



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: October 23, 2025
TIME OF MEETING: 9:30 AM

DEFERRED ITEM	8A1 (The public hearing was not 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

DEFERRED ITEM	8A2 (The public hearing was not 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

CURRENT ITEM	8C1 (The public hearing was not held. The public hearing is subject to the rules of procedure.)
PH:	Z2024000188
Applicant	1201 BRICKELL BAY, LLC, ET AL.
District	05
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the Financial District Metromover Station, and assign to it the permitted uses and development regulations applicable under Section 33C-15 of the County Code for the "Metromover Station Subzone". Additionally, the application seeks to allow the proposed mixed-use building to be located closer to the Biscayne Bay shoreline than otherwise required by Code.
Location	1221 Brickell Avenue, 1201, 1250, 1260 Brickell Bay Drive, City of Miami, Miami-Dade County, Florida

CURRENT ITEM	8C2 (The public hearing was not held. The public hearing is subject to the rules of procedure.)
PH:	Z2024000272
Applicant	UBC MIAMI, LLC.
District	03
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the Culmer Metrorail Station, and assign to it the permitted uses and development regulations applicable under Section 33C-3.3 and Section 33C-8 of the County Code for the "SMART Corridor Subzone of the Rapid Transit Zone (RTZ)", and for non-Metrorail development around certain stations within the City of Miami. Additionally, the application seeks to waive the required screening of its parking garage that fronts along streets by a 20-foot-wide liner building of habitable space.
Location	1136 NW 8 Avenue and 1157 NW 11 Street Road, City of Miami, Miami-Dade County, Florida

CURRENT ITEM	8C3 (The public hearing was not held. The public hearing is subject to the rules of procedure.)
PH:	Z2025000033
Applicant	GARDEN PLACE DEVELOPMENT LLC.
District	04
Summary of Requests	The applicant is requesting to delete a previously recorded covenant on the property. The deletion of the aforementioned covenant would allow the subject property to be developed with more number of units and with greater building height as allowed under the Land Use and Density Regulating Plans of the Ojus Urban Area District, than currently permitted.
Location	Lying north of NE 187 Street and approximately 166' west of NE 25 Avenue, Miami-Dade County, Florida

COUNTY COMMISSION MEETING OF OCTOBER 23, 2025

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESS

DEFERRED ITEM
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:

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

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Deferred from September 25, 2025

DEFERRED 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

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

CURRENT ITEM

UBC MIAMI, LLC. Z2024000272

BCC/District 03

The application is to permit approval of the general development plans for a subject property located in close proximity to the Culmer Metrorail Station, and assign to it the permitted uses and development regulations applicable under the County Code for the SMART Corridor Subzone. This would allow the property to be developed with a wide variety of residential, commercial, retail, office, and other uses intended to enhance and support the County's existing mass transit system. Additionally, the application seeks to waive the required screening of its parking garage that fronts along streets by a 20-foot-wide liner building of habitable space.

- (1) SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the "SMART Corridor Subzone of the Rapid Transit Zone", the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-3.3 and Section 33C-8 of the County Code.
- (2) NON-USE VARIANCE of zoning regulations requiring multi-story parking garage structures be screened along the street frontage by a liner building of a minimum depth of 20 feet of habitable space; to waive same to permit no habitable space screening the proposed parking garage.

LOCATION: 1136 NW 8 Avenue and 1157 NW 11 Street Road, City of Miami, Miami-Dade County, FL

SIZE OF PROPERTY: ±0.762 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

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

PH: Z24-214

October 23, 2025

Item No. 8A1

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	With the proffered covenant, the request is consistent with the interpretative text, goals, objectives, and policies of the Comprehensive Development Master Plan (CDMP).
Applicable Zoning Code Section	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 <i>(See attached Zoning recommendation Addendum)</i>
Recommendation	Approval subject to the acceptance of the proffered covenant, which permits automobile uses for a period of eight (8) years from the date of recordation and provides for additional obligations and restrictions.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

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

PROCEDURAL HISTORY:

This application was deferred at the September 25, 2025, meeting of the Board of County Commissioners (BCC) to the October 23, 2025, board meeting.

The public hearing on this item has not been held.

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).

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.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	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 (lacking an active Certificate of Use)	Community Urban Center
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.

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; [d]iversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate-to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically." Furthermore, the CDMP text states; "where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern."

In addition, **Objective LU-7** of the CDMP addresses new development and redevelopment in existing and planned transit corridors and urban centers. Said Objective states 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: "[t]hrough its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential land and non-residential land uses and activities in nodes around transit stations to produce 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 in the NCUAD for the subject property is MC, Mixed-Use Corridor, a land use category typically assigned to areas in close proximity to proposed rapid transit stations or premium bus service stops. Within the NCUAD, the MC designation allows for commercial, or office uses, multi-family residential development, or a mix of these uses.

Staff notes that while rezoning to the MCS category would allow the property to accommodate additional automotive-related uses, which, in and of itself, could be inconsistent with the CDMP Land Use Element policies and interpretative text cited above, the applicant has proffered a

covenant limiting the duration of automotive uses on the property to eight (8) years. The covenant further requires that the property transition thereafter to non-automotive uses more in line with the desired development pattern for the area and consistent with the CDMP. Importantly, the MCS district permits a variety of uses beyond automotive-related activities, and staff opines that a gradual transition away from automotive uses toward other permitted uses is **consistent** with the North Central Charrette Report adopted by the BCC in 2004, as discussed in more detail below.

For the analysis of this application and the proffered covenant, it is also important to consider the unique history of the property, particularly the fact that all other parcels along the same strip were previously approved for automotive uses, with the exception of the subject property. In addition, according to the Miami-Dade Water and Sewer Department (WASD) memorandum dated August 12, 2025, *there is currently no gravity sanitary sewer connection in close proximity to the site. However, the proposed WASD PCTS Project No. 16113 (Green Tech Corridor S-1 North) includes the construction of a 10-inch gravity sewer line along NW 27th Avenue, abutting the western boundary of the property. This project is anticipated to begin the procurement process within one month and is expected to be completed by April 15, 2027. If the infrastructure is completed by the time the subject project is ready for construction, the developer may connect to the proposed sewer line to provide service.* Based on prior conversations with WASD, the project is estimated to reach completion in 2028, which aligns with the current covenant. The covenant requires that a site plan for the redevelopment of the property be submitted to the Department for review within four (4) years of the hearing date (2029) and obtain site plan approval within five (5) years, thereby excluding any automotive uses within eight (8) years.

As a result, staff is of the opinion that the proffered covenant will limit the time period that any automotive related uses may remain on the property, and will require the property to transition to more suitable uses consistent with the CDMP within a certain number of years. As such, pursuant to the proffered covenant, the applicant is agreeing to phase out even the automotive uses, which will further the goals and policies of the CDMP and the Charette Report. Thus, by establishing specific limitations on the duration and scope of automotive uses, including a defined sunset period and a requirement to transition the site toward non-automotive development that would allowed by the zoning district, the proffered covenant ensures that the site will gradually evolve into a pedestrian-oriented, transit-supportive, mixed-use development pattern **consistent** with the vision outlined in the CDMP. By restricting automotive uses and mandating adherence to Urban Center District standards within defined timeframes, and considering the proffered covenant's phase out of all automotive uses on the property, the proposed rezoning, with acceptance of the proffered covenant, would be **consistent** with the CDMP's goals of encouraging transit-oriented development, enhancing pedestrian connectivity, and supporting a diverse mix of uses that contribute to the long-term vitality and sustainability of the urban center.

ZONING ANALYSIS:

The purpose of the requested re-designation of the subject property from 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 27 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 27 Avenue corridor. Accordingly, the MCS category allows open lot automotive uses in the location where they had been previously established; however, based on the North Central Charrette Report, said category was not intended to proliferate the corridor.

Regarding the impact on transportation facilities, the subject property is located within a designated Community Urban Center and premium transit corridor (NW 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.

As previously noted, staff acknowledges the existing conditions of the site, including that the subject parcel is located between two (2) parcels currently approved for automotive use, with the remainder of the strip (north and south) also approved for automotive uses, except for the

subject parcel. In addition, the property is not suitable for immediate development due to the lack of a nearby gravity sanitary sewer connection. However, the WASD PCTS Project No. 16113 (Green Tech Corridor S-1 North) is planned to construct a 10-inch gravity sewer line along NW 27 Avenue, abutting the western boundary of the property. This project is expected to begin procurement within one month and be completed by April 15, 2027.

As a result, the applicant has agreed to proffer a covenant limiting automotive uses to a maximum of **eight (8) years**. The covenant further requires the applicant to submit a development proposal consistent with MCS Center standards, excluding any automotive uses, within **four (4) years** of the hearing date and to obtain site plan approval within **five (5) years**. Staff opines that this timeframe provides a balanced approach, allowing for an orderly transition while encouraging timely redevelopment consistent with the CDMP. Failure by the applicant to comply with these timeframes will result in the termination of automotive uses, which must cease no later than eight (8) years from the date the covenant is recorded.

Given the site's unique location and existing site conditions, staff recommends **approval of the application subject to acceptance of the proffered covenant which permits automotive uses on the subject property for a period not to exceed eight (8) years from the date of recordation and provides for additional obligations and restrictions.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

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

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:EA



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

ZONING RECOMMENDATION ADDENDUM

Valence Investment 8, LLC.
PH: Z24-214

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

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

<p>Land Use Element Urban Centers (pg. I-47)</p>	<p><i>Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility. 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.</i></p> <p>Policies for Development of Urban Centers <i>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</i></p>
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ZONING RECOMMENDATION ADDENDUM

Valence Investment 8, LLC.

PH: Z24-214

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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Valence Investment 8, LLC.
PH: Z24-214

	<p><i>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.</i></p> <p>Buildings. <i>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.</i></p> <p>Density and Intensity. <i>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.</i></p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 30%;">Average Floor Area Ratios (FAR)</th> <th style="width: 30%;">Max. Densities Dwellings per Gross Acre</th> </tr> </thead> <tbody> <tr> <td><i>Regional Activity Centers</i></td> <td><i>greater than 4.0 in the core not less than 2.0 in the edge</i></td> <td style="text-align: center;"><i>500</i></td> </tr> <tr> <td><i>Metropolitan Activity Centers</i></td> <td><i>greater than 3.0 in the core not less than 0.75 in the edge</i></td> <td style="text-align: center;"><i>250</i></td> </tr> <tr> <td><i>Community Urban Centers</i></td> <td><i>greater than 1.5 in the core not less than 0.5 in the edge</i></td> <td style="text-align: center;"><i>125</i></td> </tr> </tbody> </table> <p><i>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.</i></p> <p><i>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.</i></p>			Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre	<i>Regional Activity Centers</i>	<i>greater than 4.0 in the core not less than 2.0 in the edge</i>	<i>500</i>	<i>Metropolitan Activity Centers</i>	<i>greater than 3.0 in the core not less than 0.75 in the edge</i>	<i>250</i>	<i>Community Urban Centers</i>	<i>greater than 1.5 in the core not less than 0.5 in the edge</i>	<i>125</i>
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Policy LU-1A (Page I-2)	<i>High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.</i>													
Objective LU-7 (Page I-13)	<i>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.</i>													
Policy LU-7A (Page I-13)	<i>Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract</i>													

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Valence Investment 8, LLC.
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	<i>transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.</i>
Policy LU-7E (Page I-14)	<i>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.</i>

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	<i>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.</i>
Section 33-311 District Boundary Change	<p>(A) <i>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.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) <i>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;</i> (2) <i>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;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other</i>

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	<p><i>necessary public facilities which have been constructed or planned and budgeted for construction;</i></p> <p><i>(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.</i></p>
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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.

Memorandum



Date: September 12, 2025

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

From: Lisa M. Spadafina, RER Assistant Director *Lisa Spadafina*
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



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) *Maria Valdes*

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



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



Date: September 19, 2025

To: Eric Silva, 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 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 Statute 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: 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

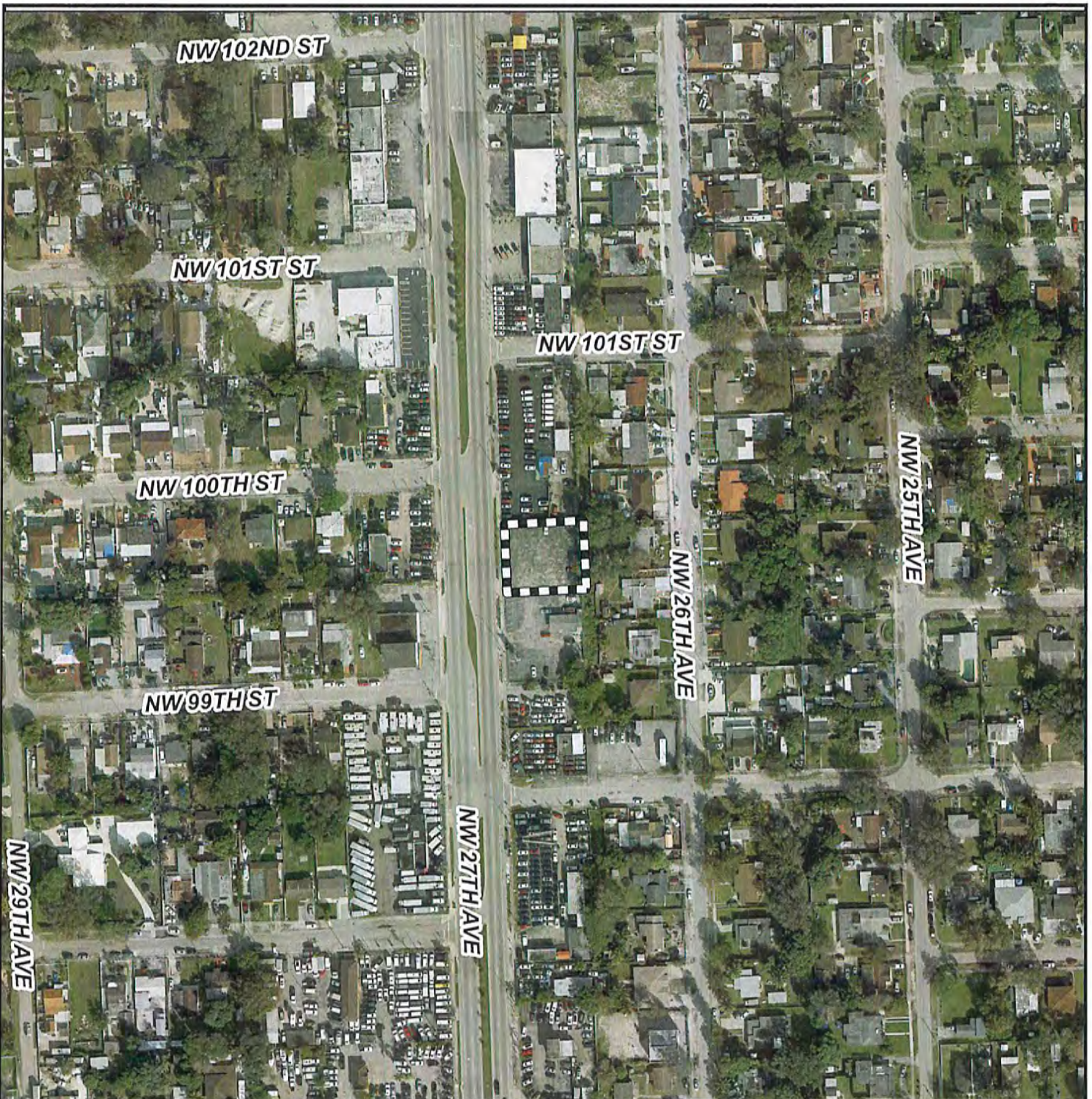
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, October 24, 2024


REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000214

Legend

 Subject Property

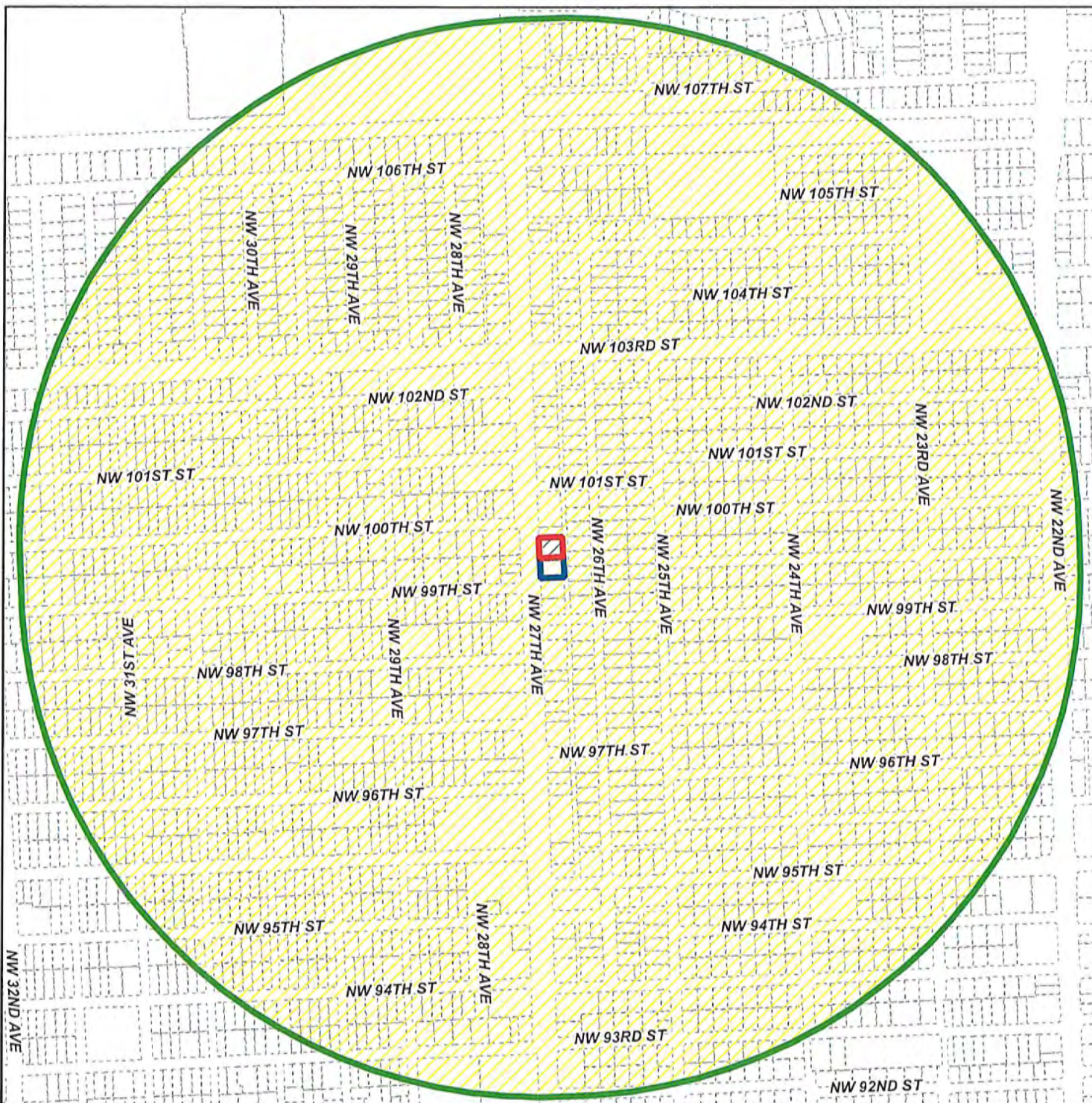


Section: 03 Township: 53 Range: 41
 Applicant: Valence Investment 8, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



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



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



SKETCH CREATED ON: Thursday, October 24, 2024

REVISION	DATE	BY

RECEIVED

MIAMI-DADE COUNTY

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].

PROCESS NO. 724-214

DATE OCT 21 2024

BY: GONGOL

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.*



4651C5B7-DCB4-4FEA-BEAE-B54290FCF5D3 -- 202410/03 07:00:24 -8:00



RECEIVED

MIAMI-DADE COUNTY

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 any person having the ultimate ownership interests].

PROCESS NO. 24-214
DATE: OCT 21 2024
BY: GONZALEZ

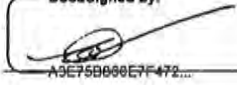
NAME OF PURCHASER: N/A

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.

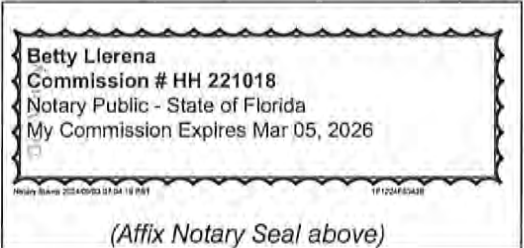
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

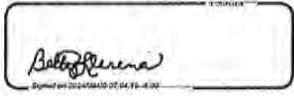
DocuSigned by:

 A3E75B000E7F472...
 _____ Alan Mourad
 Signature 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)





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

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

FORM REVISION 2020/1

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

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



4651C5B7-DCB4-4FEA-BEAE-B54290FCF5D3 -- 2024/10/03 07:00:24 -8:00

This instrument was prepared by:

Maritza Haro Salgado, Esq.
Bercow Radell Fernandez Larkin & Tapanes, PLLC
Address: 200 South Biscayne Boulevard, Suite 300
Miami, Florida 33131

Folio number: 30-3103-015-0100

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned owner Valence Investment 8 LLC (the "Owner"), holds fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property,"; and

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owner during the consideration of Public Hearing Application No. Z2024000214 will be abided by the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property.

1. **Use Restriction.** Notwithstanding the permitted and conditionally permitted uses authorized either pursuant to Sec. 33-284.99.50.A. and B., Code of Miami-Dade County within an MCS Land Use Category, or per the Table of Permitted Uses in Sec. 33-284.83.C., Code of Miami-Dade County, only the following permitted uses authorized pursuant to Sec. 33-284.99.50A.1., Code of Miami-Dade County may be developed on the Property (the "Authorized MCS Automotive Uses"):
 - a. sales of new and used automobiles.
2. **Screening:** Owner shall install and maintain a five (5) foot landscape buffer at the Property boundary along NW 27th Avenue.
3. **Use Restriction Term.** The Authorized MCS Automotive Uses described above may be developed/operated on the Property for a term not to exceed eight (8) years from the date of the recording of this Declaration (the "MCS Automotive Use Term"). Upon expiration of the MCS Automotive Use Term, all automotive uses shall cease and no longer be permitted on the Property. Thereafter, the Property may only be developed and used for non-automotive uses permitted within the MCS Land Use Category. The County

Declaration of Restrictions

Thereafter, the Property may only be developed and used for non-automotive uses permitted within the MCS Land Use Category. The County shall not issue or renew any Certificate(s) of Use for automotive related activities following the expiration of the MCS Automotive Use Term. Further, upon the expiration of the MCS Automotive Use Term, Owner shall remove or dismantle any existing structures or improvements whose use is limited exclusively to such expired automotive uses.

4. **Uses Post MCS Automotive Use Term.** Owner shall submit an administrative site plan application for any use allowed on an MCS-designated parcel, per the Table of Permitted Uses in Sec. 33-284.83.C., Code of Miami-Dade County, with the exception of any Automotive Uses and/or Self-Storage Mini Warehouse Storage Facility use referenced in Footnote 1. of the same section (the "Site Plan"). The Site Plan shall be submitted to the County within four (4) years of September 25, 2025 (the "MCS Automotive Use Term Approval Date"). Owner shall obtain approval of the Site Plan within five (5) years of the MCS Automotive Use Term Approval Date. Failure by the Owner to either timely submit the Site Plan or procure the approval of the same within the timeframes specified hereinabove shall subject Owner such enforcement procedures initiated by the County pursuant to Chapter 8CC, Code of Miami-Dade County.

MISCELLANEOUS

Notice to Purchasers. In connection with any potential conveyance of the Property, Owner shall provide written notice of the Authorized MCS Automotive Use restrictions contained in this declaration.

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

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and must be recorded by the Owner, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present

Declaration of Restrictions

and future owners of the real property and for the benefit of Miami Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Covenant 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 30 years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of 10 years each, unless an instrument signed by the, then-owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

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

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

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby granted 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

Declaration of Restrictions

constitute an election of remedies, nor shall it preclude the party exercising such other additional rights, remedies or privileges.

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

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

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

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

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

[Signature page to follow]

Declaration of Restrictions

Signed, witnessed, executed, and acknowledged on this 24 day of September, 2025.

IN WITNESS WHEREOF, **Valence Investment 8 LLC**, a Florida limited liability company, has caused these presents to be signed in its name by its proper officials.

WITNESSES

Valence Investment 8 LLC

[Signature]
Signature

[Signature]
Alan Ahman Mourad, as Manager

Yedy Montesano, 200 S Biscayne Boulevard, Miami, FL 33131
Print Name & Address

[Signature]
Signature

Maria V. Lebrillos 200 S. Biscayne Blvd. Suite 300 Miami FL 33131
Print Name & Address

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization by Alan Ahman Mourad, as Manager, of **Valence Investment 8 LLC**. He is personally known to me or has produced _____ as identification. Witness my signature and official seal this 24 day of September, 2025, in the County and State aforesaid.

(SEAL)

[Signature]
NOTARY SIGNATURE
Print, type, or stamp of Notary
Notary Public, State of Florida
My Commission expires: 03-05-2026



Declaration of Restrictions

Exhibit A
Property Legal Description

Folio No. 30-3103-015-0100

Lots 5 and 6, Block 2, Commercial Gulfair, according to the plat thereof as recorded in Plat Book 41, Page 85, Public Records of Miami-Dade County, Florida.

OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of a Declaration of Restrictions Pursuant to Public Hearing No. Z2024000214, it is hereby certified that I have examined Abstract of Title covering the period from the beginning to the 10th day of September, 2025, at the hour of 11:00 P.M., inclusive, of the property described on **Exhibit A** hereto. I know of no reason that this Title Policy is inaccurate or incomplete.

Based solely on our examination of the Abstract of Title identified above, and assuming the accuracy of, and without any independent investigation of, the information contained therein, and subject to the qualifications contained below, it is my opinion that, as of the last-mentioned effective date above, fee simple title to the Property was vested in:

Valence Investment 8 LLC, a Florida limited liability company ("Property Owner")

Basing my opinion solely on the limited liability affidavit of the Property Owner, I am of the opinion that, Alan Ahman Mourad, as Manager of the Property Owner, is authorized to execute any instruments contemplated herein on behalf of the Property Owner.

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

1. RECORDED MORTGAGES:

- a. Mortgage to Florida Community Bank, N.A., mortgagee(s), recorded in O.R. Book 29988, Page 2266, as affected by Modification of Mortgage recorded in O.R. Book 32224, Page 3329, Public Records of Miami-Dade County, Florida.
- b. Assignment of Leases, Rents, and Profits filed March 7, 2016, in O.R. Book 29988, Page 2275, Public Records of Miami-Dade County, Florida.

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

None.

3. GENERAL EXCEPTIONS:

- a. General or special taxes and assessments required to be paid in the year 2025 and subsequent years.
- b. Rights or claims of parties in possession not shown by the public records.
- c. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- d. Easements or claims of easements not shown by the public records.
- e. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- f. Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands

insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.

- g. Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:
 - 1. Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and
 - 2. Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)
- h. 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 services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

4. **SPECIAL EXCEPTIONS:**

- a. All matters contained on the Plat of Commercial Gulfair, as recorded in Plat Book 41, Page 85, Public Records of Miami-Dade County, Florida.
- b. Covenant Running with the Land in favor of Miami-Dade County recorded in O.R. Book 34834, Page 4548, Public Records of Miami-Dade County, Florida.
- c. Rights of the lessees under unrecorded leases.

I *HEREBY CERTIFY* that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the *Declaration of Restrictions Pursuant to Public Hearing No. Z2024000214 in Favor of Miami-Dade, County.*

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the *Declaration of Restrictions Pursuant to Public Hearing No. Z2024000214 in Favor of Miami-Dade County* a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
Valence Investment 8 LLC, a Florida limited liability company	Fee Simple	N/A
Florida Community Bank, N.A.	Mortgagee	

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

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
Policy Number 8130609- 95383208	Commonwealth Land Title Insurance Company	8	Beginning to February 9, 2016 at 2:00pm
Title Search Report Under File No. 1628921	Old Republic National Title Insurance Company	23	July 10, 1981 to April 2, 2025 at 11:00pm
Title Search Report Under File No. 1680773	Old Republic National Title Insurance Company	16	June 8, 1993 to Sept. 10, 2025 at 11:00pm

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

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

Respectfully submitted this 24th day of September, 2025.



 Danisa M. Borges, Esq.
 FL Bar No.: 113238
 5940 SW 73 Street, Suite 101
 South Miami, FL 33143
 Telephone: (305) 676-5467
 Facsimile: (786) 842-4950
Borgesdesq@borgeslaw.net

NOTARY BLOCK ON THE FOLLOWING PAGE

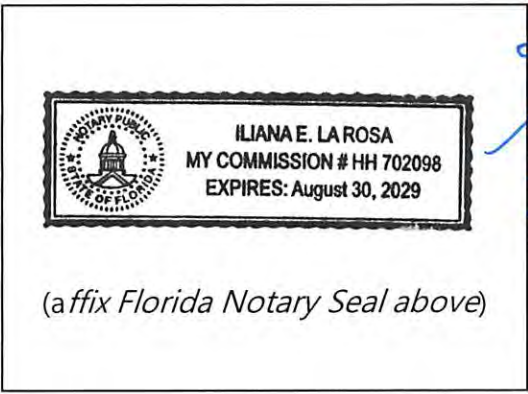
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence online notarization this 24th day of September, 2025.

by DANISA M. BORGES
(name of individual acknowledging)

Individual identified by: personal knowledge satisfactory evidence n/a
(type)



Iliana E. La Rosa

(Signature of Notary Public)

Iliana E. La Rosa

(typed, printed, or stamped name of Notary Public)

Exhibit A
Legal Description

Lots 5 and 6, Block 2, Commercial Gulfair, according to the plat thereof as recorded in Plat Book 41, Page 85, Public Records of Miami-Dade County, Florida.

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

PH: Z24-270

October 23, 2025

Item No. 8A2

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 <i>(see attached Zoning Recommendation Addendum)</i>
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 <i>(see attached Zoning Recommendation Addendum)</i>
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."

PROCEDURAL HISTORY:

This application was deferred at the September 25, 2025, meeting of the Board of County Commissioners (BCC) to the October 23, 2025, board meeting.

The public hearing on this item has not been held.

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. The school shall complete improvements to the drop-off and pick-up areas during the summer to ensure that traffic flow is not disrupted. Any temporary shifts in these areas during construction must maintain safe and efficient access, with appropriate signage and staff assistance provided as necessary.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. That the number of classrooms shall not exceed 131.

Miami Country Day School, Inc.

Z24-270

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

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

<p>Low-Density Residential (Pg. I-31)</p>	<p><i>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.</i></p>
<p>Business and Office (Page I-40)</p>	<p><i>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.</i></p> <p><i>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</i></p>

	<i>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.</i>
Objective LU-4 (Pg. I-9)	<i>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.</i>
Policy LU-4A (Page. I-11)	<i>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.</i>
Policy LU-4D (Page I-9)	<i>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.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(3) Special Exception, Unusual and New Uses.	<i>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.</i>
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<i>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.</i>
Section 33-311(A)(7) Generalized Modification Standards.	<i>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</i>

	<p><i>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.</i></p>
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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



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



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) *Maria Valdes*

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.

Date: September 15, 2025

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

From:  FOR: 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. The Miami Country Day School was approved pursuant to zoning resolution number Z-16-24 for up to 1,502 Students in grades K-12. 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



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 Statute 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



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.

