*. Staff opines that developing the site in accordance with the RU-TH zoning district standards as an attached townhouse multi-family development, along with the plans provided would be compatible with the surrounding area comprised of single-family detached residences. The lot sizes for the properties immediate adjacent to the subject site vary between 0.32- and 5-acre lot sizes, other lots on the outer portion to the south, east and west vary between 1,250 to 14,000 sq. ft. in size. The minimum lot size required for a town home is 1250 sq. ft. Based on the foregoing, staff is supportive of the proposed request and opines that approval of the same would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policies LU-4A.**

Staff also notes that the ±20.57-gross (±18.64-net) acres subject site is located with-in ½-mile of the South Dade Transitway (see SMART Plan Corridor map on page 13 above), one of six Strategic Miami Area Rapid Transit (SMART) Plan Corridors, and is thereby within a CDMP designated Rapid Transit Activity Corridor, which would allow a more intense development under the Mixed Use Development provisions of the CDMP than the site's current "Estate Density Residential" land use designation. The "Mixed Use Development" provisions establish criteria for mixed-use projects located within the County's Rapid Transit Activity Corridors and allow for higher densities and intensities of development within ¼-mile and ½-mile of the corridors. These provisions allow mixed use projects located within ¼ -mile of a SMART Plan corridor to be developed at 60 dwelling units per acre and up to 2.0 floor area ratio (FAR) while projects between ¼-mile and ½-mile of the Corridor are eligible for up to 36 dwelling units per acre and up to 1.5 FAR, all subject to compatibility with the adjacent development. The entire site is within the ½-mile of the transitway, the CDMP Mixed Use Development policies would allow the ±20.57-gross (±18.64-net) acres to be developed with mixed-use development at a density up to 36 dwelling units per gross (up to 740 residential units), subject to compatibility with the adjacent uses.

However, as previously noted, the applicants have voluntarily proffered a zoning covenant that limits development on the property to a maximum total of 198 residential units. Therefore, staff opines that approval of the District Boundary change to RU-3M will be compatible with the area based on the criteria set forth in the CDMP Land Use Element and **Policies LU-4A.**

Based on the foregoing, staff opines that the approval for a rezoning to the RU-3M, (Minimum Apartment House District, maximum 12.9-units per net acre), and allowable densities for residential development on the subject site would be compatible with the surrounding area and with the County's policies to appropriately increasing residential densities and intensities of development within the UDB. Therefore, subject to the Board's approval of the CDMP amendment and proffered CDMP covenant provisions as mentioned above, to allow the redesignation of the subject parcel on the CDMP LUP map, and subject to the acceptance of the proffered covenant and set of plans, staff opines that **approval** to RU-3M would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Low Density Residential with One Density Increase (DI1)** land use category of the CDMP Land Use Plan (LUP) map. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from AU, Agricultural District, to RU-3M, Minimum Apartment House District. Staff notes that the proposed RU-3M zoning district allows multi-family residential developments, which can allow 1 principal building on a lot, parcel or tract, designed for more than four (4) family units that must comply with certain specific code requirements. RU-3M zoning district also includes townhome developments, and since the proposed zoning district allows 12.9 dwelling units per acre, approval of the same could allow the property to be developed with a max of 267 dwelling units. The application seeks that the property be developed under RU-TH zoning district standards which is permitted under RU-3M, and as such, the applicant intends to develop the ±20.57-gross (±18.64-net) acres subject property as a townhouse development that shall be built in accordance with the RU-TH zoning district standards and the plans provided depicting landscape buffers, sidewalks, open space and street connectivity between the community. RU-3M zoning district allows multifamily apartments and all the uses permitted in the RU-1, RU-1M(a), RU-1M(b), RU-2, RU-3, RU-TH and RU-RH Districts, subject only to the requirements, limitations and restrictions applicable in said districts, including, but not limited to, lot width, lot area, rear yard areas, building height and lot coverage. For the reasons stated above and below, staff opines that when the request to rezone the subject parcel to RU-3M in order to develop the property as an attached townhouse development is analyzed under Section 33-311, District Boundary Change, the request would be compatible with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Accordingly, staff recommends approval of the request for rezoning to RU-3M as proposed under the application, including the site plan depicting landscaped buffers, and pedestrian sidewalks provided all along the perimeter of the subject site to buffer the existing surrounding properties from the proposed development. Staff supports a district boundary change to RU-3M and opines that contingent on the approval of the CDMP land use map amendment to redesignate the subject parcel to **Low Density Residential with One**

Density Increase (DI-1), as well as subject to the Board's acceptance of the proffered zoning covenant, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to RU-3M would be consistent with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map and would be compatible with the surrounding area.

Based on the submitted survey map the subject parcel is comprised of ±20.57-gross (±18.64-net) acres of land area is located within an urbanizing area that is currently comprised of single-family residences including estate and large lot residences and an avocado grove and is inside the Urban Development Boundary (UDB). A full set of plans were provided to show the future development which are incorporating RU-TH standard development criteria which includes, the proposed development which will be compatible with the surrounding area through the implementation of adequate buffering, site planning, and/or design features in a manner that maintains the development in the area as well as complying with the requirements within the CDMP covenant. Additionally, the applicant has proffered a zoning covenant, which among other things, restricts the subject property to a maximum permitted residential density of one hundred and ninety-eight (198) residential dwelling units, commits to build in accordance with the conceptual plan depicting a landscape buffer and sidewalks, incorporates sound urban design principles into the design of the proposed development. The submitted site plan indicates the development of "SW 280th Street Assemblage" with 198 townhouses in accordance with RU-TH zoning standards. Staff notes that the residential buildings as indicated in the provided site plan comply with the parking, common open space, grouping length, lot area, private patio area, as well as the building setback requirements. Additionally, staff opines that based on the submitted landscape plans, the perimeter of the subject parcel is to be substantially buffered with ample landscaping in the form of a continuous row of street trees and shrubs, and that such landscaping elements will create a visual perception of continuous greenery and be sufficient to mitigate any visual or aural impacts generated by the proposed development on the neighboring properties. The residential buildings will face each other and provide for private drives throughout the proposed cluster style development. These private drives provide connectivity to the proposed residential units to SW 276th Street, SW 280th Street, SW 155th Avenue and SW 157th Avenue.

Staff notes that the ±20.57-gross (±18.64-net) acres subject property is located within the ½ mile buffer areas of the South Dade Transitway, one of six Strategic Miami Area Rapid Transit ('SMART) Plan Corridors where the County is promoting high density transit-oriented development through the "Mixed-Use Development" provisions of the CDMP. As previously indicated, properties located along a SMART Plan Corridor are eligible for mixed-use development including the densities and intensities that are allowed for such sites under the CDMP's policies. The applicant is seeking to rezone the subject properties to RU-3M which would allow for a more compatible development and substantially lower than the density permitted by the SMART Corridor for mixed-use developments. Additionally, staff research of the area found that there is a new development that was recently approved under resolution number Z-26-24 for the construction of 102 townhomes on Parcel A and the construction of 164 multi-family apartments on Parcel B, on the property to the east immediately after the estate single family residences lots that are immediate to the east of the subject property.

Staff also note that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. Staff notes that Department of Transportation and Public Works (DTPW) also reviewed the request and has no objection to the application, as specified in their memorandum. The Platting and Traffic Review Section of the Department of Regulatory and

Economic Resources (RER), in their memorandum states that they have no objections to the request subject to conditions in their memorandum including that the application meets traffic concurrency criteria and that the application will generate approximately an additional 106 PM peak hour vehicle trips. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum, indicates that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a negative impact on fire rescue services in the area. The memoranda submitted by the Department of Water and Sewer, and the Park, Recreation and Open Spaces (PROS) Department indicate no objections to the application as well. Further, the Miami-Dade County Public Schools (MDCPS) indicates that all current levels have sufficient capacity available to serve the application. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval to rezone the subject parcel to RU-3M, subject to the proffered zoning covenant and conceptual plan, would be compatible with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the rezoning in relation to the present and future development of the area. **Therefore, subject to the Board's acceptance of the proffered covenant and conceptual plan, staff recommends approval for a district boundary change to RU-3M (Minimum Apartment House District, maximum 12.9-units per net acre), under Section 33-311, District Boundary Change. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240014 and it becoming effective)**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate several access points to the proposed development three (3) ingress/egress points of direct vehicular and pedestrian access along SW 158 Avenue, five (5) along SW 278 street, one (1) along SW 159 Ave, one (1) along 157 Ave, one (1) along SW 280 Street and one (1) alone SW 276 Street to help facilitate the flow of traffic. Parking and driveways are internal to the site, with the required parking provided as surface parking located in the front of the proposed townhouse buildings or as parallel parking around the park inside the development.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: Approval, for a rezoning to RU-3M (Minimum Apartment House District, maximum 12.9-units per net acre), subject to the Board's acceptance of the proffered Declaration of Restrictions and Conceptual Plan (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240014 and it becoming effective)

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:PM

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

9/15/2025

ZONING RECOMMENDATION ADDENDUM

Jorge Alvarez, ET AL
PH: Z24-238

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

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

Low Density Residential (Pg. I-31) ***With One Density Increase (DI-1) w/ Urban Design (Pg. I-32)***	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.* ***Density Increase with Urban Design.*** *Some parcels are designated on the LUP map both with a color designating the allowable residential density basis and one of two hatch patterns. The hatch pattern labeled on the LUP map legend as **DI-1 (Density Increase 1)** denotes that the parcel is eligible for approval of **one density category higher** than the residential density indicated by the underlying color code, and DI-2 denotes eligibility for approval of up to two density categories higher. A property shall be eligible for a DI-1 designation only if the development containing the designated property utilizes **sound urban design principles** adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners. If the referenced urban design principles are not employed, the allowable density shall be limited to that authorized only by the underlying color code.* ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20240014)***
Objective LU-4 (Pg. I-11)	*Miami-Dade County shall, by the year 2020, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

ZONING RECOMMENDATION ADDENDUM

Jorge Alvarez, ET AL
PH: Z24-238

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

JADCA HOLDINGS, LLC/CARDENAL, JOSE/VALDES, ELBA/VALDES, JOSE/THE DONA S. LAPRADD REVOCABLE TRUST AGREEMENT DATED MAY 8, 2023/LAPRADD, DONA/INGRAM, CHRISTA/INGRAM, BRYAN	15799 SW 278 ST 15821/15875 SW 280 ST 27800 SW 157 AVE 27855 SW 159 AVE **MIAMI-DADE COUNTY, FLORIDA.**
APPLICANT	**ADDRESS**
Pending	Z2024000238
DATE	**HEARING NUMBER**

FOLIO: 30-6932-000-0460/30-6932-000-0420/30-6932-000-0410/30-6932-000-0381/30-6932-000-0380/30-6932-000-0401

REVIEW DTE OF CURRENT ENFORCEMENT HISTORY:
August 6, 2025

NEIGHBORHOOD REGULATIONS:
Folio No.s: 30-6932-000-0460/30-6932-000-0420/30-6932-000-0410/30-6932-000-0381/30-6932-000-0380/30-6932-000-0401
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
Folio No.s: 30-6932-000-0460/30-6932-000-0420/30-6932-000-0410/30-6932-000-0381/30-6932-000-0380/30-6932-000-0401
There are no open/closed cases in BSS.

VIOLATOR:
JADCA HOLDINGS, LLC/CARDENAL, JOSE/VALDES, ELBA/VALDES, JOSE/THE DONA S. LAPRADD REVOCABLE TRUST AGREEMENT DATED MAY 8, 2023/LAPRADD, DONA/INGRAM, CHRISTA/INGRAM, BRYAN

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees.

Memorandum

MIAMI-DADE COUNTY

Date: July 22, 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 - Redland 280th Street Assemblage
Application No. Z2024000238 - Revision # 2 - (Pre-Application No. Z24P-219)

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

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

Application Name: Redland 280th Street Assemblage

Location: The proposed project is located south of SW 276th Street, north of SW 280th Street between SW 157th Avenue and SW 159th Avenue, in approximately 18.64 acres with Folio Nos. 30-6932-000-0460, 30-6932-000-0380, 30-6932-000-0381, 30-6932-000-0401, 30-6932-000-0410, and 30-6932-000-0420, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a district boundary change from AU (Agricultural District) to RU-3M (Minimum Apartment House District) with RU-TH (Townhouse District) uses, in order to develop the property with 198 townhomes units. It appears that the existing structures will be demolished for the construction of the new buildings.

The subject project has a concurrent CMDP application No. CDMP20240014 and seeks to modify the subject property's land use designation on the Land Use Plan map from "Estate Density Residential" (1 to 2.5 dwelling units per gross acres) to "Low Density Residential with One Density Increase (DI-1)" (6 to 13 dwelling units per gross acres with urban design).

The estimated total water demand for the proposed project will be 32,670 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by provided by the South Dade Water System. Currently, there is adequate treatment and water supply capacity, consistent with Policy WS-2 A (1) of the CDMP.

As required by WASD's Rules and Regulations, since this development is a townhome development connecting to water infrastructure for the first time a water main extension along one entire boundary of the property will be required and must be connect to a minimum 8-inch water main.

The Developer may connect to the water as follows:

Option No. 1: There is a WASD Agreement No. 31807 located across from the subject property on the east side of the SW 157th Avenue. If Agreement No. 31807 is conveyed by the time this project is ready for construction, the developer may connect to a proposed 16-inch water main (Section Line) at SW 157th Avenue that will abut the eastern boundary of the subject property.

Option No.2: If Agreement No. 31807 is NOT conveyed by the time this project is ready for construction, the developer may connect to an existing 16-inch water main (E3087-1) located in SW 157th Avenue and SW 280th Street and extend the same 16-inch water main (Section Line) northerly along SW 157th Avenue to SW 278th Street.

Also, if necessary, the developer may connect to any of the following:

- An existing 12-inch water main (E10878-1) in SW 280th Street, abutting the southern boundary of the property.
- An existing 8-inch water main (E10878-1) in SW 159th Avenue, abutting the western boundary of the property.

Any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. *Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.*

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

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

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

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

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

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is currently operating under a permit from the

Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

The Developer may connect to the sewer as follows:

Option No. 1: There is a WASD Agreement No. 32656 located at the northwest corner of SW 276th Street and SW 159th Avenue that will bring a Public Pump Station to the area. If Agreement No. 32656 is conveyed by the time this project is ready for construction, there is a planned gravity sewer at the intersection of SW 276th Street and SW 159th Avenue to where the developer may connect and extend a minimum 8-inch gravity sewer southerly along SW 159th Avenue to the southwest corner of the property. Then the developer may connect to said gravity sewer and extend a minimum 8-inch gravity sewer within the site, as required to provide sewer service to the proposed development.

Option No. 2: If Agreement No. 32656 is NOT conveyed by the time this project is ready for construction, the developer shall contact WASD to evaluate the project and provide a new point of connection.

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

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

Note to the Developer:

1. The Developer of this project shall coordinate and cooperate on water and sewer interconnections, construction sequence, and schedule with other development projects that are in the vicinity either downstream or upstream with regard to obtaining approval and permits from WASD and other regulatory governmental agencies to avoid conflict with utility plans.
2. If a vicinity development has a water and/or sewer construction permit but has not started construction and another developer would like to take over the other development scope of water and/or sewer work, then the developers shall coordinate to withdraw the existing permit prior to the other developer submitting plans to WASD and other regulatory governmental agencies for review.

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

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

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

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

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

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: July 31, 2025

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

From: Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2024000238
Name: Jorge Alvarez, Bryan E. Ingram, Jr., Christa G. Ingram, Elba Valdes, Jose R. Valdes, JADCA Holdings, LLC & The Dona S. LaPradd Revocable Trust Agreement
Location: North of SW 280 Street, West of SW 157 Avenue, South of SW 276 Street and East of SW 159 Avenue
Section 32 Township 56 South Range 39 East

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

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **approximately 106 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9860	SW 157 Avenue south of SW 272 Street	C	C
9972	US 1/SR 5 north of SW 288 Street	C	C
9926	SW 280 Street east of US 1/SR 5	C	C
F-2521	US 1/SR 5 north of SW 272 Street	E+7%	E+8%

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

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

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum

Date: July 07, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000238

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on 06/30/2025.

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

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

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

Memorandum

Date: Thursday, July 24, 2025

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

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

Subject: Review of Z2024000238
Applicant Name: Redlands 280th Assemblage

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the conditions in Section I:

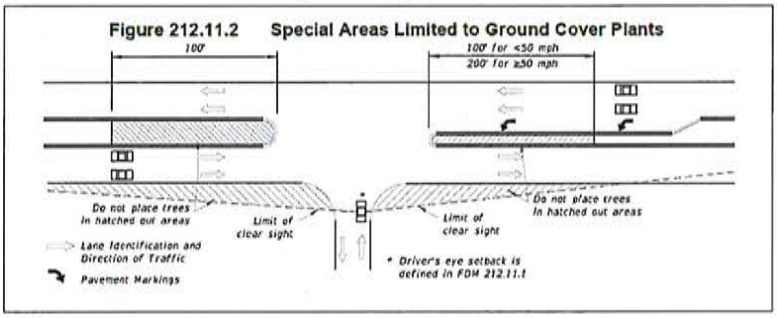
PROJECT LOCATION:

The property is located between SW 157th and SW 159th Avenues and between SW 276th and SW 280th Streets in unincorporated Miami-Dade County.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

1. According to the latest FDOT FDM manual Section 212.11.6, trees may not be placed within the hatched-out areas of the sight triangles.



If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.

RODRIGUEZ, IVAN M

From: RODRIGUEZ, IVAN M
Sent: Wednesday, January 15, 2025 10:21 AM
To: erica.adams@hklaw.com
Cc: Concurrency Management; Simon, Nathaly; HERRERA, ANA I; Garcia, Jeannette C.; CASTILLO, DENISE; stillin@miamidade.gov
Subject: Preliminary School Concurrency Analysis for Z2024000238 (PH3024111500860)
Attachments: Jorge Alvarez, Bryan E. Ingram, Jr. Christa G. Ing Z2024000238 (PH3024111500860).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 198 multifamily units, which generate 131 students: 68 at the elementary, 33 at the middle, and 30 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. 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.

Ivan M. Rodriguez
Director
Growth Management
Office of Governmental Affairs & Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4501

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH3024111500860**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**11/15/2024 10:14:44 AM**	LG Application Number:	**Z2024000238**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**

Applicant's Name: **Jorge Alvarez, Bryan E. Ingram, Jr. Christa G. Ing**
Address/Location: **15799 SW 278 ST**
Master Folio Number: **3069320000460**
Additional Folio Number(s): ***3069320000420, 3069320000410, 3069320000381, 3069320000401,***

PROPOSED # OF UNITS: **198**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **198**
MULTIFAMILY UNITS: **0**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4581	REDLAND ELEMENTARY	-105	68	0	NO	Current CSA
4581	REDLAND ELEMENTARY	-37	68	0	NO	Current CSA Five Year Plan
6761	REDLAND MIDDLE	159	33	33	YES	Current CSA
7701	SOUTH DADE SENIOR	-26	30	0	NO	Current CSA
7701	SOUTH DADE SENIOR	0	30	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
3261	MIAMI HEIGHTS ELEMENTARY	237	68	68	YES	Adjacent CSA
7781	FELIX VARELA SENIOR	50	30	30	YES	Adjacent CSA
*An Impact reduction of **33.18%** included for charter and magnet schools (Schools of Choice).						

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

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

Memorandum

MIAMI-DADE COUNTY

Date: August 18, 2025

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

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

Subject: Z2024000238– Redlands 280th Assemblage v2 (Associated Pre-app: Z2024P00219)

Applicant Name: Amanda Naldjeff, Esq. On behalf of Jorge Alvarez; Bryan E. Ingram, Jr.; Christa G. Ingram; Elba Valdes; Jose R. Valdes; JADCA Holdings, LLC; & The Dona S. LaPradd Revocable Trust (Redland 280th Assemblage) for Lennar Homes, LLC option to purchase.

Project Location: The property consists of approximately 20.57-Acres and the property is located generally north of SW 280th Street, west of SW 157th Avenue, south of SW 276 Street and east of SW 159th Avenue, in unincorporated Miami-Dade County (Folio No.: 30-6932-000-0460,30-6932-000-0380, 30-6932-000-0381, 30-6932-000-0401, 30-6932-000-0410, and 30-6932-00-0420). The subject property is Agriculture (AU). The land use is Impr- Agriculture: Single-Family Residential and Container Nurseries.

Proposed Development: The applicant seeks a zoning hearing for a proposed district boundary change to rezone the subject property from Agriculture (AU) to RU-3M with RU-TH uses. The applicant also contemplates the development of subject property with 198 Single-Family townhomes. The applicant is submitting a concurrent CDMP Amendment request to change the subject property's land use designation on the Land Use Plan map from "Estate Density Residential" to "Low-Medium Density Residential".

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

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

NAME	ADDRESS	CLASS	ACRE	TYPE
LEISURE PARK	15355 HARDING LN	NEIGHBORHOOD PARK	1.9	LOCAL
LIVE LIKE BELLA PARK	29305 ILLINOIS RD	COMMUNITY PARK	8.68	LOCAL
MODELLO PARK	28450 SW 152 AVE	COMMUNITY PARK	10	LOCAL
MODELLO WAYSIDE PARK	28850 S DIXIE HWY	NEIGHBORHOOD PARK	2.74	LOCAL
NARANJA LAKES PARK	14410 SW 272 ST	NEIGHBORHOOD PARK	1.48	LOCAL
NARANJA PARK	14150 SW 264 ST	COMMUNITY PARK	10	LOCAL
PALMLAND PARK	15351 SW 304 ST	NEIGHBORHOOD PARK	5.05	LOCAL
ROYAL COLONIAL PARK	14850 SW 280 ST	COMMUNITY PARK	25.4	LOCAL
SOUTH DADE PARK	28151 SW 164 AVE	COMMUNITY PARK	8.61	LOCAL

This site is located within 0.5 miles of South Dade Trail and Black Creek Trail, and within three miles to Old Cutler Bike Path. South Dade Trail is a 20.9-mile pedestrian and bicycle path along the South Miami-

Dade Busway that connects communities from South Miami to Florida City. The South Dade Trail is a part of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

Impact and Demand: The proposed development includes a total of 198 Single-Family Attached dwelling units. The proposed residential units would generate a residential population of 583 people resulting in an **estimated impact of 1.60-acres of local parkland** when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. As shown in table A, there are several Miami-Dade County-proved local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area. The project site is in PBD 3, which currently meets park concurrency requirements.

Recommendations: PROS offers the following recommendations:

- **Given the park land impact of 1.6-acres of local parkland, PROS therefore suggests that the dog park, and the green open area are dedicated to PROS in-lieu of park impact fees.** Please reach out to PROS to further discuss this option.
- PROS recommends that the applicant include additional recreational amenities within the site plan. This includes but is not limited to picnic areas, basketball courts, bbq areas, dog waste stations etc.
- Please label all hardscape versus softscape on site plan.
- PROS recommends that the applicant expand the proposed "Dog Park" to make use of the surrounding open space.
- Please provide detailed plans of the proposed "dog park" and "Tot-Lot" shown on SP-1. PROS recommends that the applicant provide shade canopies over these areas.
- Please ensure that each tree species chosen are sufficiently spaced to create a consistently shaded area for pedestrians at full maturity.
- At typical corner lots, please consider including placemaking elements to punctuate the subdivision's layout. Elements that may enhance intersections would be public art, or entrance like planting features.
- Given the proposed development's proximity to the South Dade Trail and Black Creek Trail, PROS recommends that the applicant provide bicycle only lanes throughout the development.

These recommendations are based on the following Recreation and Open Space objective in the Comprehensive Development Master Plan (CDMP):

Objective ROS-1
Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

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

ROS-3B
The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

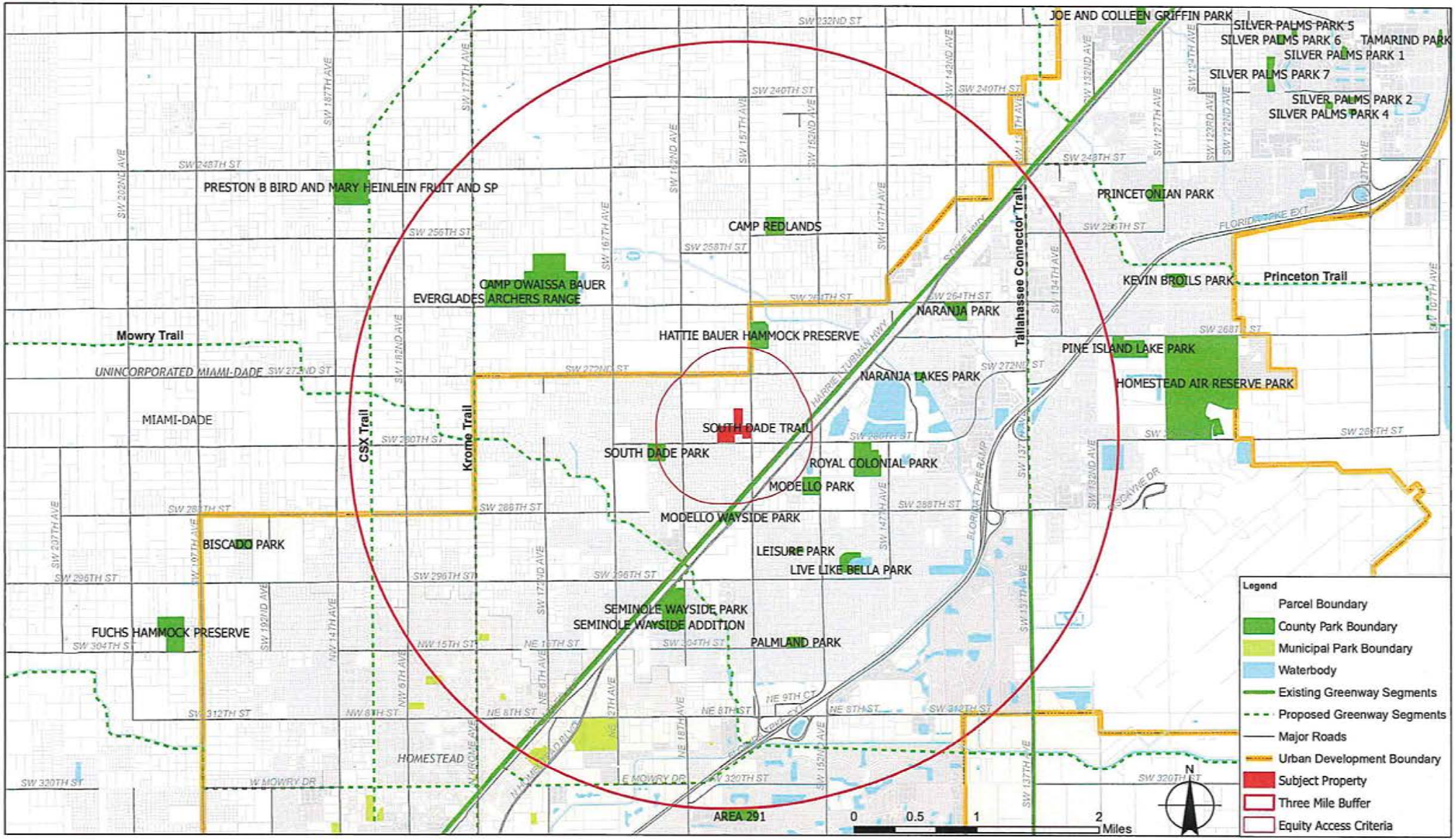
Objective ROS-8
The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the

health and wellness of County residents, and that serve the diverse local, national, and international communities.

Based on our findings and recommendations described herein **PROS has no objections to this application. Any future development will require further review.** PROS looks forward to working with the owners in a collaborative process and in good faith, for the development to help with the potential +/- 1.6-acres of local parkland impact. Should you have any questions, or if you need any additional information or clarification on this review, please contact Alexandra Dreybus Park Planner II, by e-mail at alexandra.dreybus@miamidade.gov, or by phone at 305-755-7872.

AZ: at ad
Attachment

FIGURE 1: Z2024000238 REDLAND'S 280th ASSEMBLAGE
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Memorandum

MIAMI-DADE COUNTY

Date: August 7, 2025

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

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

Subject: Zoning Review Z2024-000238 Jorge Alvarez, Bryan E. Ingram, Jr, Christa G. Ingram, Elba Valdez, Jose R. Valdez, JADCA Holdings, LLC, and the Dona S. LaPradd Revocable Trust Agreement

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

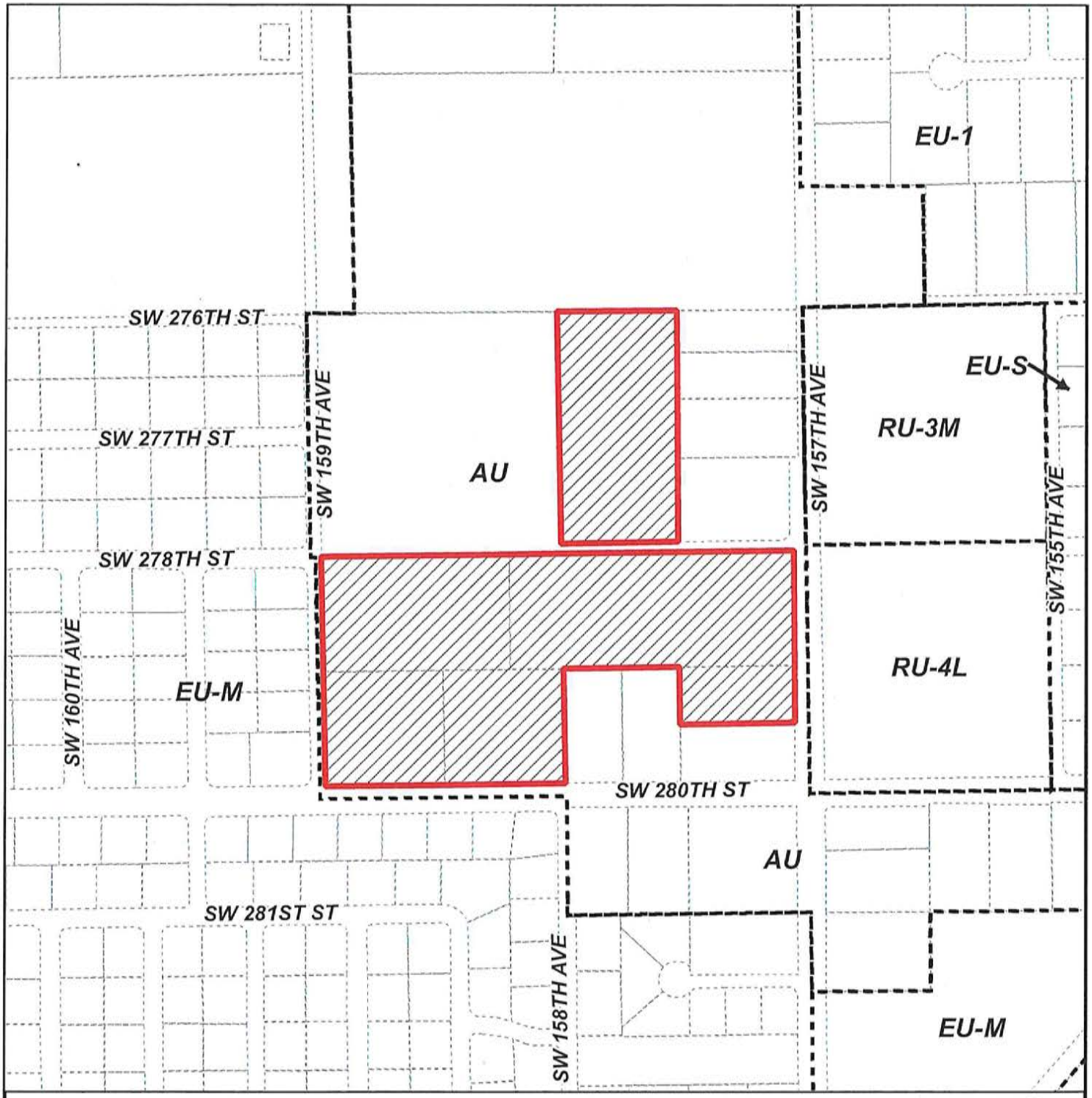
Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The OHP has identified structures from 1966 and 1972 associated with Folio 30-6932-000-0380, One 1951 structure associated with Folio 30-6932-000-0420, one 1949 structure associated with Folio 30-6932-000-0410, and structures from 1947, 1960, and 1965 associated with Folio 30-6932-000-0381 that meet the 50-year or older benchmark for historic resource eligibility.

Condition for Approval:
The applicant shall complete and submit a Florida Master Site File Historical Structure Form for each historic structure within the application area prior to demolition.

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

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



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000238

Section: 32 Township: 56 Range: 39
Applicant: Bryan Ingram
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
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S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, November 15, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2024000238

Legend

Subject Property

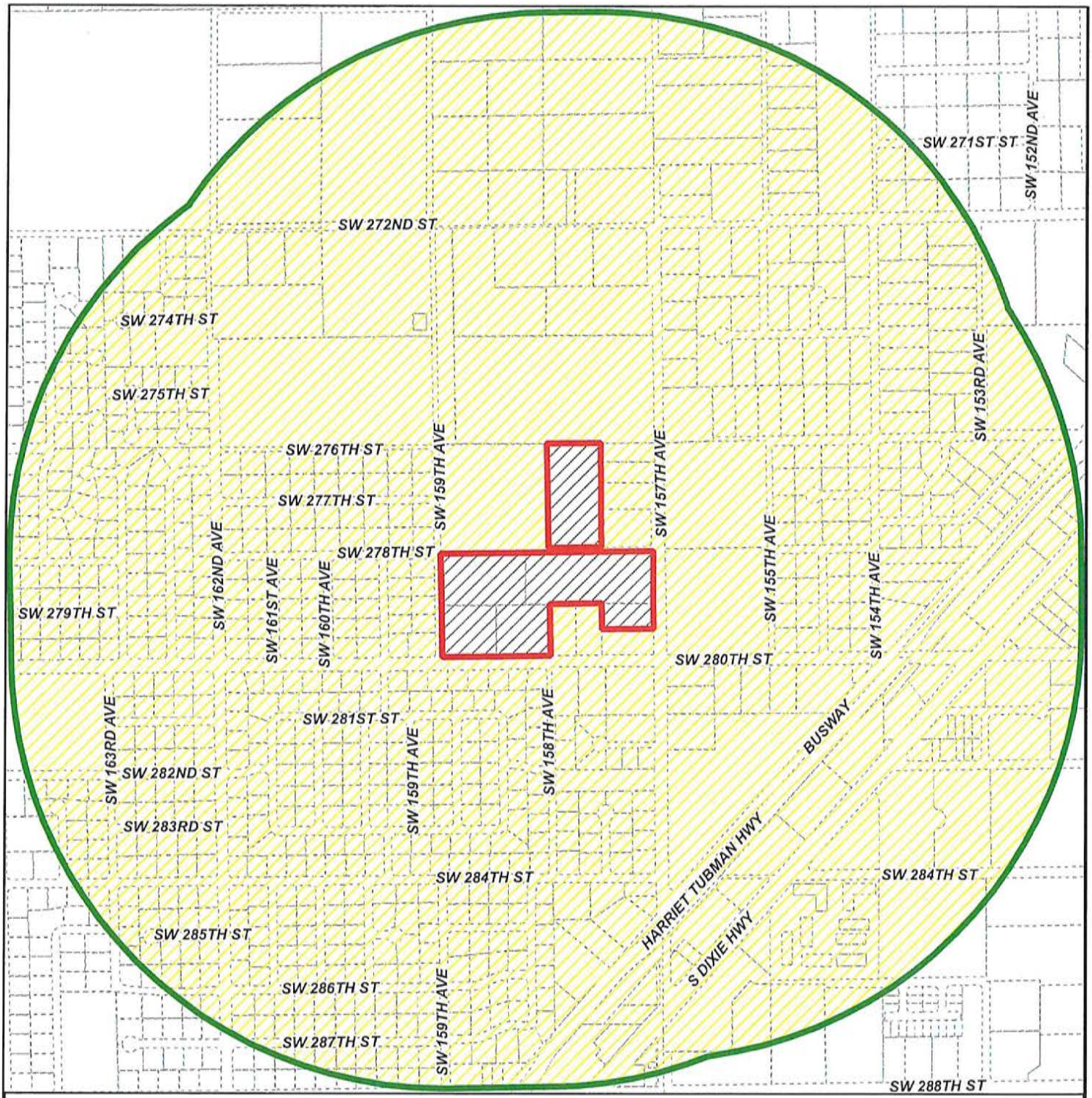
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Section: 32 Township: 56 Range: 39
Applicant: Bryan Ingram
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, November 15, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000238

RADIUS: 2640

Section: 32 Township: 56 Range: 39
Applicant: Bryan Ingram
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

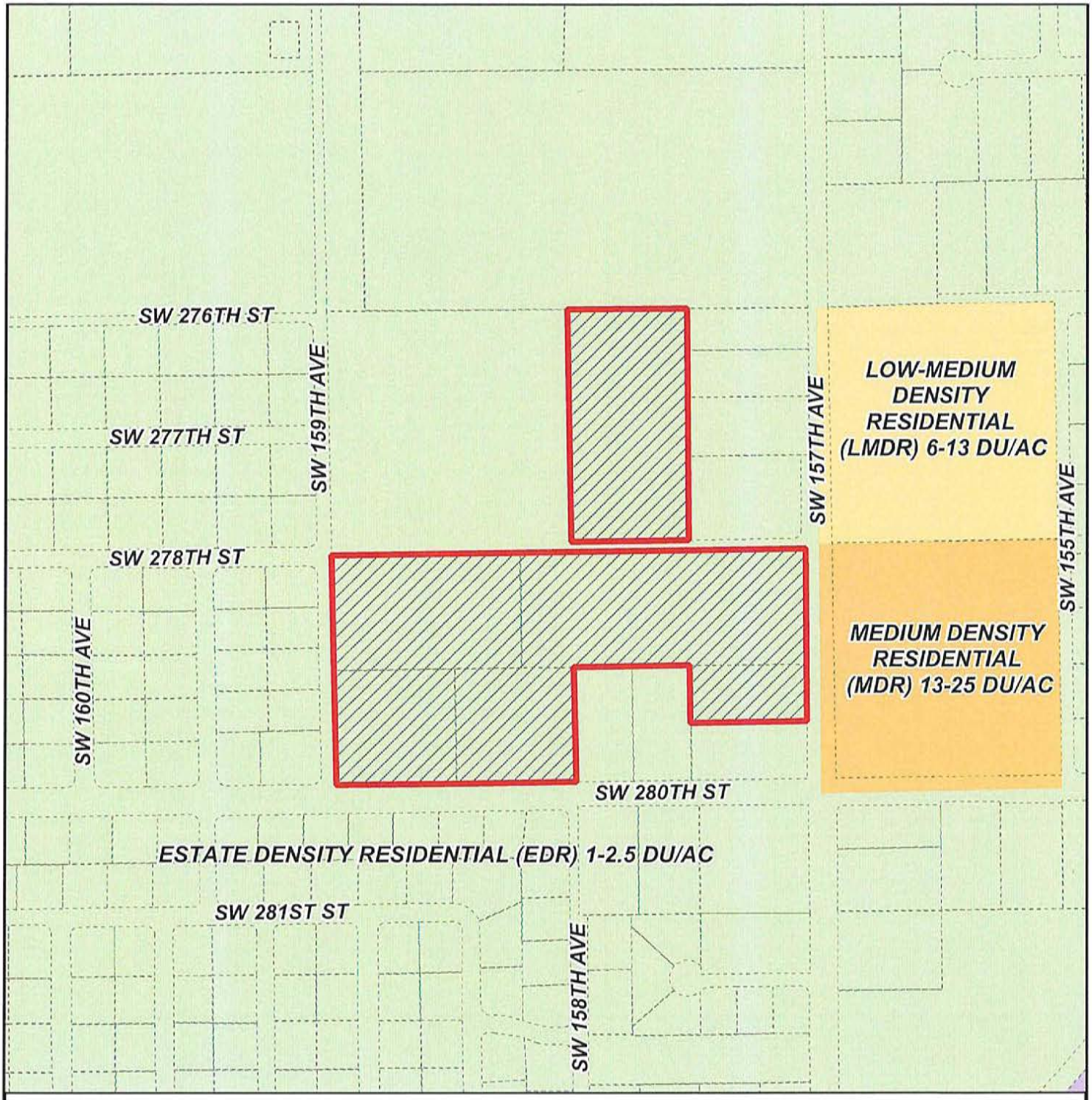
- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, November 15, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000238

Section: 32 Township: 56 Range: 39
Applicant: Bryan Ingram
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

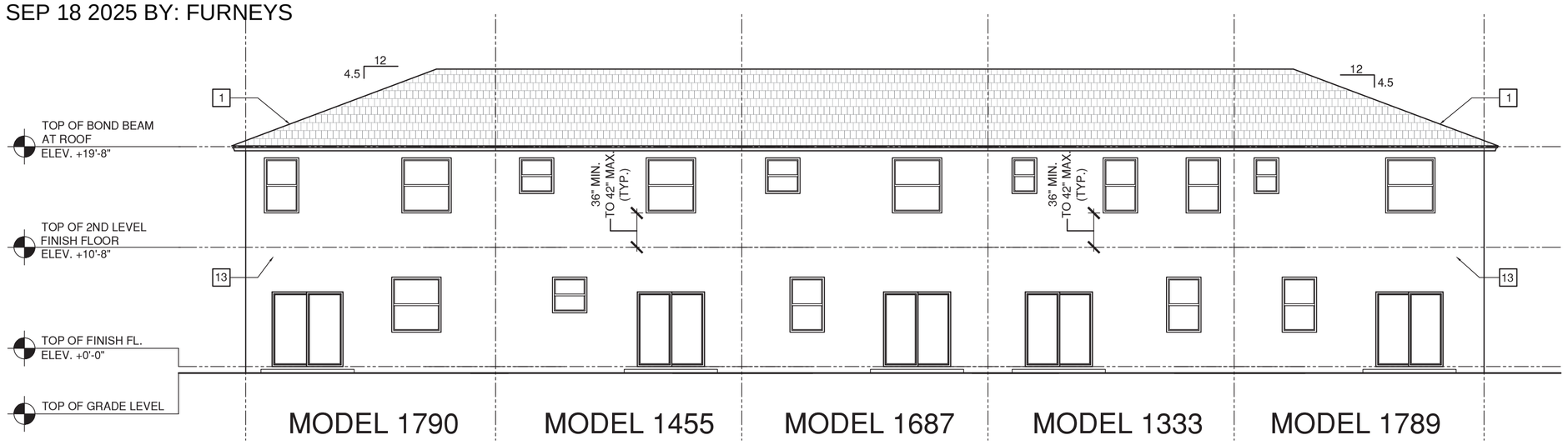
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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, November 15, 2024

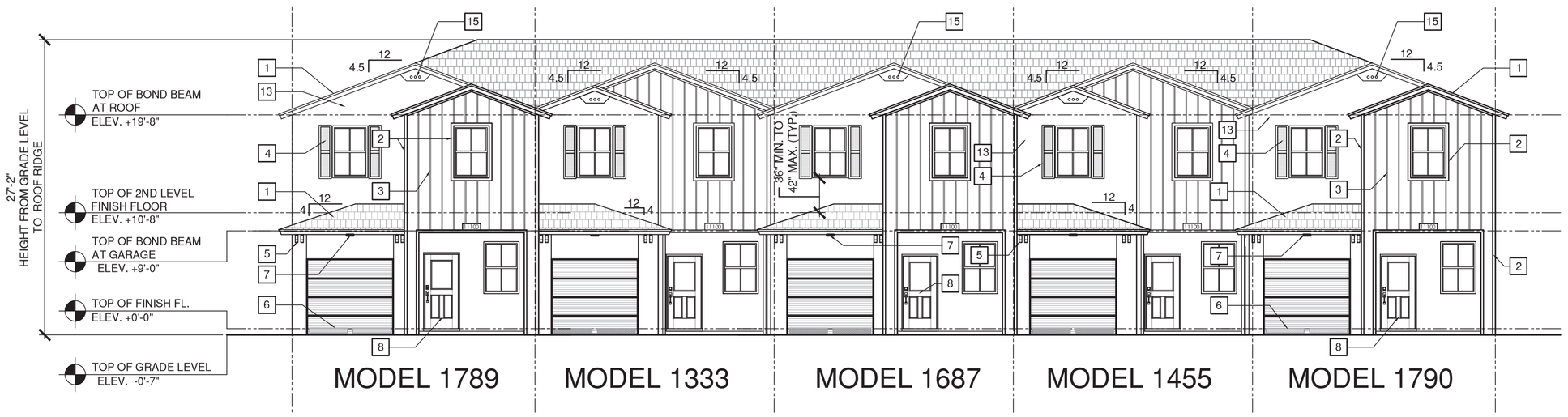
REVISION	DATE	BY

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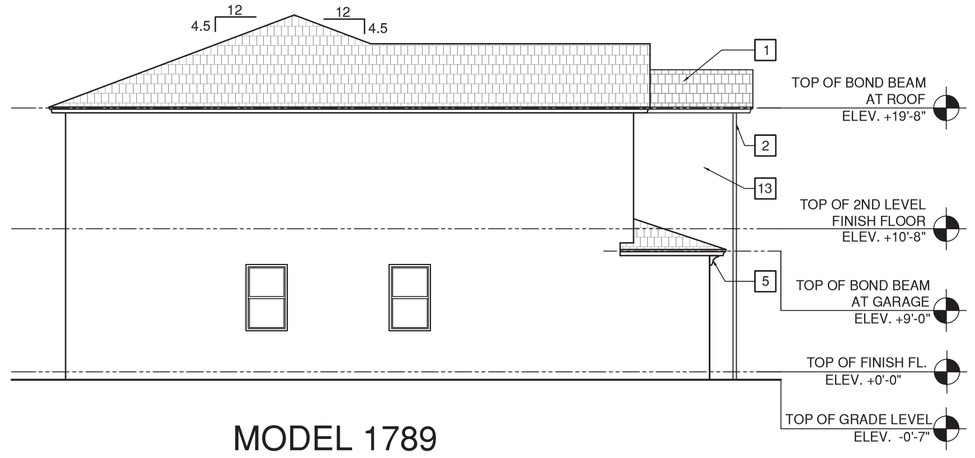
REAR ELEVATION

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



FRONT ELEVATION

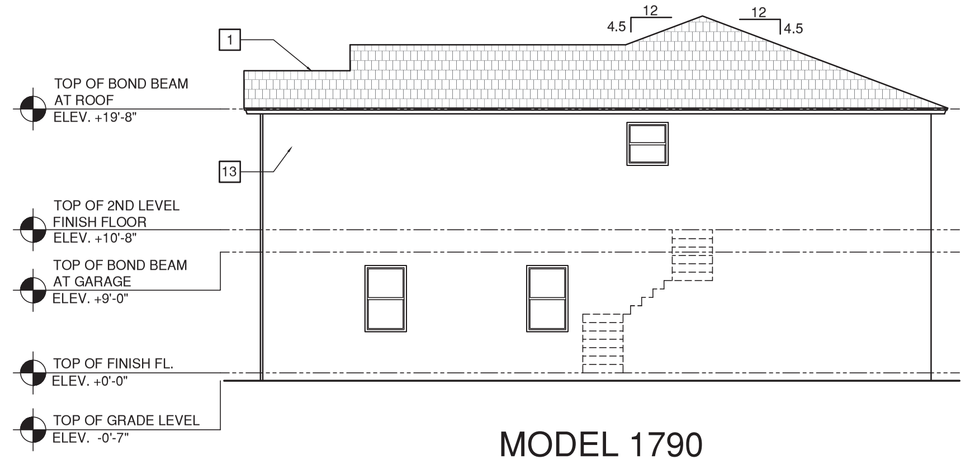
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MODEL 1789

LEFT END ELEVATION

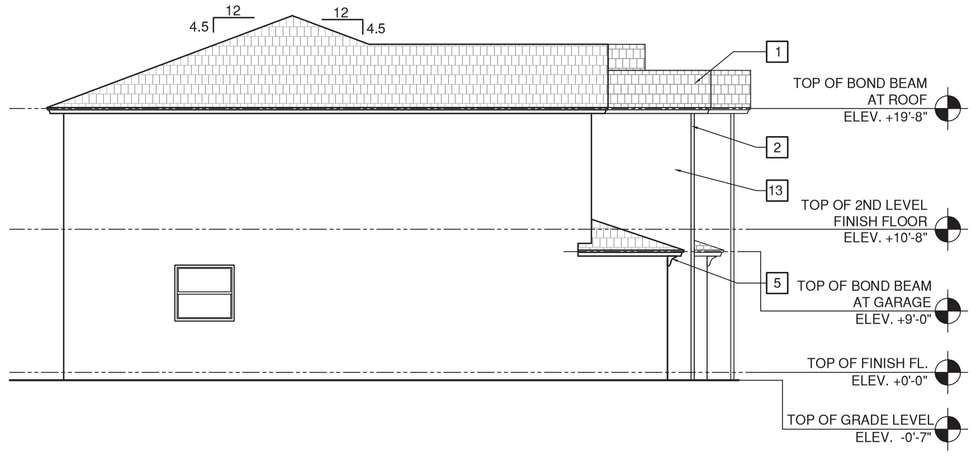
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MODEL 1790

RIGHT END ELEVATION

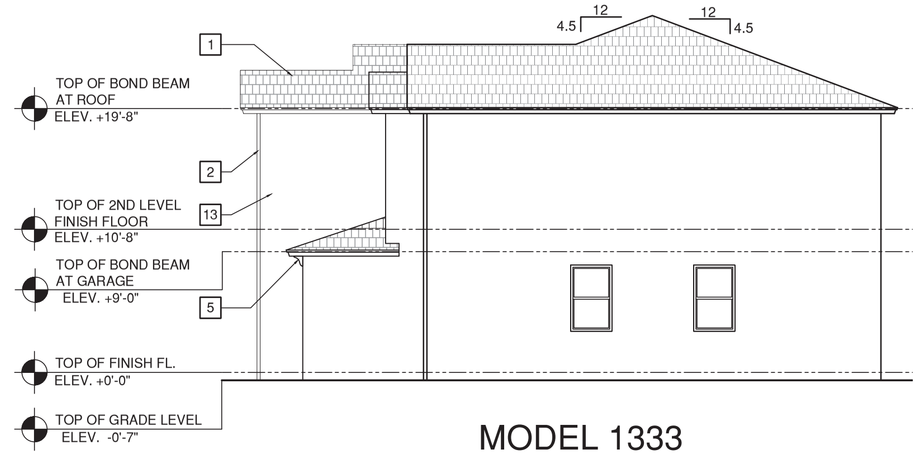
SCALE: 1/8" = 1'-0"



MODEL 1687

*LEFT END ELEVATION

SCALE: 1/8" = 1'-0"
* THIS END CONDITION IS FOR BLDG. TYPE 6A



MODEL 1333

*RIGHT END ELEVATION

SCALE: 1/8" = 1'-0"
* THIS END CONDITION IS FOR BLDG. TYPE 8A

ELEVATIONS KEYNOTES:

1	ASPHALT SHINGLES ROOF
2	3" RAISED DECORATIVE STUCCO BAND
3	WALL SIDING PANEL (HARDIE TRIM BATTER BOARD - SMOOTH) OR APPROVED EQUAL.
4	DECORATIVE PVC SHUTTER
5	DECORATIVE WALL BRACKET - SMOOTH
6	SCREENED VENTS IN GARAGE DOOR.
7	RECESSED LIGHTS AT ROOF EAVE (TYP.)
8	ENTRY DOOR
9	ROOF SHED
10	3'-6" ALUMINUM PICKET FENCE
11	6" PRECAST DECORATIVE BAND
12	1" CONCRETE SCORE LINE
13	TEXTURE CEMENTITIOUS MATERIAL FINISH ON CONC. BLOCK CONSTRUCTION
14	WALL MOUNTED LIGHT FIXTURE
15	PRE-FAB. DECORATIVE ORNAMENT

BUILDING TYPE 5 FOR HOMESITE ALONG INTERIOR ROADS.

NOTE

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

BELLÓN architecture

12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7776
F. (305) 278-7473
WWW.BELLONMIAMI.COM
AA-26002616

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

S.W. 280TH ST. ASSEMBLAGE
BY LENNAR HOMES
MIAMI DADE COUNTY, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No. LB779
DRAWN BY: LC
CHECKED BY: LB
DATE: 09-27-24

STATE OF FLORIDA · LEOPOLDO BELLON · AR-8737 · REGISTERED ARCHITECT

LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

BUILDING TYPE 5A ELEVATIONS

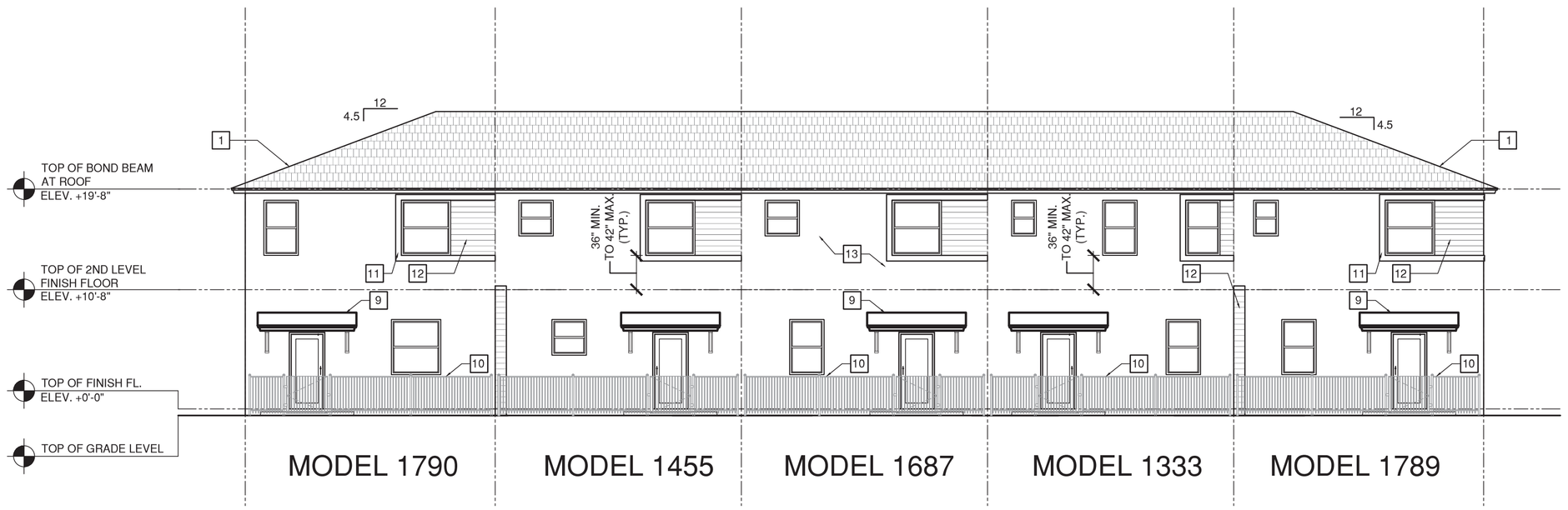
A-4.A

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: SEP 18 2025 BY: FURNEYS

BUILDING TYPE 5A FOR HOMESITE FRONTING 280TH STREET.

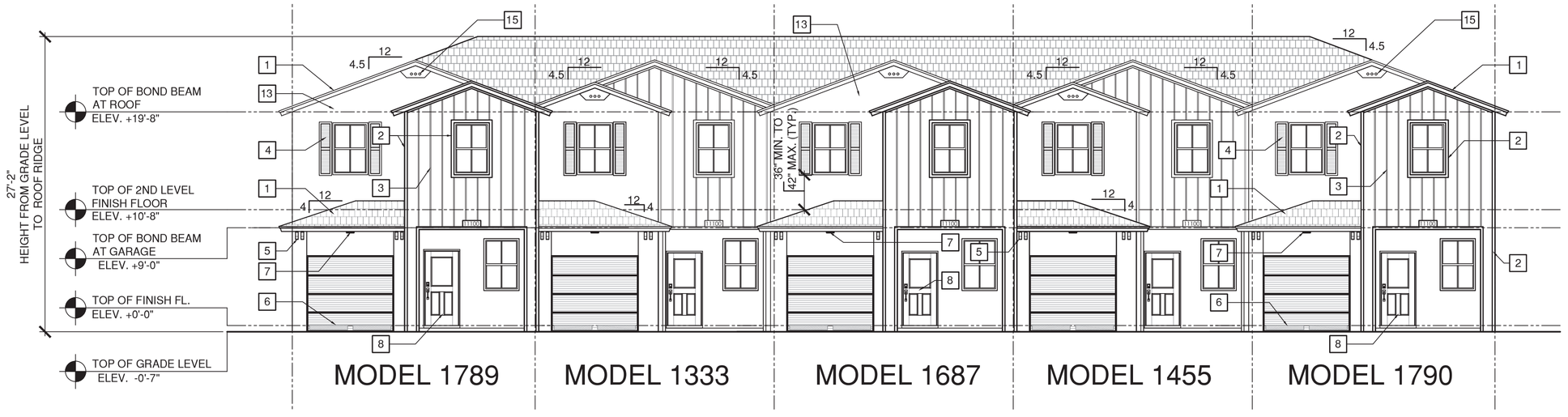
NOTE

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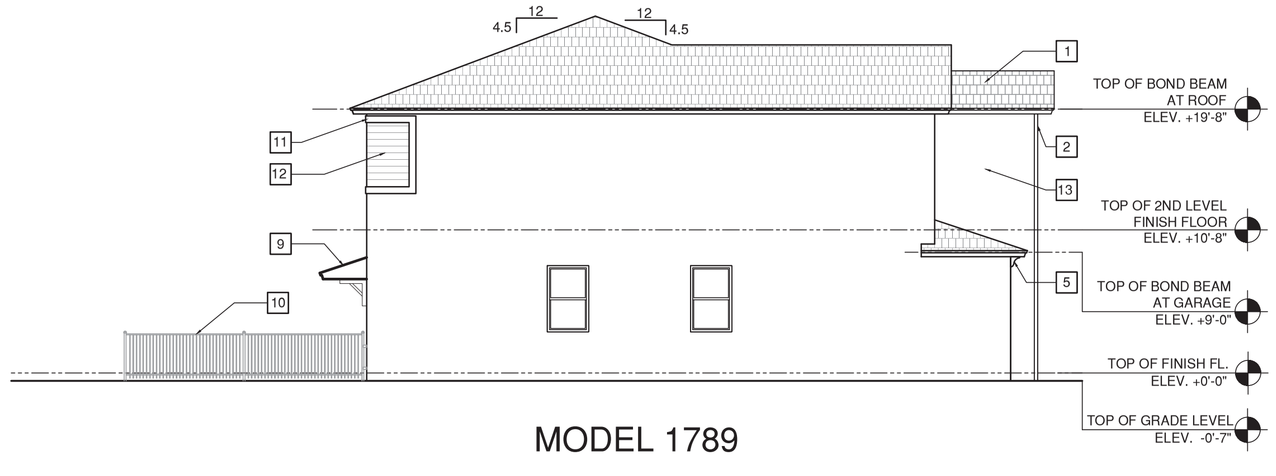
ENHANCE REAR ELEVATION

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



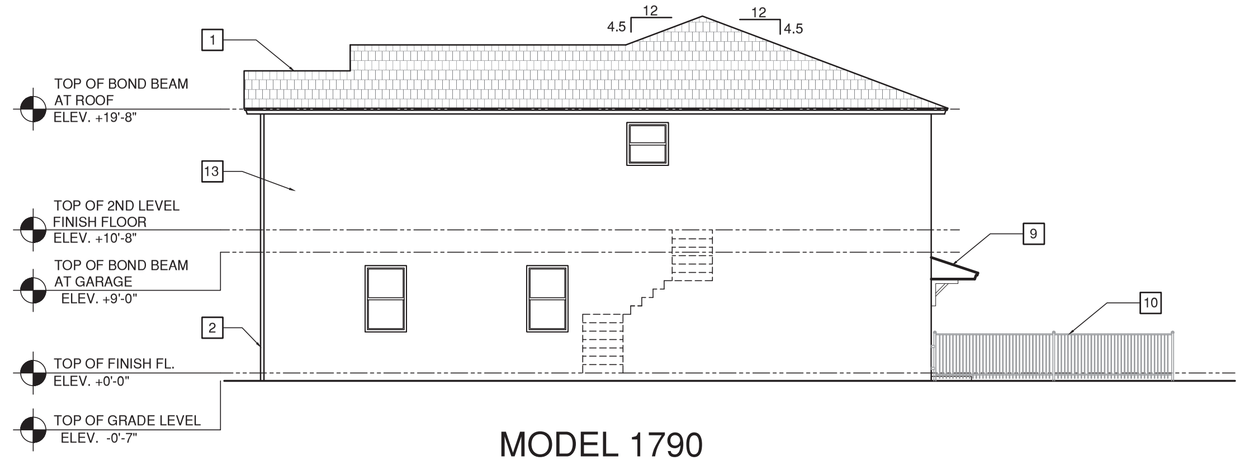
FRONT ELEVATION

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



LEFT END ELEVATION

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



RIGHT END ELEVATION

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

ELEVATIONS KEYNOTES:

1	ASPHALT SHINGLES ROOF
2	3" RAISED DECORATIVE STUCCO BAND
3	WALL SIDING PANEL (HARDIE TRIM BATTER BOARD - SMOOTH) OR APPROVED EQUAL.
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S.W. 280TH ST. ASSEMBLAGE
BY LENNAR HOMES
MIAMI DADE COUNTY, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No. LB779
DRAWN BY: LC
CHECKED BY: LB
DATE: 09-27-24

LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

BUILDING TYPE 5A
ENHANCE
ELEVATIONS

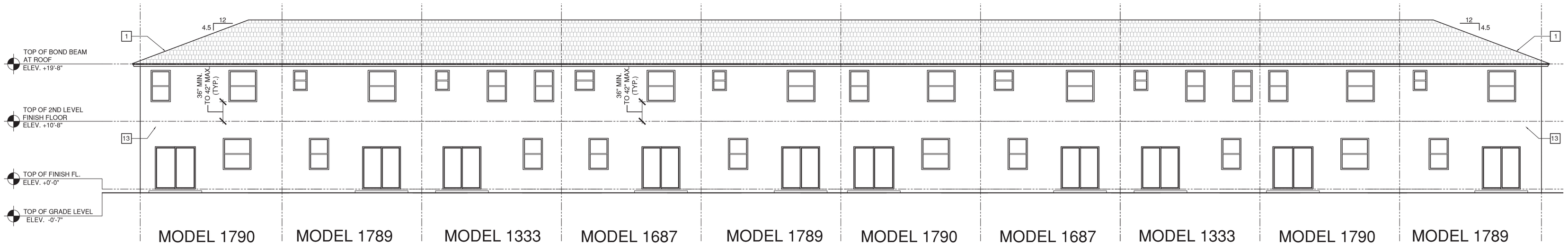
A-4.1A

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: SEP 18 2025 BY: FURNEYS

BUILDING TYPE 10A
FOR HOMESITE
ALONG INTERIOR
ROADS.

NOTE

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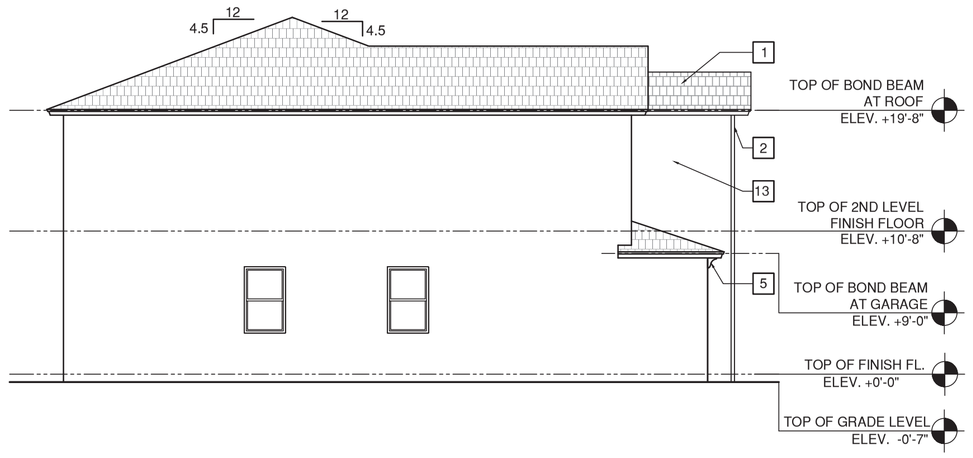
REAR ELEVATION

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



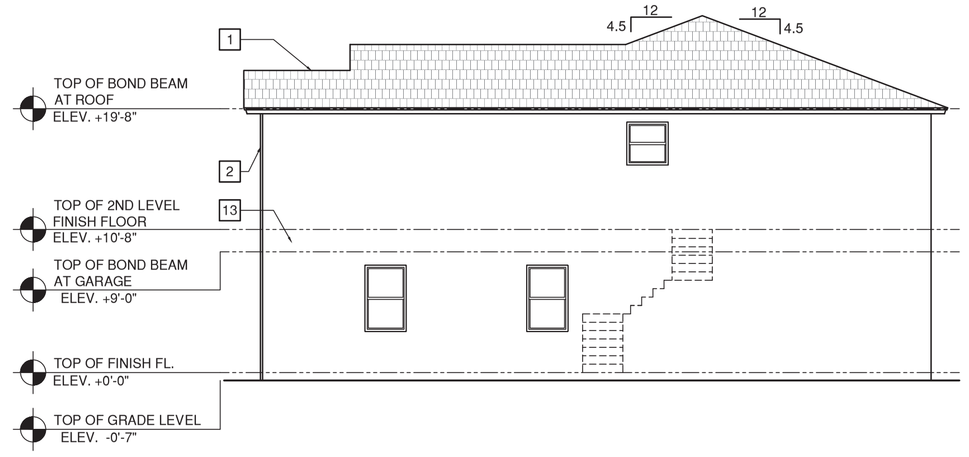
FRONT ELEVATION

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



MODEL 1789
LEFT END ELEVATION

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



MODEL 1790
RIGHT END ELEVATION

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

ELEVATIONS KEYNOTES:

1	ASPHALT SHINGLES ROOF
2	3" RAISED DECORATIVE STUCCO BAND
3	WALL SIDING PANEL (HARDIE TRIM BATTER BOARD - SMOOTH) OR APPROVED EQUAL.
4	DECORATIVE PVC SHUTTER
5	DECORATIVE WALL BRACKET - SMOOTH
6	SCREENED VENTS IN GARAGE DOOR.
7	RECESSED LIGHTS AT ROOF EAVE (TYP.)
8	ENTRY DOOR
9	ROOF SHED
10	3'-6" ALUMINUM PICKET FENCE
11	6" PRECAST DECORATIVE BAND
12	1" CONCRETE SCORE LINE
13	TEXTURE CEMENTITIOUS MATERIAL FINISH ON CONC. BLOCK CONSTRUCTION
14	WALL MOUNTED LIGHT FIXTURE
15	PRE-FAB. DECORATIVE ORNAMENT

BELLÓN architecture

12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7776
F. (305) 278-7473
WWW.BELLONMIAMI.COM
AA-26002616

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

S.W. 280TH ST. ASSEMBLAGE
BY LENNAR HOMES
MIAMI DADE COUNTY, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No. LB779
DRAWN BY: LC
CHECKED BY: LB
DATE: 09-27-24

LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

BUILDING TYPE 10A
ELEVATIONS

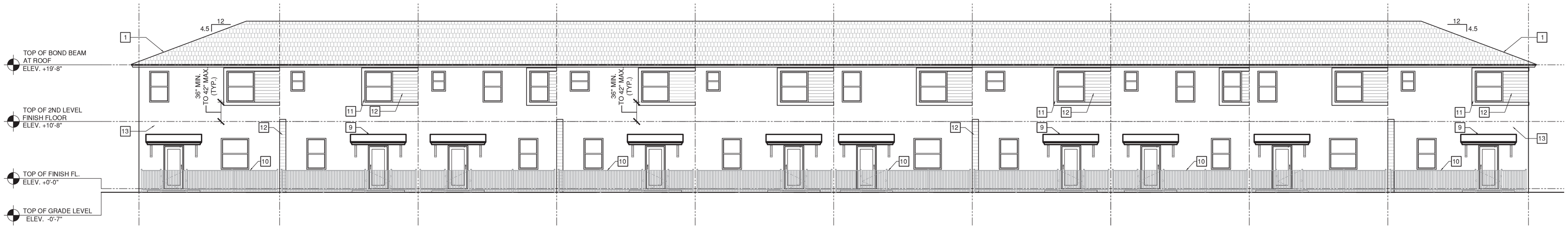
A-8.A

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: SEP 18 2025 BY: FURNEYS

BUILDING TYPE 10A FOR HOMESITE FRONTING 280TH STREET.

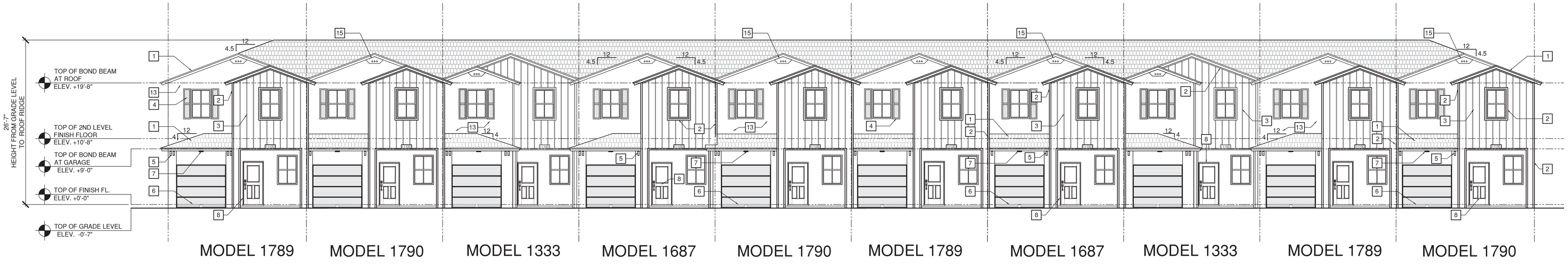
NOTE

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



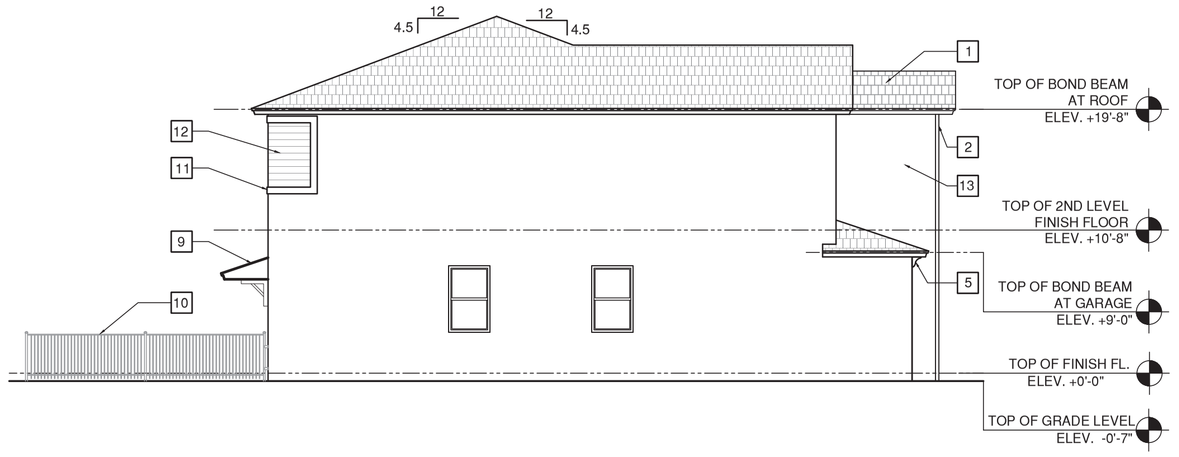
ENHANCE REAR ELEVATION

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



FRONT ELEVATION

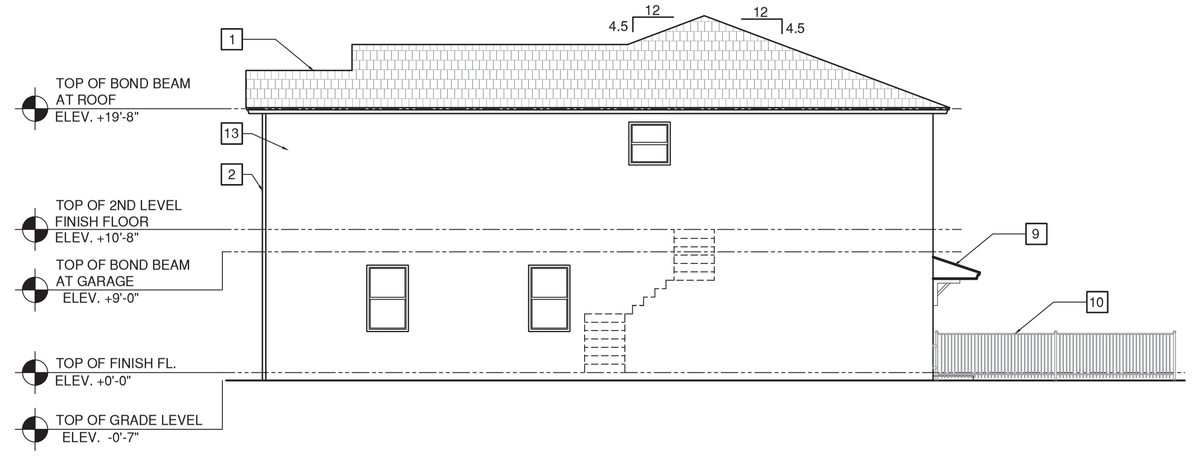
SCALE: 1/8" = 1'-0"



MODEL 1789

LEFT END ELEVATION

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



MODEL 1790

RIGHT END ELEVATION

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

ELEVATIONS KEYNOTES:

1	ASPHALT SHINGLES ROOF
2	3" RAISED DECORATIVE STUCCO BAND
3	WALL SIDING PANEL (HARDIE TRIM BATTER BOARD - SMOOTH) OR APPROVED EQUAL.
4	DECORATIVE PVC SHUTTER
5	DECORATIVE WALL BRACKET - SMOOTH
6	SCREENED VENTS IN GARAGE DOOR.
7	RECESSED LIGHTS AT ROOF EAVE (TYP.)
8	ENTRY DOOR
9	ROOF SHED
10	3'-6" ALUMINUM PICKET FENCE
11	6" PRECAST DECORATIVE BAND
12	1" CONCRETE SCORE LINE
13	TEXTURE CEMENTITIOUS MATERIAL FINISH ON CONC. BLOCK CONSTRUCTION
14	WALL MOUNTED LIGHT FIXTURE
15	PRE-FAB. DECORATIVE ORNAMENT

BELLÓN architecture

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SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7776
F. (305) 278-7473
WWW.BELLONMILANES.COM
AA-26002616

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

S.W. 280TH ST. ASSEMBLAGE
BY LENNAR HOMES
MIAMI DADE COUNTY, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No. LB779
DRAWN BY: LC
CHECKED BY: LB
DATE: 09-27-24

LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

BUILDING TYPE 10A
ENHANCE
ELEVATIONS

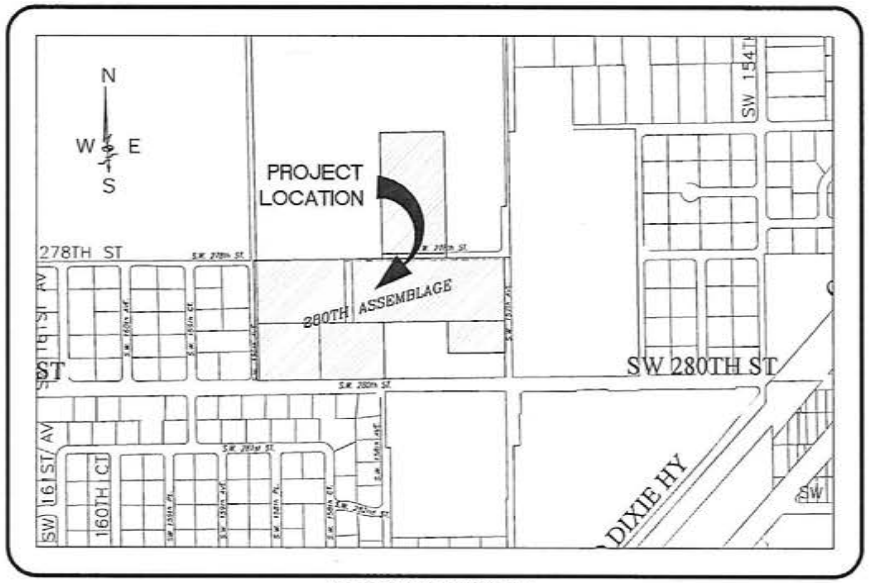
A-8.1A

RECEIVED MIAMI-DADE COUNTY PROCESS NO : Z24-238 DATE: JUN 30 2025 BY: ISA

280TH ASSEMBLAGE

SITE PLAN CIVIL ENGINEERING PLANS
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
May 2025

Sheet List Table	
Sheet Number	Sheet Title
	COVER
1	C-400 - COVER
	PAVEMENT MARKING AND SIGNAGE PLANS
2	C-401 - PAVEMENT MARKING AND SIGNAGE KEY SHEET
3	C-402 - PAVEMENT MARKING AND SIGNAGE PLAN
4	C-403 - PAVEMENT MARKING AND SIGNAGE PLAN
5	C-404 - PAVEMENT MARKING AND SIGNAGE PLAN
6	C-405 - PAVEMENT MARKING AND SIGNAGE PLAN
7	C-406 - PAVEMENT MARKING AND SIGNAGE PLAN
8	C-407 - PAVEMENT MARKING AND SIGNAGE PLAN
9	C-408 - PAVEMENT MARKING AND SIGNAGE PLAN
10	C-409 - PAVEMENT MARKING AND SIGNAGE PLAN
11	C-410 - PAVEMENT MARKING AND SIGNAGE CROSS SECTIONS & DETAILS
	FIRE ACCESS ROUTE
12	C-601 - FIRE ACCESS KEY SHEET
13	C-602 - FIRE ACCESS PLAN
14	C-603 - FIRE ACCESS PLAN
15	C-604 - FIRE ACCESS PLAN
16	C-605 - FIRE ACCESS PLAN
17	C-606 - FIRE ACCESS PLAN
18	C-607 - FIRE ACCESS PLAN
19	C-608 - FIRE ACCESS PLAN
	GARBAGE TRUCK ACCESS ROUTE
20	C-701 - GARAGE TRUCK KEY SHEET
21	C-702 - GARBAGE TRUCK ACCESS PLAN
22	C-703 - GARBAGE TRUCK ACCESS PLAN
23	C-704 - GARBAGE TRUCK ACCESS PLAN
24	C-705 - GARBAGE TRUCK ACCESS PLAN
25	C-706 - GARBAGE TRUCK ACCESS PLAN
26	C-707 - GARBAGE TRUCK ACCESS PLAN
27	C-708 - GARBAGE TRUCK ACCESS PLAN



LOCATION SKETCH
SCALE: 1" = 300'
SECTION 32 - TOWNSHIP 56 - RANGE 39

PREPARED BY:

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
TEL: (954)435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

REVISIONS

No.	DESCRIPTION	DATE	BY
1	AGENCY COMMENTS	7/31/25	A.G.S.

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
TEL: (954)435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

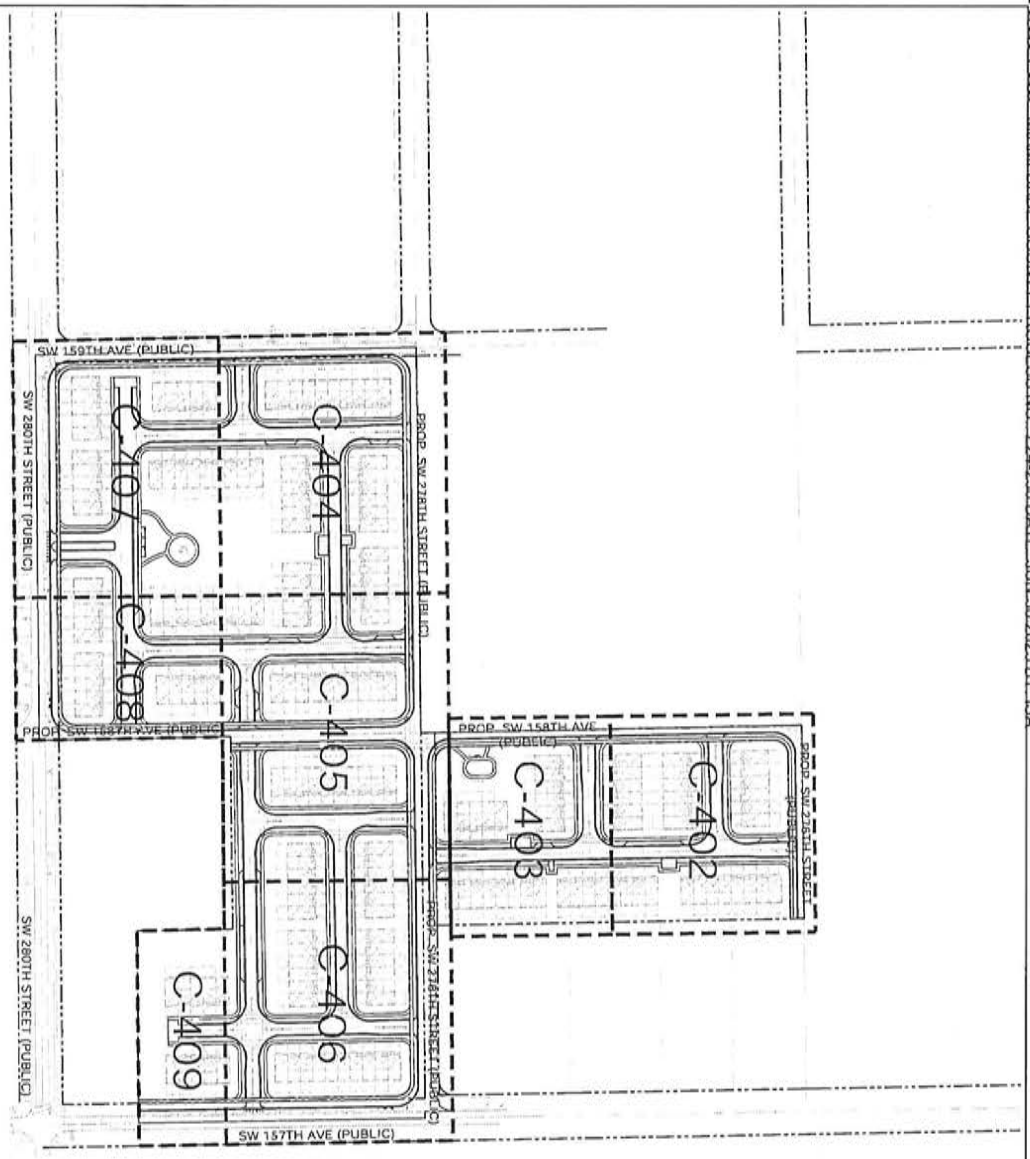
280TH ASSEMBLAGE
SITE PLAN CIVIL ENGINEERING PLANS
COVER SHEET
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

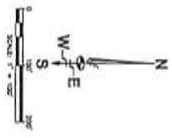
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DESIGN BY:	A.G.S.
DESIGN DATE:	10/1/2025
DRAFTED BY:	A.G.S.
CHECKED BY:	L.F.L.
SCALE:	SEE PLAN

LUIS FERNANDO LEON LICENSE No. 58570 STATE OF FLORIDA PROFESSIONAL ENGINEER

STATUS: SITEPLAN
SHEET NAME: C-400
SHEET 1 OF 27

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: 724-238 DATE: JUN 30 2025 BY: ISA





FILE NO.: A.I.6405	
DESIGN BY: A.G.S.	
DESIGN DATE: 11/5/2025	
DRAFTED BY: A.G.S.	
CHECKED BY: L.F.L.	
SCALE: SEE PLAN	

280TH ASSEMBLAGE
PAVEMENT MARKING AND SIGNAGE
KEY SHEET
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

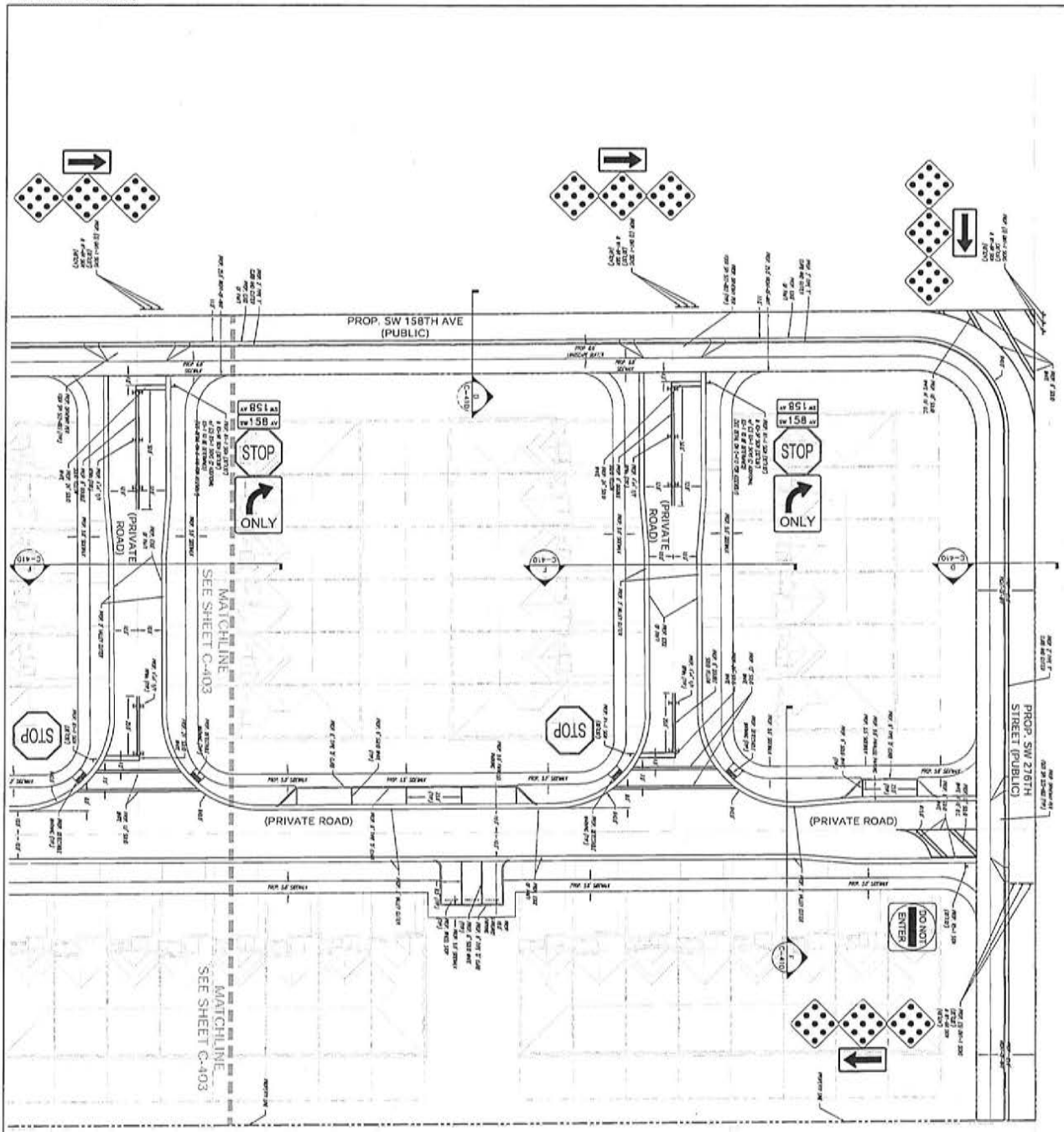
SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
TEL: (954)435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHSKIN.com

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PER COUNTY COMMENTS	8.7.25	A.G.S.