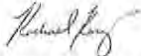
Objective ROS-8

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 

Signature: 

Email: rachael.kardys@miamidade.gov

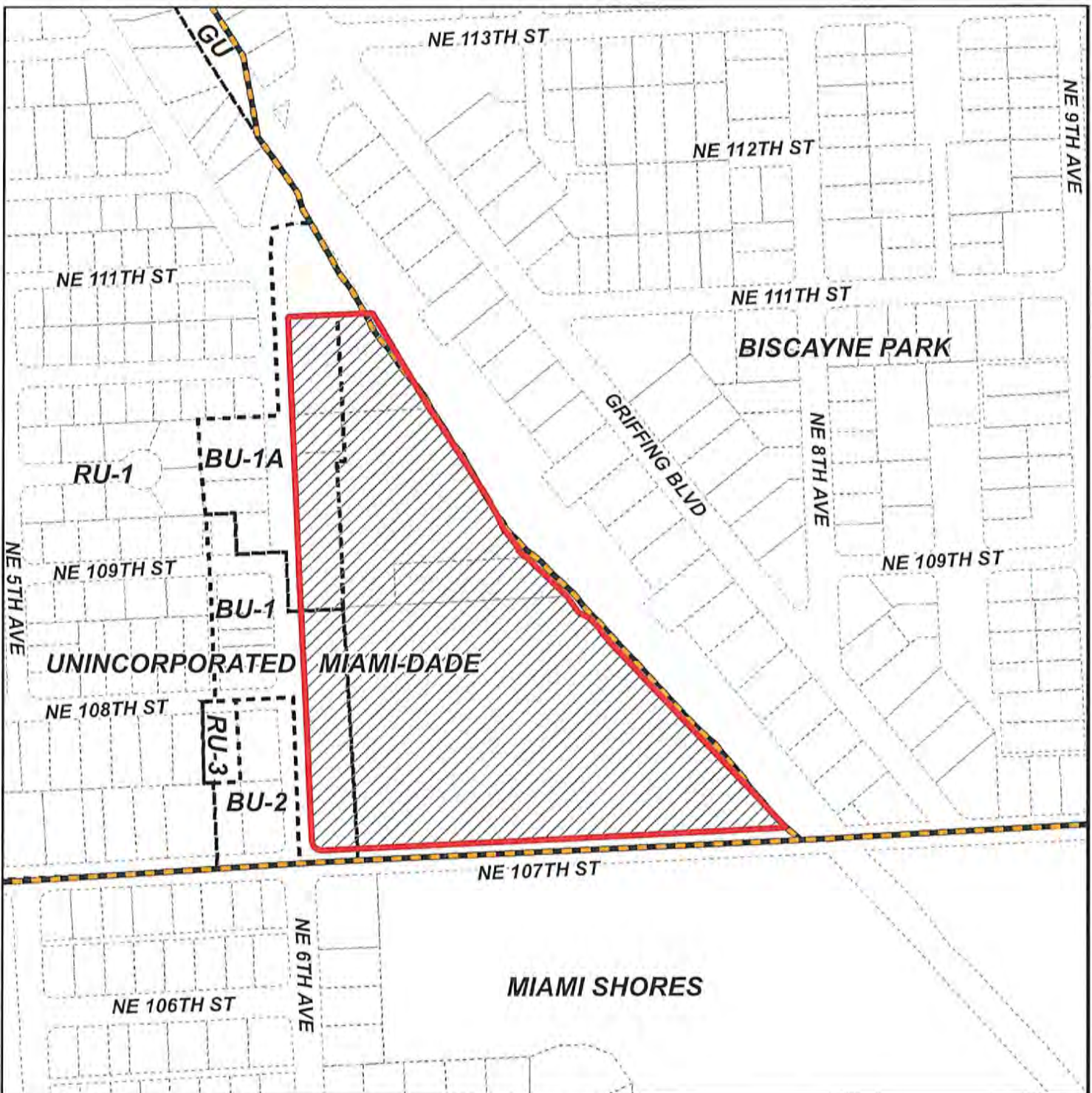
Memorandum



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

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, December 27, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000270

Legend
 Subject Property
 Municipalities

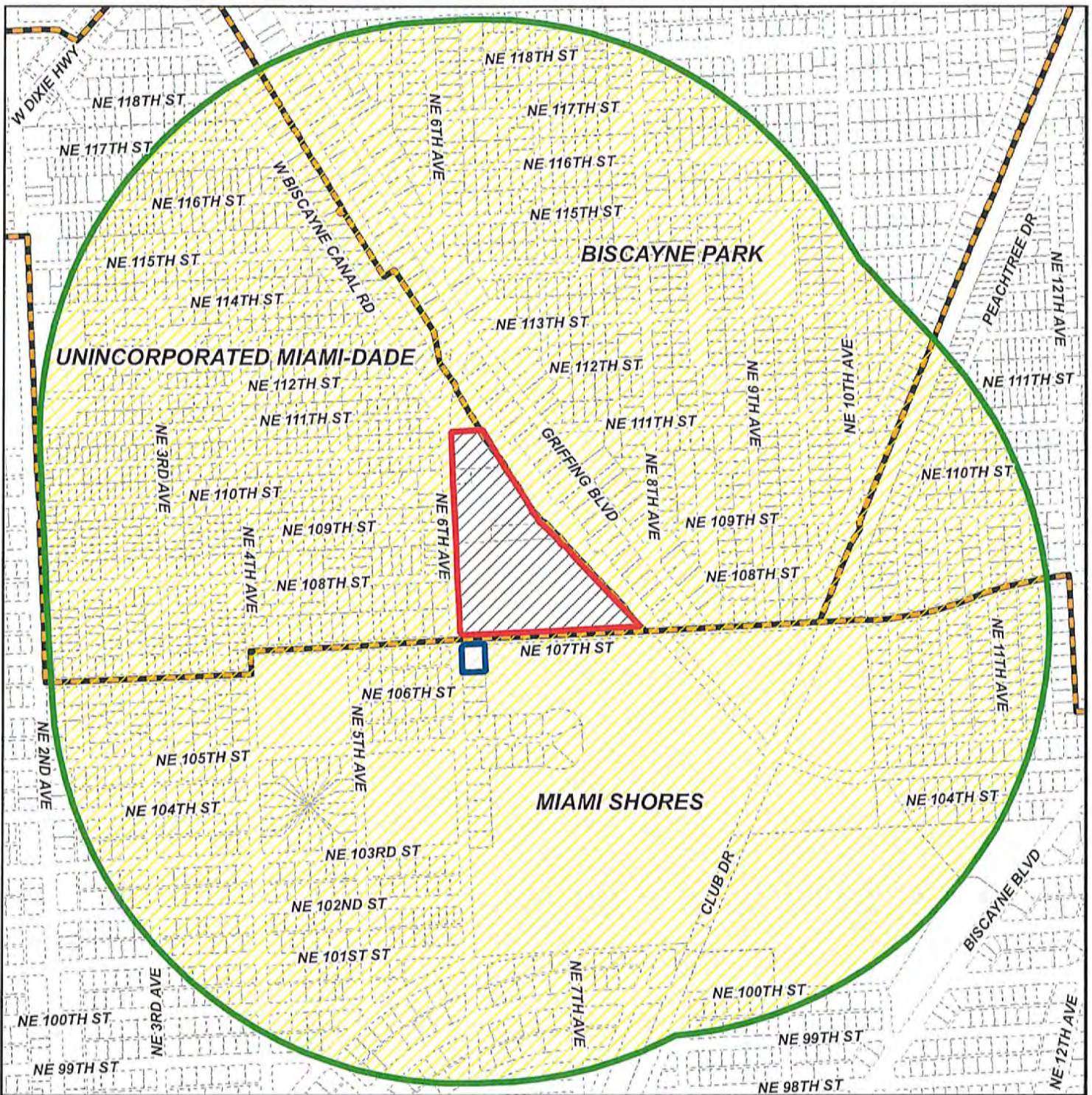


Section: 31 Township: 52 Range: 42
 Applicant: Miami Country Day School, Inc.
 Zoning Board: Board of County Commissioners
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



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

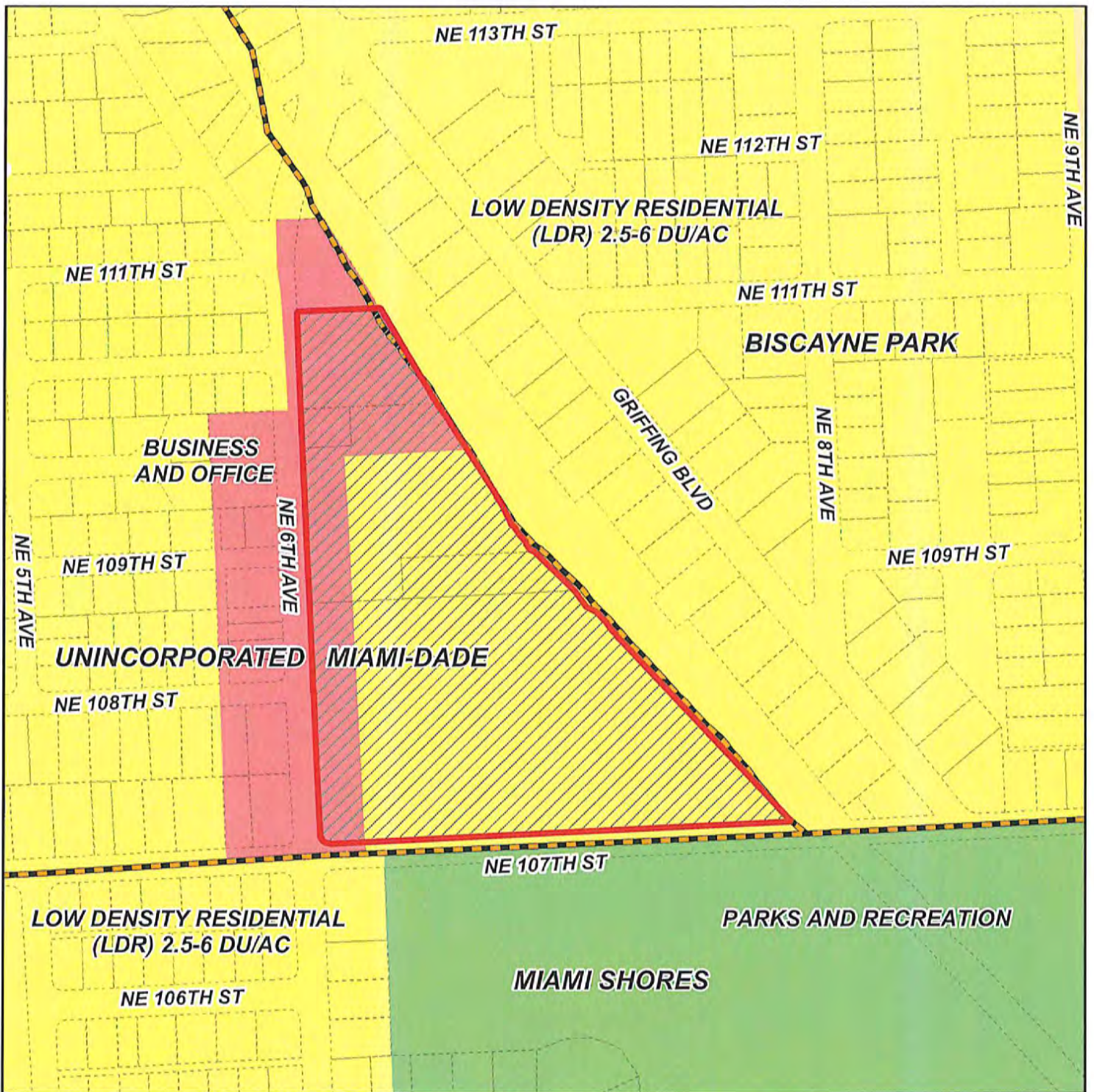
Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Municipalities
-  Property Boundaries



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



SKETCH CREATED ON: Friday, December 27, 2024

REVISION	DATE	BY



PROJECT INFORMATION

THIS PROJECT IS BEING SUBMITTED FOR REVIEW AND APPROVAL BY THE MIAMI-DADE COUNTY PLANNING AND ZONING DEPARTMENT. THE PROJECT IS SUBJECT TO THE ZONING ORDINANCES AND REGULATIONS OF MIAMI-DADE COUNTY. THE PROJECT IS SUBJECT TO THE ZONING ORDINANCES AND REGULATIONS OF MIAMI-DADE COUNTY. THE PROJECT IS SUBJECT TO THE ZONING ORDINANCES AND REGULATIONS OF MIAMI-DADE COUNTY.

ZONING ANALYSIS

PROJECT NAME	MIAMI COUNTRY DAY SCHOOL
PROJECT ADDRESS	601 NE 107th Street, Miami, FL 33161
PROJECT TYPE	SCHOOL
ZONING DISTRICT	RS-10
PROPOSED ZONING	RS-10
EXISTING ZONING	RS-10
COMMENTS	

SIGNAGE

TYPE	LOCATION	AREA (SQ. FT.)
1	1	100
2	2	200
3	3	300
4	4	400
5	5	500
6	6	600
7	7	700
8	8	800
9	9	900
10	10	1000
TOTAL		5000

ZONING ANALYSIS

THE PROPOSED PROJECT IS COMPATIBLE WITH THE ZONING DISTRICT AND THE ZONING ORDINANCES AND REGULATIONS OF MIAMI-DADE COUNTY. THE PROJECT IS SUBJECT TO THE ZONING ORDINANCES AND REGULATIONS OF MIAMI-DADE COUNTY. THE PROJECT IS SUBJECT TO THE ZONING ORDINANCES AND REGULATIONS OF MIAMI-DADE COUNTY.

REQUIRED BUILDING SETBACKS (SECTION 33-50)

SETBACK TYPE	MINIMUM SETBACK (FEET)
FRONT	10
REAR	5
SIDE	5
ADJACENT	5

PROPOSED BUILDING SETBACKS

SETBACK TYPE	MINIMUM SETBACK (FEET)
FRONT	10
REAR	5
SIDE	5
ADJACENT	5

ZONING ANALYSIS

THE PROPOSED PROJECT IS COMPATIBLE WITH THE ZONING DISTRICT AND THE ZONING ORDINANCES AND REGULATIONS OF MIAMI-DADE COUNTY. THE PROJECT IS SUBJECT TO THE ZONING ORDINANCES AND REGULATIONS OF MIAMI-DADE COUNTY. THE PROJECT IS SUBJECT TO THE ZONING ORDINANCES AND REGULATIONS OF MIAMI-DADE COUNTY.

EXISTING FACILITIES

NO.	DESCRIPTION	AREA (SQ. FT.)
1	EXISTING BUILDING	1000
2	EXISTING PARKING	2000
3	EXISTING DRIVEWAY	500
4	EXISTING LANDSCAPE	1500
5	EXISTING UTILITY	200

PROPOSED FACILITIES

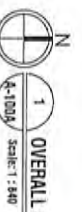
NO.	DESCRIPTION	AREA (SQ. FT.)
1	PROPOSED BUILDING	1000
2	PROPOSED PARKING	2000
3	PROPOSED DRIVEWAY	500
4	PROPOSED LANDSCAPE	1500
5	PROPOSED UTILITY	200

LEGEND

- 1.000' SETBACK
- 2.000' SETBACK
- 3.000' SETBACK
- 4.000' SETBACK
- 5.000' SETBACK
- 6.000' SETBACK
- 7.000' SETBACK
- 8.000' SETBACK
- 9.000' SETBACK
- 10.000' SETBACK

LOT COVERAGE

LOT NO.	AREA (SQ. FT.)	COVERAGE (%)
1	1000	10
2	2000	20
3	3000	30
4	4000	40
5	5000	50
6	6000	60
7	7000	70
8	8000	80
9	9000	90
10	10000	100



ENTITLEMENT SUBMISSION

SITE SETBACKS & DIMENSIONS PLAN

Scale: 1" = 100'

DATE: 10/15/2024

PROJECT: MIAMI COUNTRY DAY SCHOOL

Architects

ZYSOVICH

1000 Brickell Avenue, Suite 1100, Miami, FL 33131

Phone: (305) 371-1100

Project

SITE PLAN APPROVAL

CAMPUS PLAN MASTER PLAN

MIAMI COUNTRY DAY SCHOOL

601 NE 107th Street, Miami, FL 33161

Civil Consultant

SCHWESKE SHESKIN ASSOCIATES

3240 Corporate Way, Miramar, FL 33025

Phone: (954) 435-7010

Structural Engineers

DDA ENGINEERS, PA

1400 NW 7th Court, Miami, FL 33135

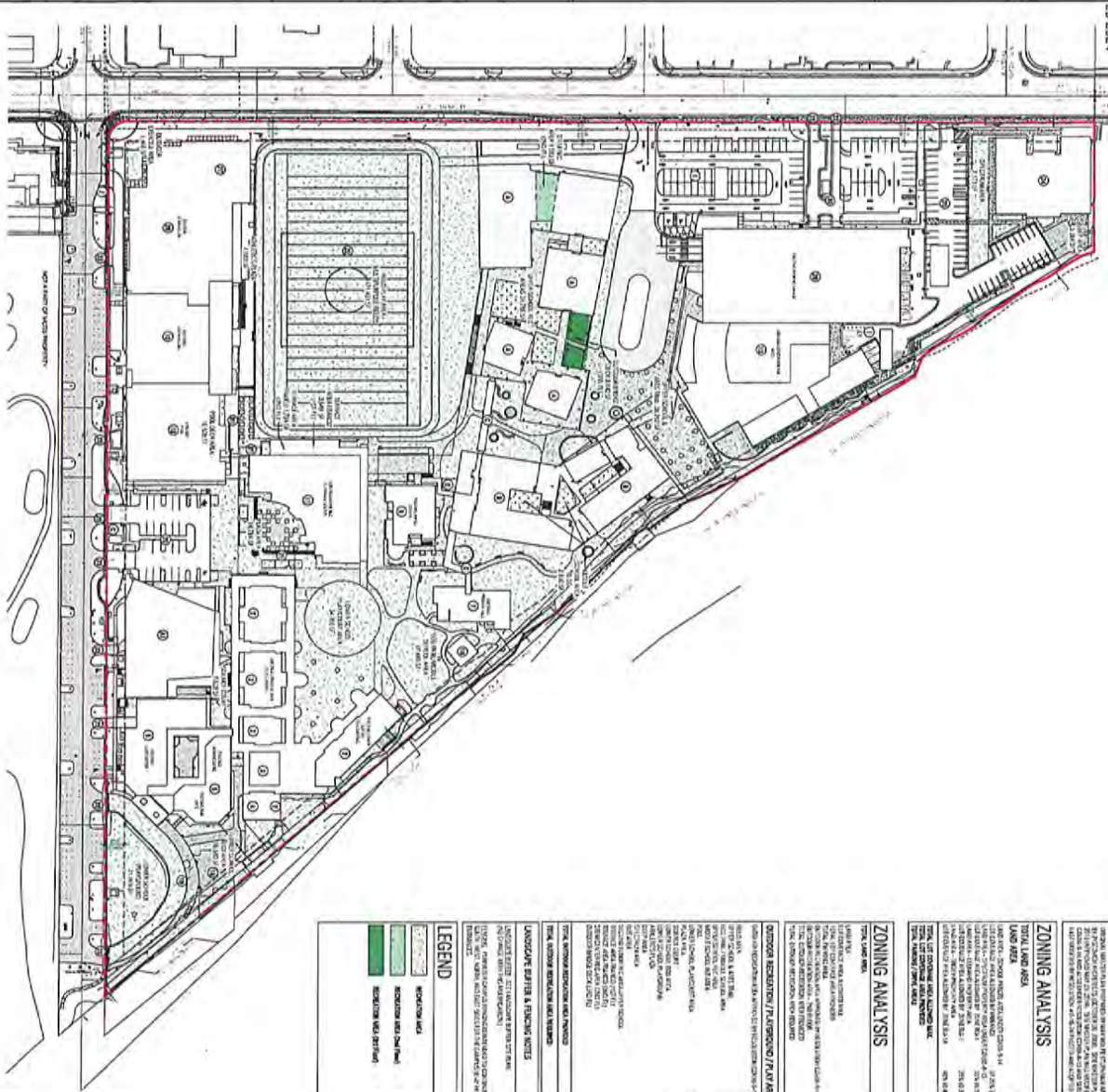
Phone: (305) 866-0711

Landscape Consultant

LANDSCAPE CONSULTANTS

12345 NE 8th Ave, North Miami, FL 33181

Phone: (305) 895-8982



OVERALL SITE RECREATION PLAN
 Scale: 1" = 100'

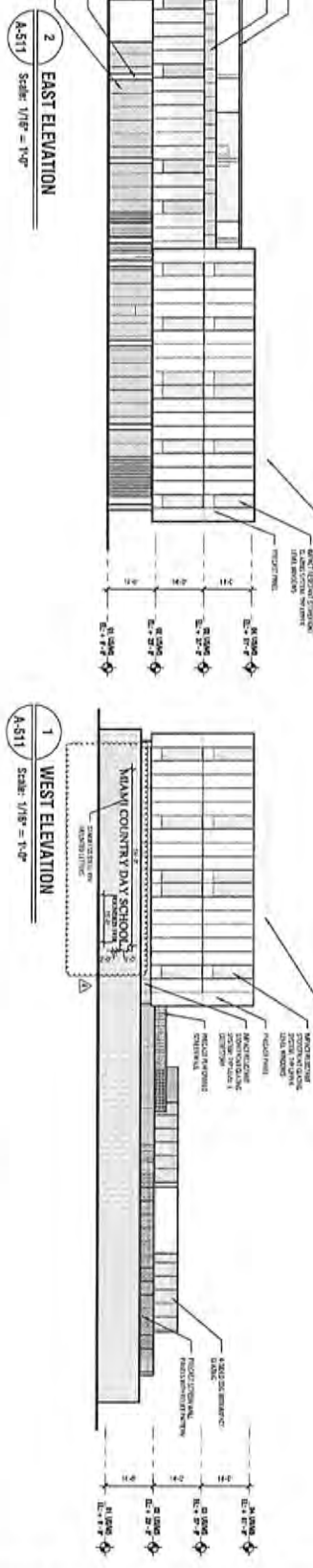
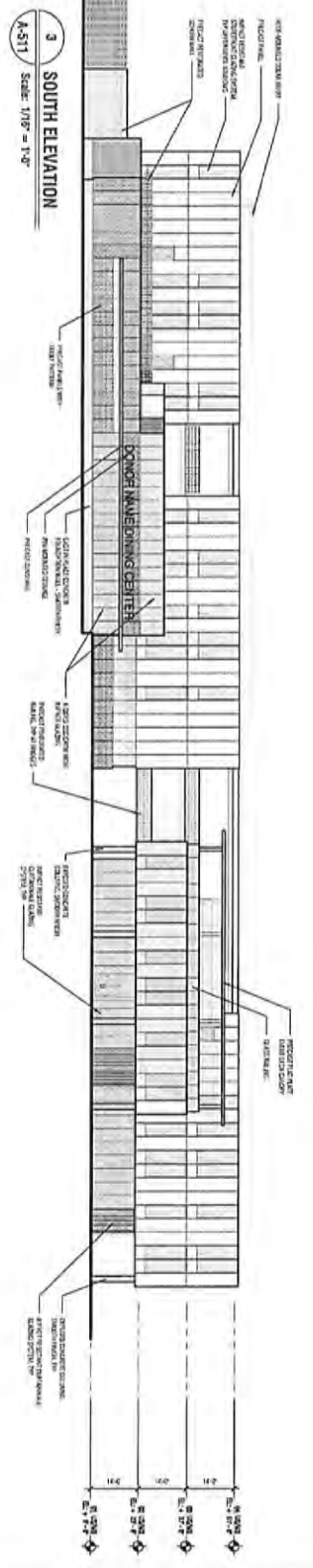
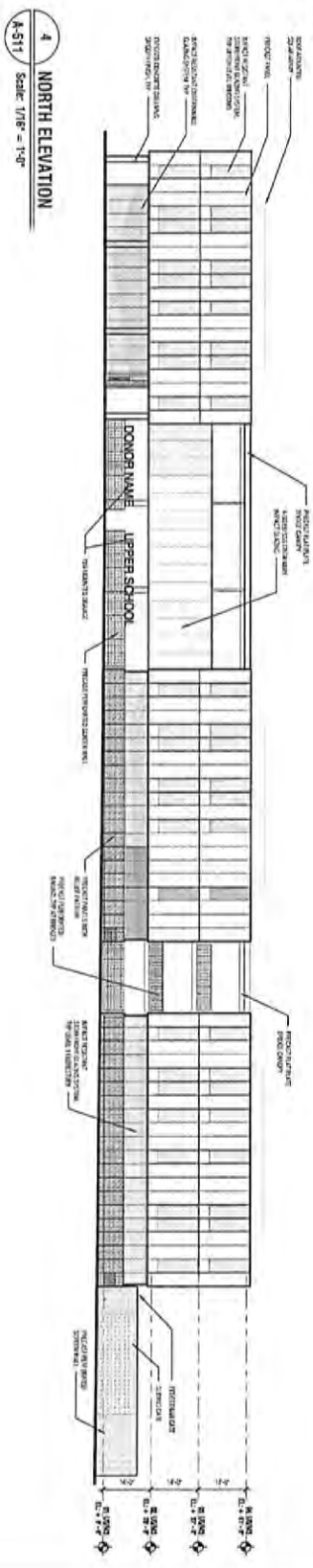
ENTITLEMENT SUBMISSION

PROJECT INFORMATION PROJECT NAME: MIAMI COUNTRY DAY SCHOOL PROJECT NUMBER: Z24-270 DATE: DEC 23 2024	
ZONING ANALYSIS ZONING DISTRICT: RS-10 ZONING REGULATIONS: See Miami-Dade County Zoning Ordinance, Chapter 251.01	
ZONING ANALYSIS TOTAL LAND AREA: 11.77 ACRES TOTAL LOT AREA: 11.77 ACRES TOTAL LOT COVERED AREA: 11.77 ACRES	
ZONING ANALYSIS TOTAL LOT COVERED AREA: 11.77 ACRES TOTAL LOT COVERED AREA: 11.77 ACRES	

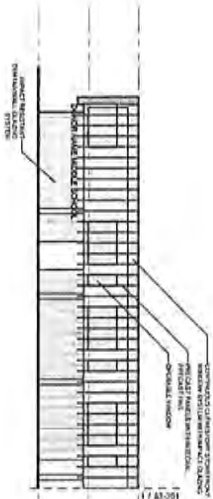
EXISTING FACILITIES 1. EXISTING BUILDING 2. EXISTING PARKING LOT 3. EXISTING DRIVEWAY 4. EXISTING LANDSCAPE	
PROPOSED FACILITIES 1. PROPOSED BUILDING 2. PROPOSED PARKING LOT 3. PROPOSED DRIVEWAY 4. PROPOSED LANDSCAPE	
LOT COVERAGE TABLE WITH COLUMNS: LOT #, AREA (SQ FT), PERCENT COVERAGE, etc.	

Seal Reg. No. 00000000	Architects ZYSCOVICH WRT	Project SITE PLAN APPROVAL CAMPUS PLAN MASTER PLAN MIAMI COUNTRY DAY SCHOOL 601 NE 107th Street, Miami, FL 33161	Civil Consultant SCHWEBE SHKIN ASSOCIATES 3240 Corporate Way Miramar, FL 33189 (305) 436-7010	Structural Engineers DDA ENGINEERS, PA 4920 SW 76th Court Miramar, FL 33189 (305) 666-0711
Overall Site Recreation Plan A-100C November 15, 2024	Landscape Consultant LANDSCAPE CONSULTANTS 12344 NE 8th Street North Miami, FL 33181 (305) 666-0000	M/E/P Engineers M/E/P ENGINEERS 1140 Corporate Boulevard, Suite 300 West Palm Beach, FL 33411 (561) 666-2000		

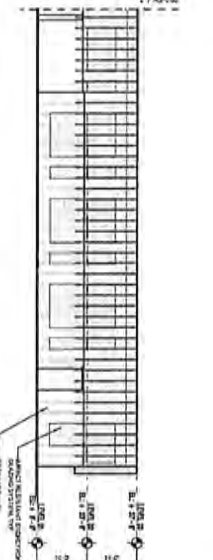
RECEIVED
 MIAMI-DADE COUNTY
 PROCESS NO.: Z24-270
 DATE: APR 9 2025
 BY: ISA



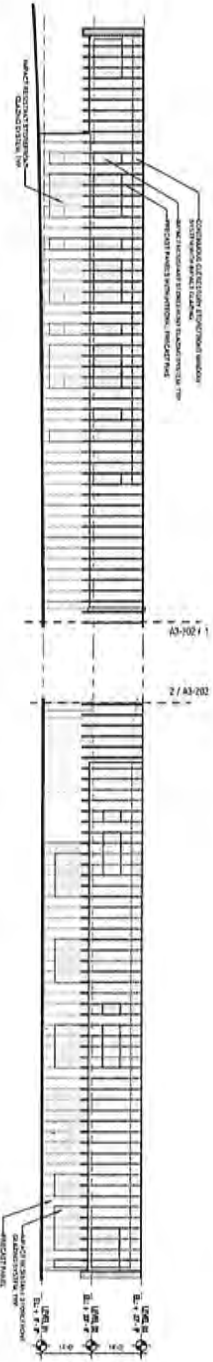
<p>Structural Engineers DDA ENGINEERS, PA 4920 SW 74th Court Miami, FL 33155 (305) 666-6711</p>	<p>Civil Consultant SCHWABE SHISKIN ASSOCIATES 3240 Corporate Way Miramar, FL 33185 (954) 435-7010</p>	<p>Project SITE PLAN APPROVAL CAMPUS PLAN MASTER PLAN MIAMI COUNTY DAY SCHOOL 601 NE 107th Street, Miami, FL 33161</p>	<p>Architects ZYSCOVICH WRT 3750 BROADWAY, SUITE 1100 MIAMI, FL 33133 (305) 371-1100</p>	<p>Seal CHANDLER DEE ENGINEER, LLC CHANDLER DEE ENGINEER, LLC 11000 SW 15th Street, Suite 100 Miami, FL 33185 (305) 444-1100</p> <p>UPPER SCHOOL ELEVATIONS November 15, 2024 A-511</p>
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6 WEST ELEVATION - NORTH
 Scale: 1/8" = 1'-0"

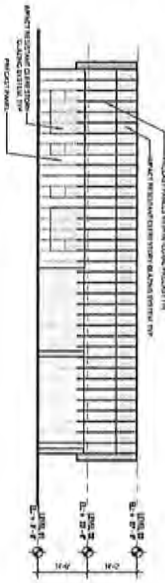


3 WEST ELEVATION - SOUTH
 Scale: 1/8" = 1'-0"

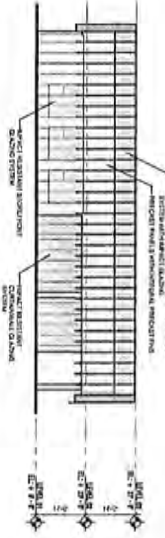


2 EAST ELEVATION - NORTH
 Scale: 1/8" = 1'-0"

5 EAST ELEVATION - SOUTH
 Scale: 1/8" = 1'-0"



4 SOUTH ELEVATION
 Scale: 1/8" = 1'-0"



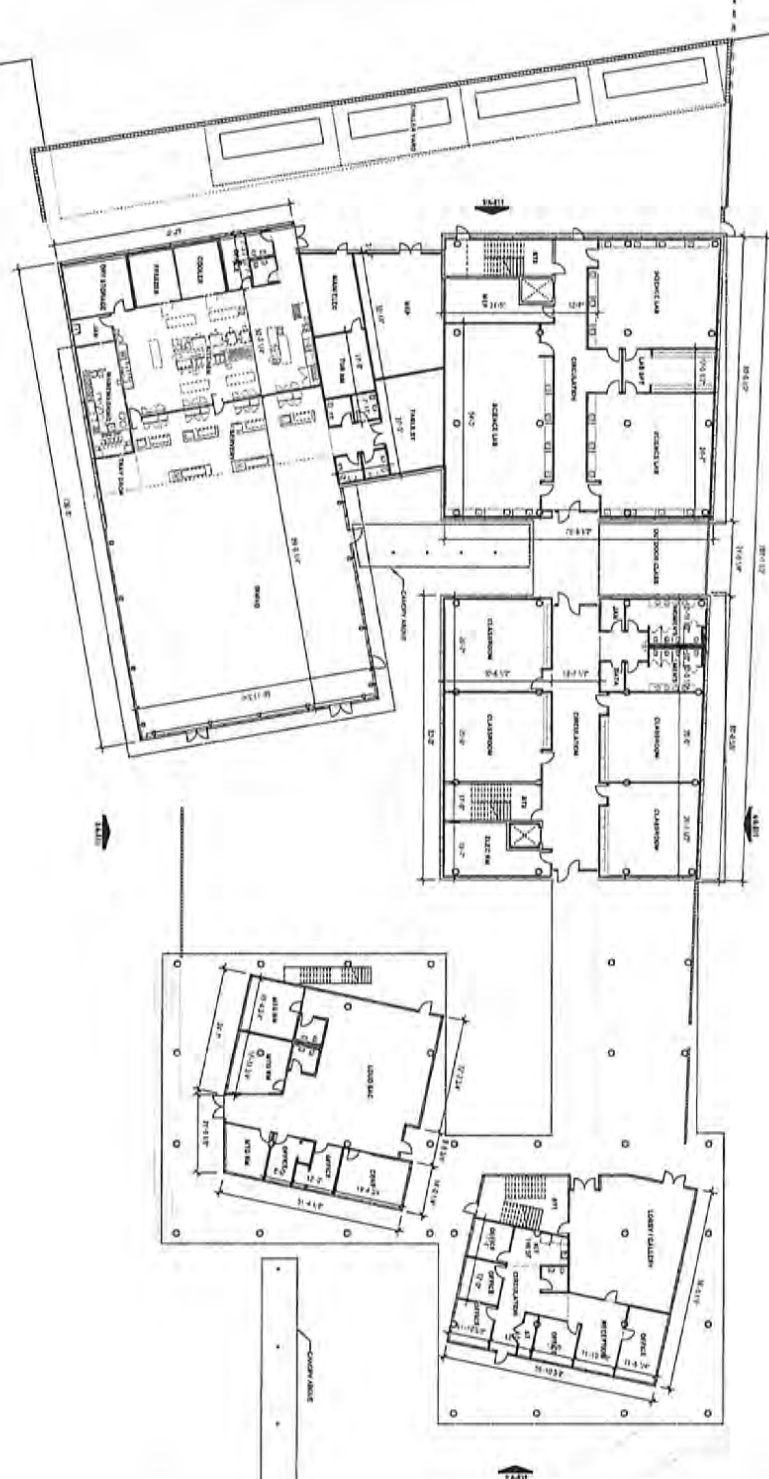
1 NORTH ELEVATION
 Scale: 1/8" = 1'-0"

ENTITLEMENT SUBMISSION

<p>Professional Seal REGISTERED PROFESSIONAL ARCHITECT STATE OF FLORIDA No. 15,523 November 15, 2024 A-521</p>	<p>Architects ZYSCOVICH 1111 Brickell Avenue, Suite 1100 Miami, FL 33131 (305) 372-1111</p>	<p>Project SITE PLAN APPROVAL CAMPUS PLAN MASTER PLAN MIAMI COUNTRY DAY SCHOOL 501 NE 107th Street, Miami, FL 33161</p>	<p>Civil Consultant SCHWEBER SHISHIN ASSOCIATES 3240 Corporate Way Miramar, FL 33025 (954) 435-7010</p> <p>Landscape Consultant SAVINO PELLER DESIGN STUDIO 12345 NE 8th Ave North Miami, FL 33181 (305) 888-8888</p>	<p>Structural Engineers DDA ENGINEERS, PA 4900 SW 74th Court Miami, FL 33155 (305) 666-8711</p> <p>MEP Engineers JAG, INC 1450 Congress Boulevard, Suite 300 West Palm Beach, FL 33411 (561) 998-3333</p>
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 DATE: APR 9 2025
 BY: ISA



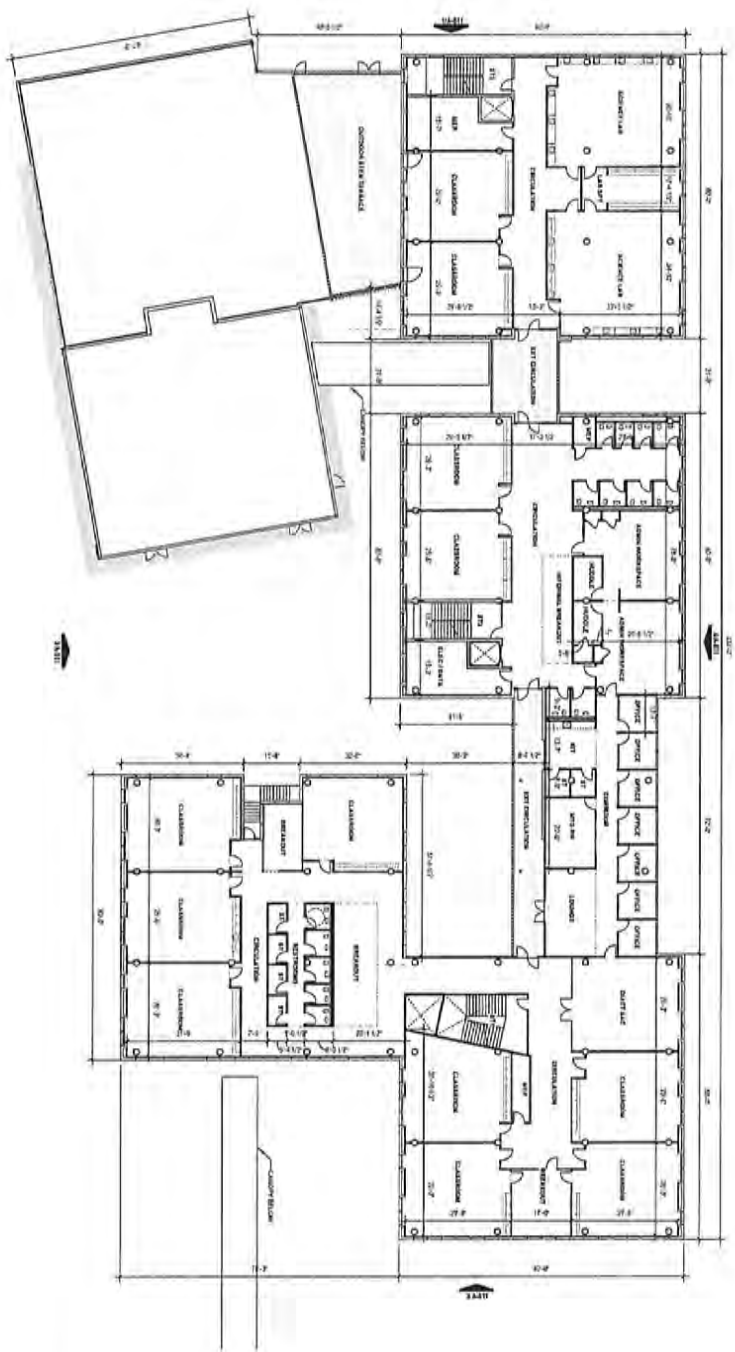
1 OVERALL FIRST FLOOR UPPER SCHOOL
 Scale: 1/8" = 1'-0"

ENTITLEMENT SUBMISSION

<p>UPPER SCHOOL 1ST FLOOR PLAN November 15, 2024 A-211</p>	<p>Seal CIVIL ENGINEER STATE OF FLORIDA No. 00000000</p>	<p>Architects ZYSCOVICH Architects 7004 UNIVERSITY BLVD SW SUITE 100 MIAMI, FL 33156 (305) 551-1000</p> <p>WRT 17145 BUCKLE UP BLVD SW SUITE 100 MIAMI, FL 33156 (305) 551-1000</p>	<p>Project SITE PLAN APPROVAL CAMPUS PLAN MASTER PLAN MIAMI COUNTRY DAY SCHOOL 601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Consultant SCHWABE SHISKIN ASSOCIATES 3240 Corporate Way Miramar, FL 33025 954-435-1011</p> <p>Landscape Consultant SAVINO KELLY DESIGN STUDIOS 12348 NE 8th Ave North Miami, FL 33161 (305) 885-6962</p>	<p>Structural Engineers DDA ENGINEERS, PA 4800 SW 74th Court Miami, FL 33156 (305) 666-0711</p> <p>M/E/P Engineers A&R, INC 1450 CenturyPark Boulevard, Suite 300 West Palm Beach, FL 33411 (561) 881-2303</p>
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MIAMI-DADE COUNTY
 PROCESS NO.: Z24-270
 DATE: APR 9 2025
 BY: ISA



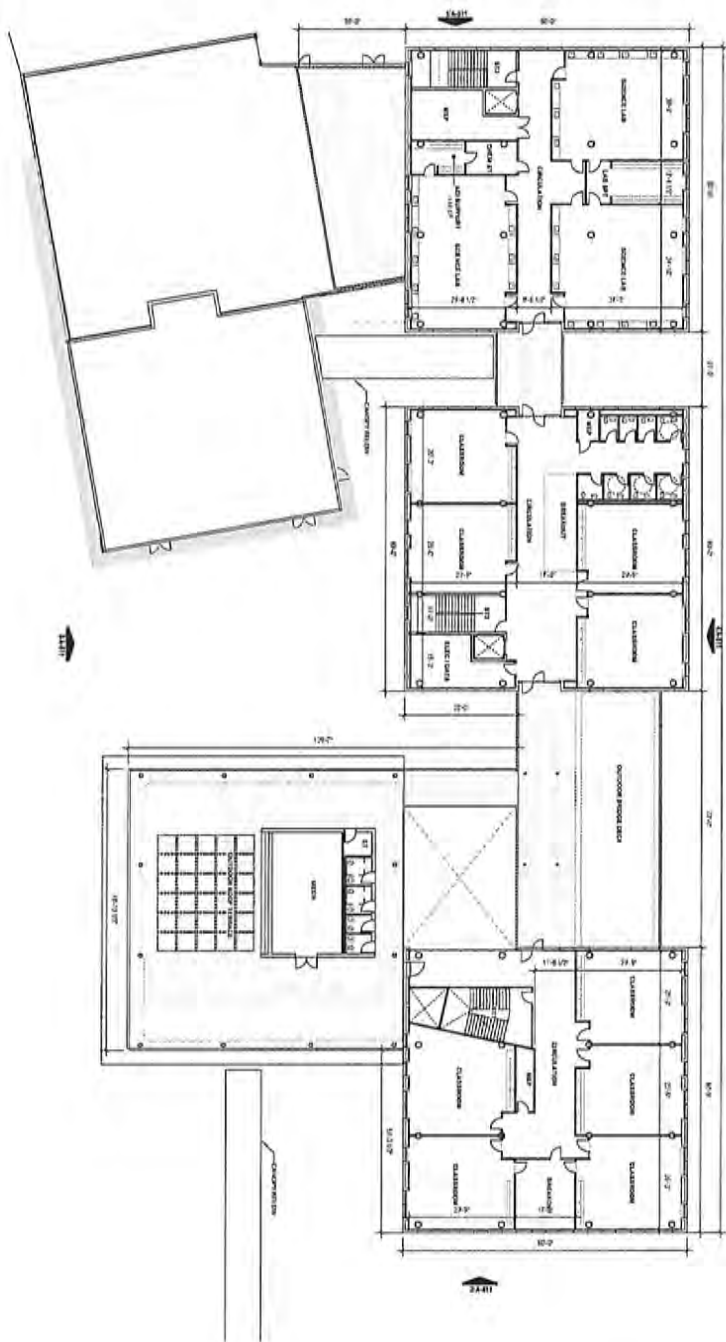
1 OVERALL SECOND FLOOR UPPER SCHOOL
 A-212 Scale: 1/16" = 1'-0"

ENTITLEMENT SUBMISSION

<p>UPPER SCHOOL 2ND FLOOR PLAN</p> <p>DESIGNER: REVISOR:</p> <p>A-212</p>	<p>Reg. No. 0000000</p>	<p>Architects</p> <p>ZYSCOVICH Architects</p> <p>WRT</p>	<p>Project</p> <p>SITE PLAN APPROVAL CAMPUS PLAN MASTER PLAN</p> <p>MIAMI COUNTRY DAY SCHOOL 901 NE 107th Street, Miami, FL 33161</p>	<p>Civil Consultant</p> <p>SCHWERKE SHISHIN ASSOCIATES 3240 Corsica Way Miami, FL 33133 (954) 485-7018</p> <p>Landscape Consultant</p> <p>SAVINO WALKER DESIGN STUDIO 12345 NE 8th Ave North Miami, FL 33191 (305) 888-9999</p>	<p>Structural Engineers</p> <p>DDA ENGINEERS, PA 4000 SW 74th Court Miami, FL 33155 (305) 558-0711</p> <p>M/E/P Engineers</p> <p>ALPINE 1400 Corapeake Boulevard, Suite 300 West Palm Beach, FL 33411 (561) 988-3300</p>
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RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: ZM-270
DATE: APR 19 2025
BY: ISA



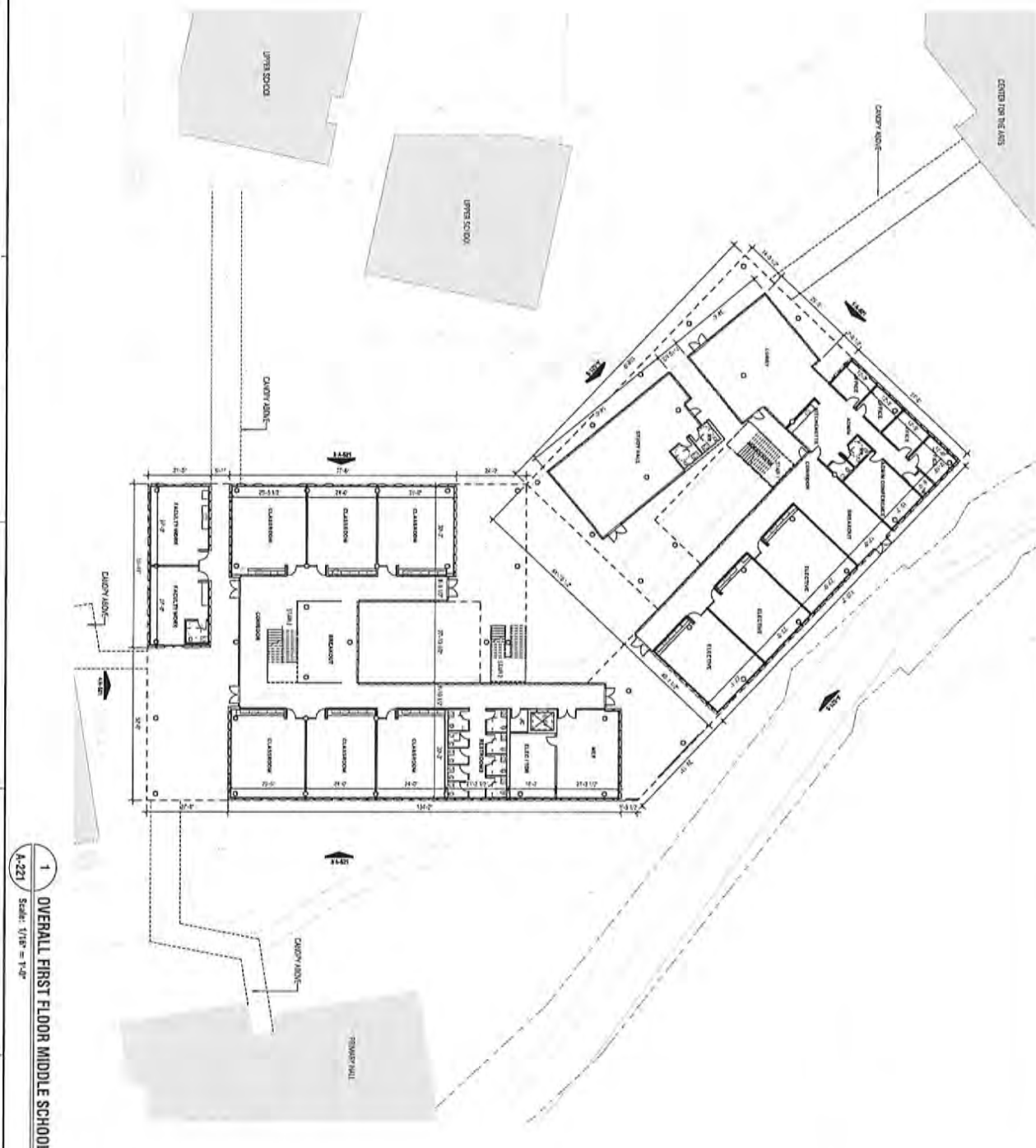
1 OVERALL THIRD FLOOR UPPER SCHOOL
A-213 Scale: 1/8" = 1'-0"

ENTITLEMENT SUBMISSION

<p>UPPER SCHOOL 3RD FLOOR PLAN 25/24/USP November 15, 2024 A-213</p>	<p>Seal Reg. No. 00000000</p>	<p>Architects ZYSCOVICH STRUCTURAL GROUP 1175 Brick Road, Suite 100 Boca Raton, Florida 33433-0000 WRT</p>	<p>Project SITE PLAN APPROVAL CAMPUS PLAN MASTER PLAN MIAMI COUNTRY DAY SCHOOL 601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Consultant SCHWERKE SHISKIN ASSOCIATES 3240 Corporate Way Alpharetta, GA 30005 770 435-7010 Landscape Consultant SANDB HOLLER DESIGN STUDIO 12345 NE 6th Ave North Miami, FL 33181 (305) 995-1000</p>	<p>Structural Engineers DDA ENGINEERS, PA 4800 RW 74th Court Miami, FL 33156 (305) 566-0711 MVEP Engineers JRB, Inc 1400 Centinara Boulevard, Suite 303 West Palm Beach, FL 33411 (561) 999-2300</p>
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MIAMI-DADE COUNTY
 PROCESS NO.: Z24-270
 DATE: APR 19 2025
 BY: ISA



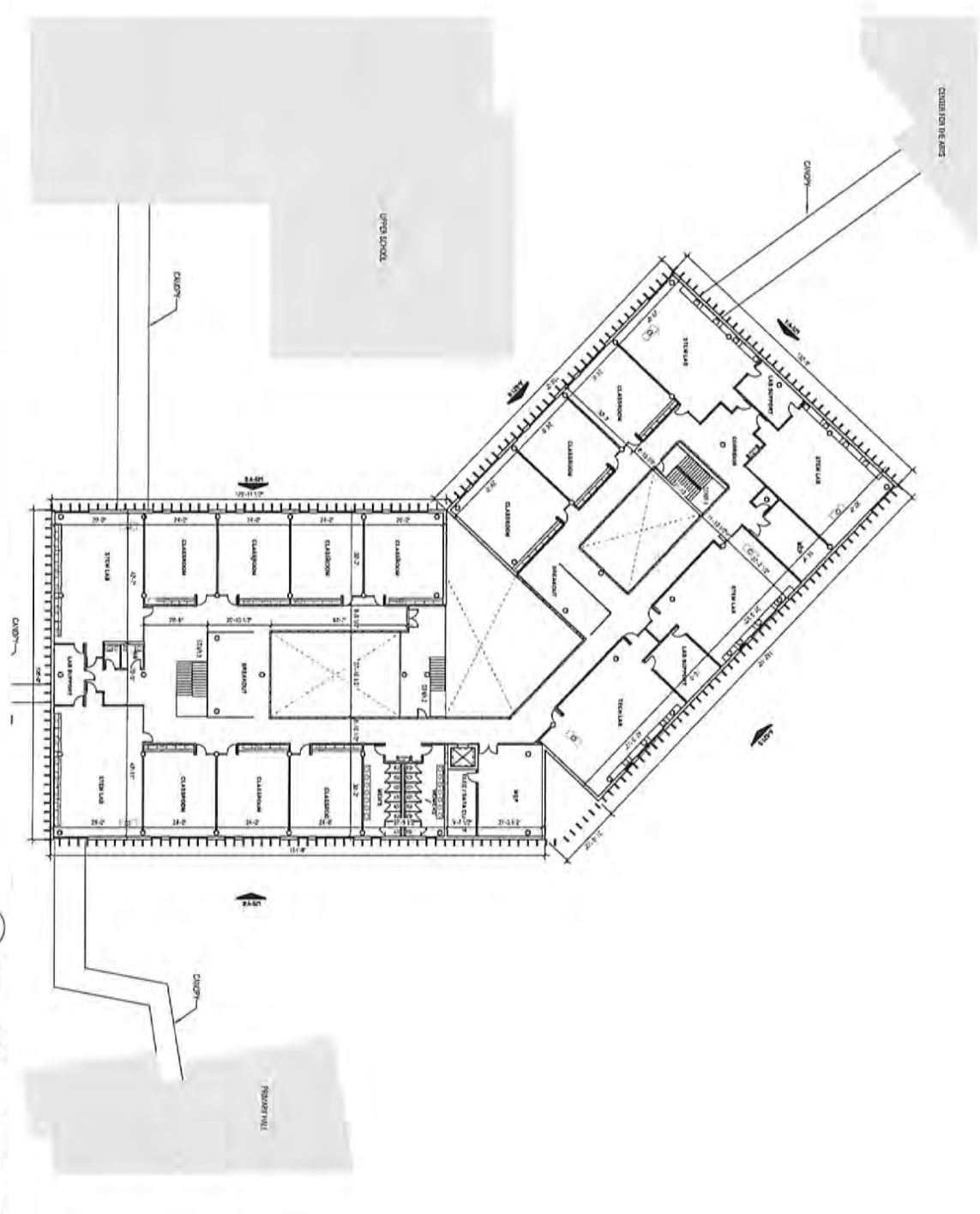
1 OVERALL FIRST FLOOR MIDDLE SCHOOL
 A-221 Scale: 1/16" = 1'-0"

ENTITLEMENT SUBMISSION

<p>MIDDLE SCHOOL 1ST FLOOR PLAN</p> <p>November 15, 2024</p> <p>A-221</p>	<p>Seal</p> <p>Reg. No. xxxxxxxx</p>	<p>Architects</p> <p>ZYSCOVICH</p> <p>WRT</p>	<p>Project</p> <p>SITE PLAN APPROVAL CAMPUS PLAN MASTER PLAN</p> <p>MIAMI COUNTRY DAY SCHOOL 601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Consultant</p> <p>SCHRYBKE SHISKIN ASSOCIATES</p> <p>2240 Corporate Way Miami, FL 33108 (954) 435-7019</p> <p>Landscape Consultant</p> <p>SAVINO WELLS DESIGN STUDIO</p> <p>12345 NE 8th Ave North Miami, FL 33161 (305) 695-9002</p>	<p>Structural Engineers</p> <p>DDA ENGINEERS, PA</p> <p>4890 SW 74th Court Miami, FL 33155 (305) 566-0711</p> <p>M/E/P Engineers</p> <p>ALUP, INC.</p> <p>1400 Centropark Boulevard, Suite 300 West Palm Beach, FL 33411 (561) 688-2303</p>
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MIAMI-DADE COUNTY
PROCESS NO.: Z34-270
DATE: APR 9 2025
BY: ISA



1 OVERALL SECOND FLOOR MIDDLE SCHOOL
A-222 / Scale: 1/8" = 1'-0"

ENTITLEMENT SUBMISSION

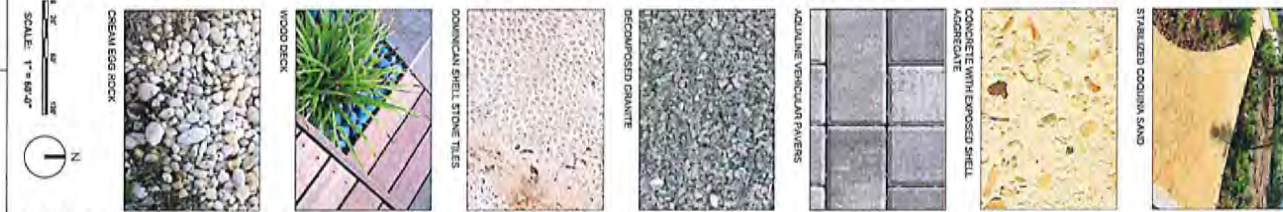
<p>MIDDLE SCHOOL 2ND FLOOR PLAN</p> <p>23894187 November 15, 2024</p> <p>A-222</p>	<p>Seal</p> <p>Reg. No. xxxxxxxx</p>	<p>Architects</p> <p>ZYSCOVICH Architects</p> <p>13750 Biscayne Boulevard, Suite 100 Miami, FL 33147 Tel: 305.455.7910</p> <p>WRT</p> <p>13750 Biscayne Boulevard, Suite 100 Miami, FL 33147 Tel: 305.455.7910</p>	<p>Project</p> <p>SITE PLAN APPROVAL CAMPUS PLAN MASTER PLAN</p> <p>MIAMI COUNTRY DAY SCHOOL 601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Consultant</p> <p>SCHWELKE SHKSHIN ASSOCIATES 3140 Corporate Way Miami, FL 33055 954.455.7910</p> <p>Landscape Consultant</p> <p>SAVINO MULLER DESIGN STUDIO 12345 NE 92 Ave North Miami, FL 33181 305.895.4002</p>	<p>Structural Engineers</p> <p>DDA ENGINEERS, PA 4900 SW 74th Court Miami, FL 33148 305.555-0711</p> <p>M/E/P Engineers</p> <p>A.R.S. Inc. 1450 Corrypark Boulevard, Suite 200 West Palm Beach, FL 33411 561.999-2203</p>
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ENLARGEMENT 1 - SEE SHEET LH-01



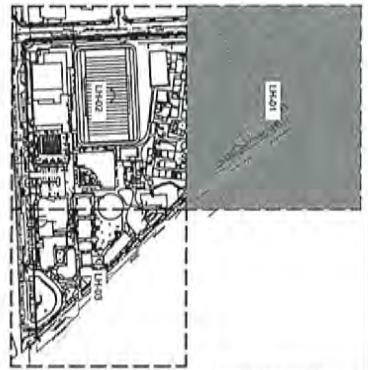
PLAN PATTERN	KEY	QTY	DESCRIPTION	SIZE	COLOR/FINISH	LOCATION
[Pattern 1]	1	12,880	AQUALINE CONCRETE PAVING (PERFORATION 5/8")	4'-1/2" X 8'	CUSTOM DRAIN GRATE	GROUP OFF DRIVING LAMES
[Pattern 2]	2	15,347	CONCRETE WITH EXPOSED SHELL PATTERN (PERFORATION 5/8")	4'-1/2" X 8'	LEIGHT GRAY	PERFORATION AND ENTRY PLAZA
[Pattern 3]	3	7	TRAPIC BOLLARDS		CONCRETE ELEMENT	GROUP OFF AREA
[Pattern 4]	4	23,198	STABILIZED COQUINA SAND		NATURAL SHELL COLOR	WELL ROOM, GROUND OBSERVATION, PLANTING
[Pattern 5]	5	19,183	DOMINICAN SHELLSTONE PAVERS	6" X 8" X 1" THICK SAW CUT	NATURAL COLOR	MOON SPACES, ANCHOR BUILDINGS
[Pattern 6]	6	57	DOMINICAN SHELLSTONE (PERFORATION 5/8")	11" X 13" THICK SAW CUT	NATURAL COLOR	MOONPOND
[Pattern 7]	7	57	CIRCLE SEALING		PERFORATED PLAZA	PERFORATED ENTRY
[Pattern 8]	8	4,990	DECOMPOSED GRANITE		PERFORATED COLOR TID	MOON GARDENS
[Pattern 9]	9	11,664	PERFORATED CONCRETE WITH ROCK SALT FINISH		LEIGHT GRAY TONES	PEDESTRIAN PASSAGE
[Pattern 10]	10	168	WOOD DECK		PERFORATED OR PERFORATED	MOON BAN GARDEN
[Pattern 11]	11	429	DOMINICAN SHELLSTONE FLUASTONE	11" X 13" THICK SAW CUT	NATURAL COLOR	TROPICAL JAMAROCK PERFORMING CIRCLE
[Pattern 12]	12	10,250	EPDM SAFETY SURFACE		PLAYGROUND MEALS/ PEPPERLEK	PLAYGROUND
[Pattern 13]	13	153	CREAM EGG ROCK 1"-3"		7" THICK LAYER	STATION PAUL DRAINAGE AREA
[Pattern 14]	14	254	TYPICAL FOOT TYPE D CONCRETE CURB			GROUP OFF BUFFER

ENLARGEMENT 3 - SEE SHEET LH-03



ENTITLEMENT SUBMISSION

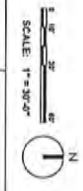
<p>235MAN/SPR 6, 2024</p> <p>LH-00</p>	<p>HARDSCAPE PLAN</p>	<p>Seal</p> <p>Barry R. Miller Lic. # LA0000565</p>	<p>Architects</p> <p>130 Executive Blvd 21st Floor Miami, FL 33132 305.372.1022</p>	<p>Project</p> <p>SITE PLAN APPROVAL UPPER & MIDDLE SCHOOL BLDGS</p> <p>MIAMI COUNTRY DAY SCHOOL 601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Consultant</p> <p>SCHWABE SHESKE ASSOCIATES 3240 Corporate Way Miami, FL 33135 305.425-7310</p>	<p>Structural Engineers</p> <p>DDA ENGINEERS, PA 4900 SW 74th Court Miami, FL 33155 305.600-0711</p>



MOULD LANDSCAPE MASTER PLAN - LANDSCAPE SCHEDULE - ENTITLEMENT

ITEM	QTY	DESCRIPTION
1	12,882	POPLAR CONCRETE FINISH (CONCRETE AND W/THIN FIBERGLASS REINFORCING STRIPS)
2	19,347	CONCRETE WITH EXPOSED AGGREGATE FINISH
3	7	PAVING SOLID
4	23,102	STABILIZED COARSE SAND
5	19,103	CONCRETE PAVEMENT FINISH
6	57	CONCRETE PAVEMENT FINISH (CONCRETE)
7	57	CONCRETE PAVEMENT FINISH (CONCRETE)
8	4,999	CONCRETE PAVEMENT FINISH (CONCRETE)
9	17,842	CONCRETE PAVEMENT FINISH (CONCRETE)
10	118	WOOD DECK
11	453	CONCRETE PAVEMENT FINISH (CONCRETE)
12	10,280	CONCRETE PAVEMENT FINISH (CONCRETE)
13	145	CONCRETE PAVEMENT FINISH (CONCRETE)
14	254	TYPICAL FOOT TYPE D CONCRETE CURB

NOTES: 1. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND ENGINEER. 2. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 3. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



ENTITLEMENT SUBMISSION

HARDSCAPE PLAN ENLARGEMENT 01

DATE: 6/2024

DESIGNER: [Name]

LH-01

Architects

ZYSOVICH ASSOCIATES

100 Broward Blvd 27th Floor
Miami, FL 33132
305.372.5222

WRT

223 S. Canal Street Suite 1410
Philadelphia, PA 19106
PHILADELPHIA
PHILADELPHIA

Project

SITE PLAN APPROVAL

UPPER & MIDDLE SCHOOL BLDGS

MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Civil Consultant

SCHWEKE SHKIM ASSOCIATES

3042 Cooper Ave
Miami, FL 33126
305.455-2187

Structural Engineers

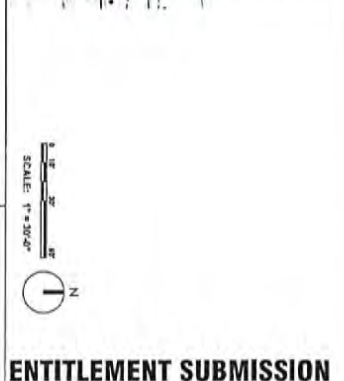
CCA ENGINEERS, PA

4000 SW 74th Court
Miami, FL 33155
305.455-2111

Landscaping Consultant

savinomiller

1105 Century Blvd, Suite 205
West Palm Beach, FL 33411
561.689.1303



KEY	QTY	DESCRIPTION
1	12,600	HEAVY CONCRETE FINISH SIDEWALK (8" MINIMUM REINFORCED SYSTEM)
2	15,347	CONCRETE WITH REINFORCED SPALL
3	7	PAVING BOLLARDS
4	23,161	STABILIZED COARSE SAND
5	18,181	DOMINION PELLASTONE PAVING
6	57	DOMINION PELLASTONE INTERLOCKING
7	57	CRACK SEALING
8	4,996	RECONCRETE DRIVEWAY
9	11,888	RECONCRETE CONCRETE WITH REINFORCED
10	163	WOOD DECK
11	431	DOMINION PELLASTONE PAVING
12	10,220	SOIL SAFETY SURFACE
13	653	CREAM TONE ROCK 1'-2'
14	234	HYDRA-FORM TYPE B CONCRETE CURB

ENTITLEMENT SUBMISSION

SCALE: 1" = 30'-0"

DATE: 6/2024

DESIGNER: BARRY R. MILLER

Architects

ZYSOVICH

1801 Biscayne Blvd 27th Floor
Miami, FL 33132
305.372.5222

WRT

105 N. 32nd Street, Suite 1100
Philadelphia, PA 19107
PHILADELPHIA
PHILADELPHIA, PA 19107

Project

SITE PLAN APPROVAL

UPPER & MIDDLE SCHOOL BLDGS

MIAMI COUNTRY DAY SCHOOL

601 NE 107th Street, Miami, FL 33161

Civil Consultant

SCHWABE SHISKIN ASSOCIATES

5240 Corporate Way
Miami, FL 33156
954.435.7216

Landscape Consultant

savinomiller

Structural Engineers

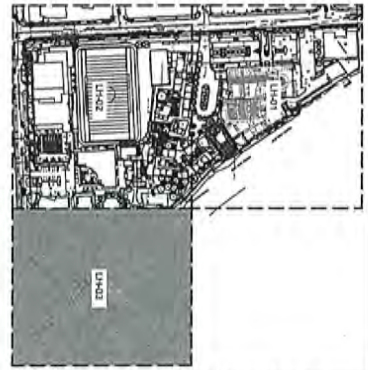
DDA ENGINEERS, PA

4300 NW 42nd Court
Miami, FL 33166
954.435.0111

MVE/P Engineers

J&P, INC

14100 Greenpark Boulevard, Suite 150
West Palm Beach, FL 33411
561.688-2703



KEY	QTY	DESCRIPTION
1	12,883	CONCRETE PAVEMENT (CONCRETE ON POLYMER MODIFIED FIBER SYSTEM)
2	18,347	CONCRETE WITH REINFORCED STEEL AGGREGATE
3	7	PAVING ISLANDS
4	23,168	STABILIZED COARSE SAND
5	18,182	DOMINANT PELLITONE PAVERS
6	52'	DOMINANT PELLITONE TERRAZZO CONTO
7	52'	GRATE SEATING
8	4,995	REINFORCED SAWFIRE
9	11,884	SECONDARY CONCRETE WITH ROCK SALT
10	148	WOOD DECK
11	43	DOMINANT PELLITONE FLAGSTONE
12	10,229	OPEN SAFETY SURFACE
13	51	GRAVEL EDGE ROCK 1'-3"
14	254	TYPICAL POST TYPE D CONCRETE CLUM

ENTITLEMENT SUBMISSION

LH-03

DESIGNER: 23814105
DATE: 6.2024

HARDSCAPE PLAN ENLARGEMENT 03

Architects

ZYSOVICH ARCHITECTS
100 Biscayne Blvd 27th Flr
Miami, FL 33131
305.375.5222

Seal

SHERRY R. MILLER
L.C. # LA2000166

WRT
725 S. Biscay Street, Suite 1400
Miami, FL 33131
305.375.5222

Project

SITE PLAN APPROVAL
UPPER & MIDDLE SCHOOL BLDGS

MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Civil Consultant

SCHWABE SHISKIN ASSOCIATES
1545 Coral Way
Miami, FL 33135
954-422-7010

Structural Engineers

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4850 SW 7th Court
Miami, FL 33155
305-556-0111

M/E/P Engineers

ARA, INC
1410 Centex's Boulevard, Suite 202
West Palm Beach, FL 33411
561-688-2373