STATUS:
SITEPLAN
SHEET NAME:
C-401
SHEET 2 OF 27

LUIS FERNANDO LEON — PROFESSIONAL ENGINEER — STATE OF FLORIDA — No. 55025

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: 724-238 DATE: JUN 30 2025 BY: ISA



FILE NO.: AJ-6405	
DESIGN BY: A.G.S.	
DESIGN DATE: 1/25/2025	
DRAFTED BY: A.G.S.	
CHECKED BY: L.F.L.	
SCALE: SEE PLAN	

280TH ASSEMBLAGE
PAVEMENT MARKING AND SIGNAGE PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

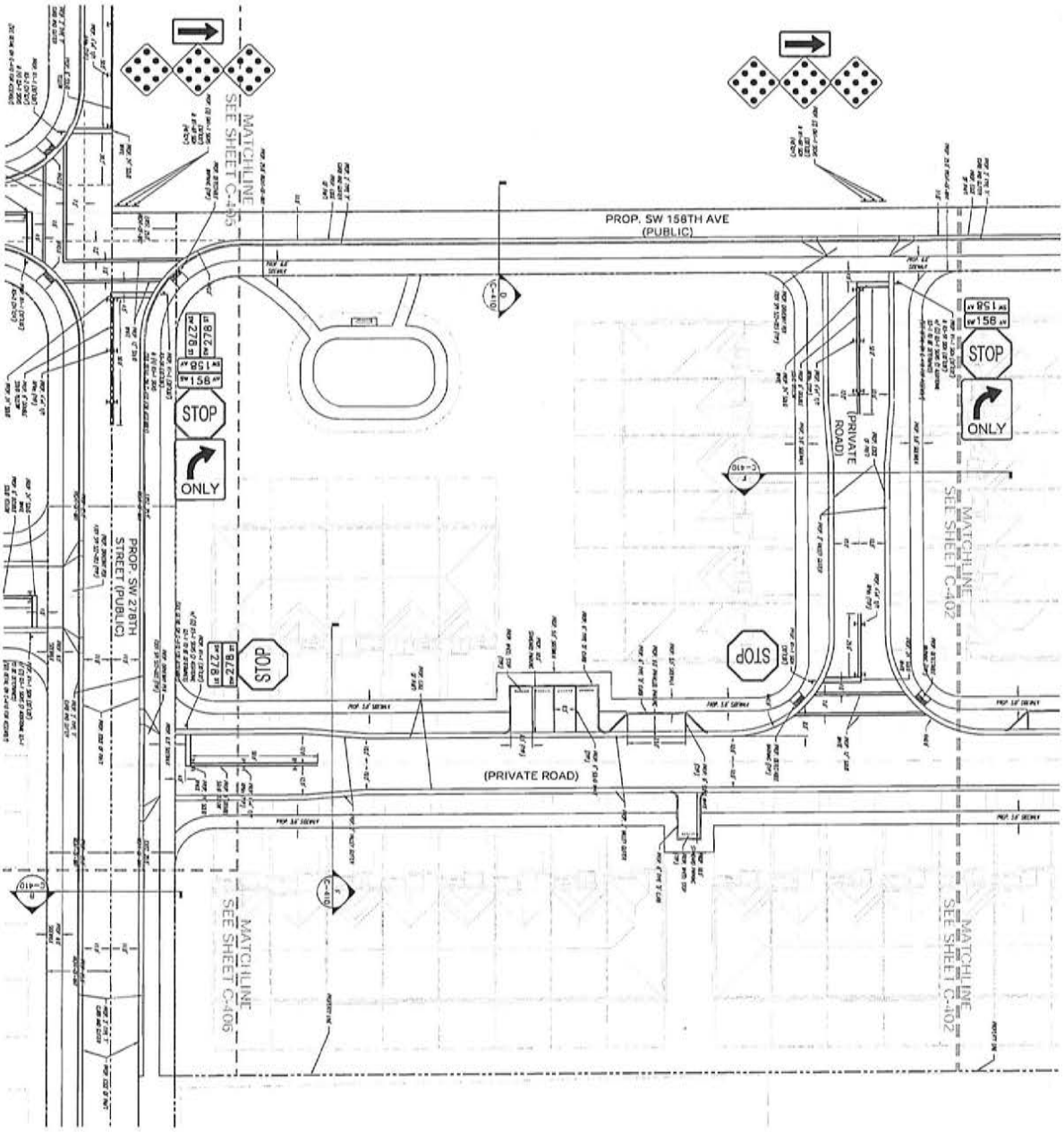
SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
TEL: (954)435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

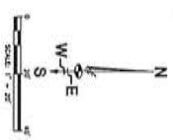
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PER COUNTY COMMENTS	7/7/25	A.G.S.

STATUS
SITEPLAN
SHEET NAME:
C-402
SHEET 3 OF 22

LUIS FERNANDO LEON
PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 56639

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: 724-238 DATE: JUN 30 2025 BY: ISA





FILE NO.: AJ-6405	
DESIGN BY: A.G.S.	
DESIGN DATE: 1/25/2025	
DRAFTED BY: A.G.S.	
CHECKED BY: L.F.L.	
SCALE: SEE PLAN	

280TH ASSEMBLAGE

PAVEMENT MARKING AND SIGNAGE PLAN

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
TEL: (954)315-7010 3140 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER DRC COMMENTS	3/7/25	LFL

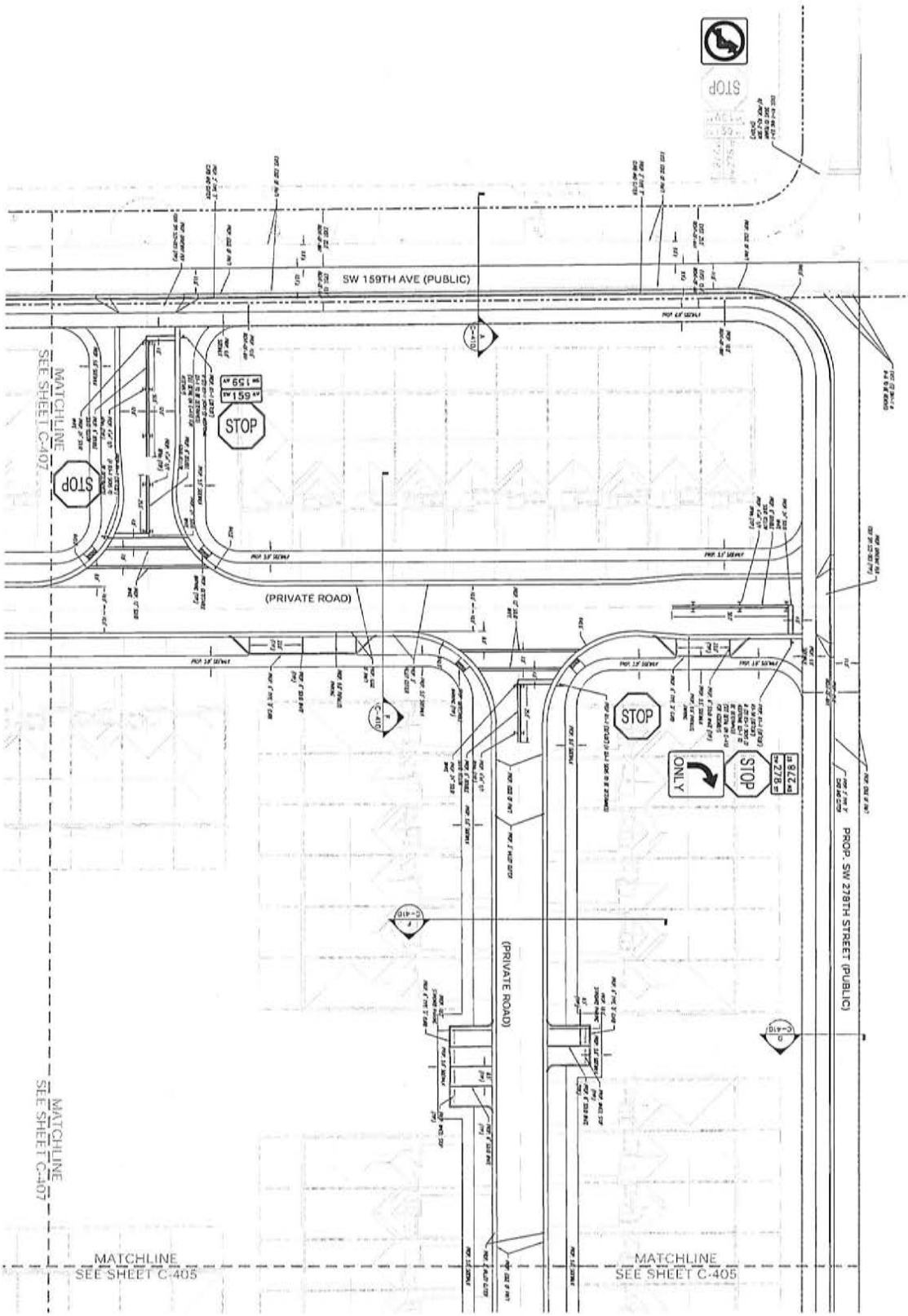
LUIS FERNANDO LEON LICENSED PROFESSIONAL ENGINEER STATE OF FLORIDA No. 58575

SITEPLAN

SHEET NAME: C-403

SHEET 4 OF 37

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: 724-238 DATE: JUN 30 2025 BY: ISA



FILE NO.: AJ-6405	
DESIGN BY: A.G.S.	
DESIGN DATE: 1/31/2025	
DRAFTED BY: A.G.S.	
CHECKED BY: L.F.L.	
SCALE: SEE PLAN	

280TH ASSEMBLAGE

PAVEMENT MARKING AND SIGNAGE PLAN

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

SECTION 32, TOWNSHIP 56, RANGE 39

SCHWEBKE SHISKIN + ASSOCIATES
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TEL: (954)435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PER DAI COMMENTS	7/31/25	AGS

LUIS FERNANDO LEON — PROFESSIONAL ENGINEER — STATE OF FLORIDA — No. 58870

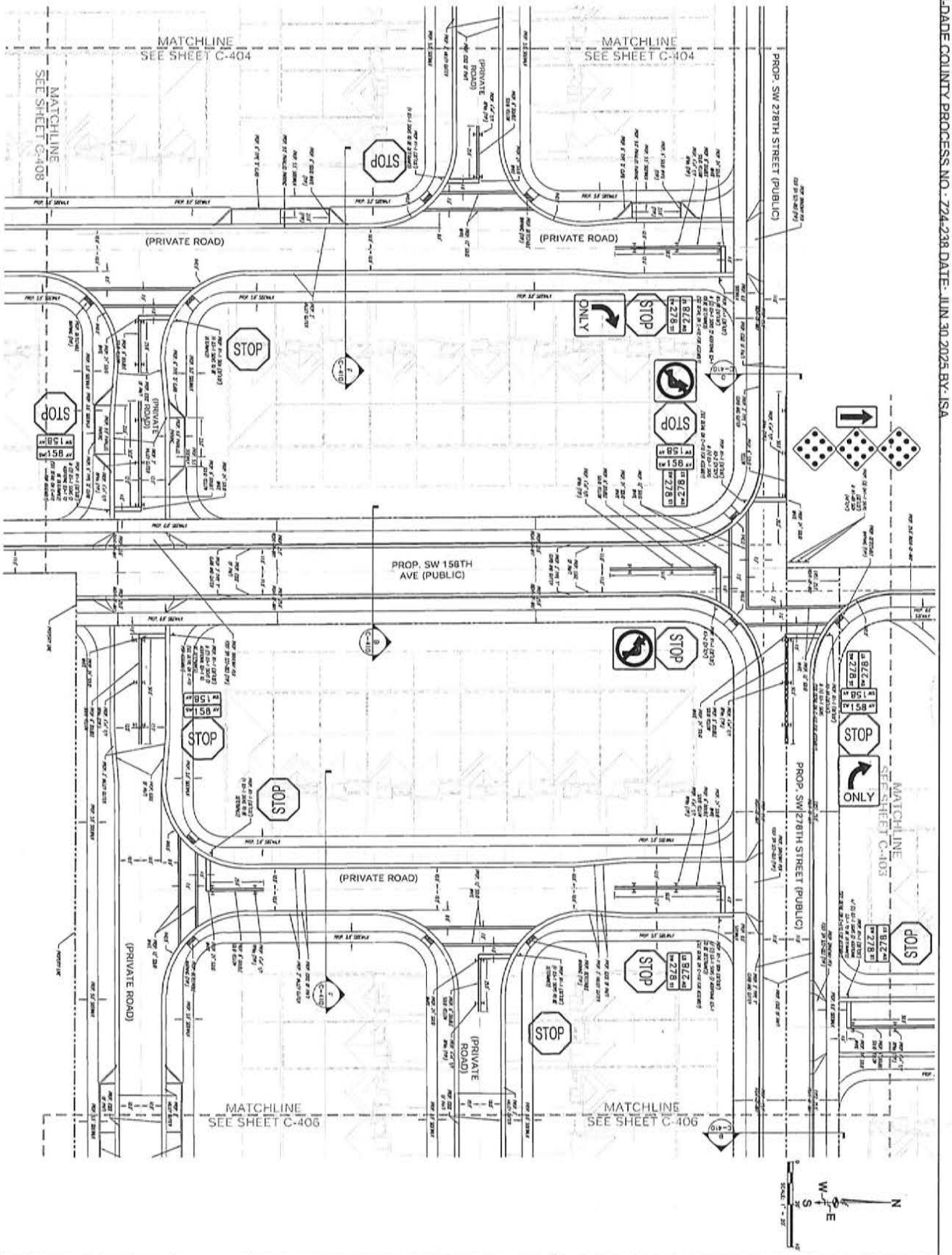
SHEET 5 OF 27

SHEET NAME: SITEPLAN

C-404

STATUS: SITEPLAN

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: 724-238 DATE: JUN 30 2025 BY: ISA



FILE NO.: AJ-6405	
DESIGN BY: A.G.S.	
DESIGN DATE: 1/25/2025	
DRAFTED BY: A.G.S.	
CHECKED BY: L.F.L.	
SCALE: SEE PLAN	

LUIS FERNANDO LEON GUTIERREZ — STATE OF FLORIDA — PROFESSIONAL ENGINEER — No. 58829

STATUS: SITEPLAN
SHEET NAME: C-405
SHEET 6 OF 27

280TH ASSEMBLAGE

PAVEMENT MARKING AND SIGNAGE PLAN

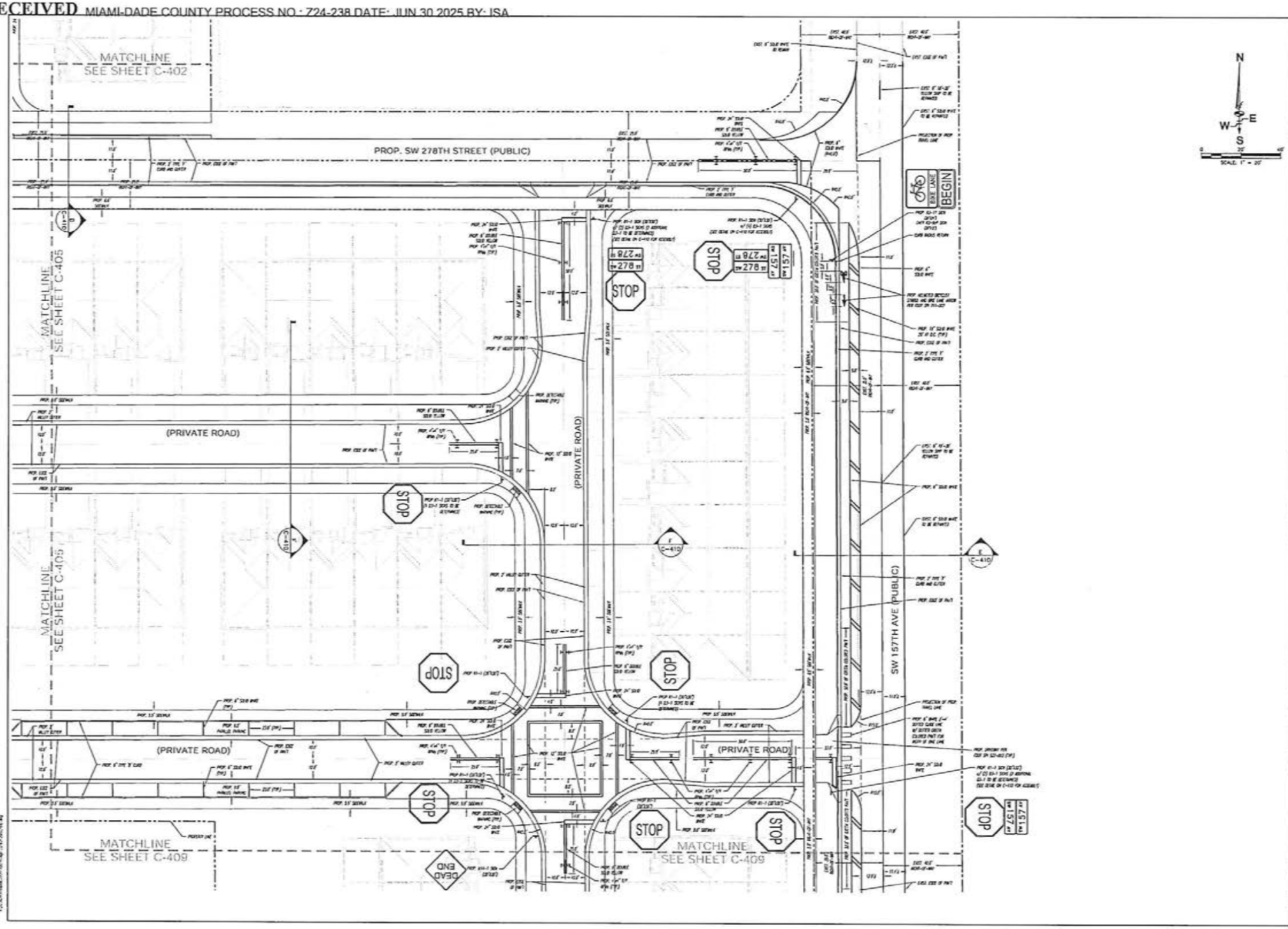
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
TEL: (954)435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

REVISIONS			
#	DESCRIPTION	DATE	BY
1	PER COUNTY COMMENTS	7/25	LFL

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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: 724-238 DATE: JUN 30 2025 BY: ISA



REVISIONS

NO	DESCRIPTION	DATE	BY
1	REVISIONS/COMMENTS	7.29	JLG

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280TH ASSEMBLAGE
PAVEMENT MARKING AND SIGNAGE PLAN

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: A1405
DESIGNED BY: A.G.S.
DRAWN BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

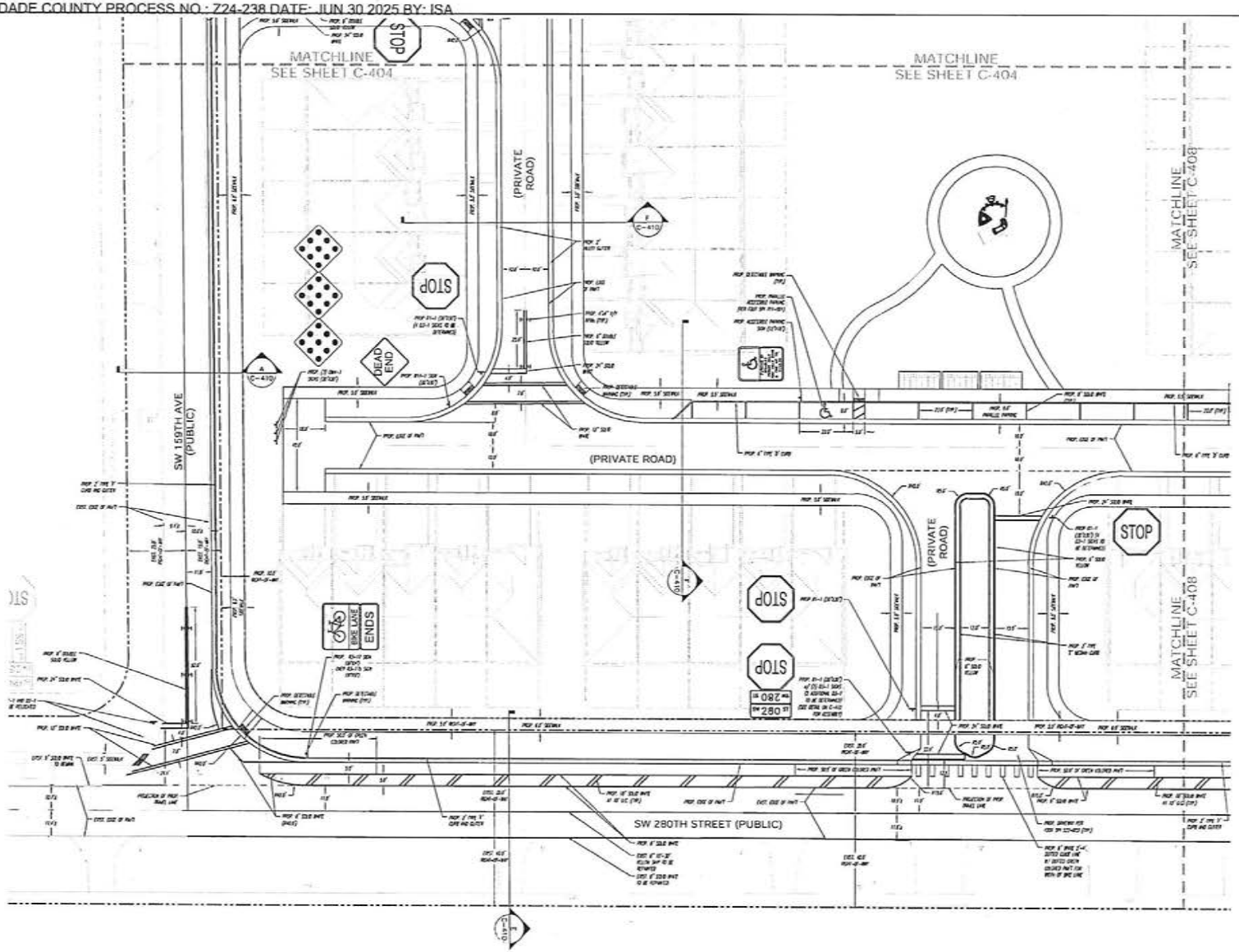
LUIS FERNANDO LEON LICENSE No. 58670 STATE OF FLORIDA PROFESSIONAL ENGINEER

STATUS: SITEPLAN

SHEET NAME: C-406

SHEET 7 OF 27

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA



REVISIONS

NO	DESCRIPTION	DATE	BY
1	REVISIONS/COMMENTS	07/31/2025	

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TEL: (954)315-7838 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

280TH ASSEMBLAGE
PAVEMENT MARKING AND SIGNAGE PLAN

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 30, TOWNSHIP 56, RANGE 39

FILE NO.: A14-005
DESIGN BY: A.G.S.
DESIGN DATE: 11/25/2025
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

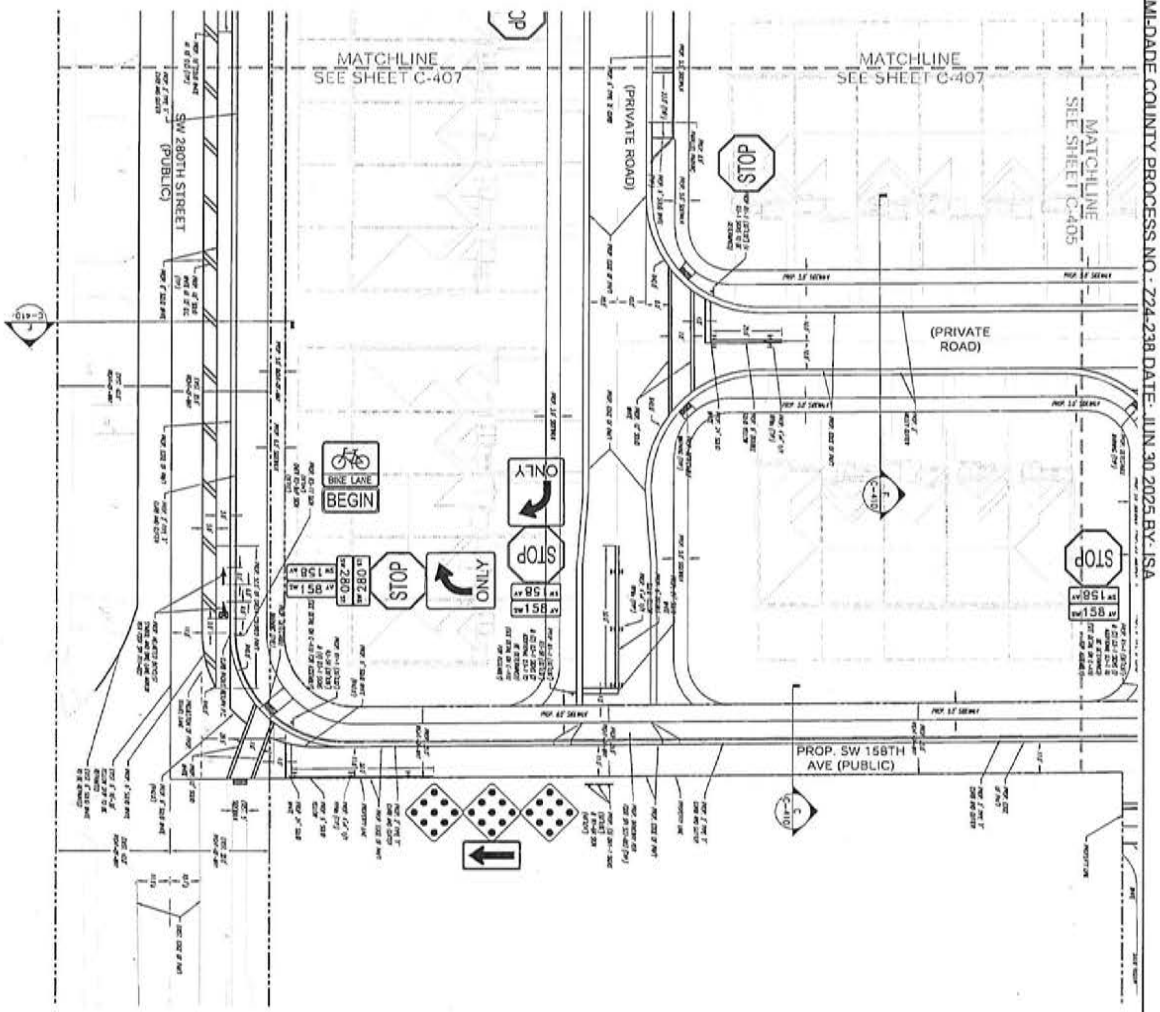
LUIS FERNANDO LEON
LICENSE
No. 58870
STATE OF FLORIDA
PROFESSIONAL ENGINEER

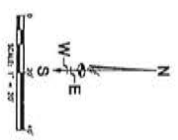
STATUS:
SITEPLAN

SHEET NAME:
C-407

SHEET 8 OF 27

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: 724-238 DATE: JUN 30 2025 BY: ISA





FILE NO.: AJ-6405	
DESIGN BY: A.G.S.	
DESIGN DATE: 1/25/2025	
DRAFTED BY: A.G.S.	
CHECKED BY: L.F.L.	
SCALE: SEE PLAN	

280TH ASSEMBLAGE

PAVEMENT MARKING AND SIGNAGE PLAN

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

SECTION 32, TOWNSHIP 56, RANGE 39

SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
TEL: (954)435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER DERM COMMENTS	7/7/25	A.G.S.

LUIS FERNANDO LEON LICENSED PROFESSIONAL ENGINEER STATE OF FLORIDA No. 58870

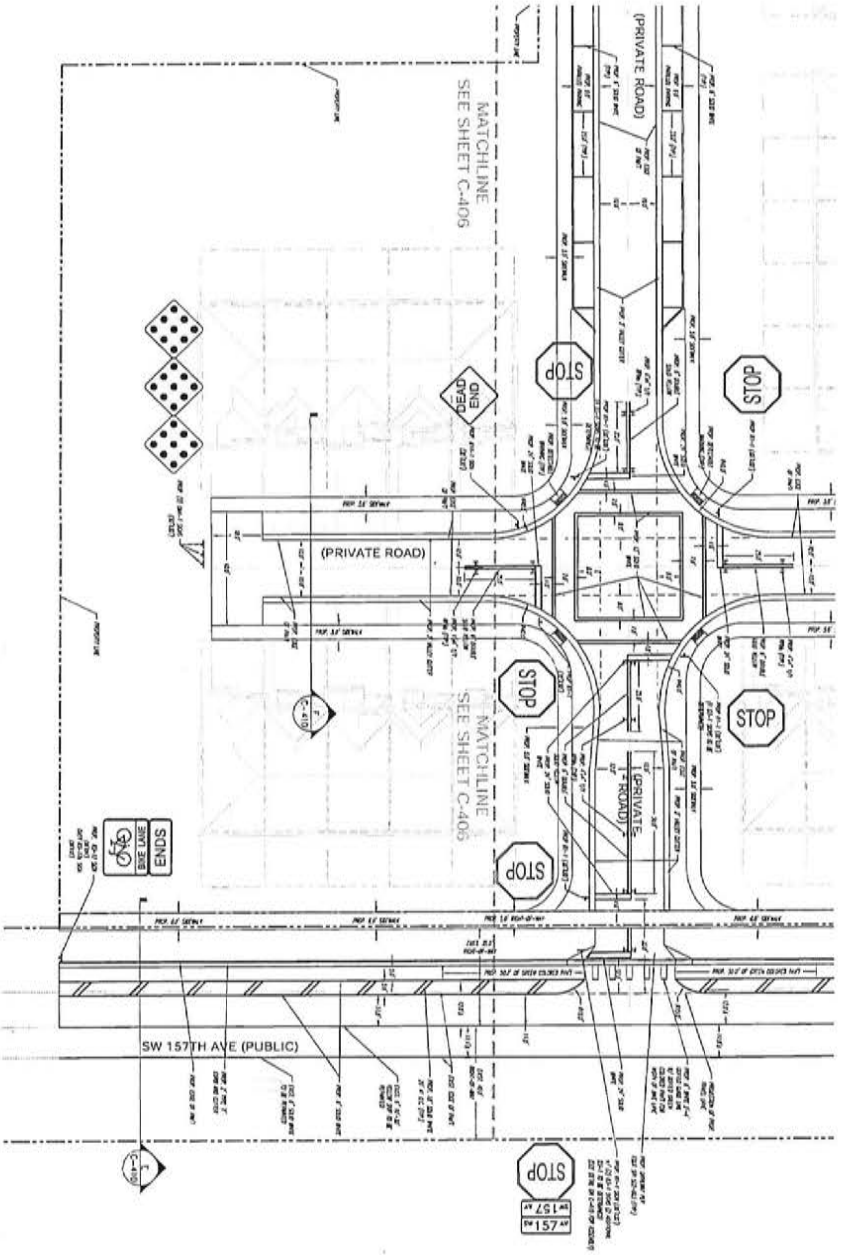
SHEET NAME: SITE PLAN

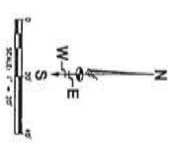
STATUS:

SHEET 9 OF 27

C-408

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: 7724-238 DATE: JUN 30 2025 BY: ISA





FILE NO.: AJ-6401	
DESIGN BY: A.G.S.	
DESIGN DATE: 1/21/2025	
DRAFTED BY: A.G.S.	
CHECKED BY: L.F.L.	
SCALE: SEE PLAN	

LUIS FERNANDO LEON — LICENSED PROFESSIONAL ENGINEER — STATE OF FLORIDA — No. 58870

280TH ASSEMBLAGE

PAVEMENT MARKING AND SIGNAGE PLAN

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

SECTION 32, TOWNSHIP 56, RANGE 39

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
TEL: (954)435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

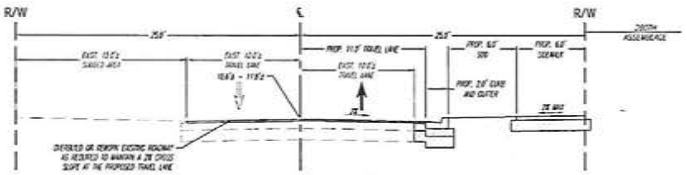
REVISIONS			
No.	DESCRIPTION	DATE	BY
1	PER COUNTY COMMENTS	7/7/25	LFL

STATUS: SITEPLAN

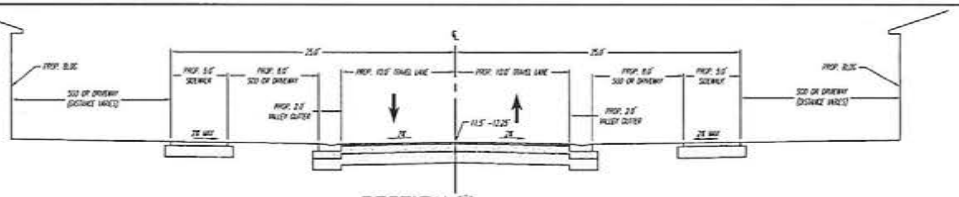
SHEET NAME: C-405

SHEET 19 OF 27

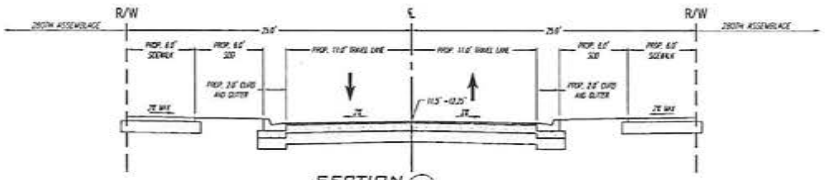
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA



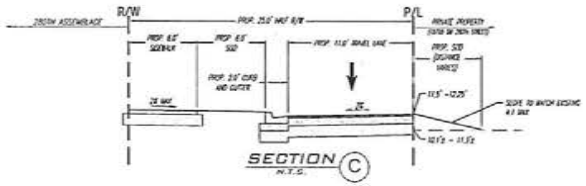
SW 159TH AVENUE
TYPICAL CROSS SECTION



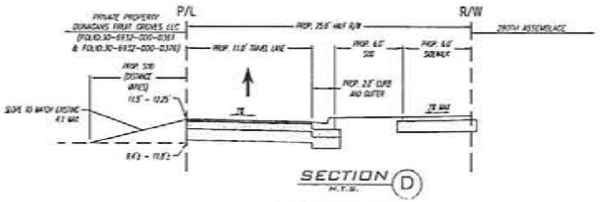
PROP. PRIVATE ROAD
TYPICAL CROSS SECTION



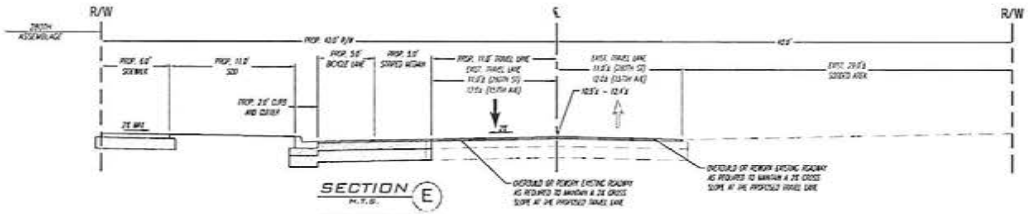
PROP. SW 158TH AVENUE & SW 278TH STREET
TYPICAL CROSS SECTION



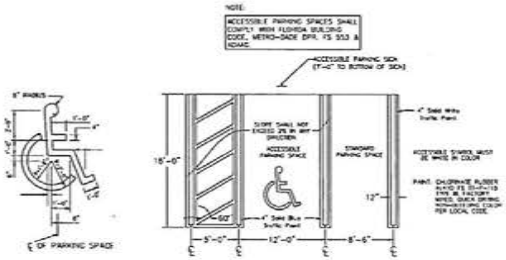
PROP. SW 158TH AVENUE
HALF-ROAD CROSS SECTION



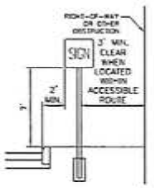
PROP. SW 158TH AVENUE
PROP. 276TH STREET
& PROP. 278TH STREET
HALF-ROAD CROSS SECTION



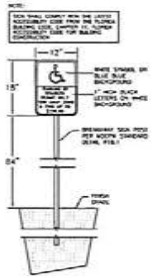
SW 280TH STREET
& SW 157TH AVENUE
CROSS SECTION



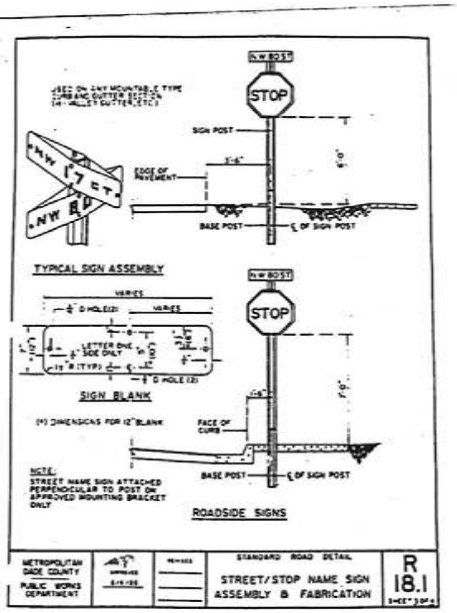
ACCESSIBLE SYMBOL & PARKING
DETAIL
N.T.S.



SIGN PLACEMENT
DETAIL
N.T.S.



ACCESSIBLE PARKING
SIGN
N.T.S.
*SEE DADE COUNTY PUBLIC WORK CRITERIA FOR ADDITIONAL SIGN SPECIFICATIONS



PAVEMENT MARKING & SIGNING NOTES:

1. ALL PAVEMENT MARKINGS & PAVEMENT MARKERS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO MEET EXISTING CONDITIONS AFTER THE PROPOSED WORKS ARE COMPLETED.
2. ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC, UNLESS SPECIFIED OTHERWISE.
3. ALL THERMOPLASTIC PAINT SHALL ADHERE TO FDOT STANDARD SPECIFICATIONS - SECTION 711.
4. PAVEMENT MARKING REFLECTIVITY SHALL BE 300 MILLICANDELLAS FOR WHITE AND 250 CANDELLAS FOR YELLOW.
5. RPM'S SHALL BE CLASS "B" 4"x4", APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
6. PAVEMENT MARKINGS ON CONCRETE AND/OR PAVERS SHALL BE 3M STAMARK HIGH PERFORMANCE TAPE (380-5 IES FOR WHITE W/BLACK OFFSET BORDER & 1391-IES FOR YELLOW) OR APPROVED EQUAL. ALL OTHER SURFACES SHALL BE THERMOPLASTIC PAVEMENT MARKINGS.
7. ALL SIGNS SHALL BE HIGH INTENSITY AND REFLECTIVE.
8. ALL SIGNS PLACED IN THE PUBLIC RIGHT-OF-WAY WILL BE INSTALLED ON MDC STANDARD U-IRON IN ACCORDANCE WITH MDC STANDARD ROADWAY DETAIL R18.1.

REVISIONS

#	DESCRIPTION	DATE	BY
1	REVISIONS		
2			
3			

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
TEL: (954)35 7010 3240 CORPORATE WAY, MIRAMAR FLORIDA 33025 www.SHISKIN.com

280TH ASSEMBLAGE
PAVEMENT MARKING AND SIGNAGE
CROSS SECTIONS AND DETAILS

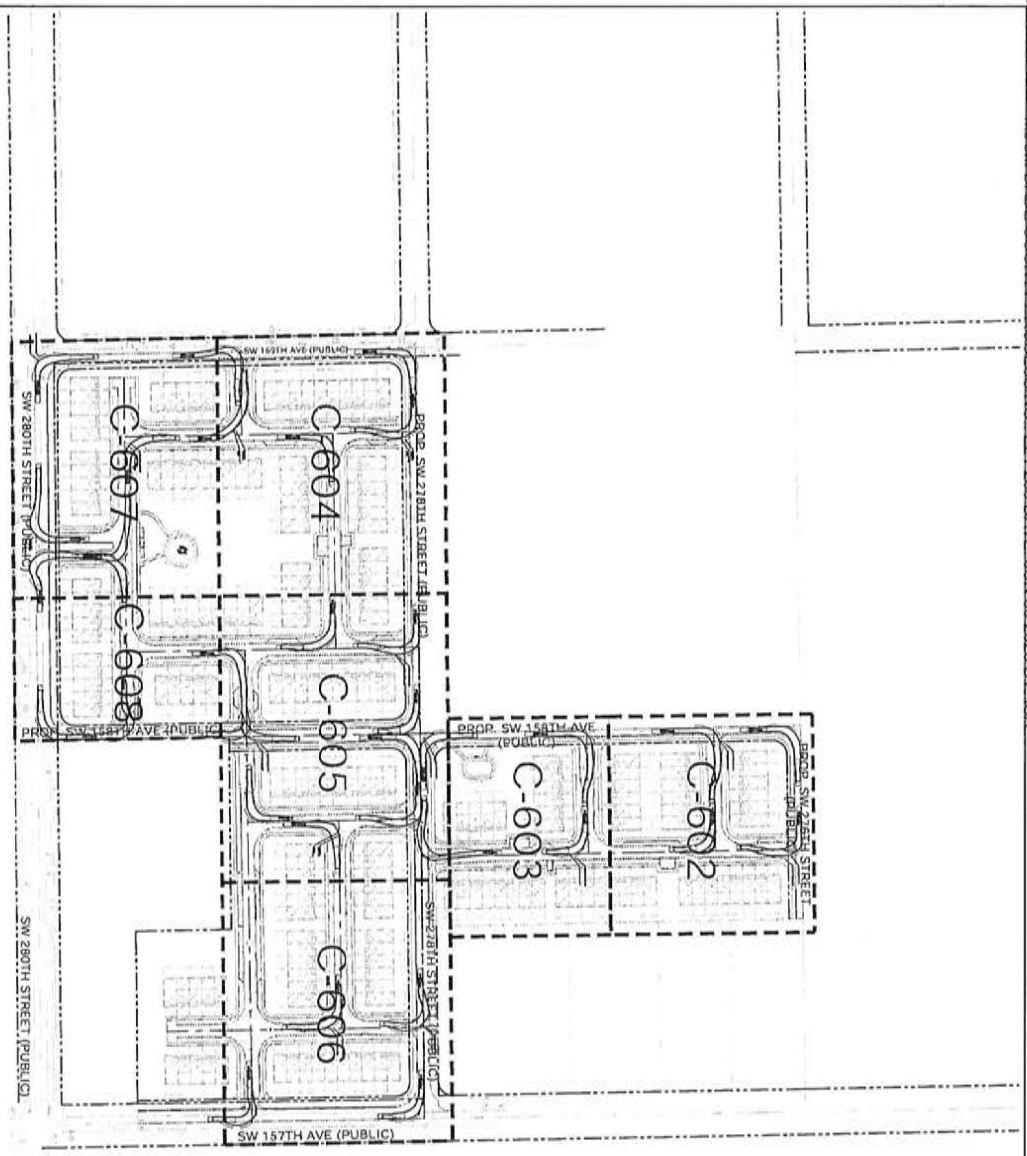
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

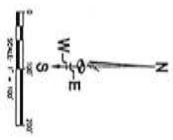
FILE NO.: A1405
DESIGN BY: A.G.S.
DESIGN DATE: 1/21/2025
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

LUIS FERNANDO LEON
LICENSE
No. 58870
STATE OF FLORIDA
PROFESSIONAL ENGINEER

STATUS
SITEPLAN
SHEET NAME:
C-410
SHEET 11 OF 27

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: 224-238 DATE: JUN 30 2025 BY: ISA





FILE NO.: AJ-6405	
DESIGN BY: A.G.S.	
DESIGN DATE: 1/25/2025	
DRAFTED BY: A.G.S.	
CHECKED BY: L.F.L.	
SCALE: SEE PLAN	

LUIS FERNANDO LEON LICENSED PROFESSIONAL ENGINEER STATE OF FLORIDA No. 58820

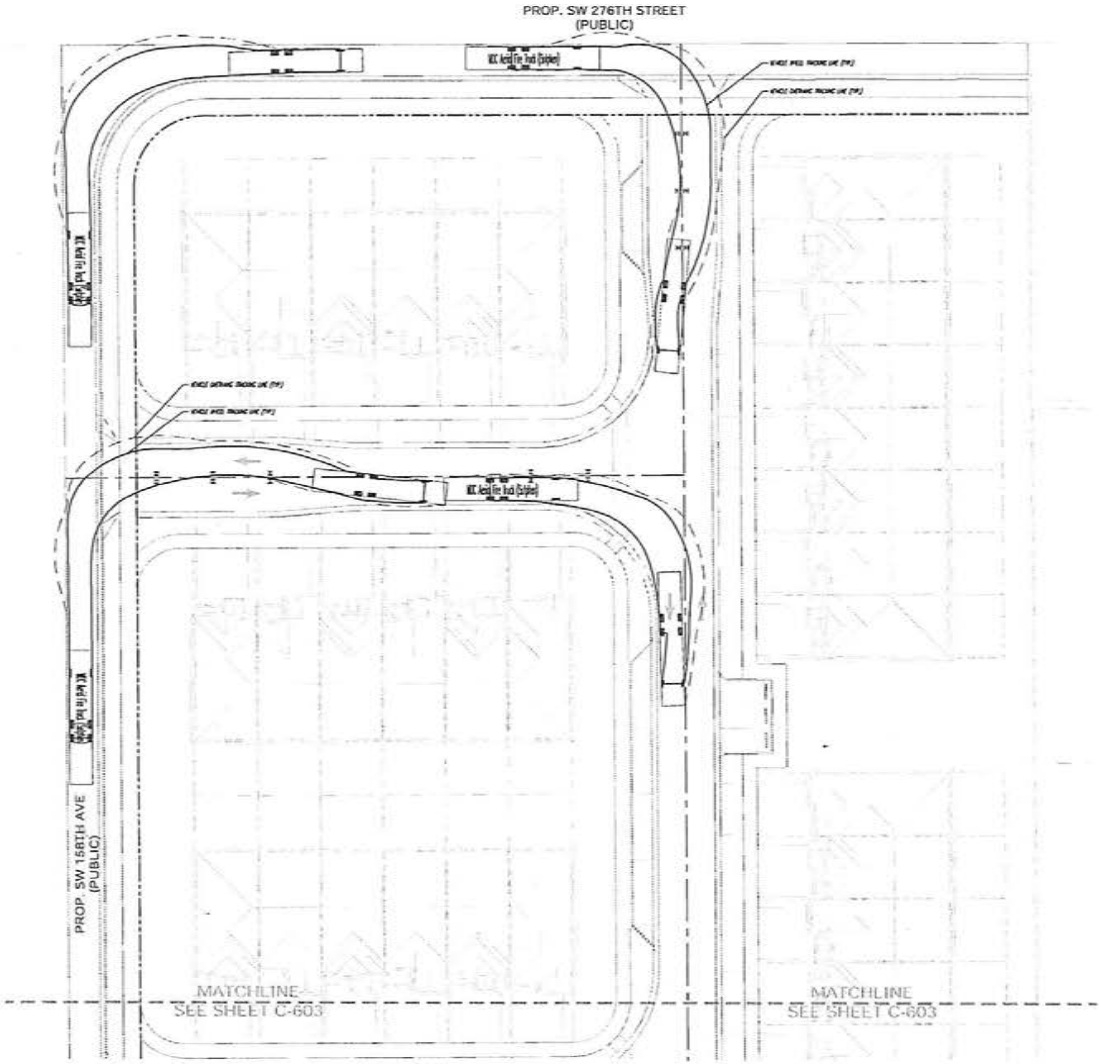
280TH ASSEMBLAGE
FIRE ACCESS
KEY SHEET
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

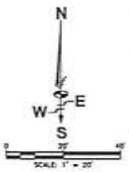
SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
TEL: (954)435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

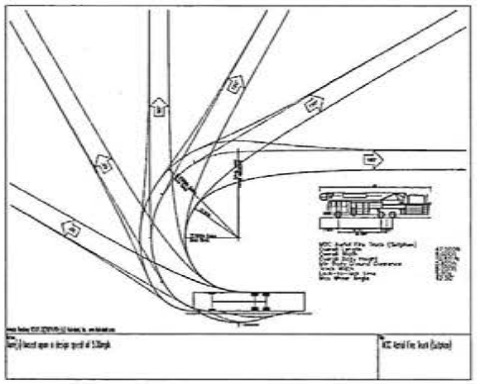
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PER COUNTY COMMENTS	7/7/25	A.G.S.

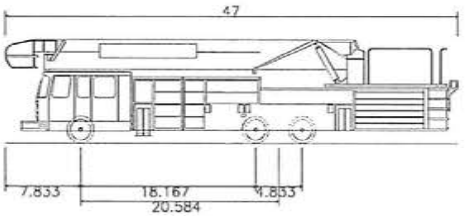
SHEET NAME: SITEPLAN
C-601
SHEET 12 OF 27
STATUS:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA









MDC Aerial Fire Truck (Sutphen)	
Overall Length	47.000ft
Overall Width	8.000ft
Overall Body Height	10.851ft
Min Body Ground Clearance	0.822ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Wheel Angle	42.00°

REVISIONS

NO.	DESCRIPTION	DATE	BY
1.	PER COMMENTS	2025.10.15	

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CIVIL ENGINEERS | LAND SURVEYORS CA #87 | LB #87
TEL: (954) 435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

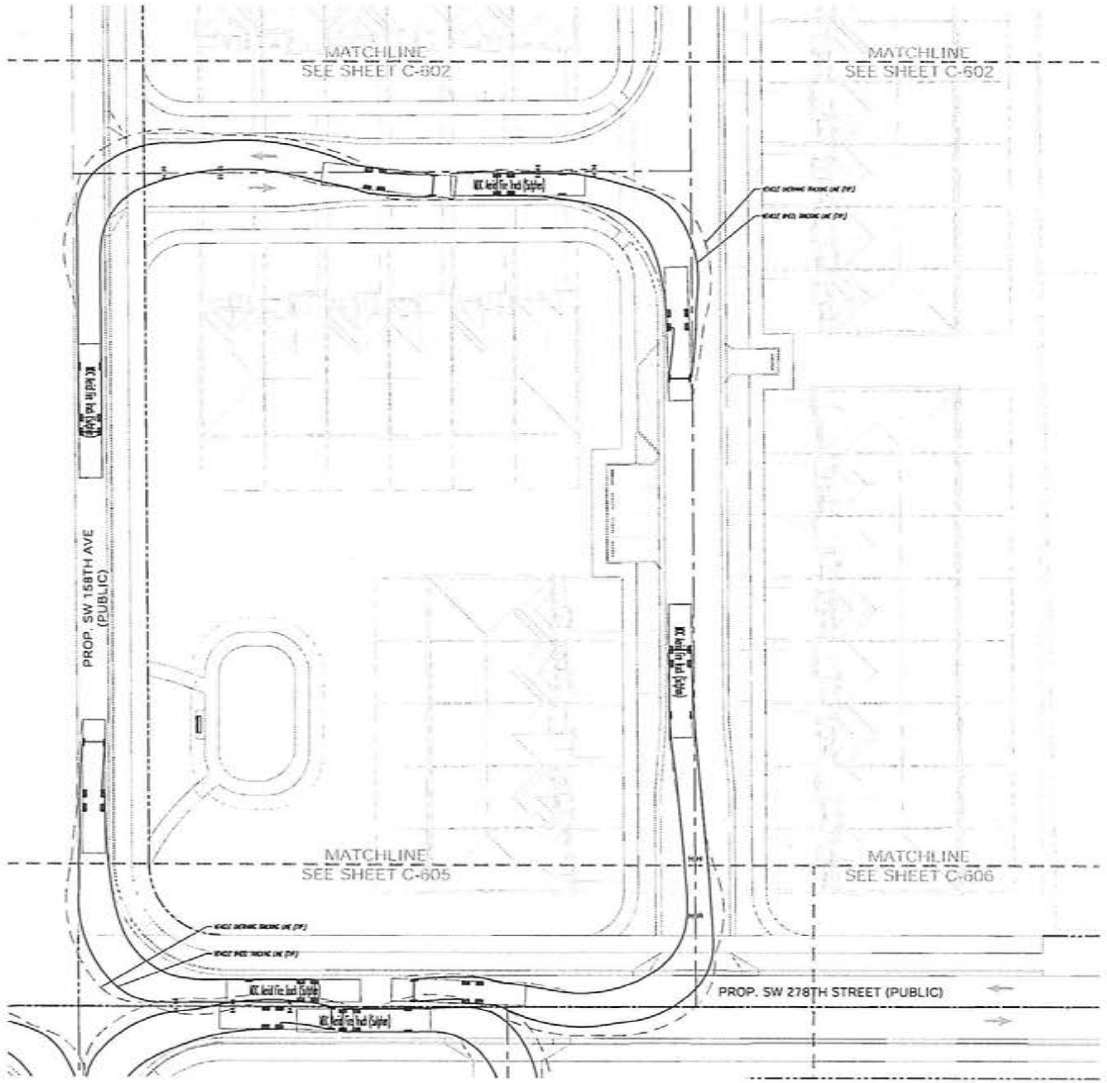
280TH ASSEMBLAGE
FIRE ACCESS PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 22, TOWNSHIP 56, RANGE 39

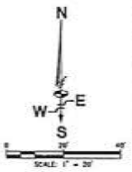
FILE NO.	AA #426
DESIGN BY	A.G.S.
DESIGN DATE	1/26/2023
DRAFTED BY	A.G.S.
CHECKED BY	L.F.L.
SCALE	SEE PLAN

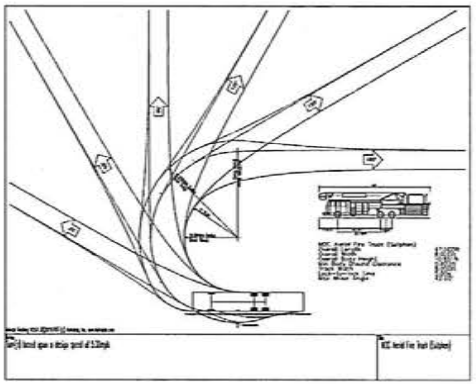
LUIS FERNANDO LEON LICENSE No. 58670 STATE OF FLORIDA PROFESSIONAL ENGINEER

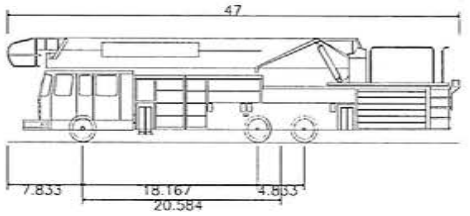
STATUS: SITEPLAN
SHEET NAME: C-602
SHEET 13 OF 27

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA









MDC Aerial Fire Truck (Sutphen)	
Overall Length	47.000ft
Overall Width	8.000ft
Overall Body Height	10.851ft
Min Body Ground Clearance	0.822ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Wheel Angle	42.00°

REVISIONS

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA #87 | LB #87
TEL: 954.933.1010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

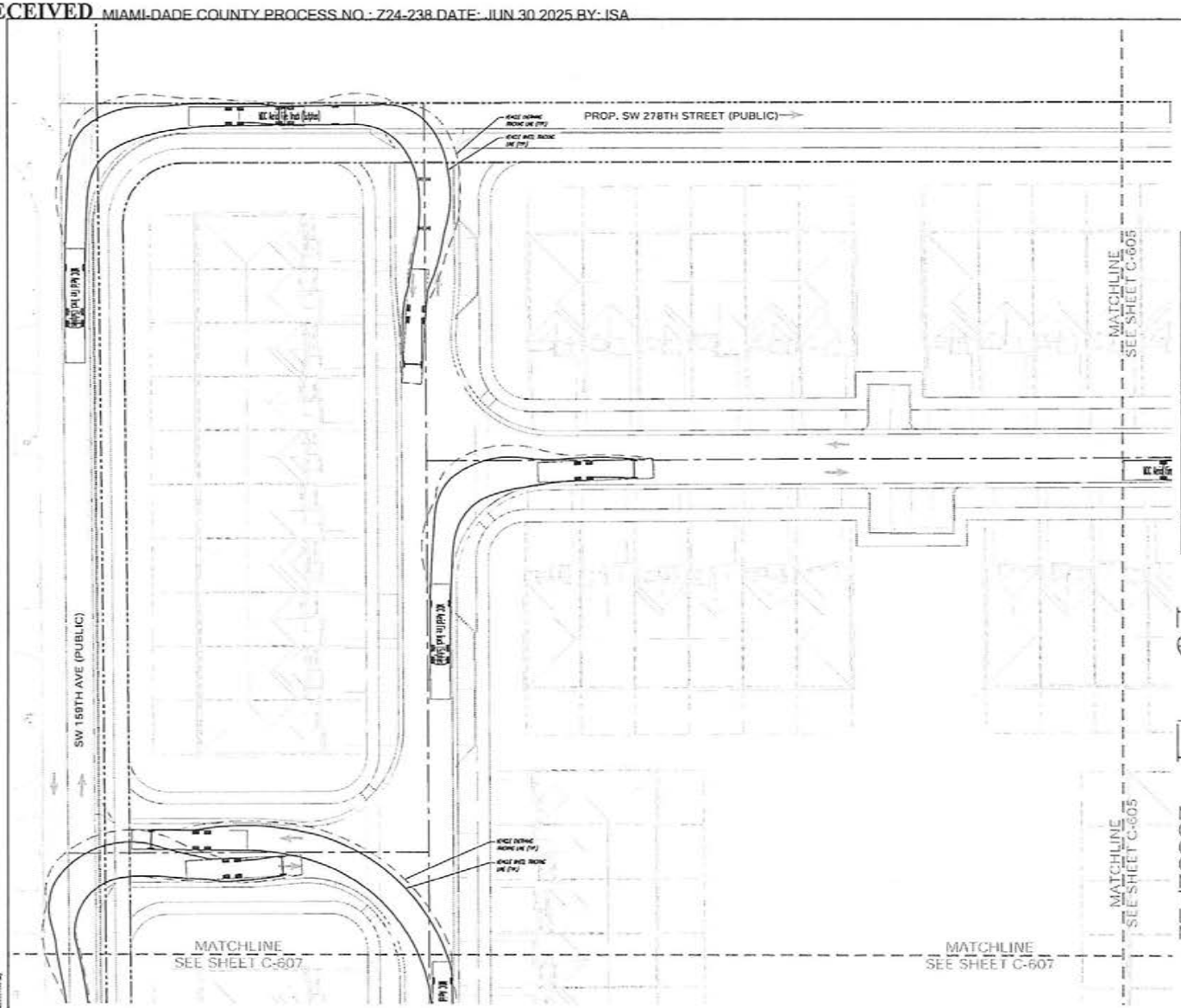
280TH ASSEMBLAGE
FIRE ACCESS
KEY SHEET
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

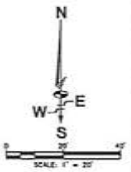
FILE NO.: A1-6405
DESIGN BY: A.G.S.
DESIGN DATE: 10/3/2024
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SITE PLAN

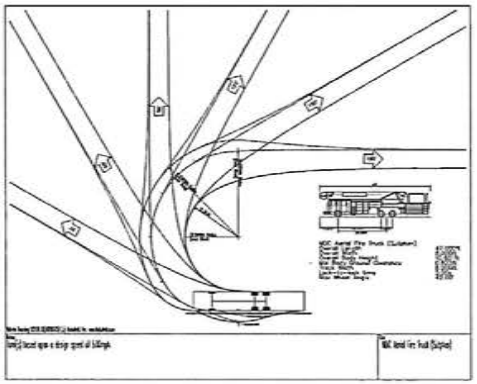
LUIS FERNANDO LEON LICENSE No. 58078 STATE OF FLORIDA PROFESSIONAL ENGINEER

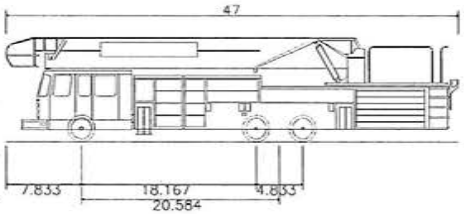
STATUS:
SITEPLAN
SHEET NAME:
C-603
SHEET 14 OF 27

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA









MDC Aerial Fire Truck (Sutphen)

Overall Length	47.000ft
Overall Width	8.000ft
Overall Body Height	10.851ft
Min Body Ground Clearance	0.822ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Wheel Angle	42.00°

REVISIONS

#	DESCRIPTION	DATE
1	PER COMMENTS	12/23/2025

SSA SCHWEBKE SHISKIN + ASSOCIATES

CIVIL ENGINEERS | LAND SURVEYORS CA #87 | LB #87

TEL: (954)435-7010 2240 CORPORATE BLVD. BOCA RATON, FLORIDA 33431 www.SHISKIN.com

280TH ASSEMBLAGE

FIRE ACCESS PLAN

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO. A-6465
DESIGN BY: A.G.S.
DESIGN DATE: 10/3/2025
DRAFTED BY: A.G.S.
CHECKED BY: F.L.
SCALE: SITE PLAN

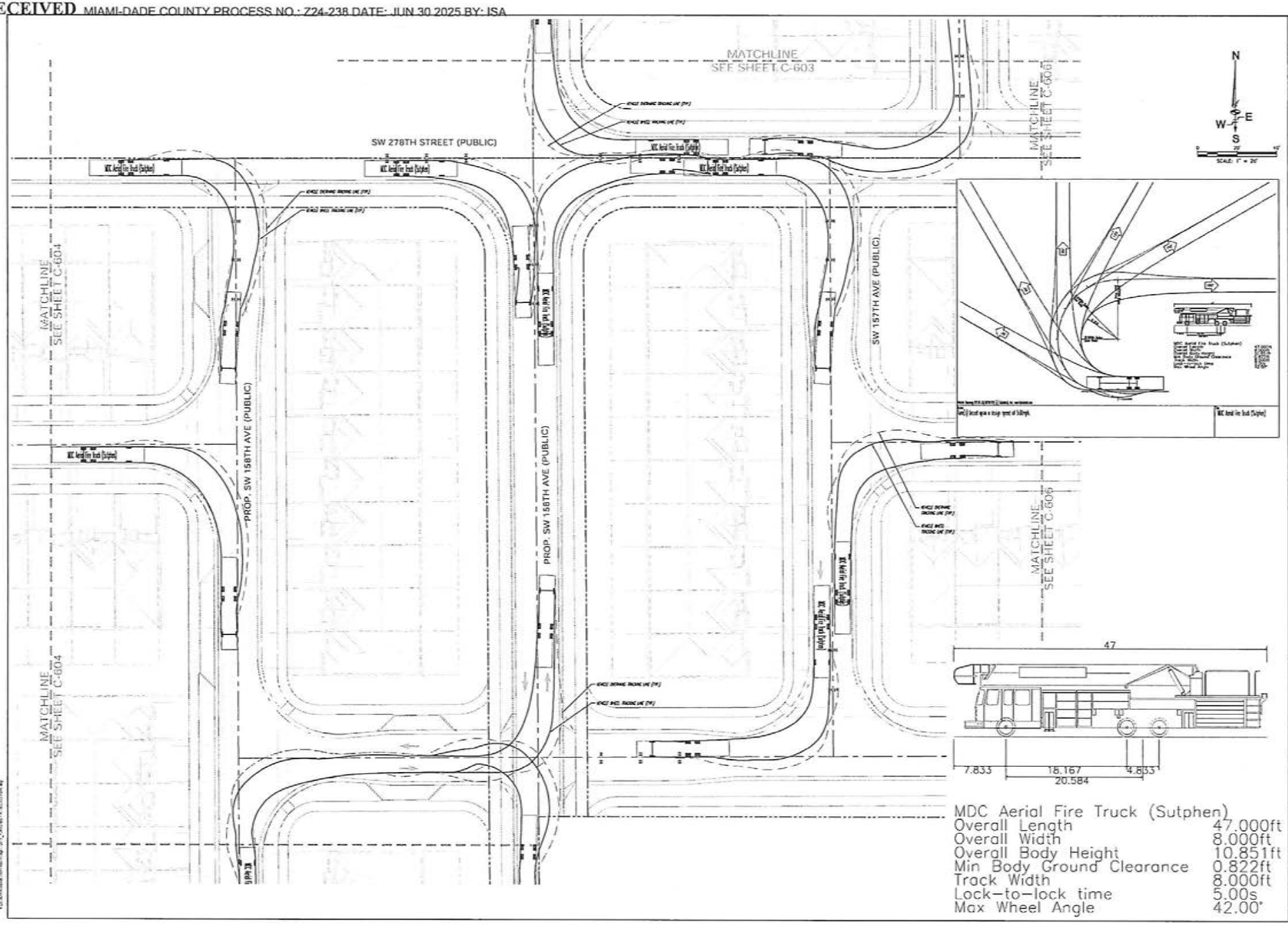
LICENSED FERNANDO LEON No. 58870 STATE OF FLORIDA PROFESSIONAL ENGINEER

STATUS: SITEPLAN

SHEET NAME: C-604

SHEET 15 OF 27

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA



REVISIONS

NO.	DESCRIPTION	DATE	BY
1	REVISION PER COMMENTS	12/19/2025	AGS

SSA SCHWEBKE SHISKIN + ASSOCIATES

CIVIL ENGINEERS | LAND SURVEYORS CA #87 | LB #87

TEL: (954)935-7900 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

280TH ASSEMBLAGE

FIRE ACCESS PLAN

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AA1405
DESIGN BY: A.G.S.
DESIGN DATE: 11/5/2025
DRAFTED BY: A.G.S.
CHECKED BY: F.L.
SCALE: SEE PLAN

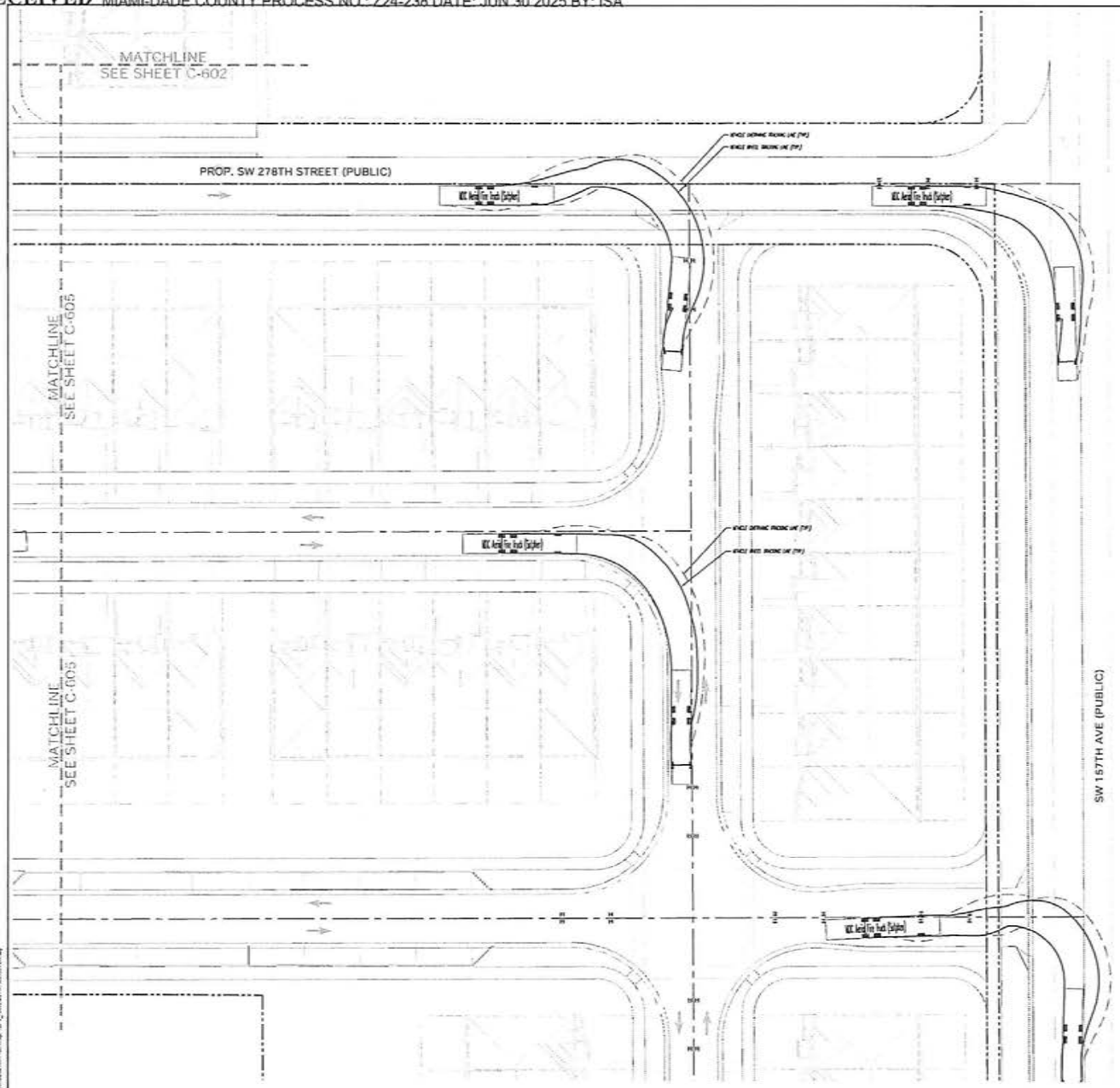
LUIS FERNANDO LEON LICENSE No. 58070 STATE OF FLORIDA PROFESSIONAL ENGINEER

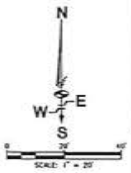
STATUS: SITEPLAN

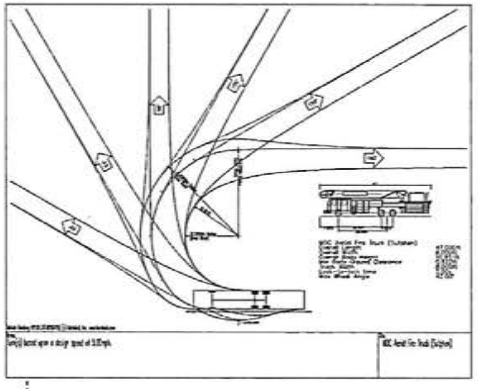
SHEET NAME: C-605

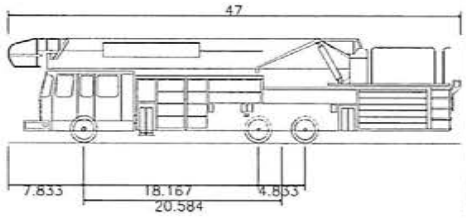
SHEET 16 OF 27

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA









MDC Aerial Fire Truck (Sutphen)	
Overall Length	47.000ft
Overall Width	8.000ft
Overall Body Height	10.851ft
Min Body Ground Clearance	0.822ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Wheel Angle	42.00°

REVISIONS

No.	DESCRIPTION	DATE	BY
1	PER CITY COMMENTS	7/7/25	A.G.S.