Landscape Consultant

savinomiller
10000 SW 15th St, Suite 100
Miami, FL 33187
305-556-0111



ENLARGEMENT 1 - SEE SHEET LP-01

LANDSCAPE MASTER PLAN - PLANTING SCHEDULE - DIMENSIONS

TRIES	Quantity/Species/Comment	Code	DBH	Height	Spread	Remarks	Notes	Soil Req.	Light Req.	Wind Tol.	Winter
COU 3	Coccoloba verticillata / Soapberry	B&B	12"-14" DBH	12'-14' Ht.	8'-9' Sp.	Three Form, Multi-branched	N	PSH45	High	High	B&B
COU 27	Conocarpus erectus / Green Burreed	25' G&L	2"	2'-4' Ht.	8'-9' Sp.	Multi-Trunk Tree Form	N	PSH45	High	High	B&B
ILC 6	Ilex cassine / Dogwood Holly	25' G&L	2"	2'-4' Ht.	8'-9' Sp.	Multi-Trunk Tree Form	N	PSH45	High	High	B&B
LIT 22	Litsea cordata / Wax Tree	25' G&L	1.5"	10'-12' Ht.	4'-5' Sp.	Multi-Trunk, 4" C.T.	N	PSH45	High	High	B&B
MVC 3	Mycelia verticillata / Wax Myrtle	25' G&L	1.5"	10'-12' Ht.	4'-5' Sp.	Multi-Trunk, 4" C.T.	N	PSH45	High	High	B&B
MVC 5	Mycelia verticillata / Wax Myrtle	25' G&L	1.5"	10'-12' Ht.	4'-5' Sp.	Multi-Trunk, 4" C.T.	N	PSH45	High	High	B&B
PHY 22	Phytoloba verticillata / Wax Myrtle	25' G&L	1.5"	10'-12' Ht.	4'-5' Sp.	Multi-Trunk, 4" C.T.	N	PSH45	High	High	B&B
PHY 22	Phytoloba verticillata / Wax Myrtle	25' G&L	1.5"	10'-12' Ht.	4'-5' Sp.	Multi-Trunk, 4" C.T.	N	PSH45	High	High	B&B
QLY 68	Quercus virginiana / Live Oak	B&B	3"	12'-14' Ht.	8'-9' Sp.	Clear Trunk	N	PSH45	High	High	B
SVM 13	Sweetgum / Magnolia	B&B	3"	12'-14' Ht.	8'-9' Sp.	Clear Trunk	N	PSH45	High	High	B
TAC 4	Taxodium distichum / Yellow Trunked Tree	B&B	3"	12'-14' Ht.	8'-9' Sp.	Clear Trunk	N	PSH45	High	High	B
TAC 7	Taxodium distichum / Yellow Trunked Tree	15' G&L	2"	8'-9' Ht.	4'-5' Sp.	Single leader	N	PS	Medium	Medium	B,C
Total	153 Live Trees and 23 Mulch/Grass Trees										

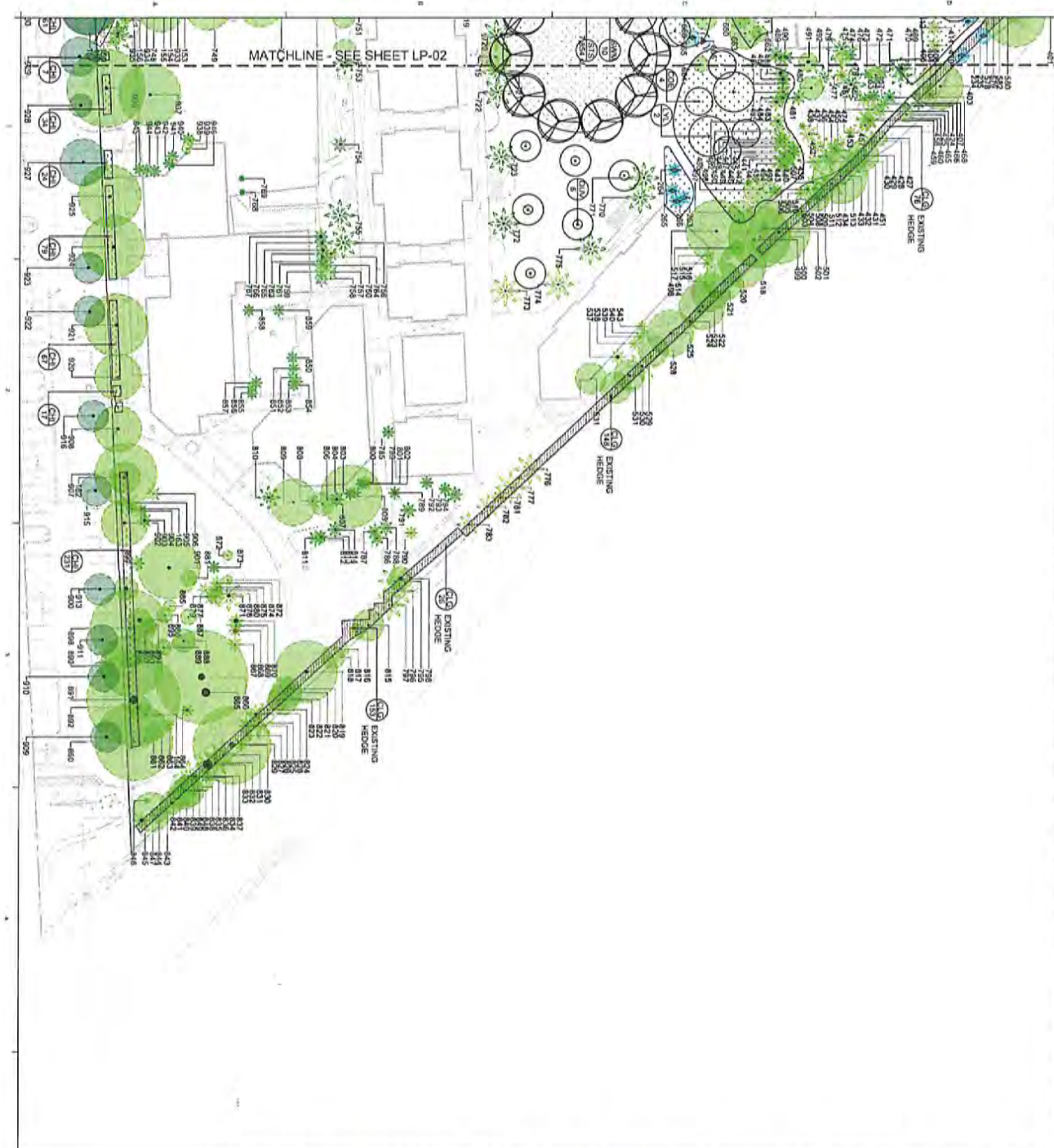
ENLARGEMENT 3 - SEE SHEET LP-03

REQUIRED TREE: 207
 EXISTING TO REMAIN:
 NEW PLANTS ALLOWED:
 TO BE REMOVED:
 TOTAL APPROVED PLANTS: 211

STREET	Quantity/Species/Comment	Code	DBH	Height	Spread	Remarks	Notes	Soil Req.	Light Req.	Wind Tol.	Winter
101st St	Conocarpus erectus / Green Burreed	B&B	12"-14" DBH	12'-14' Ht.	8'-9' Sp.	Three Form, Multi-branched	N	PSH45	High	High	B&B

ENTITLEMENT SUBMISSION

<p>11111 NE 17th Ave Suite 200 Miami, FL 33137 Tel: 305.372.5222</p> <p>Architects</p> <p>ZYSOVICH ASSOCIATES</p> <p>11111 NE 17th Ave, Suite 200 Miami, FL 33137 Tel: 305.372.5222</p> <p>Structural Engineers</p> <p>DDA ENGINEERS, PA 4950 SW 74th Court Miami, FL 33155 Tel: 305.438-1211</p> <p>MVEP Engineers 1410 Centropark Boulevard, Suite 350 West Palm Beach, FL 33411 Tel: 561.684.2293</p>	<p>123 S. Grand Street, Suite 1150 Fort Lauderdale, FL 33301 Tel: 754.561.1111</p> <p>WRT</p> <p>123 S. Grand Street, Suite 1150 Fort Lauderdale, FL 33301 Tel: 754.561.1111</p>	<p>130 Executive Blvd #277 Fort Lauderdale, FL 33304 Tel: 754.372.1222</p> <p>Barry R. Miller L.L.C. # LA000966</p>	<p>Project:</p> <p>SITE PLAN APPROVAL UPPER & MIDDLE SCHOOL BLDGS</p> <p>MIAMI COUNTRY DAY SCHOOL 601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Consultant: SCHWABE SHRSKIN ASSOCIATES 2040 Corporate Way Suite 400 Fort Lauderdale, FL 33305 Tel: 954.433-7200</p> <p>Landscaping Consultant: SavinMiller</p>	<p>Scale: 1" = 60'-0"</p> <p>PLANTING PLAN</p> <p>23/NOV/24 6/2024</p> <p>LP-00</p>
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THRES	Quantity	Botanical/Common
COU	3	Acacia white / Scrippia
COE	27	Conocarpus erectus / Green Banana-rod
UC	6	Fire cholla / Poinsett Holly
UN	22	Systema hirsutus / Wild Tamarind
WTC	3	Melastoma thapsus / Stargazer Shogun
WTC	3	Melastoma thapsus / Vista Marine
WTC	3	Triplaris cuneata var. densa / Southern Silk Tree
DUW	48	Guettarda speciosa / Madagascar
SPOW	13	Sarcocornia endocaulis / Madagascar
TAC	4	Tournefortia caroliniana / Yellow Tanager Tree
TAD	7	Thaunium daniellii / Bird Corolla
Total	130	137 total Trees and 23 Mitigation trees

PLANTS	Quantity	Botanical/Common
CON	6	Cocos rostrata / Nutsedge / Nutsedge Palm
PVC	13	Opuntia cholla / Cholla Palm
SAP	71	Sabal palmetto / Sabal Palm
Total	90	

SHRUBS	Quantity	Botanical/Common
CAN	111	Cardinalis maritima / Red Tails / Red Tails
CAN	111	Cardinalis maritima / Red Tails / Red Tails
CAN	2029	Conocarpus erectus / Green Banana-rod
CIG	1008	Conocarpus erectus / Green Banana-rod
MAF	116	Melastoma thapsus / Stargazer Shogun
MEU	64	Melastoma thapsus / Vista Marine
MUC	304	Melastoma thapsus / Stargazer Shogun
PAL	87	Palmetto / Palmetto
PAL	87	Palmetto / Palmetto
TAD	7	Thaunium daniellii / Bird Corolla
TAD	7	Thaunium daniellii / Bird Corolla
TAD	7	Thaunium daniellii / Bird Corolla
TAD	7	Thaunium daniellii / Bird Corolla
Total	2563	

GROUND	Quantity	Botanical/Common
SP	9913 sq	Sporobolus vaginatus / Stargazer / Stargazer
SP	9913 sq	Sporobolus vaginatus / Stargazer / Stargazer
Total	19826	



Architects
ZYSOVICH
 130 Biscayne Blvd, 27th Fl, Miami, FL 33132
 305.372.5222

Project
SITE PLAN APPROVAL
UPPER & MIDDLE SCHOOL BLDGS
 MIAMI COUNTRY DAY SCHOOL
 601 NE 107th Street, Miami, FL 33161

Civil Consultant
SCHWABE SHISKIN ASSOCIATES
 2645 Corporate Way, Miami, FL 33025
 305.432.7250

Landscape Consultant
savinomiller
 1400 Central Expressway, Suite 250, West Palm Beach, FL 33411
 561.665.2253

Structural Engineers
DDA ENGINEERS, PA
 4950 SW 15th Court, Miami, FL 33155
 305.665.9711

M/E/P Engineers
AJE, Inc.
 1458 Central Expressway, Suite 250, West Palm Beach, FL 33411
 561.665.2253

ENTITLEMENT SUBMISSION

Scale: 1" = 30'-0"

North Arrow pointing up.

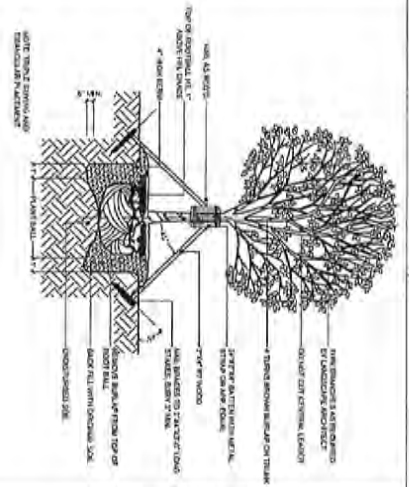
LP-03

PLANTING PLAN
ENLARGEMENT 03

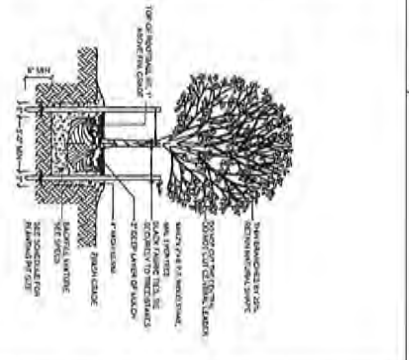
DATE: 6/2024

DRAWN BY: [Name]

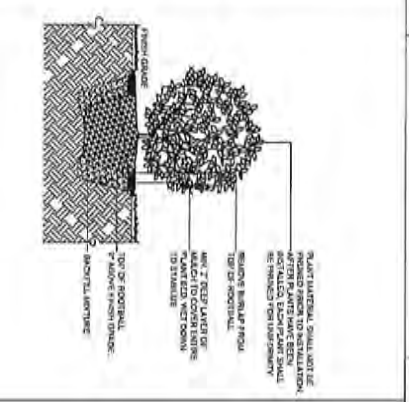
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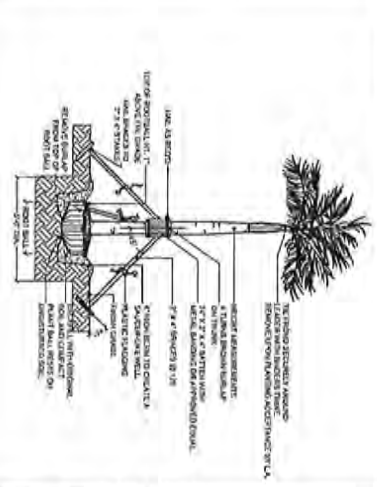
1 LARGE TREE STAKING - 12'4 HT
SCALE: 1/8"=1'-0"



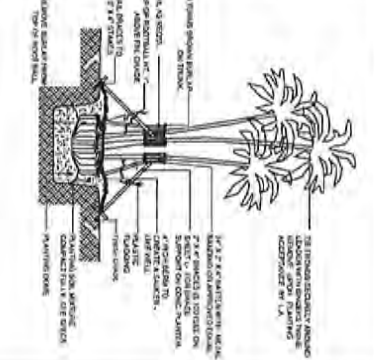
2 SMALL TREE GUYING DETAIL
SCALE: 1/8"=1'-0"



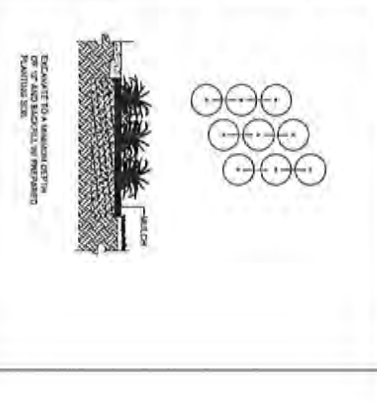
3 SMALL SHRUBS DETAIL
SCALE: 1/8"=1'-0"



4 LARGE PALM STAKING DETAIL
SCALE: 1/8"=1'-0"



5 PALM STAKING DETAIL - MULT-TRUNKS
SCALE: 1/8"=1'-0"



6 GROUNDCOVER SPACING DETAIL
SCALE: 1/8"=1'-0"

ENTITLEMENT SUBMISSION

<p>Structural Engineers DDA ENGINEERS, PA 400A SW 74th Court Miami, FL 33155 (305) 446-0711</p>	<p>Chill Consultant SCHWESKE SHISHIN ASSOCIATES 2340 Corporate View Aventura, FL 33156 (954) 435-7010</p> <p>Landscape Consultant savinomiller 2000 SW 27th Street, Suite 200 Miami, FL 33135 (305) 446-2222</p>	<p>Project SITE PLAN APPROVAL UPPER & MIDDLE SCHOOL BLDGS</p> <p>MIAMI COUNTRY DAY SCHOOL 601 NE 107th Street, Miami, FL 33161</p>	<p>Architects ZYSOVICH 1800 Brickyard Blvd., Suite 100 Miami, FL 33143 (305) 751-5522</p> <p>WRT 229 S. 12th Street, Suite 1100 Miami, FL 33130 (305) 375-1100</p>	<p>Seal MARY K. MILLER L.P.</p> <p>PLANTING DETAILS 225000000 December 6, 2024 LP-04</p>
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ENLARGEMENT 1 - SEE SHEET LT-01

ENLARGEMENT 2 - SEE SHEET LT-02

ENLARGEMENT 3 - SEE SHEET LT-03



SCALE: 1" = 80'-0"

- LEGEND:
- TREES TO BE PRESERVED
- TREES TO BE REMOVED
- PALMS TO BE REMOVED
- TREES TO BE RELOCATED
- TREES NEW LOCATION
- STREET TREES TO PRESERVE

ENTITLEMENT SUBMISSION

<p>DATE: 6/2024</p> <p>DESIGNER: [Signature]</p> <p>PROJECT: TREE MANAGEMENT PLAN & SCHEDULE</p> <p>LT-00</p>	<p>Soil</p> <p>[Seal]</p> <p>GARRY R. MILLER L.C. # LA000066</p>	<p>Architects</p> <p>ZYSKOVICH PARTNERS</p> <p>100 Biscayne Blvd., 20th Floor Miami, FL 33132 305.372.5222</p>	<p>WRT</p> <p>123 S. Erma Street, Suite 150 Tampa, FL 33606 WYTRIAN WRT@wrt.com | www.wrt.com</p>	<p>Project</p> <p>SITE PLAN APPROVAL UPPER & MIDDLE SCHOOL BLDGS</p> <p>MIAMI COUNTRY DAY SCHOOL 601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Consultant</p> <p>SCHWENKE SHISKIN ASSOCIATES</p> <p>2043 Douglas Way Miramar, FL 33025 954.425-7210</p>	<p>Structural Engineers</p> <p>DDA ENGINEERS, PA</p> <p>4050 SW 74th Court Miami, FL 33145 305.666-0711</p>
	<p>M/E/P Engineers</p> <p>A/E/C, INC</p> <p>14100 Centropark Boulevard, Suite 250 West Palm Beach, FL 33411 561.669-2303</p>					



MATCHLINE - SEE SHEET LT-02

MATCHLINE - SEE SHEET LT-03

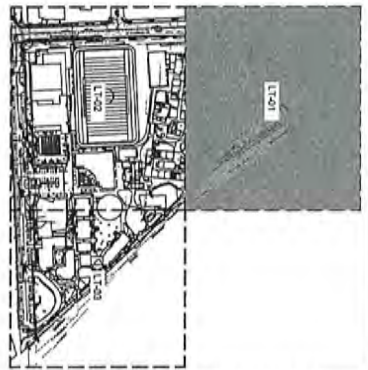
ENTITLEMENT SUBMISSION

<p>SEAL</p> <p>GARY R. MILLER P.E. # LA000086</p>	<p>ARCHITECTS</p> <p>ZYSOVICH ARCHITECTS 100 Delaware Street, 27th Floor Miami, FL 33131 305.372.5222</p>	<p>PROJECT</p> <p>SITE PLAN APPROVAL UPPER & MIDDLE SCHOOL BLDGS</p> <p>MIAMI COUNTRY DAY SCHOOL 601 NE 107th Street, Miami, FL 33161</p>	<p>CIVIL CONSULTANT</p> <p>SCHWABE SHKIN ASSOCIATES 1345 Commerce Way Miami, FL 33155 (305) 435-1030</p>	<p>STRUCTURAL ENGINEERS</p> <p>DDA ENGINEERS, PA 4310 SW 24th Court Miami, FL 33155 (305) 666-6113</p>

LEGEND:

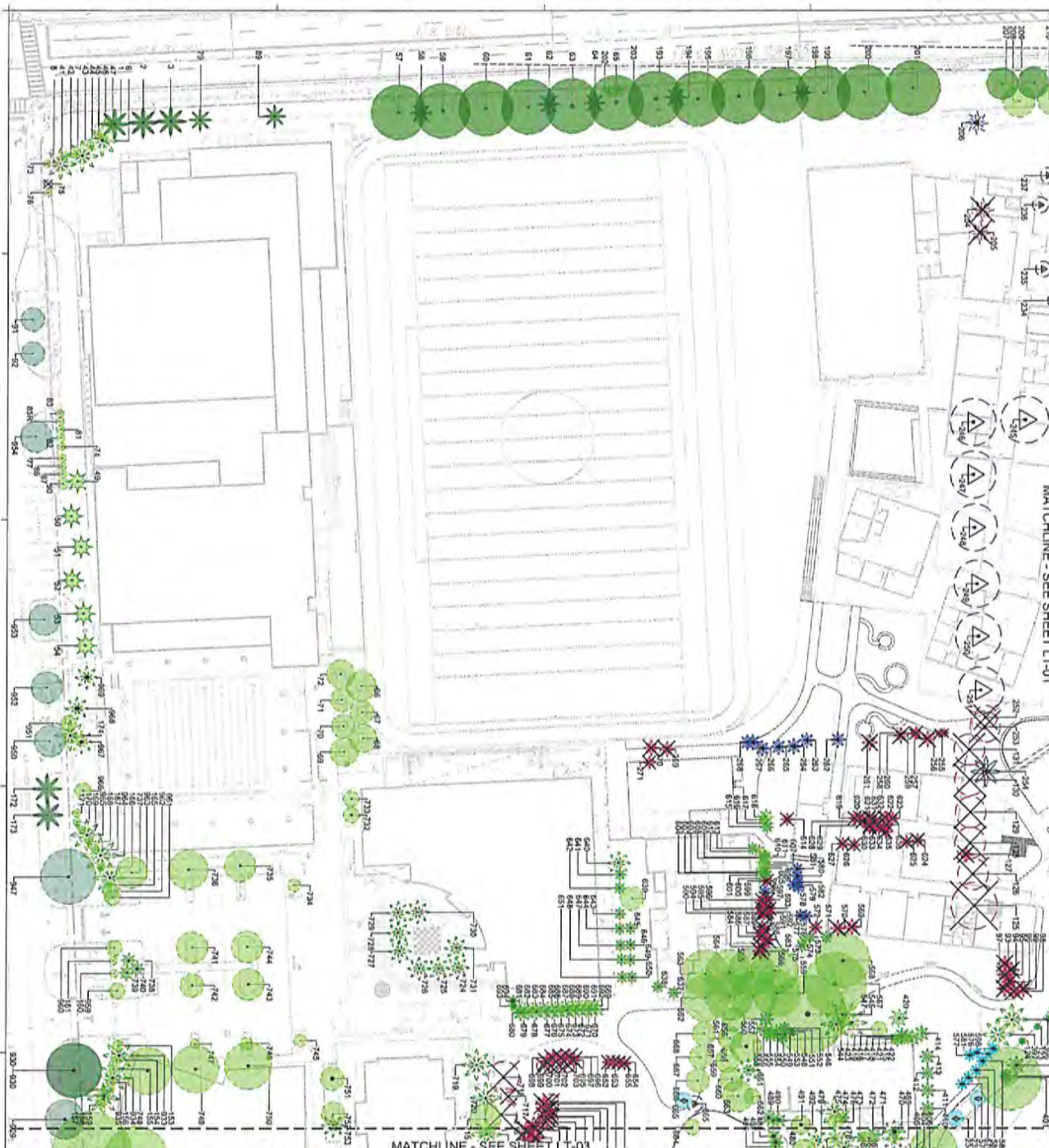
- TREES TO BE PRESERVED (Green circle with number)
- TREES TO BE REMOVED (Red star)
- STREET TREES TO BE PRESERVED (Green circle with star)
- STREET PALMS TO BE PRESERVED (Green palm tree)
- TREES TO BE RELOCATED (Blue circle with star)
- TREES NEW LOCATION (Blue circle with star)
- TREE PROTECTION FENCE (Dashed line)
- CRITICAL HOOT ZONE (CMZ) (Hatched area)

SCALE: 1" = 30'-0"



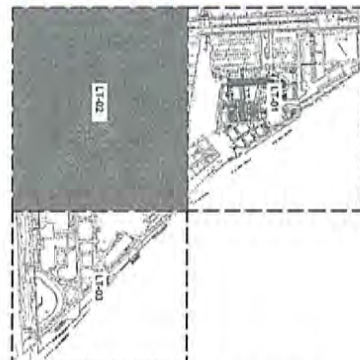
LT-01

TREE MANAGEMENT PLAN & SCHEDULE
DESIGNED: 6.2024



MATCHLINE - SEE SHEET LT-01

MATCHLINE - SEE SHEET LT-03



LEGEND:

- TREES TO BE PRESERVED
- TREES 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

<p>DATE: 6/2024</p> <p>DESIGNER: [Name]</p> <p>PROJECT: [Name]</p>	<p>DATE: []</p> <p>DESIGNER: [Name]</p> <p>PROJECT: [Name]</p>
	<p>DATE: []</p> <p>DESIGNER: [Name]</p> <p>PROJECT: [Name]</p>

Seal

Barry R. Miller, P.E.

Architects

ZYSKOVICH ARCHITECTS

100 Broward Blvd 27th Floor
Miami, FL 33139
305.372.5202

WRT

129 S. 17th Street Suite 100
Miami, FL 33139
305.372.5202

Project

SITE PLAN APPROVAL

UPPER & MIDDLE SCHOOL BLDGS

MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Civil Consultant

SCHWABE SHKIN ASSOCIATES

3240 Ecorse Ave
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305.430.7210

Landscape Consultant

savinmiller

1400 Collins Ave
Miami Beach, FL 33409
305.531.2323

Structural Engineers

DDA ENGINEERS, PA

4830 SW 74th Court
Miami, FL 33155
305.666-0314

M/E/P Engineers

A&B, INC

1400 Collins Ave
Miami Beach, FL 33409
305.531.2323

MATCHLINE - SEE SHEET LT-01



MATCHLINE - SEE SHEET LT-03

- LEGEND:**
- TREES TO BE PRESERVED
 - TREES TO BE PRESERVED
 - TREES TO BE PRESERVED
 - STREET TREES TO BE PRESERVED
 - STREET PALMS TO BE PRESERVED
 - PALMS TO BE REMOVED
 - TREES TO BE RELOCATED
 - TREES TO BE RELOCATED
 - TREES NEW LOCATION
 - TREE PROTECTION FENCE
 - CRITICAL ROOT ZONE (CRZ)
- SCALE: 1" = 30'-0"



ENTITLEMENT SUBMISSION

<p>LT-03</p> <p>TREE MANAGEMENT PLAN & SCHEDULE</p> <p>DESIGNER: [Signature]</p> <p>DATE: 6/2024</p>	<p>Seal</p> <p>[Professional Seal]</p> <p>Barry R. Miller, L.C. # LA000066</p>	<p>Architects</p> <p>ZYSOVIK ARCHITECTS</p> <p>130 Encanto Blvd 27th Floor Miami, FL 33137 305.372.5222</p>	<p>WRT</p> <p>229 S. Erma Street Suite 150 Miami, FL 33135 305.372.5222</p>	<p>Project</p> <p>SITE PLAN APPROVAL</p> <p>UPPER & MIDDLE SCHOOL BLDGS</p> <p>MIAMI COUNTRY DAY SCHOOL 601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Consultant</p> <p>SCHWEBE SHISKIN ASSOCIATES</p> <p>2340 Corporate Way Miami, FL 33156 954.435.7136</p>	<p>Structural Engineers</p> <p>DDA ENGINEERS, PA</p> <p>4902 SW 74th Court Miami, FL 33155 205.660-2711</p>
					<p>Landscape Consultant</p> <p>savinomiller</p> <p>1102 Century Boulevard, Suite 205 West Palm Beach, FL 33411 561.669.1263</p>	<p>M/E/P Engineers</p> <p>SJM, INC</p> <p>1102 Century Boulevard, Suite 205 West Palm Beach, FL 33411 561.669.1263</p>

Item No.	Description	Quantity	Unit	Material	Notes
1	CONCRETE	100	CY	CONCRETE	
2	STEEL	200	LB	STEEL	
3	BRICK	1000	MSF	BRICK	
4	CEMENT	50	TON	CEMENT	
5	AGGREGATE	200	CY	AGGREGATE	
6	PAINT	100	GA	PAINT	
7	ROOFING	100	SQ	ROOFING	
8	GLASS	500	SQ	GLASS	
9	MECHANICAL	100	HR	MECHANICAL	
10	ELECTRICAL	100	HR	ELECTRICAL	
11	PLUMBING	100	HR	PLUMBING	
12	FOUNDATION	100	HR	FOUNDATION	
13	WALLS	100	HR	WALLS	
14	FLOORS	100	HR	FLOORS	
15	ROOFS	100	HR	ROOFS	
16	MECHANICAL	100	HR	MECHANICAL	
17	ELECTRICAL	100	HR	ELECTRICAL	
18	PLUMBING	100	HR	PLUMBING	
19	FOUNDATION	100	HR	FOUNDATION	
20	WALLS	100	HR	WALLS	
21	FLOORS	100	HR	FLOORS	
22	ROOFS	100	HR	ROOFS	
23	MECHANICAL	100	HR	MECHANICAL	
24	ELECTRICAL	100	HR	ELECTRICAL	
25	PLUMBING	100	HR	PLUMBING	
26	FOUNDATION	100	HR	FOUNDATION	
27	WALLS	100	HR	WALLS	
28	FLOORS	100	HR	FLOORS	
29	ROOFS	100	HR	ROOFS	
30	MECHANICAL	100	HR	MECHANICAL	
31	ELECTRICAL	100	HR	ELECTRICAL	
32	PLUMBING	100	HR	PLUMBING	
33	FOUNDATION	100	HR	FOUNDATION	
34	WALLS	100	HR	WALLS	
35	FLOORS	100	HR	FLOORS	
36	ROOFS	100	HR	ROOFS	
37	MECHANICAL	100	HR	MECHANICAL	
38	ELECTRICAL	100	HR	ELECTRICAL	
39	PLUMBING	100	HR	PLUMBING	
40	FOUNDATION	100	HR	FOUNDATION	
41	WALLS	100	HR	WALLS	
42	FLOORS	100	HR	FLOORS	
43	ROOFS	100	HR	ROOFS	
44	MECHANICAL	100	HR	MECHANICAL	
45	ELECTRICAL	100	HR	ELECTRICAL	
46	PLUMBING	100	HR	PLUMBING	
47	FOUNDATION	100	HR	FOUNDATION	
48	WALLS	100	HR	WALLS	
49	FLOORS	100	HR	FLOORS	
50	ROOFS	100	HR	ROOFS	
51	MECHANICAL	100	HR	MECHANICAL	
52	ELECTRICAL	100	HR	ELECTRICAL	
53	PLUMBING	100	HR	PLUMBING	
54	FOUNDATION	100	HR	FOUNDATION	
55	WALLS	100	HR	WALLS	
56	FLOORS	100	HR	FLOORS	
57	ROOFS	100	HR	ROOFS	
58	MECHANICAL	100	HR	MECHANICAL	
59	ELECTRICAL	100	HR	ELECTRICAL	
60	PLUMBING	100	HR	PLUMBING	
61	FOUNDATION	100	HR	FOUNDATION	
62	WALLS	100	HR	WALLS	
63	FLOORS	100	HR	FLOORS	
64	ROOFS	100	HR	ROOFS	
65	MECHANICAL	100	HR	MECHANICAL	
66	ELECTRICAL	100	HR	ELECTRICAL	
67	PLUMBING	100	HR	PLUMBING	
68	FOUNDATION	100	HR	FOUNDATION	
69	WALLS	100	HR	WALLS	
70	FLOORS	100	HR	FLOORS	
71	ROOFS	100	HR	ROOFS	
72	MECHANICAL	100	HR	MECHANICAL	
73	ELECTRICAL	100	HR	ELECTRICAL	
74	PLUMBING	100	HR	PLUMBING	
75	FOUNDATION	100	HR	FOUNDATION	
76	WALLS	100	HR	WALLS	
77	FLOORS	100	HR	FLOORS	
78	ROOFS	100	HR	ROOFS	
79	MECHANICAL	100	HR	MECHANICAL	
80	ELECTRICAL	100	HR	ELECTRICAL	
81	PLUMBING	100	HR	PLUMBING	
82	FOUNDATION	100	HR	FOUNDATION	
83	WALLS	100	HR	WALLS	
84	FLOORS	100	HR	FLOORS	
85	ROOFS	100	HR	ROOFS	
86	MECHANICAL	100	HR	MECHANICAL	
87	ELECTRICAL	100	HR	ELECTRICAL	
88	PLUMBING	100	HR	PLUMBING	
89	FOUNDATION	100	HR	FOUNDATION	
90	WALLS	100	HR	WALLS	
91	FLOORS	100	HR	FLOORS	
92	ROOFS	100	HR	ROOFS	
93	MECHANICAL	100	HR	MECHANICAL	
94	ELECTRICAL	100	HR	ELECTRICAL	
95	PLUMBING	100	HR	PLUMBING	
96	FOUNDATION	100	HR	FOUNDATION	
97	WALLS	100	HR	WALLS	
98	FLOORS	100	HR	FLOORS	
99	ROOFS	100	HR	ROOFS	
100	MECHANICAL	100	HR	MECHANICAL	

ENTITLEMENT SUBMISSION



 <p>Barry D. Miller # LAC00066</p>	<p>Zyscovitch</p> <p>1800 Biscayne Blvd. #1100 Miami, FL 33139 305.571.1100</p>	 <p>WRT</p> <p>1000 Brickell Ave. #1000 Miami, FL 33131 305.571.1100</p>	<p>Project:</p> <p>SITE PLAN APPROVAL UPPER & MIDDLE SCHOOL BLDGS</p> <p>MIAMI COUNTRY DAY SCHOOL 601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Consultant:</p> <p>SCHWABE SHKIM ASSOCIATES 7045 Corporate Way Miami, FL 33155 305.435-9212</p> <p>landscape Consultant:</p> <p>savinomiller 4400 Corporate Center Blvd., Suite 202 Ft. Lauderdale, FL 33309 954.333.3333</p>	<p>Structure Engineers:</p> <p>DDA ENGINEERS, PA 4335 SW 13th Court Miami, FL 33186 305.566-6111</p> <p>MVE/P Engineers:</p> <p>AME INC 4400 Corporate Center Blvd., Suite 202 Ft. Lauderdale, FL 33309 954.333.3333</p>
<p>Tree Management Schedule</p> <p>December 5, 2024</p> <p>L T-04</p>					

Table 1: MIAMI COUNTY DAY CENTER #1 ART EXHIBIT - TREE REMOVAL SCHEDULE. Columns include Item No., Species, DBH, Location, and Removal Date. Includes entries for various tree types like Ginkgo biloba and Liquidambar styraciflua.

Table 2: MIAMI COUNTY DAY CENTER #1 ART EXHIBIT - TREE REMOVAL SCHEDULE. Continuation of the table with various tree species and their respective removal dates.

Table 3: MIAMI COUNTY DAY CENTER #1 ART EXHIBIT - TREE REMOVAL SCHEDULE. Continuation of the table with various tree species and their respective removal dates.

ENTITLEMENT SUBMISSION

Tree Management Schedule information including LT-05, December 6, 2024, and contact details for Zyscovich.

Architects: ZYSKOVICH ARCHITECTS, LLC, 140 Broadway, Suite 2700, Miami, FL 33131, 305.377.5722.

WRT logo and contact information for WRT, 120 S. 22nd Street, Suite 1450, Miami, FL 33131, 305.377.5722.

Project: SITE PLAN APPROVAL UPPER & MIDDLE SCHOOL BLDGS MIAMI COUNTRY DAY SCHOOL 601 NE 107th Street, Miami, FL 33161

Civil Consultant: SCHWENKE SHISKIN ASSOCIATES, 2040 Corporate Way, Miramar, FL 33029, 954.436.7623.

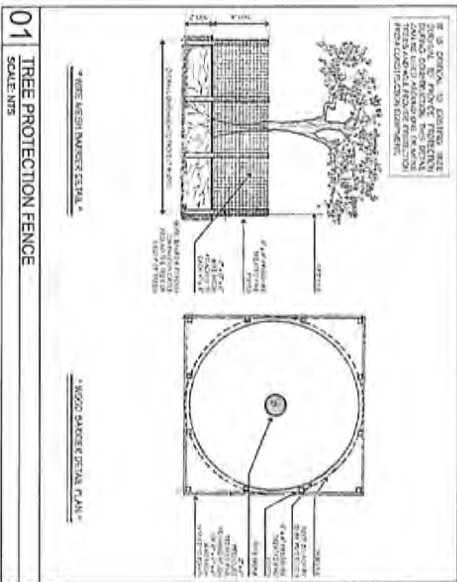
Structural Engineers: DDA ENGINEERS, PA, 4300 SW 14th Court, Miami, FL 33155, 305.556.0711.

ME/P Engineers: M/E/P Engineers, 1458 Centerra's Boulevard, Suite 300, West Palm Beach, FL 33411, 561.618.2523.

Landscape Consultant: savinomiller, 1458 Centerra's Boulevard, Suite 300, West Palm Beach, FL 33411, 561.618.2523.

NO.	DESCRIPTION	DATE	BY	CHECKED	DATE	BY
1	PRELIMINARY	11/15/2024
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ENTITLEMENT SUBMISSION

<p>DATE: 5/20/2024</p> <p>PROJECT: TREE MANAGEMENT SCHEDULE</p> <p>PROJECT NO: LT-06</p>	<p>Architects</p> <p>ZYSOVITCH</p> <p>160 Broadway Blvd, 20th Fl</p> <p>Miami, FL 33132</p> <p>305-375-5222</p>	<p>Soil</p> <p>WRT</p> <p>129 S. 37th Street, Suite 1100</p> <p>Miami, FL 33130</p> <p>305-375-5222</p>	<p>Project</p> <p>SITE PLAN APPROVAL</p> <p>UPPER & MIDDLE SCHOOL BLDGS</p> <p>MIAMI COUNTRY DAY SCHOOL</p> <p>601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Consultant</p> <p>SCHWERKE SHISKIN ASSOCIATES</p> <p>2540 Corporate Way</p> <p>Miami, FL 33206</p> <p>305-419-7010</p>	<p>Structural Engineers</p> <p>ODA ENGINEERS, PA</p> <p>4330 SW 7th Court</p> <p>Miami, FL 33155</p> <p>305-556-0111</p>
--	--	--	---	--	---

Department of Engineering and Technical Services
1111 North Bay Street, 11th Floor
Miami, Florida 33132
Phone: (305) 375-2300
Fax: (305) 375-2302

**CHILD CARE CHECKLIST REQUIREMENTS
FOR ZONING HEARINGS**

- Day nurseries, day care centers, and child day camps require a child licensing license for each child under the age of 6. The license must be issued by the Department of Children and Family Services, Division of Child Welfare, 1111 North Bay Street, 11th Floor, Miami, Florida 33132. The license must be displayed prominently in the facility.
- Child day camps require a child licensing license for each child under the age of 6. The license must be issued by the Department of Children and Family Services, Division of Child Welfare, 1111 North Bay Street, 11th Floor, Miami, Florida 33132. The license must be displayed prominently in the facility.
- Child day camps require a child licensing license for each child under the age of 6. The license must be issued by the Department of Children and Family Services, Division of Child Welfare, 1111 North Bay Street, 11th Floor, Miami, Florida 33132. The license must be displayed prominently in the facility.
- Child day camps require a child licensing license for each child under the age of 6. The license must be issued by the Department of Children and Family Services, Division of Child Welfare, 1111 North Bay Street, 11th Floor, Miami, Florida 33132. The license must be displayed prominently in the facility.

Day Nursery, Day Care Center, Kindergarten and Private School

School Name: MIAMI COUNTRY DAY SCHOOL
 School Address: 601 NE 10TH STREET Tax ID No.

1. Is there an application for a building occupancy permit? Yes No. If not, indicate the number of children.
 2. Total area of site: 41,200 sq. ft. 18,797 sqm
 3. Number of children or students: 1502 Age: Pre K to 12th Grade
 4. Number of teachers: 155 Number of administrative & other personnel: 55
 5. Number of classrooms: 131 Total hours taught at classroom per day: 127,720 SF
 6. Total hours taught at non-classroom and library, kitchen, bathroom, kitchen, chapel, etc.
 7. Amount of outdoor recreation space per square foot: 381/2102 SF
- NOTE: Landmark requirements for building occupancies are listed in 15-133-151-189.
8. Number of hours of instruction per week: 18:00-18:30
 9. Number of hours of instruction per day: 18:00-18:30
 10. Number of hours of instruction per month: 18:00-18:30
 11. Physical layout for each building: 51'-6" 544 333-31-189L
 12. Type of building: 1-4 544-333-31-189L
 13. Day and hours of operation: M-F 8:00 AM to 5:30 PM
 14. School bus parking space: Yes No If "No," the square feet of parking space for school buses must be provided in the site plan.
 15. Total outdoor recreation space per square foot: 381/2102 SF

DEFINITIONS

Day Nursery: Children for whom and children up to the age of six (6).

Child day camp: Children and teachers for children below the age of 6 (6) who are in a day camp program in a building and during the day hours of operation. It does not include a child day camp program in a building which is used for instruction, school, or other educational purposes. It does not include a day camp program in a building which is used for instruction, school, or other educational purposes.

Child day camp: Children for whom and children up to the age of six (6) who are in a day camp program in a building and during the day hours of operation. It does not include a child day camp program in a building which is used for instruction, school, or other educational purposes.

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PHYSICAL STANDARDS, OUTDOOR RECREATION SPACE AND CLASSROOM SPACE

PHYSICAL STANDARDS, OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE USABLE NUMBER OF CHILDREN IN THE BUILDING AT ANY ONE TIME.

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OUTDOOR RECREATION SPACE

- a. Day Nursery/Child Day Camp: 2.675
- b. Child Day Camp: 1.500
- c. Kindergarten: 1.500
- d. Grades 1-2: 1.500
- e. Grades 3-5: 1.500
- f. Grades 6-8: 1.500
- g. Grades 9-12: 1.500
- h. Total: 1.500

TOTAL OUTDOOR RECREATION SPACE PROVIDED

TOTAL OUTDOOR RECREATION SPACE PROVIDED: 381/2102 SF

TOTAL OUTDOOR RECREATION SPACE PROVIDED: 381/2102 SF

TOTAL OUTDOOR RECREATION SPACE PROVIDED: 381/2102 SF

ZONING ANALYSIS

PROPOSED DEVELOPMENT:

PROPOSED DEVELOPMENT:

PROPOSED DEVELOPMENT:

PROPOSED DEVELOPMENT:

PROPOSED DEVELOPMENT:

SETBACKS (SECTION 33-50)

TYPE	HEIGHT	AREA	FRONT YARD	REAR YARD	SIDE YARD
RESIDENTIAL	10	100	10	10	10
COMMERCIAL	15	150	15	15	15
INDUSTRIAL	20	200	20	20	20

LOT COVERAGE (SECTION 33-49)

TYPE	MINIMUM	MAXIMUM
RESIDENTIAL	10%	35%
COMMERCIAL	15%	40%
INDUSTRIAL	20%	45%

ZONING ANALYSIS

ZONING ANALYSIS: The proposed development is consistent with the zoning requirements for the proposed site. The proposed development is consistent with the zoning requirements for the proposed site.

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PROJECT INFORMATION

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Structural Engineers
DOA ENGINEERS, PA
 4800 SW 74th Court
 Suite 200
 Miami, FL 33155
 (305) 558-0711

M/E/P Engineers
 1400 Corporate Boulevard, Suite 300
 West Palm Beach, FL 33411
 (561) 866-5555

Civil Consultant
SCHWABE SHISKIN ASSOCIATES
 2340 Corporate Way
 Suite 200
 Fort Lauderdale, FL 33309
 (954) 435-7113

Landscaping Consultant
LANDSCAPE CONSULTANTS
 1500 North Bay Street
 Fort Lauderdale, FL 33304
 (954) 561-5555

Architects
ZYSCOVICH
 Architects & Planners
 1100 NE 10th Street
 Miami, FL 33132
 (305) 375-2300

Project
SITE PLAN APPROVAL
CAMPUS PLAN MASTER PLAN
 MIAMI COUNTRY DAY SCHOOL
 601 NE 10TH STREET, MIAMI, FL 33161

Soil
 Reg. No. 00000000

Code Summary
 Z24-270-15-2024
 A-001

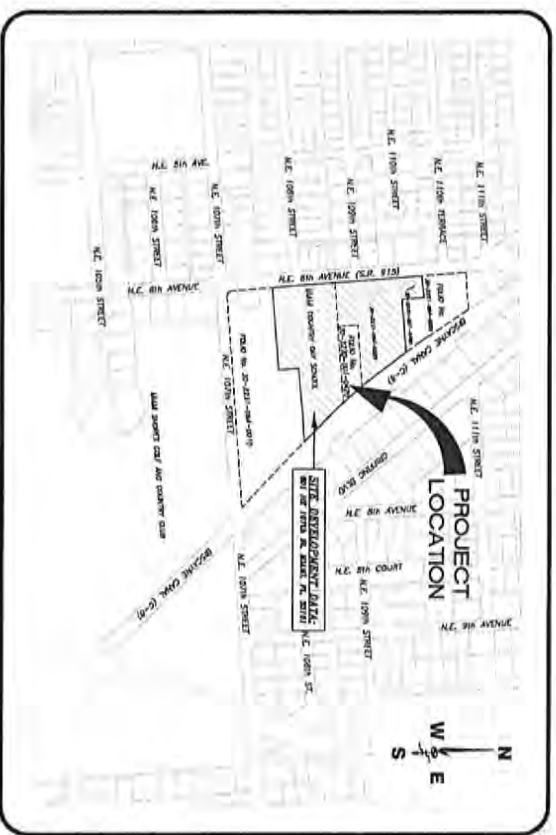
ENTITLEMENT SUBMISSION

MGDS MASTER PLAN (2024)

CIVIL ENGINEERING PLANS

601 NE 107TH STREET, MIAMI, FL, 33161

March 2025



- LEGAL DESCRIPTION:**
- PARCELS:**
1. PARCELS 1 AND 2, WITH COUNTRY DAY SCHOOL, ACCORDING TO THE PLAN NUMBER 02-2022-001, MAP 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, 2022.
 2. PARCELS 3 AND 4, WITH COUNTRY DAY SCHOOL, ACCORDING TO THE PLAN NUMBER 02-2022-001, MAP 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, 2022.
- PROJECT:**
- 601 NE 107TH STREET, MIAMI, FL 33161
- PROJECT NO.:**
- Z24-270
- DATE:**
- MARCH 2025
- PROJECT TYPE:**
- UPPER AND MIDDLE SCHOOL BLDGS
- PREPARED BY:**
- SCHWERKE SHISKIN + ASSOCIATES
- DATE:**
- MARCH 2025

LOCATION SKETCH

SCALE: 1"=300'

SECTION 31 - TOWNSHIP 52 - RANGE 42E

FILED NUMBER: 20-2221-064-0710

20-2221-064-0710

20-2220-001-0420

20-2220-001-0420

PREPARED BY:

SHEET LIST

SHT. #	SHT. TITLE	SHT. DESCRIPTION
1	C-0	COVER SHEET
2	C-6	OVERBALL
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	GARBARGE TRUCK MANEUVER
8	CS-4	CROSS SECTIONS

THE ELEVATIONS SHOWN WITHIN PLANS REFER TO NATIONAL GEODESIC VERTICAL DATUM OF 1984 (N.G.V.D.) AND ARE EXPRESSED IN FEET.

Sunshine

Get the most out of your Sun with Solar Panels. Solar panels are a great way to reduce your energy costs and protect your investment. Contact us today for more information.

SSA SCHWERKE SHISKIN + ASSOCIATES

CIVIL ENGINEERS | LAND SURVEYORS

2025 BUREAU OF PROFESSIONAL ENGINEERS AND SURVEYORS

CONTACT INFORMATION:

NAME: HERMANO J. MANAS, P.E.

TELEPHONE NUMBER: 561-435-2010

FAX NUMBER: 561-438-2288

EMAIL: HERMANO@SCHWERKE-SHISKIN.COM

ENTITLEMENT SUBMISSION

CIVIL PLANS COVER SHEET

PROJECT NO. **C-0**

DATE: **18, 2025**

PREPARED BY: **HERMANO J. MANAS, P.E.**



SITE PLAN APPROVAL

UPPER & MIDDLE SCHOOL BLDGS

MIAMI COUNTRY DAY SCHOOL

601 NE 107th Street, Miami, FL 33161

Civil Consultant

SCHWERKE SHISKIN ASSOCIATES

2843 Gower Way

Miami, FL 33155

305-435-1010

Structural Engineers

COA ENGINEERS, PA

4950 SW 7th Court

Miami, FL 33155

305-406-0911

M/E/P Engineers

ARC INC.

1140 Campbell Boulevard Suite 210

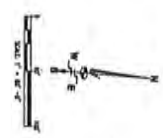
Miami Beach, FL 33137

305-696-9020



SEE SHEET C-7

SEE SHEET C-8



THE EXISTING SCENE WITHIN THIS AREA IS TO REMAIN UNCHANGED UNLESS OTHERWISE INDICATED IN THIS PLAN.

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE INDICATED.
2. REFER TO SHEET C-6 FOR FINISHES AND MATERIALS.
3. REFER TO SHEET C-7 FOR PAVING AND LANDSCAPE DETAILS.
4. REFER TO SHEET C-8 FOR MECHANICAL AND ELECTRICAL DETAILS.
5. REFER TO SHEET C-9 FOR STRUCTURAL DETAILS.
6. REFER TO SHEET C-10 FOR CONCRETE AND FOUNDATION DETAILS.
7. REFER TO SHEET C-11 FOR FINISHES AND MATERIALS.
8. REFER TO SHEET C-12 FOR PAVING AND LANDSCAPE DETAILS.
9. REFER TO SHEET C-13 FOR MECHANICAL AND ELECTRICAL DETAILS.
10. REFER TO SHEET C-14 FOR STRUCTURAL DETAILS.
11. REFER TO SHEET C-15 FOR CONCRETE AND FOUNDATION DETAILS.
12. REFER TO SHEET C-16 FOR FINISHES AND MATERIALS.
13. REFER TO SHEET C-17 FOR PAVING AND LANDSCAPE DETAILS.
14. REFER TO SHEET C-18 FOR MECHANICAL AND ELECTRICAL DETAILS.
15. REFER TO SHEET C-19 FOR STRUCTURAL DETAILS.
16. REFER TO SHEET C-20 FOR CONCRETE AND FOUNDATION DETAILS.
17. REFER TO SHEET C-21 FOR FINISHES AND MATERIALS.
18. REFER TO SHEET C-22 FOR PAVING AND LANDSCAPE DETAILS.
19. REFER TO SHEET C-23 FOR MECHANICAL AND ELECTRICAL DETAILS.
20. REFER TO SHEET C-24 FOR STRUCTURAL DETAILS.
21. REFER TO SHEET C-25 FOR CONCRETE AND FOUNDATION DETAILS.
22. REFER TO SHEET C-26 FOR FINISHES AND MATERIALS.
23. REFER TO SHEET C-27 FOR PAVING AND LANDSCAPE DETAILS.
24. REFER TO SHEET C-28 FOR MECHANICAL AND ELECTRICAL DETAILS.
25. REFER TO SHEET C-29 FOR STRUCTURAL DETAILS.
26. REFER TO SHEET C-30 FOR CONCRETE AND FOUNDATION DETAILS.
27. REFER TO SHEET C-31 FOR FINISHES AND MATERIALS.
28. REFER TO SHEET C-32 FOR PAVING AND LANDSCAPE DETAILS.
29. REFER TO SHEET C-33 FOR MECHANICAL AND ELECTRICAL DETAILS.
30. REFER TO SHEET C-34 FOR STRUCTURAL DETAILS.

ENTITLEMENT SUBMISSION

NO.	DESCRIPTION	DATE	BY

DATE: 11/20/23

SCALE: 1" = 1' - 0"

C-6

2025/04/07

11/20/23

PAVEMENT, SIGNAGE AND MARKING OVERALL

SEAL

PROFESSIONAL SEAL AND SIGNATURE OF ARCHITECT

Reg. No. 50635

Architects

ZYSKOWSKI

1226 S.W. 2nd Street, Suite 1000
Miami, FL 33135
261.375.2272

1226 S.W. 2nd Street, Suite 1000
Miami, FL 33135
261.375.2272

WRT

1226 S.W. 2nd Street, Suite 1000
Miami, FL 33135
261.375.2272

Project

SITE PLAN APPROVAL

UPPER & MIDDLE SCHOOL BLDGS

MIAMI COUNTRY DAY SCHOOL

601 NE 107th Street, Miami, FL 33161

Civil Consultant

SCHWABE SHISKIN ASSOCIATES

3540 Converse Way
Merrill, FL 33025
561.435.7018

Landscape Consultant

BAYBRO WILKER DESIGN STUDIO

12345 NE 1st Ave
Miami, FL 33136
305.886.6666

Structural Engineers

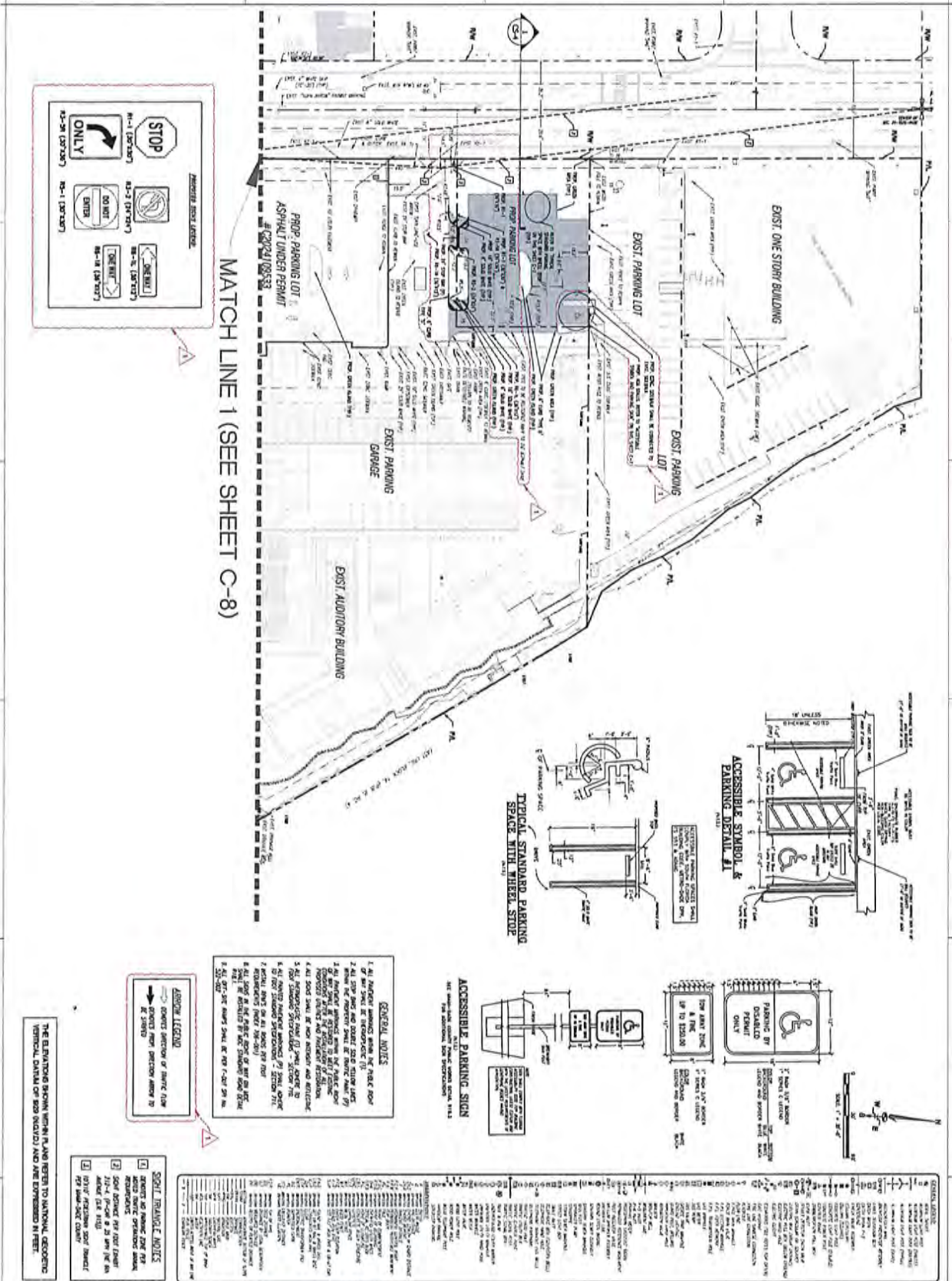
DOA ENGINEERS, PA

4500 SW 7th Court
Miami, FL 33135
305.565-0711

MEP Engineers

AMS, INC

1450 Corporate Boulevard, Suite 300
West Palm Beach, FL 33411
561.830-0225

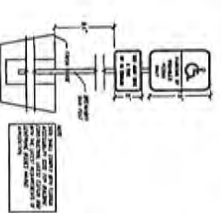
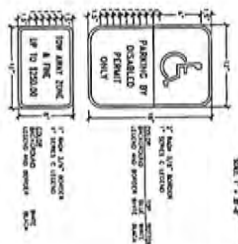
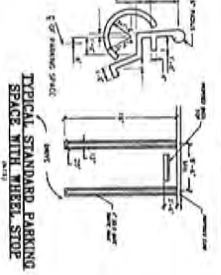
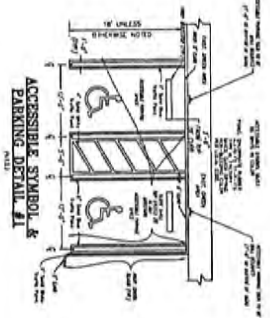


AMERICAN ROAD SIGNS

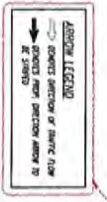
- STOP (R1-1 (L2737))
- DO NOT ENTER (R2-2 (L2737))
- ONE WAY (R4-1 (L2737))
- ONE WAY (R4-2 (L2737))

10-1 (L2737) ONLY

MATCH LINE 1 (SEE SHEET C-8)



- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MDTA STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MDTA STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATERWAYS AND MARINE FACILITIES.
 4. ALL ROAD WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MDTA STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MDTA STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATERWAYS AND MARINE FACILITIES.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MDTA STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES.
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 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MDTA STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES.
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MDTA STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATERWAYS AND MARINE FACILITIES.
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MDTA STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES.

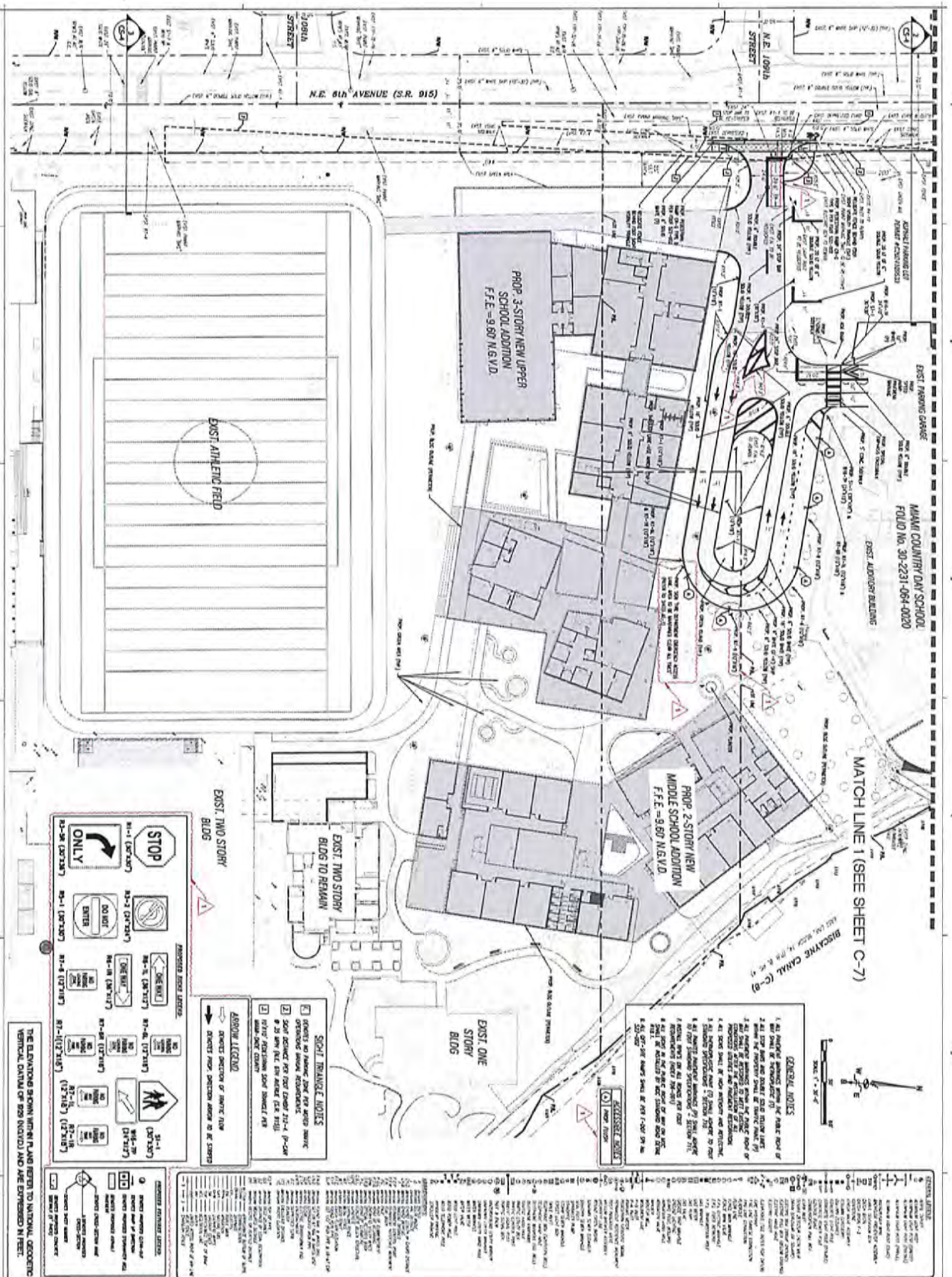


SHORT MESSAGE NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS AGAINST THE ORIGINAL SURVEY DATA.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS AGAINST THE ORIGINAL SURVEY DATA.
3. VERIFY ALL DIMENSIONS AND ELEVATIONS AGAINST THE ORIGINAL SURVEY DATA.
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10. VERIFY ALL DIMENSIONS AND ELEVATIONS AGAINST THE ORIGINAL SURVEY DATA.