SCHWEBKE SHISKIN + ASSOCIATES

SSA

CIVIL ENGINEERS | LAND SURVEYORS CA #87 | LB #87

TEL: (954)315-3300 3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 www.SHISKIN.com

280TH ASSEMBLAGE

FIRE ACCESS PLAN

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: 24-005
DESIGN BY: A.G.S.
DESIGN DATE: 12/2/25
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SITE PLAN

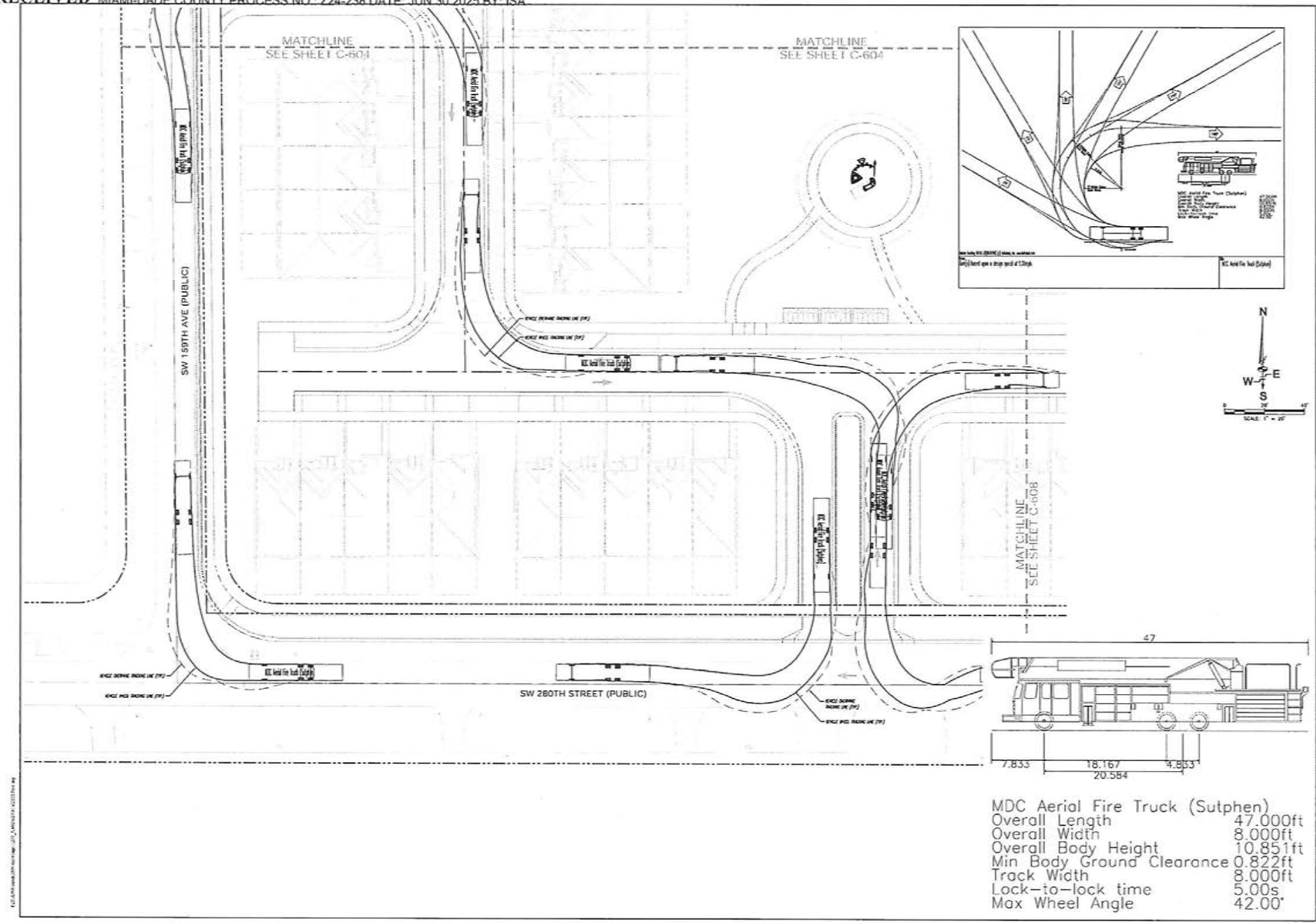
LUIS FERNANDO LOZA LICENSE No. 52570 STATE OF FLORIDA PROFESSIONAL ENGINEER

STATUS: SITEPLAN

SHEET NAME: C-605

SHEET 17 OF 27

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA



MDC Aerial Fire Truck (Sutphen)	
Overall Length	47.000ft
Overall Width	8.000ft
Overall Body Height	10.851ft
Min Body Ground Clearance	0.822ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Wheel Angle	42.00°

REVISIONS

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA-987 | LB-987
TEL: (954)933-1910 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

280TH ASSEMBLAGE

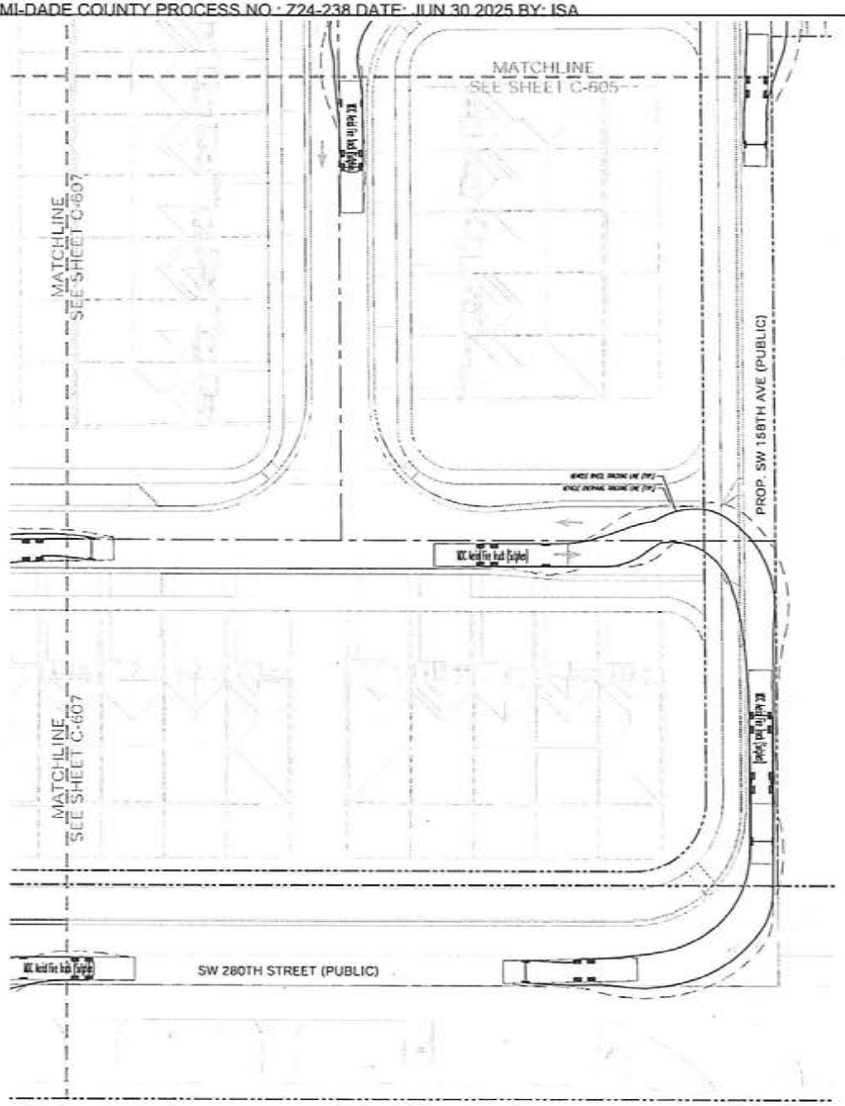
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

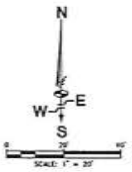
FILE NO.: 14465
DESIGNED BY: A.G.S.
DESIGN DATE: 10/3/2025
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

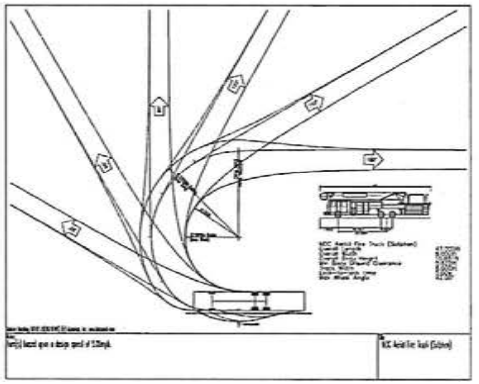
LUIS FERNANDO LEON LICENSE No. 58670 STATE OF FLORIDA PROFESSIONAL ENGINEER

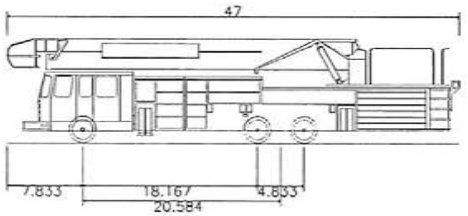
STATUS: SITEPLAN
SHEET NAME: C-607
SHEET 16 OF 27

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA









MDC Aerial Fire Truck (Sutphen)	
Overall Length	47.000ft
Overall Width	8.000ft
Overall Body Height	10.851ft
Min Body Ground Clearance	0.822ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Wheel Angle	42.00°

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	REVISIONS/COMMENTS	12/23	AES

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS / LAND SURVEYORS CA #87 / LB #87
TEL (954)935-1010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SnSCon.com

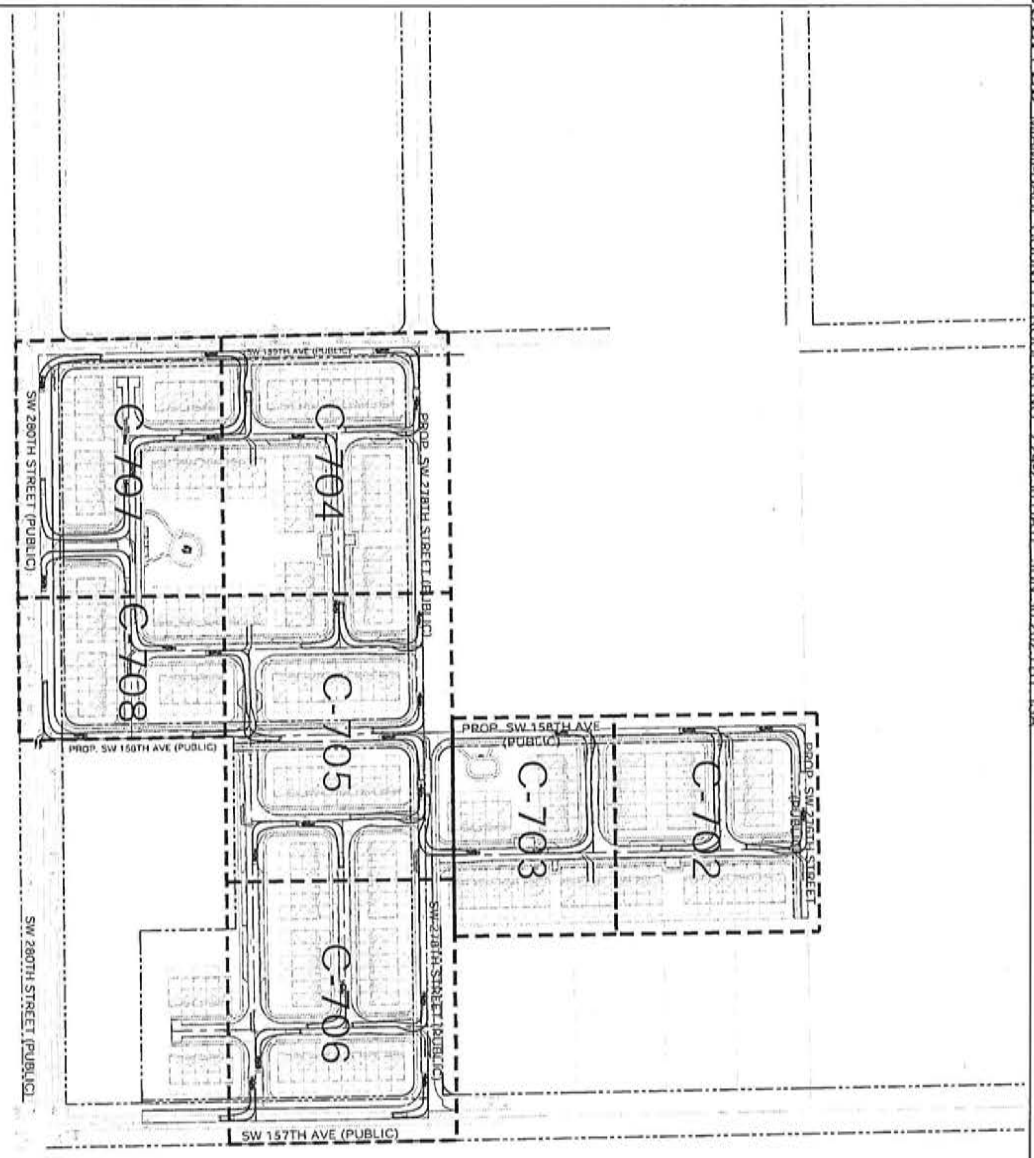
280TH ASSEMBLAGE
FIRE ACCESS PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

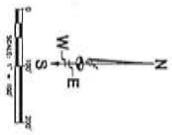
FILE NO. 4.4405
DESIGN BY: A.E.S.
DESIGN DATE: 12/3/2025
DRAFTED BY: A.E.S.
CHECKED BY: L.F.L.
SCALE: SITE PLAN

LUIS FERNANDO LEON LICENSED No. 56070 STATE OF FLORIDA PROFESSIONAL ENGINEER

STATUS: SITEPLAN
SHEET NAME: C-608
SHEET 19 OF 27

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: 724-238 DATE: JUN 30 2025 BY: ISA





FILE NO.: AJ-6405	
DESIGN BY: A.G.S.	
DESIGN DATE: 1/25/2025	
DRAFTED BY: A.G.S.	
CHECKED BY: L.F.L.	
SCALE: SEE PLAN	

LUIS FERNANDO LEON — LICENSED PROFESSIONAL ENGINEER — STATE OF FLORIDA — No. 55070

280TH ASSEMBLAGE
DUMP TRUCK
KEY SHEET
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

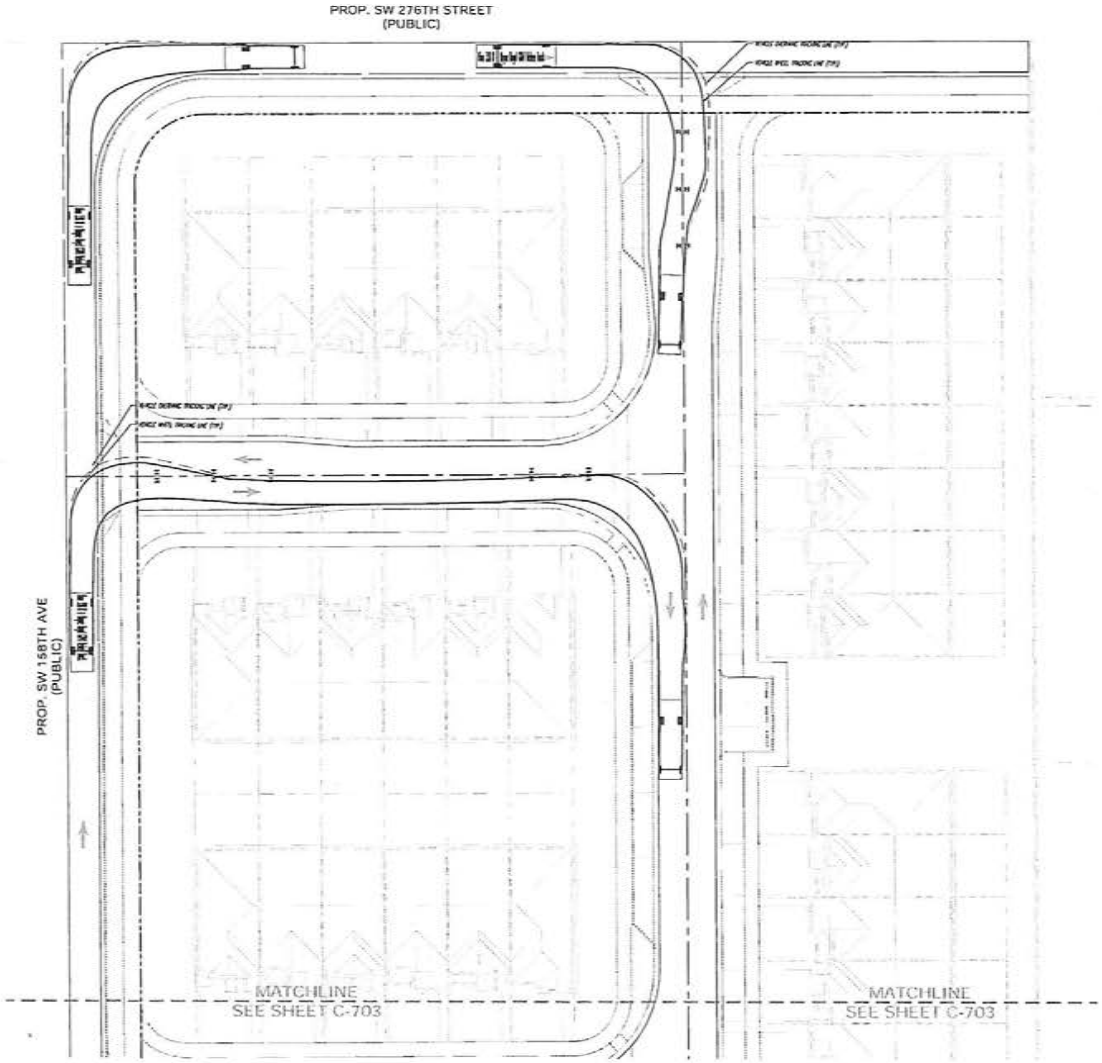
SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
TEL: (954)435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

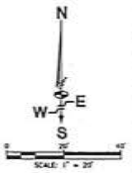
REVISIONS

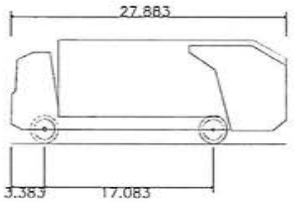
NO.	DESCRIPTION	DATE	BY
1	PER DRC COMMENTS	7/7/25	AGS

SHEET 26 OF 27
SHEET NAME: C-701 SITEPLAN
STATUS:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA







Hino 338 M + Wayne Royal GT14 Refuse Truck	
Overall Length	27.883ft
Overall Width	8.042ft
Overall Body Height	10.488ft
Min Body Ground Clearance	1.318ft
Track Width	8.042ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	27.400ft

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISIONS PER MDC	12/23/25

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA #87 | LB #87
TEL: (305)931-1010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

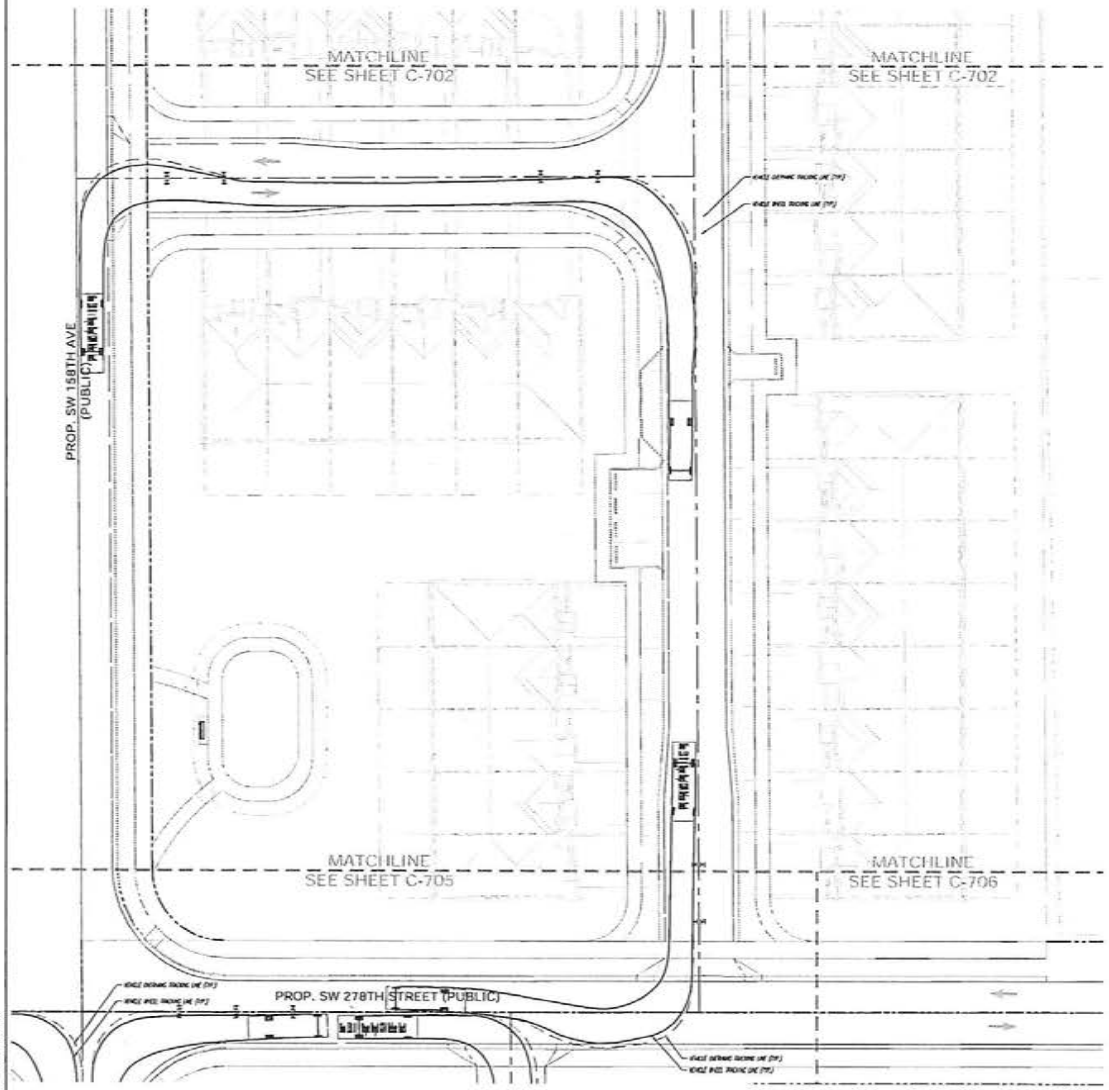
280TH ASSEMBLAGE
GARBAGE TRUCK ACCESS PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

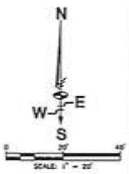
FILE NO.: 24-846
DESIGN BY: A.G.S.
DESIGN DATE: 1/29/2025
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

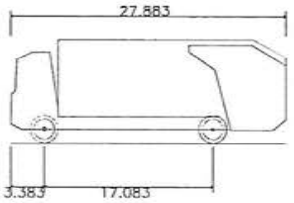
LUIS FERNANDO LEON
LICENSE
No. 58078
STATE OF FLORIDA
PROFESSIONAL ENGINEER

STATUS:
SITEPLAN
SHEET NAME:
C-702
SHEET 21 OF 27

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA







Hino 338 M + Wayne Royal GT14 Refuse Truck	
Overall Length	27.883ft
Overall Width	8.042ft
Overall Body Height	10.488ft
Min Body Ground Clearance	1.318ft
Track Width	8.042ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	27.400ft

REVISIONS

No.	DESCRIPTION	DATE	BY
1.	REVISIONS PER COMMENTS	7.7.25	A.G.S.

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
TEL: (954)735-1016 2140 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHSKIN.com

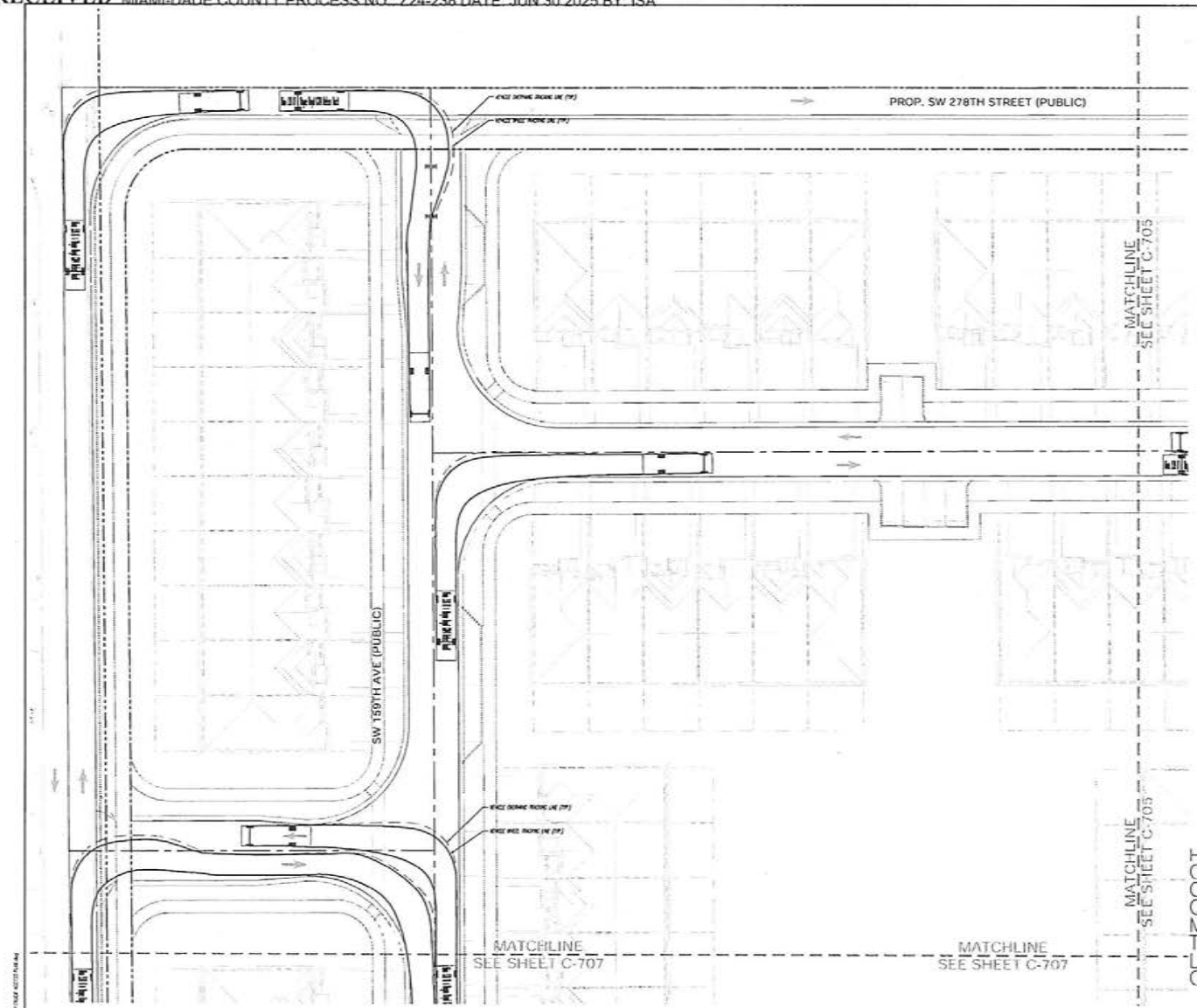
280TH ASSEMBLAGE
GARBAGE TRUCK ACCESS PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

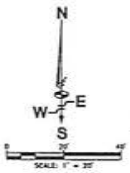
FILE NO.: A1.695
DESIGN BY: A.G.S.
DESIGN DATE: 10/31/2025
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

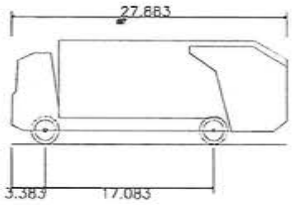
LUIS FERNANDO LEON LICENSE No. 58670 STATE OF FLORIDA PROFESSIONAL ENGINEER

STATUS:
SITEPLAN
SHEET NAME:
C-703
SHEET 22 OF 27

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA







Hino 338 M + Wayne Royal GT14 Refuse Truck	
Overall Length	27.883ft
Overall Width	8.042ft
Overall Body Height	10.488ft
Min Body Ground Clearance	1.318ft
Track Width	8.042ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	27.400ft

REVISIONS

No.	DESCRIPTION	DATE	BY
1.	PER DRC COMMENTS	7/17/2025	LFL

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA #87 | LB #87
TEL: (954) 933-1910 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

280TH ASSEMBLAGE
GARBAGE TRUCK ACCESS PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO: 24.0465
DESIGN BY: A.G.S.
DESIGN DATE: 10/2025
PLOTTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

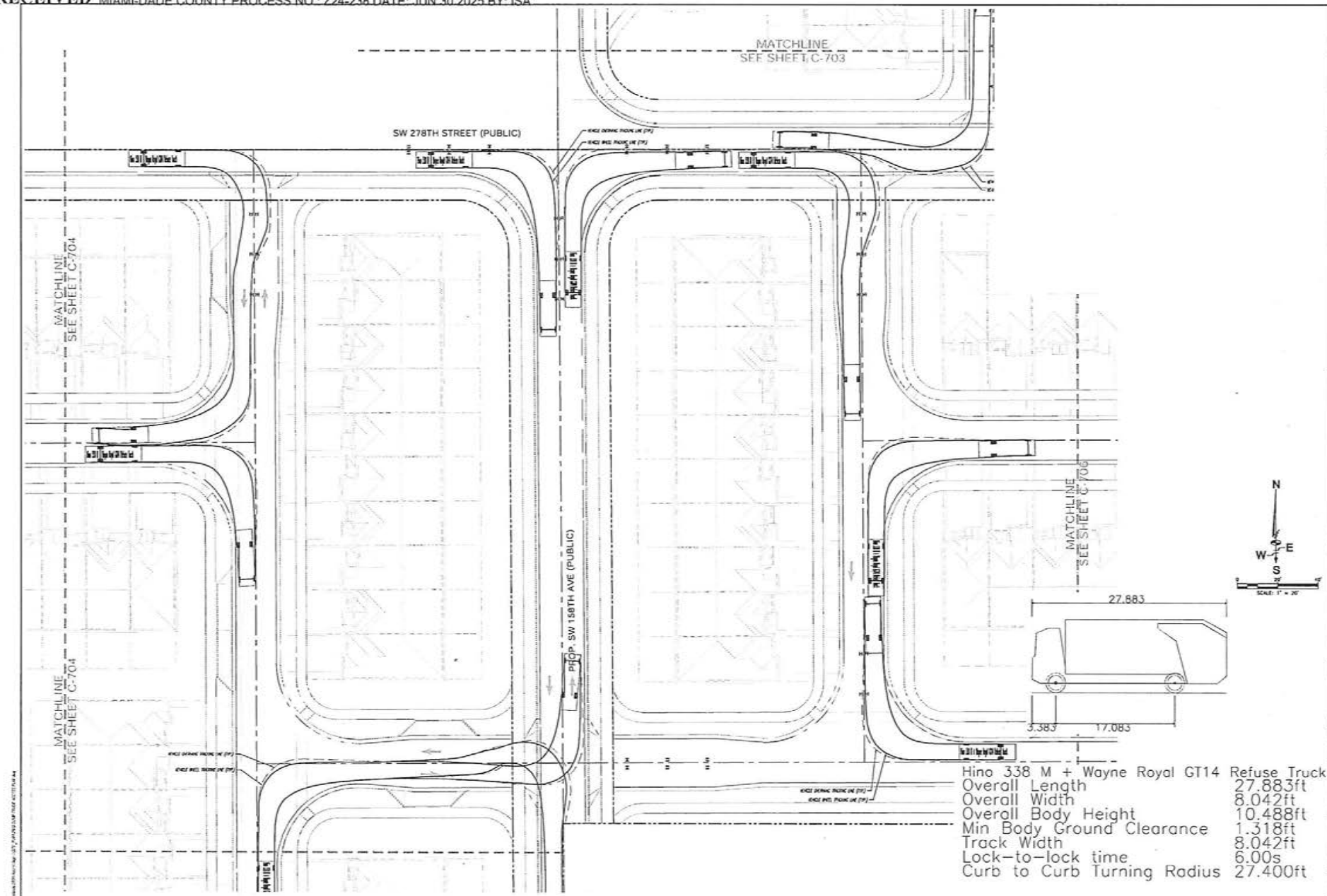
LUIS FERNANDO LEON
LICENSE
No. 58670
STATE OF FLORIDA
PROFESSIONAL ENGINEER

STATUS:
SITEPLAN

SHEET NAME:
C-704

SHEET 23 OF 27

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA



Hino 338 M + Wayne Royal GT14 Refuse Truck	
Overall Length	27.883ft
Overall Width	8.042ft
Overall Body Height	10.488ft
Min Body Ground Clearance	1.318ft
Track Width	8.042ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	27.400ft

REVISIONS

No	DESCRIPTION	DATE	BY
1	PER COUNTY COMMENTS	12/23/2025	A.G.S.

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA #87 | LB #87
TEL: (954) 933-7300 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SSKSK.com

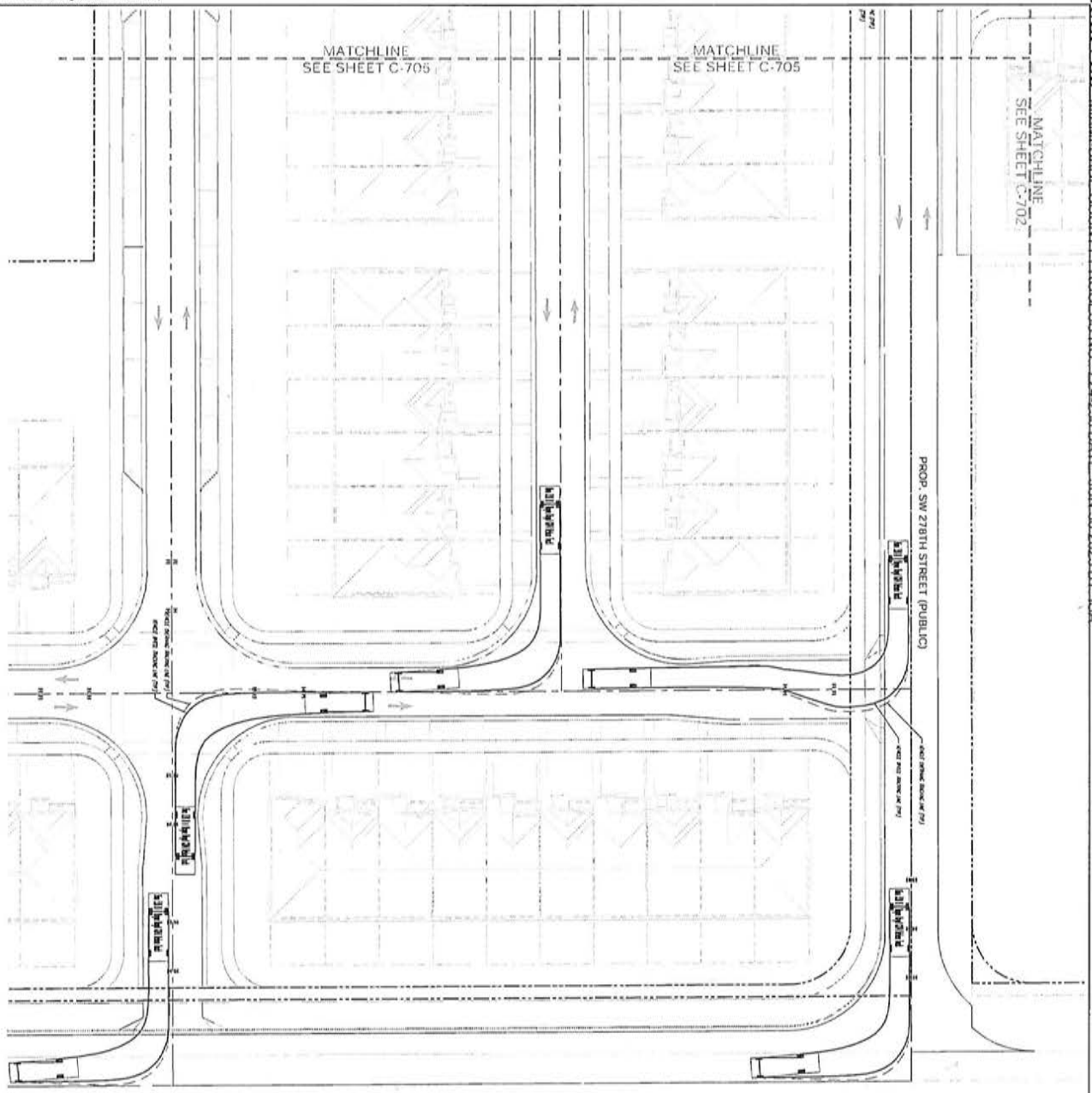
280TH ASSEMBLAGE
GARBAGE TRUCK ACCESS PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO.: AI-1405
DESIGN BY: A.G.S.
DESIGN DATE: 10/3/2025
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SITE PLAN

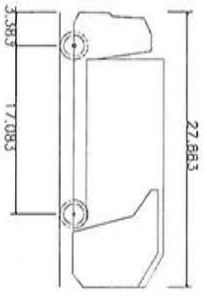
LUIS FERNANDO LEON LICENSE No. 58870 STATE OF FLORIDA PROFESSIONAL ENGINEER

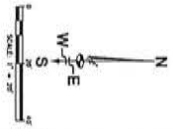
STATUS: SITEPLAN
SHEET NAME: C-705
SHEET 24 OF 27

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: 724-238 DATE: JUN 30 2025 BY: ISA



Hino 338 M + Wayne Royal GT14 Refuse Truck	
Overall Length	27.883ft
Overall Width	8.042ft
Overall Body Height	10.488ft
Min Body Ground Clearance	1.318ft
Track Width	8.042ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	27.400ft





FILE NO.: AJ-6405	
DESIGN BY: A.G.S.	
DESIGN DATE: 1/23/2025	
DRAFTED BY: A.G.S.	
CHECKED BY: L.F.L.	
SCALE: SEE PLAN	

280TH ASSEMBLAGE
GARGAFE TRUCK
ACCESS PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

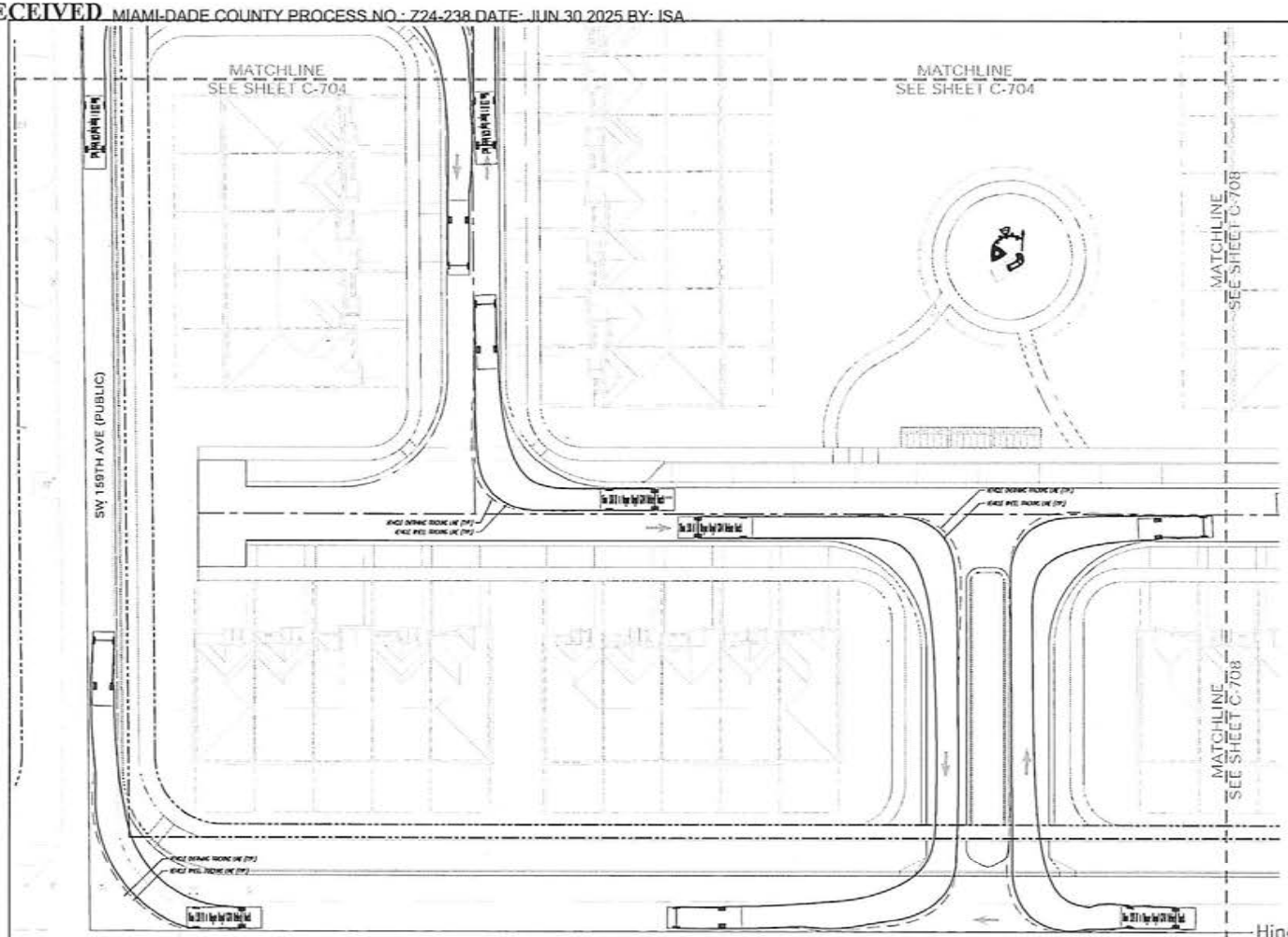
SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
TEL: (954)435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

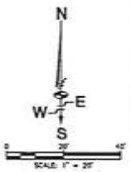
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PER COUNTY COMMENTS	6.27.25	A.G.S.

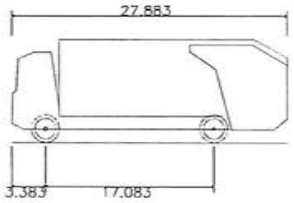
STATUS: SITEPLAN
SHEET NAME: C-706
SHEET 25 OF 27

LUIS FERNANDO LEON LICENSED PROFESSIONAL ENGINEER STATE OF FLORIDA No. 68670

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA







Hino 338 M + Wayne Royal GT14 Refuse Truck	
Overall Length	27.883ft
Overall Width	8.042ft
Overall Body Height	10.488ft
Min Body Ground Clearance	1.318ft
Track Width	8.042ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	27.400ft

REVISIONS

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
TEL: (954)491-1990 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

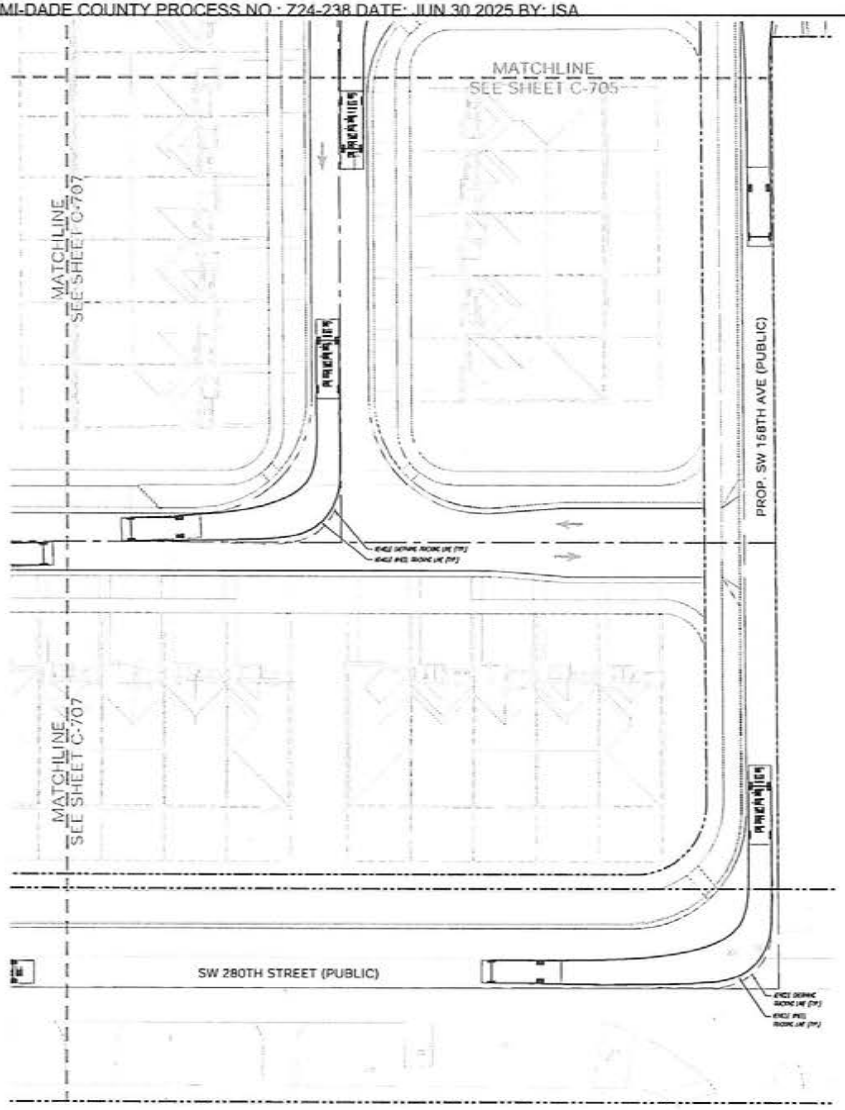
280TH ASSEMBLAGE
GARBAGE TRUCK ACCESS PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

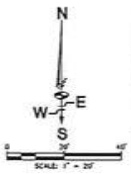
FILE NO. 24.1865
DESIGN BY: A.G.S.
DESIGN DATE: 10/2025
DRAWN BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

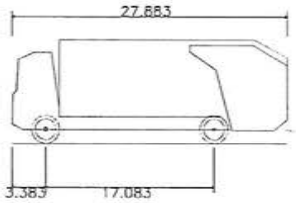
LUIS FERNANDO LEON LICENSE No. 50570 STATE OF FLORIDA PROFESSIONAL ENGINEER

STATUS: SITEPLAN
SHEET NAME: C-707
SHEET 26 OF 27

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA







Hino 338 M + Wayne Royal GT14	Refuse Truck
Overall Length	27.883ft
Overall Width	8.042ft
Overall Body Height	10.488ft
Min Body Ground Clearance	1.318ft
Track Width	8.042ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	27.400ft

REVISIONS

NO.	DESCRIPTION	DATE	BY
1.	PER DRC COMMENTS	7/22/25	A.G.S.

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
TEL (954)493-1910 7340 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

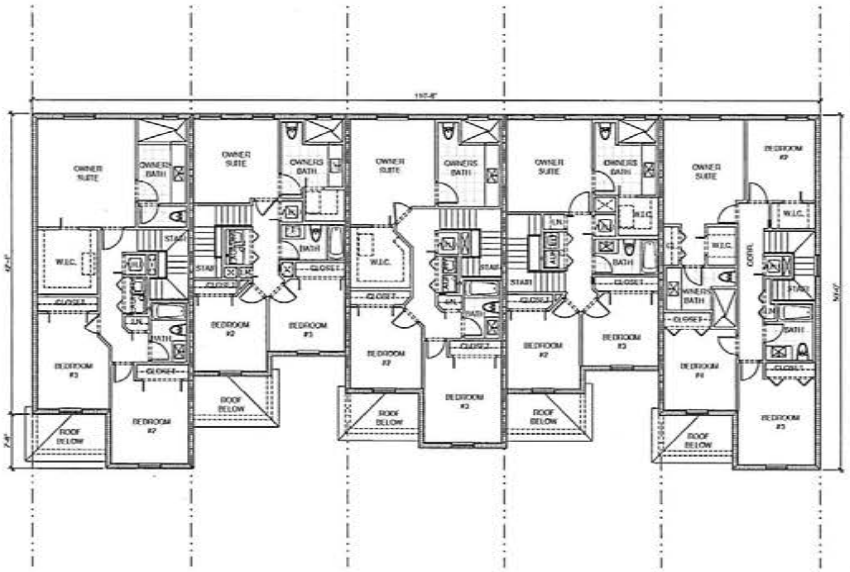
280TH ASSEMBLAGE
GARBAGE TRUCK ACCESS PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 56, RANGE 39

FILE NO. 23-1905
DESIGN BY: A.G.S.
DESIGN DATE: 7/25/2025
DRAFTED BY: A.G.S.
CHECKED BY: L.F.L.
SCALE: SITE PLAN

LUIS FERNANDO LEON LICENSE No. 58570 STATE OF FLORIDA PROFESSIONAL ENGINEER

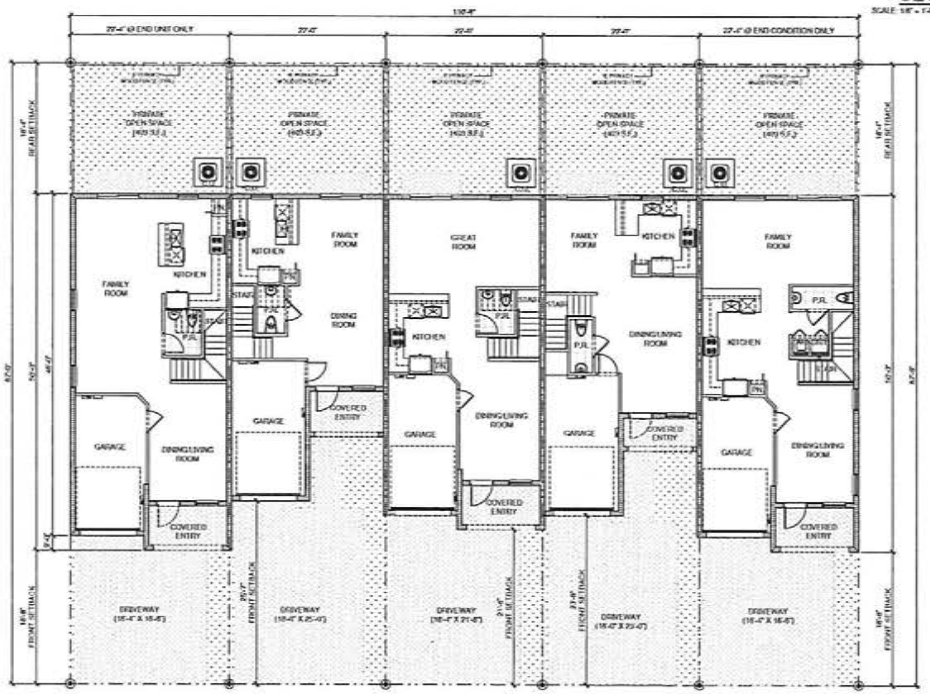
STATUS: SITEPLAN
SHEET NAME: C-708
SHEET 27 OF 27

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA



SECOND FLOOR PLAN

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



MODEL 1789 MODEL 1333 MODEL 1687 MODEL 1455 MODEL 1790

GROUND FLOOR PLAN

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

BUILDING TYPE 5A FOR HOMESITES ALONG INTERIOR ROADS.

NOTE

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

BELLON architecture

12900 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7926
F. (305) 278-7423
WWW.BELLONPLANNING.COM
AA-26000245

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

S.W. 280TH ST. ASSEMBLAGE
BY LENNAR HOMES
MIAMI DADE COUNTY, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No. LEN23
DRAWN BY: LC
CHECKED BY: LB
DATE: 05-27-24

LEOPOLDO BELLON, AIA (AR 67371)

SHEET TITLE
BUILDING TYPE 5A
GROUND AND
2ND FLOOR PLAN

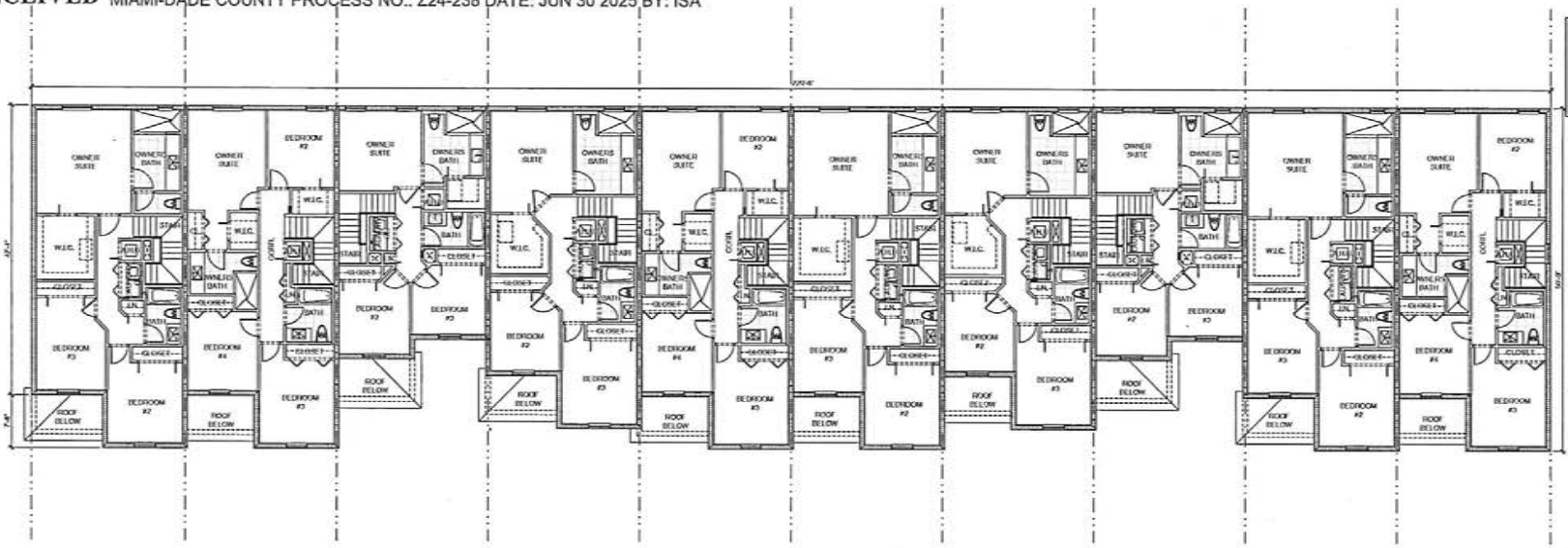
A-4.0

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA

BUILDING TYPE 10A FOR HOMESITES ALONG INTERIOR ROADS.

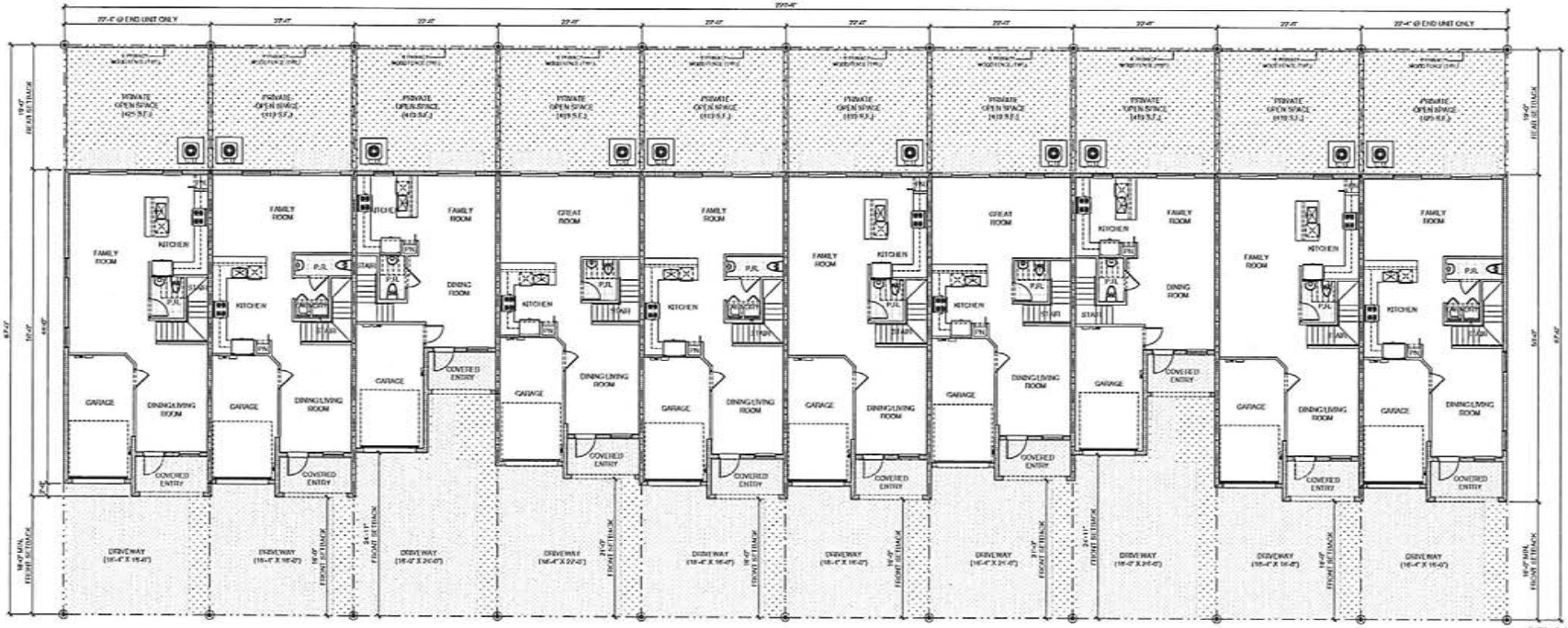
NOTE

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



SECOND FLOOR PLAN

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



MODEL 1789 MODEL 1790 MODEL 1333 MODEL 1687 MODEL 1790 MODEL 1789 MODEL 1687 MODEL 1333 MODEL 1789 MODEL 1790

GROUND FLOOR PLAN

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

BELLÓN architecture

12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7770
F. (305) 278-7473
WWW.BELLONARCH.COM
AA-26002510

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

S.W. 280TH ST. ASSEMBLAGE
BY LENNAR HOMES
MIAMI DADE COUNTY, FLORIDA

MARK	DATE	DESCRIPTION

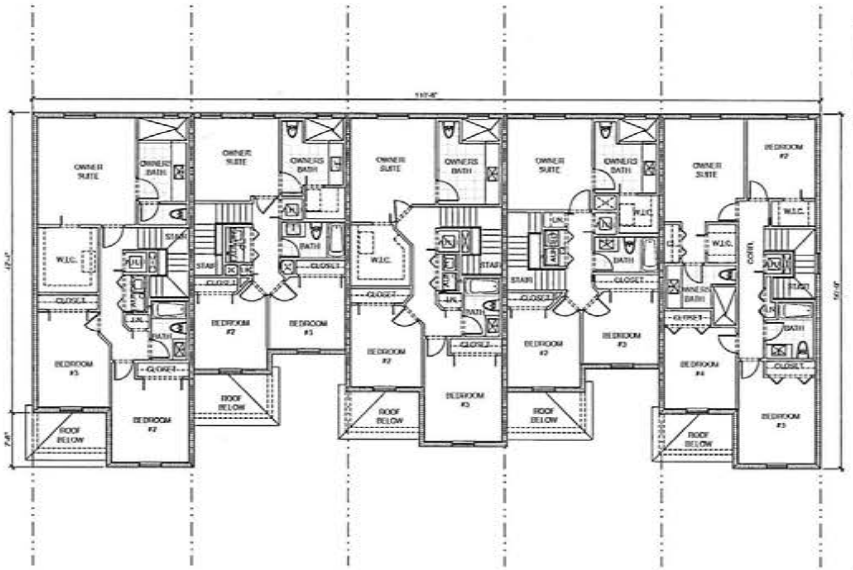
PROJECT No. LB779
DRAWN BY: I/C
CHECKED BY: LB
DATE: 06/30/25

SHEET TITLE

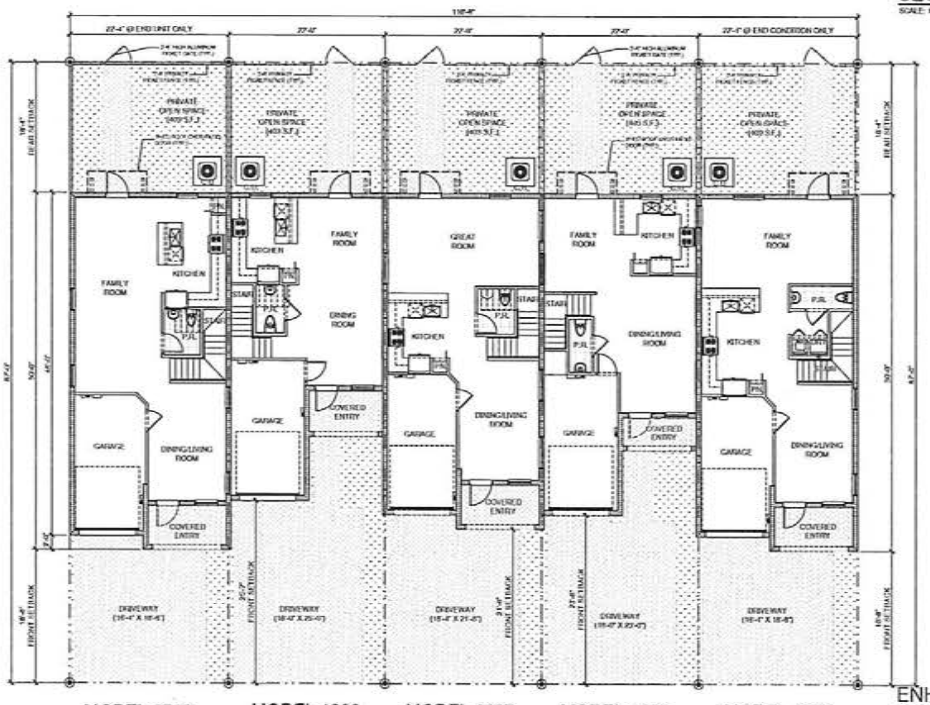
BUILDING TYPE 10A GROUND & 2ND FLOOR PLAN

A-8

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA



SECOND FLOOR PLAN



MODEL 1789 MODEL 1333 MODEL 1687 MODEL 1455 MODEL 1790

ENHANCE
GROUND FLOOR PLAN

BUILDING TYPE 5A
FOR HOMESITES
FRONTING 280TH
STREET

NOTE

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

BELLÓN
architecture

12930 S.W. 128 STREET
SUITE 201
MIAMI, FLORIDA 33186
T. (305) 256-7726
F. (305) 256-7423
WWW.BELLONDESIGNS.COM
AA 26000514

ARCHITECTURE
LANDI PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

S.W. 280TH ST. ASSEMBLAGE
BY LENNAR HOMES
MIAMI DADE COUNTY, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No. LB173
DRAWN BY: LC
CHECKED BY: LB
DATE: 06-27-24

DESIGNED BY BELLÓN, AIA (NY, FL)

SHEET TITLE
BUILDING TYPE 5A
ENHANCE
GROUND & 2ND FLOOR PLAN

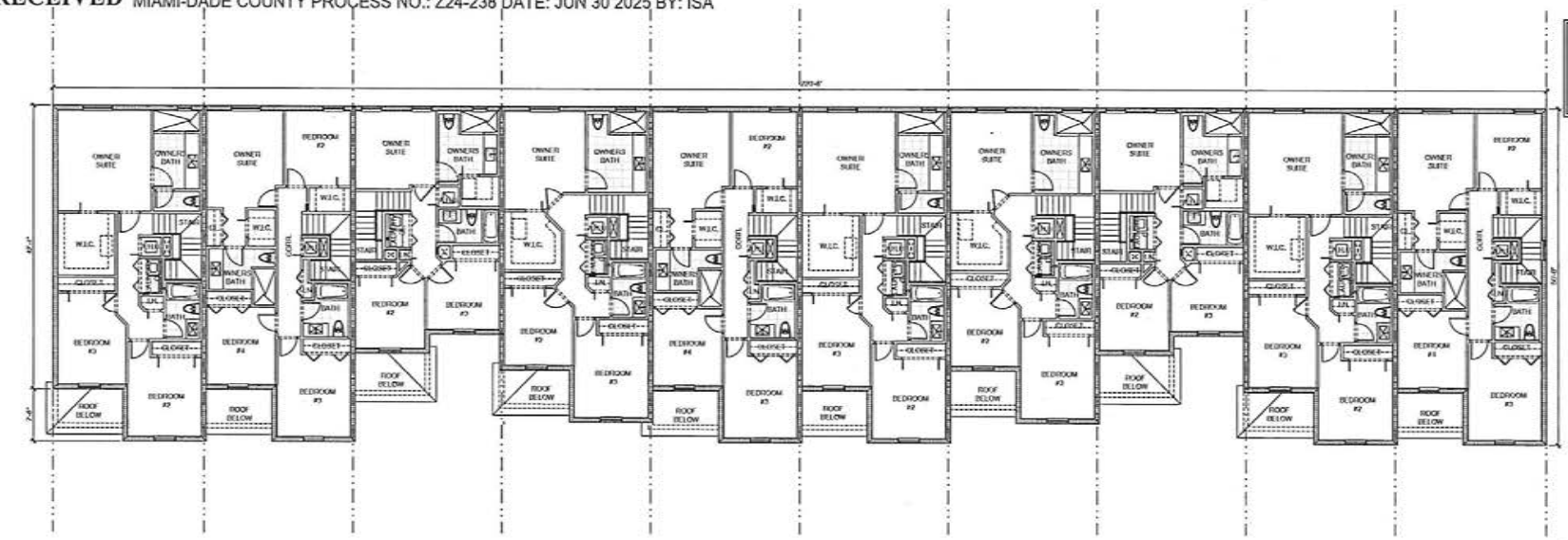
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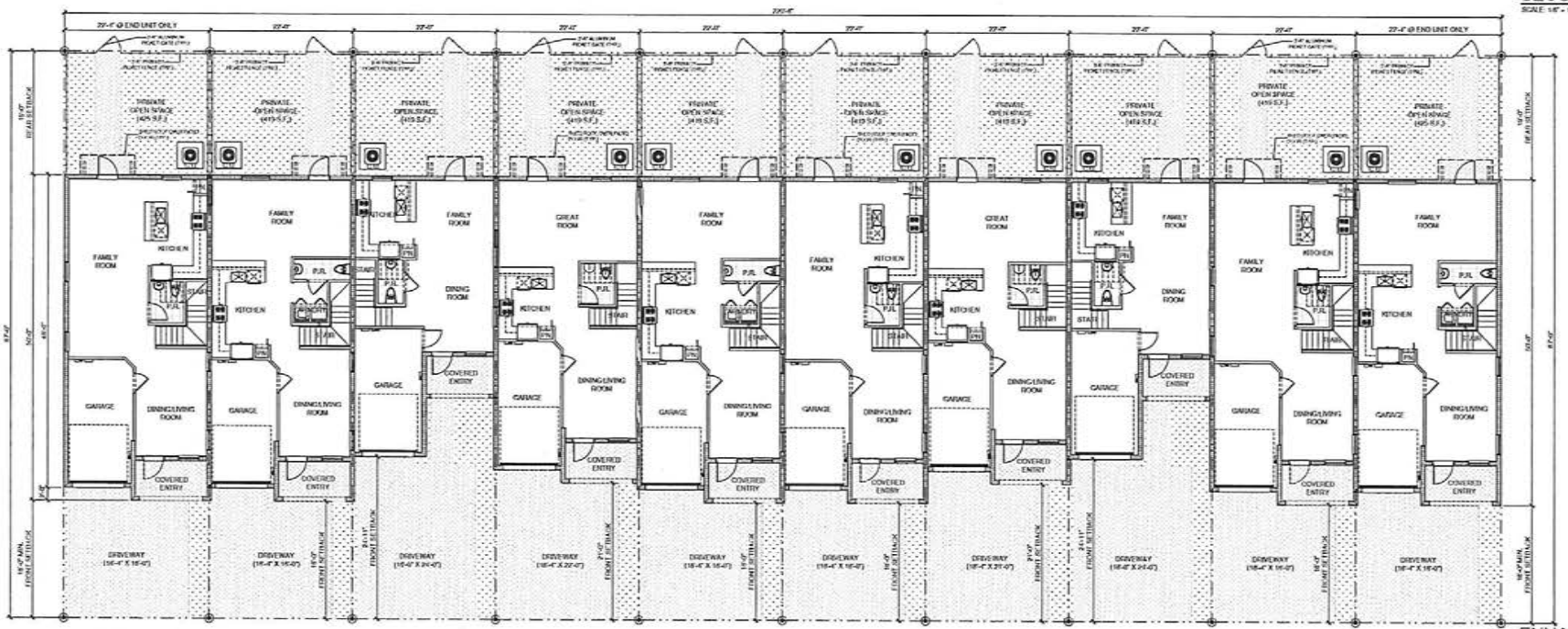
BUILDING TYPE 10A FOR HOMESITES FRONTING 280TH STREET

NOTE

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



MODEL 1789 | MODEL 1790 | MODEL 1333 | MODEL 1687 | MODEL 1790 | MODEL 1789 | MODEL 1687 | MODEL 1333 | MODEL 1789 | MODEL 1790

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

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S.W. 280TH ST. ASSEMBLAGE
BY LENNAR HOMES
MIAMI DADE COUNTY, FLORIDA

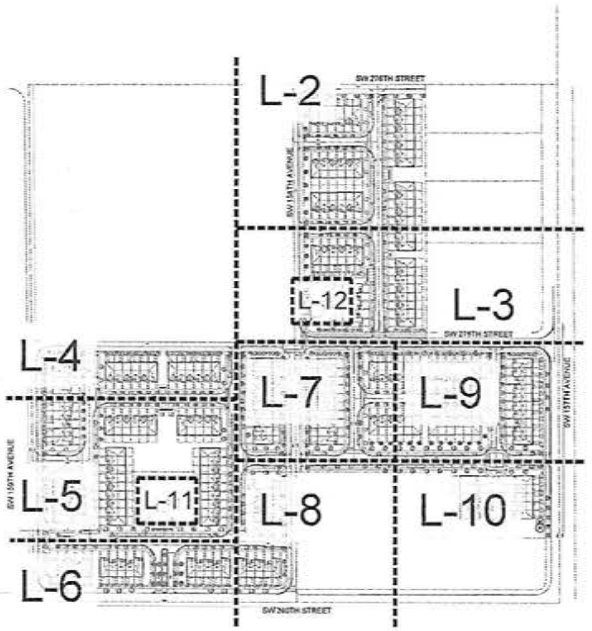
MARK	DATE	DESCRIPTION

PROJECT No. 18173
DRAWN BY: LC
CHECKED BY: LB
DATE: 06-20-25

SHEET TITLE
BUILDING TYPE 10A
ENHANCE
GROUND & 2ND FLOOR PLAN

A-8.1

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA



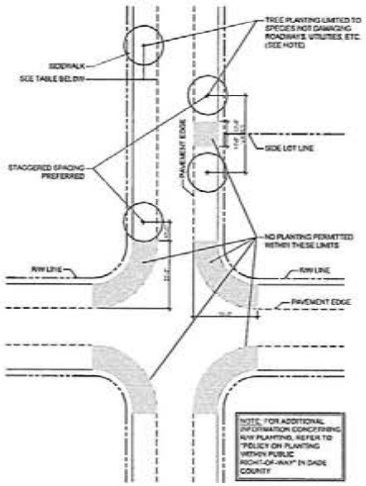
KEY PLAN

Scale: NTS

NORTH

SHEET INDEX

L-1	INDEX
OVERALL SITE LANDSCAPE PLANS	
L-2 THROUGH L-10	
L-11	TOT LOT LANDSCAPE PLAN
L-12	DOG PARK LANDSCAPE PLAN
TYPICAL BUILDINGS LANDSCAPE PLANS:	
L-13	BUILDING TYPE 5A
L-14	BUILDING TYPE 6A
L-15	BUILDING TYPE 8A
L-16	BUILDING TYPE 9A
L-17	BUILDING TYPE 10A
L-18	LANDSCAPE DETAILS



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

ROADWAYS	DESIGN SPEED		
	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	5'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-TH — Net Lot Area 411,976.11 s.f. 16.54 acres

OPEN SPACE	REQUIRED	PROVIDED
A. Square f eet of open space required by Chapter 33, as indicated on site plan: Net lot area = 104,458 s.f. x 30 % = 56,335 s.f.	56,335	59,507
B. Square f eet of parking lot open space required by Chapter 33, as indicated on site plan: No. outside/ground-level parking spaces 120 x 10 s.f. per parking spaces =	1,200	1,200
C. Total s.f. of landscaped open space required by Chapter 33 A + B =	59,535	60,707
LAWN AREA CALCULATION		
A. 60,535 total s.f. of landscaped open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = 60 % x 59,535 s.f. =	35,721	34,690
TREES		
A. No. trees required per net lot size: Less existing number of trees meeting minimum requirements = 26 trees x lot acre	522	"/"522
B. % Palms Allowed: No. trees required x 30% =	157	"/"169
C. % Natives Required: No. trees provided x 30% =	157	"/"204
D. Street trees (maximum average spacing of 25' o.c.) 13,945 linear feet along street =	559	399
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.) linear feet along street / 25 =	168	N/A
F. Total Trees Required: A + D + E = 921 Total Trees	921	"/"921
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	9,210	"/"9,283
B. No. shrubs allowed x 30% = No. of native shrubs required	2,763	"/"5,627

SEE LANDSCAPE

* Indicates 10 trees of which 8 are native and 370 shrubs, of which 308 are native from TOT LOT & DOG PARK landscape plans. Refer to L-11 and L-12.

– Indicates trees and shrubs from typical buildings as amended below. See sheets L-13 through L-17 for Typical Landscape Plans.

Typical Buildings Landscape Plans Breakdown:

Typical Building Type 5A (QTY 10): Trees = 70, Shrubs = 1,100, Native Trees = 50, Native Shrubs = 550	Typical Building Type 8A (QTY 3): Trees = 30, Shrubs = 510, Native Trees = 24, Native Shrubs = 447	Typical Building Type 10A (QTY 4): Trees = 52, Shrubs = 880, Native Trees = 42, Native Shrubs = 640
Typical Building Type 6A (QTY 11): Trees = 88, Shrubs = 1,430, Native Trees = 66, Native Shrubs = 1,023	Typical Building Type 9A (QTY 2): Trees = 24, Shrubs = 400, Native Trees = 18, Native Shrubs = 332	

TOTALS: 294 trees, of which 196 are native. 4,329 shrubs, of which 3,442 are native.

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD GS.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

Mitigation

Total SqFt TREE Canopy Removed	33,089
Total SqFt Specimen TREE Canopy Removed (x2)	79,860
Total SqFt PALM Canopy Removed	8,924
Total SqFt Specimen PALM Canopy Removed	13,686
Total SqFt Specimen PALM & Tree Canopy Removed	93,545
Total Credits Required	**135,558**
Total Credits Provided	**218,400**

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	NOTES
LOT TREES							
	CD	19	Coccoloba diversifolia Pigeon Plum	8' HT, X 1.5" CAL.		Y	-
	CE4	90	Conocarpus erectus Green Buttonwood	8' HT, X 1.5" CAL.		Y	-
	CS	80	Conocarpus erectus sericeus Silver Buttonwood	8' HT, X 1.5" CAL.		Y	-
	LS	48	Lagerstroemia speciosa Queen's Crape Myrtle	10' HT, X 2" CAL.		N	-
	MFS	17	Myrcianthes fragrans Simpson's Stopper	8' HT, X 1.5" CAL.		Y	STANDARD / SINGLE TRUNK
	TH	12	Tabebuia heterophylla Pink Tabebuia	10' HT, X 4' SPR, X 2" CAL.		N	-
STREET TREES							
	BN	6	Bismarckia nobilis Bismarck Palm	15' O.A. HT.		N	STREET TREE
	BS1	41	Bursera simaruba Gumbo Limbo	12' HT, X 6' SPR, X 2" CAL.	-	Y	STREET TREE
	CO1	47	Chrysophyllum oliviforme Satinleaf	12' HT, X 6' SPR, X 2" CAL.		Y	STREET TREE
	CD1	28	Coccoloba diversifolia Pigeon Plum	12' HT, X 6' SPR, X 2" CAL.		Y	STREET TREE
	CE1	7	Conocarpus erectus Green Buttonwood	12' HT, X 6' SPR, 2" CAL.		Y	STREET TREE
	CS1	48	Conocarpus erectus sericeus Silver Buttonwood	12' HT, X 6' SPR, X 2" CAL.		Y	STREET TREE
	LS1	13	Lagerstroemia indica 'Muskogee' Muskogee Crape Myrtle	12' HT, X 6' SPR, X 2" CAL.	-	N	STREET TREE / SINGLE TRUNK
	LI1	9	Lagerstroemia indica 'Natchez' Natchez Crape Myrtle	12' HT, X 6' SPR, X 2" CAL.	-	N	STREET TREE / SINGLE TRUNK
	LL	11	Lysiloma latisiliqua Wild Tamarind	12' HT, X 6' SPR, X 2" CAL.		Y	STREET TREE
	MF	53	Myrcianthes fragrans Simpson's Stopper	12' HT, X 4' SPR, 2" CAL.		Y	STREET TREE
	QV1	50	Quercus virginiana Live Oak	12' HT, X 6' SPR, X 2" CAL.		Y	STREET TREE
	RE	30	Roystonea elata Florida Royal Palm	10' G.W., 22' MIN.		Y	STREET TREE
	TH1	55	Tabebuia heterophylla Pink Tabebuia	12' HT, X 6' SPR, X 2" CAL.		N	STREET TREE
SHRUBS							
	CG	1,529	Clusia guttifera Small Leaf Clusia	24" HT, X 24" SPR, / 24" O.C.		Y	-
	CE1	36	Conocarpus erectus Green Buttonwood	30" HT, X 24" SPR, / 24" O.C.		Y	-
	LJ	3	Ligustrum japonicum Japanese Privet	6' HT, X 6' SPR.		N	MULTI TRUNK
SHRUB AREAS							
	CH	342	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	24" HT, X 24" SPR, / 18" O.C.		Y	-
	HP	113	Hamelia patens Firebush	24" HT, X 18" SPR, / 18" O.C.		Y	-
	SA	595	Schefflera arboricola 'Trinette' Variegated Schefflera	24" HT, X 24" SPR, / 18" O.C.		N	-
GROUND COVERS							
	FM	1,627	Ficus microcarpa Green Island ficus	18" HT, X 18" SPR, / 18" O.C.		N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD			

Canopy Replacement Calculations

Tree / Palm	Quantity	Credit	Total Credits
Native Shade (Hardwood) Tree 1	199	500	99,500
Non-Native Shade (Hardwood) (Category 1)	0	500	0
Native Shade Tree (Hardwood) (Category 2)	200	300	60,000
Non-Native Shade Tree (Hardwood) (Category 2)	67	300	20,100
Native Small Tree (Category 3)	70	200	14,000
Non-Native Small Tree (Category 3)	70	200	14,000
Native Palm (Category 1)	30	300	9,000
Non-Native Palm (Category 1)	6	300	1,800
Native Palm (Category 2)	0	100	0
Non-Native Palm (Category 2)	0	100	0
TOTAL CREDITS PROVIDED			**218,400**
TOTAL TREES			**606**
TOTAL PALM			**36**
TOTAL % NATIVE TREES			**78%**
TOTAL % PALMS			**6%**

WITKIN HULTS + PARTNERS
307 North 21st Avenue, Hollywood, Florida
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www.witkinhultspl.com

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Project: SW 280TH ST ASSEMBLAGE
MIAMI-DADE COUNTY
INDEX

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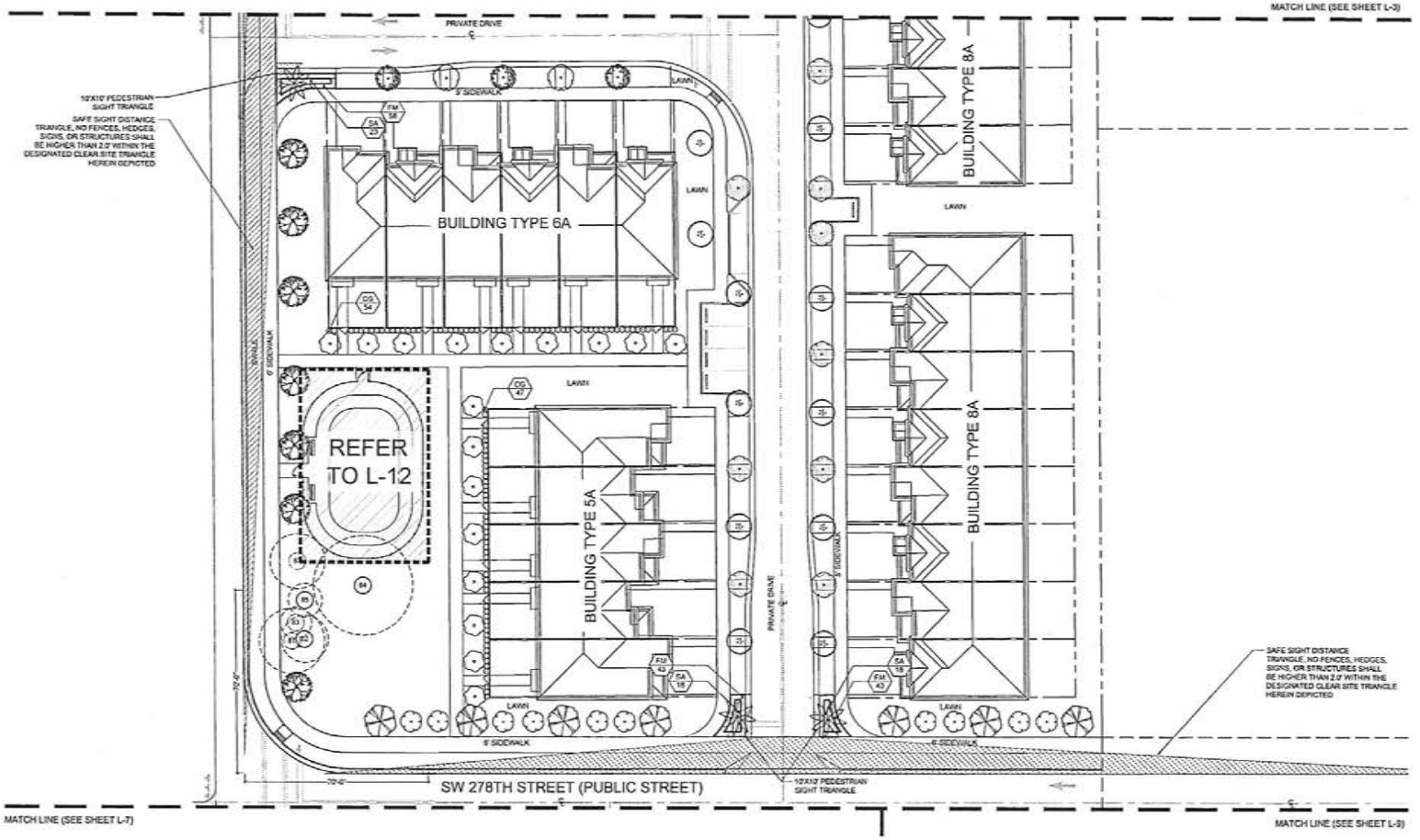
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Drawn by: LSC
Sheet No.:

L-1

Cad #.: 2024-046

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LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

LEGEND

- ⊙ EXISTING TREE TO REMAIN
- ◌ TREE CANOPY

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Project: SW 280TH ST ASSEMBLAGE
MIAMI-DADE COUNTY
LANDSCAPE PLAN

Revisions | Date | By

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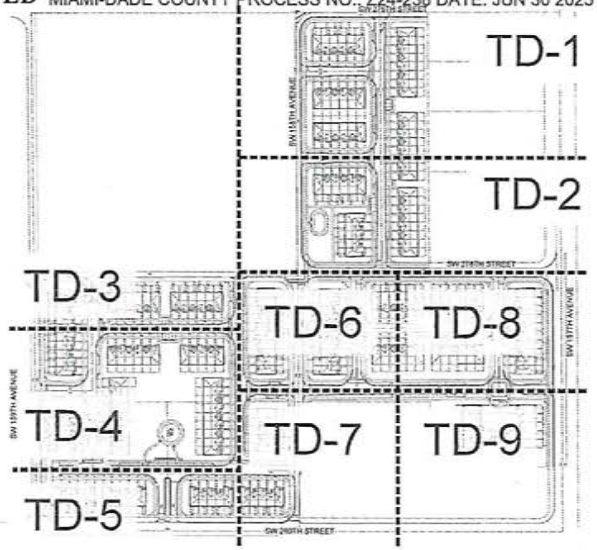
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Member A.S.L.A.

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Date: 09/16/2024
Scale: See Left
Drawn by: LSC
Sheet No.

L-3

Cad Id.: 2024-046

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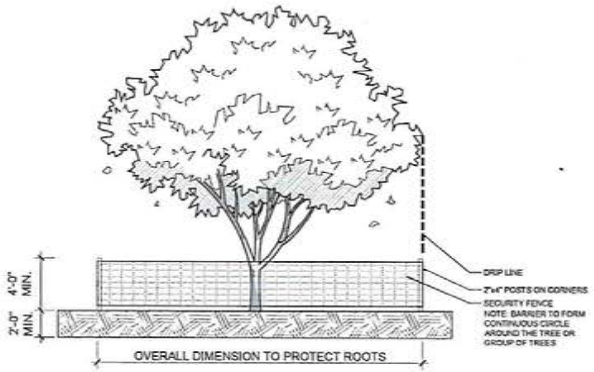


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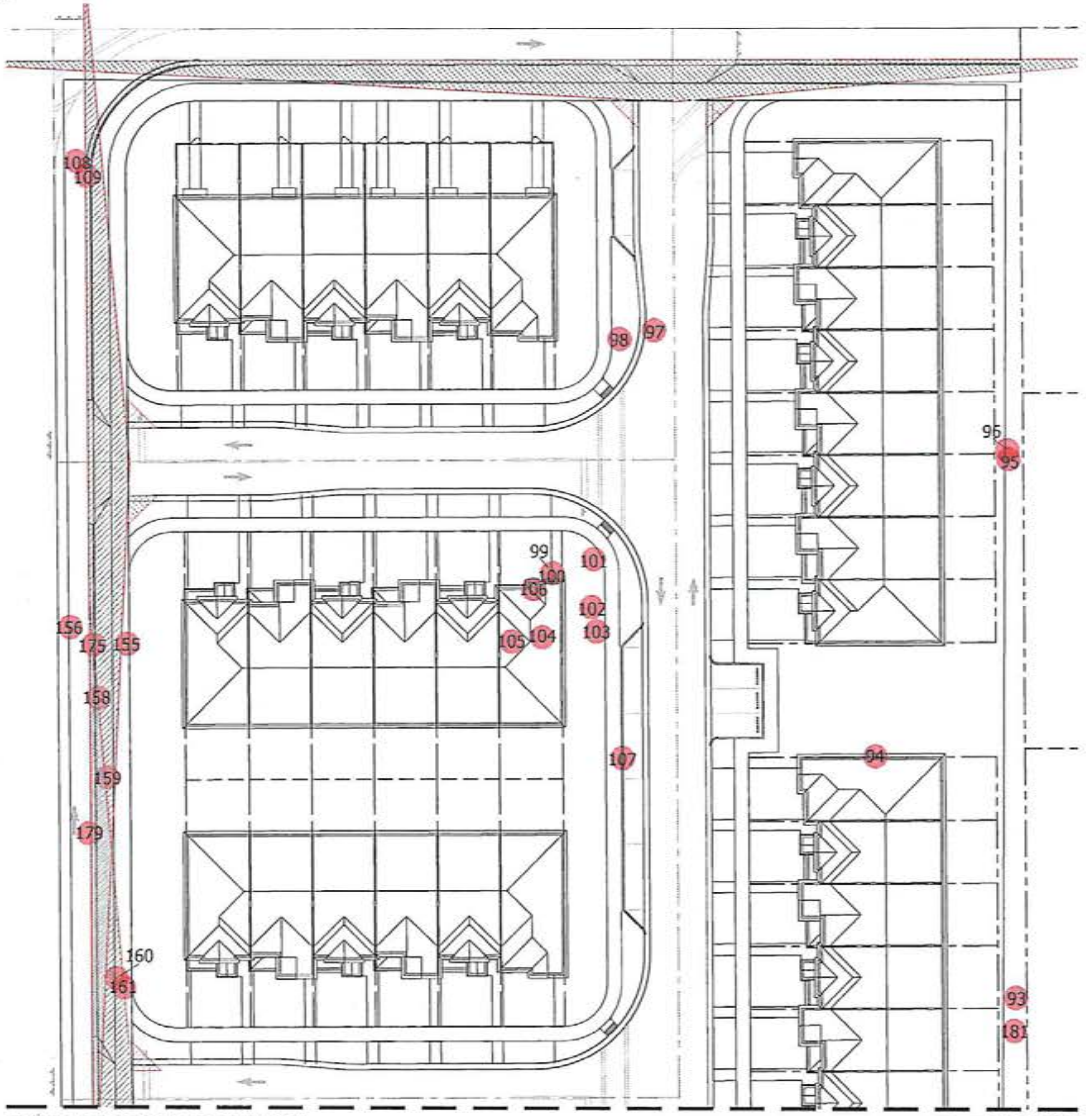
NORTH

SHEET INDEX	
TD-1	INDEX & TREE DISPOSITION PLAN
TREE DISPOSITION PLAN TD-2 THROUGH TD-9	
TREE DISPOSITION LIST TD-10 THROUGH TD-16	

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Total SqFt Specimen PALM Canopy Removed	13,686
Total SqFt Specimen PALM & Tree Canopy Removed	93,545
Total Credits Required	**135,558**



TREE PROTECTION DETAIL
Scale: N.T.S.



TREE DISPOSITION PLAN
Scale: 1" = 20'-0"

NORTH

LEGEND

- #x TREE TO REMOVE
- #x TREE TO REMAIN
- OFF-SITE TREE
- TREE PROTECTION

WITKIN HULTS + PARTNERS

Project: SW 280TH ST ASSEMBLAGE
MIAMI-DADE COUNTY
TREE DISPOSITION PLAN

Revisions	Date	By

Seal

Lic. # LA0667290
Member A.S.L.A.

Drawing: TREE DISPOSITION PLAN
Date: 09/15/2024
Scale: See Left
Drawn by: LSC
Sheet No.

TD-1

Cad/Id. 2024-046

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TREE DISPOSITION PLAN

Scale: 1" = 20'-0"

NORTH

LEGEND	
#x	TREE TO REMOVE
#x	TREE TO REMAIN
	OFF-SITE TREE
	TREE PROTECTION

WITKIN HULTS + PARTNERS

Project: SW 280TH ST ASSEMBLAGE
MIAMI-DADE COUNTY
TREE DISPOSITION PLAN

Revisions: Date: By:

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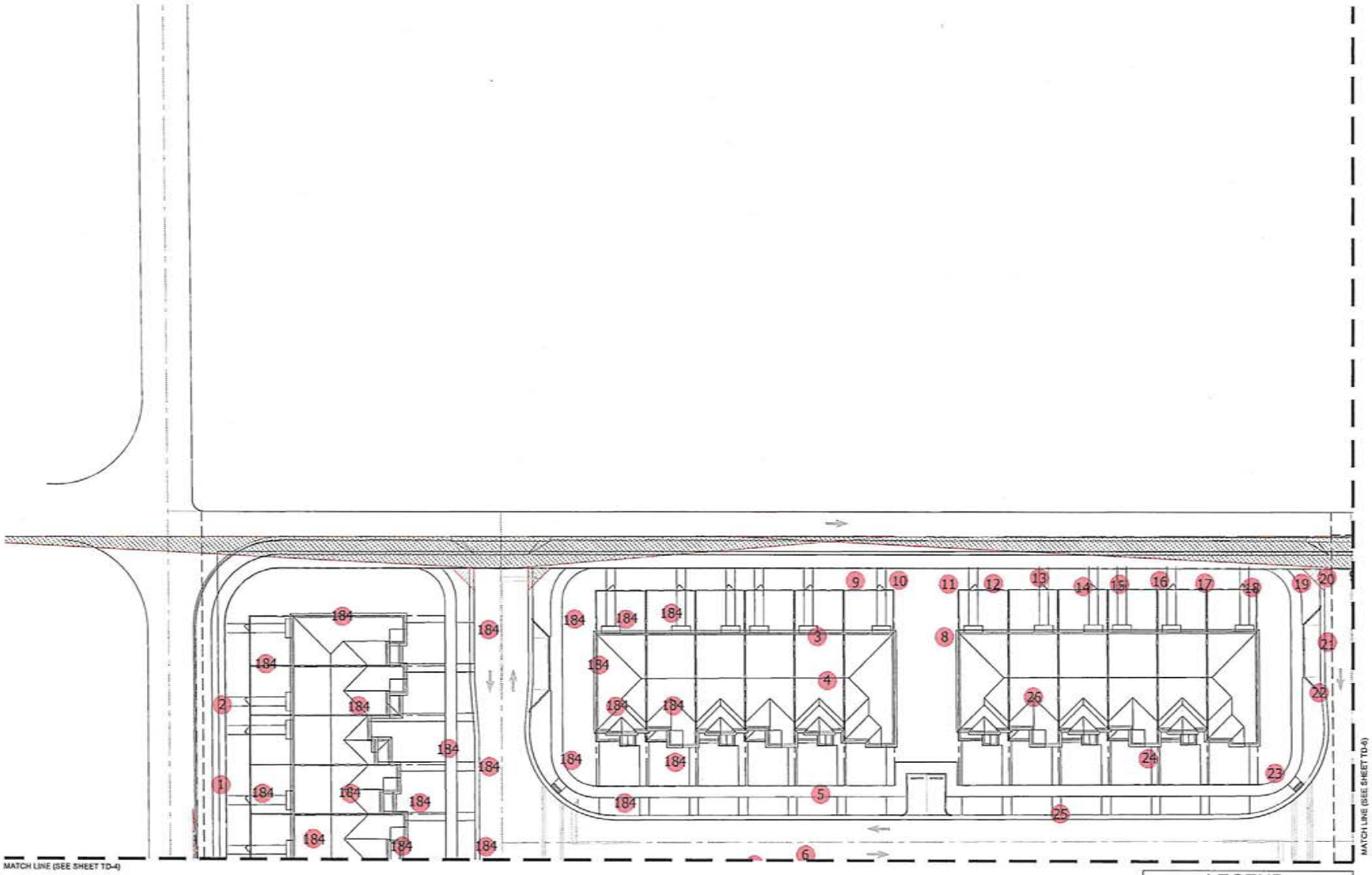
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Date: 05/16/2024
Scale: See Left
Drawn by: LBC
Sheet No.