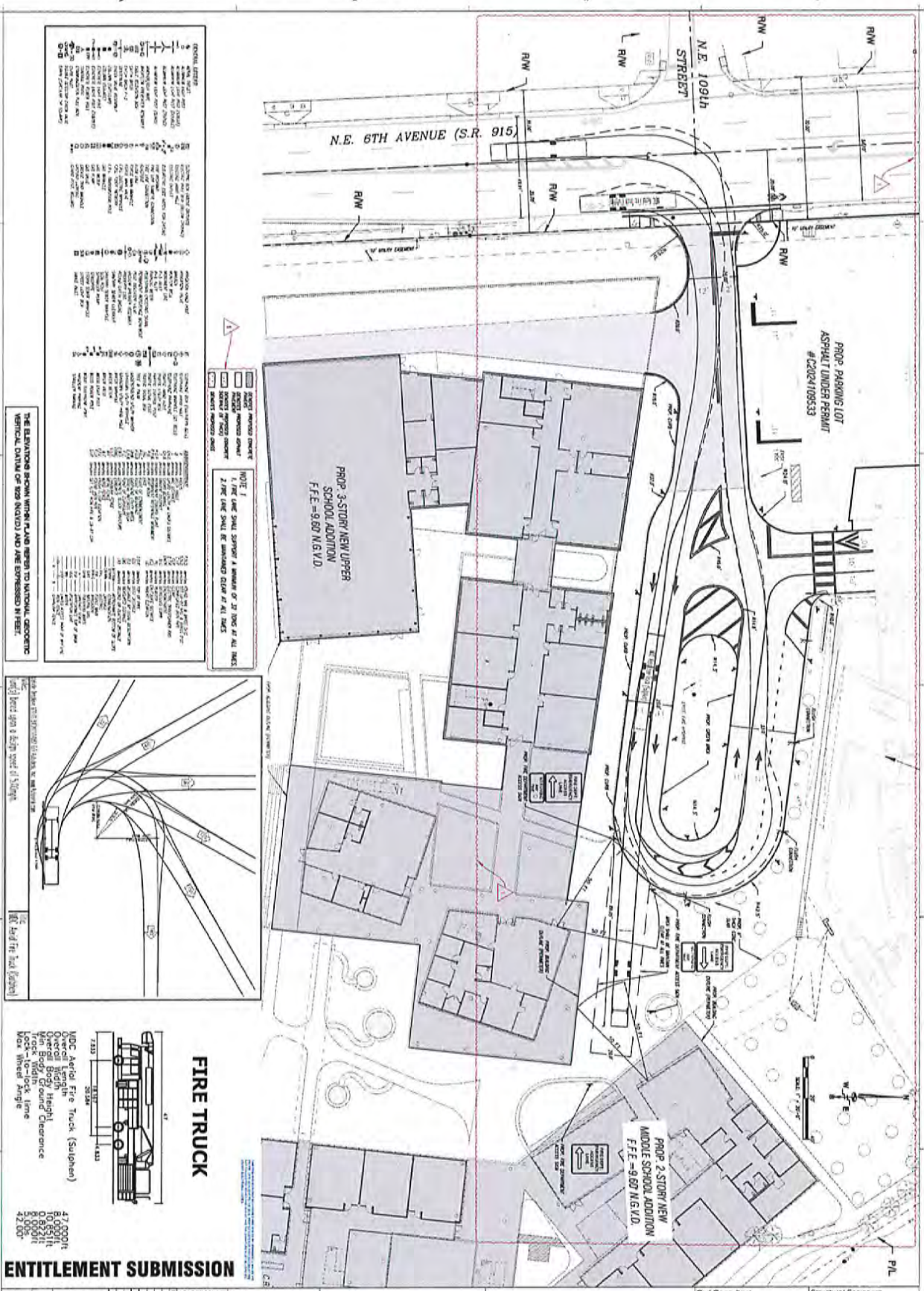
ENTITLEMENT SUBMISSION

<p>PAVEMENT STORAGE AND MARKING</p> <p>PLAN VIEW 1/2</p> <p>2500X1500 1/8"=1'-0"</p> <p>C-7</p>	<p>Soil</p> <p>HERNANDO COUNTY STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER No. 55035</p>	<p>Architects</p> <p>ZYSWILER</p> <p>100 NE 12th St, 17th Flr Miami, FL 33132 305.372.5202</p>	<p>Architects</p> <p>WRT</p> <p>122 S. Florida Ave., Suite 1200 P.O. Box #14 Miami, FL 33131 305.575.1111</p>	<p>Project</p> <p>SITE PLAN APPROVAL UPPER & MIDDLE SCHOOL BLDGS</p> <p>MIAMI COUNTRY DAY SCHOOL 601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Consultant</p> <p>SCHWESKE SHISKIN ASSOCIATES 3340 Corporate Way Merritt Island, FL 32953 354.435-7019</p>	<p>Landscape Consultant</p> <p>SABINO MILLER DESIGN STUDIO 13344 FL 8th Ave Miami Beach, FL 33141 305.869-2002</p>	<p>Structural Engineers</p> <p>DDA ENGINEERS, PA 4307 SW 74th Court Miami, FL 33149 305.596-0711</p>	<p>M/E/P Engineers</p> <p>JAD, INC 1430 Crispin Blvd., Suite 300 West Palm Beach, FL 33411 561.698-2003</p>
	<p>CONTRACT NOTES</p> <p>1. THIS CONTRACT IS A PART OF THE PROJECT AND SHALL BE READ IN CONJUNCTION WITH THE PROJECT MANUAL AND ALL ADDENDUMS AND SUPPLEMENTAL SPECIFICATIONS.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL ENVIRONMENTAL FEATURES.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL HISTORICAL AND CULTURAL RESOURCES.</p> <p>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL ARCHITECTURAL AND ARTIST WORK.</p> <p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL LANDSCAPE AND PLANTINGS.</p> <p>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL UTILITIES AND STRUCTURES.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL ENVIRONMENTAL FEATURES.</p>							



ENTITLEMENT SUBMISSION

<p>C-8</p> <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION				<p>PAYMENT SCHEDULE AND MARKING</p> <p>PLAN VIEW 2/2Z</p>	<p>Seal</p> <p>HERNANDO F. HERNANDEZ</p> <p>Professional Engineer</p> <p>Reg. No. 50035</p>	<p>Architects</p> <p>ZYSWILER</p> <p>100 Brickman Blvd 27th Floor</p> <p>Miami, FL 33132</p> <p>202.577.6222</p>	<p>WRT</p> <p>421 S. Florida Street, Suite 1400</p> <p>Phoenix, AZ 85003</p> <p>602.441.1111</p> <p>www.wrt.com</p>	<p>Project</p> <p>SITE PLAN APPROVAL</p> <p>UPPER & MIDDLE SCHOOL BLDGS</p> <p>MIAMI COUNTRY DAY SCHOOL</p> <p>601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Consultant</p> <p>SCHWABE SHERKIN ASSOCIATES</p> <p>3240 Corporate Way</p> <p>Miami, FL 33155</p> <p>(305) 432-7019</p>	<p>Structural Engineers</p> <p>DDA ENGINEERS, PA</p> <p>4302 SW 76th Court</p> <p>Miami, FL 33155</p> <p>(305) 665-0711</p>	<p>Landscape Consultant</p> <p>SARNO MILLER DESIGN STUDIO</p> <p>12345 NE 88th Ave</p> <p>North Miami, FL 33181</p> <p>(305) 895-8002</p>	<p>MCEP Engineers</p> <p>ALAD, INC</p> <p>1400 CoralGables Boulevard, Suite 200</p> <p>West Palm Beach, FL 33411</p> <p>(561) 658-2303</p>
	NO.	DATE	DESCRIPTION												
<p>THE EXISTING SHOWN ON THIS PLAN REFERS TO NATIONAL GEODETIC VERTICAL DATUM (PG 859 DATED) AND ARE EXPRESSED IN FEET.</p>															



ENTITLEMENT SUBMISSION

PROJECT	MIAMI COUNTRY DAY SCHOOL	
DATE	04/09/2025	
SCALE	AS SHOWN	
REVISIONS		
NO.	DATE	DESCRIPTION

Architects
SYSONIC
 12750 Biscayne Blvd 270 Floor
 Miami, FL 33152
 305.373.2272

WRT
 1212 S. Miami Street, Suite 1100
 Miami, FL 33130
 305.375.1212
 WRT@WRT.COM
 www.wrt.com

Civil Consultant
SCHWENKE SHISHKIN ASSOCIATES
 3240 Corporate Way
 Miramar, FL 33029
 (954) 435-7510

Structural Engineers
DOA ENGINEERS, PA
 4930 SW 7th Court
 Miami, FL 33156
 (305) 690-6711

Landscape Consultant
SAVINO MILLER DESIGN STUDIO
 12345 NE 8th Ave
 North Miami Beach, FL 33161
 (305) 855-6682

M/E/P Engineers
JUNO, INC.
 1408 Corcoran Boulevard, Suite 200
 Coral Gables Beach, FL 33411
 (561) 699-2303

Project
SITE PLAN APPROVAL
UPPER & MIDDLE SCHOOL BLDGS
MIAMI COUNTRY DAY SCHOOL
 601 NE 107th Street, Miami, FL 33161

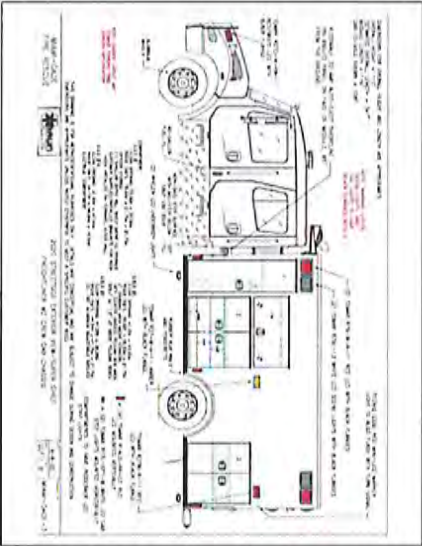
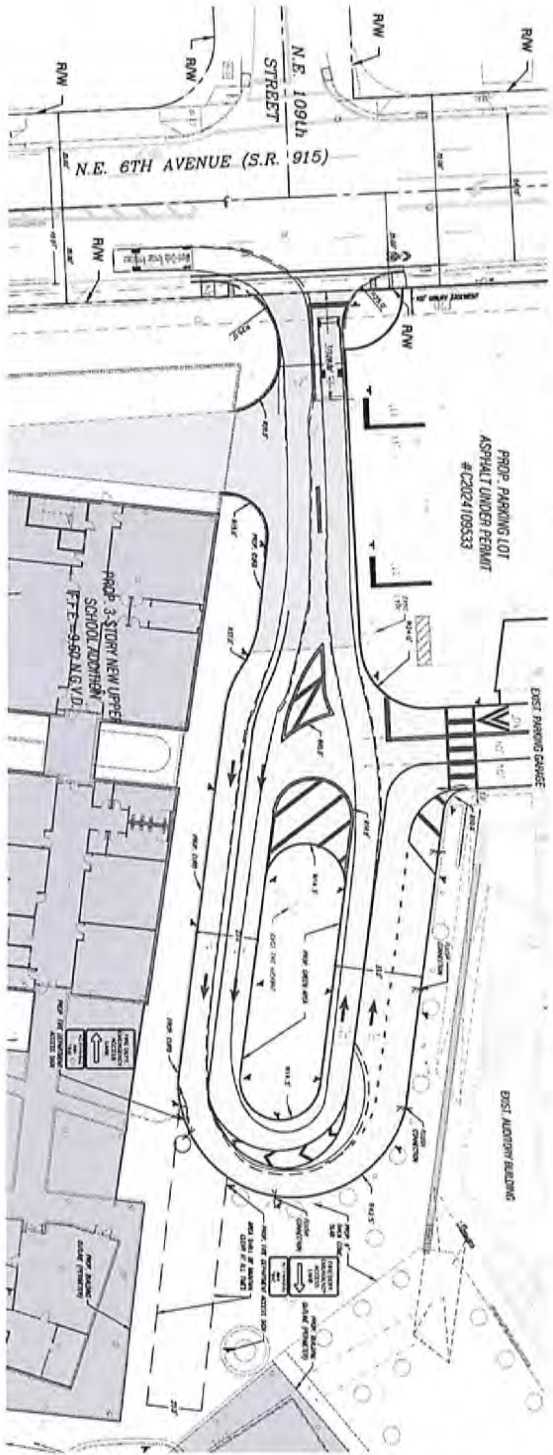
Rep. No. 50035

FIRE TRUCK MANEUVER
 AT-1

Scale
 AS SHOWN

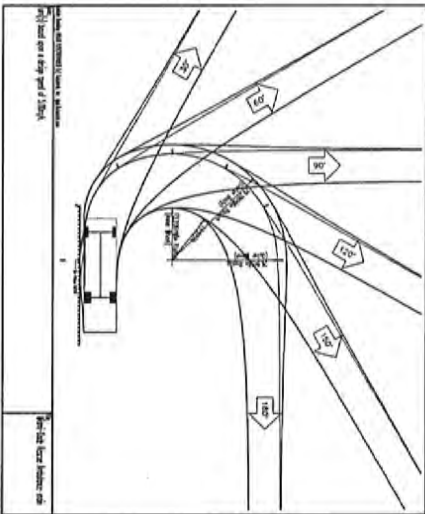
North Arrow

RESCUE AMBULANCE MANEUVER



Miami-Dade Rescue Ambulance
 Overall Length
 Overall Width
 Overall Body Height
 Min Body Ground Clearance
 Max Body Width
 Lock-to-lock time
 Curb to Curb Turning Radius

28.92ft
 7.67ft
 11.29ft
 8.05ft
 29.550ft



THE ELEVATIONS SHOWN WITHIN THIS PLAN REFER TO NATIONAL GEODESIC VERTICAL DATUM OR 850 NAVD83 AND ARE EXPRESSED IN FEET.

ENTITLEMENT SUBMISSION

23888952	MIAMI, FL 33133
RESCUE AMBULANCE MANEUVER	
AT-2	

Seal
 HERNANDEZ COLLEGE OF DESIGN
 PROFESSIONAL ENGINEER
 REG. NO. 50035

Architects
 ZYSWILER
 100 Florida Blvd. 27F-18A
 Miami, FL 33132
 305.372.5252

WRT
 422 S. FINE LINE BLVD #150
 PALM BEACH, FL 33480
 561.730.5218
 1411 E. BEACH BLVD #100
 WEST PALM BEACH, FL 33411
 561.833.8222

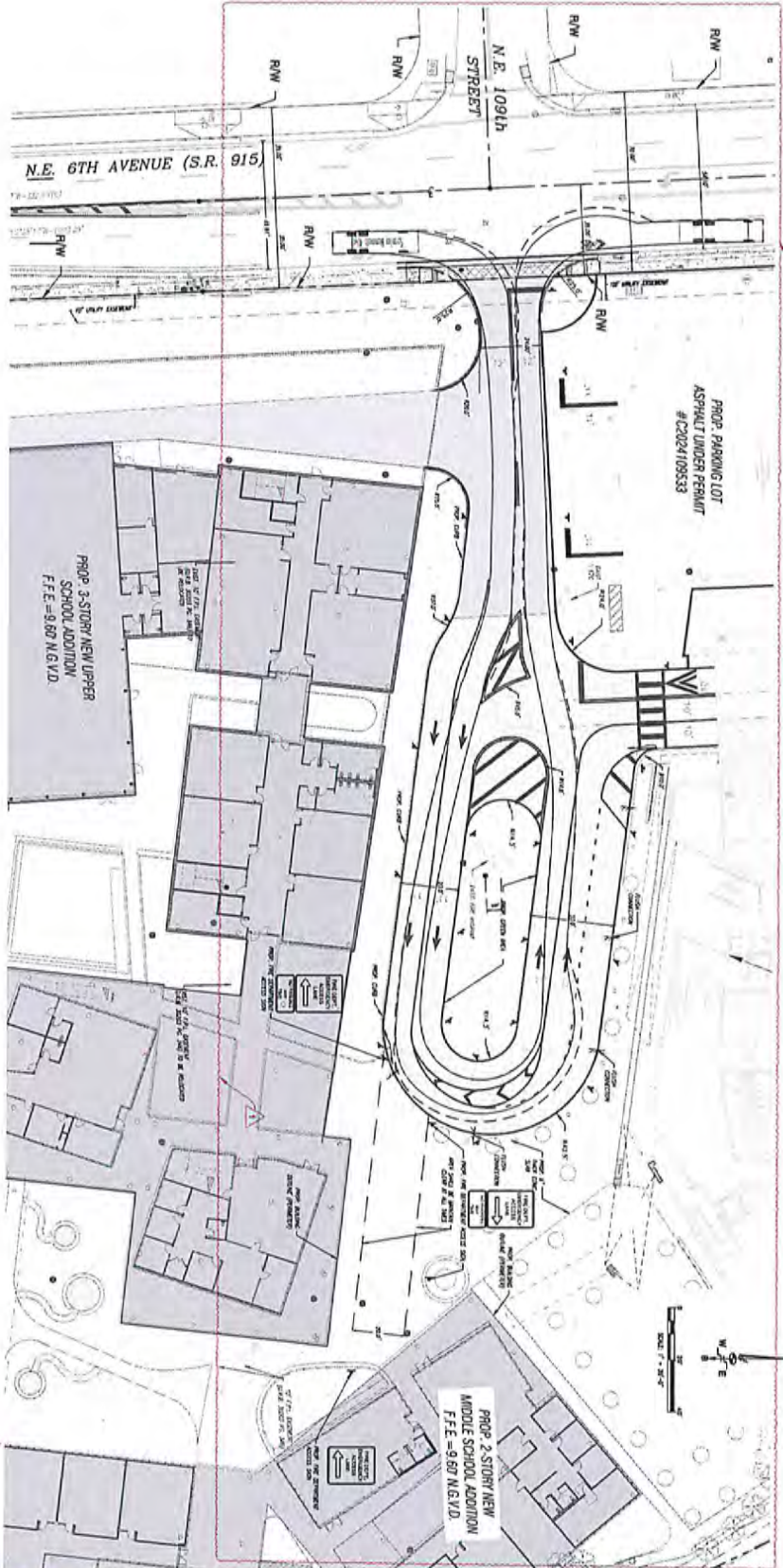
Project
SITE PLAN APPROVAL
UPPER & MIDDLE SCHOOL BLDGS
 MIAMI COUNTRY DAY SCHOOL
 601 NE 107th Street, Miami, FL 33161

Civil Consultant
 SCHWESKE SHISHIN ASSOCIATES
 3240 Corporate Way
 Miramar, FL 33025
 (954) 452-7910

Landscape Consultant
 SAYRO MILLER DESIGN STUDIO
 12345 NE 8th Ave
 Fort Lauderdale, FL 33315
 (954) 899-0222

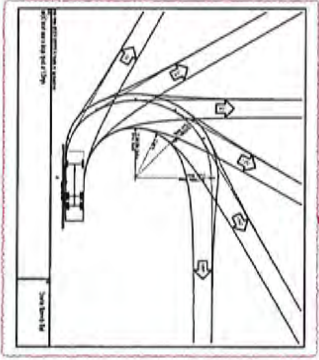
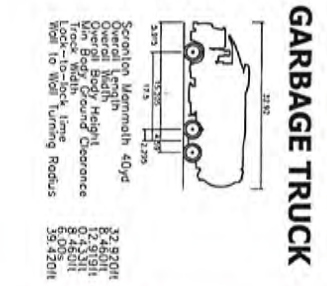
Structural Engineers
 DDA ENGINEERS, PA
 4320 SW 7th Court
 Miami, FL 33135
 (305) 685-4711

MEP Engineers
 J&J, INC
 1438 Corporate Boulevard, Suite 303
 West Palm Beach, FL 33411
 (561) 668-2203



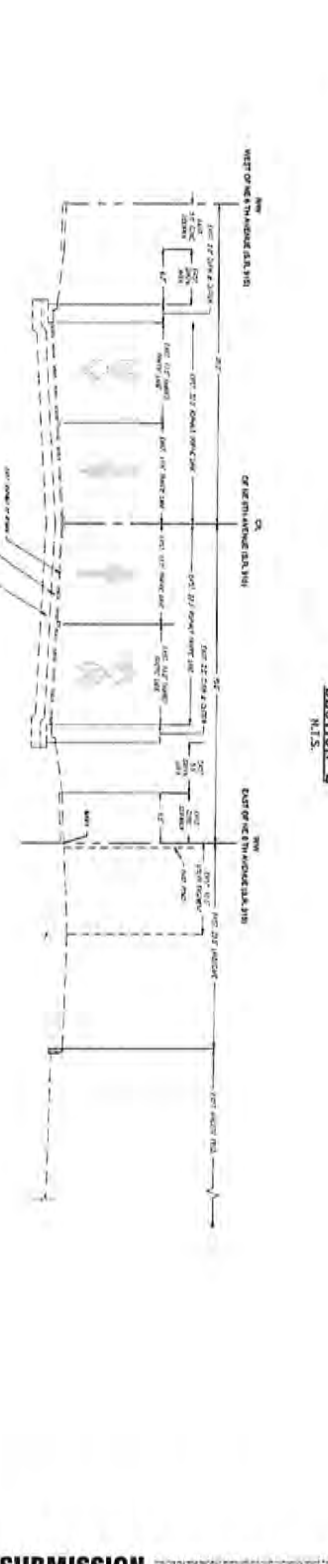
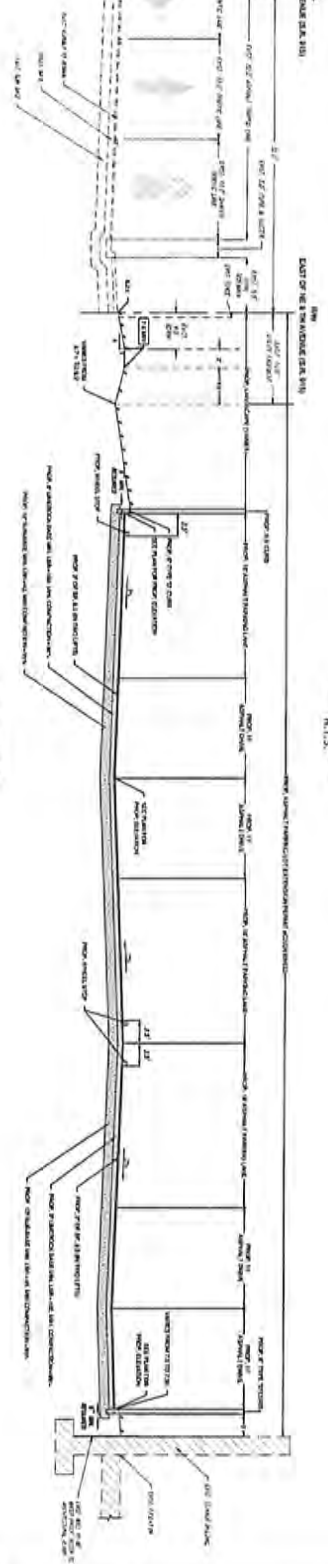
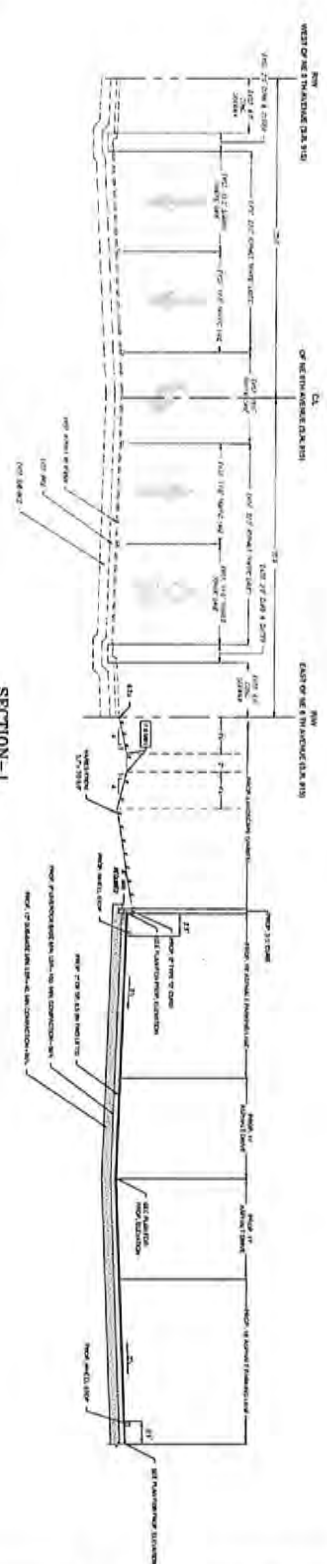
GENERAL NOTES: 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC). 2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND MARKING PRIOR TO CONSTRUCTION. 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED. 6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE FEATURES UNLESS OTHERWISE SPECIFIED. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING LANDSCAPE AND UTILITIES. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED. 9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE FEATURES UNLESS OTHERWISE SPECIFIED. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING LANDSCAPE AND UTILITIES.

THE ELEVATIONS SHOWN WITHIN THIS SET REFER TO NATIONAL GEODETIC DATUM (NAD 83) AND ARE EXPRESSED IN FEET.



ENTITLEMENT SUBMISSION

AT-3 255491587 18, 2025	GARBAGE TRUCK MANEUVER
	Architects ZYGOVIC 101 Riverside Blvd 27th Floor Miami, FL 33102 305.337.1202
Soil Professional Seal Professional Stamp Professional Title Professional Address Professional Phone Professional Email Professional License No. Professional Registration No. Professional State	
Project SITE PLAN APPROVAL UPPER & MIDDLE SCHOOL BLDGS MIAMI COUNTRY DAY SCHOOL 601 NE 107th Street, Miami, FL 33161	
Cx4 Consultant SCHWEBE SISKIN ASSOCIATES 2040 Corporate Way Miami, FL 33125 305.435-1033	
Landscape Consultant SARNO HILLER DESIGN STUDIO 12445 E 5th Ave North Miami, FL 33151 305-889-9402	
Structural Engineers DDA ENGINEERS, PA 4830 SW 14th Court Miami, FL 33155 (305) 665-0711	
M/E/P Engineers 305, INC 1650 Corporate Boulevard, Suite 250 West Palm Beach, FL 33411 (561) 684-3300	



ENTITLEMENT SUBMISSION

CS-4

PAVING, GRADING AND DRAINAGE CROSS SECTIONS

DATE: 18, 2025

23899027

Structural Engineers
DOA ENGINEERS, PA
 4830 NW 7th Court
 Miami, FL 33155
 (305) 890-8111

MEP Engineers
 2100 SW
 1100 Drexel Avenue, Suite 200
 West Palm Beach, FL 33411
 (561) 839-9300

Civil Consultant
SCHWABE SKRIN ASSOCIATES
 2040 Central Way
 Miramar, FL 33025
 (954) 435-1018

Landscape Consultant
LANDSCAPE CONSULTANTS
 14100 N.W. 27th Ave
 North Miami, FL 33161
 (305) 885-8800

Project
SITE PLAN APPROVAL
UPPER & MIDDLE SCHOOL BLDGS

MIAMI COUNTRY DAY SCHOOL
 601 NE 107th Street, Miami, FL 33161

Architects
ZYSOON
 1100 Brickell Ave. 21st Fl.
 Miami, FL 33130
 770.370.1222

WRT
 7725 Collins Blvd. Suite 140
 Miami, FL 33155
 770.486.9944

Seal

HERNANDO FERRAZ
 No. 30005
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 REG. NO. 50035

RECEIVED

DISCLOSURE OF INTEREST*

MIAMI-DADE COUNTY

If a **CORPORATION** owns or leases the subject property, list principal stockholders and persons owning property 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].

PROCESSED BY: ISA
DATE: 08/24/2024

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

RECEIVED

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]

PLUMMER COUNTY
PROCESS NO.: 24-270
DATE: DEC 23 2024
BY: ISA

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 Walker
(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



*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-B CANAL, SOUTH FLORIDA WATER MANAGEMENT DISTRICT RIGHT-OF-WAY MAP, DRAWING C-8-B 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.





PHOTO NO.5



PHOTO NO.6



PHOTO NO.1



PHOTO NO.2







RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: FEB 25 2025 BY: ISA



NEW MIDDLE SCHOOL AREA

PHOTO NO. 5

PHOTO NO. 6

PHOTO NO. 4

PHOTO NO. 10

PHOTO NO. 11

PHOTO NO. 3

PHOTO NO. 2

PHOTO NO. 1

PHOTO NO. 7

PHOTO NO. 8

PHOTO NO. 9

PHOTO NO. 12

NEW UPPER SCHOOL AREA

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

PH: Z24-188

October 23, 2025

Item No. 8C1

Recommendation Summary	
Commission District	5
Applicant	1201 Brickell Bay, LLC; 1221 Brickell, LLC; 1250 BB Asset Co LLC
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the Financial District Metromover Station, and assign to it the permitted uses and development regulations applicable under Section 33C-15 of the County Code for the "Metromover Station Subzone". Additionally, the application seeks to allow the proposed mixed-use building to be located closer to the Biscayne Bay shoreline than otherwise required by Code.
Location	1221 Brickell Avenue, and 1201, 1250, 1260 Brickell Bay Drive, City of Miami, Miami-Dade County, Florida.
Property Size	±4.72 Acres
Existing Zoning	T6-48A-O (Miami21)
Existing Land Use	Vacant land, office building, parking garage
2030-2040 CDMP Land Use Designation	Regional Urban Center <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the urban center interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33C-15(D)(1) Procedures for approval and development standards, Section 33C-11(G)(1) Initial Review, Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

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

REQUESTS:

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

- (2) NON-USE VARIANCE of zoning regulations requiring the setback from the shoreline shall be a minimum of 50 feet along the applicable water frontage; to permit the proposed mixed-use building's frontage along the Biscayne Bay shoreline to setback a minimum of 40' (minimum 50' required).

BACKGROUND AND ANALYSIS:

The approximately ±4.72 acre subject property, under folios 01-4139-071-0010, 01-4139-035-0010, 01-0210-050-3210, and 01-0210-050-4250, and is located on both sides of Brickell Bay Drive. The 'eastern' parcel (1201 Brickell Bay Drive) of the subject site that is situated along the Biscayne Bay shoreline, is currently a vacant parcel, whereas the 'western' parcel of the site that is to the west of Brickell Bay Drive (1221 Brickell Avenue and 1250-1260 Brickell Bay Drive addresses) are currently improved with an existing office building and associated parking garage constructed in the 1980s. The subject site is within 400 feet of the Financial District Metromover Station. Staff notes that the current conditions on the site do not provide any street front activation or connections to mass transit, and do not provide the highest levels of development density and intensity that is ideal for the urban core. The other properties surrounding the subject site are zoned for urban development under the terms of City of Miami's zoning regulations.

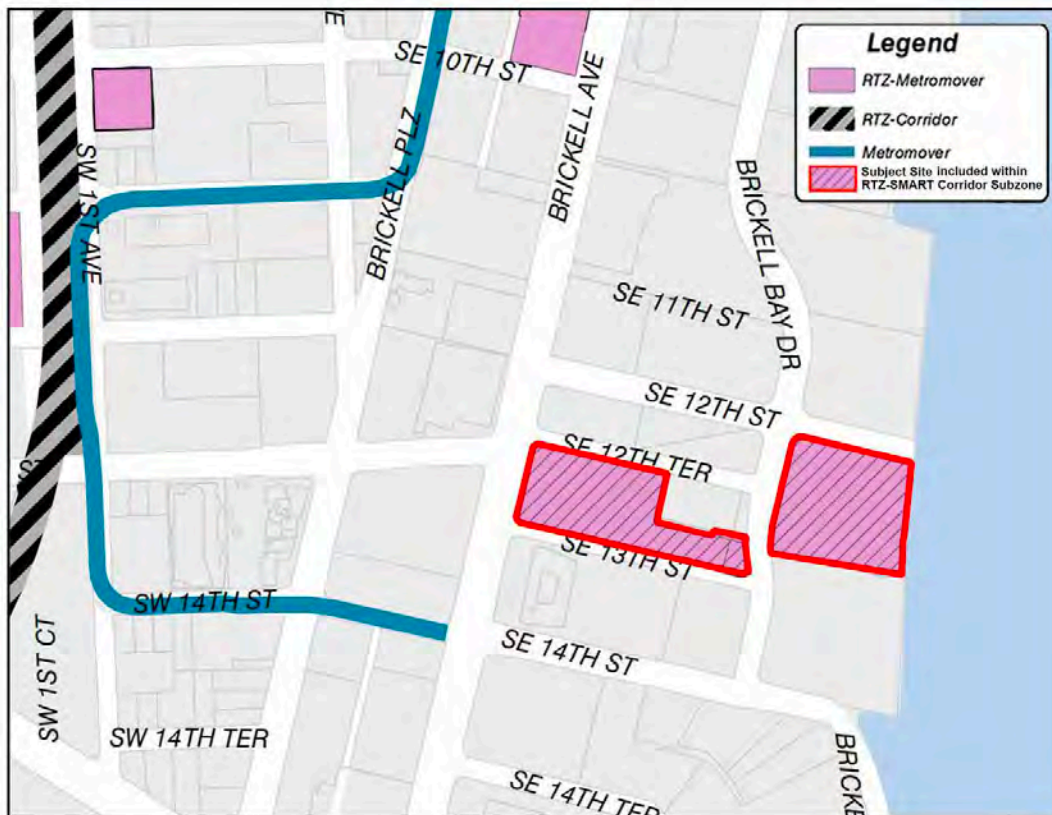


Figure 1

On April 20, 2021, the Board of County Commissioners (BCC) had adopted Ordinance No. 21-33 establishing the "Metromover Subzone" of the Rapid Transit System – Development Zone (RTZ), codified in Section 33C-15 of the County Code. Subsequently, on October 6, 2022, the Board adopted Ordinance No. 22-126, related to the Rapid Transit System- Development Zone (RTZ),

which amended section 33C-2 of the Code, and expanded the jurisdictional boundaries of the Metromover Subzone of the Rapid Transit Zone to encompass certain private properties. Later, on July 6, 2023, the Board adopted Ordinance No. 23-50, related to the Rapid Transit System-Development Zone (RTZ), which further amended section 33C-2 of the Code, and expanded the jurisdictional boundaries of the Metromover Subzone of the Rapid Transit Zone to encompass certain additional private properties. Ordinances No. 22-126 and 23-50 provided Exhibits 22(B) to include, among other things, the subject property, as shown in Figure 1 on the previous page. Staff notes that prior to its addition to the Metromover Subzone of the Rapid Transit Zone, the subject property was under the City of Miami's zoning jurisdiction. Pursuant to section 33C-5(B), *"Until a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District."* The Metromover Subzone regulations under Section 33C-15 require a two-step development approval process. This first step, or "Initial Review", requires the Board to hold a public hearing and decide the application after the property has been added to the Metromover Subzone of the Rapid Transit Zone. The second step, or "Final Review", consists of an administrative review by the Department of Regulatory and Economic Resources (RER) of a site plan for the subject property at a future point in time. As per the request, this application consists of the initial review of the subject property.

The County's RTZ primarily consists of properties located within and along the County's Rapid Transit System/Metrorail and Metromover Systems. Properties within the RTZ include the Metrorail Stations, the fixed-guideway path linking the Metrorail and Metromover Stations, the Stations' accessory facilities, and certain developable land. The Metromover Subzone of the RTZ was primarily expanded (pursuant to Ordinance No. 22-126 and Ordinance no. 23-50) to include properties owned by private parties located between NE 2 Street and NE 1 Street and NE 3 Avenue and Biscayne Boulevard, (2) SW 9 Street and SW 10 Street and SW 1 Avenue and SW 2 Avenue, and (3) Brickell Avenue and Biscayne Bay and SE 12 Street and SE 13 Street. Specifically, these included properties located at 128, 250, and 296 SW 7 Street, 201 SW 8 Street, 720 SW 2 Avenue, 74, 78, 84, and 88 SW 10 Street, 221, 229, and 231 SW 11 Street, 1013, 1015, and 1021 SW 1 Avenue, 848 Brickell Avenue, 2150 and 1260 Brickell Bay Drive. These developable parcels that are privately-owned property such as the subject site, as well as other parcels identified as located within the Metromover Subzone, may be developed with transit-supportive uses in accordance with Chapter 33C of the County Code. Sections of Chapter 33C ("the Chapter"), includes the standards for development of properties surrounding the Metromover Stations with a variety of land uses, residential densities and building intensities consistent with and in conformance with the thresholds of the Miami-Dade County adopted Comprehensive Development Master Plan (CDMP) Urban Center text. Since 1996, the CDMP has provided that "all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the [CDMP's] Urban Center policies". Since the inception of the RTZ in 1978, the Board has gradually expanded its boundaries to accommodate additional transit-supportive development along the various RTZs. As provided in Section 33C-2 and Section 33C-5 (see addendum), jurisdiction over zoning and other development orders and development permits within the RTZ is vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary, and "[u]ntil a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District."

Staff research for similar approvals indicates that in June 20, 2024, pursuant to Resolution #-36-24, the Board of County Commissioners (BCC) approved the general development plans for

a subject site (application #Z2022000241), lying on the northwest corner of Brickell Avenue and SE 10 Street, aka 888 Brickell Avenue, and located to the north and in close proximity to the subject site and the Tenth Street Metromover Station, as the “Metromover Subzone of the Rapid Transit Zone”, assigning to it the applicable permitted uses in accordance with Section 33C-15 of the County Code. Additionally, a property located at 848 Brickell Avenue, in close proximity to the subject site and next to the Tenth and Eight Street Metromover Stations (application #Z2023000423), was heard by the BCC at their November 21, 2024 meeting, and the initial review of its general development plans approved by the board pursuant to Resolution #Z-50-24, assigning to it the permitted uses and development regulations applicable under the County Code for the “Metromover Station Subzone”.

Pursuant to Chapter 33C of the County Code, the subject property could potentially be developed with a wide variety of mix of uses including residential, commercial, institutional, retail, office, and other such uses intended to enhance and support the County's existing mass transit system, and to provide for transit-oriented development to promote ridership. Staff notes that the subject property is less than a five-minute walk from both the Financial District Metromover Station, and that the Metromover Subzone designation would effectively allow the site to be easily accessible to the entire urban core of Miami and beyond via Metrorail. Additionally, the Metromover Subzone designation would effectively allow the site for additional business opportunities in this highly urbanized neighborhood in close proximity to transit, improve the pedestrian environment and promote walkability within that area providing convenient access for future residents to use the Metromover.

Based on the submitted letter of intent and general development plans, the applicant intends to redevelop the ‘eastern’ currently vacant parcel (at 1201 Brickell Bay Drive) that is situated along the Biscayne Bay shoreline, as an office and hotel tower consisting of a 58-story high building with a total of 212 hotel rooms, 1,485,174 sq. ft. of office space, 23,590 sq. ft. of restaurant and/or retail uses located within the proposed new structure that fronts along the Biscayne Bay shoreline. The proposed development shall also provide 50 below-grade parking spaces within the new tower structure, and an additional 1,420 parking spaces shall be provided within the new parking garage that shall be developed on the ‘western’ parcel that is to the west of Brickell Bay Drive. The new mixed-use tower would have an ingress/egress point of direct vehicular and pedestrian access from Brickell Bay Drive to facilitate the flow of traffic for the proposed development, and the loading access shall be from SE 12th Street. Staff notes that the ‘western’ parcel that is to the west of Brickell Bay Drive (at the 1221 Brickell Avenue and 1250-1260 Brickell Bay Drive addresses) shall retain the existing office building that is on the 1221 Brickell Avenue address; and a new parking garage with 1,420 parking spaces is to be developed on the remainder of this ‘western’ parcel which, as previously mentioned, is also intended to serve the proposed office and hotel tower that is to be on the 1201 Brickell Bay Drive parcel. Additionally, a new stormwater pump station, as proposed under the public benefits covenant, would be located on the corner of the 1250 Brickell Bay Drive parcel fronting on Brickell Bay Drive. The accompanying master plan generally depicts a preliminary general development program for the subject parcel and includes site plans; floor plans; building elevations; landscape plans; lot coverage and open space diagrams; aerials; and renderings for the proposed mixed-use development at the subject site (see Figure 2 on the next page). Attached Exhibit A consists of the subject property’s general development plan depicting the location of the proposed uses and provides a potential concept plan for the subject property which would be further detailed through the final review process.



Figure 2

Properties within the Metromover Subzone will be subject to similar development standards as those within the Downtown Intermodal District Corridor, Brickell Station Subzones, and the Historic Overtown/Lyric Theater Station and Santa Clara Station Subzones in the City of Miami. The regulatory framework adopted by this Board for these subzones calls for mixed-use development, with a maximum height determined by that allowed by the Miami International Airport zoning regulations. Said regulations are consistent with the County's designation of the area as the County's only "Regional Urban Center" on the Comprehensive Development Master Plan (CDMP) - Land Use Plan Map, the CDMP's urban center policies, and related interpretative text (see addendum). Those Urban Center policies further provide for mixed-use development at a minimum floor-area ratio of 4.0 in the designated core and of 2.0 in the designated edge, and at a maximum density of 500 dwelling units per acre. Staff notes that the proposed mixed-use building with a height of 58-stories, and a floor area ratio of +/-19.48 would be within the density, massing and floor area ratio threshold that would be allowed under aforementioned regulations. Since it is the goal of this application to include the ±4.72-acre subject property within the Metromover Subzone and to assign permitted uses and development regulations, **staff finds the request for a special exception consistent with the CDMP, and recommends approval with conditions of request #1 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses.**

Staff opines that pertaining to the subject property (see Figure 2), approval of this application would enable the development/redevelopment of the subject parcel in a manner that is **compatible** with that of other development in the balance of the Metromover Subzone and the surrounding area. Staff notes that approval of the request would also authorize for the site all of the applicable permitted uses identified under Section 33C-15(C), subject to the development standards set forth in Section 33C-15 (D) (see Addendum).

Staff notes that both the Traffic Engineering Division (TED) as well as the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) have indicated no objection to the application subject to conditions as specified in their combined memorandum. Staff also notes that the Platting and Traffic Review Section of the Department of Regulatory and

Economic Resources (RER), does not object to the application pursuant to standard conditions, and indicate in their memorandum that the application lies within the urban infill area and in a municipality where traffic concurrency does not apply, but that the application will generate 963 PM peak hour vehicle trips. Further, memoranda submitted by other departments reviewing the application, including the Division of Environmental Resources Management (DERM) of the RER, the Office of Historic Preservation (OHP) of the RER, the Miami-Dade Police Department (MDPD), the Miami-Dade Fire Rescue Department (MDFRD), the Miami-Dade Parks Recreation and Open Spaces (MDPROS) Department, Water and Sewer Department (WASD), and the Miami-Dade Department of Solid Waste Management (DSWM), as well as Miami-Dade County Public Schools, do not indicate that any potential impacts would preclude development in accordance with the Metromover Subzone regulations but note that a final determination of traffic, environmental, or other impacts on County resources, will be determined during the Final Review process for specific development approvals.

In order to effectuate proposed mixed-use development on the subject site, the applicant also seeks approval of an ancillary non-use variance that is otherwise required under the *development standards* set forth in Metromover Subzone subsection Section 33C-15(D)(1)(c)(ii) *Shoreline setback*, which, among other things, requires that the setback from the Biscayne Bay shoreline shall be a minimum of 50 feet along the applicable water frontage. When request #2, wherein the applicant seeks to permit the proposed mixed-use building's frontage along the Biscayne Bay shoreline to setback a minimum of 40' (minimum 50' required) (request #2), is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff is supportive of the aforementioned request and opines that the approval of the request with conditions would be **compatible** with the neighborhood, would not affect the appearance of the community, would not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance in the surrounding area.



Figure 3

The submitted general development plans provide for a minimum setback of 40 feet from Biscayne Bay for the building structure and podium, which is a reduction at certain points by approximately 10 feet from the 50-foot waterfront setback (see Figure 3). Based on the letter of intent submitted by the applicant, the proposed mixed-use building, which includes below-grade and lobby areas, is being designed to comply with applicable floodplain regulations, which restrict the below-grade placement of mechanical systems, equipment, and certain other back-of-house facilities. In addition to accommodating those necessary features above grade, the proposed

podium and terrace encroachment into the waterfront setback allows for a substantial, publicly-accessible elevated terrace area and a landscaped stepped garden to the publicly-accessible walkway at ground level along the bayfront, enhancing the appearance and accessibility along the shoreline frontage. The encroachment by a maximum of 10' into the waterfront setback along the western property line of the subject site that fronts along Biscayne Bay does not otherwise impede the pedestrian experience along this frontage and allows for a continuous access of at least 40' along the western portion of the proposed development (see Figure 3 on the previous page, which shows the proposed public bay walk). As such, staff opines that approval of this ancillary non-use variance request will not create any significant impacts on the intent of providing a 50-foot waterfront access as part of the setback, and would be **compatible** with same.

Therefore, staff opines that approval with conditions of the request will not create a significant visual impact on the surrounding areas, nor based on memoranda from the reviewing departments, would the aforementioned variance be intrusive to the surrounding area. As such, staff opines that approval with conditions of the request will maintain the *basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community* and that the requested non-use variances for the proposed mixed-use development would be **compatible** with the surrounding area and would not be detrimental to same. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

Additionally, staff notes that pursuant to Section 33C-15(D)(3), approval of a project within the Metromover Subzone may be conditioned on public benefits improvements as the Board may determine to be appropriate to *address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area*. Under Section 33C-15(D)(2), it is further provided that, when undertaking this public benefits analysis, each reviewing agency shall provide a statement as to the proposed development's impact on public facilities and services. Based on the memoranda issued by DERM, MDPROS, DTPW Traffic Engineering, and DTPW Transit, staff notes that each of these reviewing agencies have recommended improvements to address the proposed development's impact on public facilities and services. The applicant has voluntarily proffered a covenant that provides public benefits contributions in connection with this application in order to develop the subject property. Staff notes that the Transportation Contribution proffer would commit the applicant to pay the County three million dollars (\$3,000,000) for maintenance, repairs and improvements to the Financial District Metromover Station (including but not limited to mechanical systems, restrooms, painting, signage and accessibility features, lighting and landscaping), and/or pedestrian improvements located underneath, adjacent to, or in the area being served by the Financial District Metromover Station, to be allocated and used in any manner the County deems appropriate. The covenant also provides for the installation of two Midblock Crosswalks (one just south of SE 12th Terrace and one just north of SE 13th Street, to consist of high-emphasis crosswalks with accessible curb ramps and rapid rectangular flashing beacons); and a Traffic Signal Warrant Analysis and Signal Installation on Brickell Bay Drive. Additionally, this covenant also proffers Stormwater Drainage Improvements which would be contingent upon approvals by the City of Miami. Staff notes that these proposed stormwater drainage improvements would address flooding on certain city streets that are adjacent to the subject site (Brickell Bay Drive, SE 12 Street, SE 12 Terrace, and SE 13 Street). The owner's total financial obligation, excluding the costs of preparation of the Stormwater Resiliency Plan, as described in the covenant for installing the Stormwater Pump Station is thirteen million dollars (\$13,000,000).

ACCESS, CIRCULATION AND PARKING: The submitted general development plans indicate one (1)-ingress/egress point of direct vehicular and pedestrian access provided from Brickell Bay Drive to facilitate the flow of traffic for the proposed development, and loading access is provided from SE 12th Street. The proposed development shall provide 50 below-grade parking spaces within the new tower structure, and an additional 1,420 parking spaces shall be provided within a new parking garage to be developed on the parcel that is to the west of Brickell Bay Drive.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

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

CONDITIONS:

1. That the final site plan must conform to the general development plans dated stamped received 9/18/2025 as approved pursuant to this Special Exception.
2. That the applicant shall submit a recordable covenant on the proffered public benefits improvements and opinion of title in legally sufficient and recordable form before obtaining any subsequent development approvals. The applicant has voluntarily proffered public benefits which includes a Transportation Contribution of \$3,000,000; Midblock Crosswalks; Traffic Signal Warrant Analysis and Signal Installation; and Stormwater Drainage Improvements.
3. That any additional private development proposed on the 'western' parcel that is located west of Brickell Bay Drive (at the 1221 Brickell Avenue and 1250-1260 Brickell Bay Drive addresses), that is not a parking garage, stormwater pump station, or other public improvements; will require an amendment to the general development plans and to the special exception application.
4. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources as contained in their memorandum.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade Aviation Department (MDAD) as indicated in their memorandum.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Office of Historic Preservation (OHP) as indicated in their memorandum.
7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in their memorandum.

8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) and the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) as indicated in their combined memorandum.

ES:JB:SS



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

ZONING RECOMMENDATION ADDENDUM

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

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

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

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level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in **Urban Centers** may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. **Residential** uses may be required in areas of the County and along **rapid transit lines** where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

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	<p>Parking. Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.</p> <p>Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.</p> <p>Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 30%;">Average Floor Area Ratios (FAR)</th> <th style="width: 30%;">Max. Densities /Gross Acre</th> </tr> </thead> <tbody> <tr> <td>Regional Activity Centers</td> <td>greater than 4.0 in the core not less than 2.0 in the edge</td> <td style="text-align: center;">500</td> </tr> <tr> <td>Metropolitan Urban Centers</td> <td>greater than 3.0 in the core not less than 0.75 in the edge</td> <td style="text-align: center;">250</td> </tr> <tr> <td>Community Urban Centers</td> <td>greater than 1.5 in the core not less than 0.5 in the edge</td> <td style="text-align: center;">125</td> </tr> </tbody> </table> <p>In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.</p> <p>As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use design requirements of this section and Policy LU-7F.</p>		Average Floor Area Ratios (FAR)	Max. Densities /Gross Acre	Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500	Metropolitan Urban Centers	greater than 3.0 in the core not less than 0.75 in the edge	250	Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125
	Average Floor Area Ratios (FAR)	Max. Densities /Gross Acre											
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Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125											
Policy LU-4A (Page. I-11)	When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.												
Objective LU-7 (Page. I-13)	Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that's promote the use of transit services.												

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

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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33C-2 Rapid Transit Zone</p>	<p>(A) <i>Definition- The “Rapid Transit Zone” consists of all land area, including surface, subsurface, and appurtenant airspace, heretofore or hereafter designated by the Board of County Commissioners as necessary for the construction of the fixed-guideway portion of the Stage 1 Rapid Transit System, including all station sites, parking areas and yard and maintenance shop facilities.</i></p> <p>(B) <i>Designation of land included- The Board of County Commissioners hereby designates all land areas (including surface, subsurface, and appurtenant airspace) shown on Exhibits 1 through 16, bearing the following effective dates: Exhibit 1, July 31, 1998, Exhibits 2 through 9 and Exhibits 11 through 16, July 13, 1979 and Exhibit 10, May 26, 1983, certified by the Clerk of the Board as a portion of this chapter, incorporated hereby by reference, and transmitted to the custody of the Department of Planning and Zoning, as the Rapid Transit Zone for the Stage 1 Fixed-Guideway Rapid Transit System. The Director of the Department of Planning and Zoning shall submit to each affected municipality an official map or maps designating the Rapid Transit Zone which may from time to time be altered, enlarged, added to, amended or deleted by ordinance, after a public hearing within each municipality affected.</i></p> <p>(C) Jurisdiction of County- <i>Jurisdiction for purposes of building and zoning approvals (including, but not limited to, site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, district boundary changes, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments), water and sewer installations, compliance with environmental regulations, street maintenance (including sidewalks where applicable) and utility regulation, all of which relate to the uses specifically delineated in subsection (D) below, shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary. Where a municipality continues to provide other services to a property in the Rapid Transit Zone, the municipality shall be responsible for ensuring that all matters relating to enforcement of land use, zoning, or building code requirements that may arise in the course of providing municipal services are referred to the County's Building Official, and the municipality shall coordinate with the County to ensure that affected property owners and tenants are also informed as to these jurisdictional matters.</i></p> <p>(D) <i>Permitted land uses- The following land uses are permitted within the Rapid Transit Zone and no others:</i></p> <ol style="list-style-type: none">(1) <i>Fixed guideways for the Rapid Transit System.</i>(2) <i>Stations for the Rapid Transit System, including such uses as passenger platforms and waiting areas, ticket and information booths, restrooms, utility rooms, in-station advertising displays, stairs, elevators, walkways, concessions, vending machines, and other service-related businesses offering goods and services for sale to passengers, and other similar uses as are necessary for or ancillary to the proper functioning of a rapid transit station.</i>(3) <i>Parking lots and parking structures.</i>(4) <i>Bus stops and shelters.</i>(5) <i>Streets and sidewalks.</i>(6) <i>Maintenance facilities for the Rapid Transit System, including yard and shops, and associated tracks and facilities.</i>
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	<p>(7) <i>Landscaping.</i></p> <p>(8) <i>Bikeways, parks, community gardening, playgrounds, power substations and other uses necessary for the construction, operation and maintenance of the Rapid Transit System.</i></p> <p>(9) (a) <i>Such other uses, including commercial, office and residential uses, as may be appropriate to and compatible with the operation of the Rapid Transit System and the convenience of the ridership thereof.</i></p> <p>(b) Subzones; <i>development regulations, standards and criteria. In the unincorporated areas of the Rapid Transit Zone, subzones shall be created by separate ordinances which shall become part of this chapter. Said ordinances shall identify the boundaries of the individual subzones and shall establish development regulations and site plan review standards and criteria for those land uses permitted pursuant to subsection (9)(a) herein and approved pursuant to subsection (9)(c) herein.</i></p> <p>(c) <i>Requests for approval of development of those land uses permitted pursuant to subsection (9)(a) herein within a subzone created pursuant to subsection (9)(b) herein shall be made by filing an application in accordance with the provisions of Section 33-304. Said application shall be considered a special exception for site plan approval to be considered and acted upon directly by the Board of County Commissioners pursuant to the criteria established in Section 33-311(d) and the provisions of the applicable subzone.</i></p> <p>E) <i>Effect on existing land uses. All land areas included by this section within the Rapid Transit Zone upon which uses other than those specified in subsection (D) of this section were authorized or permitted prior to October 27, 1978 may be used as follows:</i></p> <p>(1) <i>Existing structures. All existing buildings or structures and all uses for which building permits have already been issued prior to the effective date of this article and which have complied with the applicable provisions of the South Florida Building Code, may be continued or constructed in accordance with the approved plans and specifications therefore. Alterations, improvements, or expansions of existing structures shall be subject to the provisions of paragraph (2) hereof.</i></p> <p>(2) <i>All other lands. No applications for site or plan approvals and/or building permits shall be issued for new facilities within the Rapid Transit Zone except in the following circumstances:</i></p> <p>(a) <i>The estimated construction costs does not exceed ten thousand dollars (\$10,000.00) in any consecutive two-year period; or</i></p> <p>(b) <i>The Miami-Dade Transit Agency certifies that approval of the application will not have an adverse impact upon a material element of the Stage I System. The Miami-Dade Transit Agency shall, with respect to any application for which certification is refused, provide a detailed written explanation supporting the refusal to certify and specifying the corrective actions, if any, which would lead to certification. The decision of the Agency may be appealed to the Board of County Commissioners within thirty (30) days from the date of the written explanation by filing a notice of appeal with the Clerk of the Board of County Commissioners. The Board of County Commissioners, after giving public notice as required by Chapter 33 of the Code, shall hear the appeal and either affirm, deny or modify the decision of the Agency. Appeals from the Board of County Commissioners' action shall be in accordance with Section 33-316 of this Code.</i></p>
<p>Section 33C-5 Rapid Transit Zone ("RTZ") District</p>	<p>(B) <i>Existing zoning designations; administrative site plan review required. Until a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District.</i></p>

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<p>Section 33C-15.- Metromover Subzone.</p>	<p>(A) <i>Purpose and Intent.</i> The following development review standards and criteria shall govern applications for initial plan approval of the general site development plan, and applications for final site plan review, for all development to be located within the boundaries of the Metromover Subzone established in this section. These standards are consistent with, and support the County's and the City's commitment to, principles of urban planning, including improved mobility, enhanced pedestrian environment, and the reduction of urban sprawl. They are also consistent with the need to provide for the public service and public infrastructure needs of this area, which is within the County's only regional urban center and, as such, is designated for the highest level of development density and intensity in the County.</p> <p>(B) <i>Boundaries.</i> The Metromover Subzone of the Rapid Transit Zone is hereby established; the boundaries of the subzone are identified in Exhibits 22(A) and 22(B) of Section 33C-2. The legal description and a full-scale map of the boundaries are on file with the Department.</p> <p>(C) <i>Permitted Uses.</i> Permitted uses shall be in accordance with Section 33C-11(C) relating to the Government Center Subzone, which are incorporated by reference herein.</p> <p>(D) <i>Procedures for approval and development standards.</i></p> <p>(1) Applications for development in the subzone shall be governed by the pre-application and application procedures and development standards relating to the Government Center Subzone, as set forth in Section 33C-11(D), (E), (F), and (G), which are incorporated by reference herein, except as follows:</p> <p>(a) Parking shall be governed by Section 33C-8.</p> <p>(b) Plan review standards regarding public open space may be satisfied with private open space that is open to the public.</p> <p>(c) Development along the Biscayne Bay and Miami River shorelines shall be subject to the following:</p> <p>(i) <i>Purpose and intent.</i> In furtherance of CDMP objectives and policies regarding shoreline management, Chapter 33D, and municipal codes and plans addressing development along these shorelines, it is the intent of the criteria contained herein to promote connectivity and accessibility to bayfront and riverfront properties within this subzone and to maintain pedestrian connectivity along the existing and planned public walkway along the shoreline, referred to as the Miami Baywalk.</p> <p>(ii) <i>Shoreline setback.</i> The setback from the shoreline shall be a minimum of 50 feet as measured from the mean highwater line provided along the applicable water frontage, except that on lots with a depth of less than 200 feet, the setback shall be a minimum of 25 percent of the lot depth.</p> <p>(iii) <i>Visual corridors.</i> To allow visual corridors to open from ground to sky and to allow public access to the waterfront, side setbacks shall be equal in aggregate to a minimum of 25 percent of the water frontage of each lot based on average lot width.</p> <p>(iv) <i>Public shoreline walkway.</i> To maintain pedestrian connectivity along the shoreline, a publicly accessible walkway shall be provided within the shoreline setback. Walkway design and connections to adjacent existing or planned walkway segments shall be consistent with the County's Shoreline Development Review Manual and, if adjacent to properties under the City of Miami's jurisdiction, with the City of Miami's Waterfront Walkway Design Standards.</p>
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	<p>(2) <i>It is further provided that, in the review of an application for public hearing other than for a governmental facility, each reviewing agency shall provide a statement as to the proposed development's impact on public facilities and services, including assessment of impacts beyond minimum concurrency requirements pursuant to Chapter 33G and minimum subdivision requirements pursuant to Chapter 28. The reviewing agency may recommend additional improvements to address such identified impacts.</i></p> <p>(3) <i>Approval of such public hearing application may be conditioned on the provision of improvements recommended by a reviewing agency and of such other public service, public infrastructure, or public benefits improvements as the Board may determine to be appropriate to address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area. Such improvements may include, without limitation: improvements to rapid transit infrastructure or surrounding roadways; mobility connections to the Rapid Transit System or other buildings or facilities in the surrounding area; emergency services facilities; educational facilities; public parks or public open spaces; tree canopy enhancements; public water and sewer infrastructure; or affordable housing.</i></p> <p>(4) <i>Notwithstanding any other provision to the contrary, for any privately-owned property added to this subzone after April 20, 2021, unless an application for initial review for development approval for such property has been filed in accordance with this section within two years from the effective date of its inclusion in the subzone, the inclusion of such property in the subzone, and the corresponding assertion of County regulatory jurisdiction over it, shall sunset.</i></p> <p>(E) <i>Platting. Separate parcels located within the subzone and made subject to a unity of title or covenant in lieu of unity of title shall not be deemed a subdivision and shall be exempt from the platting requirements of Chapter 28.</i></p> <p>(F) <i>Conflicts. The development review procedures, standards, and criteria set forth in this section shall govern in the event of a conflict with other zoning, subdivision, or landscape regulations of this code or with the Miami-Dade County Public Works Manual.</i></p>
<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</p>	<p>Special exceptions (for all applications other than public charter schools), unusual and new uses. <i>Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other</p>	<p><i>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</i></p>

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<i>Than Airport Regulations</i>	<i>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.</i>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

1201 BRICKELL BAY, LLC ET
AL/GATTUSO, JOHN

1201/1250/1260 BRICKELL BAY DR
1221 BRICKELL AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000188

DATE

HEARING NUMBER

FOLIO No: 01-4139-071-0010/01-0210-005-3210/01-4139-035-0010/01-0210-050-4250

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 15, 2025

NEIGHBORHOOD REGULATIONS:

Folio No.s: 01-4139-071-0010/01-0210-005-3210/01-4139-035-0010/01-0210-050-4250

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 01-4139-071-0010/01-0210-005-3210/01-4139-035-0010/01-0210-050-4250

There are no open/closed cases in BSS.

VIOLATOR:

1201 BRICKELL BAY, LLC ET AL/GATTUSO, JOHN

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: October 14, 2025

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

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: Z2024000188-3rd Review
1201 Brickell Bay Drive, 1221 Brickell Avenue,
1250-1260 Brickell Bay Drive.
Special Exception for RTZ General Development Plan with the purpose of assigning the property, the applicable permitted uses and development regulations in accordance with section 33C-15 of the Code for a mixed-use development.
(RTZ Metromover Subzone) (4.72 acres)
07-54-42

RER-Code Coordination and Public Hearings Section 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 and wellfield protection. Based on the information provided, this zoning application is approved pursuant to sections 24-43.1 and 24-43(5) of the Code related to potable water service and wastewater disposal.

Public Water and Sanitary Sewer Review

According to RER records, public water and public sanitary sewers are within feasible distance to connect to public water and public sanitary sewer. Pursuant to the Code and based on the proposed conceptual plans, the proposed multi-family development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER 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 the County 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 RER-Environmental Plan Review 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.

Under section 24-43.4(2)(b)(iii) of the Code, once a property or portion thereof is determined to be within feasible distance, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

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

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

Water Control Review

A RER Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the RER Water Control Section at (305)372-6681 or dermwatercontrol@miamidadegov for further information regarding permitting procedures and requirements.

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

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

Pursuant to section 24-48.1(1)(b) of the Code, the applicant is advised that a RER 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.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources. A landscape plan entitled "1201 Brickell Bay Drive" prepared by Field Operations and dated as received by Miami-Dade County on May 29, 2025, was submitted in support of the subject application and indicates the removal/relocation of non-specimen (a tree with a trunk diameter at breast height less than 18 inches) tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. RER has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

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

Conditions of Approval: None

Coastal Resources Review

The subject application must comply with Miami-Dade County's CDMP, the Code, and Miami-Dade County's Manatee Protection Plan (MPP). The applicant is advised that authorization via a Class I permit is required prior to the commencement of any work in, on, over or upon tidal waters, coastal wetlands, or work to cut, trim or alter mangrove trees in Miami-Dade County.

The site plan, survey, and landscape plan submitted in support of the subject application do not propose any work in, on, over, or upon tidal waters and no work requiring a Class I Permit is authorized by this approval.

The applicant is advised that the West Indian Manatee (*Trichechus manatus*) may gain access to tidal waters adjacent to the subject property. Manatees have been injured or killed by entrapment in existing culverts and in roadway/culvert construction projects in Miami-Dade County. The Miami Dade County Manatee Protection Plan (MPP) requires that all new or replacement culverts and outfalls accessible to manatees be designed to prevent entrapment of or injury to manatees. Those outfalls which are greater than 7 inches and less than 60 inches in diameter shall be covered with grates or screens with spaces less than 7 inches wide to prevent entrapment. New culverts installed in areas not previously accessible to manatees shall be covered with flap gates or other devices designed to cause no injury to manatees, and to prevent manatees from entering the outfalls or culverts, including during construction.

The applicant is advised that permits from the Army Corps of Engineers (305) 526-7181, the Florida Department of Environmental Protection (561) 681-6600 and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. The applicant is responsible for contacting these agencies.

The applicant may contact the Coastal Resources Section at (305) 372-6575 or dermcrcr@miamidade.gov for any questions regarding their permitting procedures and requirements.

Conditions of Approval: None

DERM Enforcement History Review

The subject property has no open and four (4) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Folio No. 01-4139-035-0010:

Giardino Gourmet Salads (DERM Closed Case No. GDO-09574)

Unpaid penalties: \$0.00
Paid penalties & surcharge: \$260.00 (civil penalty and surcharge for UCVN No. B228071)
Unpaid Administrative Costs: \$0.00
Paid Administrative Costs: \$0.00
Paid Settlement Costs: \$750.00 (settlement from continuing violation penalties for UCVN No. B228071)
Unpaid County investigative, enforcement, testing, or monitoring costs: \$0.00
Unpaid Liens: \$0.00
Paid/satisfied Liens: \$0.00

THE KMH COMPANIESDBA JIMMY JOHNS (DERM Closed Case No. GDO-09629)

Unpaid penalties: \$0.00
Paid penalties & surcharge: \$110.00 (civil penalty and surcharge for UCVN No. B237580)
Unpaid Administrative Costs: \$0.00
Paid Administrative Costs: \$0.00
Unpaid County investigative, enforcement, testing, or monitoring costs: \$0.00
Unpaid Liens: \$0.00
Paid/satisfied Liens: \$0.00

BRICKELL EQUITIES CORP., LTD. (DERM Closed Case No. UT-01964)

Unpaid penalties: \$0.00
Paid penalties & surcharge: \$5,000.00
Unpaid Administrative Costs: \$0.00
Paid Administrative Costs: \$1,051.73
Unpaid County investigative, enforcement, testing, or monitoring costs: \$0.00
Unpaid Liens: \$0.00
Paid/satisfied Liens: \$0.00

AMERISWISS INVESTMENT ASSN. (HEDS Closed Case No. 1992031011441432)

Unpaid penalties: \$0.00
Paid penalties & surcharge: \$100.00 (civil penalty for UCVN No. 087339)
Unpaid Administrative Costs: \$0.00
Paid Administrative Costs: \$0.00
Unpaid County investigative, enforcement, testing, or monitoring costs: \$0.00
Unpaid Liens: \$0.00
Paid/satisfied Liens: \$0.00

Concurrency Review

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: June 18, 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) *Maria Valdes*

Subject: Zoning Application Comments - 1201 Brickell Bay, LLC
Application No. Z2024000188 - (Revision No. 1) - (Pre-App. No. Z24P-166)

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.

Please note that Phase No. 1 of the subject project (East parcel) with Folio No. 01-4139-071-0010 has a WASD Agreements No. 32960 that has expired. The proposed development is anticipated to be completed in two phases, and a Master Agreement will be required.

Application Name: 1201 Brickell Bay, LLC

Location: The subject project is located at 1201 Brickell Bay Drive, 1221 Brickell Avenue and 1250-1260 Brickell Bay Drive with Folio No. 01-4139-071-0010 (Phase I, East Parcel), and Folio Nos. 01-4139-035-0010 and 01-0210-050-3210 (Phase II, West Parcel), within the City of Miami. The site is located in the Metromover Subzone of the Miami-Dade County Rapid Transit Zone (RTZ).

Proposed Development: The development will be accomplished in two phases as per letter of intent submitted with this application. For Phase 1 with Folio No. 01-4139-071-0010 (East Parcel), a Mixed - Use development is planned. that will consist of a Hotel with 212 Rooms and 1,485,174 square feet of Office use. For Phase 2 (western parcels, Folio Nos. 01-4139-035-0010 and 01-0210-050-3210) the planned development will consist of a residential component that will include up to 300 residential units and an increase of the existing office building (652,436 sq. ft.) by 10 percent (65,244 sq. ft.).

The estimated total water demand for Phase No. 1 will be 98,639 (gpd). The estimated total water demand for Phase No. 2 will be 43,762 (gpd). Therefore, the estimated water demand for the overall development will be 142,401 (gpd).

Please Note that the conceptual site plan being provided with this zoning application is being provided for reference only. The final site plan approval will be submitted during the final review under an ASPR process for each phase.

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

Phase 1 (Eastern parcel) Folio No. 01-4139-071-0010: The developer may connect to any of the following:

- There is an existing 16-inch water main (E 9066-1) in Brickell Bay Drive partially abutting the western boundary of the property.
- There is an existing 12-inch water main (E 8311-2) in Brickell Bay Drive, partially abutting the western boundary of the property.

If the Fire Dept. requires a fire hydrant, a fire line, and/or the developer requires service in SE 12th Street, thence connect to the aforementioned existing 12-inch water main in Brickell Bay Drive and SE 12th Street and extend the same (12-inch water main) southeasterly in SE 12th Street as required to feed the hydrant, fire line, and/or provide service to the property. Note: No more than one fire service shall be connected to this main unless it is looped. Any water main extension shall be 12-inch minimum in diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection

Phase 2 (Western parcels) Folio Nos. (01-4139-035-0010 and 01-0210-050-3210): The properties are currently being served by WASD. If an additional connection is required, there is an existing 12-inch water main abutting the site along SE 13th Street. *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 for Phase 1 and Phase 2 of the project.*

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

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

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

CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

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

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

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

Phase 1 (Eastern parcel) Folio No. 01-4139-071-0010: The developer may connect to an existing 20-inch gravity sewer (ES7876 -1 & 4) in Brickell Bay Drive, abutting the western boundary of the property. If unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

Phase 2 (Western parcels) Folio Nos. (01-4139-035-0010 and 01-0210-050-3210): The properties are currently being served by WASD. Is an additional connection is required, there is an existing 18-inch (ES 1-57) gravity sewer abutting the property along Brickell Bay Drive and an existing 12-inch (ES 5444-1) gravity sewer along SW 13th Street butting the southern boundary of the site. ***Final points of connections and capacity approval to connect to the sewer system will be provided at the time of the future development when the WASD Developer Agreement is offered for Phase 1 and Phase 2 of the project. At such time, a hydraulic modeling analysis will be performed and any upgrades to the system will be identified.***

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 3. The projected sanitary sewer flows for the proposed development will increase the Nominal Average Pump Operating Time (NAPOT) operating hours of P.S. 3 from 4.82 hrs. to 5.04 hrs. Said pump station is in OK Moratorium Code status.

The subject application is located within the Brickell Basin II which has a sanitary sewer special connection charge of \$3.90 per gallon. WASD will collect this special connection charge from property owners. The special connection charge is for the expansion of the sewer facilities in the Brickell Basin II Area.

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

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

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

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

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

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

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

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


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

Memorandum



Date: September 18, 2025

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

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

Subject: DIC 24-188
Name: 1201 Brickell Bay, LLC, 1221 Brickell Bay LLC, 1250 BB Asset Co LLC
Section 39 Township 54 South Range 39 East

I. PROJECT LOCATION:

The property is at Brickell Bay Drive, 1221 Brickell Avenue and 1250-1260 Brickell Bay Drive.

II. APPLICATION REQUEST:

This application is proposing a mixed-use office and hotel tower, to include restaurant and fitness center.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is provided by Brickell Bay Drive, SE 12 Terrace, and SE 13 Street.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

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

This application will generate approximately an additional **963 PM** Peak Hour trips.