TD-2

Cad Id.: 2024-046

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TREE DISPOSITION PLAN

NORTH

Scale: 1" = 20'-0"

WITKIN HULTS + PARTNERS

Project

SW 280TH ST ASSEMBLAGE

MIAMI-DADE COUNTY

TREE DISPOSITION PLAN

Revisions | Date | By:

Seal

Lic. # LA0667293
Member A.S.L.A.

Drawing: TREE DISPOSITION PLAN
Date: 09/16/2024
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Sheet No.:

TD-3

Cad Id.: 2024-046

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA



TREE DISPOSITION PLAN

Scale: 1" = 20'-0"

NORTH

LEGEND

- #x TREE TO REMOVE
- #x TREE TO REMAIN
- OFF-SITE TREE
- TREE PROTECTION

WITKIN HULTS + PARTNERS

SW 280TH ST ASSEMBLAGE

MIAMI-DADE COUNTY

TREE DISPOSITION PLAN

Project

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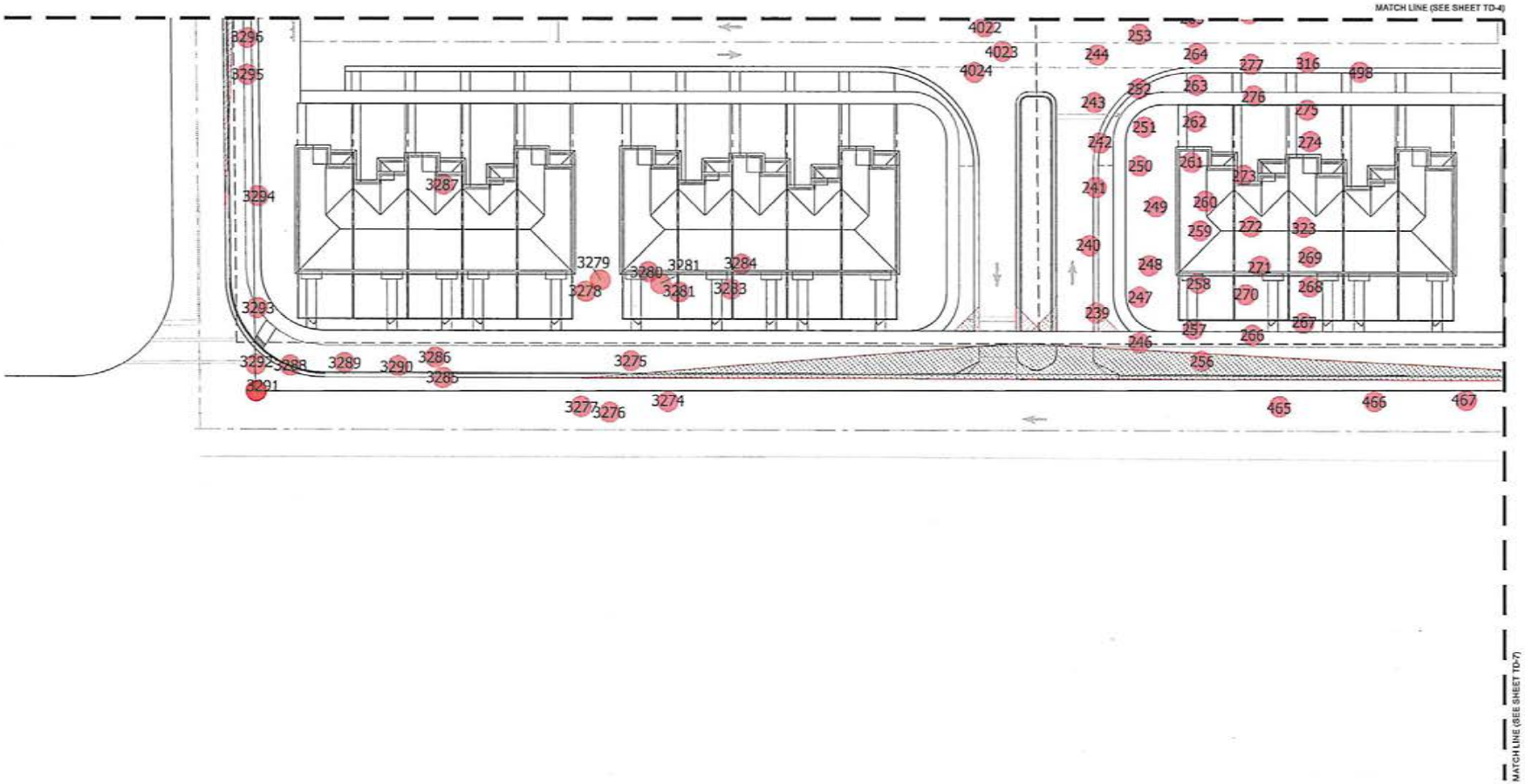
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Member A.S.L.A.

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Date: 09/05/2024
Scale: See Left
Drawn by: LSC
Sheet No.

TD-4

Cad No. 2024-048

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA



TREE DISPOSITION PLAN

Scale: 1" = 20'-0"

NORTH

LEGEND

- TREE TO REMOVE
- TREE TO REMAIN
- OFF-SITE TREE
- TREE PROTECTION

WITKIN HULTS + PARTNERS

Project: SW 280TH ST ASSEMBLAGE
MIAMI-DADE COUNTY
TREE DISPOSITION PLAN

Revisions | Date | By

Seal

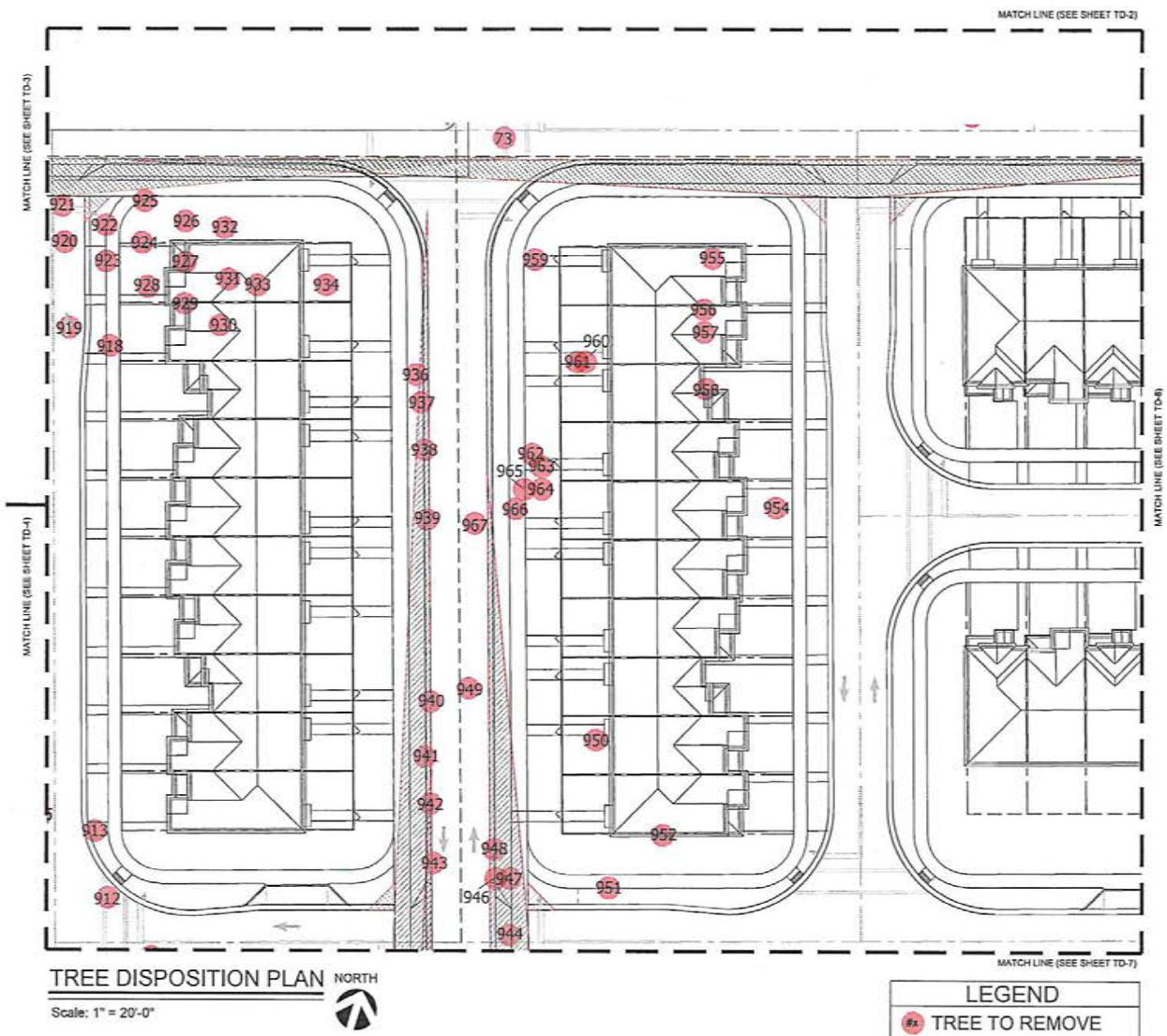
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Member A.S.L.A.

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Date: 03/15/2024
Scale: See Left
Drawn by: LBC
Sheet No.

TD-5

Cad Id.: 2024-046

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA



TREE DISPOSITION PLAN

Scale: 1" = 20'-0"

NORTH

LEGEND

- #x TREE TO REMOVE
- #x TREE TO REMAIN
- OFF-SITE TREE
- TREE PROTECTION

WITKIN HULTS + PARTNERS

Project: SW 280TH ST ASSEMBLAGE
MIAMI-DADE COUNTY
TREE DISPOSITION PLAN

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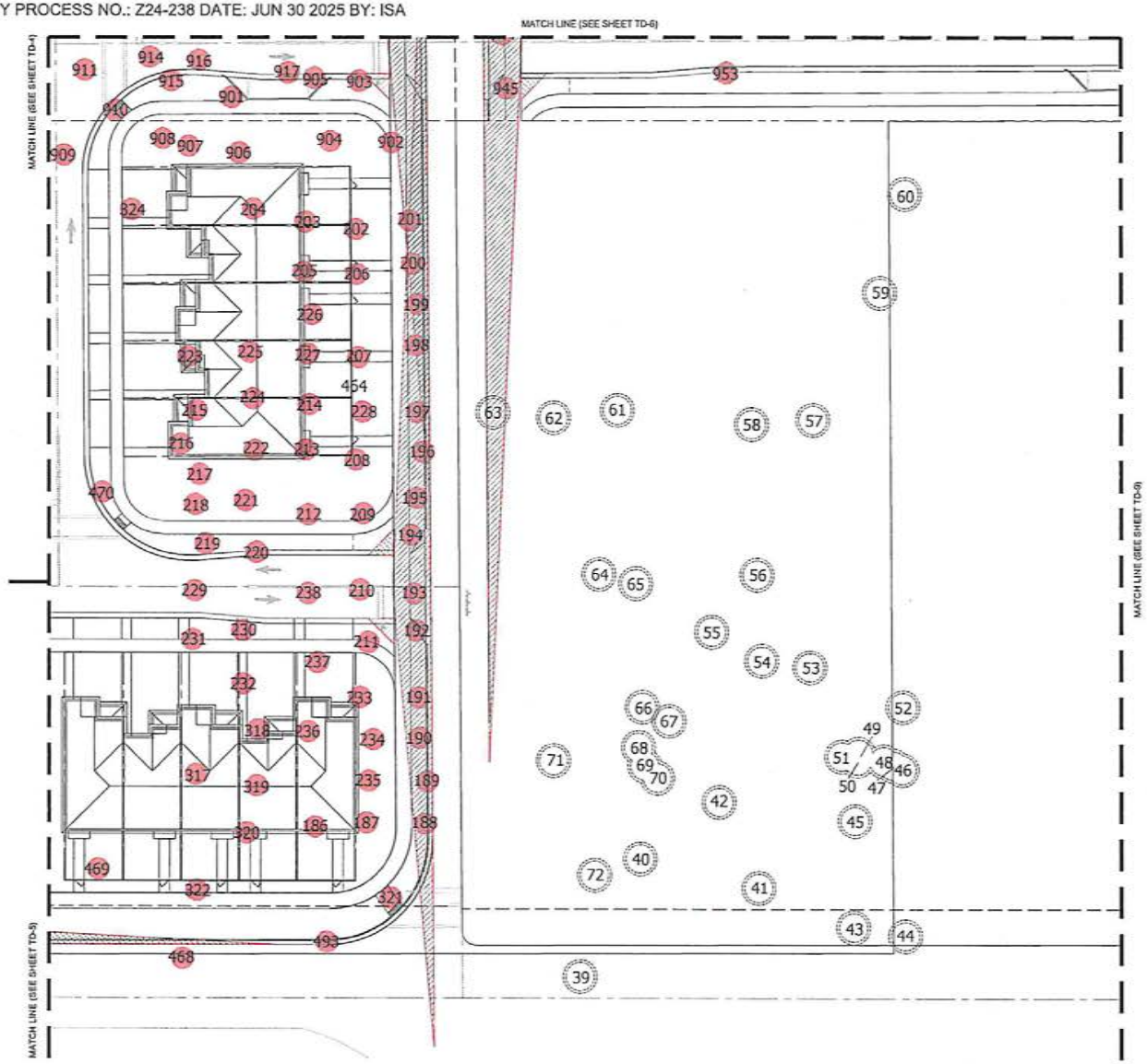
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Member A.S.L.A.

Drawing: TREE DISPOSITION PLAN
Date: 03/15/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

TD-6

Cad Id.: 2024-046

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA



TREE DISPOSITION PLAN

Scale: 1" = 20'-0"

NORTH

LEGEND

- #x TREE TO REMOVE
- #x TREE TO REMAIN
- OFF-SITE TREE
- TREE PROTECTION

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MIAMI-DADE COUNTY
TREE DISPOSITION PLAN

Revisions: Date: By:

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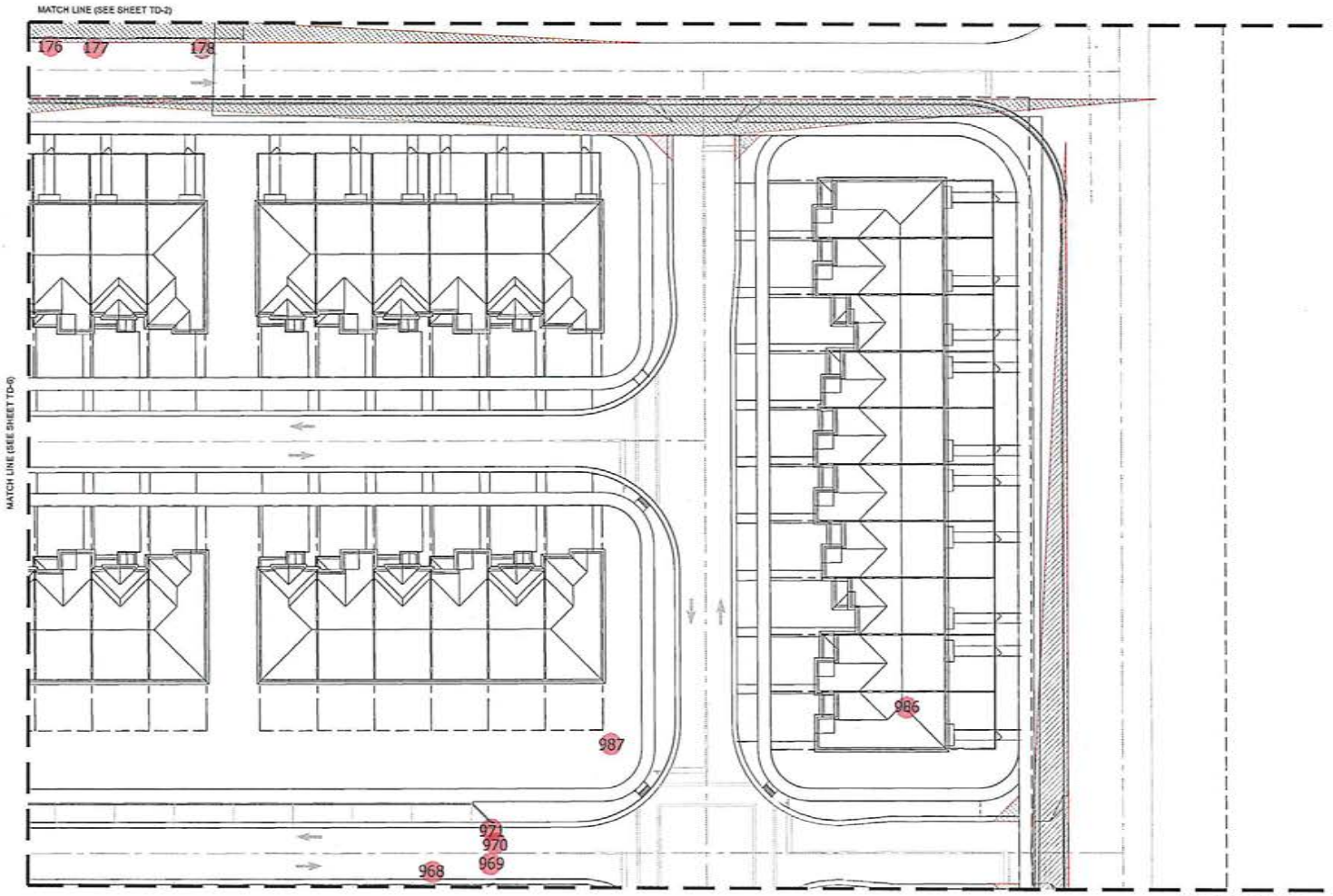
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Member: A.S.L.A.

Drawing: TREE DISPOSITION PLAN
Date: 05/15/2024
Scale: See Left
Drawn by: LBC
Sheet No.

TD-7

Cad Id.: 2024-048

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA



TREE DISPOSITION PLAN

Scale: 1" = 20'-0"

NORTH

LEGEND

- TREE TO REMOVE
- TREE TO REMAIN
- OFF-SITE TREE
- TREE PROTECTION

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Project

SW 280TH ST ASSEMBLAGE

MIAMI-DADE COUNTY

TREE DISPOSITION PLAN

Revisions	Date	By

Seal

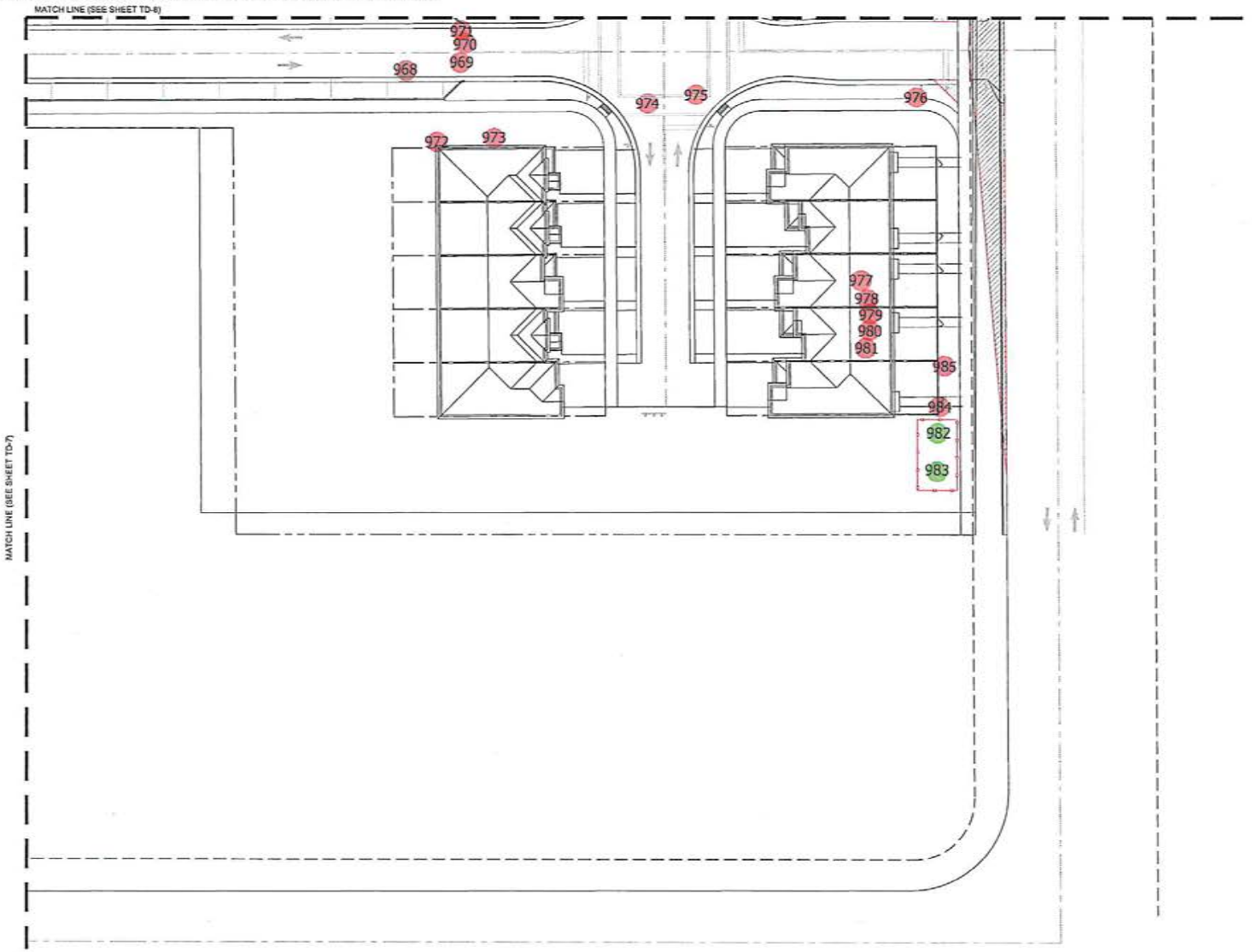
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Drawing: TREE DISPOSITION PLAN
Date: 09/16/2024
Scale: See Left
Drawn by: LSC
Sheet No.

TD-8

Cad Id.: 2024-048

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA



TREE DISPOSITION PLAN

Scale: 1" = 20'-0"

NORTH

LEGEND

- #x TREE TO REMOVE
- #x TREE TO REMAIN
- OFF-SITE TREE
- TREE PROTECTION

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Project

SW 280TH ST ASSEMBLAGE

MIAMI-DADE COUNTY

TREE DISPOSITION PLAN

Revisions	Date	By

Seal

Lic. # LA0957290
Member: A.S.L.A.

Drawing: TREE DISPOSITION PLAN
Date: 09/16/2024
Scale: See Left
Drawn by: LSC
Sheet No.

TD-9

Cad Id.: 2024-046

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA

Ref #	Common Name	Botanical Name	D.B.H. (IN)	HEIGHT (FT)	Canopy Ø (ft)	Specimen (DBH ≥ 18")	Classification	Trees		Palms			Mitigation Required	Condition	Disposition	Notes
								Canopy (sqft)	Specimen Canopy (sqft) = 2x	Canopy (sqft)	Specimen Canopy (sqft) = 2x	Condition				
1	Live Oak	*Quercus virginiana*	15.2	25	40	NO	TREE	1256.0					YES	Good	REMOVE	
2	Live Oak	*Quercus virginiana*	14.1	25	35	NO	TREE	961.6					YES	Good	REMOVE	
3	Red Mulberry	*Morus rubra*	8	18	20	NO	TREE	314.0					YES	Good	REMOVE	
4	Avocado	*Persea americana*	20.8	14	15	NO	TREE						NO	Good	REMOVE	
5	Avocado	*Persea americana*	13.3	13	15	NO	TREE						NO	Good	REMOVE	
6	Avocado	*Persea americana*	12.1	14	16	NO	TREE						NO	Good	REMOVE	
7	Lychee	*Litchi chinensis*	8.1	15	17	NO	TREE	226.9					YES	Good	REMOVE	
8	Pride of India	*Lagerstroemia speciosa*	15.2	32	30	NO	TREE	706.5					YES	Good	REMOVE	
9	Foxtail Palm	*Wodyetia bifurcata*	10.9	12	10	NO	PALM			78.5			YES	Good	REMOVE	
10	Christmas Palm	*Adonidia merrillii*	4.9	9	12	NO	PALM			113.3			YES	Good	REMOVE	3 stems
11	Foxtail Palm	*Wodyetia bifurcata*	10.5	15	12	NO	PALM			113.3			YES	Good	REMOVE	
12	Christmas Palm	*Adonidia merrillii*	6.6	13	8	NO	PALM			50.2			YES	Good	REMOVE	
13	Foxtail Palm	*Wodyetia bifurcata*	11.1		12	NO	PALM			113.3			YES	Good	REMOVE	
14	Christmas Palm	*Adonidia merrillii*	6.3	15	10	NO	PALM			78.5			YES	Good	REMOVE	2 stems
15	Foxtail Palm	*Wodyetia bifurcata*	10.2	15	12	NO	PALM			113.3			YES	Good	REMOVE	
16	Christmas Palm	*Adonidia merrillii*	5.8	14	12	NO	PALM			113.3			YES	Good	REMOVE	
17	Foxtail Palm	*Wodyetia bifurcata*	10.6	14	11	NO	PALM			95.0			YES	Good	REMOVE	
18	Christmas Palm	*Adonidia merrillii*	6	13	12	NO	PALM			113.3			YES	Good	REMOVE	2 stems
19	Foxtail Palm	*Wodyetia bifurcata*	10.6	13	12	NO	PALM			113.3			YES	Good	REMOVE	
20	Christmas Palm	*Adonidia merrillii*	6.4	14	15	NO	PALM			176.5			YES	Good	REMOVE	
21	Live Oak	*Quercus virginiana*	27.9	48	37	YES	TREE						YES	Good	REMOVE	Codominant stems at 4', damage to one major branch, uplifted stems
22	Bottle Palm	*Hyophorbe lagenicaulis*	13.9	6	6	NO	PALM			28.3			YES	Good	REMOVE	
23	Live Oak	*Quercus virginiana*	34.8	50	85	YES	TREE		6618.9				YES	Good	REMOVE	Minor damage, codominant stems with included bark
24	Bismarck Palm	*Bismarckia nobilis*	18.5	30	20	YES	PALM				628.6		YES	Good	REMOVE	Over 34' with crown
25	Live Oak	*Quercus virginiana*	24.4	45	50	YES	TREE		3925.0				YES	Good	REMOVE	Covered in bromeliads, many of incl conditions, no major damage, leaning
26	Live Oak	*Quercus virginiana*	25.5	45	60	YES	TREE		5652.0				YES	Good	REMOVE	Vines and bromeliads, old tree, no major damage
27	Foxtail Palm	*Wodyetia bifurcata*	10.3	18	13	NO	PALM			132.7			YES	Good	REMOVE	
28	Foxtail Palm	*Wodyetia bifurcata*	9.1	18	13	NO	PALM			132.7			YES	Good	REMOVE	
29	Christmas Palm	*Adonidia merrillii*	5.8	13	15	NO	PALM			176.5			YES	Good	REMOVE	3 stems
30	Wild Date Palm	*Phoenix reclinata*	9.2	5	7	NO	TREE	38.5					YES	Good	REMOVE	
31	Mexican Fan Palm	*Washingtonia robusta*	8.9	16	10	NO	PALM			78.5			YES	Good	REMOVE	
32	Banana	*Musa Banana*	7.1			NO	TREE						NO	Good	REMOVE	Cluster. Mapped awkwardly.
33	Avocado	*Persea americana*	14.9	17	18	NO	TREE						NO	Good	REMOVE	
34	Avocado	*Persea americana*	5.6	11	15	NO	TREE						NO	Good	REMOVE	
35	Avocado	*Persea americana*	12.5	14	22	NO	TREE						NO	Good	REMOVE	
36	Yellow Poinciana	*Peltophorum pterocarpum*	10.6	16	40	NO	TREE	1256.0					YES	Good	REMOVE	
37	Live Oak	*Quercus virginiana*	9.9	18	20	NO	TREE	314.0					YES	Good	REMOVE	
38	Live Oak	*Quercus virginiana*	11.6	20	25	NO	TREE	490.6					YES	Good	REMOVE	
39	Seagrape	*Coccoloba uvifera*	10.7, 6, 6	22	25	YES	TREE						NO	Good	OFF-SITE TREE	Multi-pin stems from base, minor damage
40	Coconut Palm	*Cocos nucifera*	6.5	8	12	NO	PALM						NO	Good	OFF-SITE TREE	
41	Weeping Fig	*Ficus benjamina*	120	55	70	YES	TREE						NO	Good	OFF-SITE TREE	No major defect, very large tree within a tree well
42	Cabbage Palm	*Sabal palmetto*	8.2	13	15	NO	PALM						NO	Good	OFF-SITE TREE	Two stems
43	Cabbage Palm	*Sabal palmetto*	9.4	8	11	NO	PALM						NO	Good	OFF-SITE TREE	
44	Queen Palm	*Syagrus romanzoffiana*	9.8	15	13	NO	PALM						NO	Good	OFF-SITE TREE	
45	Cabbage Palm	*Sabal palmetto*	8.3	9	15	NO	PALM						NO	Good	OFF-SITE TREE	
46	African Spear	*Dracaena angolensis*	8.5	14	14	NO	TREE						NO	Good	OFF-SITE TREE	Two stems
47	African Spear	*Dracaena angolensis*	6	14	12	NO	TREE						NO	Good	OFF-SITE TREE	Multi-stem
48	Triangle palm	*Dypsis decaryi*	11.3	7	8	NO	PALM						NO	Good	OFF-SITE TREE	Multi-stem
49	Solitaire Palm	*Ptychosperma elegans*	3.5	12	7	NO	PALM						NO	Good	OFF-SITE TREE	
50	Solitaire Palm	*Ptychosperma elegans*	3.3	16	7	NO	PALM						NO	Good	OFF-SITE TREE	Two stems
51	Areca Palm	*Dypsis lutescens*	2.3	6	7	NO	PALM						NO	Good	OFF-SITE TREE	
52	Areca Palm	*Dypsis lutescens*	1.9	12	6	NO	PALM						NO	Good	OFF-SITE TREE	10 stems
53	Croton Plant	*Codiaeum variegatum*	2.3	9	4	NO	TREE						NO	Good	OFF-SITE TREE	Multi-stem
54	African Spear	*Dracaena angolensis*	5.5	12	4	NO	TREE						NO	Good	OFF-SITE TREE	
55	West Indian Mahogany	*Swietenia mahogani*	34	32	37	YES	TREE						NO	Fair	OFF-SITE TREE	Codominant stems at 3 feet, root rot.
56	African Spear	*Dracaena angolensis*	4.4	14	11	NO	TREE						NO	Good	OFF-SITE TREE	Multi-stem
57	Slash Pine	*Pinus elliottii*	13.7	30	22	NO	TREE						NO	Good	OFF-SITE TREE	
58	Slash Pine	*Pinus elliottii*	13.3	26	17	NO	TREE						NO	Good	OFF-SITE TREE	
59	Avocado	*Persea americana*	8.9, 12	15	17	NO	TREE						NO	Good	OFF-SITE TREE	
60	Queen Palm	*Syagrus romanzoffiana*	9.1	14	12	NO	PALM						NO	Good	OFF-SITE TREE	
61	Avocado	*Persea americana*	8.5	20	20	NO	TREE						NO	Good	OFF-SITE TREE	Three stems
62	Slash Pine	*Pinus elliottii*	4.7	14	4	NO	TREE						NO	Poor	OFF-SITE TREE	
63	Cabbage Palm	*Sabal palmetto*	12.7	5	9	NO	PALM						NO	Good	OFF-SITE TREE	
64	Queen Palm	*Syagrus romanzoffiana*	7.8	9	8	NO	PALM						NO	Good	OFF-SITE TREE	
65	African Spear	*Dracaena angolensis*	2.3	11	11	NO	TREE						NO	Good	OFF-SITE TREE	Multi-stem
66	Areca Palm	*Dypsis lutescens*	2.1	12	10	NO	PALM						NO	Good	OFF-SITE TREE	Multi-stem
67	African Spear	*Dracaena angolensis*	3.1	12	7	NO	TREE						NO	Good	OFF-SITE TREE	Multi-stem
68	Coconut Palm	*Cocos nucifera*	8.5	14	12	NO	PALM						NO	Good	OFF-SITE TREE	
69	Queen Palm	*Syagrus romanzoffiana*	10.3	12	10	NO	PALM						NO	Good	OFF-SITE TREE	
70	Everglades Palm	*Acoelorraphe wrightii*	8	12	12	NO	PALM						NO	Good	OFF-SITE TREE	Multi-stem
71	Queen Palm	*Syagrus romanzoffiana*	5.2	9	7	NO	PALM						NO	Good	OFF-SITE TREE	Two stems
72	Areca Palm	*Dypsis lutescens*	2	10	7	NO	PALM						NO	Good	OFF-SITE TREE	
73	Royal Poinciana	*Delonix regia*	16	32	25	NO	TREE	490.6					YES	Good	REMOVE	
74	Royal Poinciana	*Delonix regia*	24	35	30	YES	TREE		1413.0				YES	Poor	REMOVE	Dominant stem missing (broken off), lots of pothos
75	Royal Poinciana	*Delonix regia*	14	38	20	NO	TREE	314.0					YES	Good	REMOVE	
76	Royal Poinciana	*Delonix regia*	14.4	33	25	NO	TREE	490.6					YES	Good	REMOVE	
77	Royal Poinciana	*Delonix regia*	11.8	34	15	NO	TREE	176.6					YES	Good	REMAIN	
78	Royal Poinciana	*Delonix regia*	12.8	35	18	NO	TREE	254.3					YES	Good	REMOVE	
79	Royal Poinciana	*Delonix regia*	16	34	25	NO	TREE	490.6					YES	Good	REMOVE	
80	Royal Poinciana	*Delonix regia*	16	38	30	NO	TREE						NO	Good	REMAIN	
81	Strangler Fig	*Ficus aurea*	19.2	29	25	YES	TREE						NO	Fair	REMAIN	Many pothos, restricted canopy with minor damage
82	Strangler Fig	*Ficus aurea*	13.9	20	18	NO	TREE						NO	Good	REMAIN	
83	Strangler Fig	*Ficus aurea*	14.1	20	12	NO	TREE						NO	Good	REMAIN	
84	Royal Poinciana	*Delonix regia*	31.5	42	38	YES	TREE		2267.1				YES	Fair	REMAIN	Rot near base, codominant stems at 6 ft, many pothos and vines
85	Strangler Fig	*Ficus aurea*	7.3, 5	17	13	YES	TREE						NO	Good	REMAIN	
86	Royal Poinciana	*Delonix regia*	31	37	30	YES	TREE		1413.0				YES	Fair	REMOVE	Many pothos, root restrictions from rocks
87	Strangler Fig	*Ficus aurea*	60.3	28	21	YES	TREE						NO	Fair	REMAIN	Root restrictions from rocks, some pothos, damage to canopy
88	Live Oak	*Quercus virginiana*	17.9	32	25	NO	TREE	490.6					YES	Good	REMOVE	
89	Willow Bustic	*Sideroxylon salicifolium*	10.4, 5	35	16	NO	TREE	201.0					YES	Good	REMOVE	
90	Willow Bustic	*Sideroxylon salicifolium*	8.3	33	22	NO	TREE	379.9					YES	Good	REMOVE	
91	Mexican Fan Palm	*Washingtonia robusta*	10.2	38	8	NO	PALM			50.2			YES	Good	REMOVE	
92	Live Oak	*Quercus virginiana*	17	34	35	NO	TREE	961.6					YES	Good	REMOVE	
93	Areca Palm	*Dypsis lutescens*	3	17	18	NO	PALM			254.3			YES	Good	REMOVE	
94	Sacred Fig	*Ficus religiosa*	22	38	40	NO	TREE	1256.0					YES	Good	REMOVE	
95	Pigeon	*Cecropia palmata*	6.9	14	3	NO	TREE						NO	Good	REMOVE	
96	Banana	*Musa Banana*	5.2	12	7	NO	TREE						NO	Good	REMOVE	
97	Strangler Fig	*Ficus aurea*	24	38	30	YES	TREE		1413.0				YES	Good	REMOVE	Lower branches damaged but not affecting dominant leader
98	Strangler Fig	*Ficus aurea*	30	38	25	YES	TREE		981.3				YES	Good	REMOVE	No major defect, canopy restriction from adjacent tree
99	Live Oak	*Quercus virginiana*	13.9	33	22	NO	TREE	379.9					YES	Good	REMOVE	

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Project:
SW 280TH ST ASSEMBLAGE
MIAMI-DADE COUNTY
TREE DISPOSITION LIST

Revisions:	Date:	By:

Seal

Lic. # LA0667290
Member: A.S.L.A.

Drawing: Tree Disposition List
Date: 09/19/2024
Scale: NTS
Drawn by: LBC
Sheet No.

TD-10

Cad Id.: 2024-048

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA

Ref #	Common Name	Botanical Name	D.B.H. (IN)	HEIGHT (FT)	Canopy Ø (ft)	Specimen (DBH ≥ 18")	Classification	Trees		Palms			Mitigation Required	Condition	Disposition	Notes
								Canopy (sq/ft)	Specimen Canopy (sq/ft) + 2x	Canopy (sq/ft)	Specimen Canopy (sq/ft) + 2x	Condition				
100	Willow Bustic	Sideroxylon salicifolium	6.9	32	15	NO	TREE	176.6					YES	Good		
101	Cabbage Palm	Sabal palmetto	9.1	7	12	NO	PALM			113.0			YES	Good		
102	Live Oak	Quercus virginiana	16	50	30	NO	TREE	706.5					YES	Good		
103	Live Oak	Quercus virginiana	11.1	27	25	NO	TREE	490.6					YES	Good		
105	Live Oak	Quercus virginiana	11.9	26	24	NO	TREE	452.2					YES	Good		
106	Live Oak	Quercus virginiana	18.4	32	27	YES	TREE		1144.5				YES	Fair		Good condition, slight lean with one sided growth
104	Krug's Holly	Ilex krugiana	10	20	17	NO	TREE	226.9					YES	Good		
107	Live Oak	Quercus virginiana	14.8	24	28	NO	TREE	615.4					YES	Good		
108	Papaya	Carica papaya	2.5	6	3	NO	TREE						NO	Good		
109	Papaya	Carica papaya	4.9	14	4	NO	TREE						NO	Good		
110	Willow Bustic	Sideroxylon salicifolium	4.9	22	14	NO	TREE	153.9					YES	Good		
111	Live Oak	Quercus virginiana	7.7	22	18	NO	TREE	254.3					YES	Good		
112	Live Oak	Quercus virginiana	9.6	25	25	NO	TREE	490.6					YES	Good		
113	Willow Bustic	Sideroxylon salicifolium	3.1	20	12	NO	TREE	113.0					YES	Good		
114	Live Oak	Quercus virginiana	9.2	17	25	NO	TREE	490.6					YES	Good		
115	Live Oak	Quercus virginiana	8.2	25	17	NO	TREE	226.9					YES	Good		
116	Willow Bustic	Sideroxylon salicifolium	8.2	34	12	NO	TREE	113.0					YES	Good		
117	Willow Bustic	Sideroxylon salicifolium	17.4	35	18	NO	TREE	254.3					YES	Good		3 stems
118	Cabbage Palm	Sabal palmetto	12	7	13	NO	PALM			132.7			YES	Good		
119	Live Oak	Quercus virginiana	11.5	24	30	NO	TREE	706.5					YES	Good		
120	Live Oak	Quercus virginiana	9.3	15	17	NO	TREE	226.9					YES	Good		
121	Live Oak	Quercus virginiana	9.4	19	18	NO	TREE	254.3					YES	Good		
122	Live Oak	Quercus virginiana	12.1	30	24	NO	TREE	452.2					YES	Good		
123	Live Oak	Quercus virginiana	20.3	34	35	YES	TREE		1923.3				YES	Good		No major defect, slight lean and some pruning around 5'
124	Live Oak	Quercus virginiana	12.4	34	27	NO	TREE	572.3					YES	Good		
125	Live Oak	Quercus virginiana	10.7	35	30	NO	TREE	706.5					YES	Good		
126	Live Oak	Quercus virginiana	15.6	35	37	NO	TREE	1074.7					YES	Good		
127	Live Oak	Quercus virginiana	14.1,6	32	20	YES	TREE		628.0				YES	Good		
128	Live Oak	Quercus virginiana	19.9	40	40	YES	TREE		2512.0				YES	Good		No major defects, good form
129	Live Oak	Quercus virginiana	10.3	27	22	NO	TREE	379.9					YES	Good		
130	Live Oak	Quercus virginiana	12.7	35	28	NO	TREE	615.4					YES	Good		
131	Live Oak	Quercus virginiana	11.6	35	25	NO	TREE	490.6					YES	Good		
132	Live Oak	Quercus virginiana	12.7	25	27	NO	TREE	572.3					YES	Good		
133	Live Oak	Quercus virginiana	13	35	35	NO	TREE	961.6					YES	Good		
134	Willow Bustic	Sideroxylon salicifolium	6.9	37	8	NO	TREE	50.2					YES	Good		
135	Live Oak	Quercus virginiana	7	32	18	NO	TREE	254.3					YES	Good		
136	Willow Bustic	Sideroxylon salicifolium	3.2	25	12	NO	TREE	113.0					YES	Good		
137	Live Oak	Quercus virginiana	2.1	12	4	NO	TREE	12.6					YES	Good		
138	Willow Bustic	Sideroxylon salicifolium	4.1	22	13	NO	TREE	132.7					YES	Good		
139	Willow Bustic	Sideroxylon salicifolium	4.1	28	8	NO	TREE	50.2					YES	Good		
140	Willow Bustic	Sideroxylon salicifolium	2.8	23	4	NO	TREE	12.6					YES	Good		
141	Willow Bustic	Sideroxylon salicifolium	4.3, 3.9, 4	24	15	YES	TREE		353.3				YES	Good		
142	Willow Bustic	Sideroxylon salicifolium	2.8	22	5	NO	TREE	19.6					YES	Good		
143	Willow Bustic	Sideroxylon salicifolium	2.3	17	3	NO	TREE	7.1					YES	Good		
144	Willow Bustic	Sideroxylon salicifolium	4.9	20	8	NO	TREE	50.2					YES	Good		
145	Willow Bustic	Sideroxylon salicifolium	5.3	18	4	NO	TREE	12.6					YES	Good		
146	Willow Bustic	Sideroxylon salicifolium	4.3	18	7	NO	TREE	38.5					YES	Good		
147	Live Oak	Quercus virginiana	10.8	24	20	NO	TREE	314.0					YES	Good		
148	Willow Bustic	Sideroxylon salicifolium	4.3, 5.5	22	18	YES	TREE		508.7				YES	Good		
149	Willow Bustic	Sideroxylon salicifolium	2.9	20	5	NO	TREE	19.6					YES	Good		
150	Willow Bustic	Sideroxylon salicifolium	3.3	26	12	NO	TREE	113.0					YES	Good		
151	Willow Bustic	Sideroxylon salicifolium	6.2	24	16	NO	TREE	201.0					YES	Good		
152	Live Oak	Quercus virginiana	11.3	32	27	NO	TREE	572.3					YES	Good		
153	Live Oak	Quercus virginiana	9.6	35	18	NO	TREE	254.3					YES	Good		
154	Weeping Fig	Ficus benjamina	3.7	15	9	NO	TREE	63.6					YES	Good		
155	Queen Palm	Syagrus romanzoffiana	10.4	8	9	NO	PALM						NO	Good		
156	Papaya	Carica papaya	2.3	6	3	NO	TREE						NO	Good		
175	Papaya	Carica papaya	2.8	9	7	NO	TREE						NO	Good		
158	Christmas Palm	Adonidia merrillii	4.7	6	12	NO	PALM			113.0			YES	Good		Five stems
159	Bottle Palm	Hyophorbe lagenicaulis	10.7	6	5	NO	PALM			19.6			YES	Good		
160	Christmas Palm	Adonidia merrillii	5	9	8	NO	PALM			50.3			YES	Good		
161	West Indian Mahogany	Swietenia mahagoni	3	12	6	NO	TREE	28.3					YES	Good		
162	Florida Royal Palm	Roystonea regia	6	10	7	NO	PALM			38.5			YES	Good		
163	Florida Royal Palm	Roystonea regia	5	6	6	NO	PALM			28.3			YES	Good		
164	Willow Bustic	Sideroxylon salicifolium	6	28	15	NO	TREE						NO	Good		
165	Live Oak	Quercus virginiana	8	18	18	NO	TREE						NO	Good		
166	West Indian Mahogany	Swietenia mahagoni	9.5	32	25	NO	TREE						NO	Good		
167	Live Oak	Quercus virginiana	10	28	22	NO	TREE	379.9					YES	Good		
168	West Indian Mahogany	Swietenia mahagoni	6.5	27	17	NO	TREE	226.9					YES	Good		
169	Slash Pine	Pinus elliottii	9.5	35	12	NO	TREE	113.0					YES	Good		
170	West Indian Mahogany	Swietenia mahagoni	5	17	10	NO	TREE	78.5					YES	Good		
171	West Indian Mahogany	Swietenia mahagoni	7	35	12	NO	TREE	113.0					YES	Good		
172	Strangler Fig	Ficus aurea	60	42	60	YES	TREE		5652.0				YES	Good		No major defects, good condition
173	West Indian Mahogany	Swietenia mahagoni	4.5	12	6	NO	TREE	28.3					YES	Good		
174	West Indian Mahogany	Swietenia mahagoni	5	14	10	NO	TREE	78.5					YES	Good		
175	West Indian Mahogany	Swietenia mahagoni	6	15	14	NO	TREE	153.9					YES	Good		
176	West Indian Mahogany	Swietenia mahagoni	7	17	15	NO	TREE	176.6					YES	Good		
177	West Indian Mahogany	Swietenia mahagoni	8	15	16	NO	TREE	201.0					YES	Good		
178	West Indian Mahogany	Swietenia mahagoni	8	15	16	NO	TREE	201.0					YES	Good		
179	Fishtail Palm	Caryota mitis	0	–	–	NO	PALM	221.6					YES	Good		Cluster Mapped Aerially
180*	Areca Palm	Dypsis lutescens	0	–	–	NO	PALM			185.8			YES	Good		Cluster Mapped Aerially
181*	Bamboo	Bambusa vulgaris	0	–	–	NO	TREE						YES	Good		Cluster Mapped Aerially
182*	Avocado	Persea americana	0	–	–	NO	TREE						NO	Good		Cluster Mapped Aerially
183*	Lychee	Litchi chinensis	0	–	–	NO	TREE	1232.1					NO	Good		Cluster Mapped Aerially
184*	Avocado	Persea americana	0	–	–	NO	TREE						NO	Good		Cluster Mapped Aerially
185*	Avocado	Persea americana	0	–	–	NO	TREE						NO	Good		Cluster Mapped Aerially
186*	Avocado	Persea americana	0	–	21	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
187*	Avocado	Persea americana	0	–	16	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
188*	Avocado	Persea americana	0	–	16	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
189*	Avocado	Persea americana	0	–	16	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
190*	Avocado	Persea americana	0	–	17	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
191*	Avocado	Persea americana	0	–	15	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
192*	Avocado	Persea americana	0	–	15	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.

WITKIN HULTS + PARTNERS
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Project:
SW 280TH ST ASSEMBLAGE
MIAMI-DADE COUNTY
TREE DISPOSITION LIST

Revisions: Date: By:

Seal:

Lic. # LA0667293
Member: A.S.L.A.

Drawing: Tree Disposition List
Date: 03/15/2024
Scale: NTS
Drawn by: LBC
Sheet No.:

TD-11

Cad Id.: 2024-048

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA

Ref #	Common Name	Botanical Name	D.B.H. (IN)	HEIGHT (FT)	Canopy Ø (ft)	Specimen (DBH ≥ 18")	Classification	Trees		Palms			Mitigation Required	Condition	Disposition	Notes
								Canopy (sqft)	Specimen Canopy (sqft) + 2x	Canopy (sqft)	Specimen Canopy (sqft) + 2x	Condition				
253*	Avocado	Persea americana	0	–	15	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
254*	Avocado	Persea americana	0	–	16	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
255*	Avocado	Persea americana	0	–	20	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
256*	Avocado	Persea americana	0	–	13	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
257*	Avocado	Persea americana	0	–	14	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
258*	Avocado	Persea americana	0	–	15	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
259*	Avocado	Persea americana	0	–	14	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
260*	Avocado	Persea americana	0	–	17	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
261*	Avocado	Persea americana	0	–	14	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
262*	Avocado	Persea americana	0	–	17	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
263*	Avocado	Persea americana	0	–	15	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
264*	Avocado	Persea americana	0	–	16	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
265*	Avocado	Persea americana	0	–	14	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
266*	Avocado	Persea americana	0	–	15	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
267*	Avocado	Persea americana	0	–	14	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
268*	Avocado	Persea americana	0	–	16	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
269*	Avocado	Persea americana	0	–	18	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
270*	Avocado	Persea americana	0	–	21	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
271*	Avocado	Persea americana	0	–	14	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
272*	Avocado	Persea americana	0	–	18	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
273*	Avocado	Persea americana	0	–	12	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
274*	Avocado	Persea americana	0	–	19	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
275*	Avocado	Persea americana	0	–	17	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
276*	Avocado	Persea americana	0	–	16	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
277*	Avocado	Persea americana	0	–	15	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
278*	Avocado	Persea americana	0	–	11	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
279*	Avocado	Persea americana	0	–	12	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
280*	Avocado	Persea americana	0	–	15	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
281*	Avocado	Persea americana	0	–	11	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
282*	Avocado	Persea americana	0	–	16	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
283*	Avocado	Persea americana	0	–	15	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
284*	Avocado	Persea americana	0	–	13	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
285*	Avocado	Persea americana	0	–	13	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
286*	Avocado	Persea americana	0	–	15	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
287*	Avocado	Persea americana	0	–	14	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
288*	Avocado	Persea americana	0	–	16	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
289*	Avocado	Persea americana	0	–	18	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
290*	Avocado	Persea americana	0	–	16	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.

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Project:
SW 280TH ST ASSEMBLAGE
MIAMI-DADE COUNTY
TREE DISPOSITION LIST

Revisions: Date: By:

Seal:

Lic. # LA0667290
Member A.S.L.A.

Drawing: Tree Disposition List
Date: 03/10/2024
Scale: NTS
Drawn by: LBC
Sheet No.
TD-12
Cad Id.: 2024-046

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA

Ref #	Common Name	Botanical Name	D.B.H. (IN)	HEIGHT (FT)	Canopy Ø (ft)	Specimen (DBH ≥ 18")	Classification	Trees		Palms		Condition	Mitigation Required	Condition	Disposition	Notes
								Canopy (sqft)	Specimen Canopy (sqft) = 2x	Canopy (sqft)	Specimen Canopy (sqft) = 2x					
231*	Avocado	*Persea americana*	0	–	16	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
232*	Avocado	*Persea americana*	0	–	20	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
233*	Avocado	*Persea americana*	0	–	11	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
234*	Avocado	*Persea americana*	0	–	23	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
235*	Avocado	*Persea americana*	0	–	17	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
236*	Avocado	*Persea americana*	0	–	16	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
237*	Avocado	*Persea americana*	0	–	16	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
238*	Avocado	*Persea americana*	0	–	18	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
239*	Avocado	*Persea americana*	0	–	14	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
240*	Avocado	*Persea americana*	0	–	17	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
241*	Avocado	*Persea americana*	0	–	17	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
242*	Avocado	*Persea americana*	0	–	15	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
243*	Avocado	*Persea americana*	0	–	18	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
244*	Avocado	*Persea americana*	0	–	15	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
245*	Avocado	*Persea americana*	0	–	18	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
246*	Avocado	*Persea americana*	0	–	11	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
247*	Avocado	*Persea americana*	0	–	22	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
248*	Avocado	*Persea americana*	0	–	19	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
249*	Avocado	*Persea americana*	0	–	13	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
250*	Avocado	*Persea americana*	0	–	17	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
251*	Avocado	*Persea americana*	0	–	18	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
252*	Avocado	*Persea americana*	0	–	15	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
253*	Avocado	*Persea americana*	0	–	14	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
254*	Avocado	*Persea americana*	0	–	12	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
255*	Avocado	*Persea americana*	0	–	11	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
256*	Avocado	*Persea americana*	0	–	16	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
257*	Avocado	*Persea americana*	0	–	16	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
258*	Avocado	*Persea americana*	0	–	17	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
259*	Avocado	*Persea americana*	0	–	16	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
260*	Avocado	*Persea americana*	0	–	11	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
261*	Avocado	*Persea americana*	0	–	16	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
262*	Avocado	*Persea americana*	0	–	14	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
263*	Avocado	*Persea americana*	0	–	14	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
264*	Avocado	*Persea americana*	0	–	16	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
265*	Avocado	*Persea americana*	0	–	15	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
266*	Avocado	*Persea americana*	0	–	14	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
267*	Avocado	*Persea americana*	0	–	17	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
268*	Avocado	*Persea americana*	0	–	15	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
269*	Avocado	*Persea americana*	0	–	13	NO	TREE						NO	Good		Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.

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Project
SW 280TH ST ASSEMBLAGE
MIAMI-DADE COUNTY
TREE DISPOSITION LIST

Revisions	Date	By:

Seal:

Lic. # LA0667290
Member: A.S.L.A.

Drawing: Tree Disposition List
Date: 09/16/2024
Scale: NTS
Drawn by: LSC
Sheet No.:

TD-13

Cad/Id.: 2024-048

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA

Ref #	Common Name	Botanical Name	D.B.H. (IN)	HEIGHT (FT)	Canopy Ø (ft)	Specimen (DBH ≥ 18")	Classification	Trees		Palms		Condition	Mitigation Required	Condition	Disposition	Notes
								Canopy (sqft)	Specimen Canopy (sqft) = 2x	Canopy (sqft)	Specimen Canopy (sqft) = 3x					
270*	Avocado	*Persea americana*	0	–	15	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
271*	Avocado	*Persea americana*	0	–	15	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
272*	Avocado	*Persea americana*	0	–	13	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
273*	Avocado	*Persea americana*	0	–	13	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
274*	Avocado	*Persea americana*	0	–	15	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
275*	Avocado	*Persea americana*	0	–	15	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
276*	Avocado	*Persea americana*	0	–	20	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
277*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
278*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
279*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
280*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
281*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
282*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
283*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
284*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
285*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
286*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
287*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
288*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
289*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
290*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
291*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
292*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
293*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
294*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
295*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
296*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
297*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
298*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
299*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
300*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
301*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
302*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
303*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
304*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
305*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
306*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
307*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
308*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
309*	Avocado	*Persea americana*	0	–	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.

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Project
SW 280TH ST ASSEMBLAGE
MIAMI-DADE COUNTY
TREE DISPOSITION LIST

Revisions	Date	By:

Seal

Lic. # LA0667290
Member: A.S.L.A.

Drawing: Tree Disposition List
Date: 09/15/2024
Scale: NTS
Drawn by: LBC
Sheet No.

TD-14

Cad file: 2024-045

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA

								Trees		Palms						
Ref #	Common Name	Botanical Name	D.B.H. (IN)	HEIGHT (FT)	Canopy Ø (ft)	Specimen (DBH ≥ 18")	Classification	Canopy (sqft)	Specimen Canopy (sqft) + 2x	Canopy (sqft)	Specimen Canopy (sqft) + 2x	Condition	Mitigation Required	Condition	Disposition	Notes
300*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
301*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
302*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
303*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
304*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
305*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
306*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
307*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
308*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
309*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
310*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
311*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
312*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
313*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
314*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
315*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
316*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
317*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
318*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
319*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
320*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
321*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
322*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
323*	Avocado	*Persea americana*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
324*	Banana	*Musa x paradisiaca*	0	--	0	NO	TREE						NO	Good	REMOVE	Canopy area mapped aerially, no DBH or heights were taken as the tree is a fruit tree so it could only be a non-specimen.
465	Canary Island Palm	*Phoenix canariensis*	16.4	35	12	NO	PALM			113.0			YES	Good	REMOVE	
466	Canary Island palm	*Phoenix canariensis*	14.4	25	14	NO	PALM			153.9			YES	Good	REMOVE	
467	Canary Island palm	*Phoenix canariensis*	17.7	25	12	NO	PALM			113.0			YES	Good	REMOVE	
468	Canary Island palm	*Phoenix canariensis*	19.5	27	12	YES	PALM				226.1		YES	Good	REMOVE	Good condition
469	Southern live oak	*Quercus virginiana*	39.4	47	45	YES	TREE		3179.3				YES	Good	REMOVE	Good condition
470	Jacaranda	*Jacaranda mimosifolia*	30.1	37	38	YES	TREE		2267.1				YES	Good	REMOVE	Tree had three codominant trunks and was covered in ferns
471	Jacaranda	*Jacaranda mimosifolia*	29.8	34	30	YES	TREE		1413.0				YES	Good	REMOVE	Tree had three codominant trunks and was covered in ferns
472	Southern live oak	*Quercus virginiana*	32.1	47	40	YES	TREE		2513.0				YES	Good	REMOVE	Tree was covered in ferns
473	Weeping fig	*Ficus benjamina*	14.2	37	25	NO	TREE	490.6					YES	Good	REMOVE	
474	Papaya	*Carica papaya*	11	15	10	NO	TREE						NO	Good	REMOVE	4 stems with sprouts combined
475	Pride of India	*Lagerstroemia speciosa*	25.2	45	40	YES	TREE		2512.0				YES	Good	REMOVE	Good condition
901	Canary Island palm	*Phoenix canariensis*	21.4	8	14	YES	PALM				307.7		YES	Good	REMOVE	Good Condition
902	Canary Island palm	*Phoenix canariensis*	23.5	9	15	YES	PALM				353.3		YES	Good	REMOVE	Good Condition
903	Canary Island palm	*Phoenix canariensis*	20.9	9	14	YES	PALM				307.7		YES	Good	REMOVE	Good Condition
904	Canary Island palm	*Phoenix canariensis*	23	11	16	YES	PALM				401.9		YES	Good	REMOVE	Good Condition
905	Canary Island palm	*Phoenix canariensis*	21.4	10	15	YES	PALM				353.3		YES	Good	REMOVE	Good Condition
906	Canary Island palm	*Phoenix canariensis*	20.6	10	16	YES	PALM				401.9		YES	Good	REMOVE	Good Condition
907	Canary Island palm	*Phoenix canariensis*	20.9	10	15	YES	PALM				353.3		YES	Good	REMOVE	Good Condition
908	Canary Island palm	*Phoenix canariensis*	22.7	9	16	YES	PALM				401.9		YES	Good	REMOVE	Good Condition
909	Canary Island palm	*Phoenix canariensis*	25	16	14	YES	PALM				307.7		YES	Good	REMOVE	Good Condition
910	Canary Island palm	*Phoenix canariensis*	22	9	16	YES	PALM				401.9		YES	Good	REMOVE	Good Condition
911	Canary Island palm	*Phoenix canariensis*	19.9	11	14	YES	PALM				307.7		YES	Good	REMOVE	Good Condition
912	Canary Island palm	*Phoenix canariensis*	20.4	11	14	YES	PALM				307.7		YES	Good	REMOVE	Good Condition
913	Canary Island palm	*Phoenix canariensis*	19.8	10	14	YES	PALM				307.7		YES	Good	REMOVE	Good Condition
914	Canary Island palm	*Phoenix canariensis*	23.9	11	16	YES	PALM				401.9		YES	Good	REMOVE	Good Condition
915	Canary Island palm	*Phoenix canariensis*	20.6	11	15	YES	PALM				353.3		YES	Good	REMOVE	Good Condition
916	Canary Island palm	*Phoenix canariensis*	21.8	14	15	YES	PALM				353.3		YES	Good	REMOVE	Good Condition
917	Canary Island palm	*Phoenix canariensis*	23.1	10	14	YES	PALM				307.7		YES	Good	REMOVE	Good Condition
918	Canary Island palm	*Phoenix canariensis*	26.3	10	18	YES	PALM				508.7		YES	Good	REMOVE	Good Condition
919	Canary Island palm	*Phoenix canariensis*	22.9	10	18	YES	PALM				508.7		YES	Good	REMOVE	Good Condition
920	Canary Island palm	*Phoenix canariensis*	21.8	12	18	YES	PALM				508.7		YES	Good	REMOVE	Good Condition
921	Canary Island palm	*Phoenix canariensis*	20.9	12	18	YES	PALM				508.7		YES	Good	REMOVE	Good Condition
922	Canary Island palm	*Phoenix canariensis*	19.4	10	20	YES	PALM				628.0		YES	Good	REMOVE	Good Condition
923	Canary Island palm	*Phoenix canariensis*	20.1	10	16	YES	PALM				401.9		YES	Good	REMOVE	Good Condition
924	Canary Island palm	*Phoenix canariensis*	18.2	9	16	YES	PALM				401.9		YES	Good	REMOVE	Good Condition
925	Canary Island palm	*Phoenix canariensis*	25.7	12	14	YES	PALM				307.7		YES	Good	REMOVE	Good Condition
926	Canary Island palm	*Phoenix canariensis*	18.8	10	12	YES	PALM				226.1		YES	Good	REMOVE	Good Condition
927	Canary Island palm	*Phoenix canariensis*	22.5	10	12	YES	PALM				226.1		YES	Good	REMOVE	Good Condition
928	Canary Island palm	*Phoenix canariensis*	18.9	9	12	YES	PALM				226.1		YES	Good	REMOVE	Good Condition
929	Canary Island palm	*Phoenix canariensis*	22.6	10	16	YES	PALM				401.9		YES	Good	REMOVE	Good Condition
930	Canary Island palm	*Phoenix canariensis*	19.6	10	16	YES	PALM				401.9		YES	Good	REMOVE	Good Condition
931	Canary Island palm	*Phoenix canariensis*	23.8	10	16	YES	PALM				401.9		YES	Good	REMOVE	Good Condition
932	Canary Island palm	*Phoenix canariensis*	17.5	8	14	NO	PALM			153.9			YES	Good	REMOVE	
933	Canary Island palm	*Phoenix canariensis*	23.2	10	14	YES	PALM				307.7		YES	Good	REMOVE	Good Condition
934	Bishop wood	*Bidens alba*	0	--	--	NO	TREE						NO	--	REMOVE	
935	Date palm	*Phoenix dactylifera*	9.5	13	12	NO	PALM			113.0			YES	Good	REMOVE	
936	Date palm	*Phoenix dactylifera*	10.3	14	14	NO	PALM			153.9			YES	Good	REMOVE	
937	Florida royal palm	*Roystonea regia*	18.5	36	14	YES	PALM				307.7		YES	Good	REMOVE	Good Condition
938	Date palm	*Phoenix dactylifera*	8.7	13	12	NO	PALM			113.0			YES	Good	REMOVE	
939	Autograph tree	*Clusia rosea*	5.3	10	10	NO	TREE	78.5					YES	Good	REMOVE	
940	Date palm	*Phoenix dactylifera*	8	12	12	NO	PALM			113.0			YES	Good	REMOVE	
941	Date palm	*Phoenix dactylifera*	9	12	10	NO	PALM			78.5			YES	Good	REMOVE	
942	Date palm	*Phoenix dactylifera*	9.2	15	12	NO	PALM			113.0			YES	Good	REMOVE	
943	Date palm	*Phoenix dactylifera*	9	12	12	NO	PALM			113.0			YES	Good	REMOVE	
944	Solitaire Palm	*Ptychosperma elegans*	8.5	8	8	NO	PALM			50.2			YES	Good	REMOVE	
945	Solitaire Palm	*Ptychosperma elegans*	8.2	10	8	NO	PALM			50.2			YES	Good	REMOVE	
946	Solitaire Palm	*Ptychosperma elegans*	7	10	8	NO	PALM			50.2			YES	Good	REMOVE	
947	Solitaire Palm	*Ptychosperma elegans*	7	10	8	NO	PALM			50.2			YES	Good	REMOVE	
948	Solitaire Palm	*Ptychosperma elegans*	8	10	8	NO	PALM			50.2			YES	Good	REMOVE	
949	Solitaire Palm	*Ptychosperma elegans*	6.2	10	8	NO	PALM			50.2			YES	Good	REMOVE	
950	Solitaire Palm	*Ptychosperma elegans*	8.5	8	8	NO	PALM			50.2			YES	Good	REMOVE	
951	Solitaire Palm	*Ptychosperma elegans*	7.8	10	8	NO	PALM			50.2			YES	Good	REMOVE	
952	Solitaire Palm	*Ptychosperma elegans*	6.5	8	8	NO	PALM			50.2			YES	Good	REMOVE	
953	Solitaire Palm	*Ptychosperma elegans*	4.2	10	8	NO	PALM			50.2			YES	Good	REMOVE	
954	Florida royal palm	*Roystonea regia*	14.3	12	12	NO	PALM			113.0			YES	Good	REMOVE	
955	Solitaire Palm	*Ptychosperma elegans*	3.7	9	9	NO	PALM			63.6			YES	Good	REMOVE	
956	Solitaire Palm	*Ptychosperma elegans*	3	8	8	NO	PALM			50.2			YES	Good	REMOVE	
957	Solitaire Palm	*Ptychosperma elegans*	8	10	8	NO	PALM			50.2			YES	Good	REMOVE	
958	Solitaire Palm	*Ptychosperma elegans*	4.2	8	6	NO	PALM			28.3			YES	Good	REMOVE	
959	Solitaire Palm	*Ptychosperma elegans*	4.5	10	6	NO	PALM			28.3			YES	Good	REMOVE	

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Project:
SW 280TH ST ASSEMBLAGE
MIAMI-DADE COUNTY
TREE DISPOSITION LIST

Revisions:	Date:	By:

Seal:

Lic. # LA0667259
Member A.S.L.A.

Drawing: Tree Disposition List
Date: 09/16/2024
Scale: NTS
Drawn by: LBC
Sheet No.:

TD-15

Cad Id. 2024-048

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA

Ref #	Common Name	Botanical Name	D.B.H. (IN)	HEIGHT (FT)	Canopy Ø (ft)	Specimen (DBH ≥ 18")	Classification	Trees		Palms		Condition	Mitigation Required	Condition	Disposition	Notes
								Canopy (sqft)	Specimen Canopy (sqft) = 2x	Canopy (sqft)	Specimen Canopy (sqft) = 2x					
960	Solitaire Palm	*Ptychosperma elegans*	7.5	12	8	NO	PALM			50.2			YES	Good	REMOVE	
961	Solitaire Palm	*Ptychosperma elegans*	8.3	12	6	NO	PALM			28.3			YES	Good	REMOVE	
962	Solitaire Palm	*Ptychosperma elegans*	9.2	14	8	NO	PALM			50.2			YES	Good	REMOVE	
963	Solitaire Palm	*Ptychosperma elegans*	9.5	12	8	NO	PALM			50.2			YES	Good	REMOVE	
964	Solitaire Palm	*Ptychosperma elegans*	5.4	8	6	NO	PALM			28.3			YES	Good	REMOVE	
965	Solitaire Palm	*Ptychosperma elegans*	5.3	10	8	NO	PALM			50.2			YES	Good	REMOVE	
966	Solitaire Palm	*Ptychosperma elegans*	5.2	10	6	NO	PALM			28.3			YES	Good	REMOVE	
967	Solitaire Palm	*Ptychosperma elegans*	4.9	10	6	NO	PALM			28.3			YES	Good	REMOVE	
968	Fern tree	*Filicium decipiens*	4	13	8	NO	TREE	50.2					YES	Good	REMOVE	
969	Green buttonwood	*Conocarpus erectus*	3.2	12	8	NO	TREE	50.2					YES	Good	REMOVE	
970	Red mombin	*Spondia purpurea*	3.5	12	8	NO	TREE	50.2					YES	Good	REMOVE	
971	Green buttonwood	*Conocarpus erectus*	3	13	8	NO	TREE	50.2					YES	Good	REMOVE	
972	Mango tree	*Mangifera indica*	16.2	25	24	NO	TREE						NO	Good	REMOVE	
973	Mango tree	*Mangifera indica*	20.5	28	25	YES	TREE						NO	Good	REMOVE	
974	Mango tree	*Mangifera indica*	20.8	24	22	YES	TREE						NO	Good	REMOVE	
975	Mango tree	*Mangifera indica*	22.5	20	20	YES	TREE						NO	Good	REMOVE	
976	Green buttonwood	*Conocarpus erectus*	4.5	13	8	NO	TREE	50.2					YES	Good	REMOVE	
977	Green buttonwood	*Conocarpus erectus*	5.3	15	14	NO	TREE	153.9					YES	Good	REMOVE	
978	Green buttonwood	*Conocarpus erectus*	5.4	15	20	NO	TREE	314.0					YES	Good	REMOVE	
979	Green buttonwood	*Conocarpus erectus*	9.4	18	18	NO	TREE	254.3					YES	Good	REMOVE	
980	Autograph tree	*Clusia rosea*	3.9	16	15	NO	TREE	176.6					YES	Good	REMOVE	
981	Autograph tree	*Clusia rosea*	5.2	14	12	NO	TREE	113.0					YES	Good	REMOVE	
982	Sea grape	*Hibiscus tiliaceus*	7.5	23	18	NO	TREE						NO	Good	REMAIN	
983	West Indian mahogany	*Swietenia mahagoni*	11	28	22	NO	TREE						NO	Good	REMAIN	
984	Crape myrtle	*Lagerstroemia indica*	20.2	24	20	YES	TREE		628.0				YES	Good	REMOVE	Good Condition
985	Autograph tree	*Clusia rosea*	6.7	18	14	NO	TREE	153.9					YES	Good	REMOVE	
986	West Indian mahogany	*Swietenia mahagoni*	44.6	35	30	YES	TREE		1413.0				YES	Fair	REMOVE	The tree had pruning damage throughout the canopy.
987	Southern live oak	*Quercus virginiana*	33	40	35	YES	TREE		1923.3				YES	Good	REMOVE	Good Condition
3274	West Indian mahogany	*Swietenia mahagoni*	42	45	60	YES	TREE		5652.0				YES	Good	REMOVE	
3275	Solitaire Palm	*Ptychosperma elegans*	2	13	6	NO	PALM			28.3			YES	Good	REMOVE	
3276	Solitaire Palm	*Ptychosperma elegans*	9.2	18	18	NO	PALM			254.3			YES	Good	REMOVE	
3277	Solitaire Palm	*Ptychosperma elegans*	8.1	14	12	NO	PALM			113.0			YES	Good	REMOVE	
3278	Solitaire Palm	*Ptychosperma elegans*	5.4	13	12	NO	PALM			113.0			YES	Fair	REMOVE	Missing one main stem from cluster
3279	Bottle palm	*Hyophorbe lagenicaulis*	17.5	7	6	NO	PALM			28.3			YES	Good	REMOVE	
3280	Bottle palm	*Hyophorbe lagenicaulis*	12.6	7	6	NO	PALM			28.3			YES	Good	REMOVE	
3281	Bottle palm	*Hyophorbe lagenicaulis*	11.8	7	6	NO	PALM			28.3			YES	Good	REMOVE	
3281	Solitaire Palm	*Ptychosperma elegans*	6	13	14	NO	PALM			153.9			YES	Good	REMOVE	
3283	Canary Island palm	*Phoenix canariensis*	19.6	8	20	YES	PALM				628.0		YES	Good	REMOVE	
3284	Solitaire Palm	*Ptychosperma elegans*	5.5	14	15	NO	PALM			176.6			YES	Good	REMOVE	
3285	Solitaire Palm	*Ptychosperma elegans*	8.5	15	9	NO	PALM			63.6			YES	Good	REMOVE	
3286	Gumbo limbo	*Bursera simaruba*	13	20	17	NO	TREE	226.9					YES	Good	REMOVE	
3287	Queen palm	*Syagrus romanzoffiana*	8.8	16	15	NO	PALM			176.6			YES	Good	REMOVE	
3288	Solitaire palm	*Ptychosperma elegans*	5.4	15	12	NO	PALM			113.0			YES	Good	REMOVE	
3289	Solitaire palm	*Ptychosperma elegans*	3.5	14	10	NO	PALM			78.5			YES	Good	REMOVE	
3290	Solitaire palm	*Ptychosperma elegans*	3.9	16	8	NO	PALM			50.2			YES	Good	REMOVE	
3291	Florida royal palm	*Roystonea regia*	14.1	35	15	NO	PALM			176.6			YES	Good	REMOVE	
3292	Florida royal palm	*Roystonea regia*	12.4	35	15	NO	PALM			176.6			YES	Good	REMOVE	
3293	Florida royal palm	*Roystonea regia*	13.9	35	15	NO	PALM			176.6			YES	Good	REMOVE	
3294	Florida royal palm	*Roystonea regia*	12.8	35	18	NO	PALM			254.3			YES	Good	REMOVE	
3295	Florida royal palm	*Roystonea regia*	13.8	30	15	NO	PALM			132.7			YES	Good	REMOVE	
3296	Florida royal palm	*Roystonea regia*	8.9	30	12	NO	PALM			113.0			YES	Good	REMOVE	
3297	Florida royal palm	*Roystonea regia*	13.7	30	16	NO	PALM			201.0			YES	Good	REMOVE	
3298	Florida royal palm	*Roystonea regia*	14	30	12	NO	PALM			113.0			YES	Good	REMOVE	
3299	Florida royal palm	*Roystonea regia*	14	40	13	NO	PALM			132.7			YES	Good	REMOVE	
3300	Florida royal palm	*Roystonea regia*	12.3	30	12	NO	PALM			113.0			YES	Good	REMOVE	
4001	Florida royal palm	*Roystonea regia*	11	35	15	NO	PALM			176.6			YES	Good	REMOVE	
4002	Florida royal palm	*Roystonea regia*	6	15	10	NO	PALM			78.5			YES	Good	REMOVE	
4003	Florida royal palm	*Roystonea regia*	11	15	12	NO	PALM			113.0			YES	Good	REMOVE	
4004	Florida royal palm	*Roystonea regia*	13.3	35	18	NO	PALM			254.3			YES	Good	REMOVE	
4005	Gumbo limbo	*Bursera simaruba*	9	19	16	NO	TREE	201.0					YES	Good	REMOVE	
4006	Royal poinciana	*Delonix regia*	26.6	30	65	YES	TREE		6633.3				YES	Good	REMOVE	
4007	Royal poinciana	*Delonix regia*	18.8	38	40	YES	TREE		2512.0				YES	Good	REMOVE	
4008	Red cedar	*Juniperus virginiana*	1	13	1	NO	TREE	0.8					YES	Good	REMOVE	
4009	Red cedar	*Juniperus virginiana*	2	15	2	NO	TREE	3.1					YES	Good	REMOVE	
4010	Red cedar	*Juniperus virginiana*	2.2	15	2	NO	TREE	3.1					YES	Good	REMOVE	
4011	Red cedar	*Juniperus virginiana*	3.8	15	2	NO	TREE	3.1					YES	Good	REMOVE	
4012	Red cedar	*Juniperus virginiana*	2.8	13	2	NO	TREE	3.1					YES	Good	REMOVE	
4013	Red cedar	*Juniperus virginiana*	2.9	16	3	NO	TREE	7.1					YES	Good	REMOVE	
4014	Red cedar	*Juniperus virginiana*	2.3	12	2	NO	TREE	3.1					YES	Good	REMOVE	
4015	Red cedar	*Juniperus virginiana*	2.9	15	2	NO	TREE	3.1					YES	Good	REMOVE	
4016	Red cedar	*Juniperus virginiana*	1.9	13	2	NO	TREE	3.1					YES	Good	REMOVE	
4017	Papaya	*Papaya Carica*	5.3	10	5	NO	TREE						NO	Fair	REMOVE	Cavity present
4018	Solitaire palm	*Ptychosperma elegans*	3.3	18	5	NO	PALM			19.6			YES	Good	REMOVE	
4019	Royal poinciana	*Delonix regia*	17.6	50	45	NO	TREE	1589.6					YES	Good	REMOVE	
4020	Royal poinciana	*Delonix regia*	21.3	50	50	YES	TREE		1925.0				YES	Good	REMOVE	
4021	Royal poinciana	*Delonix regia*	19.2	40	40	YES	TREE		2512.0				YES	Good	REMOVE	
4022	Royal poinciana	*Delonix regia*	22.2	30	40	YES	TREE		2512.0				YES	Good	REMOVE	
4023	Royal poinciana	*Delonix regia*	18	30	35	YES	TREE		1923.3				YES	Fair	REMOVE	Codominant stems
4024	Royal poinciana	*Delonix regia*	14.5	25	20	NO	TREE	314.0					YES	Good	REMOVE	
4025	Weeping fig	*Ficus benjamina*	30	50	35	YES	TREE		1923.3				YES	Good	REMOVE	DBH estimated due to tree growing within a fence

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Project
SW 280TH ST ASSEMBLAGE
MIAMI-DADE COUNTY
TREE DISPOSITION LIST

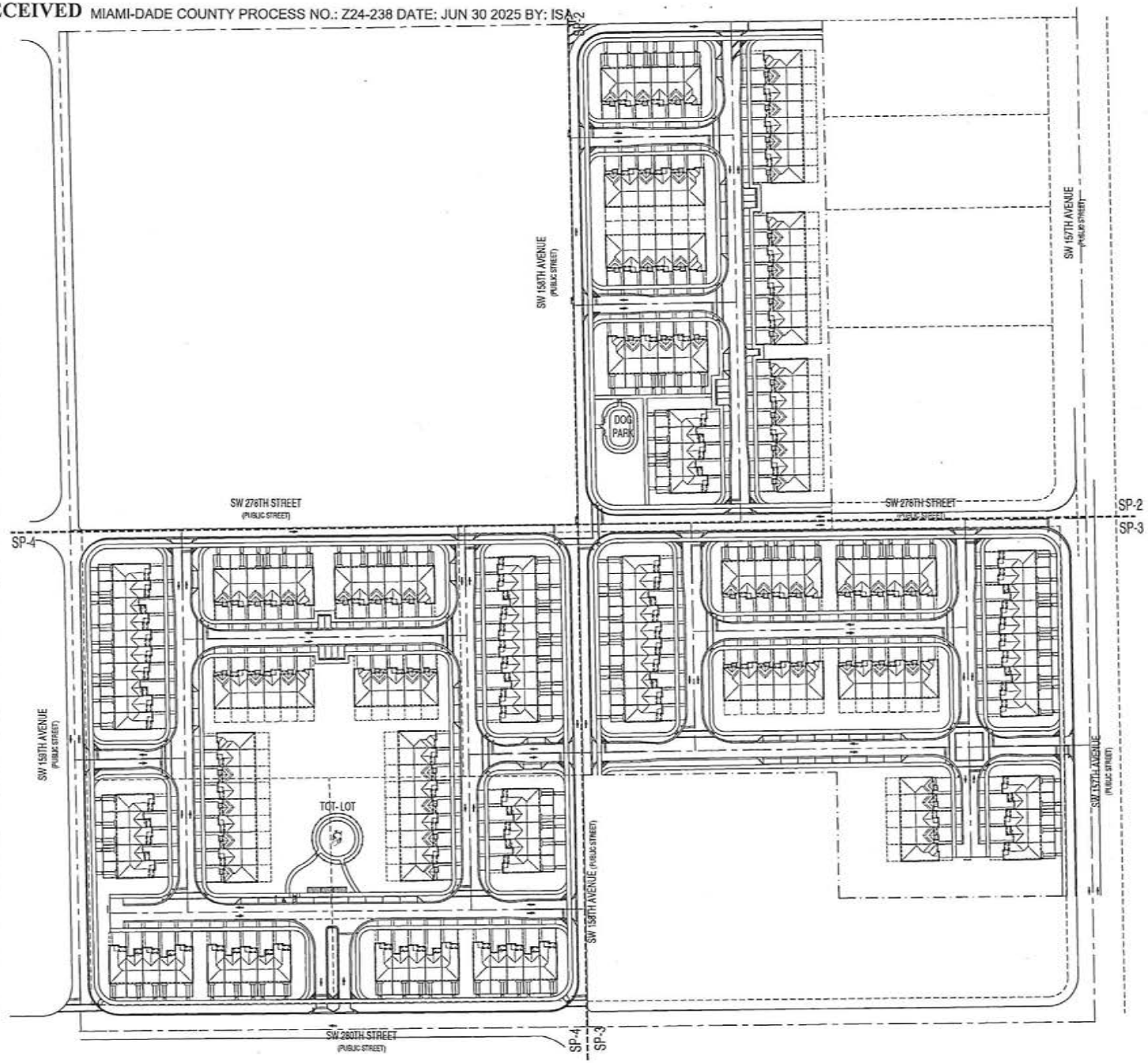
Revisions | Date | By

Seal

Lic. # LA0017290
Member A.S.L.A.

Drawing: Tree Disposition List
Date: 09/16/2024
Scale: NTS
Drawn by: LBC
Sheet No.:
TD-16
Cad Id.: 2024-046

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA



OVERALL SITE PLAN
1" = 60'

OVERALL SITE DATA (RU-TH USE)		
	SF	ACRES
GROSS AREA	696,192.71	20.574
ROW DEDICATIONS	84,216.60	1.934
NET AREA	611,976.11	18.640
DENSITY PERMITTED	UNITS ALLOWED	UNITS PROVIDED
PROPOSED CDMP LMDR 6-13 DUA	267	198
NET RESIDENTIAL DENSITY (DU/ACRE)		10.62
AREA CALCULATIONS	SF	%
TH LOTS	380,740.39	46.89
STREETS & VEHICULAR AREAS	163,387.66	20.12
SIDEWALKS	47,307.67	5.83
UNENCUMBERED GREEN AREA	220,540.39	27.16
TOTAL	611,976.11	100.00
OPEN SPACE	SF	%
SIDEWALKS	47,307.67	5.83
UNENCUMBERED GREEN AREA	220,540.39	27.16
TOTAL	267,848.06	32.99
ZONING DISTRICT	RU-TH USE	
	PERMITTED/ ALLOWED	PROVIDED
COMMON OPEN SPACE	30.00%	32.99%
GROUPING LENGTH	240'-0"	220'-8"
LOT AREA	1,250 SF	1,914 SF
AVERAGE LOT SIZE	1,500 SF	1,922.93 SF
FRONT YARD TO EDGE OF PAVEMENT	15'-0"	31'-0"
INTERIOR SIDE TH	0'-0"	0'-0"
SIDE YARD TH	15'-0"	15'-0"
BETWEEN BUILDINGS TH	20'-0"	20'-0"
REAR YARD TH	10'-0"	19'-0"
PRIVATE PATIO AREA TH	400 SF	418 SF
PARKING	REQUIRED	PROVIDED
TH 2 PER UNIT	396	396
VISITOR'S 0.25 PER UNIT	50	54
TOTAL	446	450

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REVISIONS:

OWNER:
LENNAR HOMES

SW 280TH ST ASSEMBLAGE
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

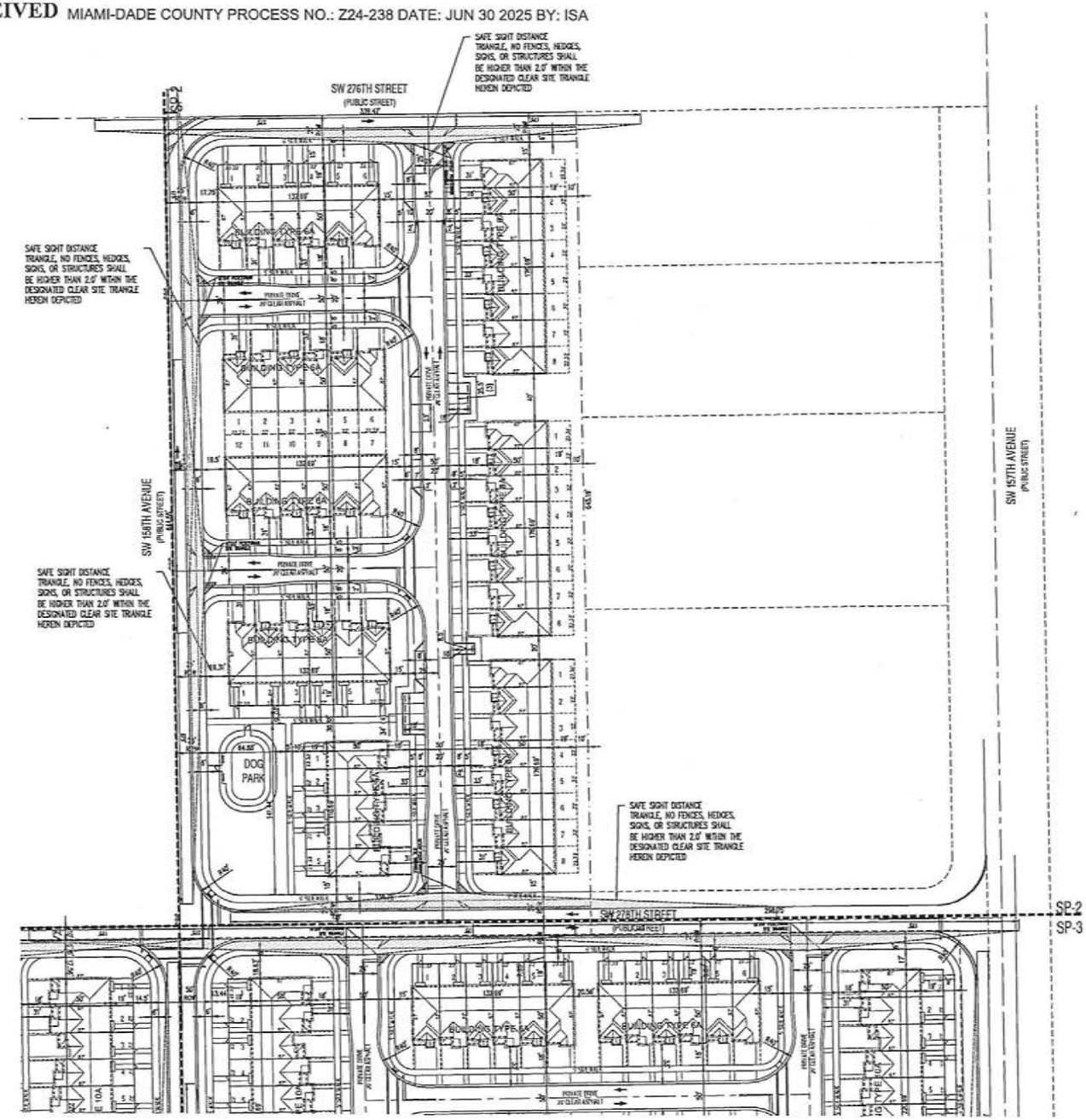
SITE PLAN
DATE: 2025-06-09
SCALE: AS SHOWN
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SP-1

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SITE DATA (RU-TH USE)		
	SF	ACRES
GROSS AREA	218,697.00	5.021
ROW DEDICATIONS	24,245.69	0.557
NET AREA	194,451.31	4.464
DENSITY PERMITTED	UNITS ALLOWED	UNITS PROVIDED
PROPOSED CDMP LMDR 6-13 DUA	65	53
NET RESIDENTIAL DENSITY (DU/ACRE)		11.87
AREA CALCULATIONS	SF	%
TH LOTS	101,910.90	52.41
STREETS & VEHICULAR AREAS	33,032.64	16.99
SIDEWALKS	9,402.84	4.84
UNENCUMBERED GREEN AREA	50,104.93	25.77
TOTAL	194,451.31	100.00
OPEN SPACE	SF	%
SIDEWALKS	9,402.84	4.84
UNENCUMBERED GREEN AREA	50,104.93	25.77
TOTAL	59,507.77	30.60
ZONING DISTRICT	RU-TH USE	
	PERMITTED/ ALLOWED	PROVIDED
COMMON OPEN SPACE	30.00%	30.60%
GROUPING LENGTH	240'-0"	176'-8"
LOT AREA	1,250 SF	1,914 SF
AVERAGE LOT SIZE	1,500 SF	1,922.85 SF
FRONT YARD TO EDGE OF PAVEMENT	15'-0"	31'-0"
INTERIOR SIDE TH	0'-0"	0'-0"
SIDE YARD TH	15'-0"	15'-0"
BETWEEN BUILDINGS TH	20'-0"	20'-0"
REAR YARD TH	10'-0"	19'-0"
PRIVATE PATIO AREA TH	400 SF	418 SF
PARKING	REQUIRED	PROVIDED
TH 2 PER UNIT	106	106
VISITOR'S 0.25 PER UNIT	13	14
TOTAL	119	120

NORTH

SITE PLAN
1" = 40'

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REVISIONS

OWNER:
LENNAR HOMES

SW 280TH ST ASSEMBLAGE
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL

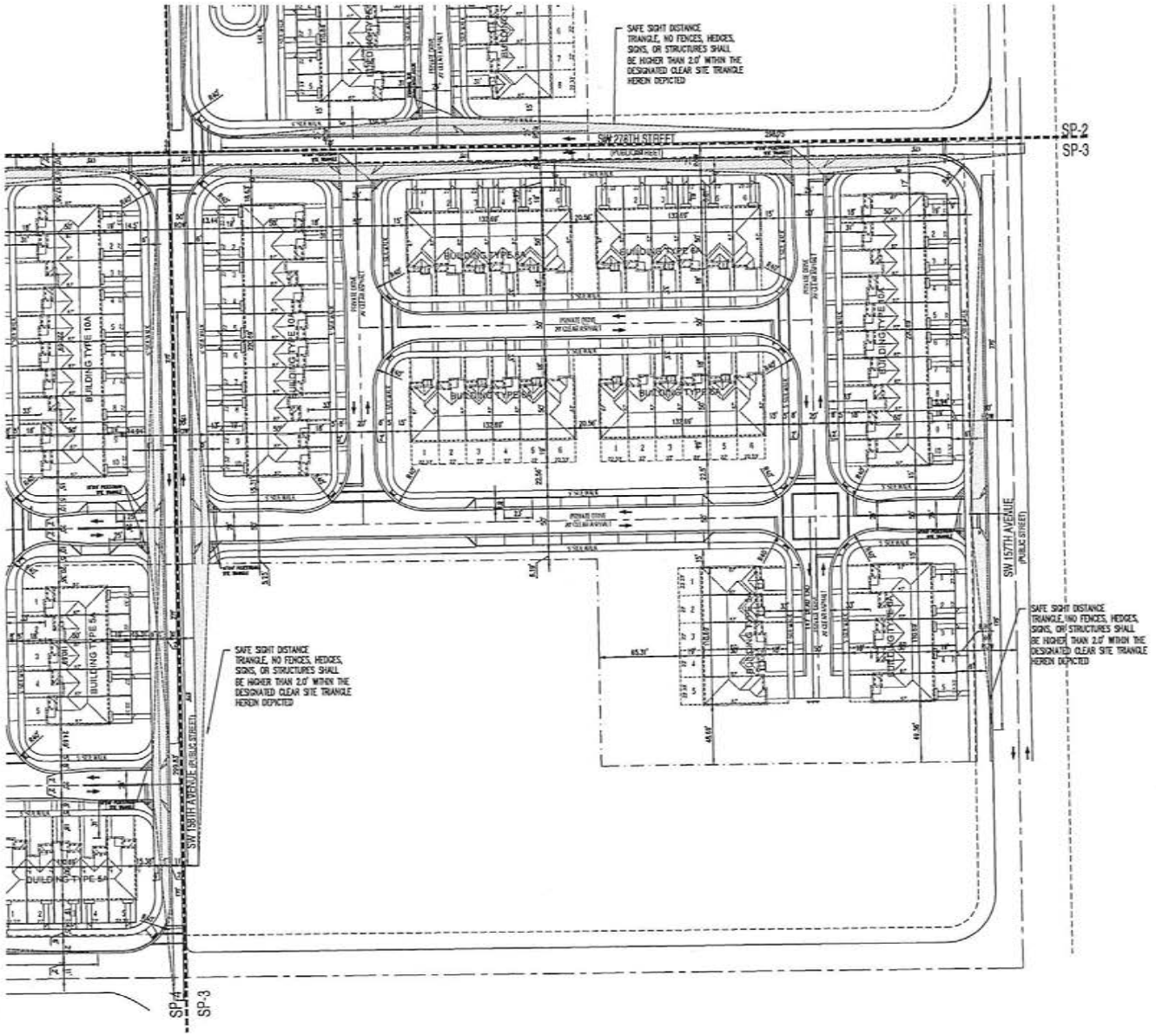
SITE PLAN

SITE PLAN
DATE: 2025-06-09
SCALE: AS SHOWN
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CHECK BY: PPK
JOB NO.:

SP-2

SHEET NO.:

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SITE DATA (RU-TH USE)		
	SF	ACRES
GROSS AREA	259,495.88	5.957
ROW DEDICATIONS	20,039.88	0.460
NET AREA	239,456.00	5.497
DENSITY PERMITTED	UNITS ALLOWED	UNITS PROVIDED
PROPOSED CDMP LMDR 6-13 DUA	77	54
NET RESIDENTIAL DENSITY (DU/ACRE)		9.82
AREA CALCULATIONS	SF	%
TH LOTS	103,852.50	43.37
STREETS & VEHICULAR AREAS	52,795.24	22.05
SIDEWALKS	14,314.80	5.98
UNENCUMBERED GREEN AREA	68,493.46	28.60
TOTAL	239,456.00	100.00
OPEN SPACE	SF	%
SIDEWALKS	14,314.80	5.98
UNENCUMBERED GREEN AREA	68,493.46	28.60
TOTAL	82,808.26	34.58
ZONING DISTRICT	RU-TH USE	
	PERMITTED/ ALLOWED	PROVIDED
COMMON OPEN SPACE	30.00%	34.58%
GROUPING LENGTH	240'-0"	220'-8"
LOT AREA	1,250 SF	1,914 SF
AVERAGE LOT SIZE	1,500 SF	1,923.19 SF
FRONT YARD TO EDGE OF PAVEMENT	15'-0"	31'-0"
INTERIOR SIDE TH	0'-0"	0'-0"
SIDE YARD TH	15'-0"	15'-0"
BETWEEN BUILDINGS TH	20'-0"	20'-0"
REAR YARD TH	10'-0"	19'-0"
PRIVATE PATIO AREA TH	400 SF	418 SF
PARKING	REQUIRED	PROVIDED
TH 2 PER UNIT	108	108
VISITOR'S 0.25 PER UNIT	14	16
TOTAL	122	124

NORTH

SITE PLAN
1" = 40'

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SW 280TH ST ASSEMBLAGE
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL

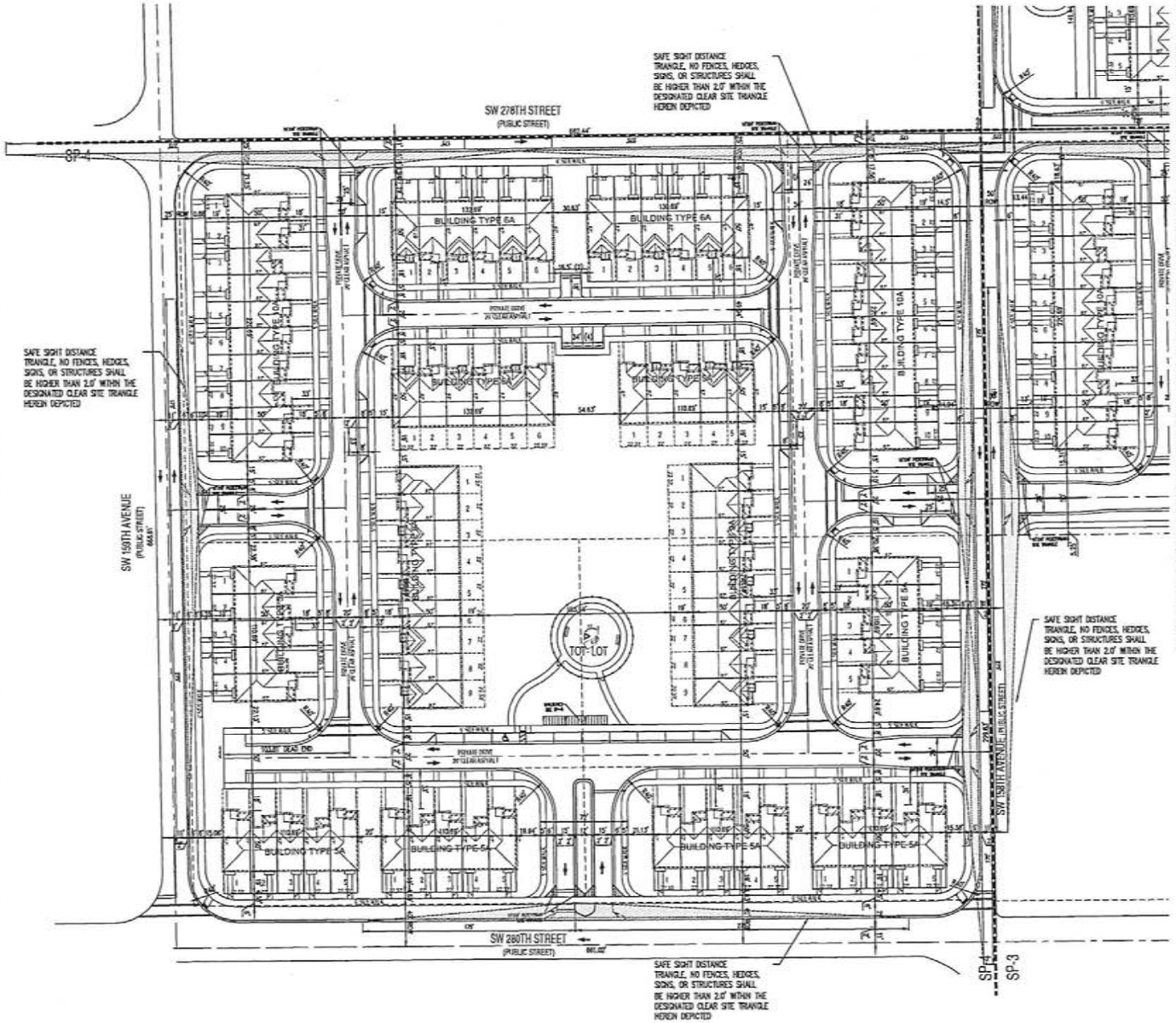
SITE PLAN

SITE PLAN
DATE: 2025-06-09
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SP-3

SHEET NO.:

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SITE DATA (RU-TH USE)		
	SF	ACRES
GROSS AREA	417,999.83	9.596
ROW DEDICATIONS	39,931.03	0.917
NET AREA	378,068.80	8.679
DENSITY PERMITTED	UNITS ALLOWED	UNITS PROVIDED
PROPOSED CDMP LMDR 6-13 DUA	125	91
NET RESIDENTIAL DENSITY (DU/ACRE)		10.48
AREA CALCULATIONS	SF	%
TH LOTS	174,976.99	46.28
STREETS & VEHICULAR AREAS	77,559.78	20.51
SIDEWALKS	20,090.03	5.31
UNENCUMBERED GREEN AREA	105,442.00	27.89
TOTAL	378,068.80	100.00
OPEN SPACE	SF	%
SIDEWALKS	20,090.03	5.31
UNENCUMBERED GREEN AREA	105,442.00	27.89
TOTAL	125,532.03	33.20
ZONING DISTRICT	RU-TH USE	
	PERMITTED/ ALLOWED	PROVIDED
COMMON OPEN SPACE	30.00%	33.20%
GROUPING LENGTH	240'-0"	220'-8"
LOT AREA	1,250 SF	1,914 SF
AVERAGE LOT SIZE	1,500 SF	1,922.82 SF
FRONT YARD TO EDGE OF PAVEMENT	15'-0"	31'-0"
INTERIOR SIDE TH	0'-0"	0'-0"
SIDE YARD TH	15'-0"	15'-0"
BETWEEN BUILDINGS TH	20'-0"	20'-0"
REAR YARD TH	10'-0"	19'-0"
PRIVATE PATIO AREA TH	400 SF	418 SF
PARKING	REQUIRED	PROVIDED
TH 2 PER UNIT	182	182
VISITOR'S 0.25 PER UNIT	23	24
TOTAL	205	206

NORTH

SITE PLAN
1" = 40'

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SW 280TH ST ASSEMBLAGE
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

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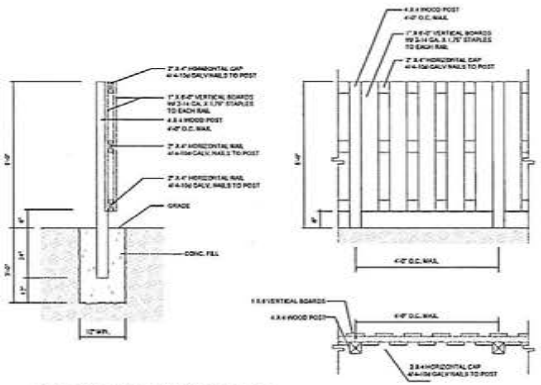
SITE PLAN

SITE PLAN
DATE: 2025-06-09
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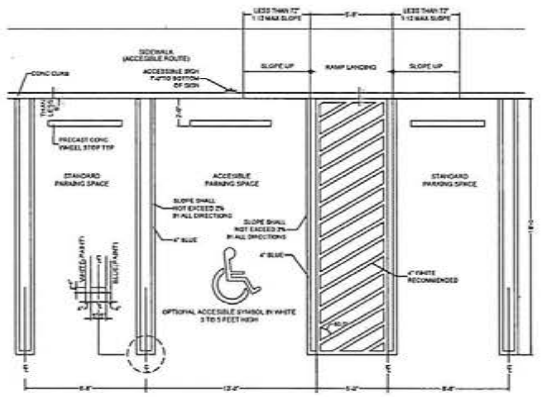
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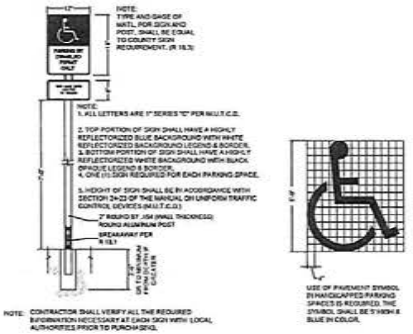
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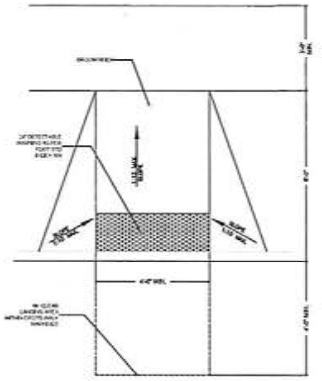


REAR YARD ENCLOSURE
WOOD FENCE DETAILS
SCALE: NTS

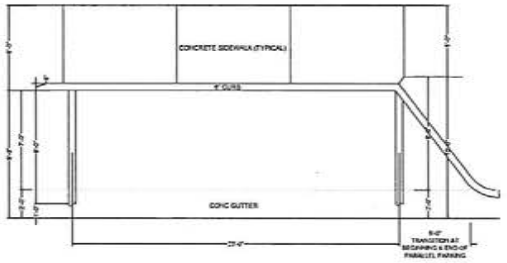


PARKING DETAILS
SCALE: 1/4" = 1'-0"

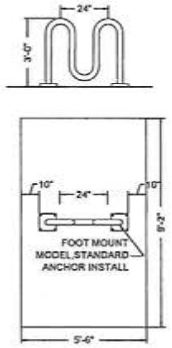




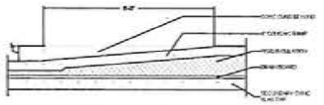
HANDICAPPED
RAMP PLAN
SCALE: 1/2" = 1'-0"



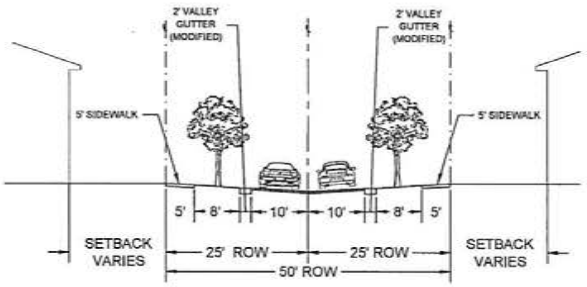
PARALLEL
PARKING DETAILS
SCALE: 1/4" = 1'-0"



BICYCLE RACK DETAIL
SCALE: NTS



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



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

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PASCUAL
PEREZ
KILIODJIAN
STARR
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OWNER:
LENNAR HOMES

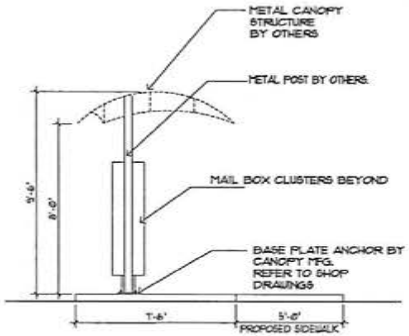
SW 280TH ST ASSEMBLAGE
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SITE PLAN

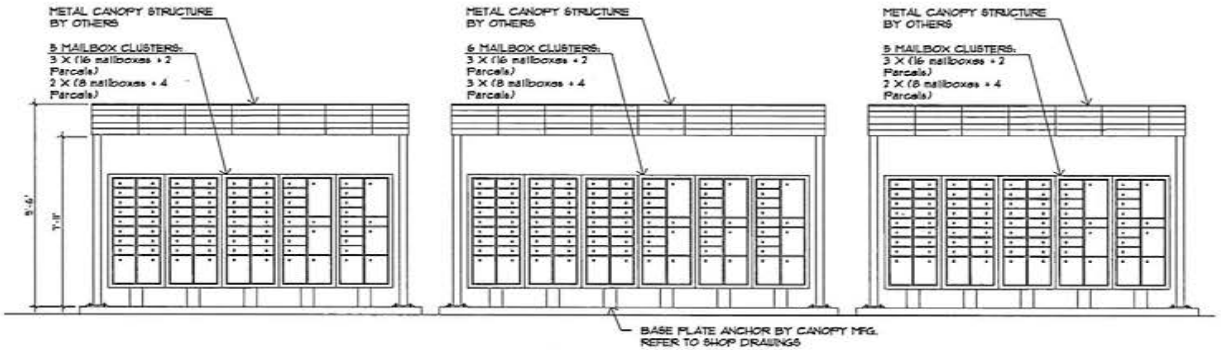
DATE: 2025-06-09
SCALE: AS SHOWN
DRAWN: AS
CHECKED: PPK

SP-5

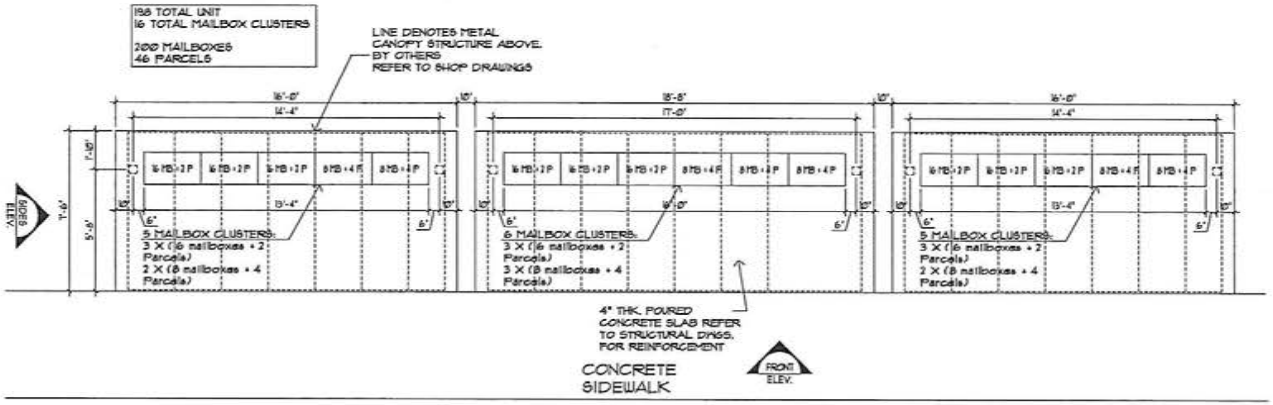
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA



MAIL KIOSK SIDE ELEVATION
SCALE: 3/8" = 1'-0"



MAIL KIOSK FRONT ELEVATION
SCALE: 3/8" = 1'-0"



MAIL KIOSK PLAN
SCALE: 3/8" = 1'-0"

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PASCUAL PEREZ KILIODJIAN STARR
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http://www.ppkarch.com

OWNER:
LENNAR HOMES

SW 280TH ST ASSEMBLAGE
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN
DATE: 2025-06-09
SCALE: AS SHOWN
DRAWN BY: AS
CHKD BY: PPK
JOB NO.:

SP-6
SHEET NO.:

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-238
DATE: NOV 12 2024
BY: ISA

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: JADCA HOLDINGS, LLC, a Florida limited liability company,

NAME AND ADDRESS	Percentage of Stock
JADCA FAMILY TRUST 2019	100%
Jose Ignacio Cadenal, Co-Trustee	
Maria Esperanza Cadenal, Co-Trustee	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

NAME OF PURCHASER: Lennar Homes, LLC

RECEIVED
MIAMI-DADE COUNTY
PROCESSED NO.: Z24-238
DATE: NOV 12 2024
BY: ISA

NAME AND ADDRESS (if applicable)	Percentage of Interest
Lennar Corporation (NYSE:LEN – a publicly traded entity)*	99%
U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation)*	1%

Date of contract: _____

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

_____
_____
_____
_____
_____

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

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

JADCA HOLDINGS, LLC, a Florida limited liability company

7300 SW 132 Street
Miami, Florida 33156

By: _____
Print Name: JOSE I. CARDENAL
Title: PRESIDENT

The foregoing instrument was acknowledged before me by means of physical presence [✓] or online notarization [ ] by Jose I. Cardenal as President of JADCA HOLDINGS, LLC, and for the purposes stated herein. They are personally known to me or have produced Fl Drivers License as identification.

Sworn to and subscribed before me on the 29th day of August, 2024.

_____
Notary Public Signature

Notary Public State of Florida
Gregory T Martini
My Commission HH 310746
Expires 12/9/2026

Notary Public State of Florida

Gregory T. Martini
Print Name

My Commission Expires: 12/9/2026

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-238
DATE: NOV 12 2024
BY: ISA

Witnesses:

Signature

Candance S. Brownlow

Print Name

44 NE 16 St Homestead, FL 33030

Address

Signature

Jacqueline Martinez Regueira

Print Name

44 NE 16 St. Homestead, FL 33030

Address

Affiant:

Affiant's Signature

DONA S. LaPRADD as Trustee of THE DONA S. LaPRADD REVOCABLE TRUST AGREEMENT DATED MAY 28, 2013

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was sworn to and subscribed before me on the 5th day of September, 2024 by means of physical presence [X] or online notarization [ ] by DONA S. LaPRADD, as Trustee of THE DONA S. LaPRADD REVOCABLE TRUST AGREEMENT DATED MAY 28, 2013, and for the purposes stated herein. (He/She) is personally known to me or has produced DRIVERS LICENSE as identification.

JACQUELINE MARTINEZ REGUEIRA
Commission # HH 394148
Expires September 2, 2027

Notary Public Signature

Notary Public State of Florida

Jacqueline Martinez Regueira

Print Name

My Commission Expires: _____

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-238
DATE: NOV 12 2024
BY: ISA

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

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

TRUST/ESTATE NAME: **THE DONA S. LaPRADD REVOCABLE TRUST AGREEMENT DATED MAY 28, 2013**

NAME AND ADDRESS	Percentage of Interest
Dona S. LaPradd	100%

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-238
DATE: NOV 12 2024
BY: ISA

NAME OF PURCHASER: Lennar Homes, LLC

NAME AND ADDRESS (if applicable)	Percentage of Interest
Lennar Corporation (NYSE:LEN – a publicly traded entity)*	99%
U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation)*	1%

Date of contract: _____

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

_____
_____
_____
_____
_____

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

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

THE DONA S. LaPRADD REVOCABLE TRUST AGREEMENT DATED MAY 28, 2013
15824 SW 280 ST
Miami, Florida 33031

By: Dona S LaPradd
DONA S. LaPRADD, as Trustee of THE DONA S. LaPRADD REVOCABLE TRUST AGREEMENT DATED MAY 28, 2013

The foregoing instrument was acknowledged before me by means of physical presence [X] or online notarization [ ] by DONA S. LaPRADD, Trustee of THE DONA S. LaPRADD REVOCABLE TRUST AGREEMENT DATED MAY 28, 2013, who is personally known to me or produced DRIVERS LICENSE identification and who acknowledged the foregoing instrument for the purposes therein contained, and acknowledged that he was authorized under the trust to execute said instrument on behalf of the beneficiaries of the trust.

Sworn to and subscribed before me on the 5th day of September, 2024.

JACQUELINE MARTINEZ REGUEIRA
Commission # HH 394148
Expires September 2, 2027

_____
Notary Public Signature
Notary Public State of _____
Jacqueline Martinez Regueira
Print Name

My Commission Expires: _____

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-238
DATE: NOV 12 2024
BY: ISA

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

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-238
DATE: NOV 12 2024
BY: ISA

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: **Lennar Homes, LLC, a Florida limited liability company**

NAME AND ADDRESS	Percentage of Stock
Lennar Corporation * 5505 Blue Lagoon Drive, Floor 5, Miami, FL 33126	**99%**
U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation*, a publicly traded company	**1%**
*** Lennar Corporation is a publicly traded company on the NYSE: LEN**	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers,

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-238
DATE: NOV 12 2024
BY: ISA

stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: **Lennar Homes, LLC, a Florida limited liability company**

NAME AND ADDRESS (if applicable)	Percentage of Interest
Lennar Corporation (NYSE:LEN – a publicly traded entity)*	**99%**
U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation)*	**1%**

Date of contract: **Confidential**

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

_____
_____
_____
_____
_____

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

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

Lennar Homes, LLC, a Florida limited liability company

By: _____
Print Name: Greg McPherson
Title: Vice President

Sworn to and subscribed before me this 21st day of August, 2024. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

CAMERON DWYER SCHOEB
Commission # HH 269899
Expires June 1, 2026

My commission expires 6.1.2026

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

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: SEP 11 2025 BY: FURNEYS

This instrument was prepared by:

Name: Amanda M. Naldjieff, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

(Zoning Application)

WHEREAS, the undersigned **Jorge Alvarez**, together with **Bryan E. Ingram, Jr. and Christa G. Ingram**, together with **Elba Valdes and Jose R. Valdes**, together with **JADCA Holdings, LLC**, together with **Dona S. LaPradd, as Trustee of The Dona S. LaPradd Revocable Trust Agreement dated May 28, 2013** (collectively hereinafter, referred to as the "Owner"), hold fee simple title to that certain ± 22.119 gross acre parcel of land, located between S.W. 276th Street and S.W. 280th Street (Waldin Drive), and between S.W. 157th Avenue and S.W. 159th Avenue (Newton Road), in unincorporated Miami-Dade County, Florida, and identified by the Property Appraiser's Office under Tax Folio Nos. 30-6932-000-0460, 30-6932-000-0380, 30-6932-000-0381, 30-6932-000-0401, 30-6932-000-0410, & 30-6932-000-0420 in Section 32, Township 56 South, Range 39 East, which is legally described in **Exhibit "A"** attached hereto and hereinafter referred to as the "Property," which is supported by the Opinions of Title; and

WHEREAS, the Owners have filed a zoning hearing application with the County's Department of Regulatory and Economic Resources, which application requests a District Boundary Change from AU (Agricultural District) to RU-3M with RU-TH uses, and is identified as Public Hearing Application No. Z2024000238 (the "Zoning Application"); and

WHEREAS, the Owner has filed for a concurrent application for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") as a Small Scale CDMP Application in the October 2024 Cycle, which amendment is identified as Application No. CDMP20240014 (the "Application"), which seeks to redesignate the Property from "Estate Density" residential to "Low

HK Draft 9.2.2025

Density Residential with One Density Increase" to proceed with the proposed residential development (the "Development").

NOW, THEREFORE, in order to assure Miami-Dade County that the representations made by the Owner during the consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress, hereby makes the following Declaration of Restrictions (the "Declaration") covering and running with the Property:

1. **Density Limitation.** The Property shall be restricted with a maximum density of one hundred and ninety-eight (198) residential dwelling units.
2. **Site Plan.** The Property shall be developed substantially in accordance with the plans submitted for the hearing entitled "SW 280th St Assemblage", as prepared by Pascual Perez Kiliddjian Starr, consisting of 6 sheets stamped "Received" on June 30, 2025, hearing entitled "SW 280th St Assemblage", as prepared by Witkin Hults + Partners, consisting of 18 sheets stamped "Received" on June 30, 2025, hearing entitled "SW 280th St Assemblage", as prepared by Bellon architecture, consisting of 8 sheets stamped "Received" on June 30, 2025, hearing entitled "280th Assemblage", as prepared by Schwebke Shiskin + Associates, consisting of 27 sheets stamped "Received" on June 30, 2025, for a total of 59 sheets.
3. **Urban Development Design Guidelines.** The development shall utilize sound urban design principles, including, but not limited to, the Neighborhood Development, Single-Family Residential Street Perspective, Single-Family Residential Block, Residential Open-Space Types and Residential Building Type sections of the Urban Design chapter, the Neighborhood Development section of the Development Patterns chapter, and the Composition Single-Family section of the Architecture chapter incorporated in Volume I – Private Development of the County's Urban Design Manual (the "Manual") endorsed by Miami-Dade County Resolution R-1360-98, as determined in consultation with the Development Services Division of the Department of Regulatory and Economic Resources, or successor department.
4. **Connection to Public Water and Sanitary Sewer Service.** The Owner hereby acknowledges

HK Draft 9.2.2025

and agrees that the Property shall be connected to the public water and sewer system, at the Owner's expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the County Code and MDWASD rules, regulations and standards.

5. The right to connect the Property to the County's sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including but not limited to, the Consent Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the "Consent Decree), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.

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

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

> LAND INVOLVED IN THIS TRANSACTION LIES ADJACENT TO LAND THAT IS ZONED AU, OR IS DESIGNATED FOR AGRICULTURAL USE BY THE MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP), OR IS SUBJECT TO AU REGULATIONS. AGRICULTURAL ACTIVITIES WHICH MAY BE LAWFULLY CONDUCTED WITHIN THIS AREA INCLUDE BUT MAY NOT BE LIMITED TO CULTIVATION AND HARVESTING OF CROPS;

HK Draft 9.2.2025

PROCESSING AND PACKING OF FRUIT AND VEGETABLES; BREEDING OF LIVESTOCK AND POULTRY; OPERATION OF IRRIGATION PUMPS AND OTHER MACHINERY; GROUND OR AERIAL SEEDING OR SPRAYING; APPLICATION OF CHEMICAL FERTILIZERS, CONDITIONERS, PESTICIDES AND HERBICIDES; GENERATION OF TRACTOR AND TRUCK TRAFFIC AND OF NOISE, ODORS, DUST AND FUMES ASSOCIATED WITH THE CONDUCT OF THE FOREGOING ACTIVITIES; AND THE EMPLOYMENT AND USE OF AGRICULTURAL LABOR. SUCH AGRICULTURAL ACTIVITIES MAY BE PROTECTED FROM NUISANCE SUITS BY THE "FLORIDA RIGHT TO FARM ACT," SECTION 823.14, FLORIDA STATUTES. IN ADDITION, THE GRANTEE(S) HEREBY ACKNOWLEDGES AND AGREES TO PROVIDE THE DISCLOSURE IN THIS PARAGRAPH IN ANY AND ALL FUTURE CONTRACTS FOR SALE OR LEASE IN ANY PORTION OF THE PROPERTY.

6. **Endangered Species Survey.** Prior to issuance of a Tree Removal Permit for any portion of the Property, the applicant shall conduct a survey to determine the absence or presence of listed wildlife species found in Appendix B of the CDMP within the area or phase of development subject to the request for approval of said permit. The survey(s) shall utilize professionally recognized sampling methodology which shall be subject to review and approval by RER-DERM. In addition, the applicant is advised that as part of future DERM review of development orders for this property, wildlife best management practices may need to be incorporated to minimize impacts of any development to listed species. The applicant shall prepare or revise site plans, subject to DERM review and approval, as necessary to comply with requirements of Chapter 24 of the Code and for conformance with provisions of the CDMP.

Miscellaneous

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, its heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, its heirs, successors

HK Draft 9.2.2025

and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

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

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then owner(s) of the property, including joinders of all mortgagees, provided that the same is also approved by the Board of County Commissioners of Miami Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2- 116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this Declaration of Restrictions, such modification or deletion shall not be effective until approved by the Board of County Commissioners, in accordance with applicable procedures. Should this Declaration be so modified, amended, or released, the

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Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

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.

County Inspections. 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.

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

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

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

HK Draft 9.2.2025

inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

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

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

Acceptance of Declaration. The Owner acknowledges that 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 retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

Owner. The term Owner shall include all heirs, assigns, and successors in interest.

[*Remainder of page intentionally left blank*]

HK Draft 9.2.2025

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: SEP 11 2025 BY: FURNEYS

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

WITNESSES:

_____
Signature

_____
Printed Name

_____
Address

_____
Signature

_____
Printed Name

_____
Address

Jorge Alvarez

By: _____

Name: _____

Address: _____

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

The foregoing instrument was acknowledged before me by _____, as _____ of _____, a _____, and for the purposes stated herein. He is personally known to me or has produced _____ as identification. Witness my signature and official seal this _____ day of _____, 2025, in the County and State aforesaid.

_____
Notary Signature

_____
Printed Name

_____
Commission Number

HK Draft 9.2.2025

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: SEP 11 2025 BY: FURNEYS

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

WITNESSES:

_____
Signature

_____
Printed Name

_____
Address

_____
Signature

_____
Printed Name

_____
Address

Bryan E. Ingram

By: _____

Name: _____

Address: _____

Christa G. Ingram

By: _____

Name: _____

Address: _____

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

The foregoing instrument was acknowledged before me by _____ and_____, and for the purposes stated herein. They are personally known to me or have produced _____ as identification. Witness my signature and official seal this _____ day of _____, 2025, in the County and State aforesaid.

_____
Notary Signature

_____
Printed Name

_____
Commission Number

HK Draft 9.2.2025

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: SEP 11 2025 BY: FURNEYS

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

WITNESSES:

_____
Signature

_____
Printed Name

_____
Address

_____
Signature

_____
Printed Name

_____
Address

Elba Valdes

By: _____

Name: _____

Address: _____

Jose R. Valdes

By: _____

Name: _____

Address: _____

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

The foregoing instrument was acknowledged before me by _____ and_____, and for the purposes stated herein. They are personally known to me or have produced _____ as identification. Witness my signature and official seal this _____ day of _____, 2025, in the County and State aforesaid.

_____
Notary Signature

_____
Printed Name

_____
Commission Number

HK Draft 9.2.2025

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: SEP 11 2025 BY: FURNEYS

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

WITNESSES:

_____
Signature

_____
Printed Name

_____
Address

_____
Signature

_____
Printed Name

_____
Address

JADCA HOLDINGS, LLC, a Florida limited liability company

By: _____

Name: _____

Title: _____

Address: _____

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

The foregoing instrument was acknowledged before me by _____, as _____ of _____, a _____, and for the purposes stated herein. He/She is personally known to me or has produced _____ as identification. Witness my signature and official seal this _____ day of _____, 2025, in the County and State aforesaid.

_____
Notary Signature

_____
Printed Name

_____
Commission Number

HK Draft 9.2.2025

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: SEP 11 2025 BY: FURNEYS

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

WITNESSES:

_____
Signature

_____
Printed Name

_____
Address

_____
Signature

_____
Printed Name

_____
Address

The Dona S. LaPradd Revocable Trust Agreement dated May 28, 2013

By: _____

Name: _____

Title: _____

Address: _____

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

The foregoing instrument was acknowledged before me by _____, as _____ of _____, a _____, and for the purposes stated herein. He/She is personally known to me or has produced _____ as identification. Witness my signature and official seal this _____ day of _____, 2025, in the County and State aforesaid.

_____
Notary Signature

_____
Printed Name

_____
Commission Number

HK Draft 9.2.2025

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: SEP 11 2025 BY: FURNEYS

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1 (LaPradd):

The East Half of the West Half of the South Half of the South Half of the Southeast Quarter of the Southeast Quarter (E½ W½ S½ S½ SE¼ SE¼) of Section Thirty-two (32), Township Fifty-six (56) South, Range Thirty-nine (39) East, Miami-Dade County, Florida, LESS the South 35 feet thereof for road.

Parcel 2 (Ingram):

The West 477 feet of the North ½ of the South ½ of the Southeast ¼ of the Southeast ¼ of Section 32, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida, together with the East 40 feet of the West 517 feet of the North ½ of the South ½ of the Southeast ¼ of the Southeast ¼ of Section 32, Township 56 South, Range 39 East, Miami-Dade County, Florida.

Parcel 3 (Jadca Holdings):

The North ½ of the South ½ of the Southeast ¼ of the Southeast ¼ of Section 32, Township 56 South, Range 39 East, LESS the West 517 feet thereof and subject to a right of way dedication of the Easterly 35 feet to Miami-Dade County, lying and being in Miami-Dade County, Florida.

Parcel 4 (Jadca Holdings):

The North ½ of the Southeast ¼ of the Southeast ¼ of the Southeast ¼ of the Southeast ¼, of Section 32, Township 56 South, Range 39 East, subject to a right of way dedication of the Easterly 35 feet to Miami-Dade County, lying and being in Miami-Dade County, Florida.

Parcel 5 (Jorge Alvares):

The West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 32, Township 56 South, Range 39 East, LESS the South 25 feet thereof conveyed to Miami-Dade County for use as a public highway.

Parcel 6 (Valdes):

The West 1/4 of the South 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 less of the South 35 feet and less the West 15 feet thereof, in Section 32, Township 56 South, Range 39 East, of Miami-Dade County, Florida

HK Draft 9.2.2025

OPINION OF TITLE

To: MIAMI-DADE COUNTY

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as an inducement for acceptance of a Declaration of Restrictions pursuant to a Zoning Hearing Application No. Z2024000238, it is hereby certified that I have examined Doma Title Insurance, Inc. Commitment No. CTS-2414117FL Rev. 6, covering the period from the beginning to the 4th day of June, 2025, at 8:00 a.m., as to Parcel 1, Doma Title Insurance, Inc. Commitment No. CTS-2412919FL Rev. 6, covering the period from the beginning to the 21st day of May, 2025, at 8:00 a.m., as to Parcel 2, Doma Title Insurance, Inc. Commitment No. CTS-2416937FL Rev. 6, covering the period from the beginning to the 4th day of June, 2025, at 8:00 a.m., as to Parcels 3 and 4, Doma Title Insurance, Inc. Commitment No. CTS-2412561FL Rev. 9, covering the period from the beginning to the 9th day of June, 2025, at 8:00 a.m., as to Parcel 5, and Doma Title Insurance, Inc. Commitment No. CTS-2417455FL Rev. 6, covering the period from the beginning to the 9th day of June, 2025, at 8:00 a.m., as to Parcel 6, inclusive, of the property described on Exhibit "A" attached hereto. I know of no reason that this Title Evidence is inaccurate or incomplete.

All title instruments, policies, and documents referenced above are collectively referred to as the "Title Evidence." I know of no reason that this Title Evidence is inaccurate or incomplete. I am of the opinion, based on my review of the Title Evidence that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Dona S. LaPradd, as Trustee of The Dona S. LaPradd Revocable Trust Agreement dated May 28, 2013 - as to Parcel 1.

Brian E. Ingram, Jr. and Christa G. Ingram, Husband and Wife - as to Parcel 2

Jadca Holdings LLC, a Florida limited liability company (the "Company") - as to Parcels 3 and 4.

Jorge Alvarez - as to Parcel 5

Elba Valdes, a single woman and Jose R. Valdes, a married man, as joint tenants with rights of survivorship - as to Parcel 6

Further, I am of the opinion that either Jose Cardenal, as President, or Maria Cardenal, as Manager, of the Company, is authorized to execute all the documents on behalf of the Company. This is based solely on my review of the State of Florida Division of Corporations' Sunbiz website.

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

1. **RECORDED MORTGAGES:**

Mortgage from Bryan E. Ingram, Jr., and Christa G. Ingram, husband and wife, dated October 23, 2023 and filed on November 7, 2023 in Official Records Book 33957, Page 1488, in the amount of $133,000.00 and in favor of Loandepot.com. (As to Parcel 2)

Mortgage, from Jorge Alvarez and Deborah Alvarez, husband and wife to Mortgage Electronic Registration System as nominee for PennyMac Loan Services, LLC, in the original principal amount of $400,000.00 recorded in Official Records Book 31556, Page 1930. (As to Parcel 5)

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

1. Final Administrative Support Order recorded in Official Records Book 34085, Page 3720 (As to Parcel 6)

2. Judgment recorded in Official Records Book 34156, Page 2719 (As to Parcel 6)

3. Judgment recorded in Official Records Book 34485, Page 1079 (As to Parcel 6)

3. **GENERAL EXCEPTIONS:**

1. All taxes for the year in which this opinion is rendered and taxes for 2024 for Parcel 2.

2. Easements or claims of easements not shown by the public records.

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

4. Rights or claims of parties in possession not shown by the public records, including challenges to the foreclosure proceedings by anyone occupying the property.

5. Any lien, or right to a lien for services, labor, or material heretofore or hereafter furnished imposed by law and not shown by the public records.

6. Zoning and other restrictions imposed by governmental authority.

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

4. **SPECIAL EXCEPTIONS:**

1. None as to Parcel 1.

2. Plat of M.A. Burden's Sub-Division as recorded in Plat Book 1, Page 135, and as affected by Resolution No. 4406, recorded in Official Records Book 1884, Page 501. (as to Parcel 2)

3. Easement granted in favor of Florida Power & Light Company, as described in instrument recorded January 9, 1958 in Book 623, Page 539 of the Official Records of Miami-Dade County, Florida. (as to Parcel 3 and 4)

4. Rights of others and the public to North 25' zoned right-of-way. (as to Parcel 3 and 4)

5. Memorandum of Agreement dated October 31, 2024, executed by Jadca Holdings, LLC, a Florida limited liability company, as seller/optionor and Lennar Homes, LLC, a Florida limited liability company, as buyer/optionee, as disclosed by document recorded November 13, 2024 in Book 34491, Page 458 of the Official Records of Miami-Dade County, Florida. (as to Parcel 3 and 4)

6. Memorandum of Agreement recorded in Official Records Book 34372, Page 2778. (as to Parcel 5)

7. Memorandum of Agreement, by and between Elba Vales, a single woman, and Jose R. Valdez, a married man, and Lennar Homes, LLC, a Florida limited liability company recorded in Official Records Book 34497, Page 3353. (as to Parcel 6)

NOTE: All references herein are to the public records of Miami-Dade County, Florida.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Declaration of Restrictive Covenants ("Declaration").

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

Name	Interest
Dona S. LaPradd, as Trustee of The Dona S. LaPradd Revocable Trust Agreement dated May 28, 2013 (Parcel 1)	Owner
Bryan E. Ingram, Jr., and Christa G. Ingram, husband and wife (Parcel 2)	Owner
Loandepot.com (Parcel 2)	Mortgagee
Jadca Holdings LLC, a Florida limited liability company (Parcels 3 and 4)	Owner

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA

Jorge Alvarez (Parcel 5) — Owner

PennyMac Loan Services, LLC (Parcel 5) — Mortgagee

Elba Valdes, a single woman and Jose R. Valdes,
a married man, as joint tenants with rights of survivorship
(Parcel 6) — Owner

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

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

Respectfully submitted this 18th day of June, 2025.

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

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of _X_ physical presence or _____ online notarization, this 18th day of June, 2025, by Jonathan S. Marcus, who is personally known to me.

JENNIFER KENT
MY COMMISSION # HH 244261
EXPIRES: March 23, 2026

Notary Public, State of Florida

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-238 DATE: JUN 30 2025 BY: ISA

EXHIBIT "A"

Parcel 1 (LaPradd):

The East Half of the West Half of the South Half of the South Half of the Southeast Quarter of the Southeast Quarter (E½ W½ S½ S½ SE¼ SE¼) of Section Thirty-two (32), Township Fifty-six (56) South, Range Thirty-nine (39) East, Miami-Dade County, Florida, LESS the South 35 feet thereof for road.

Parcel 2 (Ingram):

The West 477 feet of the North ½ of the South ½ of the Southeast ¼ of the Southeast ¼ of Section 32, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida, together with the East 40 feet of the West 517 feet of the North ½ of the South ½ of the Southeast ¼ of the Southeast ¼ of Section 32, Township 56 South, Range 39 East, Miami-Dade County, Florida.

Parcel 3 (Jadca Holdings):

The North ½ of the South ½ of the Southeast ¼ of the Southeast ¼ of Section 32, Township 56 South, Range 39 East, LESS the West 517 feet thereof and subject to a right of way dedication of the Easterly 35 feet to Miami-Dade County, lying and being in Miami-Dade County, Florida.

Parcel 4 (Jadca Holdings):

The North ½ of the Southeast ¼ of the Southeast ¼ of the Southeast ¼ of the Southeast ¼, of Section 32, Township 56 South, Range 39 East, subject to a right of way dedication of the Easterly 35 feet to Miami-Dade County, lying and being in Miami-Dade County, Florida.

Parcel 5 (Jorge Alvares):

The West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 32, Township 56 South, Range 39 East, LESS the South 25 feet thereof conveyed to Miami-Dade County for use as a public highway.

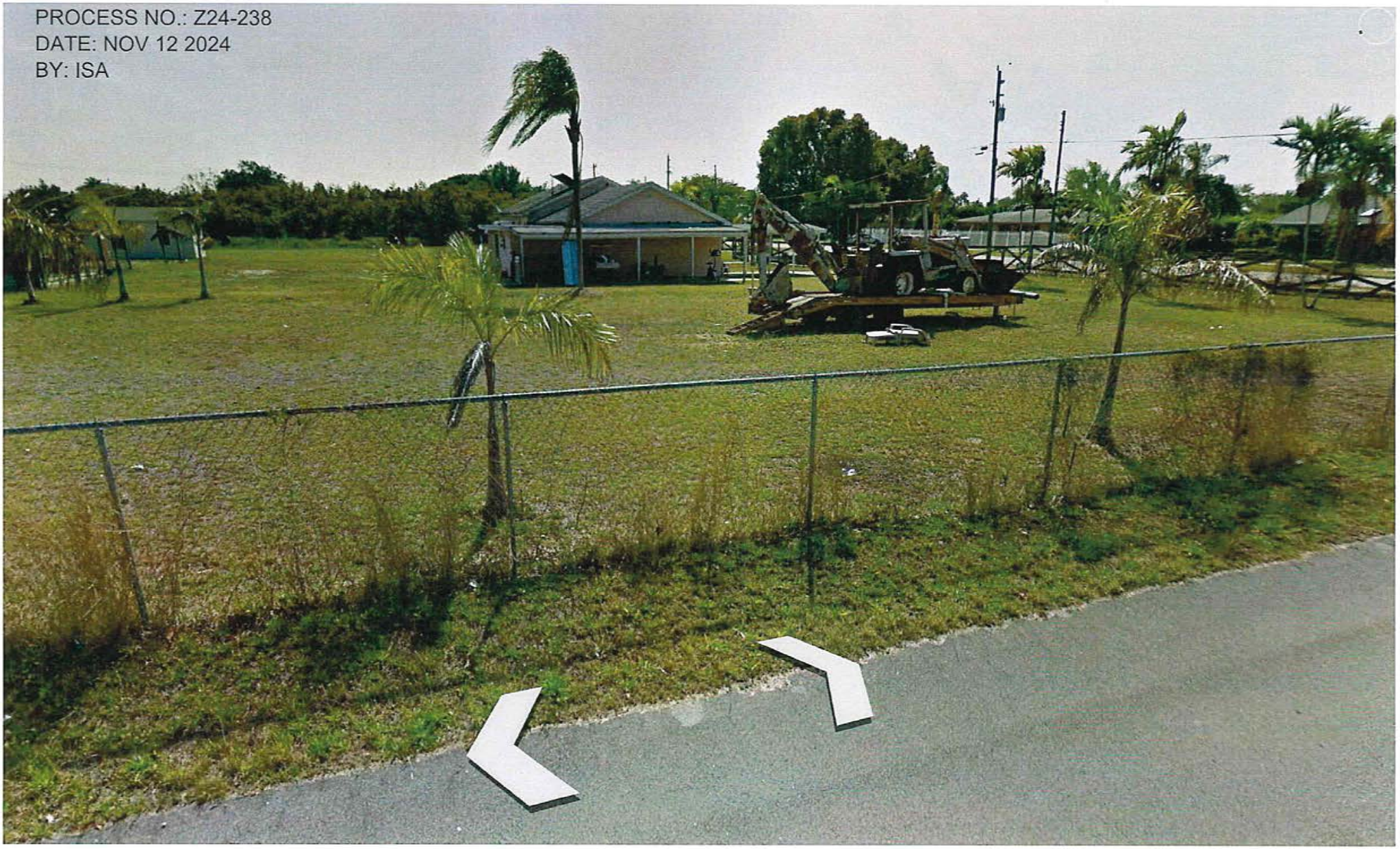
Parcel 6 (Valdes):

The West 1/4 of the South 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 less of the South 35 feet and less the West 15 feet thereof, in Section 32, Township 56 South, Range 39 East, of Miami-Dade County, Florida.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 24-5
DATE: NOV 12 2024
BY: ISA



RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-238
DATE: NOV 12 2024
BY: ISA



RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-238
DATE: NOV 12 2024
BY: ISA



RECEIVED
MIAMI-DADE COUNTY
PROCESSING #: Z24-238
DATE: NOV 12 2024
BY: ISA



RECEIVED
MIAMI-DADE COUNTY
PROCESS NO. 2024-238
DATE: NOV 12 2024
BY: ISA



RECEIVED
MIAMI-DADE COUNTY
PROCESSING... 224-236
DATE: NOV 12 2024
BY: ISA



RECEIVED
MIAMI-DADE COUNTY
PROCESS NO. 23-0238
DATE RECD 2/8/23
BY




RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-238
DATE: NOV 12 2024
BY: ISA
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Data SIO, NOAA, U.S. Navy, NGA, GEBCO

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO. Z24-238
DATE: NOV 12 2024
BY: ISA



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

PH: Z24-270 **September 25, 2025**
Item No. 8C4

Recommendation Summary	
Commission District	3
Applicant	Miami Country Day School, Inc.
Summary of Requests	The applicant seeks to permit the expansion of an existing private school onto an additional property and modification of previously approved resolution in order to submit a new site plan and increase the number of classrooms. Additionally, the applicant seeks to permit the proposed middle school building with less setbacks than required by code, the proposed upper school building to exceed the maximum height and more monument and wall signs than permitted by Code. This application does not increase student enrollment.
Location	601 NE 107 Street, Miami-Dade County, Florida.
Property Size	±18.79 acres
Existing Zoning	RU-1, Single-Family Residential District, BU-1, Neighborhood Business District, BU-1A, Limited Business District
Existing Land Use	Private School
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 - 6 dua & Business and Office *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, Section 33-311(A)(7), Generalized Modification Standards, Section 33-311(A)(4)(b), Non-Use Variance Standards (see attached Zoning Recommendation Addendum)
Recommendation	**Approval with conditions.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

The Board has jurisdiction over this application pursuant to Section 33-314(B)(11) which states "Applications to approve, expand, or modify: (i) day care facilities or day nursery facilities; and (ii) private elementary, middle, or senior high schools (grades K to 12), other than where the County Commission has direct jurisdiction over such applications."

REQUESTS:

(1) SPECIAL EXCEPTION to permit the expansion of a private school onto additional property.

(2) MODIFICATION of Condition #2 of Resolution #4ZAB-319-82, passed and adopted by the Metropolitan Miami Dade County Zoning Appeals Board, modified by Resolution #CZAB8-9-14, passed and adopted by the Community Zoning Appeals Board #8, further modified by Resolution #CZAB8-8-15, passed and adopted by the Community Zoning Appeals Board #8, last modified by Resolution #Z-16-24, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That the plan be substantially in accordance with that submitted for the hearing entitled "Site Plan Approval Modification Submission", as prepared by Zyscovich Architects, with sheets A-100.A, A-100A.1, A-100B, A-100B.1, A-100C & A-100C.1 dated stamped received 11/22/2022, consisting of 6 sheets and sheet A-001, dated stamped received 9/9/2022 consisting of 1 sheet, for a total of 7 sheets."

TO: "2. That the plan be substantially in accordance with that submitted for the hearing entitled "Site Plan Approval Campus Plan Master Plan", as prepared by Zyscovich Architects, with a total of 18 sheets dated stamped received 6/2/2025, 15 sheets dated stamped received 4/9/2025 and 1 sheet dated stamped received 12/23/2024, for a total of 34 sheets."

(3) MODIFICATION of Condition #10 of Resolution #4-ZAB-319-82, passed and adopted by the Metropolitan Miami Dade County Zoning Appeals Board and last modified by Resolution #CZAB8-9-14, passed and adopted by the Community Zoning Appeals Board #8, reading as follows:

FROM: "10. That the number of classrooms shall not exceed 105."

TO: "10. That the number of classrooms shall not exceed 131."

The purpose of requests #2 and #3 is to allow the applicant to submit a revised site plan to incorporate additional property into the previously approved private school campus and provide additional buildings for the campus. Additionally, the requests seek to allow an increase in the number classrooms for the previously approved private school. The applicant is not requesting an increase in the maximum permitted students.

(4) NON-USE VARIANCE to permit a proposed middle school building setback 39'-10 1/4" from the rear (east) property line (50' required).

(5) NON-USE VARIANCE to permit a proposed upper school building with a height of 51'-6" and 3 stories (35 feet and 2 stories max. permitted).

(6) NON-USE VARIANCE to permit 1 additional monument sign and 3 additional wall signs, with a total combined area of 566 sq. ft. (1 sign 24 sq. ft. maximum permitted (30 wall signs and 2 monument signs previously approved).

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

PROJECT HISTORY AND PROJECT DESCRIPTION:

The subject property has been the subject of several zoning applications pertaining to the establishment and expansion of the existing private school on the subject property. In February 1963, pursuant to Resolution #2ZABS-19-63, the Zoning Appeals Board (ZAB) approved a special exception to expand a non-conforming day and resident school. In October 1982, pursuant to Resolution #4ZAB-319-82, the ZAB approved with conditions a special exception to expand the private school onto adjacent property and granted ancillary parking variances to permit parking on natural terrain and closer than permitted to the adjacent right-of-way. In September 1983,

pursuant to Resolution #4ZAB-299-83, the ZAB approved a special exception to permit further expansion of the school, increase grades to kindergarten through grade 12, increase enrollment to 934 students, and construct five new buildings in phases. In August 1990, pursuant to Resolution #4ZAB-267-90, the ZAB approved another expansion, modifying a prior site plan to relocate and rearrange buildings and athletic fields, and amending conditions to extend school hours and increase the number of classrooms and teachers. In October 1998, pursuant to Resolution #CZAB7-2-98, the Community Zoning Appeals Board (CZAB) approved a special exception for expansion, including new classroom buildings, an increase in student and teacher capacity, and variances allowing parking within 25 feet of a right-of-way, along with other ancillary variances. In June 2009, pursuant to Resolution #CZAB8-10-09, the CZAB approved a modified site plan for a proposed library center and amphitheater, permitted parking within 25 feet of a right-of-way, and authorized two additional wall signs, along with other ancillary variances.

In May 2016, pursuant to Resolution #CZAB8-9-14, CZAB 8 approved the expansion of the private school onto additional property, together with an unusual use to permit entrance features. The resolution also modified prior conditions to increase enrollment from 980 to 1,250 students, allow 102 teachers and 38 administrative staff, expand grade levels to Pre-K through 12, and increase classrooms from 75 to 105. Ancillary non-use variances were also approved, permitting reduced setbacks for several buildings and a parking garage, construction of a four-story parking garage where two (2)-stories were allowed, increased lot coverage, reduced outdoor recreation area, reduced parking, parking within required setbacks, and additional signage. In July 2015, the CZAB also approved a special exception for expansion onto property to the north, a modification of the approved site plan, and a setback variance for a classroom building.

Most recently, in May 2024, pursuant to Resolution #Z-16-24, the Board of County Commissioners (BCC) approved another special exception for expansion onto additional property. That resolution also modified Condition #2 of Resolution #4ZAB-319-82 (as previously modified by Resolutions #CZAB8-9-14 and #CZAB8-8-15) to require submission of a new site plan reflecting the expansion. Additionally, Conditions #5 and #11 of Resolution #4ZAB-319-82 (as last modified by Resolution #CZAB8-9-14) were amended to increase enrollment from 1,250 to 1,502 students and to permit 155 teachers and 55 administrative/clerical personnel, where 105 teachers and 40 administrative/clerical personnel had previously been allowed.

The subject application seeks approval to expand the existing private school onto additional property and to modify previously approved resolutions to submit a new site plan and increase the number of classrooms (Requests #1, #2, and #3), however, with no increase in the student enrollment. In addition, the applicant seeks approval to permit the proposed middle school building with reduced setbacks (Request #4), the proposed upper school building to exceed the maximum permitted height (Request #5), and additional monument and wall signs beyond those permitted by code (Request #6). The submitted plans depict that the existing/previously approved private school serving grades Pre-K through 12 on the subject property remains largely unchanged, with the exception of the removal of the existing upper school, middle/upper school office, foreign language building, college guidance building, and greenhouse. In their place, a new ±44,631 sq. ft. middle school building and a new ±77,611 sq. ft. upper school building are proposed near the center of the property, surrounded by the school campus to the north, south, and west, and a canal to the east. According to the applicant's data provided on Sheet A-100a, the existing campus currently contains approximately 304,894 sq. ft. of building area, with 33,000 sq. ft. of previously approved space not yet constructed. As previously mentioned, several existing buildings totaling approximately 33,568 sq. ft. will be removed, and the new middle and upper school buildings will add a combined ±122,242 sq. ft. of new construction. The plans also provide

for the inclusion of an additional parcel to the north of the property, identified by Property Appraiser folio number 30-2230-001-0450, which contains an approximately 11,400 sq. ft. building previously developed for small-scale commercial use with front parking. This parcel is proposed to be repurposed for staff parking. Access to the site will remain unchanged, utilizing existing driveways along NE 107 Street and NE 6 Avenue. The submitted landscape plans depict extensive trees and shrubs distributed throughout the campus, ensuring ample buffering and visual compatibility with the surrounding area.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-1, BU-1 & BU-1A; private school	Low Density Residential (2.5 to 6 dua) & Business and Office
North	BU-1A; multi-family residential	Business and Office
South	Town of Miami Shores; golf course & commercial	Low Density Residential (2.5 to 6 dua) & Parks and Recreation
East	canal	canal
West	BU-2, BU-1, BU-1A & RU-1; office, Retail & single-family residences	Low Density Residential (2.5 to 6 dua) & Business and Office

NEIGHBORHOOD COMPATIBILITY:

The ±18.79 acres subject parcel, located at 601 NE 107 Street and currently developed with a private school, is zoned RU-1, BU-1, and BU-1A. It is bounded on the north by BU-1A zoned land developed with multi-family residential uses, on the south by the Town of Miami Shores with a golf course and commercial uses, on the east by a canal, and on the west by BU-2, BU-1, BU-1A, and RU-1 zoned land developed with a mix of office, retail, and single-family residences.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the expansion of the existing private school onto additional property and the revision of previously approved site plans to replace existing buildings with new middle and upper school buildings located toward the center of the site, thereby providing additional classrooms. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards, however, the application may bring additional noise into the neighborhood. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that with no increase in the number of students, the application does not generate any new or additional vehicular trips.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The eastern portion of the property, which is approximately ±13.65 acres is designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The northern and western portions of the subject property, which are a total of approximately ±6.83 acres in size are designated as **Business and Office** on the CDMP LUP Map. The CDMP Land Use Element Interpretative text under *Residential Communities* also

permits *neighborhood and community services including schools, daycare centers and houses of worship, only* ***when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood****.* A section of the CDMP Land Use Element interpretative text for uses such as **schools** indicates that *Compatibility shall be determined in accordance to Policy LU-4A.* The **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff,* ***access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering****, and safety, as applicable*. Further, CDMP Land Use Element, **Policy LU-4D** states that *uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements* ***and buffer any potentially incompatible elements****.* Said interpretative text under the Residential Communities also states that the *areas along section line roads between transition areas are also authorized for eligible higher residential densities,* ***public*** *and* ***semi-public uses****.* Further, based on the CDMP LUP Interpretative text, private school use is a permitted use in the Business and Office Land Use category.

Staff notes that the private school is an existing use on the larger portion of the property and has been the subject of several zoning approvals as previously mentioned. The applicant is requesting to expand said private school onto additional property located on the northwestern site of the existing school, which is also designated as Business and Office on the LUP map. As previously mentioned, the private school is an existing use and approval of the requests under this application will not change the use on the entire subject property. For the reasons set forth in the zoning analysis below, staff opines that the proposed expansion of the existing school onto additional property would satisfy the criteria for compatibility outlined in the CDMP Land Use Element, **Policy LU-4A**. Based on the foregoing analysis, staff opines that the approval of the application is compatible with the area and therefore **consistent** with the CDMP Land Use Element interpretative text for the ***Residential Communities***, CDMP Land Use Element **Objective LU-4**, **Policy LU-4D,** the CDMP Low Density Residential and Business and Office Land Use Plan map designations.

ZONING ANALYSIS:

The subject property contains an existing private school with a total of 1,502 students in grades Pre-K through 12. The applicant is requesting a special exception to permit the expansion of the existing private school onto additional property (request #1), with no increase in the student enrollment. When this request is analyzed under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, staff opines that the approval of these requests with conditions would be **compatible** with the surrounding area based on the analysis provided below. Similarly, staff opines that approval of the ancillary requests to modify condition #2 of a previously approved condition of Resolution #4ZAB-319-82, last modified by #Z-16-24 (Request #2) to allow submission of a revised site plan reflecting the demolition of existing buildings, including but not limited to the previously approved fine arts building, greenhouse, college guidance center, and existing upper school classroom buildings, and the construction of a new ±44,631 sq. ft. middle school building and a new ±77,611 sq. ft. upper school building at the center of the property; and modification of Condition #10 of Resolution #4ZAB-319-82, last modified by Resolution #CZAB8-9-14 (Request #3), to permit an increase to 131 classrooms, where 105 were previously approved. When Requests #2 and #3 is further analyzed under Section 33-311(A)(7), Generalized Modification Standards and considering the Comprehensive Development Master Plan Analysis,

staff finds that approval of Requests #1, #2, and #3 with conditions would be compatible with the surrounding area. The expansion includes an additional parcel along NW 6 Avenue, approximately 11,400 sq. ft., previously developed as a small-scale commercial building with front parking, which is proposed to be converted into parking for faculty and staff. Staff opines that the proposed requests will not generate additional traffic, cause excessive overcrowding, or create a nuisance, and that the use would remain compatible with the area, as there is to be no increase in the number of students and the student enrollment shall remain consistent with previously approved levels.

The submitted plans depict the existing private school together with additional property located at the center of the school campus and proposes the additional property to be used as parking. The existing private school facility buildings are dispersed throughout the school property. The new parcel being added to the school facility is approximately 11,400 sq. ft. in area and is surrounded by the existing school to the north, south and east. As previously mentioned, the additional property will be for additional parking for faculty and staff with a walkway that will connect pedestrians from the north portion of the campus to the south. Staff also notes that the plan provides for 391,212 sq. ft. of outdoor recreation/play area, provides for an excess of the required off-street parking spaces, provides for a total of 190 auto stacking spaces where 5 are required and provides for a vehicular system that will provide adequate on-site vehicular queuing, stacking and student drop off/pick-up area. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided all along the perimeter and within the subject parcel.

Staff notes that the traffic analysis prepared and reviewed as part of the 2024 application remains applicable to the current request, since no changes to the number of students (1,502) or staff are proposed as part of this application. As detailed in the Traffic Engineering Division (TED) of the Department of Transportation and Public Works (DTPW) memorandum (attached as Exhibit “A”), the previously approved enrollment generated a projected 139 AM peak-hour vehicular trips. That study showed NE 6 Avenue, the main section-line roadway serving the school, would experience a 10% increase in AM peak-hour traffic north of NE 109 Street (an additional 99 trips to the existing 1,031 trips) and a 7% increase south of NE 109 Street (an additional 43 trips to the existing 646 trips). Importantly, these increases did not alter the overall Level of Service (LOS), which remained at “C” on adjoining roadways. Furthermore, the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) confirmed that the school meets traffic concurrency requirements, as it is located within the Urban Infill Area where concurrency does not apply. Because this application does not increase the number of students or staff beyond what was approved under Resolution #Z-16-24, no new traffic impacts are anticipated, and the prior 2024 traffic findings remain valid.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. Staff notes that Department of Transportation and Public Works (DTPW) reviewed the Traffic Operations Plan (TOP) submitted with the application and has no objection to the requests, subject to conditions set forth in the attached memorandum. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) has indicated in its memorandum, that they have no objections to this application and that the addition of the adjacent property to the school site does not result in an increase in students and therefore does not generate any additional trips. As such, based on the aforementioned analysis, staff opines that the proposed expansion will not result in excessive

trips that could have a significant impact on the abutting roadways, would efficiently use the roads, streets and highways which have been constructed, planned or budgeted for in this area, and would not result in excessive traffic. Further, staff opines that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. The Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not object to the application and indicates that the application will not have a negative impact on fire rescue services in the area. The memoranda submitted by the Departments of Water and Sewer and Park, Recreation and Open Spaces (PROS) indicate no objections to the application as well. Based on the aforementioned department memoranda, staff opines that the application will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that the request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the expansion in relation to the present and future development of the area.

Similarly, staff opines that because the new proposed building are internal to the site and are mainly replacing existing buildings, the approval of the requests for the modification of the prior approved site plan (request #2) and increase in the total number of classrooms (request #3), would not create any new adverse visual impacts on the surrounding properties. Staff further opines that the requests are inextricably intertwined with request #1, which staff supports, and that the overall design and location of the existing school with the additional property will provide for a cohesive campus. Therefore, staff supports the requests and opines that based on the Comprehensive Development Master Plan land use designations of Low Density Residential and Business and Office, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the requested modifications on the subject property would be **consistent** with the CDMP designation of the parcel on the CDMP Land Use Plan map and would be **compatible** with the surrounding area when considering the necessity and reasonableness of the request in relation to the present and future development of the area. **As such, staff recommends approval with conditions of request #1 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, and approval with conditions of requests #2 and #3 under Section 33-311(A)(7), Generalized modification standards.**

As part of this application, the applicant is also requesting a series of ancillary non-use variances that are inextricably intertwined with requests #1, #2, and #3. These include: permitting the proposed middle school building to be set back 39’-10 1/4” from the rear (east) property line where 50 feet are required (request #4); permitting the proposed upper school building at a height of 51'-6'' and three (3) stories, where a maximum of 35 feet and two (2) stories is permitted (request #5); and permitting one (1) additional monument sign and three (3) additional wall signs with a combined area of 566 sq. ft., where only one (1) 24 sq. ft. sign is permitted, noting that 30 wall signs and 2 monument signs were previously approved (request #6). When analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff finds the requests to be compatible with the surrounding area and not detrimental to the community’s appearance.

With respect to request #4, staff notes that Section 33-17 of the County Code requires buildings for public assemblage to maintain a 50-foot setback from property lines abutting lots under different ownership. The proposed reduction to 39’-10 1/4”, which is only as to the east property

line represents a minimal encroachment given that the east property line abuts a canal, with the nearest residence more than 100 feet away. Furthermore, prior resolutions for this school have permitted more substantial setback reductions, including Resolution #CZAB8-9-14, which approved the Fine Arts Building at 13 feet from the rear and 20 feet from the interior side property line (both where 50 feet were required). Therefore, staff concludes the proposed variance will not create adverse visual impacts.

Regarding request #5, staff finds the proposed upper school building, at 51'-6" and 3 stories, has been designed to architecturally match the existing buildings on the campus. Its central location on the site, along with buffering provided by rows of hedges and trees, will mitigate any visual impact on the surrounding properties to the north, east, south, and west.

Lastly, request #6 seeks approval for one (1) additional monument sign and three (3) additional wall signs, totaling 566 sq. ft. of signage. Staff finds this request compatible with the surrounding area, emphasizing that the three wall signs are entirely internal to the campus, identifying individual buildings and not visible from the public right-of-way. The additional monument sign, located at the main entrance along NW 6 Avenue, will solely identify the name of the school, consistent with typical institutional signage. Given their internal placement and the buffering provided by existing buildings and proposed landscaping, these signs will not create visual impacts for the surrounding community. **Therefore, staff recommends approval with conditions of requests #4, #5 and #6 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan depicts three (3)-ingress/egress points of direct vehicular and pedestrian access to the facility located along NE 6 Avenue. Parking and driveways are dispersed throughout the property and located between the structures and the adjacent rights-of-ways, with all of the required parking provided as surface parking lots. The proposed additional property to the school facility for the existing 1,502 students and 155 teachers and 55 administrative/clerical staff, provides for a total of 582 parking spaces, where 315 are required by code, therefore, the parking amounts comply with the code minimums. In addition, the school will be providing a total of 190 auto-stacking spaces, where only 5 stacking spaces are required.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all other conditions of Resolutions #4ZAB-319-82, #4-ZAB-299-83, #4-ZAB-267-90, #CZAB7-2-98 and #CZAB8-10-09, #CZAB8-9-14, #CZAB8-8-15 and Z-16-24 remain in full force and effect, except as herein modified.

2. That the plan be substantially in accordance with that submitted for the hearing entitled “Site Plan Approval Campus Plan Master Plan”, as prepared by Zyscovich Architects, with a total of

18 sheets dated stamped received 6/2/2025, 15 sheets dated stamped received 4/9/2025 and 1 sheet dated stamped received 12/23/2024, for a total of 34 sheets.

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

4. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

5. That at the time of each annual Certificate of Use renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter from the principal of the school detailing the number of students and the grade levels that are currently enrolled in said facility.

6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the attached memorandum.

7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Parks, Recreation and Open Spaces Department (PROS) as indicated in the attached memorandum.

8. 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 (RER) as indicated in the attached memorandum.

9. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade Water and Sewer Department (WASD) as indicated in the attached memorandum.

10. That the number of classrooms shall not exceed 131.

ES:JB:SS:EA

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Miami Country Day School, Inc.
PH: Z24-270

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

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

Low-Density Residential (Pg. I-31)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*
Business and Office (Page I-40)	*This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.* *Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum*

	allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.
Objective LU-4 (Pg. I-9)	*Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*
Policy LU-4A (Page. I-11)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*
Policy LU-4D (Page I-9)	*Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(3) Special Exception, Unusual and New Uses.	*Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.*
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*
Section 33-311(A)(7) Generalized Modification Standards.	*The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or*

	would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.

Exhibit A
TRAFFIC IMPACT CHART

Miami Country Day School, Inc.
Z24-270

Miami Country Day 656 AM peak hour trips Proposed Expansion for Grades 6-12 with 1,000 Students						
8:00 - 9:30 AM (with Two Arrival Shifts)						
656 Students	**Projected New Trips**					
AM Peak Hour	139					
Site Circulation						
School Campus	In/Outbound Trips	Required Stacking & Queuing	Provided Stacking & Queuing	Required parking Spaces	Parking Spaces Provided	
NE 6th Ave	407/249	68	93	475	568	
Adjacent Roadway Impacts						
Adjacent Roadway	Projected New Trips	Existing Traffic	Future Traffic (New + Existing)	% Volume Increase	Existing LOS	Future LOS
NE 6th Ave north of NE 109th St	99	1,031	1,130	10%	C	C
NE 6th Ave south of NE 109th St	43	646	689	7%	C	C
Total:	142					
Neighborhood Impacts						
Roadway Impacted (West of NE 6th Ave)	Projected New Trips	Existing Traffic	Future Traffic (New + Existing)	% Volume Increase	Existing LOS	Future LOS
W Biscayne Canal Rd	15	96	111	16%	C	C
NE 111th St	7	240	247	3%	C	C
NE 110th St	26	95	121	27%	C	C
NE 108th St	2	89	91	2%	C	C
NE 107th St	5	195	200	3%	C	C

Impacts are based on the 2024 zoning hearing application. No changes to the number of students or personnel; therefore, no additional traffic is expected.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

MIAMI DADE COUNTY SCHOOL, INC/WALSH, TIM	601 NE 107 ST 690 NE 109 ST 11005/11031 NE 6 AVE MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000270
DATE	**HEARING NUMBER**

FOLIO: 30-2231-064-0010/30-2230-001-0460/30-2231-064-0020/30-2230-001-0450/30-2230-001-0420

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
August 18, 2025

NEIGHBORHOOD REGULATIONS:
Folio No.s: 30-2231-064-0010/30-2230-001-0460/30-2231-064-0020/30-2230-001-0450/30-2230-001-0420
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
Folio No.: 30-2231-064-0010
B2023013192-F was opened on 10/31/2023. Citation No. **P046595** was issued on 10/31/2023 for "***SECTION 8-11(f) OF THE FLORIDA BUILDING CODE:*** *FAILURE TO OBTAIN A BUILDING RECERTIFICATION*." A lien was recorded on 08/16/2024 under book 34364/pag 1306 and subsequently satisfied on 03/19/2025 under book 34662/page 149. The violation was corrected on 04/17/2025. Case is closed.

B2025006520F was opened on 05/04/2025. Citation **P068191** was issued on 05/04/2025 for "*FAILURE TO OBTAIN A BUILDING RECERTIFICATION*." Citation was paid on 05/08/2025. There are no outstanding fees.

B2024001257F was opened on 02/01/2025. Citation **P072718** was issued on 08/07/2025 for "*FAILURE OF THE OWNER TO COMPLETE REQUIRED REPAIRS OR MODIFICATIONS RELATING TO BUILDING RECERTIFICATION due to FAILURE TO OBTAIN A BUILDING RECERTIFICATION.*" Citation was paid on 08/11/2025. There are no outstanding fees.

B2024001295F was opened on 02/01/2025. Citation **P072719** was issued on 08/07/2025 for "*FAILURE OF THE OWNER TO COMPLETE REQUIRED REPAIRS OR MODIFICATIONS RELATING TO BUILDING RECERTIFICATION due to FAILURE TO OBTAIN A BUILDING RECERTIFICATION..*" Citation was paid on 08/11/2025. There are no outstanding fees.

Folio No.s: 30-2230-001-0460/30-2231-064-0020/30-2230-001-0450/30-2230-001-0420
There are no open/closed cases in CMS.

VIOLATOR:
MIAMI DADE COUNTY SCHOOL INC/WALSH, TIM

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

Memorandum

MIAMI-DADE COUNTY

Date: August 19, 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: Z2024000270-2nd Review
Miami Country Day School, Inc.
601 NE 107th Street
Special exception to add a recently acquired parcel to the existing school; modification of resolutions 4-ZAB-219-82 and Z-16-24 to approve a new site plan to incorporate the additional property; and NUV to allow portions of the new upper school building and to allow one additional exterior facing sign.
(RU-1) (18.79 acres)
31-52-42

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

Potable Water Supply and Wastewater Disposal

According to DERM records, the subject property is currently connected to public water and public sanitary sewers. Therefore, any future development in the proposed additional property shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

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

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

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

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

Conditions of Approval: None

Water Control Review

Any development/ redevelopment involving 2 acres or more of impervious area shall require a DERM Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system.

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.

DERM had previously approved a Surface Water Management General Permit via Permit 13-05877-P. If this application proposes changes to the site plan approved under Permit 13-05877-P, a DERM Surface Water Management General Permit modification shall be required for any development. This permit modification shall be obtained prior to any future development order approval.

Pursuant to section 24-48.1(1)(f) of the Code, a DERM Class VI Permit may be required for the construction of the proposed surface water management system for the development. Please contact the DERM Water Control Section (305-372-6681) for additional information.

Pursuant to Section 24-48.1(1)(b) of the Code, a DERM Class II Permit shall be required if the new proposed surface water management system will have an overflow outfall to any water body in Miami-Dade County, including, but not limited to, canals, rivers, lakes and/or tidal water bodies.

The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. Additionally, Tree Permit #2400257 was issued on June 10, 2024, for the subject properties. All approved work shall be performed in accordance with this permit. Section 24-49 of the Code provides for the preservation and protection of tree resources. If any additional trees subject to the tree preservation and protection provisions of the Code are to be removed/relocated and are not associated with Tree Permit #2400257, a new tree removal permit will be required. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall meet the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the properties prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

Conditions of Approval: None

Pollution Remediation Review

DERM has records of current contamination issues on the subject site tracked under Miami Country Day School DERM file no. UT-2561 and Former Farm Store DERM file no. UT-2996. All construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

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

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

Please note that nothing stated herein may be interpreted to limit or restrict an engineers' or other professionals' responsibility to prepare plans accurately and completely for proposed rights-of-way as

well as any other projects or plans. Please contact Thomas Kux at Thomas.Kux@miamidade.gov if you have any questions.

Conditions of Approval: None

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

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: June 23, 2025

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

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: Zoning Application Comments - Miami Country Day School
Application No. Z2024000270 - Revision # 2 - (Pre-App. No. Z24P-245)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. **The applicant's engineering representative has acknowledged the conflict with the existing water main and has indicated that the water main will be relocated to address the conflict.** WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

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

Application Name: Miami Country Day School

Location: The proposed project is located on approximately 18.79 acres at 601 NE 107th Street, with Folio Nos. 30-2231-064-0010, 30-2230-001-0420, 30-2231-064-0020, 30-2230-001-0460, and 30-2230-001-0450, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting approval for: (1) a special exception to add a recently acquired parcel to the existing Miami Country Day School campus; (2) a modification of Resolutions 4-ZAB-219-82 and Z-16-24 to approve a new site plan to incorporate the additional property and provide an enhanced master plan for the Campus, (3) a non-use variance to allow portions of the new upper school building, located near the center of the Campus, to be developed to three stories, and (4) a non-use variance to allow one additional exterior facing sign. As per submitted site plan, the proposed school expansion will be composed of a Future New Upper School Building footprint area of 77,611 square feet, a Future New Middle School building footprint area of 44,631 square feet, and proposed canopies for a total of 122,242 square feet of expansion school.

The estimated total water demand for the proposed project will be 14,669 gallons per day (gpd).

Easement: The subject property has a 10 feet Utility Easement within and along the western boundary of the property. In addition, there is a 12 feet WASD Easement within the property which is housing a 12-inch water main (E14429-3). **Please note that the proposed development is in direct conflict with the existing 12-inch water main within the site and must be removed or relocated.** On January 14, 2024, WASD contacted Ms. Andrea Etcheverry, P.E., Engineer with Schwebke Shiskin & Associates,

engineers for the subject project and indicated that they are aware of the conflict with the water infrastructure, and it will be removed and relocated.

Water: The proposed development is located within the WASD's water service area. The water supply will be 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 property is currently being served by WASD. If a new connection is necessary, the developer may connect to an existing 12-inch water main (E14429-3) within the subject site in a WASD easement. *Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.*

There are water mains within the property, either in existing dedicated Right-of-Way (R/W) or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per fire department recommendations. Cutting and plugging of existing water mains shall be done by a licensed contractor under WASD supervision. Services to existing customers cannot be interrupted.

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

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

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

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

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

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

The existing Miami Country Day School campus site is currently being served by WASD. Said campus site is served by a private pump station. If a new connection is necessary, the developer may connect to an existing 8-inch force main (ES9368-2) along NE 6th Avenue north of NE 109th Street, as required to provide service to a proposed private pump station. *Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered.*

There are sewer mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Services to existing customers cannot be interrupted.

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

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

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

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

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

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: July 31, 2025

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

From: Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2024000270
Name: Miami Country Day School, Inc.
Location: 601 NE 107 Street
Section 31 Township 52 South Range 42 East

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

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

This application **meets** the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. A Charter School for up to 1,502 Students in grades K-12 was approved pursuant to zoning resolution number Z-16-24. The addition of the adjacent property to the school site does not result in an increase in students and therefore does not generate any additional trips.

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

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum

MIAMI-DADE COUNTY

Date: June 11, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000270

The Miami-Dade Fire Rescue Department has **no objection** to site plan uploaded to "EnerGov" on 6/03/2025. Approval based on detail provided on plan sheets C-8, AT-1 and AT-2 uploaded on 4/9/2025.

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

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

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

Memorandum

Date: Wednesday, June 25, 2025

Subject: Review Type: Z2024000270
Applicant Name: Miami Country Day School, Inc.

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the conditions in Section I:

PROJECT LOCATION: 601 NE 107th Street, Miami, Florida

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

- The application does not request an increase in the maximum enrollment; as per Z2022000216 the maximum enrollment is 1,502 students.

- The school's operations must adhere to the approved Traffic Operations Plan (TOP) submitted with this application. If the school administration plans to make any changes to traffic flow, circulation, or access, they must first notify the DTPW Traffic Engineering Division (TED). Any access changes approved by FDOT also require review by DTPW and must be updated in the TOP.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Dalila Fernandez, P.E., Dalila.Fernandez@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: August 7, 2025

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

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

Alejandro Zizold

Subject: Z2024000270 - Miami Country Day School, Inc. Version 2. Based on plans submitted on December 23rd, 2024.

Applicant Name: Mark Grafton on behalf of Miami Country Day School, Inc.

Project Location: The property consists of approximately ±18.79-acres and the property is located at 601 NE 107th Street in unincorporated Miami-Dade County (Folios: 30-2231-064-0010; 30-2230-001-0420; 30-2231-064-0020; 30-2230-001-0460; and 30-2230-001-0450).

Proposed Development: The applicant seeks a Zoning Review of their proposed project to request the approval of:

1) a special exception to add a recently acquired parcel to the existing Miami Country Day School campus (30-2230-001-0450);
2) a modification of Resolutions 4-ZAB-219-82 and Z-16-24 to approve a new site plan to incorporate the additional property and provide an enhanced master plan for the Campus,
3) a non-use variance to allow portions of the new upper school building, located near the center of the Campus, to be three stories, and
4) a non-use variance to allow one additional exterior facing sign.

Impact and Demand: This application does not have a residential development component and therefore, the County's Level of Service Standards and the CDMP Open Space Spatial Standards do not apply.

Recommendations: PROS recognizes the comments incorporated into this application and requests additional information regarding this project:

- Please provide a detailed site plan of the proposed development detailing and dimensioning all pathways, as well as labeling all plazas, courtyards, and green areas. **PROS recommends a seamless, non-motorized access areas throughout the development** to provide a walkable neighborhood per our Great Streets Vision laid out in our Miami-Dade County Open Space Master Plan (OSMP).
- PROS recommend the developer to show throughout the full set of plans how is the proposed design intended to address potential externalities, as mentioned in the Letter of Intent, of sound buffering, on-site water retention and as many high-quality recreational areas as possible.
- To encourage non-motorized transportation and transit ridership please **provide seamless pedestrian connections, and adequate amount of bike racks to allow parents and high school students to not depend solely on vehicles** to arrive to the development.
- PROS recommends the developer to **buffer the south parking space** from the adjacent Miami Shores Country Club.
- PROS recommends the developer to **consider providing shade trees that are as mature as feasible upon installation** to offer immediate shade, aid in mitigation of the urban heat island effect, contribute to cooler public areas within the subject site, act as a natural rainwater filter, and complement the ground level design of the development.

These recommendations are based on the following Recreation and Open Space policies and objective in the Comprehensive Development Master Plan (CDMP):

Objective ROS-1
Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

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

ROS-3B
The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

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

Based on our findings and recommendations described herein, **PROS has no objection to this application. Once the documents mentioned above have been provided, the department will offer further review.**

Should you need additional information or clarification on this review, please contact Irene Cambeyro Gonzalez, Park Planner 2, by email at irene.cambeyrogonzalez@miamidade.gov

AZ: rk icg RK

Signature:

Email: rachael.kardys@miamidade.gov

Memorandum

MIAMI-DADE COUNTY

Date: August 7, 2025

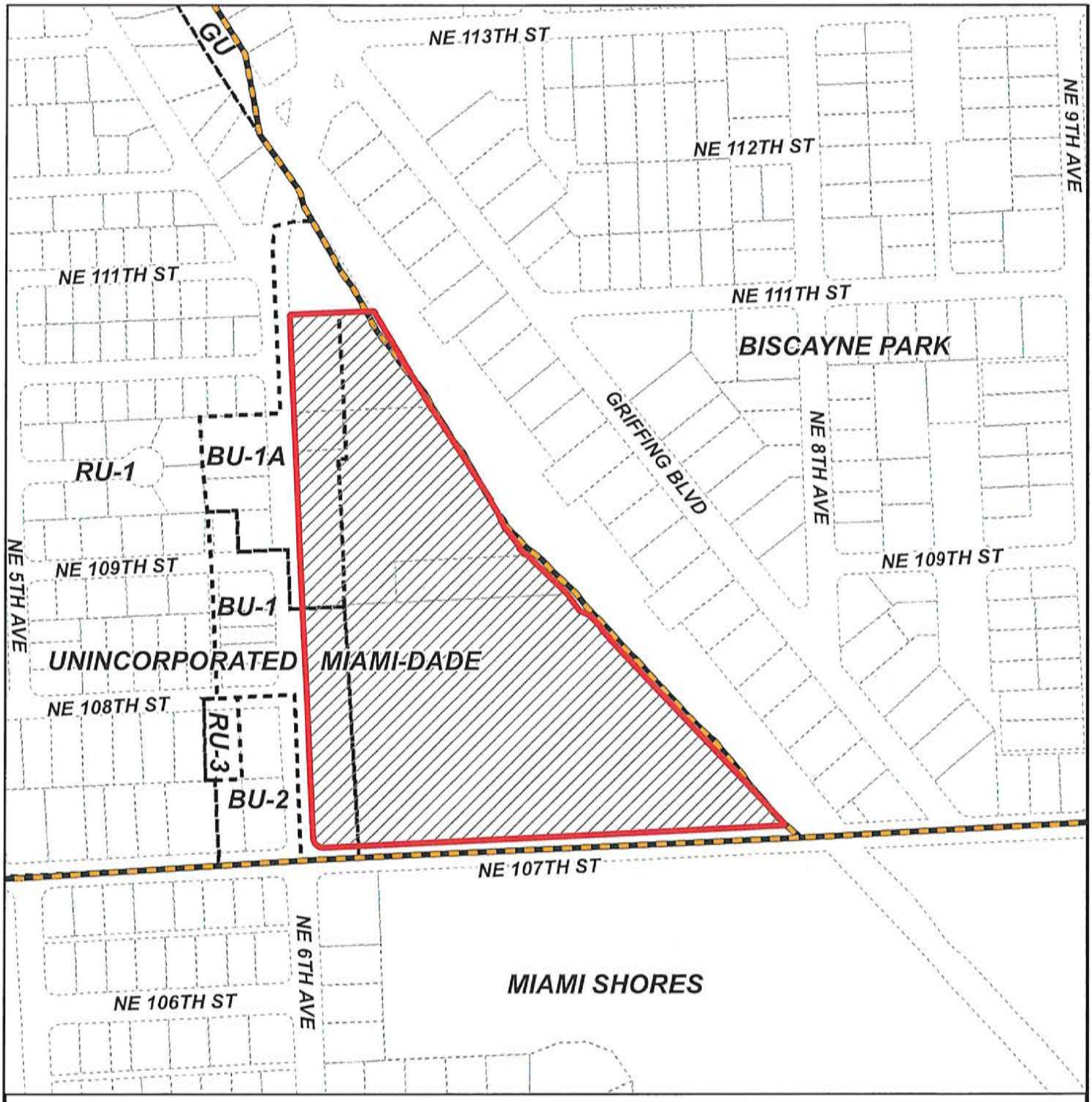
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Review Z2024-000270 Miami Country Day School

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

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



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000270

Section: 31 Township: 52 Range: 42
Applicant: Miami Country Day School, Inc.
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

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Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 27, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2024000270

Legend

- Subject Property
- Municipalities

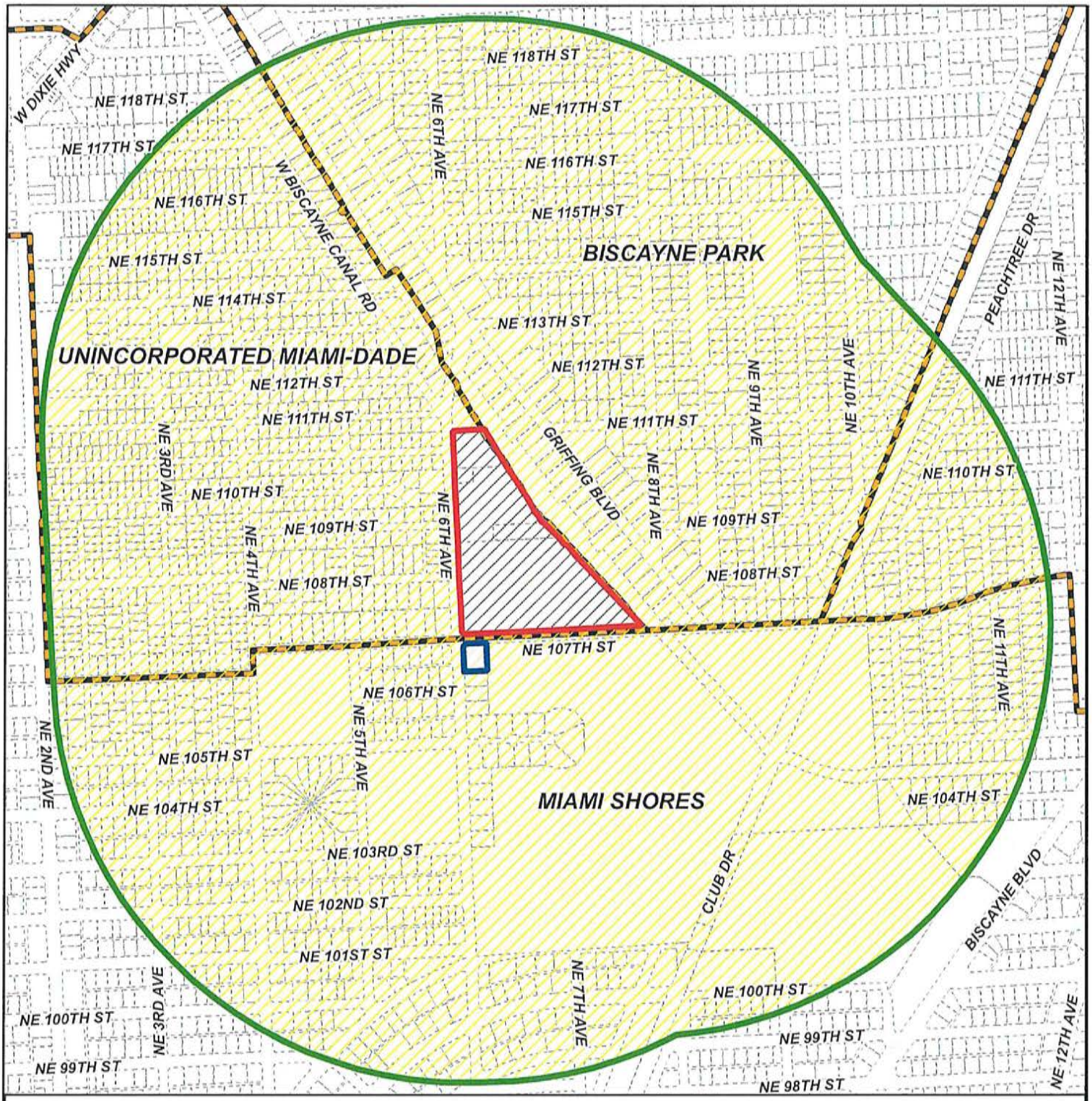
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Section: 31 Township: 52 Range: 42
Applicant: Miami Country Day School, Inc.
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 27, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000270

RADIUS: 2640

Section: 31 Township: 52 Range: 42
Applicant: Miami Country Day School, Inc.
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

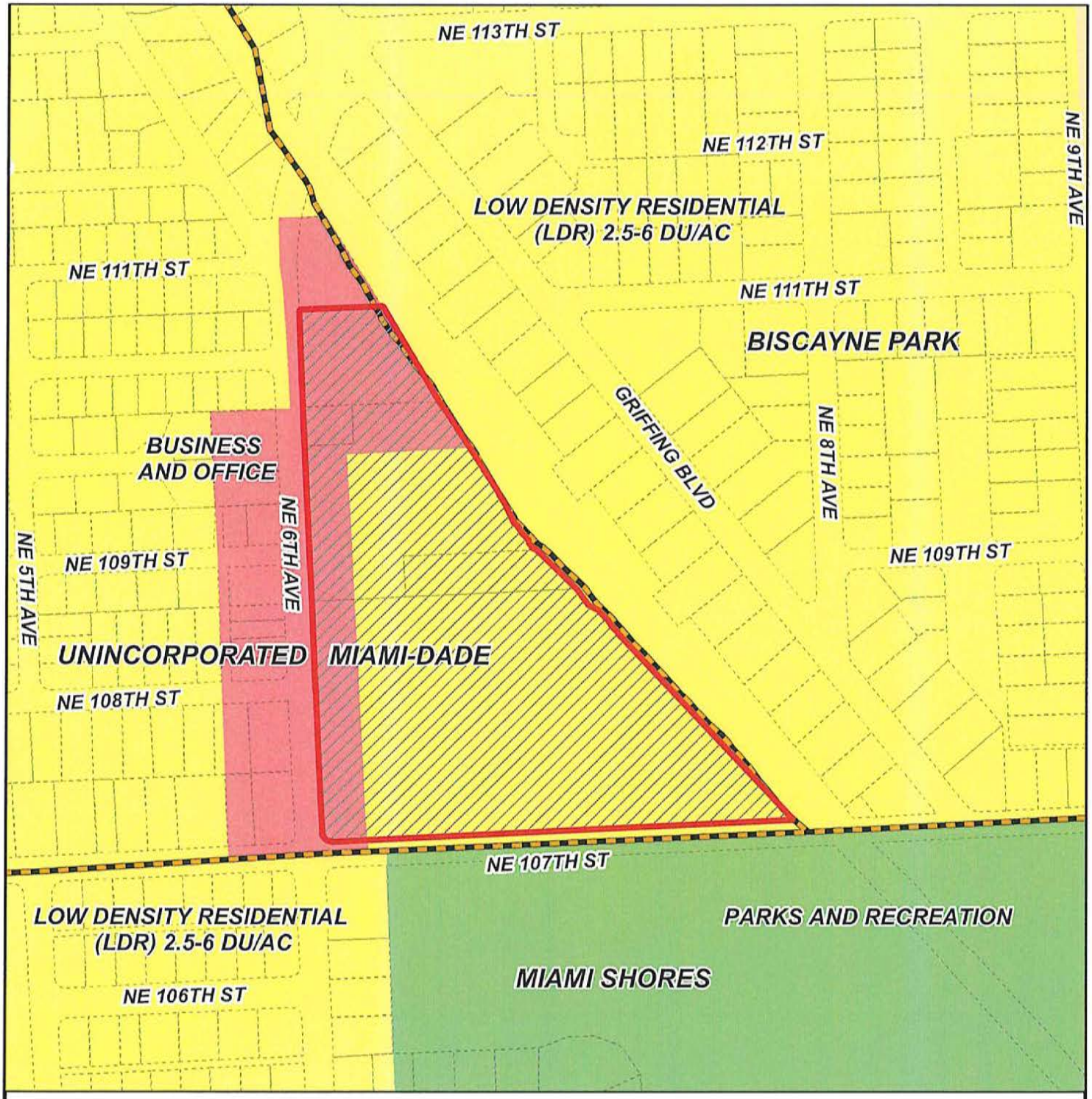
- Subject Property
- Contiguous Properties
- Buffer
- Municipalities
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 27, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000270

Section: 31 Township: 52 Range: 42
Applicant: Miami Country Day School, Inc.
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

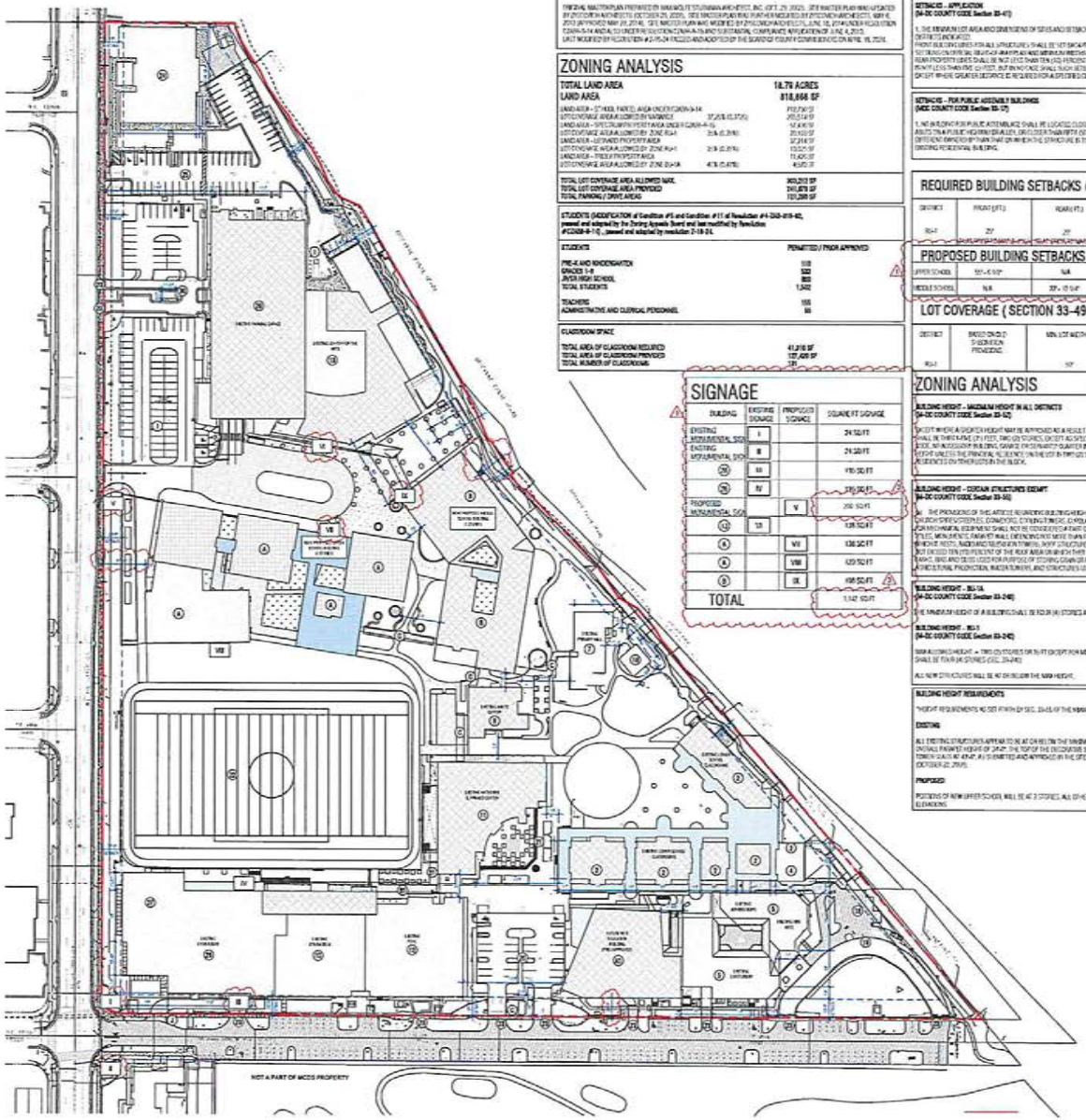
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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 27, 2024

REVISION	DATE	BY

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: ISA



PROJECT INFORMATION

THE 2ND AL MASTER PLAN PREPARED BY MAKINO ZYSCOVICH ARCHITECT, INC. (OCT. 29, 2002). SITE MASTER PLAN WAS UPDATED BY ZYSCOVICH ARCHITECTS (OCTOBER 29, 2020). SITE MASTER PLAN WAS FURTHER MODIFIED BY ZYSCOVICH ARCHITECTS, MAY 15, 2023 (APPROVED MAY 29, 2024). SITE MASTER PLAN WAS MODIFIED BY ZYSCOVICH ARCHITECTS, JUNE 18, 2024 UNDER RESOLUTION Z24-270 (A-N-S) TO UNDERTAKE THE FOLLOWING: A-N-S) NEW CLASSROOM BUILDING, COMPLIANCE WITH LIFE SAFETY CODE, ADDITION OF JUNE 4, 2025. LAST MODIFIED BY RESOLUTION # Z-270-24 PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON MAY 16, 2024.

ZONING ANALYSIS

TOTAL LAND AREA		18.79 ACRES
LAND AREA		818,666 SF
LAND AREA – (2) MILE RADIUS AREA UNDER SECTION 33-14		772,776 SF
LOT COVERAGE AREA ALLOWED BY RIGHT	37,233 (5.33%)	200,514 SF
LAND AREA – SPECIALTY PERIMETER AREA UNDER SECTION 33-15		57,890 SF
LOT COVERAGE AREA ALLOWED BY ZONE R-1	31% (5.33%)	25,163 SF
LAND AREA – LEEWARD PROPERTY AREA		57,890 SF
LOT COVERAGE AREA ALLOWED BY ZONE R-1	31% (5.33%)	13,021 SF
LAND AREA – FREE IN PROPERTY AREA		72,420 SF
LOT COVERAGE AREA ALLOWED BY ZONE R-1	41% (5.33%)	43,452 SF
TOTAL LOT COVERAGE AREA ALLOWED MAX.		300,200 SF
TOTAL LOT COVERAGE AREA PROVIDED		241,870 SF
TOTAL PARKING / DRIVE AREAS		121,200 SF

STUDENTS (MODIFICATION of Condition #5 and Condition #11 of Resolution #Z-230-019-02, passed and adopted by the Zoning Appeals Board and last modified by Resolution #Z-230-19-12(), passed and adopted by resolution Z-19-24.

STUDENTS	PERMITTED / PRIOR APPROVED
PRE-K AND KINDERGARTEN	108
GRADES 1-8	920
JR/SR HIGH SCHOOL	800
TOTAL STUDENTS	1,828
TEACHERS	155
ADMINISTRATIVE AND CLERICAL PERSONNEL	66

CLASSROOM SPACE	
TOTAL AREA OF CLASSROOM REQUIRED	41,216 SF
TOTAL AREA OF CLASSROOM PROVIDED	137,400 SF
TOTAL NUMBER OF CLASSROOMS	131

SIGNAGE

BUILDING	EXISTING SIGNAGE	PROPOSED SIGNAGE	SQUARE FT SIGNAGE
EXISTING MONUMENTAL SIGN	I		24 SQ FT
EXISTING MONUMENTAL SIGN	II		24 SQ FT
	III		100 SQ FT
	IV		100 SQ FT
PROPOSED MONUMENTAL SIGN		V	200 SQ FT
	VI		128 SQ FT
		VII	128 SQ FT
		VIII	100 SQ FT
		IX	100 SQ FT
TOTAL			1,104 SQ FT

ZONING ANALYSIS

SETBACKS – APPLICATION
(MIA-DC COUNTY CODE Section 33-47)

1. THE MINIMUM LOT AREA AND DIMENSIONS OF SITES AND SETBACKS SHOWN BY TABLES IN THIS ARTICLE SHALL APPLY TO THE DISTRICTS INDICATED.
FRONT BUILDING LINES FOR ALL STRUCTURES SHALL BE 107 SPACE FROM THE NEAREST HIGHWAY RIGHT-OF-WAY ACCORDING TO SECTIONS ON THE SEAL. SEE LOT AREA AND MINIMUM WIDTHS AND TABLES IN THIS ARTICLE. THE SETBACK FROM ALL SIDE AND REAR PROPERTY LINES SHALL BE NOT LESS THAN TEN (10) PERCENT OF THE AVERAGE WIDTH OF THE LOT, PROVIDED SUCH SETBACK SHALL BE LESS THAN FIVE (5) FEET, BUT IN NO CASE SHALL SUCH SETBACK REQUIREMENTS EXCEED TWENTY-FIVE (25) FEET, EXCEPT WHERE GREATER DISTANCE IS REQUIRED FOR A SPECIFIED DISTRICT BY TABLES IN THIS ARTICLE AND FOR CORNER SITES.

SETBACKS – FOR PUBLIC ASSEMBLY BUILDINGS
(MIA-DC COUNTY CODE Section 33-17)

1. NO BUILDING FOR PUBLIC ASSEMBLAGE SHALL BE LOCATED CLOSER THAN TWENTY-FIVE (25) FEET TO ANY PROPERTY LINE WHICH ABUTS ON A PUBLIC HIGHWAY OR ALLEY, OR CLOSER THAN FIFTY (50) FEET OF ANY PROPERTY LINE ABUTTING A LOT USED FOR DIFFERENT OWNERSHIP THAN THAT ON WHICH THE STRUCTURE IS TO BE PLACED, OR CLOSER THAN SEVENTY-FIVE (75) FEET TO ANY EXISTING RESIDENTIAL BUILDING.

REQUIRED BUILDING SETBACKS (SECTION 33-50)

DISTRICT	FRONT (FT.)	REAR (FT.)	SETBACK SIDE (FT.)	INTERIOR SIDE (FT.)	SIDE STREET (FT.)
R-1	25'	25'	N/A	7.5'	15'

PROPOSED BUILDING SETBACKS

UPPER SCHOOL	107'- 0 1/2"	N/A	N/A	N/A	N/A
MIDDLE SCHOOL	N/A	25'- 0 1/4"	N/A	N/A	N/A

LOT COVERAGE (SECTION 33-49)

DISTRICT	BASED ON LOT IN EXISTENCE PREVIOUSLY	MIN. LOT WIDTH	MIN. LOT AREA	MAX. LOT COVERAGE	MIN. FLOOR AREA
R-1		100'	9,000 S.F.	30%	1,000 S.F.

ZONING ANALYSIS

BUILDING HEIGHT – MAXIMUM HEIGHT IN ALL DISTRICTS
(MIA-DC COUNTY CODE Section 33-52)

EXCEPT WHERE A GREATER HEIGHT MAY BE APPROVED AS A RESULT OF A PUBLIC HEARING, THE MAXIMUM HEIGHT OF A BUILDING SHALL BE THREE FEET (3') FEET, TWO (2) STORIES, EXCEPT AS OTHERWISE PROVIDED IN THIS ARTICLE AND AS SPECIFIED IN THE R-1 DISTRICT. IN ADDITION TO BUILDING, GARAGE OR PARKING LOT QUARTER IN PRIVATE RESIDENTIAL DISTRICTS SHALL EXCEED ONE (1) STORY OR EIGHT (8) FEET, UNLESS THE PRINCIPAL RESIDENCE ON THE LOT IS TWO (2) STORIES IN HEIGHT AND THE ARE TWO (2) PRIVATE TWO (2) STORY RESIDENCES ON THE LOTS IN THE BLOCK.

BUILDING HEIGHT – CERTAIN STRUCTURES EXEMPT
(MIA-DC COUNTY CODE Section 33-53)

(a) THE PROVISIONS OF THIS ARTICLE REGARDING BUILDING HEIGHT SHALL NOT APPLY TO APPLIANCE HOUSING, SILOS, FIRES, CHIMNEYS, CUPOLAS, SPIRES, STEEPLES, DOMES, ROOF, CUPOLAS, TOWERS, OBSERVATION TOWERS, ELEVATOR SHAFT HOUSING, AND SHAFTS AND ENCLOSURES FOR MECHANICAL EQUIPMENT SHALL NOT BE CONSIDERED AS A PART OF A BUILDING FOR PURPOSE OF CALCULATING FIRE TOWERS, FLAG POLES, MONUMENTS, PARAPET WALLS, OR ENCLOSING NOT MORE THAN FIVE (5) FEET ABOVE THE LIMITED HEIGHT OF THE BUILDING IN WHICH IT RESTS, NOR SHALL SUCH SPACE IN STORIES. NOR IF STRUCTURE USED FOR NON-ORNAMENTAL PURPOSES, PROVIDING THEY DO NOT EXCEED TEN (10) PERCENT OF THE ROOF AREA ON WHICH THEY STAND. (b) ANTENNA, RADIO TOWER OR STEEPLE SHALL BE ALLOWED TO EXCEED THE MAXIMUM HEIGHT LIMITATIONS OF THIS ARTICLE BY NOT MORE THAN FIFTY (50) FEET.

BUILDING HEIGHT – BG-1A
(MIA-DC COUNTY CODE Section 33-240)

THE MINIMUM HEIGHT OF A BUILDING SHALL BE FOUR (4) STORIES AND SHALL NOT EXCEED FORTY-NINE (49) FEET IN HEIGHT.

BUILDING HEIGHT – BG-1
(MIA-DC COUNTY CODE Section 33-240)

MAXIMUM HEIGHT – TWO (2) STORIES OR 30 FT. EXCEPT FOR MIXED USE DEVELOPMENT, THE MAXIMUM HEIGHT FOR MIXED SHALL BE FOUR (4) STORIES (EXC. 2ND AVE)

ALL NEW STRUCTURES WILL BE AT OR BELOW THE MAX HEIGHT.

BUILDING HEIGHT REQUIREMENTS

"HEIGHT REQUIREMENTS AS SET FORTH BY SEC. 33-35 OF THE MIAMI-DADE COUNTY ZONING CODE - 20'-0" MAXIMUM.

EXISTING

ALL EXISTING STRUCTURES APPEAR TO BE AT OR NEAR TO THE MAXIMUM HEIGHT OF 24'-0". THE LEEWARD BUILDING APPEARS AN EXISTING PARAPET HEIGHT OF 24'-0". THE TOP OF THE ELEVATOR SLOPED ROOF IS AT 40'-0". AND THE TOP OF THE ELEVATOR TOWER SHAFT IS AT 47'-0". ALL SUBMITTED AND APPROVED BY THE SITE MASTER PLAN LAST UPDATED BY ZYSCOVICH ARCHITECT (OCTOBER 22, 2019).

PROPOSED

POSSIBLE OF NEW UPPER SCHOOL WILL BE AT 3 STORIES. ALL OTHER STRUCTURES WILL BE AT OR BELOW 2 STORIES. SEE ELEVATIONS

EXISTING FACILITIES

		EXISTING LOT COVERAGE: CONCRETE AREAS (SF)	LOT COVERAGE: 1st FLOOR (SF)	AREAS (SF): 2nd FLOOR
A	LOWER MIDDLE SCHOOL BLDG.	19,541 SF	17,403 SF	19,541 SF
B	LOWER SCHOOL OFFICE	-	1,512 SF	-
C	CAFETERIA/PERFORM. BLDG.	3,146 SF	12,346 SF	-
D	PERFORMING BLDG.	-	4,619 SF	-
E	HIGHER SCIENCE BLDG. & ACADEMIC CENTER	7,737 SF	4,975 SF	3,737 SF
F	BOYS ATHLETIC LOCKER'S (DEMOLISH)	3,278 SF	3,278 SF	3,278 SF
G	PERFORMING CENTER BLDG.	3,726 SF	14,731 SF	12,369 SF
H	ADMIN. CENTER	1,938 SF	-	-
I	CLASSROOM BLDG.	8,394 SF	23,267 SF	13,665 SF
J	-	-	2,356 SF	346 SF
K	CLOSED	300 SF	-	-
L	-	-	-	-
M	COVERED SEATING	1,947 SF	-	-
N	LOWER SCHOOL DROP OFF	-	-	-
O	CONC. PAVED PARKING LOT	-	-	-
P	ENTRANCE WITH CANOPY	-	-	-
Q	ATHLETIC FIELDS	-	-	-
R	ENTRY DRIVES	-	-	-
S	EXISTING ACADEMIC CENTER	400 SF	10,716 SF	-
T	EXISTING NORTH PARKING LOT	-	-	-
U	CANVAS SHADE	-	21,595 SF	-
V	FITNESS FACILITY	2,400 SF	7,965 SF	-
W	COVERED WALKWAYS & STAIR	2,286 SF	-	-
X	CENTER DRIVE/PARKING/GARAGE	300 SF	33,900 SF	33,900 SF
Y	GUARDHOUSE (WORK)	-	425 SF	-
	SUBTOTAL: EXISTING LOT COVERAGE TO REMAIN	56,275 SF (EXISTING TO REMAIN)	170,452 SF (EXISTING TO REMAIN)	84,853 SF (EXISTING TO REMAIN)
	SUBTOTAL: EXISTING TO BE REMOVED LOT COVERAGE	6,014 SF (TO BE REMOVED)	19,500 SF (TO BE REMOVED)	19,500 SF (TO BE REMOVED)

PREVIOUSLY APPROVED FACILITIES

		LOT COVERAGE: CONCRETE AREAS (sq ft)	LOT COVERAGE: 1st FLOOR	AREAS (SF): 2nd FLOOR
AA	FUTURE NEW CLASSROOM (N/A)	300 SF	34,900 SF	34,900 SF
BB	FUTURE COVERED WALKWAY (PREVIOUSLY APPROVED)	8,205 SF	-	-
	SUBTOTAL APPROVED LOT COVERAGE	8,205 SF (APPROVED)	18,500 SF (APPROVED)	18,500 SF (APPROVED)

PROPOSED FACILITIES

		LOT COVERAGE: LOT COVERAGE (1st FLOOR)	CONCRETE AREAS: CONCRETE AREAS (1ST FL)	AREAS (SF): 2nd FLOOR (Bldg Footprint)	2nd FLOOR: CONCRETE AREAS (2ND FL)	3rd FLOOR (Bldg Footprint)	3rd FLOOR: CONCRETE AREAS (3RD FL)
A	FUTURE NEW UPPER SCHOOL BUILDING	23,272 SF	11,636 SF	37,909 SF	3,549 SF	20,152 SF	4,596 SF
B	FUTURE NEW MIDDLE SCHOOL BUILDING	15,740 SF	15,468 SF	25,695 SF	503 SF	-	-
C	PROPOSED GRAVES		2,491 SF				
	SUBTOTAL (PROPOSED LOT COVERAGE)	43,518 SF (PROPOSED)	29,595 SF (PROPOSED)	63,574 SF (PROPOSED)	4,452 SF (PROPOSED)	20,152 SF (PROPOSED)	4,596 SF (PROPOSED)

LOT COVERAGE

	LOT COVERAGE: CONCRETE AREAS	LOT COVERAGE: 1st FLOOR
SUBTOTAL EXISTING LOT COVERAGE	56,275 SF	170,452 SF
SUBTOTAL APPROVED LOT COVERAGE	8,205 SF	18,500 SF
SUBTOTAL PROPOSED LOT COVERAGE	29,595 SF	63,574 SF
TOTAL LOT COVERAGE (EXISTING + APPROVED + PROPOSED CONCRETE AREAS + 1st FLOOR)	87,870 SF	252,526 SF
TOTAL LOT COVERAGE ALLOWED		300,200 SF

LEGEND

- BUILDING AREA (FOOTPRINT)
- 1ST FL COVERED AREAS
- 2 STORY BUILDING AREA
- 2ND FL COVERED AREAS
- 3 STORY BUILDING AREA
- 3RD FL COVERED AREAS
- PROPERTY LINE
- SETBACK LINE

N

1 / A-100A — OVERALL SITE SETBACKS & DIMENSIONS PLAN

Scale: 1 : 840

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CAMPUS PLAN MASTER PLAN
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Seal

Reg. No.xxxxxxxx

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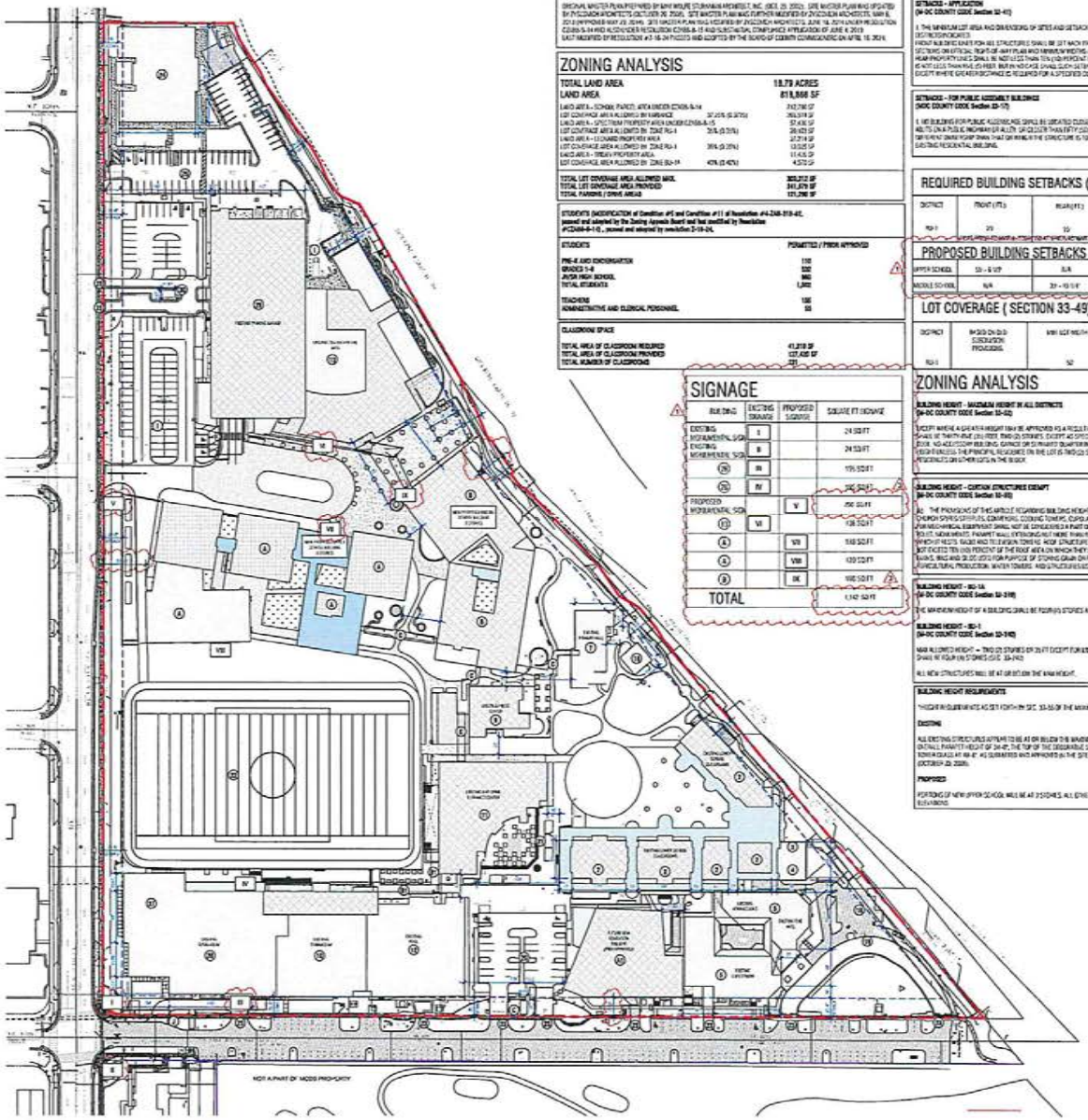
No.	Date	Note
1	03.14.2025	Revision 1
2	07.07.2025	Revision 2

SITE SETBACKS & DIMENSIONS PLAN

23GENUSF — November 15, 2024

A-100A

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: ISA



PROJECT INFORMATION

ORIGINAL MASTER PLAN PREPARED BY MAY WOLFE STUBBINS ARCHITECT, INC. (OCT. 29, 2002). SITE MASTER PLAN WAS UPDATED BY ZYSCOVICH ARCHITECTS (OCTOBER 29, 2020). SITE MASTER PLAN WAS FURTHER MODIFIED BY ZYSCOVICH ARCHITECTS, MAY 8, 2023 (APPROVED MAY 23, 2024). SITE MASTER PLAN WAS MODIFIED BY ZYSCOVICH ARCHITECTS, JUNE 18, 2024 UNDER RESOLUTION CZAB26-6-24 AND ALSO UNDER RESOLUTION CZAB26-8-15 AND SUBSTANTIAL COMPLIANCE APPLICATION OF JUNE 4, 2015. LAST MODIFIED BY RESOLUTION #Z-16-24 PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON APRIL 16, 2024.

ZONING ANALYSIS

TOTAL LAND AREA		18.79 ACRES
LAND AREA		818,868 SF
LAND AREA - SCHOOL PARCEL AREA UNDER CZAB6-8-14		747,798 SF
LOT COVERAGE AREA ALLOWED BY VARIANCE	37.05% (5,307%)	276,978 SF
LAND AREA - EXTRACTION PROPERTY AREA UNDER CZAB6-8-15		57,436 SF
LOT COVERAGE AREA ALLOWED BY ZONE RU-1	25% (0.25%)	28,625 SF
LAND AREA - LEONARD PROPERTY AREA		27,214 SF
LOT COVERAGE AREA ALLOWED BY ZONE RU-1	25% (0.25%)	13,025 SF
LAND AREA - SWEAT PROPERTY AREA		11,436 SF
LOT COVERAGE AREA ALLOWED BY ZONE BU-1A	40% (0.40%)	4,570 SF
TOTAL LOT COVERAGE AREA ALLOWED MAX.		303,212 SF
TOTAL LOT COVERAGE AREA PROVIDED		341,379 SF
TOTAL PARKING / DRIVE AREAS		121,296 SF

STUDENTS (MODIFICATION of Condition #1 and Condition #11 of Resolution #Z-248-19-12, passed and adopted by the Zoning Appeals Board and last modified by Resolution #CZAB6-8-14), passed and adopted by resolution Z-10-24.

STUDENTS	PERMITTED / PRIOR APPROVED
PRE-K AND KINDERGARTEN	110
GRADES 1-8	630
JUNIOR HIGH SCHOOL	660
TOTAL STUDENTS	1,400
TEACHERS	100
ADMINISTRATIVE AND CLERICAL PERSONNEL	60
CLASSROOM SPACE	
TOTAL AREA OF CLASSROOM REQUIRED	41,010 SF
TOTAL AREA OF CLASSROOM PROVIDED	127,435 SF
TOTAL NUMBER OF CLASSROOMS	70

ZONING ANALYSIS

SETBACKS - APPLICATION
(Miami-Dade County Code Section 33-47)

1. THE MINIMUM LOT AREA AND DIMENSIONS OF SITES AND SETBACKS SHOWN BY TABLES IN THIS ARTICLE SHALL APPLY TO THE DISTRICTS INDICATED.
FRONT BUILDING LINE(S) FOR ALL STRUCTURES SHALL BE SET BACK FROM THE RESERVED RIGHT-OF-WAY ACCORDING TO SECTIONS ON OFFICIAL RIGHTS-OF-WAY PLANS AND MINIMUM WIDTHS AND TABLES IN THIS ARTICLE. THE SETBACK FROM ALL SIDE AND REAR PROPERTY LINES SHALL BE NOT LESS THAN TEN (10) PERCENT OF THE AVERAGE WIDTH OF THE LOT, PROVIDED SUCH SETBACK IS NOT LESS THAN FIVE (5) FEET, BUT IN NO CASE SHALL SUCH SETBACK REQUIREMENT EXCEED SEVEN AND ONE HALF (7 1/2) FEET, EXCEPT WHERE GREATER DISTANCE IS REQUIRED FOR A SPECIFIED DISTRICT BY TABLES WITHIN ARTICLE AND FOR CORNER LOTS.

SETBACKS - FOR PUBLIC ASSEMBLY BUILDINGS
(Miami-Dade County Code Section 33-151)

1. NO BUILDING FOR PUBLIC ASSEMBLY USE SHALL BE LOCATED CLOSER THAN TWENTY-FIVE (25) FEET TO ANY PROPERTY LINE WHICH ADJOINS OR IS PUBLIC OR PRIVATE RIGHT-OF-WAY OF LESS THAN FIFTY (50) FEET OF ANY PROPERTY LINE ABUTTING A LOT UNDER DIFFERENT OWNERSHIP UNLESS SHALL BE AT RATIO OF ONE FOOT OF SETBACK FOR EACH FOOT OF HEIGHT OF THE STRUCTURE, IS TO BE PLACED, OR LOCATED THAN SEVENTY-FIVE (75) FEET TO ANY EXISTING RESIDENTIAL BUILDING.

REQUIRED BUILDING SETBACKS (SECTION 33-50)

DISTRICT	FRONT (FT.)	REAR(FT.)	BETWEEN BUILDINGS (FT.)	INTERIOR SIDE (FT.)	SIDE STREET (FT.)
RU-1	25	25	N/A	7.5	15

PROPOSED BUILDING SETBACKS

UPPER SCHOOL	50 - 6 1/2"	N/A	N/A	N/A	N/A
MIDDLE SCHOOL	N/A	25' - 10 1/2"	N/A	N/A	N/A

LOT COVERAGE (SECTION 33-49)

DISTRICT	BASED ON D.I.D. SUBDIVISION PROCEDURE	MIN. LOT WIDTH	MIN. LOT AREA	MAX. LOT COVERAGE	MIN. BLDG. SIZE
RU-1		50'	5,000 S.F.	25%	1,000 S.F.

SIGNAGE

BUILDING	EXISTING SIGNAGE	PROPOSED SIGNAGE	SQUARE FT SIGNAGE
EXISTING MONUMENTAL SIGN	I		24.00 SQ FT
EXISTING MONUMENTAL SIGN	II		24.00 SQ FT
(29)	III		199.50 SQ FT
(25)	IV		242.50 SQ FT
PROPOSED MONUMENTAL SIGN	V		250.00 SQ FT
(12)	VI		138.50 SQ FT
(4)		VII	168.50 SQ FT
(5)		VIII	120.00 SQ FT
(2)		IX	168.50 SQ FT
TOTAL			1,342 SQ FT

ZONING ANALYSIS

BUILDING HEIGHT - MAXIMUM HEIGHT IN ALL DISTRICTS
(Miami-Dade County Code Section 33-151)

EXCEPT WHERE A GREATER HEIGHT MAY BE APPROVED AS A RESULT OF A PUBLIC HEARING, THE MAXIMUM HEIGHT OF A BUILDING SHALL BE TWENTY-FIVE (25) FEET, TWO (2) STORIES, EXCEPT AS SPECIFIED IN EACH DISTRICT AND AS SPECIFIED ELSEWHERE IN THIS CODE. NO ACCESSORY BUILDING, GARAGE OR ESTIMATED QUARTERS IN RU AND EU-M DISTRICTS SHALL EXCEED ONE (1) STORY IN HEIGHT OR EXCEED THE PRINCIPAL RESIDENCE ON THE LOT IS TWO (2) STORIES IN HEIGHT AND THERE ARE TWO (2) OR MORE THAN STORY RESIDENTIAL OR OTHER USES IN THE BLOCK.

BUILDING HEIGHT - CERTAIN STRUCTURES EXEMPT
(Miami-Dade County Code Section 33-151)

(a) THE PROVISIONS OF THIS ARTICLE REGARDING BUILDING HEIGHT SHALL NOT APPLY TO AIRPLANE BEACONS, ELEVATED CHIMNEYS, CHURCH SPIRES, CUPOLAS, DOMESTIC COOLING TOWERS, ELEVATOR BULKHEADS AND SHAFTS AND ENCLOSURES FOR MECHANICAL EQUIPMENT SHALL NOT BE CONSIDERED A PART OF A BUILDING FOR HEIGHT CALCULATIONS. FIRE TOWERS, FLAG POLES, MONUMENTS, PARAPET WALL EXTENDING NOT MORE THAN FOUR (4) FEET ABOVE THE LIMITED HEIGHT OF THE BUILDING ON WHICH IT RESTS, RADIO AND TELEVISION TOWERS, MOSQUE STRUCTURES ELEVATED ONLY FOR ORNAMENTAL PURPOSES PROVIDING THEY DO NOT EXCEED TEN (10) PERCENT OF THE ROOF AREA ON WHICH THEY STAND, SMOKESTACKS, STAGE TOWERS OR SCENERY LOFTS, WATER, RIGS AND SILOS USED FOR PURPOSE OF STORING GRAIN OR FEEDS PRODUCTS SUCH AS SILAGE IN CONNECTION WITH AGRICULTURAL PRODUCTION, WATER TOWERS, AND STRUCTURES USED IN CONNECTION WITH SCREENING OF ANTENNAE.

BUILDING HEIGHT - BU-1A
(Miami-Dade County Code Section 33-319)

THE MAXIMUM HEIGHT OF A BUILDING SHALL BE FOUR (4) STORIES AND SHALL NOT EXCEED FORTY-FIVE (45) FEET IN HEIGHT.

BUILDING HEIGHT - BU-1
(Miami-Dade County Code Section 33-140)

MAX ALLOWED HEIGHT = TWO (2) STORIES OR 29 FT EXCEPT FOR MIXED-USE DEVELOPMENT. THE MAXIMUM HEIGHT FOR WHICH SHALL BE FOUR (4) STORIES (SEE 33-140).

ALL NEW STRUCTURES WILL BE AT OR BELOW THE MAX HEIGHT.

BUILDING HEIGHT REQUIREMENTS

THE NEW BUILDINGS WILL BE AS SET FORTH BY SEC. 33-151 OF THE MIAMI-DADE COUNTY ZONING CODE: 25-47 MAXIMUM

EXISTING

ALL EXISTING STRUCTURES ARE/WILL TO BE AT OR BELOW THE MAXIMUM HEIGHT OF 25-47. THE LIBERTY BUILDING AT 9700 NW 107 AVE (INSTALL PARAPET HEIGHT OF 24-47', THE TOP OF THE OBSERVATORY SLOPED ROOF IS AT 40'-2", AND THE TOP OF THE ELEVATOR BOOM IS (SLACE AT 48-8". AS SUBMITTED AND APPROVED IN THE SITE MASTER PLAN MUST UPDATED BY ZYSCOVICH ARCHITECT (OCTOBER 29, 2020).

PROPOSED

PORTIONS OF NEW UPPER SCHOOL WILL BE AT 3 STORIES, ALL OTHER STRUCTURES WILL BE AT OR BELOW 2 STORIES. SEE ELEVATIONS

EXISTING FACILITIES

		EXISTING LOT COVERAGE: COVERED AREAS (1st FL)	EXISTING LOT COVERAGE: 1st FLOOR	AREAS (SF): 2nd FLOOR
(1)	LOWER MIDDLE SCHOOL BLDG.	45,340 SF	57,463 SF	29,614 SF
(2)	LOWER SCHOOL (2 AHCS)	-	8,800 SF	-
(3)	CAFETERIA/ACTIVITY CENTER BLDG.	3,915 SF	10,940 SF	-
(4)	PENGUIN HALL BLDG.	-	4,450 SF	-
(5)	PENGUIN SCIENCE BLDG. & ADMISSIONS CENTER	931 SF	4,877 SF	3,757 SF
(6)	ROOF ATHLETIC CENTER/GYMNASIUM	1,218 SF	45,414 SF	3,959 SF
(7)	PENGUIN CAFETERIA BLDG.	3,725 SF	14,750 SF	11,025 SF
(8)	AQUATIC CENTER	10,106 SF	-	-
(9)	CEDDER FOR ARTS	6,145 SF	21,250 SF	15,105 SF
(10)		1,104 SF	260 SF	-
(11)	CASINO	900 SF	-	-
(12)		-	-	-
(13)	COVERED SEATING	534 SF	-	-
(14)	NORTH SCHOOL DROP OFF	-	-	-
(15)	CONC. PAVED PARKING LOT	-	-	-
(16)	MINI GOLF (WITH FLOORS)	-	-	-
(17)	ATHLETIC FIELDS	-	-	-
(18)	(VENTILATORS)	-	-	-
(19)	EXISTING ACADEMIC CENTER	400 SF	10,220 SF	-
(20)	EXISTING NORTH PARKING LOT	-	-	-
(21)	GYMNASIUM	-	29,555 SF	-
(22)	FITNESS FACILITY	2,500 SF	7,975 SF	-
(23)	COVERED WALKWAY (2 OHM)	2,000 SF	-	-
(24)	EXHIBITION ARTS - PARKING GARAGE	300 SF	33,000 SF	30,000 SF
(25)	GUARD HOUSE (NORTH)	-	525 SF	-
	SUBTOTAL: EXISTING LOT COVERAGE TO REMAIN	84,223 SF (EXISTING TO REMAIN)	170,869 SF (EXISTING TO REMAIN)	94,462 SF (EXISTING TO REMAIN)
	SUBTOTAL: EXISTING TO BE REMOVED LOT COVERAGE	6,496 SF (TO BE REMOVED)	16,501 SF (TO BE REMOVED)	17,267 SF (TO BE REMOVED)

PREVIOUSLY APPROVED FACILITIES

		LOT COVERAGE: COVERED AREAS (1st FL)	LOT COVERAGE: 1st FLOOR	AREAS (SF): 2nd FLOOR
(26)	FUTURE NEW KINDERGARTEN BLDG.	900 SF	16,500 SF	16,500 SF
(27)	FUTURE COVERED WALKWAY (PREVIOUSLY APPROVED)	2,000 SF	-	-
	SUBTOTAL: APPROVED LOT COVERAGE	2,900 SF (APPROVED)	16,500 SF (APPROVED)	16,500 SF (APPROVED)

PROPOSED FACILITIES

		LOT COVERAGE: 1st FLOOR	AREAS (SF): COVERED AREAS (1st FL)	2nd FLOOR (Bldg Footprint)	COVERED AREAS (2nd FL)	3rd FLOOR (Bldg Footprint)	COVERED AREAS (3rd FL)
A	FUTURE NEW UPPER SCHOOL BUILDING	29,970 SF	44,955 SF	37,500 SF	37,500 SF	29,152 SF	8,565 SF
B	FUTURE NEW MIDDLE SCHOOL BUILDING	19,440 SF	19,800 SF	25,605 SF	5,000 SF	-	-
C	PROPOSED CANOPIES		2,820 SF				
	SUBTOTAL (PROPOSED LOT COVERAGE)	49,410 SF (PROPOSED)	67,575 SF (PROPOSED)	63,105 SF (PROPOSED)	42,500 SF (PROPOSED)	29,152 SF (PROPOSED)	8,565 SF (PROPOSED)

LOT COVERAGE

	LOT COVERAGE: COVERED AREAS	LOT COVERAGE: 1st FLOOR
SUBTOTAL EXISTING LOT COVERAGE	90,719 SF	170,869 SF
SUBTOTAL APPROVED LOT COVERAGE	2,900 SF	16,500 SF
SUBTOTAL PROPOSED LOT COVERAGE	71,275 SF	49,516 SF
TOTAL LOT COVERAGE (EXISTING + APPROVED + PROPOSED) (COVERED AREAS + 1st FLOOR)	164,894 SF	241,885 SF
TOTAL LOT COVERAGE ALLOWED		303,212 SF

LEGEND

- BUILDING AREA (FOOTPRINT)
- 1ST FL COVERED AREAS
- 2 STORY BUILDING AREA
- 2ND FL COVERED AREAS
- 3 STORY BUILDING AREA
- 3RD FL COVERED AREAS
- PROPERTY LINE
- SETBACK LINE

N

1 / A-100A — OVERALL SITE SETBACKS & DIMENSIONS PLAN
Scale: 1 : 840

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Reg. No.XXXXXXX

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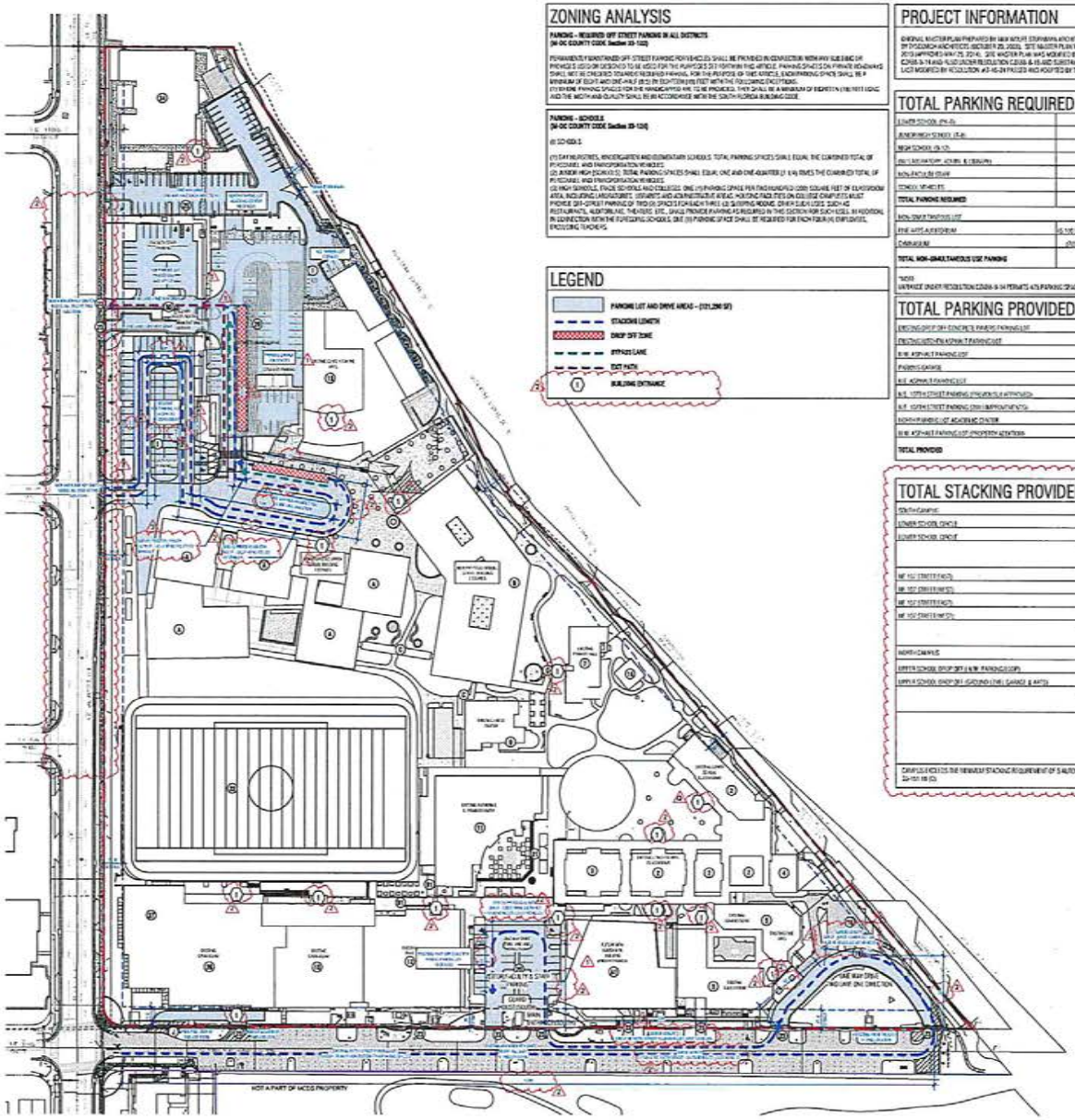
NO.	DATE	NOTE
1	03.19.2025	Revision 1
2	07.07.2025	Revision 2

SITE SETBACKS & DIMENSIONS PLAN

2358NUSF | November 15, 2024

A-100A

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: ISA



ZONING ANALYSIS

PARKING – REQUIRED OFF STREET PARKING IN ALL DISTRICTS
(MI-DC COUNTY CODE Section 33-122)

PERMANENTLY MAINTAINED OFF-STREET PARKING PROVIDED (S) SHALL BE PROVIDED IN CONNECTION WITH ANY BUILDING OR PREMISES USED OR DESIGNED TO BE USED FOR THE PURPOSES SET FORTH IN THIS ARTICLE. PARKING SPACES ON PRIVATE ROADWAYS SHALL NOT BE CONSIDERED TOWARD REQUIRED PARKING. FOR THE PURPOSE OF THIS ARTICLE, EACH PARKING SPACE SHALL BE A MINIMUM OF EIGHT AND ONE-HALF (8½) IN EIGHTEEN (18) FEET WITH THE FOLLOWING EXCEPTIONS:
(1) WHERE PARKING SPACES FOR THE HANDICAPPED ARE TO BE PROVIDED, THEY SHALL BE A MINIMUM OF EIGHTEEN (18) FEET LONG AND THE WIDTH AND QUALITY SHALL BE IN ACCORDANCE WITH THE SOUTH FLORIDA BUILDING CODE.

PARKING – SCHOOLS
(MI-DC COUNTY CODE Section 33-122)

(f) SCHOOLS.

(1) DAY NURSERIES, KINDERGARTEN AND ELEMENTARY SCHOOLS. TOTAL PARKING SPACES SHALL EQUAL THE COMBINED TOTAL OF PERSONNEL AND TRANSPORTATION VEHICLES.
(2) JUNIOR HIGH SCHOOLS. TOTAL PARKING SPACES SHALL EQUAL ONE AND ONE-QUARTER (1 1/4) TIMES THE COMBINED TOTAL OF PERSONNEL AND TRANSPORTATION VEHICLES.
(3) HIGH SCHOOLS, TRADE SCHOOLS AND COLLEGES. ONE (1) PARKING SPACE PER FIVE HUNDRED (500) SQUARE FEET OF CLASSROOM AREA, INCLUDING LABORATORIES, LIBRARY, AND ADMINISTRATIVE AREAS, HOWEVER, FOR SITES ON COLLEGE CAMPUSES MUST PROVIDE OFF-STREET PARKING OF TWO (2) SPACES FOR EACH THREE (3) SEATING HOUSING, OTHER EACH LOSS SUCH AS RESTAURANTS, AUDITORIUMS, THEATERS, ETC., SHALL PROVIDE PARKING AS REQUIRED IN THIS SECTION FOR SUCH USES. IN ADDITION, IN CONNECTION WITH THE FOREGOING SCHOOLS, ONE (1) PARKING SPACE SHALL BE REQUIRED FOR EACH PERSON (4) EMPLOYEES, EXCLUDING TEACHERS.

LEGEND

- PARKING LOT AND DRIVE AREAS – (121,296 SF)
- STACKING LENGTH
- DROP OFF ZONE
- BYPASS LANE
- EXIT PATH
- 1 BUILDING ENTRANCE

PROJECT INFORMATION

ORIGINAL MASTER PLAN PREPARED BY SAM NOLEN STEPHANIA ARCHITECT, INC. (OCT. 29, 2003). SITE MASTER PLAN WAS UPDATED BY DYCOMICH ARCHITECTS, (OCTOBER 25, 2023). SITE MASTER PLAN WAS FURTHER MODIFIED BY DYCOMICH ARCHITECTS, MAY 6, 2015 (APPROVED MAY 25, 2014). SITE MASTER PLAN WAS MODIFIED BY DYCOMICH ARCHITECTS, JUNE 10, 2019 UNDER RESOLUTION CZ22B & 15 AND SUBSTANTIAL COMPLIANCE APPLICATION DB JUNE 4, 2019. LAST MODIFIED BY RESOLUTION #Z-15-24 PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON APRIL 16, 2024.

TOTAL PARKING REQUIRED

LOWER SCHOOL (PK-5)	(62 STAFF)	(1 / STAFF)	62 SPACES
JUNIOR HIGH SCHOOL (6-8)	(39 STAFF)	(1.25 / STAFF)	49 SPACES
HIGH SCHOOL (9-12)	(81 AST ST)	(1 / 200 ST)	202 SPACES
ONLY ADMINISTRATIVE, ADMIN. & CLERICAL			
NON-FACULTY STAFF	(23 STAFF)	(1 / 4 NFST STAFF)	6 SPACES
SCHOOL VEHICLES	(4 VEHICLES)	(1 / 4 VEHICLES)	1 SPACES
TOTAL PARKING REQUIRED			**319 SPACES**
NON-ONSITE PARKING LOT			
PINE APTS AUDITORIUM	(6,100 SF – STATIONS AREAS)	(1 / 100 SF)	61 SPACES
CAFETERIA	(720 SF SEATED)	(1 / 4 SEATS)	175 SPACES
TOTAL NON-SIMULTANEOUS USE PARKING			**236 SPACES**

NOTES
VARIANCE UNDER RESOLUTION CZ22B-5-14 PERMITS 475 PARKING SPACES.

TOTAL PARKING PROVIDED

EXISTING DROP OFF / CONCRETE PAVERS PARKING LOT	69 SPACES
ENCROACHED INTO ASPHALT PARKING LOT	1 SPACE
N.W. ASPHALT PARKING LOT	54 SPACES
PARKING GARAGE	358 SPACES
N.E. ASPHALT PARKING LOT	7 SPACES
N.E. 107TH STREET PARKING (ON-SITE IMPROVED)	40 SPACES
N.E. 108TH STREET PARKING (ON-IMPROVEMENTS)	34 SPACES
NORTH PARKING LOT ACADEMIC CENTER	69 SPACES
S.W. #2 HALF PARKING LOT (PROPOSED ADDITIONS)	32 SPACES
TOTAL PROVIDED	**562 SPACES**

TOTAL STACKING PROVIDED

SOUTH CAMPUS	
LOWER SCHOOL DROP-OFF	320 LF
LOWER SCHOOL DROP-OFF	80 LF
SUB-TOTAL PROVIDED ON-SITE (320 LF / 25'+/-)	340 LF **25.6 SPACES**
NE 107 STREET (EAST)	1,130 LF
NE 107 STREET (WEST)	330 LF
NE 108 STREET (EAST)	360 LF
NE 108 STREET (WEST)	320 LF
SUB-TOTAL PROVIDED ON-SITE (320 LF / 25'+/-)	2,140 LF **85.6 SPACES**
NORTH CAMPUS	
LOWER SCHOOL DROP OFF (NEW PARKING LOOP)	1,200 LF
UPPER SCHOOL DROP OFF (GROUND LEVEL GARAGE & ARTS)	840 LF
SUB-TOTAL PROVIDED ON-SITE (320 LF / 25'+/-)	1,840 LF **98 SPACES**

COMPLIES WITH THE MINIMUM STACKING REQUIREMENT OF 5 AUTOMOBILE SPACES PER MIAMI-DADE COUNTY CODE SECTION 33-122 (5).

EXISTING FACILITIES

		EXISTING LOT COVERAGE: COVERED AREAS (1st FLR)	EXISTING LOT COVERAGE: LOT COVERAGE (1st FLR)	AREAS (SF): 2nd FLOOR
E	LOWER MIDDLE SCHOOL BLDG.	15,560 SF	17,460 SF	18,634 SF
E	LOWER SCHOOL OFFICE	-	1,922 SF	-
E	GAMES ACTIVITY CENTER BLDG.	3,185 SF	12,340 SF	-
E	PRESCHOOL BLDG.	-	4,450 SF	-
E	MIDDLE SCHOOL BLDG. & ACADEMIC CENTER	537 SF	4,975 SF	3,757 SF
E	OLD ATHLETIC CENTER & GYMNASIUM	1,208 SF	14,416 SF	3,169 SF
E	FRANCES CENTER BLDG.	3,150 SF	14,750 SF	12,282 SF
E	AQUATIC CENTER	10,506 SF	-	-
E	CONVERSION MTG.	8,165 SF	29,750 SF	10,586 SF
		2,104 SF	280 SF	-
E	SHEDS	900 SF	-	-
E	COVERED SEATING	924 SF	-	-
E	LOWER SCHOOL DROP OFF	-	-	-
E	CLINIC PAVERS PARKING LOT	-	-	-
E	PINE LANE WEST SIDE	-	-	-
E	ATHLETIC FIELDS	-	-	-
E	CROSS DRIVES	-	-	-
E	EXISTING ACADEMIC CENTER	400 SF	12,750 SF	-
E	EXISTING NORTH PARKING LOT	-	-	-
E	EXCAVATION	-	20,165 SF	-
E	FITNESS FACILITY	2,500 SF	7,915 SF	-
E	COVERED WALKWAY (2 SIDE)	2,000 SF	-	-
E	CENTER FOR ARTS – PARKING GARAGE	300 SF	32,000 SF	32,000 SF
E	ISLAND HOUSE (NORTH)	-	525 SF	-
	SUBTOTAL EXISTING LOT COVERAGE (TO REMAIN)	**56,879 SF** (EXISTING TO REMAIN)	**178,863 SF** (EXISTING TO REMAIN)	**84,863 SF** (EXISTING TO REMAIN)
	SUBTOTAL EXISTING TO BE REMOVED LOT COVERAGE	**8,995 SF** (TO BE REMOVED)	**16,521 SF** (TO BE REMOVED)	**17,267 SF** (TO BE REMOVED)

PREVIOUSLY APPROVED FACILITIES

		LOT COVERAGE: COVERED AREAS (1st FLR)	LOT COVERAGE: LOT COVERAGE (1st FLR)	AREAS (SF): 2nd FLOOR
A	FUTURE NEW EDUCATION BLDG.	300 SF	16,500 SF	16,500 SF
A	FUTURE COVERED WALKWAY (PREVIOUSLY APPROVED)	8,000 SF	-	-
	SUBTOTAL APPROVED LOT COVERAGE	**8,300 SF** (APPROVED)	**16,500 SF** (APPROVED)	**16,500 SF** (APPROVED)

PROPOSED FACILITIES

		LOT COVERAGE: LOT COVERAGE (1st FLOOR)	AREAS (SF): COVERED AREAS (1st FL)	AREAS (SF): 2nd FLOOR (Bldg Footprint)	AREAS (SF): COVERED AREAS (2nd FL)	AREAS (SF): 3rd FLOOR (Bldg Footprint)	AREAS (SF): COVERED AREAS (3rd FL)
A	FUTURE NEW UPPER SCHOOL BUILDING	29,470 SF	11,710 SF	37,690 SF	3,540 SF	28,150 SF	8,360 SF
A	FUTURE NEW MIDDLE SCHOOL BUILDING	19,740 SF	12,886 SF	25,885 SF	500 SF	-	-
P	PROPOSED CANOPIES		3,829 SF				
	SUBTOTAL (PROPOSED LOT COVERAGE)	**49,210 SF** (PROPOSED)	**28,425 SF** (PROPOSED)	**63,574 SF** (PROPOSED)	**4,040 SF** (PROPOSED)	**28,150 SF** (PROPOSED)	**8,360 SF** (PROPOSED)

LOT COVERAGE

	LOT COVERAGE: COVERED AREAS	LOT COVERAGE: LOT COVERAGE (1st FLOOR)
SUBTOTAL EXISTING LOT COVERAGE	56,879 SF	178,863 SF
SUBTOTAL APPROVED LOT COVERAGE	8,300 SF	16,500 SF
SUBTOTAL PROPOSED LOT COVERAGE	25,224 SF	48,210 SF
TOTAL LOT COVERAGE EXISTING + APPROVED + PROPOSED (COVERED AREAS + 1st FLOOR)	**97,813 SF**	**243,573 SF**
TOTAL LOT COVERAGE ALLOWED		**503,712 SF**

N

1 A-100B **OVERALL SITE PARKING PLAN**
Scale: 1 : 840

ENTITLEMENT SUBMISSION

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Project
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CAMPUS PLAN MASTER PLAN
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
ZYSCOVICH
WRT

Seal

Reg. No.:xxxxxxx

No.	Date	Note
1	03.19.2025	Revision 1
2	04.29.2025	Revision 2

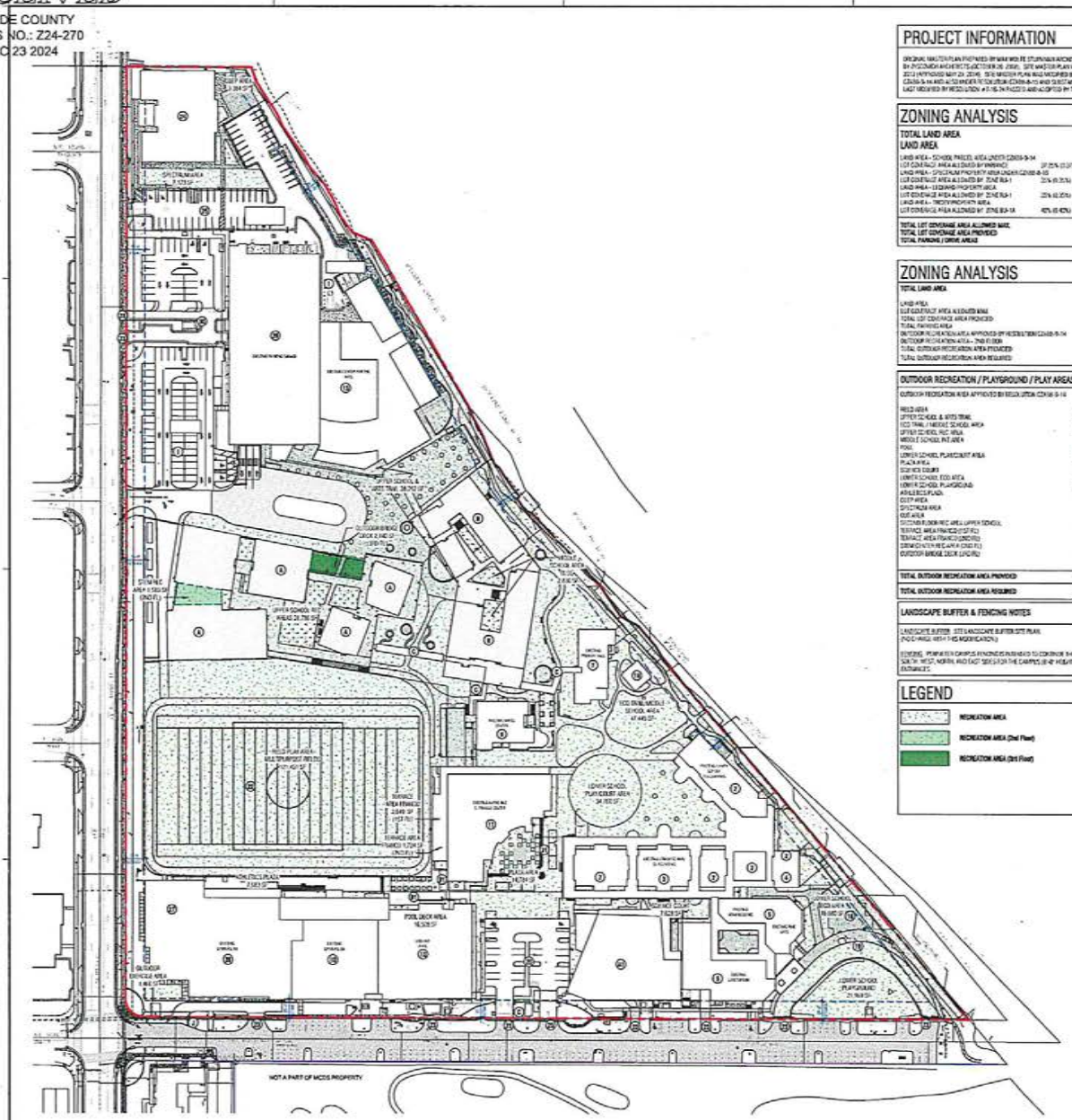
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OVERALL SITE PARKING PLAN

2358NUSF | November 15, 2024

A-100B

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-270
DATE: DEC 23 2024
BY: ISA



PROJECT INFORMATION

ORIGINAL MASTER PLAN PREPARED BY MAK MOLITE STUDIO/ARCHITECTS, INC. (DEC. 29, 2022). SITE MASTER PLAN WAS UPDATED BY ZYSCOVICH ARCHITECTS (OCTOBER 26, 2023). SITE MASTER PLAN WAS FURTHER MODIFIED BY ZYSCOVICH ARCHITECTS, INC. (MAY 6, 2024) APPROVED MAY 29, 2024). SITE MASTER PLAN WAS MODIFIED BY ZYSCOVICH ARCHITECTS, (JUNE 18, 2024) UNDER RESOLUTION CZ24B-5-24 AND A-1 CZ24B-6 UNDER RESOLUTION CZ24B-6-24 AND SUBSTANTIAL COMPLIANCE APPLICATION (DT JUNE 4, 2024). LAST MODIFIED BY RESOLUTION # Z-15-24 PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON APRIL 16, 2024.

ZONING ANALYSIS

TOTAL LAND AREA		18.79 ACRES
LAND AREA		818,866 SF
LAND AREA – SCHOOL PARCEL AREA UNDER CZ24B-5-24		712,706 SF
LOT COVERAGE AREA ALLOWED BY PERMANENT	37.5% (0.375)	267,264 SF
LAND AREA – SPECIALLY PROPERTY AREA UNDER CZ24B-6-24		57,160 SF
LOT COVERAGE AREA ALLOWED BY ZONE RA-1	25% (0.25)	20,160 SF
LAND AREA – LEISURE PROPERTY AREA		37,244 SF
LOT COVERAGE AREA ALLOWED BY ZONE RA-1	25% (0.25)	13,025 SF
LAND AREA – TROY PROPERTY AREA		11,476 SF
LOT COVERAGE AREA ALLOWED BY ZONE RA-1A	42% (0.42)	4,820 SF
TOTAL LOT COVERAGE AREA ALLOWED MAX.		305,213 SF
TOTAL LOT COVERAGE AREA PROVIDED		241,879 SF
TOTAL PARKING / DRIVE AREAS		101,295 SF

ZONING ANALYSIS

TOTAL LAND AREA	18.79 ACRES
LAND AREA	818,866 SF
LOT COVERAGE AREA ALLOWED MAX.	305,213 SF
TOTAL LOT COVERAGE AREA PROVIDED	241,879 SF
TOTAL PARKING AREA	101,295 SF
OUTDOOR RECREATION AREA APPROVED BY RESOLUTION CZ24B-5-24	290,344 SF
OUTDOOR RECREATION AREA – 2ND FLOOR	8,977 SF
TOTAL OUTDOOR RECREATION AREA PROVIDED	301,212 SF
TOTAL OUTDOOR RECREATION AREA REQUIRED	301,575 SF

OUTDOOR RECREATION / PLAYGROUND / PLAY AREAS

OUTDOOR RECREATION AREA APPROVED BY RESOLUTION CZ24B-5-24

FIELD AREA	121,429 SF
UPPER SCHOOL & MIDS TRAIL	28,750 SF
ECO TRAIL / MIDDLE SCHOOL AREA	47,440 SF
UPPER SCHOOL PAC AREA	21,750 SF
MIDDLE SCHOOL PAT AREA	2,800 SF
POOL	16,329 SF
LOWER SCHOOL PLAYCOURT AREA	34,700 SF
PLAZA AREA	14,259 SF
SOCIAL CLUBS	7,676 SF
LOWER SCHOOL ECO AREA	10,560 SF
LOWER SCHOOL PLAYGROUND	21,369 SF
ATHLETICS FIELDS	7,969 SF
DEEP AREA	2,384 SF
SPECTATOR AREA	1,473 SF
QUIET AREA	1,452 SF
OUTDOOR CLASSROOM AREA (UPPER SCHOOL	8,977 SF
TERRACE AREA FINANCED (1ST FLR)	2,645 SF
TERRACE AREA FINANCED (2ND FLR)	1,224 SF
CONNECTOR BRIDGE AREA (2ND FLR)	1,920 SF
OUTDOOR BRIDGE DECK (2ND FLR)	2,140 SF
TOTAL OUTDOOR RECREATION AREA PROVIDED	301,212 SF
TOTAL OUTDOOR RECREATION AREA REQUIRED	301,575 SF

LANDSCAPE BUFFER & FENCING NOTES

LANDSCAPE BUFFER - SITE LANDSCAPE BUFFER SITE PLAN.
(NO CHANGE WITH THIS MODIFICATION.)

FENCING - PERIMETER CAMPUS FENCING IS PROPOSED TO CONTINUE THE BIO-CONCRETE ALUMINUM PICKET STYLE FENCING AT THE SOUTH, WEST, NORTH, AND EAST SIDES FOR THE CAMPUS (6'-0" HEIGHT) , WITH (3) COMPOSE 4 MOTORIZED PEDESTRIAN ENTRANCES.

LEGEND

- RECREATION AREA
- RECREATION AREA (2nd Floor)
- RECREATION AREA (3rd Floor)

EXISTING FACILITIES

		EXISTING LOT COVERAGE: COVERED AREAS (1st Fl)	LOT COVERAGE 1st FLOOR	AREAS (SF): 2nd FLOOR
E	LOWER/ MIDDLE SCHOOL BLDG.	15,500 SF	15,450 SF	29,934 SF
E	LOWER SCHOOL (OTHER)		4,452 SF	-
E	DANCE FACILITY (WITH TECH)	3,160 SF	13,540 SF	-
E	PRIMARY HALL FL 2/3		4,450 SF	-
E	ADMIN SCIENCE, FL 2/3, & ACADEMIC CENTER	80 SF	4,425 SF	7,750 SF
E	ROSE ATHLETIC CENTER / GYMNASIUM	5,170 SF	16,410 SF	3,100 SF
E	FRANCES CENTER FIL 2/3	3,720 SF	14,730 SF	12,300 SF
E	AQUATIC CENTER	10,500 SF	-	-
E	CENTER FOR ARTS	8,100 SF	29,250 SF	19,500 SF
		2,950 SF	350 SF	-
E	CASITAS	900 SF	-	-
E	COVERED SEATING	924 SF	-	-
E	LOWER SCHOOL DROP OFF	-	-	-
E	ADMIN PARKING LOT	-	-	-
E	TRACK	-	-	-
E	ATHLETIC FIELDS	-	-	-
E	OUTBUILDINGS	-	-	-
E	EXISTING ADMIN PAC CENTER	400 SF	17,200 SF	-
E	EXISTING NORTH PARKING LOT	-	-	-
E	EXPANSION	-	20,565 SF	-
E	TENNIS FACILITY	7,520 SF	7,915 SF	-
E	COVERED WALKWAY (2) ADM	3,000 SF	-	-
E	CENTER FOR ARTS – PARKING GARAGE	200 SF	33,800 SF	33,800 SF
E	GUARD HOUSE (NORTH)	-	520 SF	-
	SUBTOTAL: EXISTING LOT COVERAGE TO REMAIN	58,270 SF (EXISTING)	178,963 SF (EXISTING + PROPOSED)	84,383 SF (EXISTING)
	SUBTOTAL: EXISTING TO BE REMOVED LOT COVERAGE	9,316 SF (EXISTING)	16,521 SF (EXISTING)	17,267 SF (EXISTING)

PREVIOUSLY APPROVED FACILITIES

		LOT COVERAGE: COVERED AREAS (1st Fl)	LOT COVERAGE 1st FLOOR	AREAS (SF): 2nd FLOOR
P	FUTURE NEW EDUCATION BLDG.	300 SF	18,500 SF	18,500 SF
P	FUTURE CONNECTING BRIDGE (PREVIOUSLY APPROVED)	5,700 SF	-	-
	SUBTOTAL: APPROVED LOT COVERAGE	6,000 SF (APPROVED)	18,800 SF (APPROVED)	18,500 SF (APPROVED)

PROPOSED FACILITIES

		LOT COVERAGE: LOT COVERAGE 1st FLOOR	AREAS (SF): COVERED AREAS (1st Fl)	2nd FLOOR (Bldg Footprint)	COVERED AREAS 2nd Fl	3rd FLOOR (Bldg Footprint)	COVERED AREAS 3rd Fl
P	FUTURE NEW UPPER SCHOOL BUILDING	29,740 SF	11,710 SF	27,600 SF	3,940 SF	26,152 SF	8,365 SF
P	FUTURE NEW MIDDLE SCHOOL BUILDING	18,746 SF	13,660 SF	25,665 SF	910 SF	-	-
P	PROPOSED CASITAS		7,631 SF				
	SUBTOTAL (PROPOSED LOT COVERAGE)	48,516 SF (PROPOSED)	33,229 SF (PROPOSED)	53,074 SF (PROPOSED)	4,452 SF (PROPOSED)	26,152 SF (PROPOSED)	8,365 SF (PROPOSED)

LOT COVERAGE

	LOT COVERAGE: COVERED AREAS	LOT COVERAGE 1st FLOOR
SUBTOTAL EXISTING LOT COVERAGE	58,270 SF	178,963 SF
SUBTOTAL, APPROVED LOT COVERAGE	6,300 SF	18,500 SF
SUBTOTAL PROPOSED LOT COVERAGE	33,229 SF	48,516 SF
TOTAL LOT COVERAGE EXISTING + APPROVED + PROPOSED (COVERED AREAS + 1st FLOOR)	97,813 SF	241,979 SF
TOTAL LOT COVERAGE ALLOWED		305,213 SF

N

1 A-100C OVERALL SITE RECREATTION PLAN
Scale: 1 : 840

ENTITLEMENT SUBMISSION

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Project
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CAMPUS PLAN MASTER PLAN
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
ZYSCOVICH
WRT

Seal

Proj. No.:xxxxxxxx

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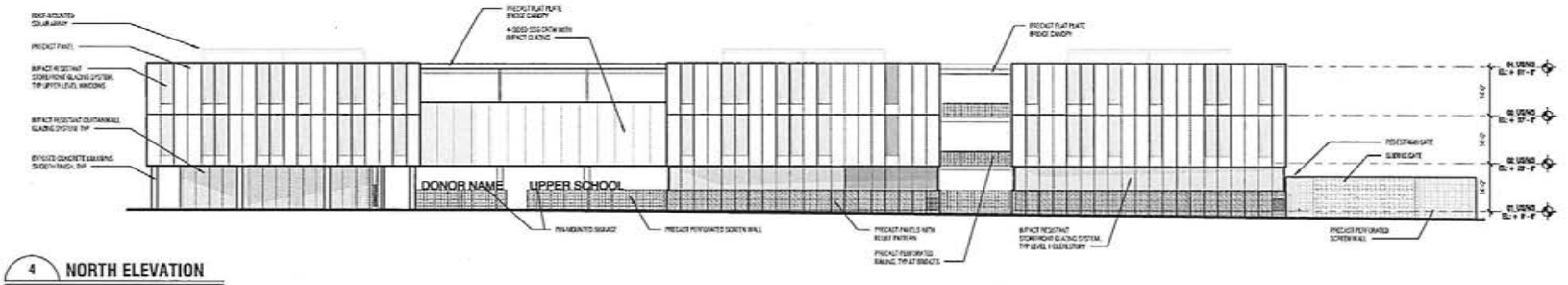
NO.	DATE	NOTE

OVERALL SITE RECREATION PLAN

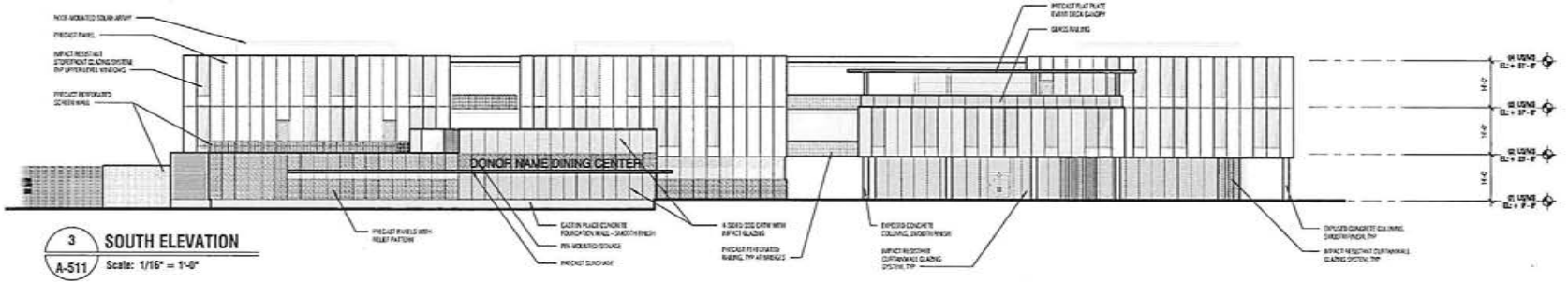
2358NUSF | November 15, 2024

A-100C

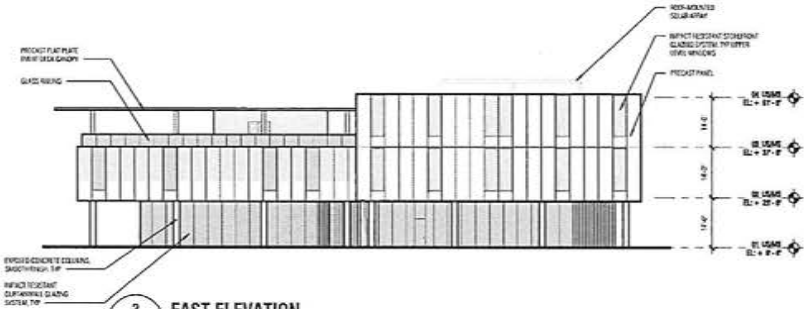
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MIAMI-DADE COUNTY
PROCESS NO.: Z24-270
DATE: APR 9 2025
BY: ISA



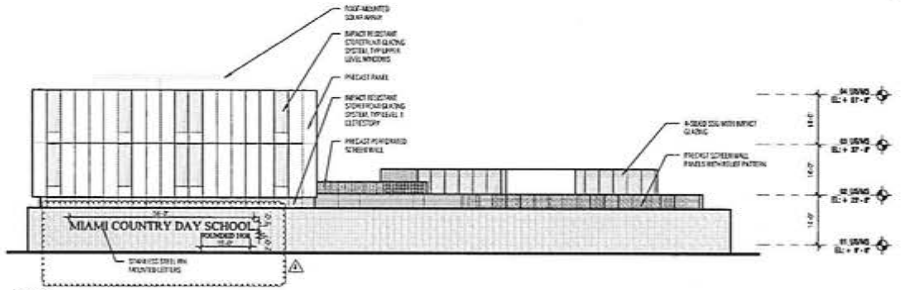
4 NORTH ELEVATION
A-511 Scale: 1/16" = 1'-0"



3 SOUTH ELEVATION
A-511 Scale: 1/16" = 1'-0"



2 EAST ELEVATION
A-511 Scale: 1/16" = 1'-0"



1 WEST ELEVATION
A-511 Scale: 1/16" = 1'-0"

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SITE PLAN APPROVAL
CAMPUS PLAN MASTER PLAN
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
ZYSCOVICH
Miami Yachtown
WRT

Seal

Reg. No.:xxxxxxxx

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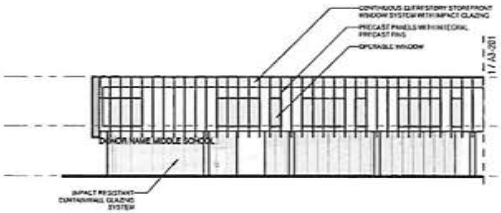
No.	Date	Note
3	02.07.2025	Revision 3
4	07.29.2025	Revision 4

UPPER SCHOOL ELEVATIONS

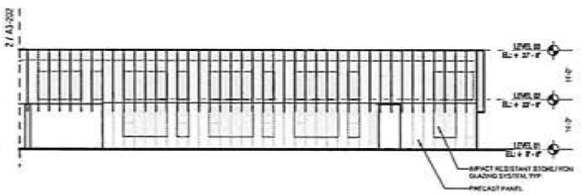
2358NUSF | November 15, 2024

A-511

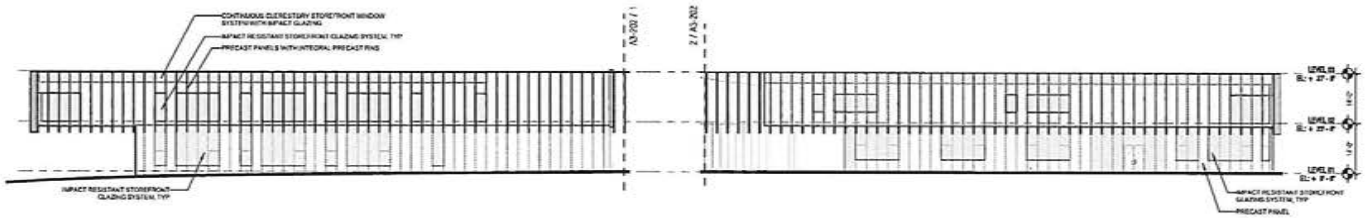
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6 / A-521 **WEST ELEVATION - NORTH**
Scale: 1/16" = 1'-0"



3 / A-521 **WEST ELEVATION - SOUTH**
Scale: 1/16" = 1'-0"

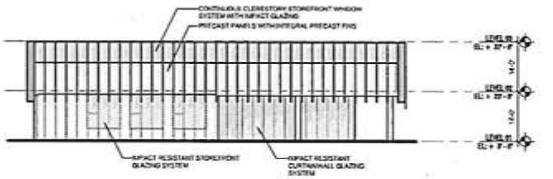


2 / A-521 **EAST ELEVATION - SOUTH**
Scale: 1/16" = 1'-0"

5 / A-521 **EAST ELEVATION - NORTH**
Scale: 1/16" = 1'-0"



4 / A-521 **SOUTH ELEVATION**
Scale: 1/16" = 1'-0"



1 / A-521 **NORTH ELEVATION**
Scale: 1/16" = 1'-0"

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Project
SITE PLAN APPROVAL
CAMPUS PLAN MASTER PLAN
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
ZYSCOVICH
WRT

Seal

Reg. No.XXXXXXXX

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NO.	DATE	NOTE

MIDDLE SCHOOL ELEVATIONS

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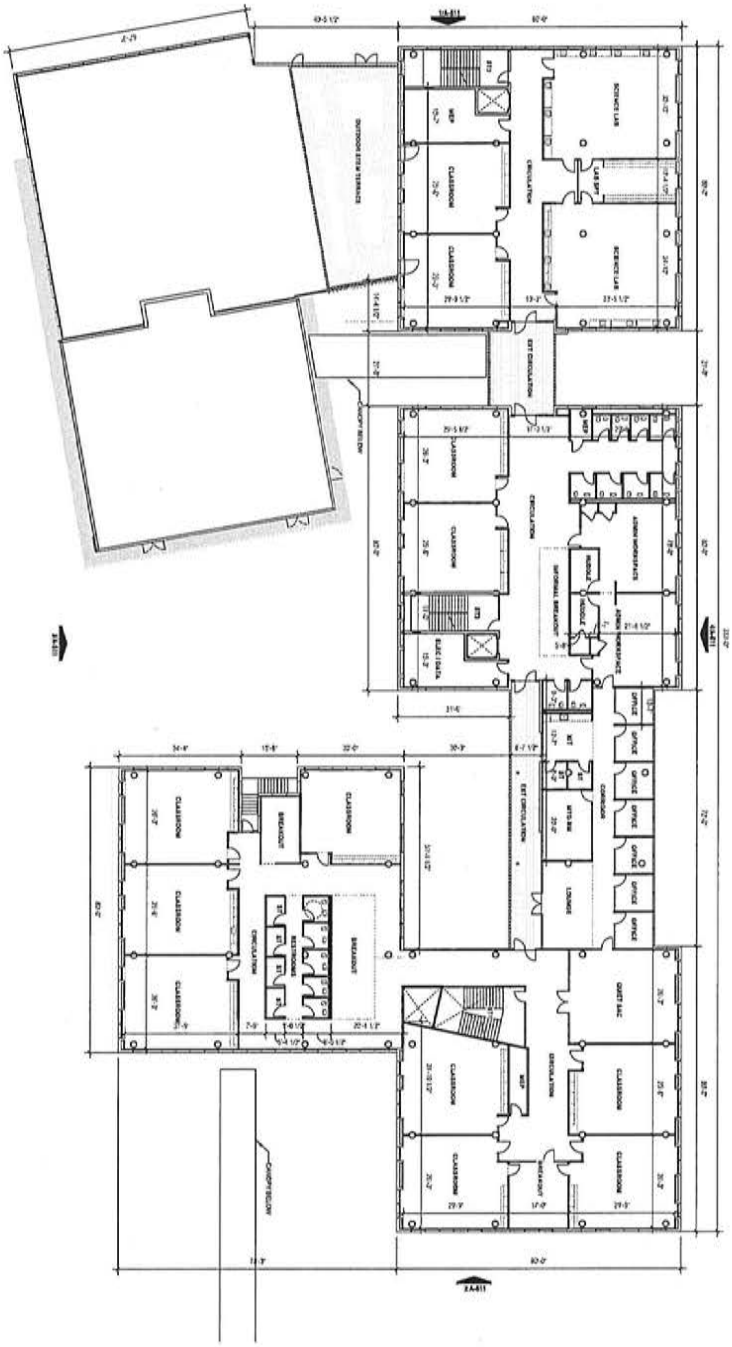


1 A-211 OVERALL FIRST FLOOR UPPER SCHOOL
Scale: 1/16" = 1'-0"

ENTITLEMENT SUBMISSION

A-211	**UPPER SCHOOL 1ST FLOOR PLAN** 233400SF November 15, 2024	Seal: Reg. No.xxxxxxx	Architects: ZYSCOVICH; WRT	Project: SITE PLAN APPROVAL CAMPUS PLAN MASTER PLAN — MIAMI COUNTRY DAY SCHOOL 601 NE 107th Street, Miami, FL 33161	Civil Consultant: SCHWEBKE SHISKIN ASSOCIATES 3240 Corporate Way Miramar, FL 33025 (954) 435-7010 Landscape Consultant: SAVINO MILLER DESIGN STUDIO 12345 NE 6th Ave North Miami, FL 33161 (305) 895-9062	Structural Engineers: DDA ENGINEERS, PA 4930 SW 74th Court Miami, FL 33155 (305) 666-0711 M/E/P Engineers: J.R.D. INC 1450 Centrepark Boulevard, Suite 350 West Palm Beach, FL 33401 (561) 689-2303

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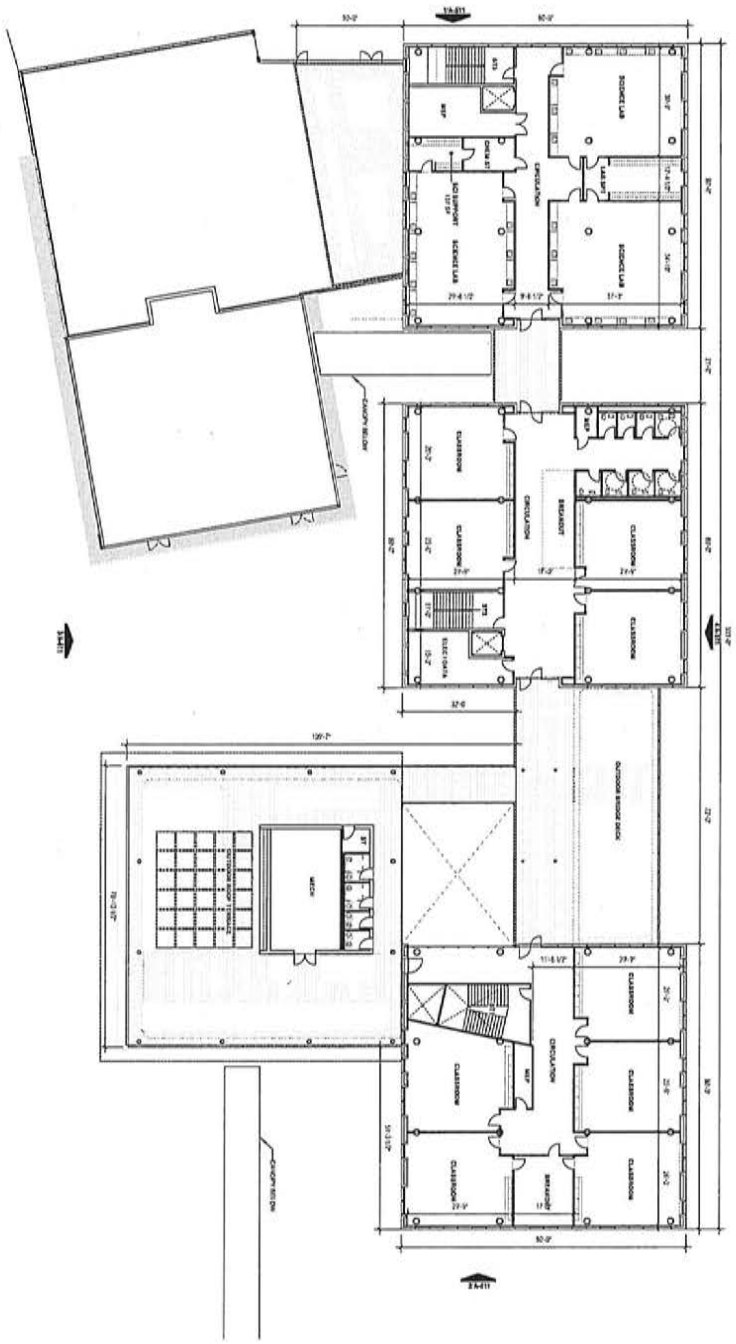


1 / A-212 OVERALL SECOND FLOOR UPPER SCHOOL
Scale: 1/16" = 1'-0"

ENTITLEMENT SUBMISSION

A-212 UPPER SCHOOL 2ND FLOOR PLAN 23SMNUSF November 15, 2024	Seal: Reg. No.xxxxxxx	Architects: ZYSCOVICH (A Stantec Icon Company); WRT	Project: SITE PLAN APPROVAL CAMPUS PLAN MASTER PLAN — MIAMI COUNTRY DAY SCHOOL — 601 NE 107th Street, Miami, FL 33161	Civil Consultant: SCHWEBKE SHISKIN ASSOCIATES, 3240 Corporate Way, Miramar, FL 33025, (954) 435-7010 — Landscape Consultant: SAVINO MILLER DESIGN STUDIO, 12345 NE 8th Ave, North Miami, FL 33161, (305) 895-9062	Structural Engineers: DDA ENGINEERS, PA, 4935 SW 74th Court, Miami, FL 33155, (305) 666-0711 — M/E/P Engineers: JLRD, INC, 1450 Centrepark Boulevard, Suite 350, West Palm Beach, FL 33401, (561) 689-2303	

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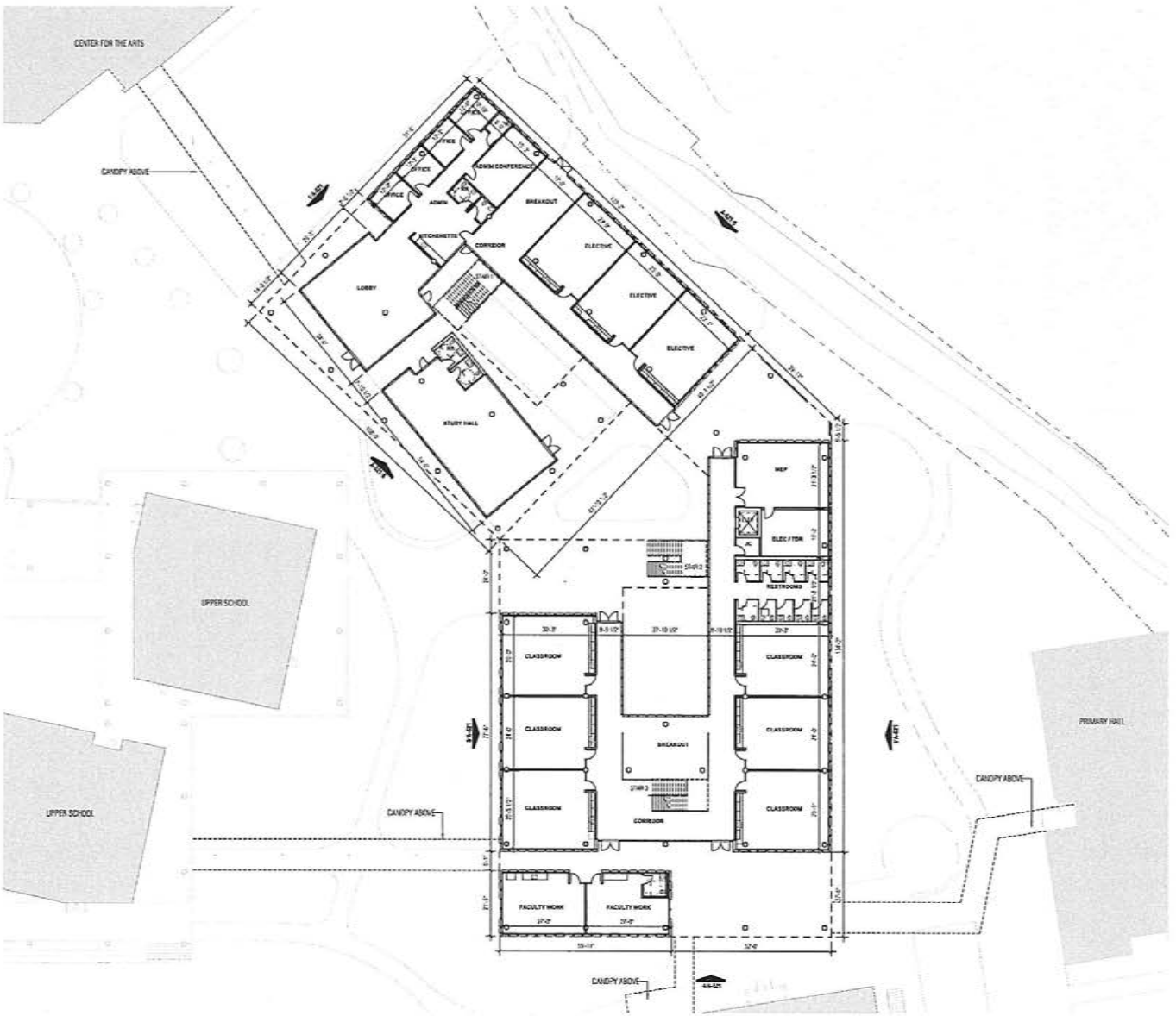
1 / A-213 — OVERAL THIRD FLOOR UPPER SCHOOL
Scale: 1/16" = 1'-0"

ENTITLEMENT SUBMISSION

A-213	**UPPER SCHOOL 3RD FLOOR PLAN** 23SINGSF November 15, 2024	Seal: Reg. No.xxxxxxx	Architects: ZYSCOVICH (A Stantec Next Company); WRT	Project: SITE PLAN APPROVAL CAMPUS PLAN MASTER PLAN — MIAMI COUNTRY DAY SCHOOL, 601 NE 107th Street, Miami, FL 33161	Civil Consultant: SCHWEBKE SHISKIN ASSOCIATES, 3240 Corporate Way, Miramar, FL 33025, (954) 435-7010 Landscape Consultant: SAVINO MILLER DESIGN STUDIO, 12346 NE 6th Ave, North Miami, FL 33161, (305) 895-9062	Structural Engineers: DDA ENGINEERS, PA, 4630 SW 74th Court, Miami, FL 33155, (305) 666-0711 M/E/P Engineers: JLRD, INC, 1450 Centrepark Boulevard, Suite 350, West Palm Beach, FL 33401, (561) 509-2303

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BY: ISA



1 OVERALL FIRST FLOOR MIDDLE SCHOOL
A-221 Scale: 1/16" = 1'-0"

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601 NE 107th Street, Miami, FL 33161

Architects
ZYSCOVICH
WRT

Seal

Reg. No.xxxxxxx

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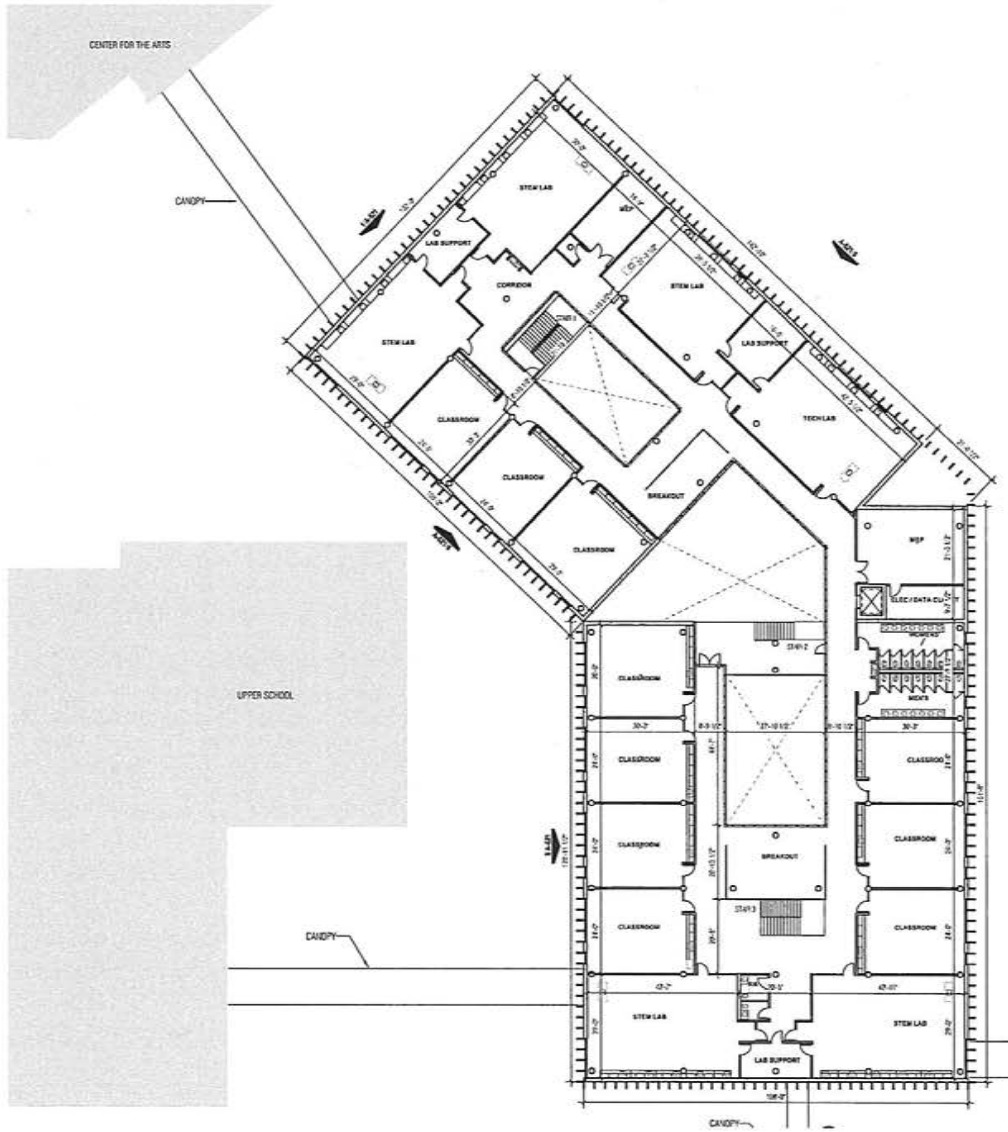
No.	Date	Issue

MIDDLE SCHOOL
1ST FLOOR PLAN

2358NUSF | November 15, 2024

A-221

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1 OVERALL SECOND FLOOR MIDDLE SCHOOL
A-222 Scale: 1/16" = 1'-0"

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Architects
ZYSCOVICH Architects
WRT

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MIDDLE SCHOOL
2ND FLOOR PLAN

2358NUSF | November 15, 2024

A-222

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SITE GENERAL NOTES

1. All work and material shall comply with the current edition of the Florida Building Code, and all other applicable codes.
2. The Contractor shall acquaint himself with the existing conditions of the site prior to construction.
3. Contractor to verify all dimensions and conditions before proceeding with work. Any discrepancies between existing conditions, improvements shown on the drawings and specifications, etc. should be identified and communicated in writing for resolution by the Owner, before work commences. Written dimensions govern over plan scales or unwritten dimensions. DO NOT SCALE DRAWINGS.
4. Coordinate all work with all subcontractors for verification of locations and dimensions of all work requirements to avoid interference with progress of construction.
5. The Landscape Architect is not responsible or liable for the integrity or correctness of the existing conditions and its components. Project is based on plans and surveys provided by the Owner.
6. The Contractor will secure and close all existing and new openings at the site perimeter at the end of each day's work.
7. The contractor will provide adequate protection to all existing work, furnishings and fixtures that are to be retained so that they will not be damaged. Any on-site existing trees or palms specified for preservation or transplanting which are damaged or destroyed shall be replaced by GC.
8. Contractor to verify existing grades shown on the survey to coordinate work shown on the drawings.
9. All existing planting and other site features identified to remain or be preserved shall be properly protected during the construction process, including plant canopy and root zones. Additionally, existing planting to be retained shall be watered regularly in case of drought conditions or if plants indicate they are being stressed due to lack of water.
10. All workmanship of Contractor shall be neat, clean, true, and correct.
11. All existing utilities (plumbing, gas, electrical) not reused shall be properly removed, capped and/or sealed.
12. Contractor shall obtain written approval for substitutions made in specified equipment, planting, materials and colors.
13. All materials shall be new and shall bear Underwriters and Union labels where applicable.
14. Submit shop drawings for Owner's approval of all items requiring fabrication. Do not fabricate until approved.
15. Contractor is responsible to secure all construction materials stored at the job site.
16. Storage of material: Contractor shall obtain owner approval for storing materials on the job site during construction.
17. Insurance: Contractor shall keep full liability and workmen's compensation insurance for the project at all times during the progress of work.
18. The Landscape Architect shall not have control of, charge of, and shall not be responsible for, construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractors or any other persons performing any of the work, or for the failure of any item to carry out the work in accordance with the contract documents.
19. Testing of material: All the required tests shall be performed at the expense of the contractor and by an approved testing laboratory. The test results are to be submitted to the engineer.
20. Trash: Contractor to remove all dust, trash, debris resulting from construction from the premises and restore the premises to a clean condition.

HARDSCAPE GENERAL NOTES

1. The Owner's Engineer will be responsible for insuring the structural integrity and compliance with all local codes for all elements designed on this sheet.
2. See Civil Drawings for all exterior finished grades at curbing, streets, driveways, utilities, and drainage structures. Architect and Structural Engineer shall control all elevations and finished floors of structures. Spot grades shown are for communicating design intent and shall be coordinated with the prime consultant. Contractor to notify the Landscape Architect and prime consultant of any noted discrepancy in writing prior to execution of related work.
3. Contractor shall verify all dimensions and elevations on site prior to beginning construction, and any discrepancies shall be brought to the immediate attention of the Owner and Landscape Architect.
4. Contractor shall stake the layout plan (or retain a registered surveyor, if required) in the field and have such staking approved by the Owner and Landscape Architect prior to proceeding with construction. The building contractor shall report all layout discrepancies immediately to the Owner and Landscape Architect for decision.
5. Contractor is responsible for location and protection of all existing underground and aboveground utilities, asphalt, curbs, walks, above ground structures and vegetation as noted on the landscape plans.
6. All dimensions are to face of curb unless otherwise noted.
7. All planters are flush to paving surface unless otherwise noted.
8. All Planter dimensions indicate open planting zone, and do not include structural planter walls.
9. All angles are 90 degrees unless otherwise noted.
10. All subbase and compacted Limerock requirements shall be per Miami Dade County Requirements.
11. Sample paving panels: At a location to be approved by the Landscape Architect, the Contractor shall construct a sample panel no less than 8' x 8' and large enough to demonstrate proposed material construction and finishes for the final installation. For concrete accurate color, the quantity of colored concrete mixed should not be less than one-third of the capacity of the mixing drum and should always be in full yard increments. For unit paving, the panels shall demonstrate the patterns, as shown in the drawings, and at least one sample panel shall be created for each type of paving pattern or custom stone work installation detail.

LANDSCAPE GENERAL NOTES

1. All plants furnished by the Landscape Contractor unless otherwise specified shall be Florida No.1 or better, and shall be specified in Grades and Standards for Nursery Plants, Part 1 (2nd Ed., 1998) by the Florida Department of Agriculture and Consumer Services Division of the plant Industry.
2. All shrubs and groundcovers shall be guaranteed for 6 months from date of final acceptance. All trees and palms shall be guaranteed for one year from date of final acceptance. The Contractor shall be responsible to remove all the failing plant materials and replace them with the same kind and size material as specified in the plant list, with the same guarantee as initial planting.
3. Contractor shall familiarize him/herself with the limits of work and existing conditions and verify all information. Where discrepancies with quantities and/or species differ between the planting plan(s) and the plant list, the contractor shall notify owner's representative in writing within seven (7) calendar days of notice to proceed. No changes shall be made without the prior, written consent of the Landscape Architect and/or Owner.
4. Any substitution in size and/or plant material must be approved by the Landscape Architect in writing. All plants will be subject to approval by the Landscape Architect and/or owner's representative before planting can begin. Contractor shall submit color photos of all plant materials for review & approval by Landscape Architect.
5. All biodegradable burlap shall be untied and pulled down on the ball. Wire baskets and other non-biodegradable material attached to plants shall be removed prior to planting. Care shall be taken not to break or disturb rootball of plants.
6. All plants shall be watered immediately after planting.
7. Planting soil shall be weed-free, and consist of 70% clean, coarse, sharp, FDOT #3 coarse silica sand (alternate: Ortona Sand) and 30% Everglades muck mixed with the approved, native, soil in a ONE-ONE (1/1) ratio of planting soil.

FDOT #3 particle size distribution	
Screen Size	%
#16/1-18 mm	6
#30/.60 mm	51
#50/.30 mm	87
#100/.15 mm	98
#200/.75 mm	99
FM	2.42

8. All planting beds to be weed and grass free. Contractor shall apply herbicide to soil as recommended by manufacturer.
9. Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities and other obstructions and coordinate with owner's representative in writing prior to initiating operations.
10. Landscape Contractor shall locate and verify all underground utilities and obtain As-Built information prior to digging. Drawings were prepared according to the best information available at the time. Contractor shall notify owner's representative in writing within seven (7) calendar days of notice to proceed with any discrepancies.
11. All trees and palms shall be staked as shown in the plans. No nail staking permitted.
12. Typically, shrub and groundcover plantings are shown as mass planting beds. Plants shall be placed on a triangular spacing configuration (staggered spacing). Plant center to center dimensions (O.C.) are listed on the plant list.
13. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications.
14. All trees shall be fertilized at installation with "Agriform Pills", 21 gram size, with a 20-10-5 formulation, (or approved equal), according to manufacturer's recommendations.
15. All palms and other plants shall be fertilized at installation with Florida Atlantic East Coast Fertilizer "Palm Special" 8-2-12 time-release fertilizer (with slow release sulphur) according to manufacturer's recommendations, unless otherwise approved by the Landscape Architect.
16. Cover all planting beds with a minimum of 3" layer of shredded Melaleuca, or Eucalyptus mulch, Grade B. Do not use Cypress Mulch.
17. Where quantities and/or species differ between the planting plan(s) and the plant list, the plan(s) shall govern.
18. A fully automatic, zoned irrigation system, equipped with an approved rain sensor and providing 100% coverage of planted areas with minimum 50% overlap, shall be installed by the Contractor. Adjust irrigation nozzle spray to avoid overspray onto adjacent sidewalks, asphalt paving, and properties.
19. Place and maintain protective barriers around the drip line of all trees to be retained on site. These barriers shall be easily visible and sturdily constructed. No heavy equipment or materials shall be stored within the drip line of protected trees. Any trees or palms designated to remain on-site which the City determines to have been damaged during construction shall promptly be replaced with plants of equivalent size and value as required at no cost to the City.
20. General Contractor shall submit photos to Landscape Architect for approval for all plant material 3 gallons or larger unless otherwise specified.
21. Loss of branches 4" or greater due to transport and install are the responsibility of the GC and grounds for immediate rejection by Landscape Architect.
22. All plans with reference to outdoor improvements, such as Civil, MEP, Structural, etc. shall be provided to the Landscape Architect in CAD format for review a minimum of 2 weeks before final Construction Document submission for bidding.
23. Remove all nursery stakes, supports, braces, tape and labels at time of planting.
24. Keep mulch 3"-4" away from trunk.
25. Remove container and cut circling roots if container- grown, or as much burlap as possible if field grown.

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)

Zoning District: RU-1 Net Lot Area: 10.8 acres 470,808 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 470,808 square feet x 25% = 204,717 square feet	204,717	498,867
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 1,562 x 10 square feet per parking space =	3,620 / 210,520*	121,295 / 377,217
C. Total square feet of landscaped open space required by Chapter 33 = A + B =		
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =	210,520	
B. Maximum lawn area (St. Augustine sod) permitted = 90 % x 204,717 square feet =	189,290	9,551
TREES		
A. The number of trees required per net lot area (minus) existing preserved trees credited = 210 trees + 158 palms = 370 existing + 28 trees x not list acreage =	637 / 157 / 158	157 proposed / 158 existing
B. 30% palm trees allowed (tree palms = max tree) Palms provided =	158	158 existing
C. Percentage of native trees required = the number of trees provided x 30% =	158	105
D. Street trees trees, average spacing of 25' o.c.p. 2450 linear feet along street = 20 = Palms at street trees (max. average spacing 25' o.c.p. ____ linear feet along street = 25 = ____ linear feet along street = 25' =	72	72
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
F. Total number of trees provided =	637	637
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required:	6370	6900
B. The number of shrubs required x 30% = the number of native shrubs required:	1791	4768

IRRIGATION PLAN: Required by Chapter 33. Auto-irrigation X or hose bib ____ per inlet.

TABLE containing information as indicated in sample:

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER		HEIGHT		CANOPY SPREAD	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 2:1 ratio

ADDITIONAL INFORMATION MAY BE REQUIRED BY CHAPTER 18A.

INDEX OF DRAWINGS

Sheet #	Sheet Title
	LANDSCAPE ARCHITECTURE
L-01	Landscape General Notes & Legend
LT-00	Tree Management Plan
LT-01	Tree Management Plan Enlargement 01
LT-02	Tree Management Plan Enlargement 02
LT-03	Tree Management Plan Enlargement 03
LT-04	Tree Management Schedule
LT-05	Tree Management Schedule
LT-06	Tree Management Schedule & Detail
LH-00	Hardscape Plan
LH-01	Hardscape Plan Enlargement Plan 01
LH-02	Hardscape Plan Enlargement Plan 02
LH-03	Hardscape Plan Enlargement Plan 03
LH-11	Site Sections
LH-12	Site Sections
LP-00	Planting Plan
LP-01	Planting Plan Enlargement 01
LP-02	Planting Plan Enlargement 02
LP-03	Planting Plan Enlargement 03
LP-04	Planting Detail
LP-05	Planting Board Canopy
LP-06	Planting Board Understory

DRAWING SYMBOL LEGEND

STEPS

RAMPS

DETAIL MARKER (detail # / sheet #)

SECTION MARKER (section # / sheet #)

ENLARGEMENT (detail # / sheet #)

PLANTING SYMBOL LEGEND

PLANTING AREA

PLANT TAG (total # of plant type)

LINETYPE LEGEND

PROPERTY LINE — PL

MONUMENT LINE — ML

CENTER LINE — ℄

LIMIT OF WORK LINE

MATCH LINE

OVERHEAD/ABOVE — ABV

OVERHEAD WIRE — OW — OW

ROOT BARRIER

ABBREVIATIONS

ABOV. Above
ASPH. Asphalt
BLDG. Building
CL Center Line
Conc. Concrete
DN Down
F.F.E. Finish Floor Elevation
max. Maximum
min. Minimum
ML Monument Line
PL Property Line
Plnt. Planting Area
QNTY Quantity
SDWK Sidewalk
T.O.W. Top of Wall
Typ. Typical
UP Up

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Seal



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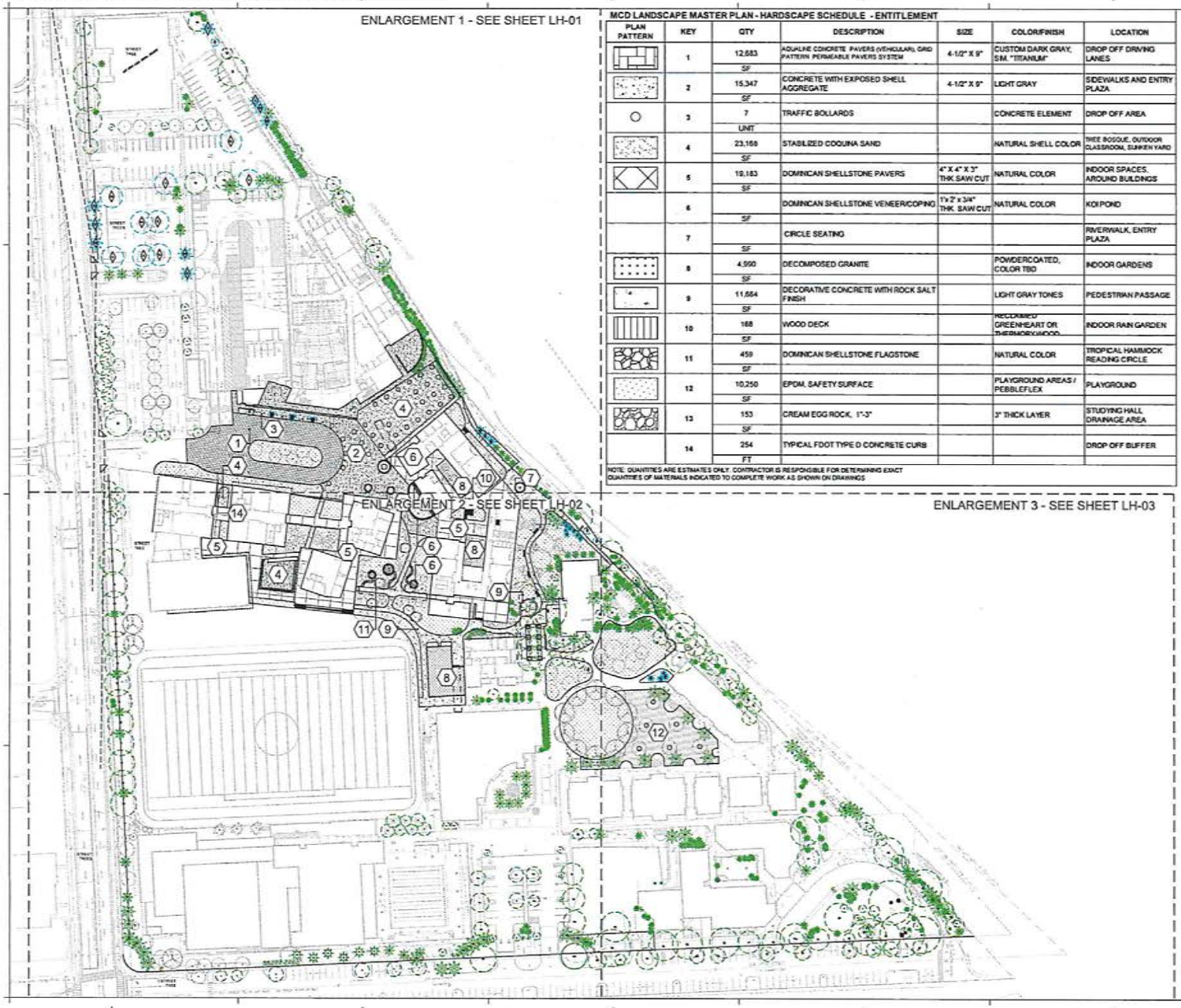
No.	Date	Note
1	18 MAY 2025	ENTITLEMENT RESUBMISSION

GENERAL NOTES

2358NUSF | December 5, 2024

L-01

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA



MCD LANDSCAPE MASTER PLAN - HARDSCAPE SCHEDULE - ENTITLEMENT

PLAN PATTERN	KEY	QTY	DESCRIPTION	SIZE	COLOR/FINISH	LOCATION
	1	12,683 SF	AQUALINE CONCRETE PAVERS (VEHICULAR), GRID PATTERN PERMEABLE PAVERS SYSTEM	4-1/2" X 9"	CUSTOM DARK GRAY, S/M. "TITANIUM"	DROP OFF DRIVING LANES
	2	15,347 SF	CONCRETE WITH EXPOSED SHELL AGGREGATE	4-1/2" X 9"	LIGHT GRAY	SIDEWALKS AND ENTRY PLAZA
	3	7 UNIT	TRAFFIC BOLLARDS		CONCRETE ELEMENT	DROP OFF AREA
	4	23,168 SF	STABILIZED COQUINA SAND		NATURAL SHELL COLOR	TREE BOSQUE, OUTDOOR CLASSROOM, SUNKEN YARD
	5	19,183 SF	DOMINICAN SHELLSTONE PAVERS	4" X 4" X 3" THK. SAW CUT	NATURAL COLOR	INDOOR SPACES, AROUND BUILDINGS
	6	SF	DOMINICAN SHELLSTONE VENEER/COPING	1"x 2" x 3/4" THK. SAW CUT	NATURAL COLOR	KOI POND
	7	SF	CIRCLE SEATING			RIVERWALK, ENTRY PLAZA
	8	4,990 SF	DECOMPOSED GRANITE		POWDERCOATED, COLOR TBD	INDOOR GARDENS
	9	11,564 SF	DECORATIVE CONCRETE WITH ROCK SALT FINISH		LIGHT GRAY TONES	PEDESTRIAN PASSAGE
	10	168 SF	WOOD DECK		RECLAIMED GREENHEART OR THERMORY WOOD	INDOOR RAIN GARDEN
	11	459 SF	DOMINICAN SHELLSTONE FLAGSTONE		NATURAL COLOR	TROPICAL HAMMOCK READING CIRCLE
	12	10,250 SF	EPDM, SAFETY SURFACE		PLAYGROUND AREAS / PEBBLEFLEX	PLAYGROUND
	13	153 SF	CREAM EGG ROCK, 1"-3"		3" THICK LAYER	STUDYING HALL DRAINAGE AREA
	14	254 FT	TYPICAL FDOT TYPE D CONCRETE CURB			DROP OFF BUFFER

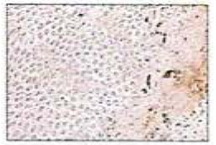
NOTE: QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT QUANTITIES OF MATERIALS INDICATED TO COMPLETE WORK AS SHOWN ON DRAWINGS


STABILIZED COQUINA SAND


CONCRETE WITH EXPOSED SHELL AGGREGATE


AQUALINE VEHICULAR PAVERS


DECOMPOSED GRANITE


DOMINICAN SHELL STONE TILES


WOOD DECK


CREAM EGG ROCK

SCALE: 1" = 60'-0"

N

ENTITLEMENT SUBMISSION

Civil Consultant
SCHWEBKE SHISKIN ASSOCIATES
3240 Corporate Way
Miramar, FL 33025
(954) 435-7310

Structural Engineers
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Seal
BARRY R. MILLER
LIC. # LA0009566

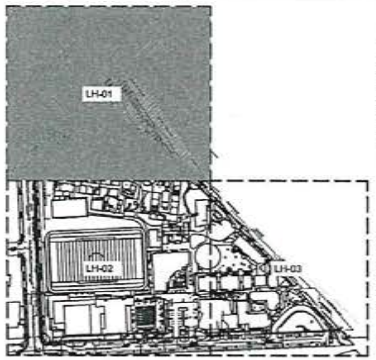
HARDSCAPE PLAN

2358/NUSF | December 6, 2024

LH-00

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA





MCD LANDSCAPE MASTER PLAN - HARDSCAPE SCHEDULE - ENTITLEMENT

PLAN PATTERN	KEY	QTY	DESCRIPTION
	1	12,883 SF	AQUALINE CONCRETE PAVERS (INDIVIDUAL) AND PATTERN PERMEABLE PAVERS SYSTEM
	2	15,347 SF	CONCRETE WITH EXPOSED SHELL AGGREGATE
	3	7 UNIT	TRAFFIC BOLLARDS
	4	23,168 SF	STABILIZED COQUINA SAND
	5	19,183 SF	DOMINICAN SHELLSTONE PAVERS
	6	SF	DOMINICAN SHELLSTONE VENEER COPING
	7	SF	CIRCLE SEATING
	8	4,990 SF	DECOMPOSED GRANITE
	9	11,664 SF	DECORATIVE CONCRETE WITH ROCK SALT FINISH
	10	169 SF	WOOD DECK
	11	459 SF	DOMINICAN SHELLSTONE FLAGSTONE
	12	10,250 SF	EPDM, SAFETY SURFACE
	13	153 SF	CREAM EGG ROCK, 1'-3"
	14	254 FT	TYPICAL FDOT TYPE D CONCRETE CURB

NOTE: QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT QUANTITIES OF MATERIALS INDICATED TO COMPLETE WORK AS SHOWN ON DRAWINGS

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savinomiller

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Seal
STATE OF FLORIDA
BARRY R. MILLER
LIC. # LA0000866

No.	Date	Note
1	06 MAY 2025	ENTITLEMENT RESUBMISSION

HARDSCAPE PLAN ENLARGEMENT 01

235BNUSF | December 6, 2024

LH-01

KEY	QTY	DESCRIPTION	PLAN PATTERN
1	12,883 SF	ADJUSTABLE CONCRETE PAVERS ON PEDESTAL GRID PATTERN OVER SOLA PAVING SYSTEM	
2	16,347 SF	CONCRETE WITH EXPOSED SHELL AGGREGATE	
3	7 UNIT	TRAFFIC BOLLARDS	
4	23,168 SF	STABILIZED COQUINA SAND	
5	16,183 SF	DOMINICAN SHELLSTONE PAVERS	
6	SF	DOMINICAN SHELLSTONE VENEER COPING	
7	SF	CIRCLE SEATING	
8	4,990 SF	DECOMPRESSED GRANITE	
8	11,664 SF	DECORATIVE CONCRETE WITH ROCK SALT FINISH	
9	SF	WOOD DECK	
10	459 SF	DOMINICAN SHELLSTONE FLAGSTONE	
11	10,220 SF	STONA SAFETY SURFACE	
12	153 SF	CREOLE EGG ROCK, 1'-3"	
13	254 FT	TYPICAL FOOT TYPE D CONCRETE CURB	

MCD LANDSCAPE MASTER PLAN - HARDSCAPE SCHEDULE - ENTITLEMENT

GRANITES OF ALL TYPES TO BE FLAMED FINISH

SCALE: 1" = 30'-0"

N

ENTITLEMENT SUBMISSION

LH-02

235INSSF

December 6, 2024

HARDSCAPE PLAN ENLARGEMENT 02

Seal

BARRY R. MILLER
UC. # LA0000866

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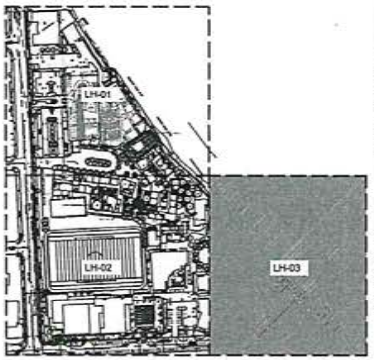
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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA





MCD LANDSCAPE MASTER PLAN - HARDSCAPE SCHEDULE - ENTITLEMENT

PLAN PATTERN	KEY	QTY	DESCRIPTION
	1	12,883 SF	ADAUNE CONCRETE PAVERS (VEHICULAR) GRID PATTERN, PERMEABLE PAVERS SYSTEM
	2	18,347 SF	CONCRETE WITH EXPOSED SHELL AGGREGATE
	3	7 UNIT	TRAFFIC BOLLARDS
	4	23,168 SF	STABILIZED COQUINA SAND
	5	19,183 SF	DOMINICAN SHELLSTONE PAVERS
	6	SF	DOMINICAN SHELLSTONE VENEER/COPING
	7	SF	CIRCLE SEATING
	8	4,990 SF	DECOMPOSED GRANITE
	9	11,664 SF	DECORATIVE CONCRETE WITH ROCK SALT FINISH
	10	168 SF	WOOD DECK
	11	459 SF	DOMINICAN SHELLSTONE FLAGSTONE
	12	10,250 SF	EPDM, SAFETY SURFACE
	13	153 SF	CREAM EGG ROCK, 1"-3"
	14	254 FT	TYPICAL FDOT TYPE D CONCRETE CURB

NOTE: QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT QUANTITIES OF MATERIALS INDICATED TO COMPLETE WORK AS SHOWN ON DRAWINGS

0 15' 30' 60'
SCALE: 1" = 30'-0"

N

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LIC. # LA0000968

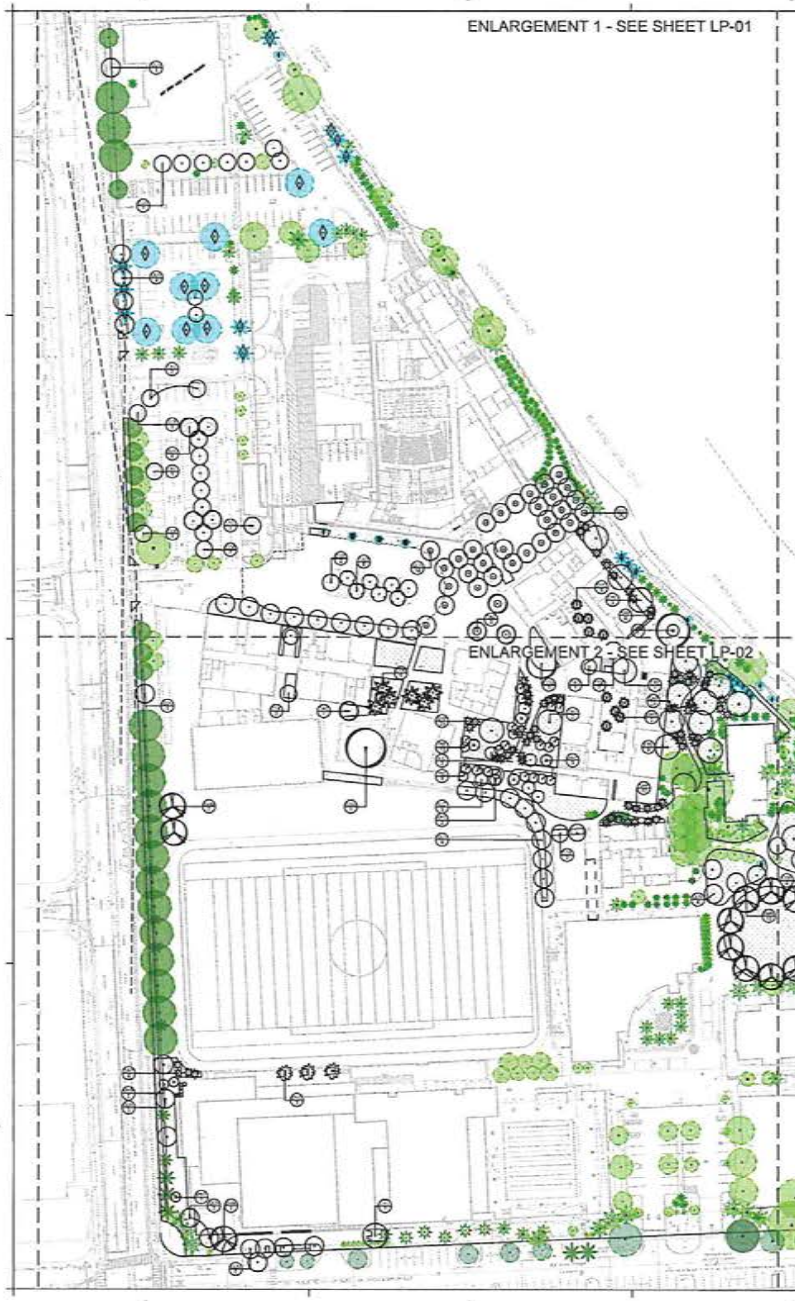
No.	Date	Note
1	12 MAR 2025	ENTITLEMENT RESUBMISSION

HARDSCAPE PLAN ENLARGEMENT 03

2358NUSF | December 6, 2024

LH-03

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA



MCD LANDSCAPE MASTER PLAN - PLANTING SCHEDULE - ENTITLEMENTS

TREES	Quantity	Botanical/Common	Cont	DBH	Height	Spread	Remarks	Native	Sun Req.	Salt Tolerance	Drought Tol.	Wildlife
COU	3	Coccoloba uvifera / Seagrape	B&B		12'-14' Ht.	8'-9' Spr.	Tree Form, Multi-Branched	N	PSH-FS	High	High	B,BF
COE	27	Conocarpus erectus / Green Buttonwood	B&B		12'-14' Ht.	8'-9' Spr.	Multi-Trunk Tree Form	N	PSH-FS	High	High	BE,BF,C
ILC	6	Ilex cassine / Dahoon Holly	25 Gal.	2"	8' - 9' Ht.	4'-5' Spr.		N	N	FSH-FS	Medium	Medium
LYL	22	Lysiloma latisiliqua / Wild Tamarind	B&B	4"	10'-12' Ht.	7'-8' Spr.	Multi-Trunk, 4' C.T.	N	FS	Medium	High	B,BF,C
MYP	3	Myrcianthes fragans / Simpson Stopper	25 Gal.	1.5"	8' - 9' Ht.	4'-5' Spr.	Single Leader	N	PSH-FS	Medium	High	B,BE,BF
MYC	5	Myrica cerifera / Wax Myrtle	B&B		8' - 9' Ht.	12' Spr.	Multi-Trunk	N	N	PSH-FS	None	Medium
PIE	22	Pinus elliottii var. densa / Southern Slash Pine	B&B	3"	12'-14' Ht.	7'-8' Spr.		N	PSH-FS	High	High	B
QUV	68	Quercus virginiana / Live Oak	B&B	3.5"	14'-16' Ht.	8'-9' Spr.	4' Clear Trunk	N	PSH-FS	Medium	High	B,BE,BF,C
SWM	13	Swietenia mahogani / Mahogany	B&B	3"	12'-14' Ht.	6'-7' Spr.	4' Clear Trunk	N	PSH-FS	High	High	BF
TAC	4	Tabebuia caraiba / Yellow Trumpet Tree	B&B	2"	16' + Ht.	16' + Spr.	3' C.T. - Specimen		PSH-FS	Medium	Medium	
TAD	7	Taxodium distichum / Bald Cypress	15 Gal.	2"	8' - 9' Ht.	4'-5' Spr.	Single Leader	N	FS	Medium	Medium	B,C
Total	180	157 Lot Trees and 23 Mitigation trees										

Legend: B - Birds, BE - Bees, BF - Butterfly, C - Caterpillar, N - Native

PALMS	Quantity	Botanical/Common	Cont	DBH	Size	Spr	Remarks	Native	Sun Req.	Salt Tolerance	Drought Tol.	Wildlife
CON	6	Cocos nucifera 'Malayan' / Malayan Coconut Palm	B&B		8'-16' GW				FS	High	Medium	
DYC	13	Dypsis cabadae / Cabada Palm	B&B		12'-14' Ht.		multi-trunk, specimen		PSH-FS			
SAP	73	Sabal palmetto / Sabal Palm	B&B		8'-20' GW		booted, regenerated head	N	PSH-FS	High	High	B,BF
Total	92											

Legend: B - Birds, BE - Bees, BF - Butterfly, C - Caterpillar, N - Native

SHRUBS	Quantity	Botanical/Common	Cont	DBH	Size	Spacing	Remarks	Native	Sun Req.	Salt Tolerance	Drought Tol.	Wildlife
AEBt	64	Aechmea 'Blue Tango' / Blue Tango Bromeliad	3 Gal.		15"-18" OA Ht.	18" O.C.						
CHIh	311	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	3 Gal.		18"-24" OA Ht.	24" O.C.	Full	N	PSH-FS	High	Medium	B,BE,BF
CHI	2629	Chrysobalanus icaco / Redtip Cocoplum	3 Gal.		18"-24" OA Ht.	24" O.C.		N	PSH-FS	High	Medium	B,BE,BF
CLG	1008	Clusia guttifera / Small Leaf Clusia	3 Gal.		24"-36" OA Ht.	36" O.C.			PSH-FS	High	Medium	B
HAP	116	Hamelia patens / Firebush	3 Gal.		24"-30" OA Ht.	36" O.C.	Full	N	PSH-FS	None	Medium	B,BE,BF,C
HED	64	Helianthus debilis / Dune Sunflower	3 Gal.		12"-15" OA Ht.	18" O.C.		N	FS	High	High	BE,BF
MOD	85	Monstera deliciosa / Monstera	3 Gal.		18"-24" OA Ht.	36" O.C.				Low		
MUC	704	Muhlenbergia capillaris / Pink Muhly Grass	3 Gal.		18"-24" OA Ht.	30" O.C.		N	PSH-FS	Medium	Medium	
PSL	87	Psychotria ligustrufolia / Bahama Coffee	3 Gal.		18"-24" OA Ht.	24" O.C.		N	PSH	Low	Medium	B,BE
STR	7	Strelitzia reginae / Bird of Paradise	15 Gal.									
TRM	48	Trimezia martinicensis / Yellow Walking Iris	3 Gal.		12"-18" OA Ht.	24" O.C.						
TRD	796	Tripsacum dactyloides / Fakahatchee Grass	3 Gal.		24"-30" OA Ht.	30" O.C.		N	PSH-FS	Medium	Medium	B,C
ZAP	61	Zamia integrifolia (floridana, pumila) / Coontie	3 Gal.		12"-18" OA Ht.	18" O.C.	Full	N	FSH-PSH-FS	Medium	Medium	C
Total	5980		Legend: B - Birds, BE - Bees, BF - Butterfly, C - Caterpillar, N - Native									
	4768	Native Shrubs										

GROUND COVERS	Quantity	Botanical/Common	Cont	DBH	Size	Spacing	Remarks	Native	Sun Req.	Salt Tolerance	Drought Tol.	Wildlife
STS	9551 SF	Stenotaphrum secundatum 'Floratam' / St. Augustine 'Floratam'	Palette									

REQUIRED TREES: 527	
EXISTING TO REMAIN	212
MAXIMUM PALMS ALLOWED	158
REQUIRED TO PROVIDE	157
MITIGATION TREES	23
TOTAL PROPOSED SHDS	180

MCD LANDSCAPE MASTER PLAN - PLANTING SCHEDULE - ENTITLEMENTS

STREET TREES	Quantity	Botanical/Common	Cont	DBH	Height	Spread	Remarks	Native	Sun Req.	Salt Tolerance	Drought Tol.	Wildlife
QUV	20	Quercus virginiana / Live Oak	B&B	3.5"	14'-16' Ht.	8'-9' Spr.	4' Clear Trunk	N	PSH-FS	Medium	High	B,BE,BF,C
Total	20											

SCALE: 1" = 60'-0"

N

ENTITLEMENT SUBMISSION

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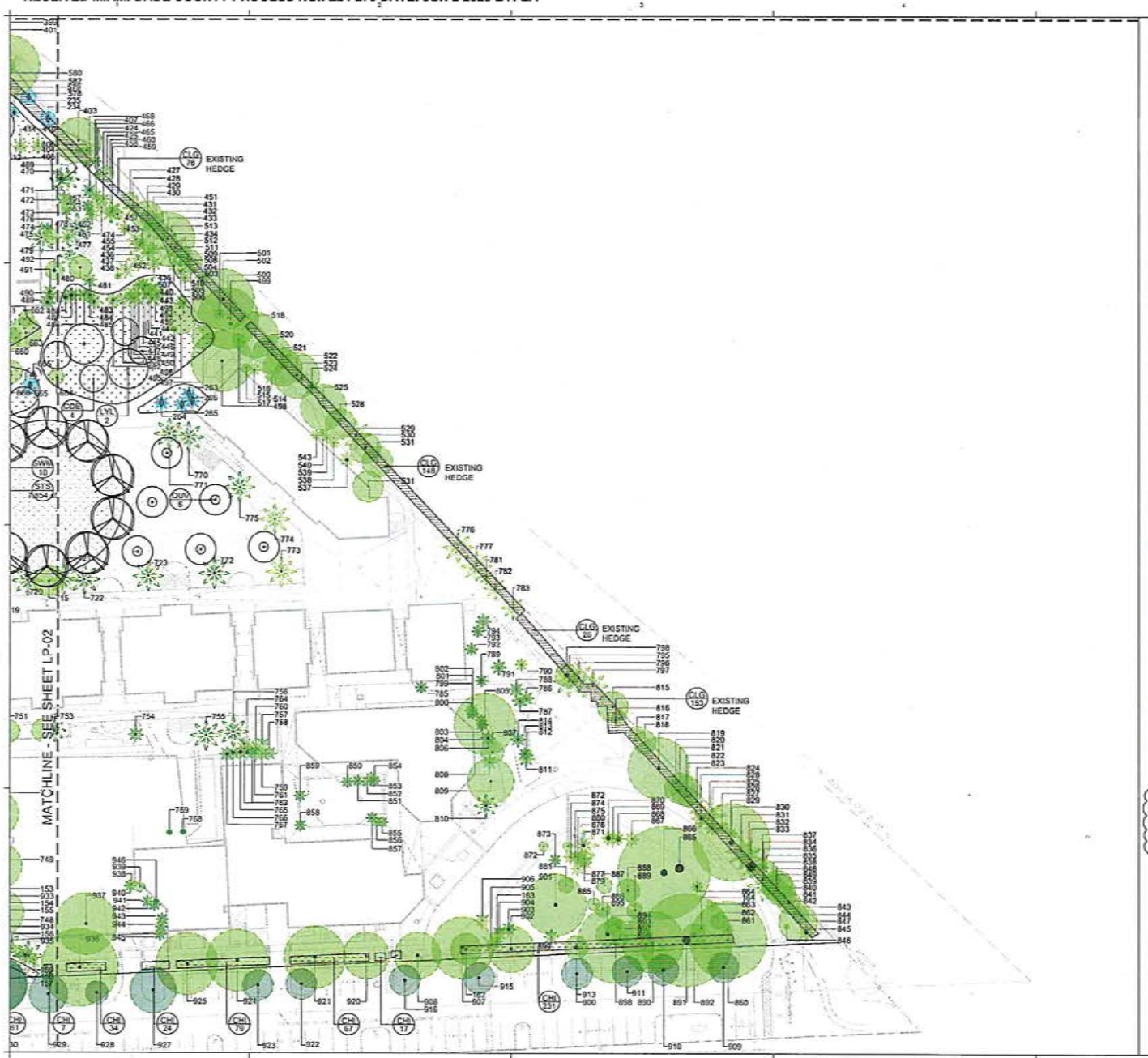
Seal
BARRY R. MILLER
LIC. # LA0000666

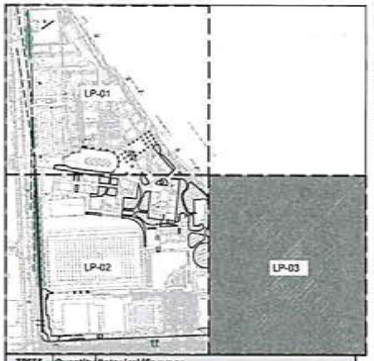
PLANTING PLAN

2358NUSF | December 6, 2024

LP-00

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA





TREES	Quantity	Botanical/Common
COU	3	Coccoloba uvifera / Seagrape
CDE	27	Conocarpus erectus / Green Buttonwood
ILC	6	Ilex cassine / Dahoon Holly
LYL	22	Lysiloma latisiliqua / Wild Tamarind
MYF	3	Myrcianthes fragans / Simpson Stopper
MYC	5	Myrica cerifera / Wax Myrtle
PIE	22	Pinus elliottii var. densa / Southern Slash Pine
QUV	68	Quercus virginiana / Live Oak
SWM	13	Swietenia mahogani / Mahogany
TAC	4	Tabebula caraiba / Yellow Trumpet Tree
TAD	7	Taxodium distichum / Bald Cypress
Total	180	157 Lot Trees and 23 Mitigation trees

PALMS	Quantity	Botanical/Common
CON	6	Cocos nucifera 'Malayan' / Malayan Coconut Palm
DYC	13	Dypsis cabadae / Cabada Palm
SAP	73	Sabal palmetto / Sabal Palm
Total	92	

SHRUBS	Quantity	Botanical/Common
AEBR	64	Aechmea 'Blue Tango' / Blue Tango Bromeliad
CHIh	311	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum
CHI	2629	Chrysobalanus icaco / Redtip Cocoplum
CLG	1008	Clusia guttifera / Small Leaf Clusia
HAP	116	Hamelia patens / Firebush
HED	64	Helianthus debilis / Dune Sunflower
MOD	85	Monstera deliciosa / Monstera
MUC	704	Muhlenbergia capillaris / Pink Muhly Grass
PSL	87	Psychotria ligustrifolia / Bahama Coffee
STR	7	Strelitzia reginae / Bird of Paradise
TRM	48	Trimezia martinicensis / Yellow Walking Iris
TRD	796	Tripsacum dactyloides / Fakahatchee Grass
ZAP	61	Zamia integrifolia (floridana, gumilla) / Coontie
Total	5980	
		4768

GROUND COVERS	Quantity	Botanical/Common
STS	9551 SF	Stenotaphrum secundatum 'Floratam' / St. Augustine 'Floratam'

STREET TREES	Quantity	Botanical/Common
QUV	10	Quercus virginiana / Live Oak
Total	10	

ENTITLEMENT SUBMISSION

SCALE: 1" = 30'-0"

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ZYSCOVICH ARCHITECTS

Seal

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LIC. # LA0000666

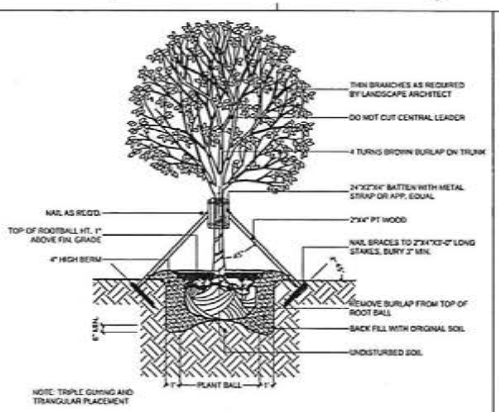
No.	Date	Note
1	04 MAY 2025	ENTITLEMENT RESUBMISSION

PLANTING PLAN
ENLARGEMENT 03

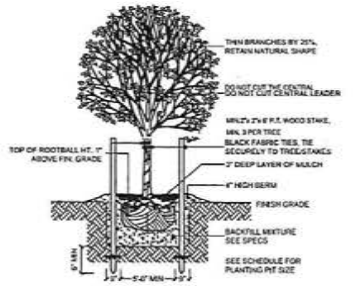
2358NUSF | December 6, 2024

LP-03

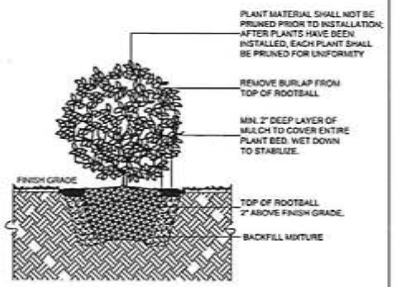
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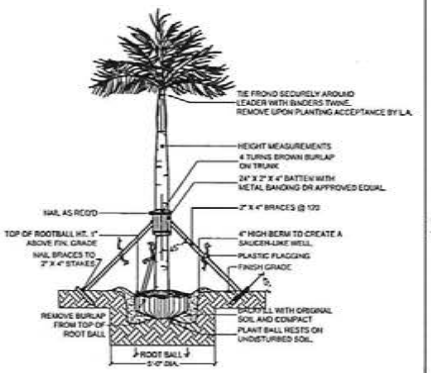
1 LARGE TREE STAKING - 12'+ HT
SCALE: 1/4"=1'-0"



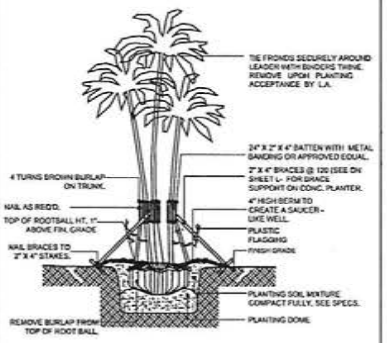
2 SMALL TREE GUYING DETAIL
SCALE: 1/4"=1'-0"



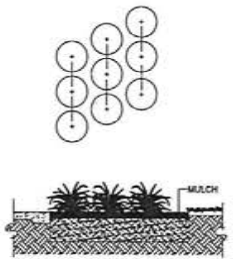
3 SMALL SHRUBS DETAIL
SCALE: 1/4"=1'-0"



4 LARGE PALM STAKING DETAIL
SCALE: 1/4"=1'-0"



5 PALM STAKING DETAIL - MUTIL-TRUNKS
SCALE: 1/4"=1'-0"



6 GROUNDCOVER SPACING DETAIL
SCALE: 1/4"=1'-0"

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AJIRI, INC
1450 Genoa Boulevard Suite 250
Lauderhill, FL 33021
(561) 594-7033

Project
SITE PLAN APPROVAL
UPPER & MIDDLE SCHOOL BLDGS
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
WRT
1315 Walnut St 14th Floor, Suite 100
Philadelphia, PA 19107
215.732.3445
www.wrtdesign.com

ZYSCOVICH ARCHITECTS
139 Edcade Blvd 4th Floor
Miami, FL 33132
305.512.2222

Seal
BARRY R. MILLER
LIC. # LA0000668

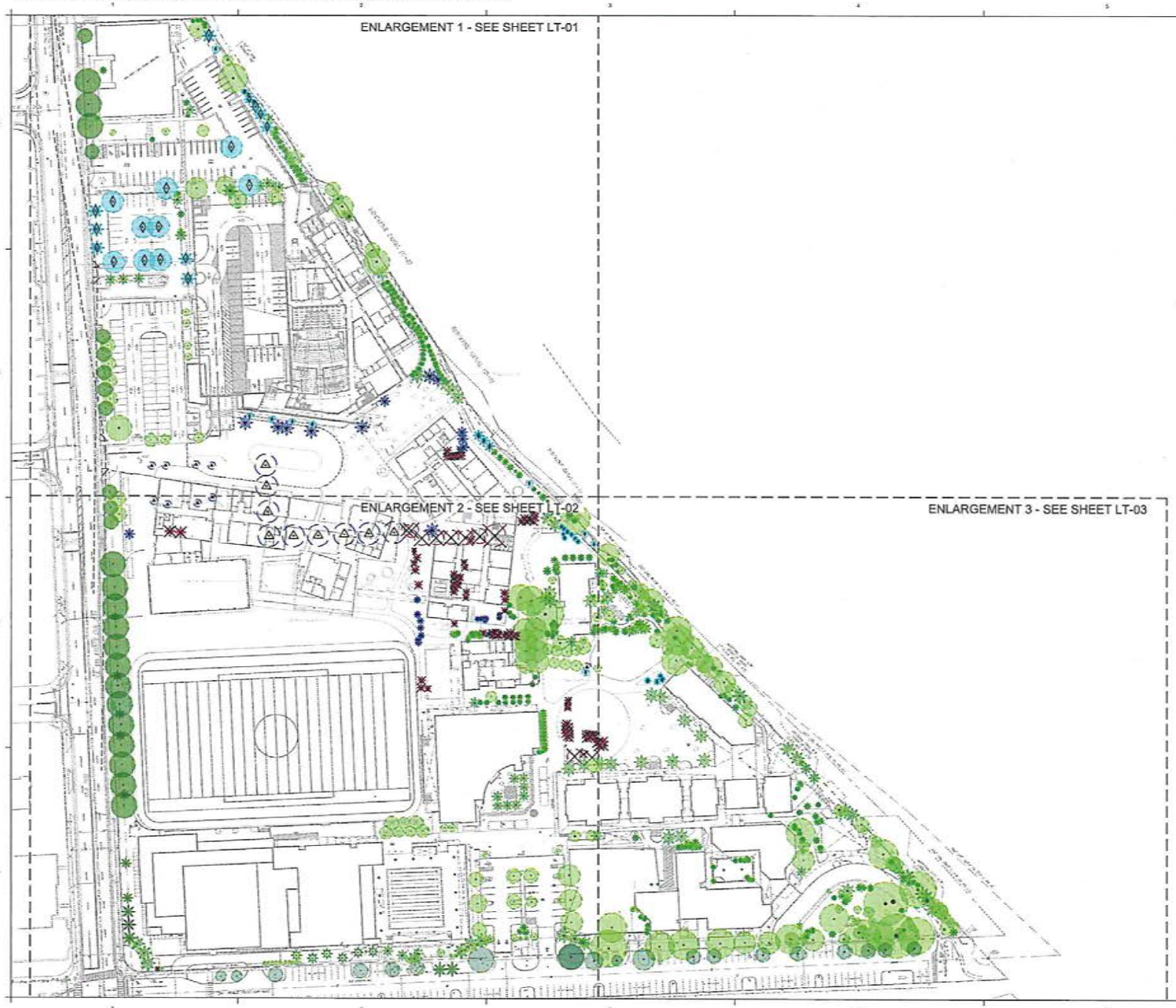
Rev.	Date	Note
1	18 MAR 2025	UNDER REVIEW SET RE SUBMISSION

PLANTING DETAILS

2358NUSF | December 6, 2024

LP-04

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA



LEGEND:

TREES TO BE PRESERVED

PALMS TO BE REMOVED

TREES TO BE RELOCATED

TREES NEW LOCATION

STREET TREES TO PRESERVE

TREE PROTECTION FENCE

CRITICAL ROOT ZONE (CRZ)

SCALE: 1" = 60'-0"

N

ENTITLEMENT SUBMISSION

Civil Consultant
SCHWEBKE SHISKIN ASSOCIATES
3240 Corporate Way
Miramar, FL 33025
(954) 433-0100

Structural Engineers
DDA ENGINEERS, PA
4630 SW Flamingo Court
Miami, FL 33155
(305) 666-6911

Landscape Consultant
savinamiller

M/E/P Engineers
JURA, INC
1450 Dominica Boulevard Suite 350
West Palm Beach, FL 33401
(561) 684-4200

Project
SITE PLAN APPROVAL
UPPER & MIDDLE SCHOOL BLDGS
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
WRT
ZYSCOVICH ARCHITECTS

Seal
BARRY R. MILLER
LIC. # LA0000966

No.	Date	Note
1	12 MAY 2025	ENTITLEMENT RESUBMISSION

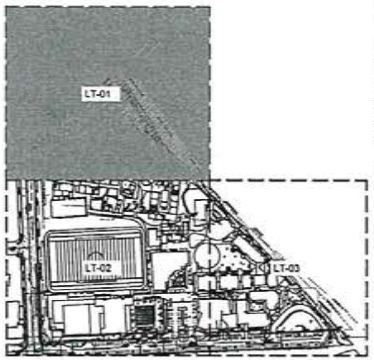
TREE MANAGEMENT PLAN & SCHEDULE

2358NUSF	December 6, 2024

LT-00

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA





LEGEND:

TREES TO BE PRESERVED

STREET TREES TO BE PRESERVED

PALMS TO BE REMOVED

STREET PALMS TO BE PRESERVED

TREES TO BE RELOCATED

TREES NEW LOCATION

TREE PROTECTION FENCE

CRITICAL ROOT ZONE (CRZ)

SCALE: 1" = 30'-0"

N

ENTITLEMENT SUBMISSION

Structural Engineers
DDA ENGINEERS, PA
400 SW 1st Court
Miami, FL 33135
(305) 856-3111

Civil Consultant
SCHWEBKE SHISKIN ASSOCIATES
3240 Corporate Way
Miramar, FL 33025
(954) 435-7240

Landscape Consultant
savinomiller
AAFA, INC
1140 Commerce Boulevard, Suite 200
West Palm Beach, FL 33401
(561) 684-3333

Project
SITE PLAN APPROVAL
UPPER & MIDDLE SCHOOL BLDGS
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
WRT
1315 Walnut Street, Suite 400
Philadelphia, PA 19107
215.732.5222
BRYER ARCH
7040 Bowers Ln Parkland, FL 33067
ZYSCOVICH ARCHITECTS
130 Bonnie Point Dr Fl 1st floor
Miami, FL 33132
305.372.3223

Seal
BARRY R. MILLER
LIC. # AR0009666

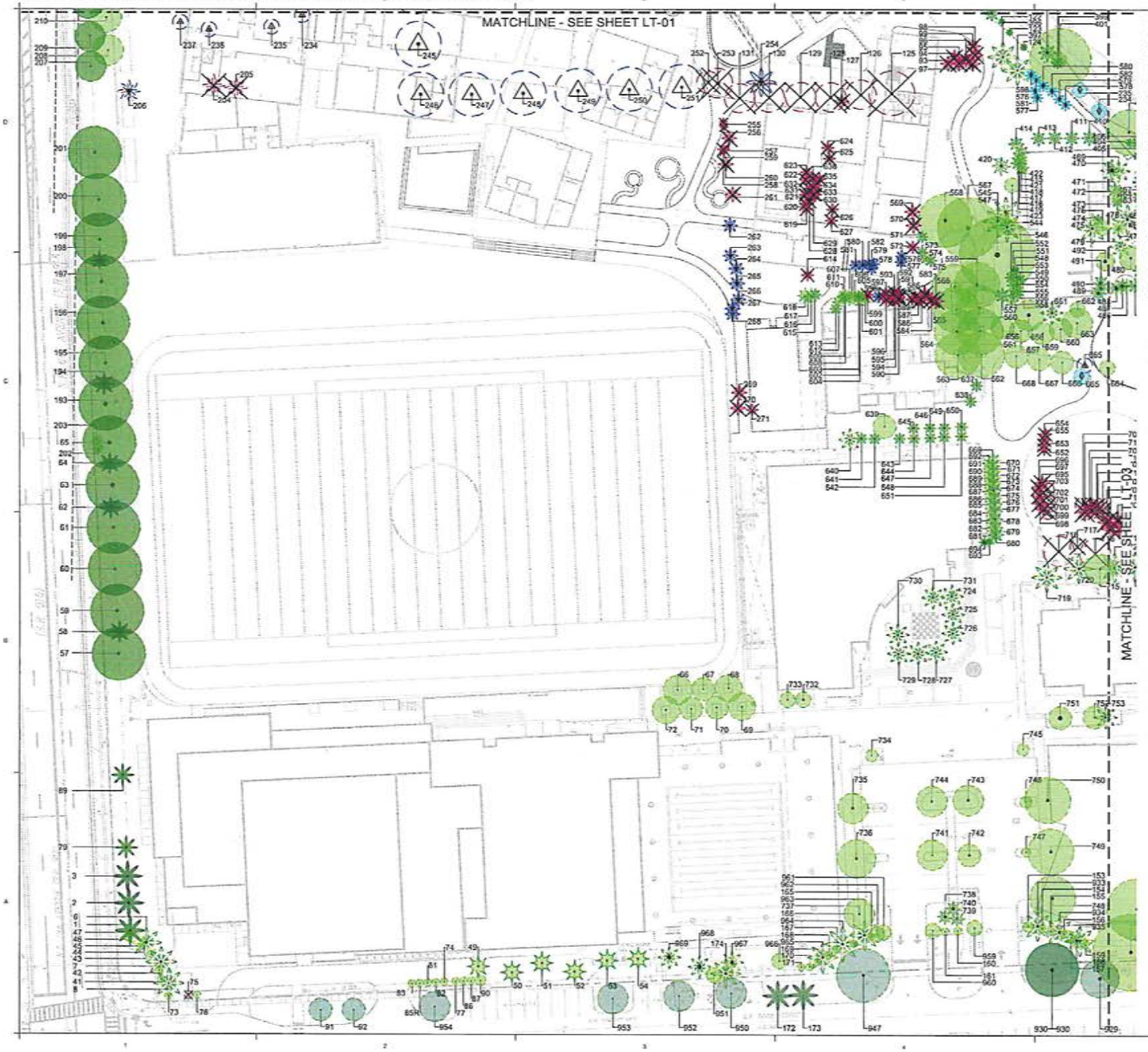
No.	Date	Note
1	12 MAR 2025	ZYSCOVICH RESUBMISSION

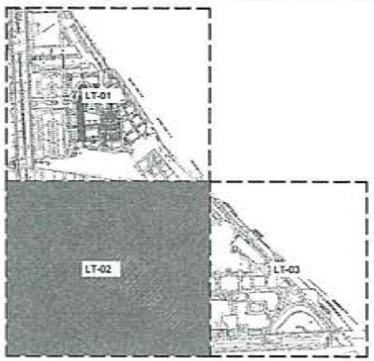
TREE MANAGEMENT PLAN & SCHEDULE

2358NUSF | December 6, 2024

LT-01

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA





LEGEND:

TREES TO BE PRESERVED

PALMS TO BE REMOVED

TREES TO BE RELOCATED

TREES NEW LOCATION

TREE PROTECTION FENCE

CRITICAL ROOT ZONE (CRZ)

STREET TREES TO BE PRESERVED

STREET PALMS TO BE PRESERVED

SCALE: 1" = 30'-0"

N

ENTITLEMENT SUBMISSION

Structural Engineers
DDA ENGINEERS, PA
4200 SW 74th Court
Miami, FL 33155
(305) 669-7711

Civil Consultant
SCHWEBKE SHISKIN ASSOCIATES
1240 Goodrich Way
Miami, FL 33126
(954) 430-7310

M/E/P Engineers
AMG,INC
1102 Seminole Boulevard, Suite 200
Fort Lauderdale, FL 33301
(954) 566-2303

Landscape Consultant
savinomiller

Project
SITE PLAN APPROVAL
UPPER & MIDDLE SCHOOL BLDGS
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
WRT
1219 S. Ervay Street, Suite 140
Dallas, TX 75201
214-965-9990
www.wrtdesign.com

ZYSCOVICH ARCHITECTS
130 Baccarat Blvd. 27th Floor
Miami, FL 33132
305-372-0328

Seal
BARRY S. MILLER
LIC. # AR0009866

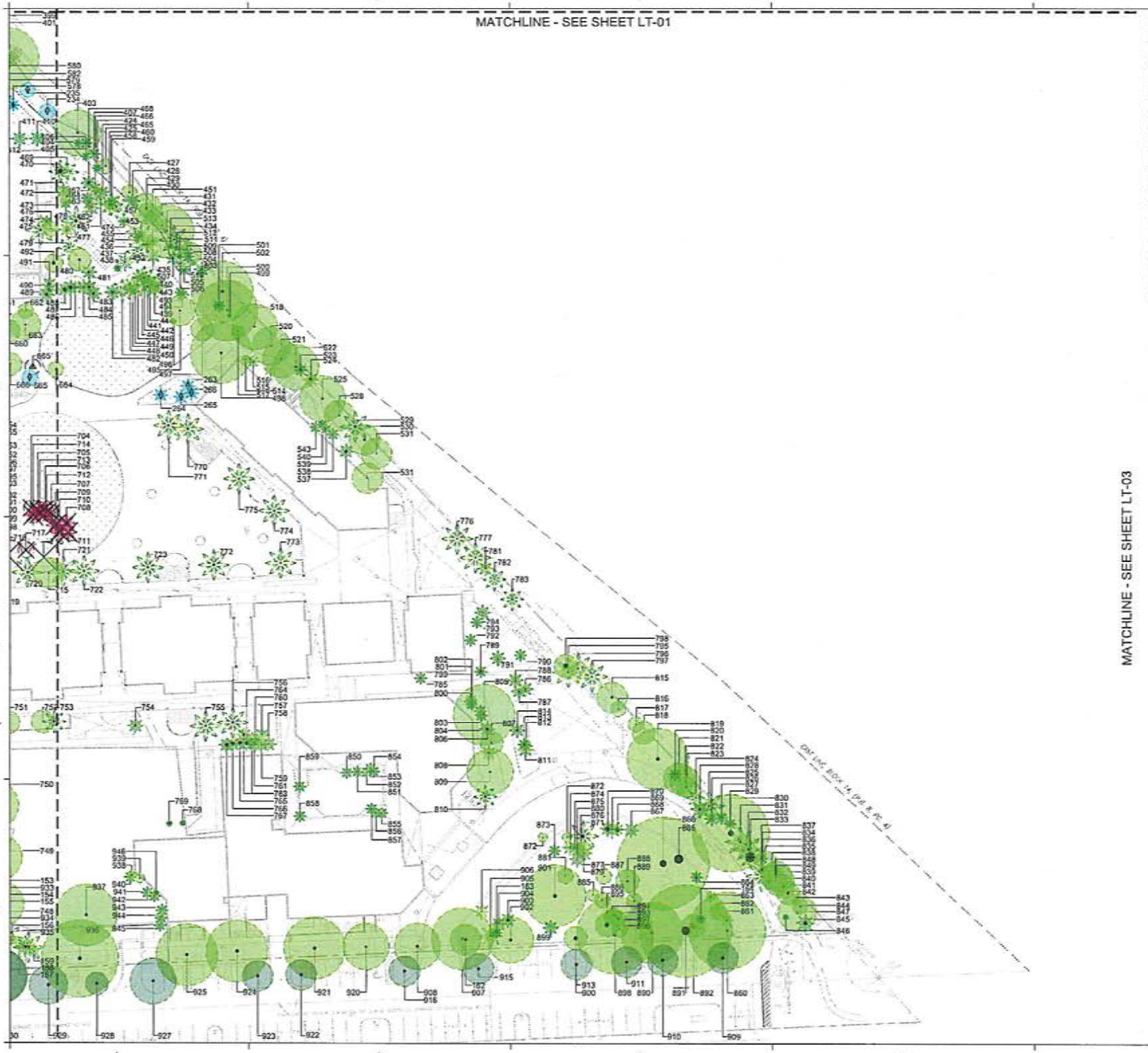
No.	Date	Note
1	4 MAR 2025	ENTITLEMENT RESUBMISSION

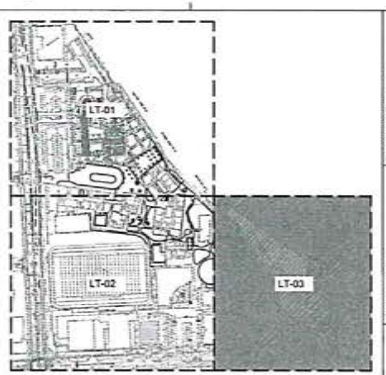
TREE MANAGEMENT PLAN & SCHEDULE

235ANUSP | December 6, 2024

LT-02

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA





LEGEND:

TREES TO BE PRESERVED

PALMS TO BE REMOVED

TREES TO BE RELOCATED

TREES NEW LOCATION

TREE PROTECTION FENCE

CRITICAL ROOT ZONE (CRZ)

STREET TREES TO BE PRESERVED

STREET PALMS TO BE PRESERVED

SCALE: 1" = 30'-0"

ENTITLEMENT SUBMISSION

Civil Consultant
SCHWEBKE SHISKIN ASSOCIATES

Structural Engineers
DDA ENGINEERS, PA

M/E/P Engineers
JLRR, INC

Landscape Consultant
savinomiller

Project
SITE PLAN APPROVAL
UPPER & MIDDLE SCHOOL BLDGS
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
WRT
ZYSCOVICH ARCHITECTS

Seal
BARRY R. MILLER
LIC. # AR0009666

No	Date	Note
1	10 MAR 2025	ENTITLEMENT RESUBMISSION

TREE MANAGEMENT PLAN & SCHEDULE

2358NUSF | December 6, 2024

LT-03

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA

MIAMI COUNTRY DAY MASTER PLAN ENTITLEMENTS - TREE DISPOSITION CHART

ITEM	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	HT (F)	SP (F)	CONDITION	CRZ TYP (-)	DISPOSITION	SF LOSS	SPECIMEN	TOTAL SF LOSS
1	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - STREET		YES	
2	Roystonea elata	ROYAL PALM	18	45	20			REMAIN - STREET		YES	
3	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - STREET		YES	
4	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
5	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
6	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
7	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
8	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
9	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
10	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
11	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
12	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
13	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
14	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
15	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
16	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
17	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
18	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
19	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
20	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
21	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
22	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
23	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
24	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
25	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
26	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
27	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
28	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
29	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
30	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
31	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
32	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
33	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
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36	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
37	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
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39	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
40	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
41	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
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43	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
44	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
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101	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
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104	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
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127	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
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129	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
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131	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
132	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
133	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
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135	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
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157	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
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159	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
160	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
161	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
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163	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
164	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
165	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
166	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
167	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
168	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
169	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
170	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
171	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
172	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
173	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
174	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
175	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
176	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
177	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
178	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
179	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
180	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
181	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
182	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
183	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
184	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
185	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
186	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
187	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
188	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
189	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
190	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
191	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
192	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
193	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
194	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
195	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
196	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
197	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
198	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
199	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
200	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
201	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
202	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
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204	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
205	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
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245	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
246	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
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249	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
250	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
251	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
252	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
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254	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
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257	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
258	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
259	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
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261	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
262	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
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265	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
266	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
267	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
268	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
269	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
270	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
271	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
272	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
273	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
274	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
275	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
276	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
277	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
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279	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
280	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
281	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
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283	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
284	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
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286	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
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289	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
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292	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
293	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
294	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
295	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
296	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
297	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
298	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
299	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
300	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
301	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
302	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			
303	Phoenix canariensis	PALM, CANARY	12	18	20			REMAIN - PALM			
304	Roystonea elata	ROYAL PALM	17	35	20			REMAIN - PALM		YES	
305	Roystonea elata	ROYAL PALM	18	40	20			REMAIN - PALM		YES	
306	Roystonea elata	ROYAL PALM	12	45	20			REMAIN - PALM			

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA

MIAMI COUNTRY DAY MASTER PLAN ENTITLEMENTS - TREE DISPOSITION CHART

ITEM #	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	HT (F')	SP (F')	CONDITION	CRZ TYPE (')	DISPOSITION	SF LOC	SPECIMEN	TOTAL SF LOC
601	Caryota rumphiana	FISHTAIL PALM	24"	8	12			REMAIN - PALM			
602	Livistona mariae	ROYAL PALM	4	2	8			REMAIN - PALM			
603	Caryota mitis	FISHTAIL PALM	24"	10	12			REMAIN - PALM			
604	Caryota mitis	FISHTAIL PALM	10	10	10			REMAIN - PALM			
605	Caryota mitis	FISHTAIL PALM	3x9"	10	12			REMAIN - PALM			
606	Washingtonia robusta	WASHINGTONIA PALM	3x10"	10	15			REMAIN - PALM			
607	Veitchia merrillii	CHRISTMAS PALM	8	7	8			REMAIN - PALM			
608	Adonidia merrillii	CHRISTMAS PALM	8	8	10			REMAIN - PALM			
609	Roystonea regia	ROYAL PALM	20	25	15			REMAIN - PALM			
610	Roystonea regia	ROYAL PALM	18	20	15			REMAIN - PALM			
611	Adonidia merrillii	CHRISTMAS PALM	24"	15	10			REMAIN - PALM			
612	Veitchia merrillii	CHRISTMAS PALM	24"	15	10			REMAIN - PALM			
613	Veitchia merrillii	CHRISTMAS PALM	8	20	8			REMAIN - PALM			
614	Veitchia merrillii	CHRISTMAS PALM	8	12	8			REMAIN - PALM			
615	Veitchia merrillii	CHRISTMAS PALM	8	12	8			REMAIN - PALM			
616	Veitchia merrillii	CHRISTMAS PALM	8	15	8			REMAIN - PALM			
617	Roystonea regia	ROYAL PALM	20	25	15			REMAIN - PALM		YES	
618	Bursera graveolens	GIMBARICA PALM	21	20	10			REMAIN - PALM			
619	Livistona chinensis	CHINESE FAN PALM	3x8"	15	15	Fair	3	REMAIN - PALM			
620	Chrysalidocarpus lutescens	AREC A PALM	3x8"	15	15	Fair	3	REMAIN - PALM			
621	Phoenix canariensis	CANARY ISLAND PALM	24"	8	10	Fair	3	REMAIN - PALM			
622	Livistona decipiens	LIVISTONA PALM	24"	20	15	Fair	3	REMAIN - PALM			
623	Veitchia merrillii	CHRISTMAS PALM	8	12	8			REMAIN - PALM			
624	Veitchia merrillii	CHRISTMAS PALM	8	12	8			REMAIN - PALM			
625	Veitchia merrillii	CHRISTMAS PALM	8	12	8			REMAIN - PALM			
626	Livistona decipiens	LIVISTONA PALM	24"	15	15			REMAIN - PALM			
627	Veitchia merrillii	CHRISTMAS PALM	8	15	8			REMAIN - PALM			
628	Veitchia merrillii	CHRISTMAS PALM	8	15	8			REMAIN - PALM			
629	Veitchia merrillii	CHRISTMAS PALM	8	15	8			REMAIN - PALM			

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA

MIAMI COUNTRY DAY MASTER PLAN ENTITLEMENTS - TREE DISPOSITION CHART

ITEM	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	HT (FT)	SP (FT)	CONDITION	CRZ TPZ (FT)	DISPOSITION	SF LOSS	SPECIMEN	TOTAL SF LOSS
001	Phoenix roebelenii	PYGMY DATE PALM	8	10	10			REMAIN			
002	Quercus virginiana	LIVE OAK	20	30	40			REMAIN		YES	
003	Jacaranda mimosifolia	BLUE JACARANDA	16	30	30			REMAIN		YES	
004	Phoenix roebelenii	PYGMY DATE PALM	24"	20	15			REMAIN			
005	Livistona chinensis	CHINESE FAN PALM	24"	30	15			REMAIN			
006	Phoenix roebelenii	PYGMY DATE PALM	8	10	10			REMAIN			
007	Phoenix roebelenii	PYGMY DATE PALM	24"	20	15			REMAIN			
008	Phoenix roebelenii	PYGMY DATE PALM	8	10	10			REMAIN			
009	Phoenix roebelenii	PYGMY DATE PALM	8	10	10			REMAIN			
010	Quercus virginiana	LIVE OAK	20	30	40			REMAIN		YES	
011	Quercus virginiana	LIVE OAK	18	25	30			REMAIN		YES	
012	Livistona chinensis	CHINESE FAN PALM	8	15	10			REMAIN - STREET			
013	Livistona chinensis	CHINESE FAN PALM	8	15	10			REMAIN - STREET			
014	Livistona chinensis	CHINESE FAN PALM	8	15	10			REMAIN - STREET			

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA

Department of Regulatory and Economic Resources
Zoning Hearings Section
111 NW 1 Street, 11th Floor
Miami, Florida 33128
(305) 375-2640

CHILD CARE CHECKLIST REQUIREMENTS FOR ZONING HEARINGS

1. Day nurseries, day care centers and kindergartens require a public hearing unless the property intended for such use is zoned RU-3, RU-3M, RU-3B, RU-4L, RU-4M, RU-4, RU-4A, RU-5, RU-5A, OPD, BU (Business) or IU (Industrial) and meet all requirements including setbacks for buildings of public assemblage where occupancy is for 25 or more, or other applicable setbacks. Must also comply with all other code requirements including, but not limited to, handicap accessibility and plumbing fixture count.

   Private schools are permitted on properties zoned RU-3, RU-3M, RU-3B, RU-4L, RU-4M, RU-4, RU-4A, AU and BU (Business) subject to compliance with the aforementioned requirements.
2. Must comply with all requirements of Article XA, (§33-151.11 through §33-151.22) Zoning Code of Miami-Dade County.
3. Submit one full set of folded plans and 1 C.D. (PDF Format) containing an identical set of plans for zoning hearing review, including:
   a. Site plans with zoning legend, showing outdoor playground area with a fence, parking spaces and automobile stacking.
   b. Floor plans identifying classroom area(s) – dimensioned (note: an architect or engineer must seal the plans for 50 or more children.).
   c. Completed Child Care Checklist (attached).
   d. Landscape plans. Landscape Legend and Certificate of Compliance with Chapter 18A (Landscape Code).
4. Day care centers may require a traffic analysis. Contact Harvey Bernstein at the Public Works Department at (305) 375-1874 for more information.

The Department of Regulatory and Economic Resources will review this application and accompanying plans. Early contact with the sections involved would be beneficial to the applicant. Contact the Zoning Information Section at (305) 375-1806, the Zoning Processing Section at (786) 315-2650 and the Planning Division at (305) 375-2842. Apply for a building permit at 11805 S.W. 26 Street, between the hours of 7:30 a.m. and 10:00 a.m. Tuesday through Friday. If you have any questions regarding the process for applying for a building permit, please contact the Permit Section at (786) 315-2100.

Child Care Check List for Day Nursery, Day Care Center, Kindergarten and Private School

School Name: Miami Country Day School

School Address: 601 NE 107th Street Tax Folio #30 -

1. Is this an expansion to an existing school? ☐ Yes ☑ No If yes, indicated the number of students: 1,500 and age and grade ranges originally approved: Pre K to 12th Grade
2. Total size of site: _____ x _____ = 816,866 + 43,560 sq. ft. = 18.79 acres
3. Number of children or students requested: 1502 Ages: Pre K to 12th Grade
4. Number of teachers: 155 Number of administrative & clerical personnel: 55
5. Number of classrooms: 131 Total square footage of classroom area: 127,420 SF
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets).
7. Amount of outdoor recreation/play area in square footage: 391,212 SF

NOTE: Location requirement for outdoor recreation/play areas must conform to §33-151.18(g)

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: 5 Buses, 2 Vans, 1 Truck, 1 Sprinter Wagon
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided: 167 parking spaces required by §33-124(L): 167
10. Indicate the number of auto stacking spaces: 190 provided; 5 required.
11. Proposed height for the structure(s): 51'-6" (See §33-151.18(g).
12. Size of identification sign: _____ x _____ = _____ sq. ft. See §33-151.19(c). Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.
13. Days and hours of operation: M-F 8:00 AM to 5:00 PM
14. Does the subject facility share the site with other facilities: ☐ Yes ☑ No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.18).
15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17? ☐ Yes ☑ No (If yes, describe the residential uses and indicate same on the plans).

DEFINITIONS

Day Nursery	Childcare for infants and children up to the age of six (6).
Kindergarten	Childcare and preschool programs for children ages four (4) through six (6).
After-School Care	Childcare and recreation for children above the age of five (5) when no formal schooling program is conducted and where the care provided is generally after school, on weekends, school holidays and vacation.
Babysitting Service For Shoppers	Childcare for limited time periods (maximum three [3] hours) provided within a shopping center solely for the convenience of the persons, and limited to not more than forty (40) children at any one time.
College or University	An institution of higher learning beyond the high school level.
Family Day Care	Childcare and recreation with a maximum of five (5) children including the day care operator's own children.
Private School	This term as used herein refers to any private institution providing childcare and/or instruction at any level from infants through the college level.
Elementary, Junior, and/or Senior High	Reference to these schools are to be broadly interpreted to compass any schools, graded or ungraded, whose students are within the age ranges typically found at these school levels.
Child, Student, Pupil	The terms "child", "student", or "pupil" and their plurals are used interchangeably.

PHYSICAL STANDARDS: OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.

The following information will determine the maximum number of children permitted at the facility. WHEN GRADE LEVELS OVERLAP, THE MORE RESTRICTIVE SHALL BE USED.

CLASSROOM SPACE: Calculated by grade levels.

a. Day Nursery/Kindergarten, preschool and after school care
   35 sq. ft. x 110 (number of children) = 3,850 sq. ft. of classroom area required.
b. Elementary Grades 1-6
   30 sq. ft. x 532 (number of children) = 15,960 sq. ft. of classroom area required.
c. Junior High and Senior High Schools (Grades 7-12)
   25 sq. ft. x 860 (number of children) = 21,500 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 41,310 sf
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 127,420 SF

OUTDOOR RECREATION SPACE:

a. Day Nursery/Kindergarten, preschool and after-school care
   45 sq. ft. x 55 (1/2 of children) = 2,475
b. Grades 1-6
   500 sq. ft. x 30 (first 30 children) = 15,000
   300 sq. ft. x 502 (remaining children) = 150,600
c. Grades 7-12
   800 sq. ft. x 30 (first 30 children) = 24,000
   300 sq. ft. x 300 (next 300 children) = 90,000
   150 sq. ft. x 530 (remaining children) = 79,500

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 391,212 SF
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 391,212 SF

TREES: See §33-151.18(g), and the Planning Division (12th Floor) for additional requirements.

a. 28 trees are required per net acre. Trees required: 527 Trees provided: 527
b. Ten shrubs are required for each tree required. Shrubs required: N/A Shrubs provided: 5,940
c. Grass area for organized sports/play area in square feet: _____
d. Lawn area in square feet (exclusive of organized sports/play area): 9,551 SF

ZONING ANALYSIS

SETBACKS – APPLICATION
(MI-DC COUNTY CODE Section 33-151)

1. THE MINIMUM SIDE AREA AND SIDE WIDTHS OF YARDS AND SETBACKS SHOWN BY TABLES IN THIS ARTICLE SHALL APPLY TO THE DISTRICTS INDICATED.
EXCEPT AS SPECIAL LIMITATIONS IN ALL STRUCTURES SHALL BE SET BACK FROM THE NEAREST HIGHWAY RIGHT-OF-WAY ACCORDING TO SECTIONS DIVISIONS RIGHT-OF-WAY PLAN AND MINIMUM WIDTH CLAIMED SHOWN IN THIS ARTICLE. THE SETBACK FROM ALL SIDE AND REAR PROPERTY LINES SHALL BE NOT LESS THAN TEN (10) PERCENT BY THE AVERAGE WIDTH OF THE LOT, PROVIDED SUCH SETBACK IS NOT LESS THAN FIVE (5) FEET, BUT IN NO CASE SHALL SUCH SETBACK REQUIREMENTS EXCEED FIFTEEN AND ONE-HALF (15.5) FEET, EXCEPT WHERE GREATER SETBACKS ARE REQUIRED FOR A SPECIFIED DISTRICT BY TABLES IN THIS ARTICLE AND FOR CORNER LOTS.

SETBACKS – FOR PUBLIC ASSEMBLY BUILDINGS
(MDC COUNTY CODE Section 33-151)

1. NO BUILDING FOR PUBLIC ASSEMBLAGE SHALL BE LOCATED CLOSER THAN TWENTY-FIVE (25) FEET TO ANY PROPERTY LINE WHICH ABUTS ON A PUBLIC HIGHWAY OR ALLEY, OR CLOSER THAN FIFTY (50) FEET OF ANY PROPERTY LINE ABUTTING A LOT UNDER DIFFERENT OWNERSHIP THAN THAT ON WHICH THE STRUCTURE IS TO BE PLACED, OR CLOSER THAN SEVENTY-FIVE (75) FEET TO ANY EXISTING RESIDENTIAL BUILDING.

SETBACKS (SECTION 33-50)

DISTRICT	FRONT (FT.)	REAR (FT.)	BETWEEN BUILDINGS (FT.)	MINIMUM SIDE (FT.)	SIDE STREET (FT.)
RU-4	25' (PLAT PRIOR TO MAR 8, 2002)	25' (PLAT PRIOR TO MAR 8, 2002)	N/A	7.5' (MINIMUM)	15'

LOT COVERAGE (SECTION 33-49)

DISTRICT	BASED ON OLD SUBDIVISION PROVISIONS	MIN. LOT WIDTH	MIN. LOT AREA	MAX. LOT COVERAGE	MIN. FLOOR AREA
RU-4		50'	5,000 S.F.	25%	0 SQ.FT.

ZONING ANALYSIS

BUILDING HEIGHT – MAXIMUM HEIGHT IN ALL DISTRICTS
(MI-DC COUNTY CODE Section 33-52)

EXCEPT AS NOTED A GREATER HEIGHT MAY BE APPROVED AS A RESULT OF A PUBLIC HEARING, THE MAXIMUM HEIGHT OF A BUILDING SHALL BE THIRTY-FIVE (35) FEET, TWO (2) STORIES, EXCEPT AS SPECIFIED IN EACH DISTRICT AND AS SPECIFIED BELOW WHERE IN THE CASE AN ACCESSORY BUILDING, GARAGE OR EMPLOYEE DORMITORY IN RU-1 AND RU-2M DISTRICTS, SHALL EXCEED ONE (1) STORY IN HEIGHT OR EXCEED THE PRINCIPAL RESIDENCE ON THE LOT OR TWENTY-FIVE FEET IN HEIGHT, WHICHEVER IS LESS, OR WHERE MORE THAN EIGHT (8) PERSONS ARE HOUSED IN SERVANTS QUARTERS OVER A GARAGE.

BUILDING HEIGHT – CERTAIN STRUCTURES EXEMPT
(MI-DC COUNTY CODE Section 33-52)

(a) THE PROVISIONS OF THIS ARTICLE RESTRICTING BUILDING HEIGHT SHALL NOT APPLY TO: AIRPLANE BEACONS, BELFRIES, CHIMNEYS, CHURCH SPIRES, COOLING TOWERS, ELEVATOR BULKHEADS, FIRE TOWERS, FLAG POLES, MONUMENTS, PENTHOUSES, PUBLIC UTILITY STRUCTURES, RADIO AND TELEVISION TOWERS, SCENERY LOFTS, SILOS, STACKS, STAGE TOWERS OR SCENERY LOFTS, TANKS, AND OTHER SIMILAR STRUCTURES NOT MORE THAN ONE (1) FOOT FOR EACH FOOT BY WHICH SUCH STRUCTURE EXCEEDS THE HEIGHT LIMIT ESTABLISHED FOR THE DISTRICT IN WHICH IT IS LOCATED, EXCEPT AS OTHERWISE PROVIDED IN THIS CHAPTER. MECHANICAL EQUIPMENT SHALL BE LIMITED TO A HEIGHT OF FIVE (5) FEET ABOVE THE ROOF AREA OR WHERE THEY STAND. CHIMNEYS, STACKS, STAGE TOWERS OR SCENERY LOFTS, TANKS, AND SIMILAR STRUCTURES WHERE USED FOR STORING GRAIN OR MILLED PRODUCTS, SUCH AS SILAGE OR CONNECTION WITH AGRICULTURAL PRODUCTION, WATER TOWERS, AND STRUCTURES USED IN CONNECTION WITH SCREENING OF AIRFRAMES.

BUILDING HEIGHT – BU-1A
(MI-DC COUNTY CODE Section 33-240)

THE MAXIMUM HEIGHT OF A BUILDING SHALL BE FOUR (4) STORIES AND SHALL NOT EXCEED FORTY-FIVE (45) FEET IN HEIGHT.

BUILDING HEIGHT – BU-1
(MI-DC COUNTY CODE Section 33-240)

MAXIMUM HEIGHT – TWO (2) STORIES OR 35 FEET EXCEPT FOR MIXED-USE DEVELOPMENT, THE MAXIMUM HEIGHT FOR WHICH SHALL BE FOUR (4) STORIES (SEC. 33-240)

ALL NEW STRUCTURES WILL BE AT OR BELOW THE MAX HEIGHT.

ZONING ANALYSIS

PARKING – REQUIRED: OFF STREET PARKING IN ALL DISTRICTS
(MI-DC COUNTY CODE Section 33-124)

PERMANENT, MAINTAINED OFF-STREET PARKING FOR VEHICLES SHALL BE PROVIDED IN CONNECTION WITH ANY BUILDING OR STRUCTURE WHICH IS ERECTED OR USED FOR THE PURPOSES SET FORTH IN THIS ARTICLE. PARKING SPACES ON PRIVATE ROADWAYS SHALL NOT BE CONSIDERED TOWARDS REQUIRED PARKING, FOR THE PURPOSE OF THIS ARTICLE, EACH PARKING SPACE SHALL BE A MINIMUM OF NINE (9) FEET BY EIGHTEEN (18) FEET EXCEPT AS SET FORTH IN THE FOLLOWING EXCEPTIONS:
(1) WHERE PARKING SPACES FOR THE HANDICAPPED ARE TO BE PROVIDED, THEY SHALL BE A MINIMUM OF EIGHTEEN (18) FEET LONG AND THE WIDTH AND QUALITY SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE

PARKING – SCHOOLS
(MI-DC COUNTY CODE Section 33-124)

(E) SCHOOLS.

(1) DAY NURSERIES, KINDERGARTENS AND ELEMENTARY SCHOOLS. TOTAL PARKING SPACES SHALL EQUAL THE COMBINED TOTAL OF PERSONNEL AND TRANSPORTATION VEHICLES.
(2) JUNIOR HIGH SCHOOLS. TOTAL PARKING SPACES SHALL EQUAL ONE AND ONE-QUARTER (1 1/4) TIMES THE COMBINED TOTAL OF PERSONNEL AND TRANSPORTATION VEHICLES.
(3) HIGH SCHOOLS, TRADE SCHOOLS AND COLLEGES. ONE (1) PARKING SPACE PER TWO HUNDRED (200) SQUARE FEET OF CLASSROOM AREA, PACE SPACES REQUIRED FOR ASSEMBLY AND ADMINISTRATIVE AREAS. HOLDING PADS SITES ON CLUSTER CAMPUSES MUST PROVIDE OFF-STREET PARKING OF TWO (2) SPACES FOR EACH THREE (3) SEATING ROOMS, OTHER SUBDIVISIONS, SUCH AS RESTAURANTS, AUDITORIUMS, THEATERS, ETC., SHALL PROVIDE PARKING AS REQUIRED IN THIS SECTION FOR SUCH USES. IN ADDITION, IN CONNECTION WITH THE FOREGOING SCHOOLS, ONE (1) PARKING SPACE SHALL BE REQUIRED FOR EACH FOUR (4) EMPLOYEES, EXCLUDING TEACHERS.

BUILDING HEIGHT REQUIREMENTS

THE LIST OF REQUIREMENTS AS SET FORTH IN SEC. 33-151.11 OF THE MIAMI-DADE COUNTY ZONING CODE. 33-2F MAXIMUM

EXISTING

ALL EXISTING STRUCTURES APPEAR TO BE AT OR BELOW THE MAXIMUM HEIGHT OF 45'-0". THE LIBRARY BUILDING #18 HAS AN EMPTY PENTHOUSE THAT IS APPROXIMATELY 12'-0" TALL FROM THE TOP OF THE EXISTING ROOF SLAB AT +47'-0" AND THE TOP OF THE ELEVATOR TOWER IS +63'-4". AS SUBMITTED AND APPROVED IN THE SITE MASTER PLAN LAST UPDATED BY ZYSCOVICH ARCHITECTS OCTOBER 29, 2020.

PROPOSED

PORTIONS OF NEW UPPER SCHOOL WILL BE AT 3 STORIES, ALL OTHER STRUCTURES WILL BE AT OR BELOW 2 STORIES. SEE ELEVATIONS.

LANDSCAPE BUFFER & FENCING NOTES

LANDSCAPE BUFFER - SEE LANDSCAPE BUFFER SITE PLAN
(NO CHANGE WITH THIS MODIFICATION.)

FENCING - PERIMETER CAMPUS FENCING IS PROPOSED TO CONTINUE THE DECORATIVE ALUMINUM PICKET STYLE FENCING AT THE SOUTH, WEST, NORTH, AND EAST SIDES FOR THE CAMPUS (6'-0" HEIGHT), WITH DECORATIVE MASONRY PILLARS TO DEMARK ENTRANCES.

PROJECT INFORMATION

DESIGNAL MASTER PLAN PREPARED BY: KANE MIDLER STJOHANSEN ARCHITECT, INC. (DEC 20, 2002). SITE MASTER PLAN WAS UPDATED BY ZYSCOVICH ARCHITECTS (OCTOBER 20, 2020). SITE MASTER PLAN WAS MODIFIED BY ZYSCOVICH ARCHITECTS, MAY 6, 2013 (APPROVED MAY 29, 2014). SITE MASTER PLAN WAS MODIFIED BY ZYSCOVICH ARCHITECTS, JUNE 18, 2014 UNDER RESOLUTION CZ2013-9-14 AND RESOLUTION R-535-14. AND SUBSEQUENTLY, COMPLIANCE WITH LETTER OF JUNE 3, 2020.
LAST MODIFIED BY RESOLUTION #R-15-24 PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON APRIL 16, 2024.

ZONING ANALYSIS

TOTAL LAND AREA		18.79 ACRES
LAND AREA		818,866 SF
LAND AREA – SCHOOL PARCEL AND UNDER CZ2013-9-14		712,706 SF
LOT COVERAGE AREA ALLOWED BY VARIANCE	30.25% (0.3025)	249,514 SF
LAND AREA – SPECIFICALLY PROPERTY AREA UNDER CZ2013-9-15		57,456 SF
LOT COVERAGE AREA ALLOWED BY ZONE RU-1	25% (0.2275)	29,102 SF
LAND AREA – LEGAL NON-CONFORMING PROPERTY AREA		33,214 SF
LOT COVERAGE AREA ALLOWED BY ZONE RU-1	25% (0.2275)	13,553 SF
LAND AREA – THERE PROPERTY AREA		11,425 SF
LOT COVERAGE AREA ALLOWED BY ZONE SU-1A	40% (0.4075)	4,570 SF
TOTAL LOT COVERAGE AREA ALLOWED MAX.		**303,212 SF**
TOTAL LOT COVERAGE AREA PROVIDED		**241,676 SF**
TOTAL PARKING / ZONE AREAS		**121,290 SF**

STUDENTS (MODIFICATION of Condition #3 and Condition #11 of Resolution #-4-334-19-42, passed and adopted by the Zoning Appeals Board and last modified by Resolution #CZ2020-9-1-R) , passed and adopted by resolution Z-19-21.

STUDENTS	PERMITTED / PRIOR APPROVED
PRE-K AND KINDERGARTEN	110
GRADES 1-6	532
JR/SR HIGH SCHOOL	860
TOTAL STUDENTS	1,502
TEACHERS	150
ADMINISTRATIVE AND CLERICAL PERSONNEL	55

CLASSROOM SPACE	
TOTAL AREA OF CLASSROOM REQUIRED	41,310 SF
TOTAL AREA OF CLASSROOM PROVIDED	127,420 SF
TOTAL NUMBER OF CLASSROOMS	131

ZONING ANALYSIS

TOTAL LAND AREA	18.79 ACRES
LAND AREA	818,866 SF
LOT COVERAGE AREA ALLOWED MAX.	303,212 SF
TOTAL LOT COVERAGE AREA PROVIDED	241,676 SF
TOTAL PARKING AREA	121,290 SF
EXISTING BUILDING AREA APPROVED BY RESOLUTION CZ2020-9-1-R	239,364 SF
EXISTING BUILDING AREA – 2024 ADDITION	2,277 SF
TOTAL OUTDOOR RECREATION AREA PROVIDED	391,212 SF
TOTAL OUTDOOR RECREATION AREA REQUIRED	391,212 SF

TOTAL PARKING REQUIRED

LOWER SCHOOL (PK-5)	(60 STAFF)	(1 / 1 STAFF)	60 SPACES
JUNIOR HIGH SCHOOL (6-8)	(29 STAFF)	(1.25 / 1 STAFF)	36 SPACES
HIGH SCHOOL (9-12)	(46 STAFF)	(1.25/1 STAFF)	57 SPACES
ART LABORATORY, WOMEN, & GYMNASIUM			
NON-FACILITY STAFF	(20 STAFF)	(0.5 / 1 STAFF) (PER)	10 SPACES
SCHOOL VEHICLES	10 VEHICLES	(0.5 / 1 VEHICLES)	5 SPACES
TOTAL PARKING REQUIRED			**518 SPACES**
NON-SIMULTANEOUS USE			
FINE ARTS AUDITORIUM	(1,100 SF – SEATING AREA)	(1 / 100 SF)	11 SPACES
GYMNASIUM	(7,700 SEATING AREA)	(0.5 / 1 SEATS)	162 SPACES
TOTAL NON-SIMULTANEOUS USE PARKING			**339 SPACES**

NOTE:
VARIANCE UNDER RESOLUTION CZ2013-9-14 PERMITS 479 PARKING SPACES.

TOTAL PARKING PROVIDED

EXISTING UNDER 201 CONCRETE PARKING PARKING LOT	18 SPACES
EXISTING KITCHEN ASPHALT PARKING LOT	3 SPACES
NEW ASPHALT PARKING LOT	34 SPACES
PARKING GARAGE	208 SPACES
N.E. ASPHALT PARKING LOT	7 SPACES
N.E. SOUTH STREET PARKING (PREVIOUSLY APPROVED)	90 SPACES
N.E. SOUTH STREET PARKING (2021 IMPROVEMENTS)	24 SPACES
NORTH PARKING LOT AT ACADEMIC CENTER	69 SPACES
NEW ASPHALT PARKING LOT (PROPERTY ACQUISITION)	22 SPACES
TOTAL PROVIDED	**502 SPACES**

TOTAL STACKING PROVIDED

SOUTH CAMPUS		
LOWER SCHOOL DROP OFF		304 LF
LOWER SCHOOL DRIVE		260 LF
	SUB-TOTAL PROVIDED ON-SITE (22 L.F. / STALL)	564 LF **25.6 SPACES**
NE 107 STREET (2 WAY)		1,130 LF
NE 107 STREET (4 WAY)		306 LF
	SUB-TOTAL PROVIDED ON-SITE (22 L.F. / STALL)	1,436 LF **67.3 SPACES**
NORTH CAMPUS		
UPPER SCHOOL DROP OFF (1 NW PARKING BAY)		5 (250 LF
UPPER SCHOOL DROP OFF (GROUND LEVEL GARAGE & ARCH)		850 LF
	SUB-TOTAL PROVIDED ON-SITE (22 L.F. / STALL)	1,284 LF **58 SPACES**
NE 6 AVENUE (1 SOUTH LEFT TURN)		50 LF
NE 6 AVENUE (1 SOUTH LEFT TURN)		200 LF
	SUB-TOTAL PROVIDED ON-SITE (22 L.F. / STALL)	250 LF **11.4 SPACES**

CAMPUS EXCEEDS THE MINIMUM STACKING REQUIREMENT OF 5 AUTOMOBILE SPACES PER Miami-Dade County CODE SECTION 33-124 (E).

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CAMPUS PLAN MASTER PLAN
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
ZYSCOVICH
WRT

Seal

Reg. No.xxxxxxxx

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NO.	DATE	ISSUE
1	03.20.2025	REVISION 1
2		

CODE SUMMARY

2356/AUSF | November 15, 2024

A-001

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: APR 9 2025 BY: ISA

MCDS MASTER PLAN (2024)

CIVIL ENGINEERING PLANS
601 NE 107TH STREET, MIAMI, FL, 33161
March 2025

LEGAL DESCRIPTION:

PARCEL I:

TRACTS A AND B, MIAMI COUNTRY DAY SCHOOL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL II:

LOTS 1 AND 2, CORRECTED PLAT GOLF VIEW ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL III:

ALL OF THAT PART OF LOT 6, BLOCK 14, MAP OF THE SUBDIVISION OF THE PROPERTY OF MRS. JULIA D. TUTTLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B," PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH LINE OF SAID LOT 6, 25.00 FEET EAST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 31, TOWNSHIP 52 SOUTH, RANGE 42 EAST; THENCE RUN NORTH 87° 30' 28" EAST ALONG THE NORTH LINE OF THE SAID LOT 6 FOR A DISTANCE OF 171.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE BISCAYNE CANAL, ALSO KNOWN AS THE C-8 CANAL, SOUTH FLORIDA WATER MANAGEMENT DISTRICT RIGHT-OF-WAY MAP, DRAWING C-8-9 SHEET 10 OF 17, DATED MARCH 26, REV. 1-14-36; THENCE RUN SOUTH 20° 19' 02" EAST ALONG THE RIGHT-OF-WAY AS LABELED "R/W ALONG TOP OF CVC" FOR A DISTANCE OF 19.81 FEET; THENCE SOUTH 33° 36' 08" EAST FOR A DISTANCE OF 50.88 FEET; THENCE SOUTH 29° 13' 54" EAST FOR A DISTANCE OF 19.31 FEET; THENCE SOUTH 37° 37' 52" EAST FOR A DISTANCE OF 25.14 FEET; THENCE SOUTH 49° 01' 44" EAST FOR A DISTANCE OF 33.15 FEET; THENCE SOUTH 30° 13' 58" EAST FOR A DISTANCE OF 17.48 FEET; THENCE SOUTH 42° 23' 08" EAST FOR A DISTANCE OF 33.65 FEET; THENCE SOUTH 37° 10' 08" EAST FOR A DISTANCE OF 24.87 FEET; THENCE SOUTH 25° 19' 02" EAST FOR A DISTANCE OF 23.83 FEET; THENCE SOUTH 38° 27' 31" EAST FOR A DISTANCE OF 28.29 FEET; THENCE SOUTH 31° 02' 42" EAST FOR A DISTANCE OF 37.16 FEET TO A POINT ON THE EXISTING CONCRETE SEAWALL FOR THE SOUTHEAST CORNER OF THE SAID LOT 6; THENCE RUN SOUTH 87° 36' 41" WEST ALONG THE SOUTH LINE OF LOT 6 FOR A DISTANCE OF 334.15 FEET; THENCE RUN NORTH 2° 30' 17" WEST ALONG THE SOUTH LINE 30.00 FEET EAST OF AND PARALLEL TO THE SAID NORTH AND SOUTH CENTERLINE OF SAID SECTION 31, TOWNSHIP 52 SOUTH, RANGE 42 EAST FOR A DISTANCE OF 238.83 FEET TO THE POINT OF BEGINNING.

PARCEL IV:

A PORTION OF LOT 4, BLOCK 14, MAP OF THE SUBDIVISION OF THE PROPERTY OF MRS. JULIA D. TUTTLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B," PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER LINE OF SECTION 31-52 SOUTH-42 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH A DISTANCE OF 713.15 FEET ALONG THE CENTER LINE OF NORTHWEST 107TH AVENUE TO A POINT; THENCE EAST 295 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST A DISTANCE OF 419 FEET TO THE WEST BANK OF BISCAYNE CANAL; THENCE MEANDER NORTHWESTERLY ALONG THE WEST BANK OF BISCAYNE CANAL A DISTANCE OF APPROXIMATELY 135 FEET, TO A POINT ON THE WEST BANK OF BISCAYNE CANAL PARALLEL WITH THE MONUMENT SET IN 6 FEET FROM THE WEST BANK OF SAID BISCAYNE CANAL; THENCE WEST A DISTANCE OF 325 FEET TO A POINT; AND THENCE SOUTH 99.93 FEET TO THE POINT OF BEGINNING.

PARCEL V:

THE SOUTH 825 FEET OF THE EAST 157.5 FEET OF THAT PART OF LOT 5, BLOCK 14, MAP OF THE SUBDIVISION OF THE PROPERTY OF MRS. JULIA D. TUTTLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B," PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WEST OF N.E. 10TH AVENUE, MIAMI-DADE COUNTY, FLORIDA.

NOT PART OF M-DWASD NOTES NOR APPROVAL

FLOOD CRITERIA NOTES

1. MIAMI-DADE COUNTY FLOOD CRITERIA =8.56' N.G.V.D.
2. FEMA FLOOD ELEVATION = PROPERTY LAY ON FLOOD ZONE "AE-7" (N.G.V.D. 29) PER F.I.R.M. COMMUNITY PANEL NO. 12086D 0206 L MAP NUMBER 12086C0206L, DATED ON 9/11/2008.
3. MIAMI-DADE COUNTY OCT. WATER TABLE. = 3' N.G.V.D.



LOCATION SKETCH
SCALE: 1"=300'
SECTION 31 - TOWNSHIP 52 - RANGE 42E
FOLIO NUMBER: 30-2231-064-0010
30-2231-064-0020
30-2230-001-0420
30-2230-001-0450

SHEET LIST		
SHT. #	SHT. TITLE	SHT. DESCRIPTION
1	C-0	COVER SHEET
PAVEMENT SIGNAGE AND MARKING		
2	C-6	OVERALL
3	C-7	PLAN VIEW 1/2
4	C-8	PLAN VIEW 2/2
5	AT-1	FIRE TRUCK MANEUVER
6	AT-2	RESCUE AMBULANCE MANEUVER
7	AT-3	GARBAGE TRUCK MANEUVER
PAVING GRADING AND DRAINAGE FACILITIES		
8	CS-4	CROSS-SECTIONS

THE ELEVATIONS SHOWN WITHIN PLANS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.) AND ARE EXPRESSED IN FEET.

Digitally signed by Hernando J Navas
Date: 2025.03.18 08:56:08-04'00'

Digitally signed by Hernando J Navas
Date: 2025.03.18 08:40:24-04'00'

PREPARED BY:

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
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CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
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03/18/2025

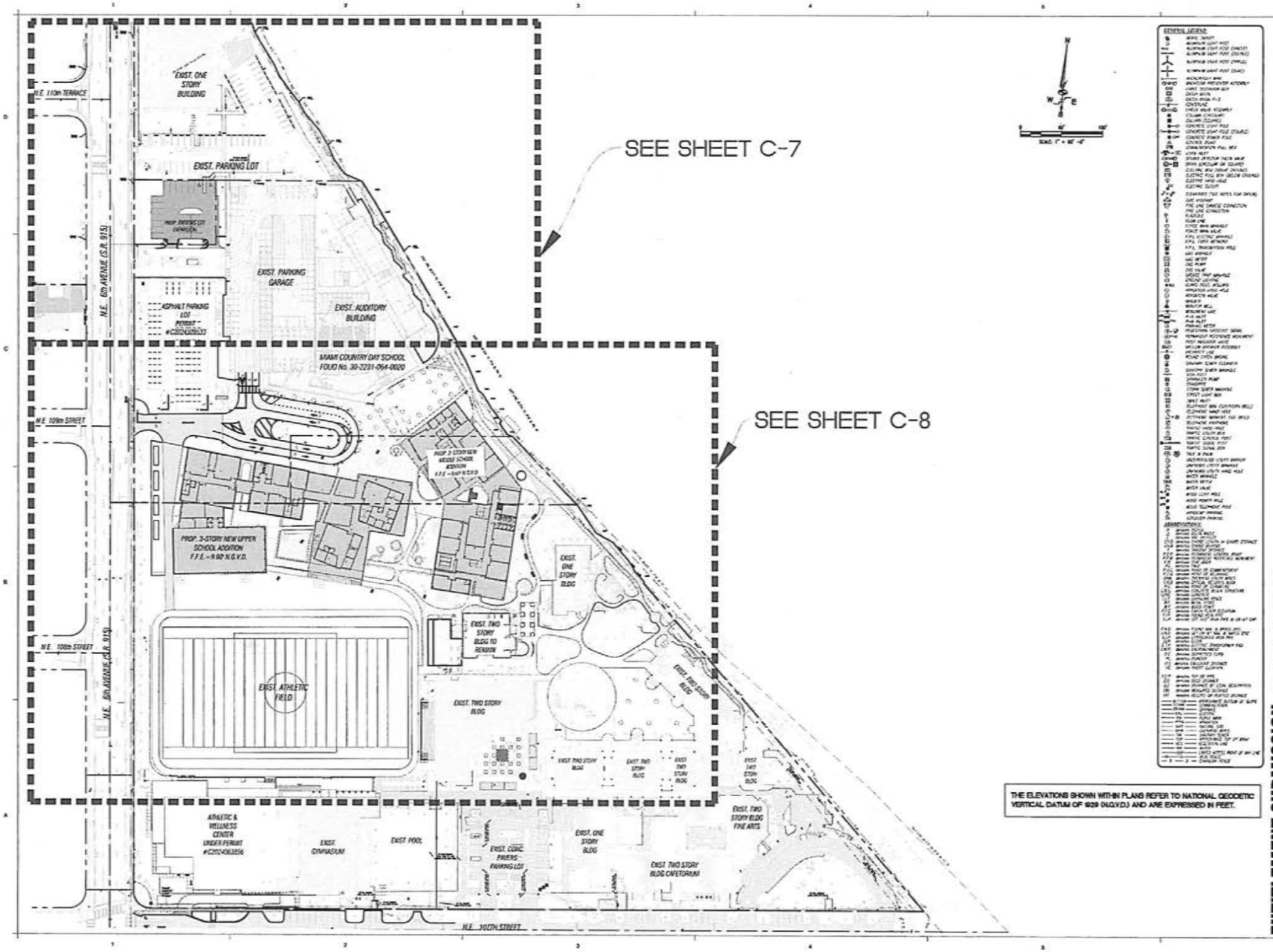
No	Date	Note
1	03/18/25	Rev #1

CIVIL PLANS
COVER SHEET

2358NUSF | March 18, 2025

C-0

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: APR 9 2025 BY: ISA



THE ELEVATIONS SHOWN WITHIN PLANS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 929 (N.G.V.D.) AND ARE EXPRESSED IN FEET.

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03/18/2025

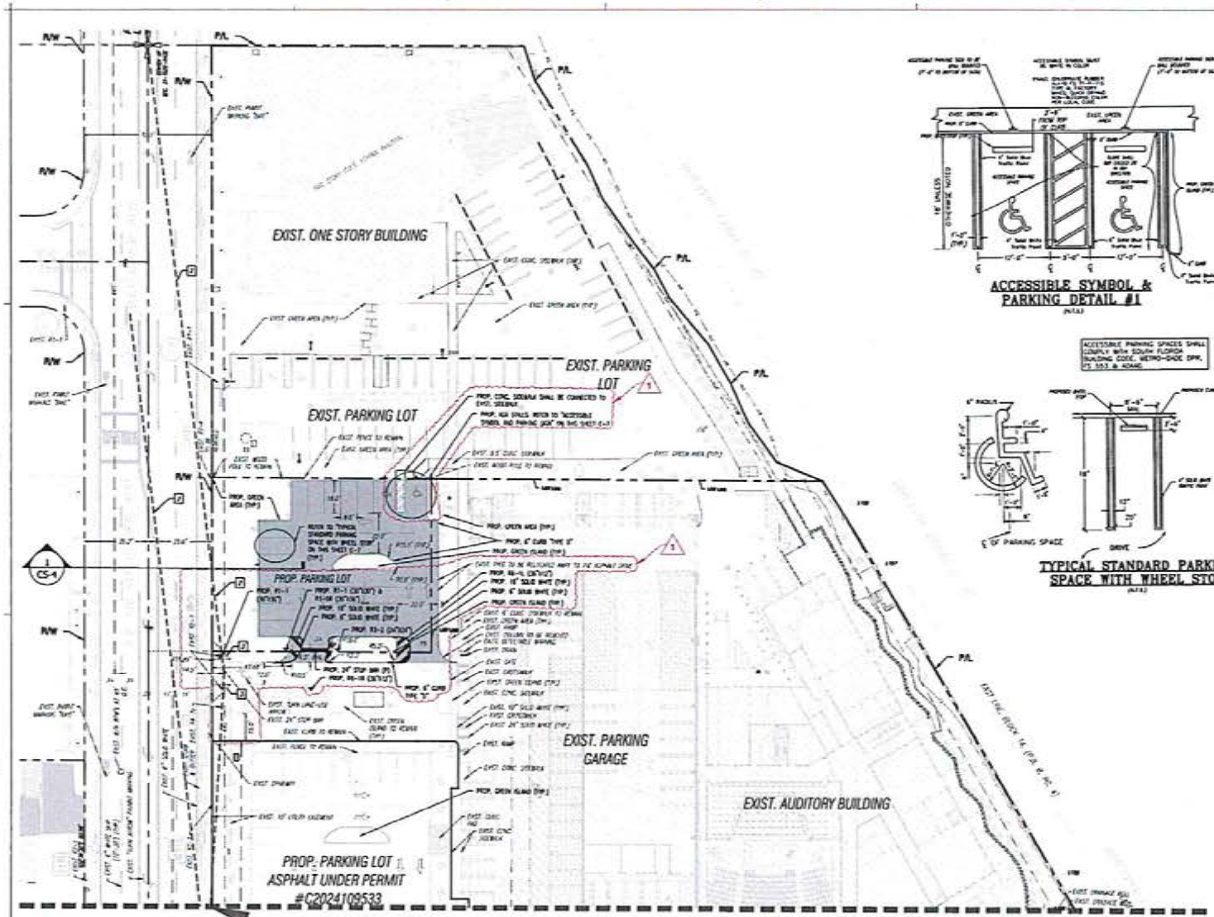
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1	03/18/2025	Rev #1

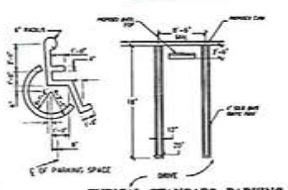
PAVEMENT SIGNAGE AND MARKING
OVERALL

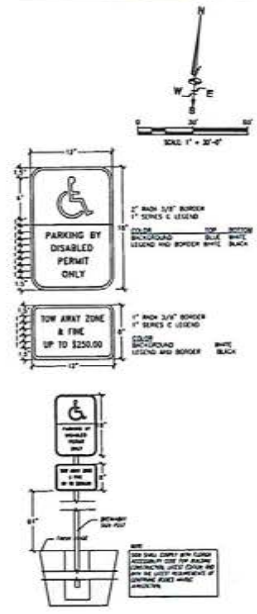
2358NUSF | March 18, 2025

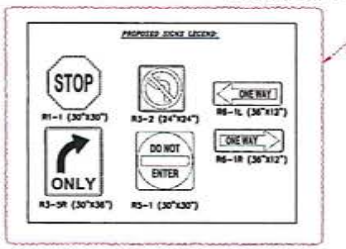
C-6

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: APR 9 2025 BY: ISA











GENERAL NOTES

1. ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC (T).
2. ALL STOP BARS AND DOUBLE SOLID YELLOW LINES WITHIN THE PROPERTY SHALL BE TRAFFIC PAINT. (P)
3. ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE RESTORED TO MEET EXISTING CONDITIONS AFTER THE INSTALLATION OF ALL PROPOSED UTILITIES AND PAVEMENT RESTORATION.
4. ALL SIGNS SHALL BE HIGH INTENSITY AND RETLECTIVE.
5. ALL THERMOPLASTIC PAINT (T) SHALL ADHERE TO FDOT STANDARD SPECIFICATIONS - SECTION 710.
6. ALL PAINTED PAVEMENT MARKINGS (P) SHALL ADHERE TO FDOT STANDARD SPECIFICATIONS - SECTION 711.
7. INSTALL RPM'S ON ALL ROADS PER FDOT REQUIREMENTS (INDEX 706-001)
8. ALL SIGNS IN THE PUBLIC RIGHT OF WAY ON NSC SHALL BE INSTALLED BY NSC STANDARD ROAD DETAIL R10.1.
9. ALL OFF-SITE RAMPS SHALL BE PER F-DOT SPI No. 522-002

ARROW LEGEND

⇨ DENOTES DIRECTION OF TRAFFIC FLOW

➡ DENOTES PROP. DIRECTION ARROW TO BE STRIPED

SIGHT TRIANGLE NOTES

1. DENOTES NO PARKING ZONE PER NOTED TRAFFIC OPERATIONS MANUAL REQUIREMENTS.
2. SIGHT DISTANCE PER FDOT EXHIBIT 212-4, (P-CAR @ 25 MPH (NE 6th AVENUE (S.R. 915)).
3. 10'X10' PEDESTRIAN SIGHT TRIANGLE PER MIAMI-DADE COUNTY

THE ELEVATIONS SHOWN WITHIN PLANS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.) AND ARE EXPRESSED IN FEET.

ENTITLEMENT SUBMISSION

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HERNANDO J. NAVAS
LICENSED
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STATE OF FLORIDA
PROFESSIONAL ENGINEER
Reg. No.50635
03/18/2025

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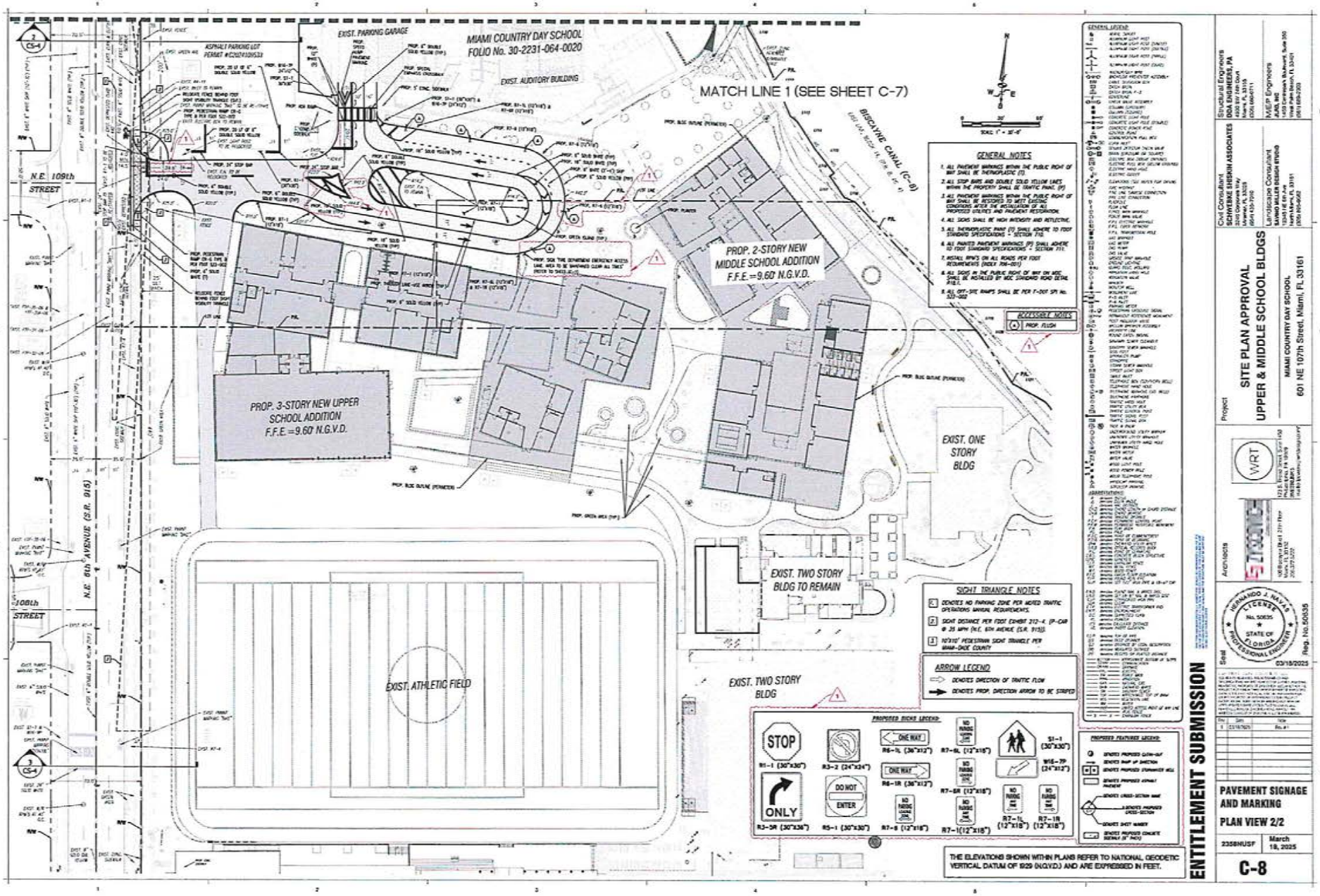
PAVEMENT SIGNAGE AND MARKING

PLAN VIEW 1/2

2358NUSF | March 18, 2025

C-7

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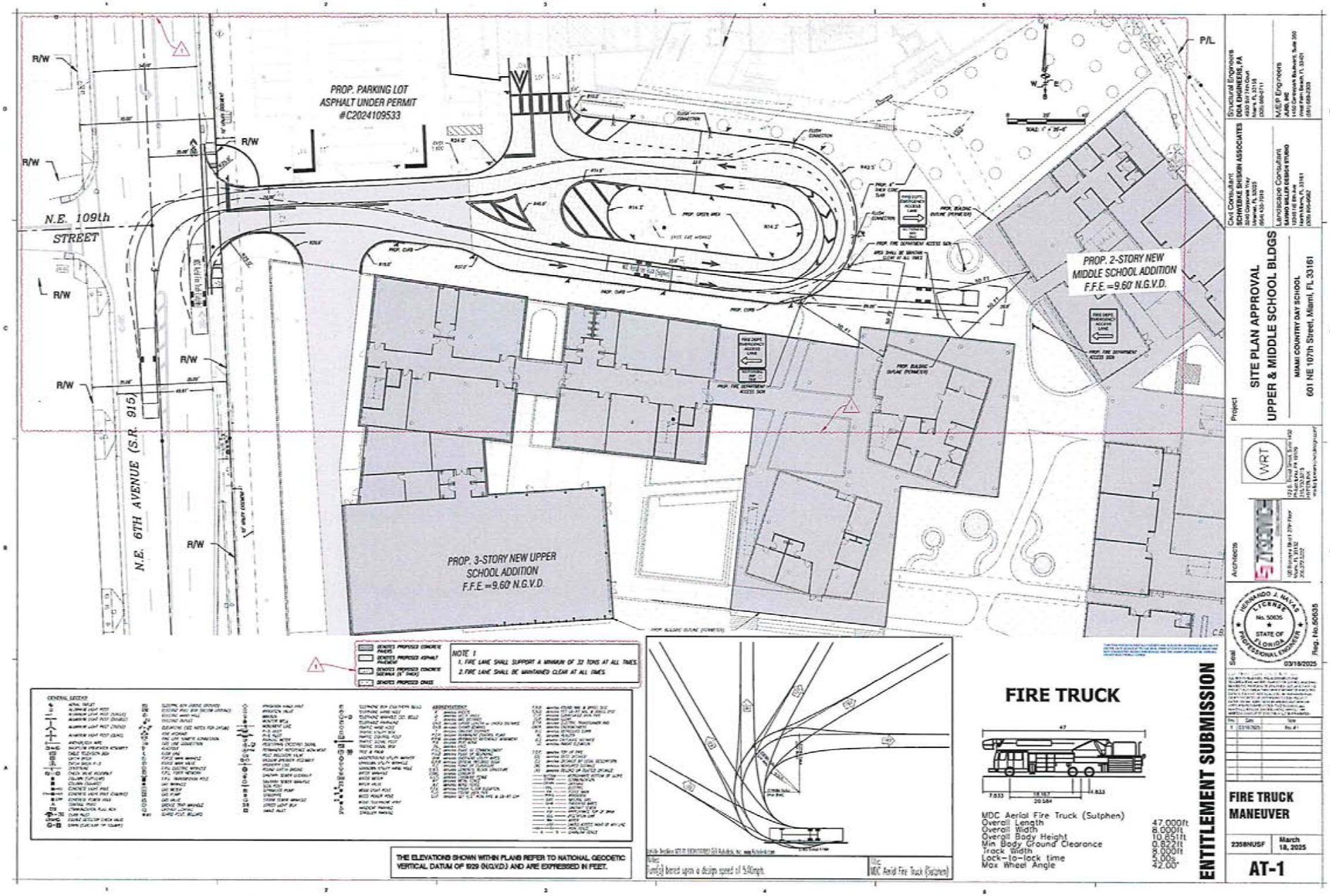
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PAVEMENT SIGNAGE AND MARKING
PLAN VIEW 2/2

2358NUSF | March 18, 2025

C-8

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Civil Consultant
SCHWEBKE BHISKIN ASSOCIATES
Structural Engineers
DDA ENGINEERS, PA
M.E.P. Engineers
Landscape Consultant
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Seal
03/19/2025

ENTITLEMENT SUBMISSION

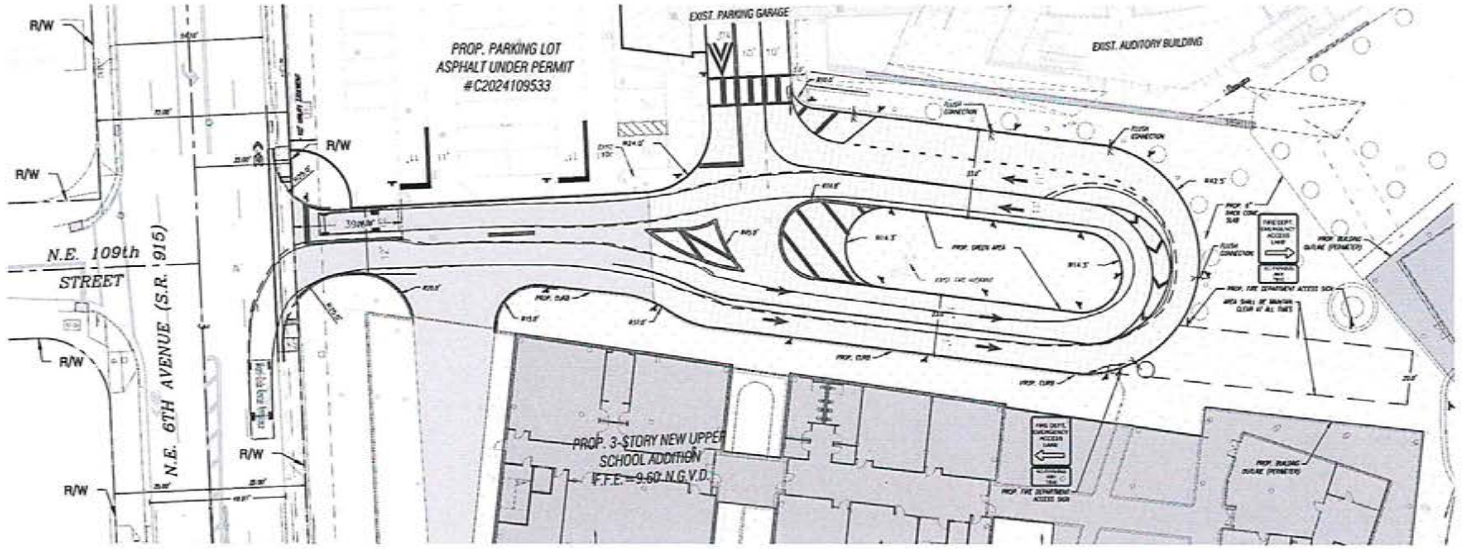
FIRE TRUCK MANEUVER

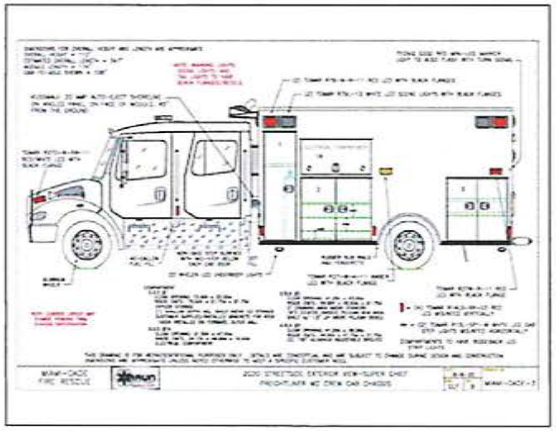
2358NUSF | March 18, 2025

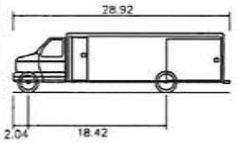
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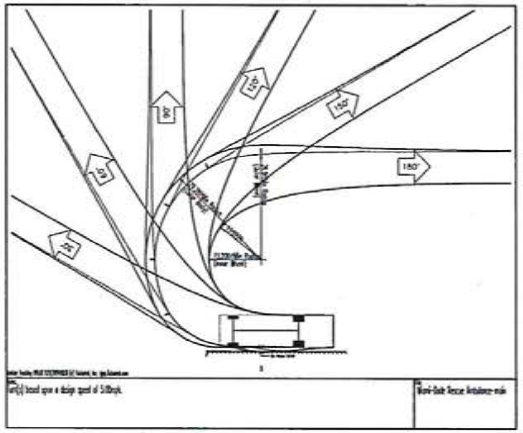
RESCUE AMBULANCE MANEUVER







Miami-Dade Rescue Ambulance	
Overall Length	28.920ft
Overall Width	8.170ft
Overall Body Height	7.891ft
Min Body Ground Clearance	1.226ft
Max Track Width	8.021ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	29.550ft



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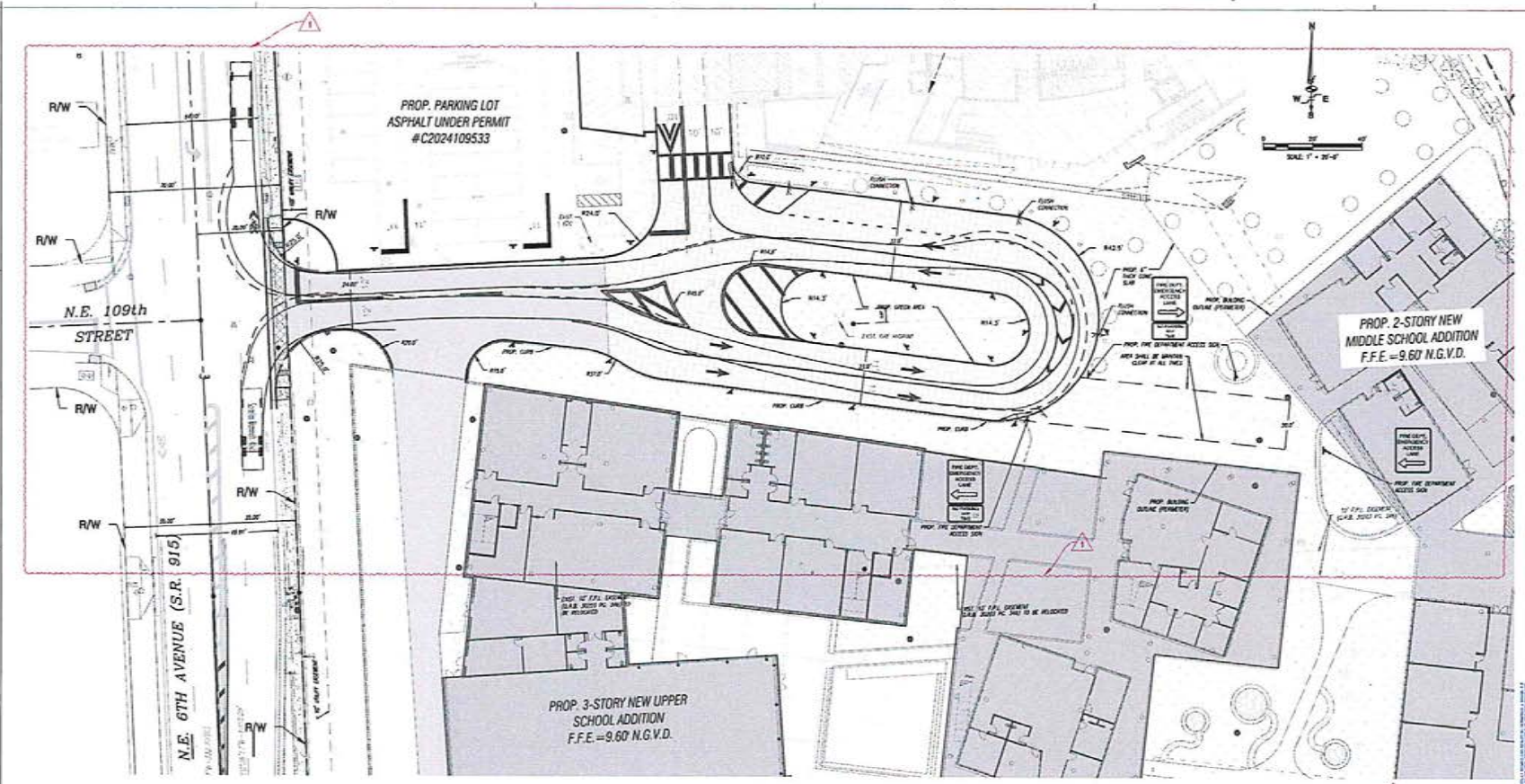
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RESCUE AMBULANCE MANEUVER

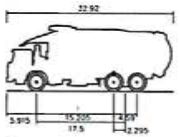
2358NUSF | March 17 18, 2025

AT-2

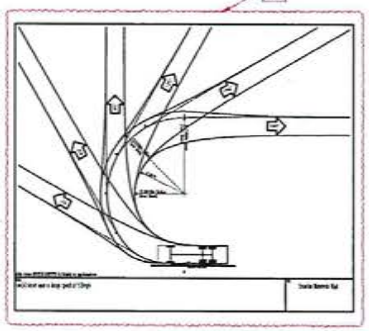
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GARBAGE TRUCK



Scranton Mammoth 40yd	
Overall Length	32.920ft
Overall Width	8.460ft
Overall Body Height	12.919ft
Min Body Ground Clearance	0.433ft
Track Width	8.460ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	39.420ft



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PROFESSIONAL ENGINEER
Reg. No.50635
03/18/2025

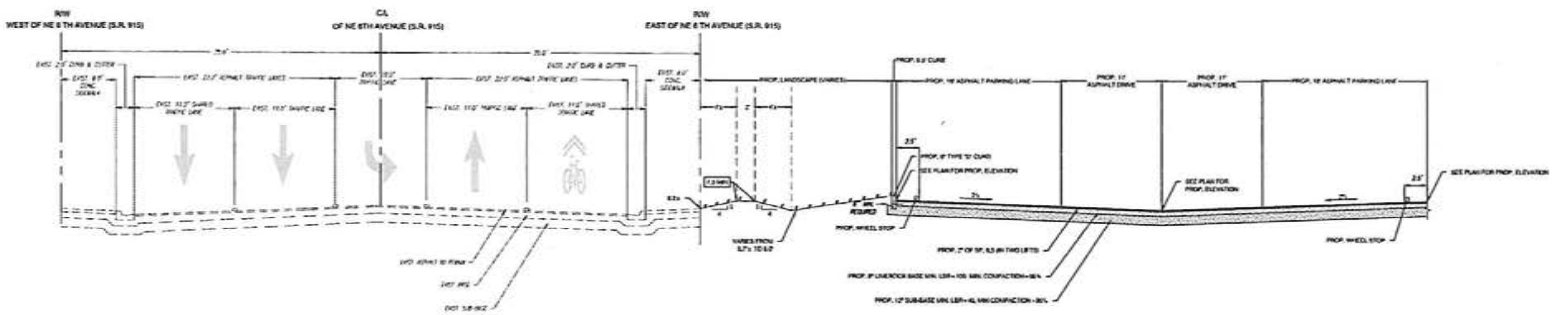
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GARBAGE TRUCK MANEUVER

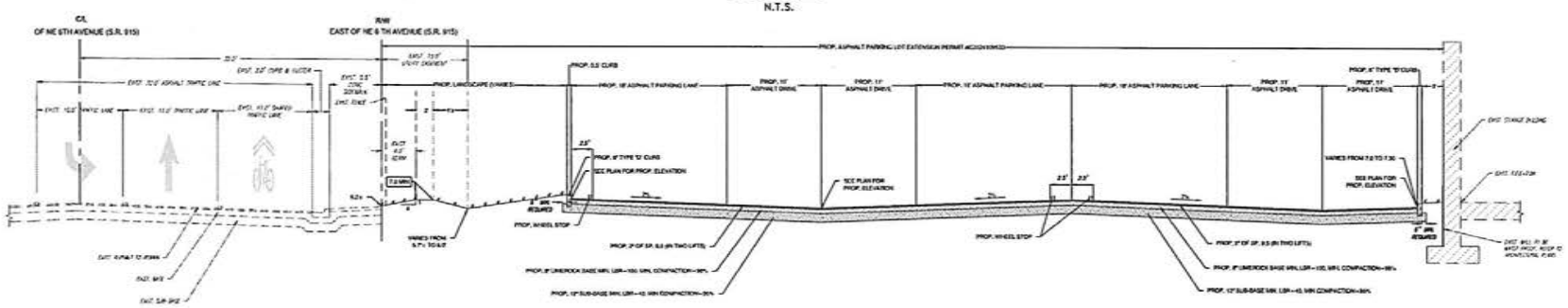
2358/NUSF | March 18, 2025

AT-3

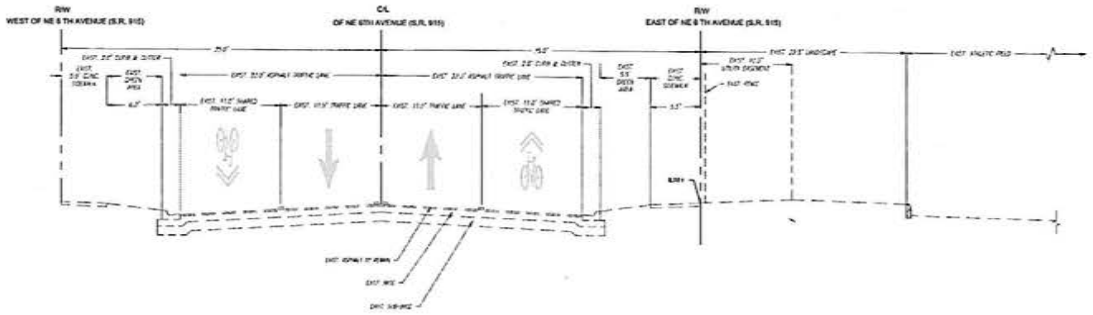
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SECTION–1
N.T.S.



SECTION–2
N.T.S.



SECTION–3
N.T.S.

ENTITLEMENT SUBMISSION

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PROFESSIONAL ENGINEER
Reg. No.50635
03/18/2025

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PAVING, GRADING AND DRAINAGE CROSS SECTIONS

2358/NUSF | March 18, 2025

CS-4

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MIAMI-DADE COUNTY
PROCESSED 24-270
DATE: DEC 23 2024
BY: ISA

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Miami Country Day School, Inc., a Florida non-profit corporation*

NAME AND ADDRESS	Percentage of Stock
Mariandl Hufford (Head of School), 601 NE 107 Street, Miami, FL 33161	

A Florida non-profit corporation; no percentage of interest required

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

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PROCESS NO.: 224-270
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If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identi fy natural persons having ultimate ownership interests].

NAME OF PURCHASER: N/A

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

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: Timothy S Walsh
(Applicant)

Sworn to and subscribed before me this 6TH day of DECEMBER 2024. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires 03/07/2025

Notary Public State of Florida
Alexandra Camejo
My Commission HH 101376
Expires 03/07/2025

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

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-270
DATE: DEC 23 2024
BY: ISA

EXHIBIT A

LEGAL DESCRIPTION

PARCEL I:

TRACTS A AND B, MIAMI COUNTRY DAY SCHOOL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, PAGE 94, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL III:

ALL OF THAT PART OF LOT 6, BLOCK 14, MAP OF THE SUBDIVISION OF THE PROPERTY OF MRS. JULIA D. TUTTLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B," PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH LINE OF SAID LOT 6, 35.00 FEET EAST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 31, TOWNSHIP 52 SOUTH, RANGE 42 EAST; THENCE RUN NORTH 87° 30' 28" EAST ALONG THE NORTH LINE OF THE SAID LOT 6 FOR A DISTANCE OF 171.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE BISCAYNE CANAL, ALSO KNOWN AS THE C-8 CANAL, SOUTH FLORIDA WATER MANAGEMENT DISTRICT RIGHT-OF-WAY MAP, DRAWING C-8-8 SHEET 10 OF 11, DATED MARCH 56, REV. 1-14-58; THENCE RUN SOUTH 20° 19' 02" EAST ALONG THE RIGHT-OF-WAY AS LABELED "R/W ALONG TOP OF CUT," FOR A DISTANCE OF 19.81 FEET; THENCE SOUTH 33° 58' 08" EAST FOR A DISTANCE OF 55.88 FEET; THENCE SOUTH 26° 13' 54" EAST FOR A DISTANCE OF 19.21 FEET; THENCE SOUTH 37° 37' 52" EAST FOR A DISTANCE OF 25.14 FEET; THENCE SOUTH 40° 07' 44" EAST FOR A DISTANCE OF 23.15 FEET; THENCE SOUTH 30° 13' 58" EAST FOR A DISTANCE OF 17.48 FEET; THENCE SOUTH 42° 33' 08" EAST FOR A DISTANCE OF 33.61 FEET; THENCE SOUTH 32° 10' 08" EAST FOR A DISTANCE OF 24.87 FEET; THENCE SOUTH 26° 10' 02" EAST FOR A DISTANCE OF 23.83 FEET; THENCE SOUTH 38° 27' 31" EAST FOR A DISTANCE OF 26.26 FEET; THENCE SOUTH 70° 03' 40" EAST FOR A DISTANCE OF 27.16 FEET TO A POINT ON THE EXISTING CONCRETE SEAWALL FOR THE SOUTHEAST CORNER OF THE SAID LOT 6; THENCE RUN SOUTH 87° 36' 41" WEST ALONG THE SOUTH LINE OF LOT 6 FOR A DISTANCE OF 334.15 FEET; THENCE RUN NORTH 2° 38' 17" WEST ALONG THE SOUTH LINE 35.00 FEET EAST OF AND PARALLEL TO THE SAID NORTH AND SOUTH CENTERLINE OF SAID SECTION 31, TOWNSHIP 52 SOUTH, RANGE 42 EAST FOR A DISTANCE OF 238.63 FEET TO THE POINT OF BEGINNING.

PARCEL IV:

A PORTION OF LOT 4, BLOCK 14, MAP OF THE SUBDIVISION OF THE PROPERTY OF MRS. JULIA D. TUTTLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B," PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER LINE OF SECTION 31-52 SOUTH-42 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH A DISTANCE OF 713.15 FEET ALONG THE CENTER LINE OF NORTHEAST SIXTH AVENUE TO A POINT: THENCE EAST 265 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST A DISTANCE OF 419 FEET TO THE WEST BANK OF BISCAYNE CANAL; THENCE MEANDER NORTHWESTERLY ALONG THE WEST BANK OF BISCAYNE CANAL, A DISTANCE OF APPROXIMATELY 135 FEET, TO A POINT ON THE WEST BANK OF BISCAYNE CANAL PARALLEL WITH THE MONUMENT SET IN 6 FEET FROM THE WEST BANK OF SAID BISCAYNE CANAL; THENCE WEST A DISTANCE OF 325 FEET TO A POINT; AND THENCE SOUTH 99.913 FEET TO THE POINT OF BEGINNING.

PARCEL VI:

THE NORTH 95 FEET OF THE WEST 120 FEET OF THAT PART OF LOT 5, BLOCK 14, OF JULIA B. TUTTLE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 4, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH LIES EAST OF THE EAST RIGHT OF WAY LINE OF THE 70 FEET RIGHT OF WAY AS DESCRIBED IN O.R. BOOK 1279, PATE 89, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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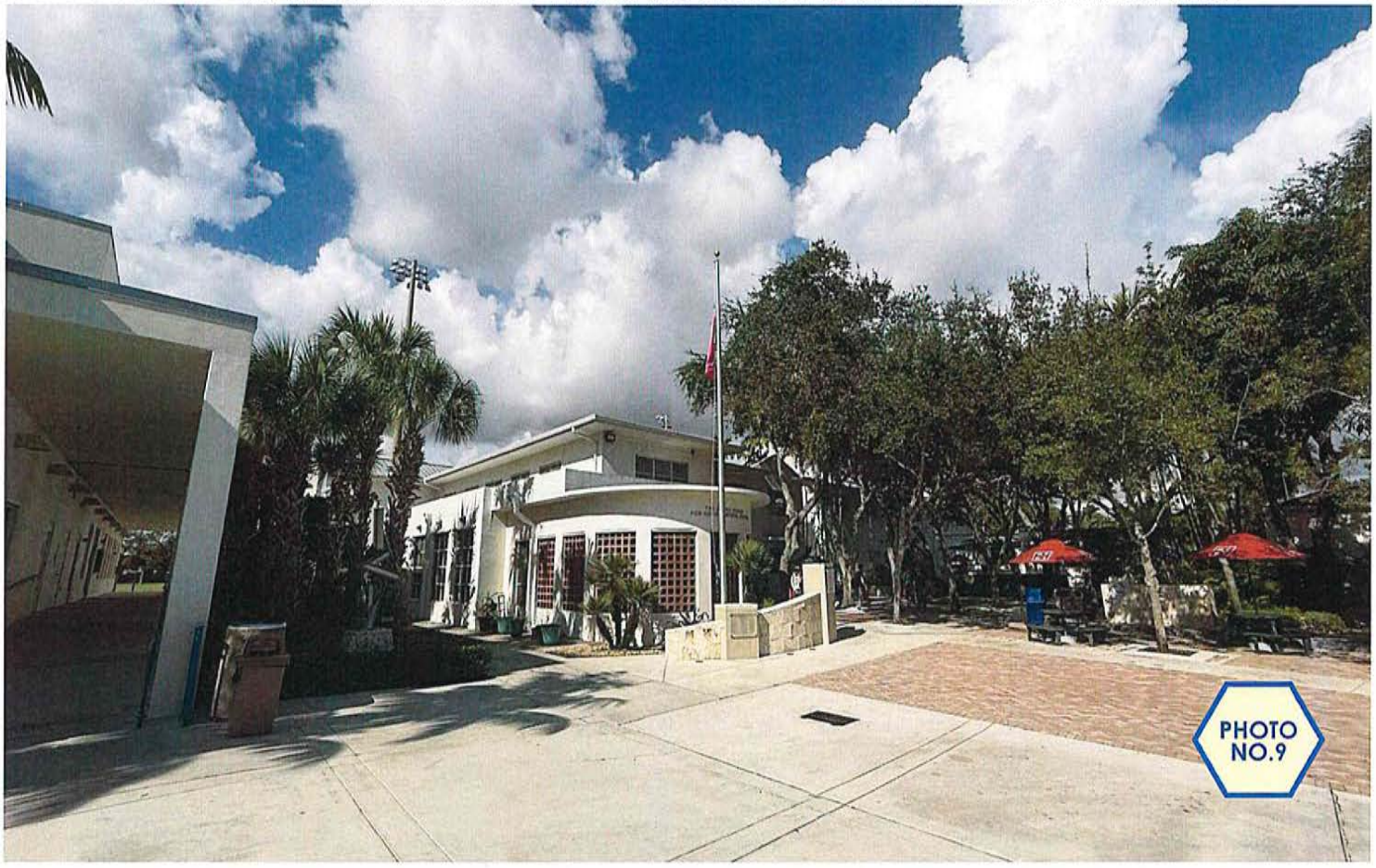


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