(*) This application was analyzed comparing the trips generated by the existing land use to the trips generated by the proposed land use change. Trip generation was based on applicant traffic study.

This application meets the traffic concurrency criteria because it lies within the urban infill area and in a municipality where traffic concurrency does not apply.

Notes: PM =Post Meridiem

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

A. Cardinal Distribution

North	44 %	East	4 %
South	5 %	West	47 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F-5091 located on SW 7 Street west of US 1, has a maximum LOS "E" of 2,754 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 821 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5091** with its PHP and assigned vehicles is at LOS "C". The 267 vehicle trips generated by this development when combined with the 821 and those previously approved through Development Orders, 0, equal 1,088 and will cause this segment to remain at LOS "C" whose range is up to 1,254.

Station F-5090 located on SW 8 Street west of US 1, has a maximum LOS "E" of 2,754 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 895 vehicles and 303 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5090** with its PHP and assigned vehicles is at LOS "C". The 35 vehicle trips generated by this development when combined with the 895 and those previously approved through Development Orders, 303, equal 1,233 and will cause this segment to remain at LOS "C" whose range is up to 1,254.

Station F-0086 located on SE 13 Street west of US 1, has a maximum LOS "E+20" of 4,296 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,464 vehicles and 32 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0086** with its PHP and assigned vehicles is at LOS "C". The 207 vehicle trips generated by this development when combined with the 1,464 and those previously approved through Development Orders, 32, equal 1,703 and will cause this segment to remain at LOS "C" whose range is up to 3,420.

Station F-5042 located on Brickell Avenue south of SE 8 Street, has a maximum LOS "E+50" of 4,560 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2,340 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5042** with its PHP and assigned vehicles is at LOS "D". The 454 vehicle trips generated by this development when combined with the 2,340 and those previously approved through Development Orders, 0, equal 2,794 and will cause this segment to remain at LOS "D" whose range is from 1,311 to 2,920.

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

VII. PLATTING REQUIREMENT:

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

VIII. STANDARD CONDITIONS:

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

Memorandum



Date: June 06, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000188

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded in "EnerGov" on 05/29/2025. Note: The proposed development is situated within the City of Miami Fire Department's response area. Therefore, kindly coordinate fire department access and apparatus set-up site requirements with their Fire Prevention Division. For your reference and convenience, the main number to their Fire Prevention Division is 305-416-1600.

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

Date: October 9, 2025

Memorandum



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

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

Subject: Z2024000188 - 1201 Brickell Bay, LLC (Preapplication: Z2024P00166) V2 Review

Applicant Name: Neisen Kasdin on behalf of 1201 Brickell Bay, LLC; 1221 Brickell Bay, LLC; 1250 BB Asset Co LLC.

Project Location: The properties consist of approximately ±4.71-Acres and the properties are located at 1201 Brickell Bay Drive, 1221 Brickell Avenue and 1250-1260 Brickell Bay Drive, in City of Miami (Folios: 01-4139-071-0010, 01-4139-035-0010, 01-0210-050-3210, 01-0210-050-4250). The subject property is located within the Metromover Subzone of the Miami-Dade County Rapid Transit Zone ("RTZ").

Proposed Development: The applicant seeks an Administrative Site Plan Review to develop the Property in two phases. The first phase is developing the parcel 1201 Brickell Bay Drive (Folios: 01-4139-071-0010), with a new Class A mixed-use office building containing office, hotel/accommodation, retail/personal service establishment (including health and fitness club), food/beverage establishment and parking uses. The second phase includes the parcels at 1221 Brickell Avenue and 1250 / 60 Brickell Bay Drive (Folios: 01-4139-035-0010, 01-0210-050-3210, 01-0210-050-4250), including office, residential units, retail / personal services, food and beverage, and parking space.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 2 are shown on the attached map in Figure 1.

The development will be within close proximity to the Underline, and within 0.5 mile from the Miami-Dade County proposed Miami River Greenway. The Underline serves the local community and allows for pedestrian and bicycle friendly pathways for commuting and recreational purposes. The Underline will transform 10-miles of land beneath the Metrorail from Dadeland to the Miami River into an iconic greenway, urban trail and living art destination. The Underline and Miami River Greenway are integral segments of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

There are multiple Miami-Dade County regional parks, and City of Miami parks within a 3-mile radius of the application area.

Impact and Demand: The applicant site is located within the City of Miami and therefore the County's Level of Service Standards do not apply. There are several parks larger than 5-acres within the 3-mile radius from the application area including, Rickenbacker and Hobbie Beach, Lummus Park, Town Park, Simpson Park, Fern Isle Park / South Fork Park, Shenandoah Park/Pool, Theodore Gibson Park Recreation, E.G. Sewell Park, Margaret Pace Park, Alice Wainwright Park, Watson Island Park, David T. Kennedy Park, Bayfront Park, Bicentennial Park, Marlins Park Stadium, and Miami Rowing Center- Virginia Key Park. Please coordinate with the City of Miami's Park Department's regarding the Level of Service impact from the proposed development on park and open space needs.

Community Benefit: While the proposed development is located within the Miami-Dade County RTZ Metromover Subzone, this development has no impact on Miami-Dade County's parks, facilities, or level of service standards. This development, however, may impact programmed recreational improvements

at Metromover stations and the Underline. The design of the project resulting from this application should be done in coordination with Miami-Dade County Department of Transportation and Public Works (DTPW) and the nonprofit organization Friends of The Underline in order to maximize potential mutual benefits. The applicant should consider the following as it pertains to community benefits:

- The application does not indicate the number of proposed dwelling units, dwelling types, amount of proposed open space, amount of proposed amenity space or its type, amount of retail or office space per phase, PROS request the applicant to provide adequate private recreation opportunities for the future residents that meets the level of service need for the residents, and the total area designated for private recreational space.
- Including a bicycle facility in centralized highly visible areas to encourage non-motorized mobility and micro mobility, and that it serves residents, visitors, office users and retail users. A bicycle facility includes but is not limited to a bicycle storage room with an adequate number of bicycle parking spaces, bicycle repair stations, covered bike racks, water foundation, rest stop, etc.
- Contributing wayfinding signage, markings, and safe crossing features directing residents and visitors to The Underline, Metrorail, and Metromover will encourage safe non-motorized access and mobility.
- Providing shade trees that are as mature as feasible upon installation along S.W. 1st Avenue and S.W. 10th Street will offer immediate shade, aid in mitigation of the urban heat island effect, contribute to cooler public areas within the subject site, act as a natural rainwater filter, and complement the ground level design of the development.

Recommendations: PROS offers the following recommendations and requests additional information regarding this project:

- Please consider proposing native trees that provide a substantial shade canopy along walkways and amenity areas to provide more shaded and walkable areas per the Great Streets Vision identified in the Miami-Dade County Open Space Master Plan (OSMP). In particular, the area adjacent to the waterfront has no substantial shade cover, and would benefit from shade trees, not palms in the walkway.
- Please provide a complete set of plans and detailed site plan of the proposed development site that will show the proposed design, and detail total area dedicated to private open space and recreational areas, as well as labeling all proposed recreational amenities. PROS recommends a non-motorized access areas throughout the development to provide a walkable neighborhood per our Great Streets Vision laid out in our Miami-Dade County Open Space Master Plan (OSMP).
- Please provide an updated Site Plan to include the Open Space Requirements Diagram and calculations, detailing proposed versus required Open Space.

These recommendations are based on the following Recreation and Open Space policies and objectives 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 the application. The Department will offer further review for the proposed development at the time of the Administrative Site Plan Review (ASPR) review/approval.**

Should you have any questions, or if you need any additional information or clarification on this review, please contact Sol Kohen, Park Planner II, by email at sol.kohen@miamidade.gov

AZ:at sk cl *Alissa Turteltaub*

Attachment

**FIGURE 1: Z2024000188 - 1201 BRICKELL BAY, LLC
 MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**



Memorandum



Date: September 15, 2025

To: Eric Silva, Assistant Director
RER Development Services

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

Subject: DIC Z24-188
1201 Brickell Bay, LLC, 1221 Brickell, LLC, and 1250 BB Asset Co, LLC
MDAD DN-24-10-4527

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has performed a cursory review of DIC Application Z24-188. The applicant, 1201 Brickell Bay, LLC, 1221 Brickell, LLC, and 1250 BB Asset Co, LLC, is requesting to develop the property in multiple phases to include a 54 story building consisting of a state of the art office and hotel tower. The development will also include a restaurant, retail space, a health spa, fitness club, ballroom, and parking spaces. The 4.17 acre property is located at 1201 Brickell Bay Drive, 1221 Brickell Avenue and 1250-1260 Brickell Bay Drive, in incorporated, Miami-Dade County, Florida.

Please be advised that an MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure reaching or exceeding 200 feet Above Ground Level (AGL). **As such, the applicant is required to obtain an MDAD-issued Airspace / Land Use Letter of Determination prior to administrative site plan review.** In addition, an MDAD-issued Permissible Crane Height Determination is required for any construction crane reaching or exceeding 200 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed at: https://www.miami-airport.com/facilities_development.asp. The checklist explains the airspace review process and requirements.

In accordance with Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and / or permanent structure reaching or exceeding 200 feet AGL. The applicant must e-file FAA Form 7460-1 which is available on the FAA's Website (<https://oiaa.faa.gov>). **Please note, FAA determinations are a prerequisite for MDAD-issued determinations. It can take the FAA up to 4 months to issue determinations.**

All uses on the property are required to comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning.

AR/rb

C: J. Ramos
James Byers, RER

Miami-Dade Sheriff's Office
Memorandum



Date: August 22, 2025

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

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

Subject: Review – Zoning Application – Case: No. Z2024000188
1201 Brickell Bay, LLC., 1221 Brickell, LLC., and 1250 BB Asset Co., LLC.

APPLICATION:

The applicant, 1201 Brickell Bay, LLC., 1221 Brickell, LLC., and 1250 BB Asset Co., LLC., is requesting to develop the Property with a 54-story building. The 4.17-acre property is located at 1201 Brickell Bay Drive in incorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The project is in the City of Miami and serviced by the Miami Police Department, located at 400 NW 2nd Avenue, Miami, FL 33128.

APPLICATION REVIEW:

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject zoning application. MDSO has no objection to this zoning application based on the information provided, but reserves the right to reassess its determination upon the production of additional information. A review of the application and supporting documents was conducted to assess potential impacts on MDSO resources, particularly in relation to proposed zoning modifications. This application is requesting to develop the Property with a 54-story building.

Current data on police staffing, population, and crime/calls-for-service trends were analyzed to evaluate any anticipated changes. As this development falls outside of MDSO's jurisdiction, our Agency does not anticipate any impact on its resources and has no further comments regarding the proposed zoning modifications.

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

RCS/jhb

Memorandum



Date: 09/02/2025

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

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

Subject: 1201 Brickell Bay Drive (Z2024-000188)

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

Application: The applicant, Akerman LLP, is requesting approval of a Special Exception for a General Development Plan, pursuant to Section 33C-3.1(B) of the County Code, with the purpose of assigning to the Property the applicable permitted uses and development regulations of the Metromover Subzone in accordance with Section 33C-15 of the County Code. As the Property is located in the Rapid Transit Zone ("RTZ"), jurisdiction over land development-related requests is retained by the County pursuant to Chapter 33C of the County Code. The applicant is proposing to develop the site into a state-of-the-art, mixed-use office and hotel tower (the "1201 Tower"), containing office, hotel/accommodation, food/beverage establishment (including restaurant), retail/personal service establishment (including health spa and fitness club), and parking uses.

Size: The subject property is approximately 14.17 acres in size.

Location: The property is located at 1201 Brickell Bay Drive, 1221 Brickell Avenue, and 1250-1260 Brickell Bay Drive, in the Metromover Subzone of the Miami-Dade County ("County") Rapid Transit Zone ("RTZ"), within the City of Miami.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 20, 2024, which is valid through September 30, 2025, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There is no solid waste disposal facility within 2.5 miles, or transfer facility within 1.5 miles or collection facility with ¼ mile of the subject property.

2. Garbage and Trash Collection Services

Should the request be approved and built as proposed, the resulting development would meet the definition of a "commercial establishment", as described in Chapter 15 of the Code of Miami-Dade County. Per the Code, the following is required of commercial establishments located in areas under the County's jurisdiction:

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

3. Recycling: Commercial Establishments

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

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

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

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

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

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

4. Recycling and Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum



Date: August 28, 2025

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

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

Subject: Zoning Review Z2024-000188 1201 Brickell Bay, LLC, 1221 Brickell, LLC,
1250 BB Asset Co LLC

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

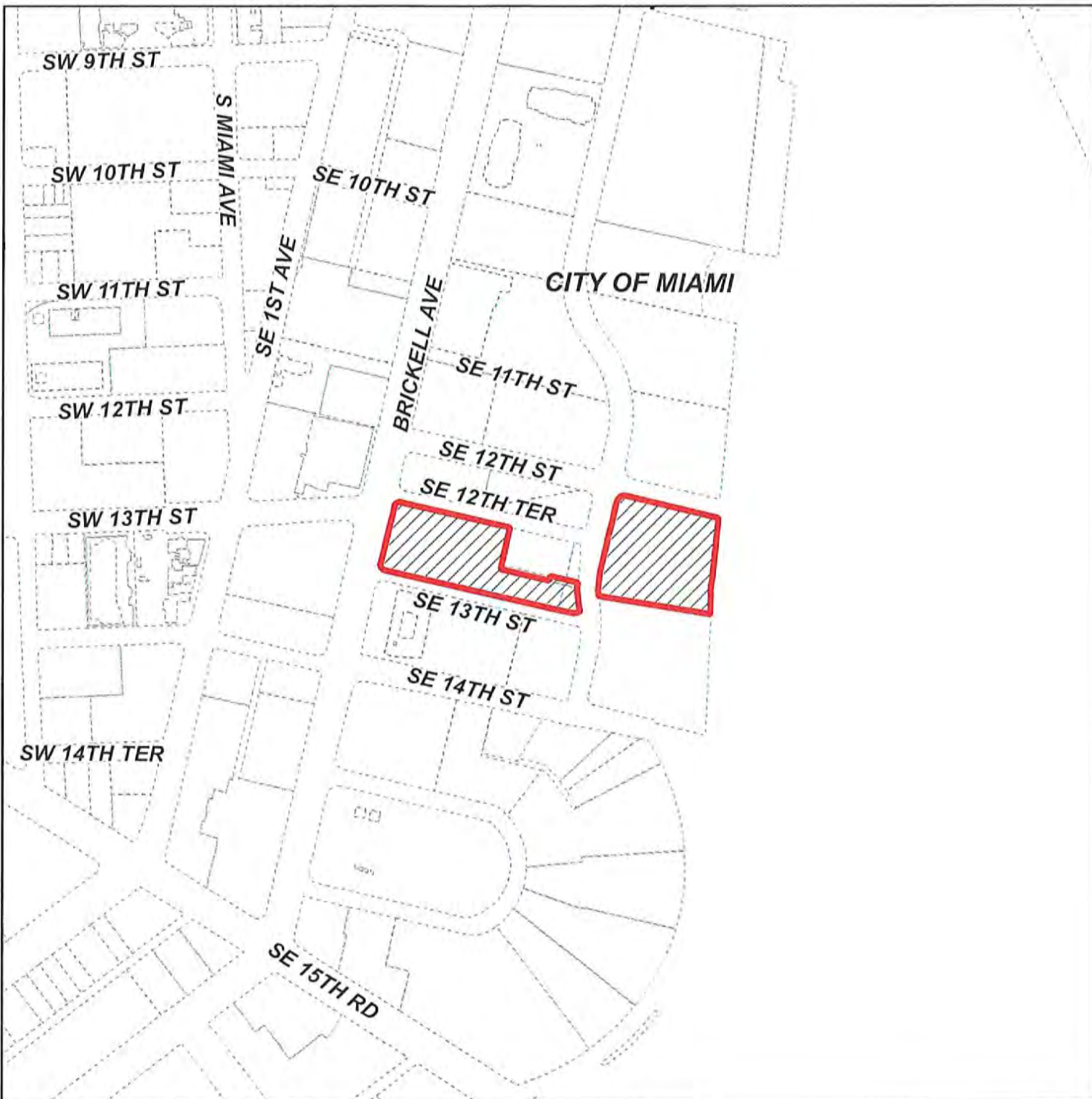
Miami-Dade County has planning, zoning, and permitting jurisdiction for these sites through County Codes 33C-2 and 33C-15. This includes historic preservation jurisdiction. Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The application area associated with folios 01-4139-071-0010, 01-4139-035-0010, 01-0210-050-3210 and 01-0210-050-4250 is located within an area evaluated for moderate archaeological significance.

Condition for Approval:

The OHP shall require a Certificate to Dig (CTD) permit prior to any ground-disturbing work. The applicant shall retain the services of an archaeological consultant who shall conduct a phase one archaeological survey of the application area prior to construction work and submit a report to the OHP within 30 days of the completed archaeological work. Archaeological monitoring during any demolition or initial construction excavation work shall be required and a report submitted to the OHP within 30 days of completed work. If significant archaeological deposits or features are encountered, additional archaeological work and management plan may be required by the OHP.

For any questions and to obtain a CTD permit, please contact Jeff Ransom at (305) 375-3412 or via email at jeff.ransom@miamidade.gov.



MIAMI-DADE COUNTY

HEARING MAP



Section: 07 Township: 54 Range: 42
 Section: 12 Township: 54 Range: 41
 Applicant: Gattuso Development Partners
 Zoning Board: Board of County Commissioners
 Commission District: 5
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number

Z2024000188



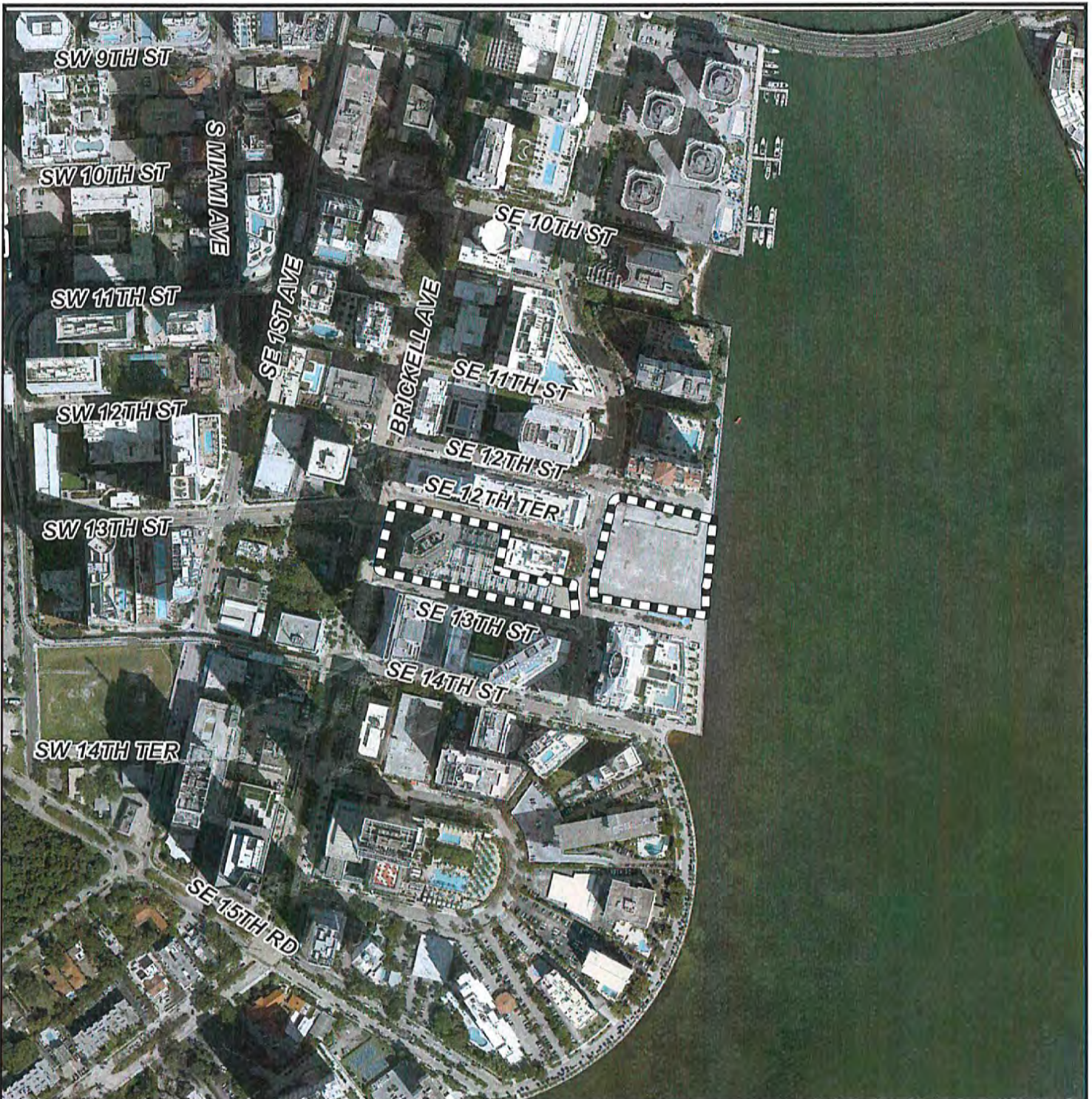
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Thursday, September 12, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2023

Process Number
Z2024000188

Legend
 Subject Property

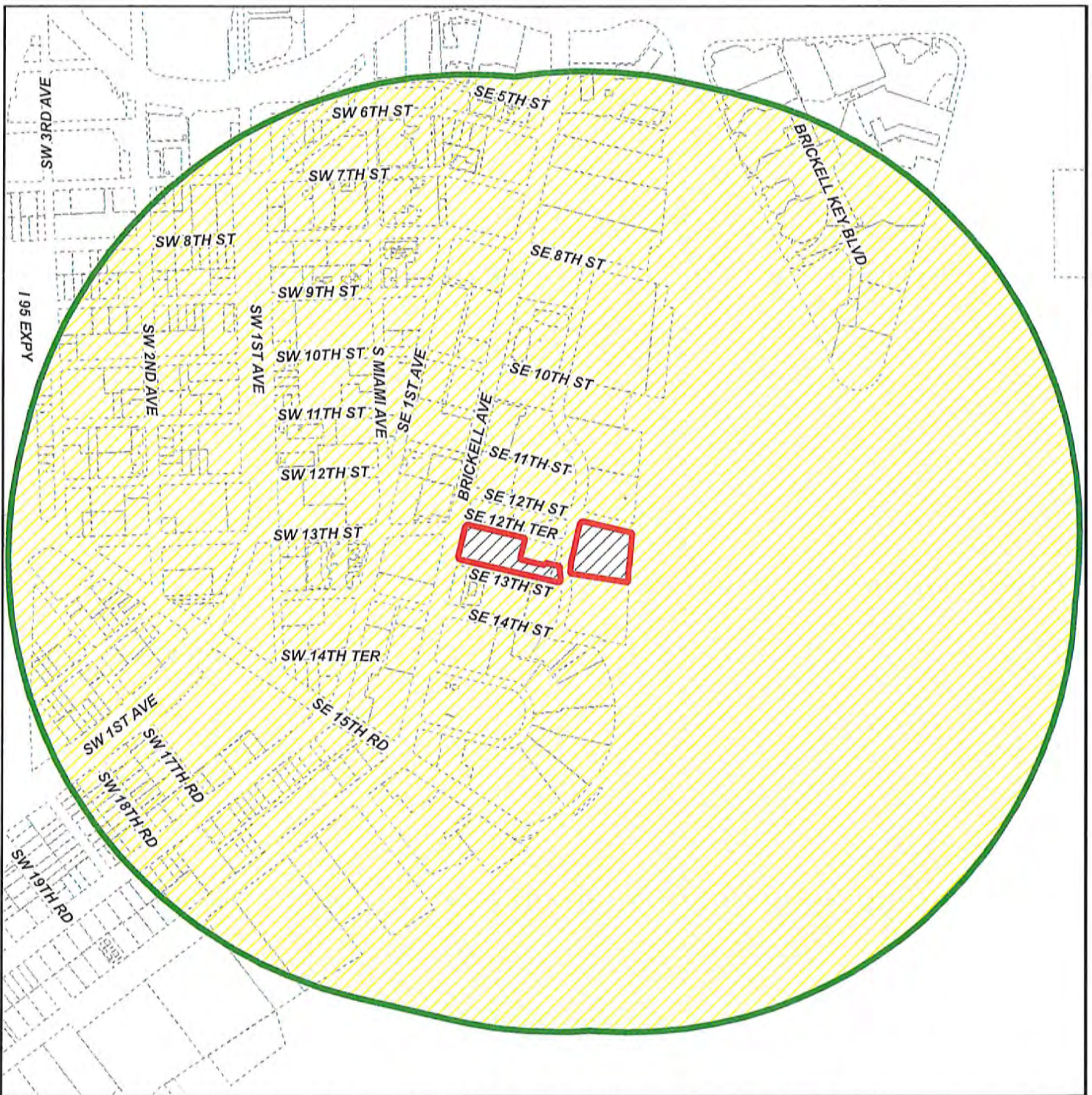


Section: 07 Township: 54 Range: 42
 Section: 12 Township: 54 Range: 41
 Applicant: Gattuso Development Partners
 Zoning Board: Board of County Commissioners
 Commission District: 5
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, September 12, 2024

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 07 Township: 54 Range: 42
 Section: 12 Township: 54 Range: 41
 Applicant: Gattuso Development Partners
 Zoning Board: Board of County Commissioners
 Commission District: 5
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000188
 RADIUS: 2640

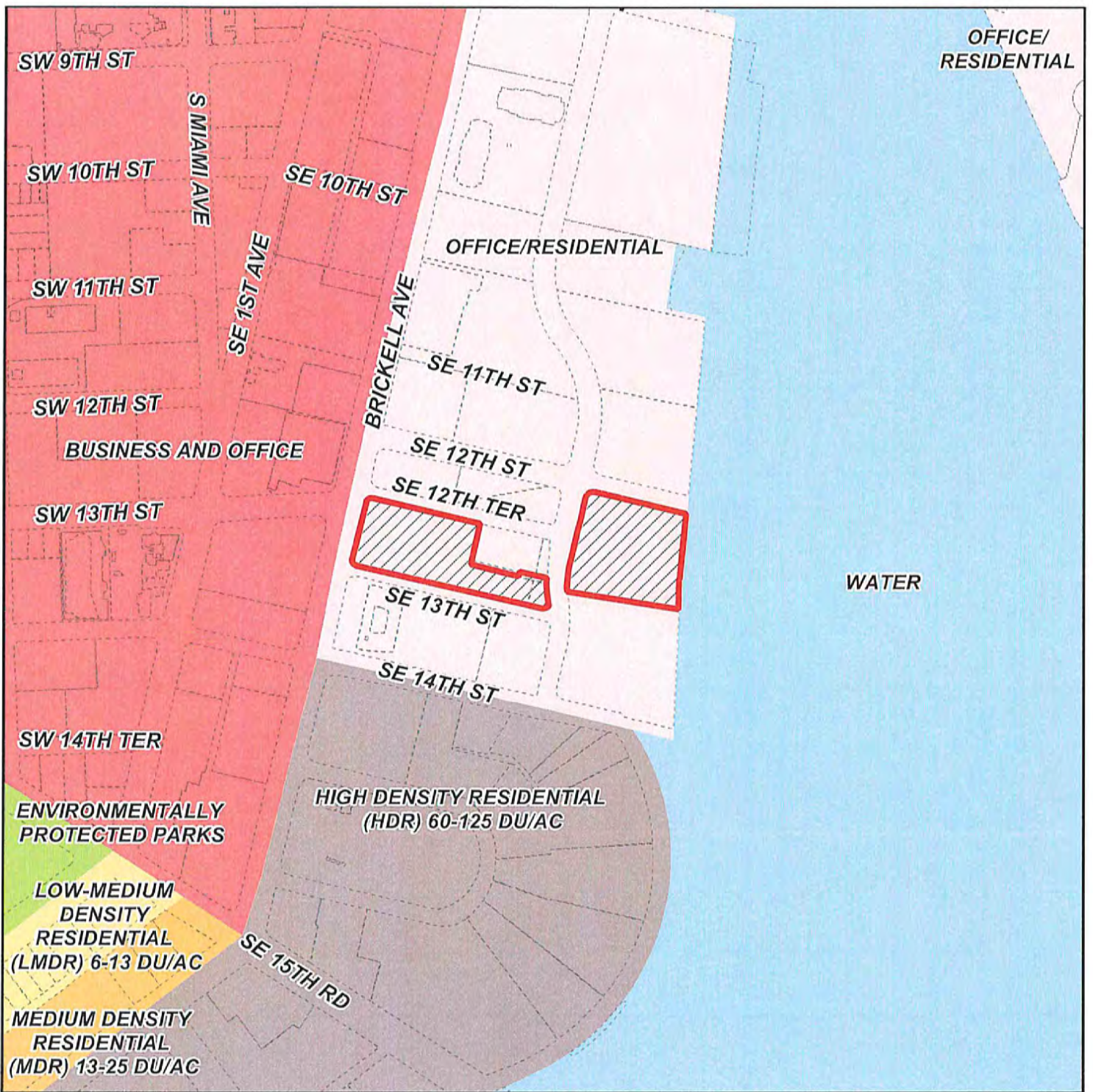
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, September 12, 2024

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000188

Section: 07 Township: 54 Range: 42
 Section: 12 Township: 54 Range: 41
 Applicant: Gattuso Development Partners
 Zoning Board: Board of County Commissioners
 Commission District: 5
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



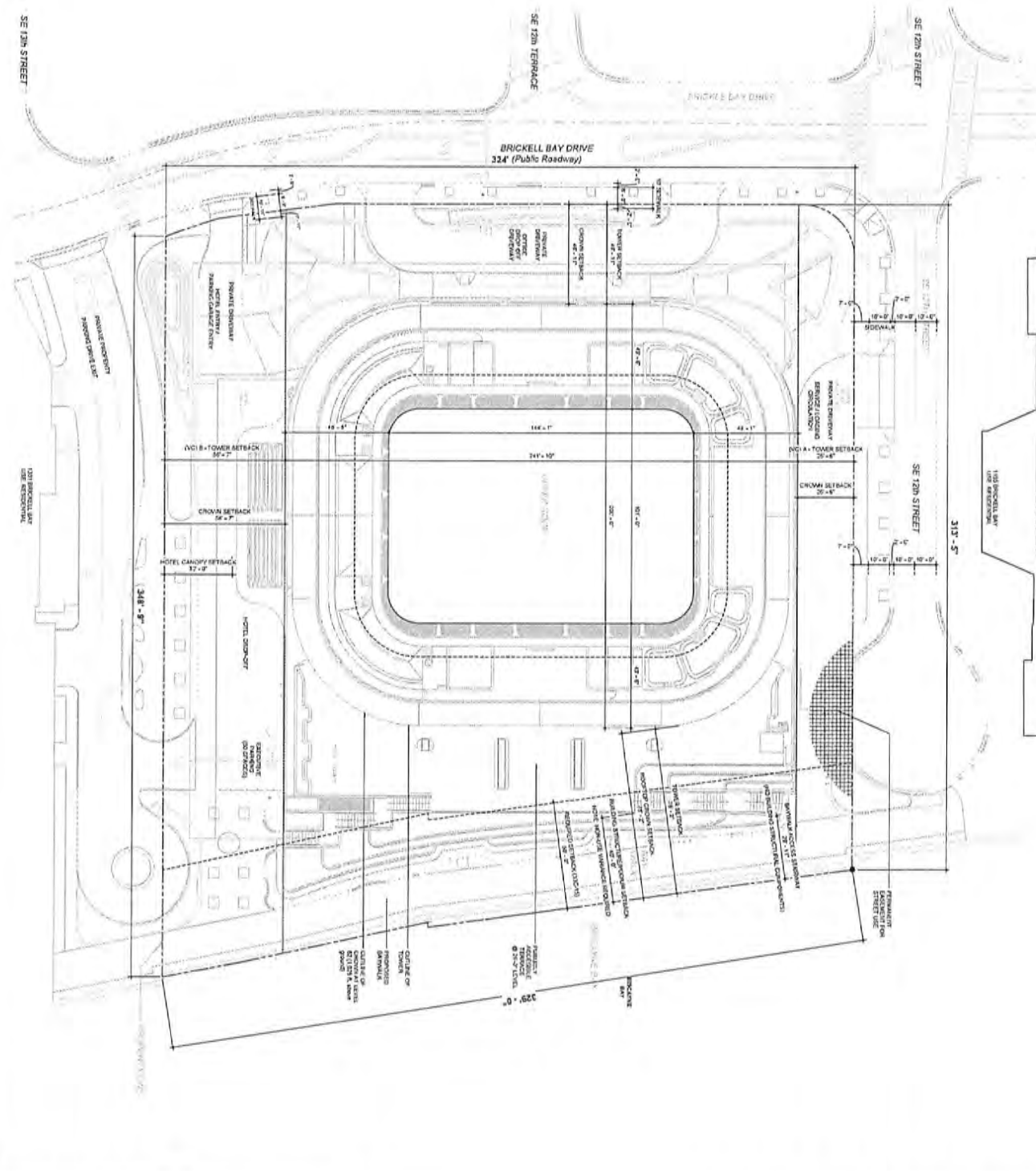
Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, September 12, 2024

REVISION	DATE	BY



PROPOSED SITE PLAN 1



1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

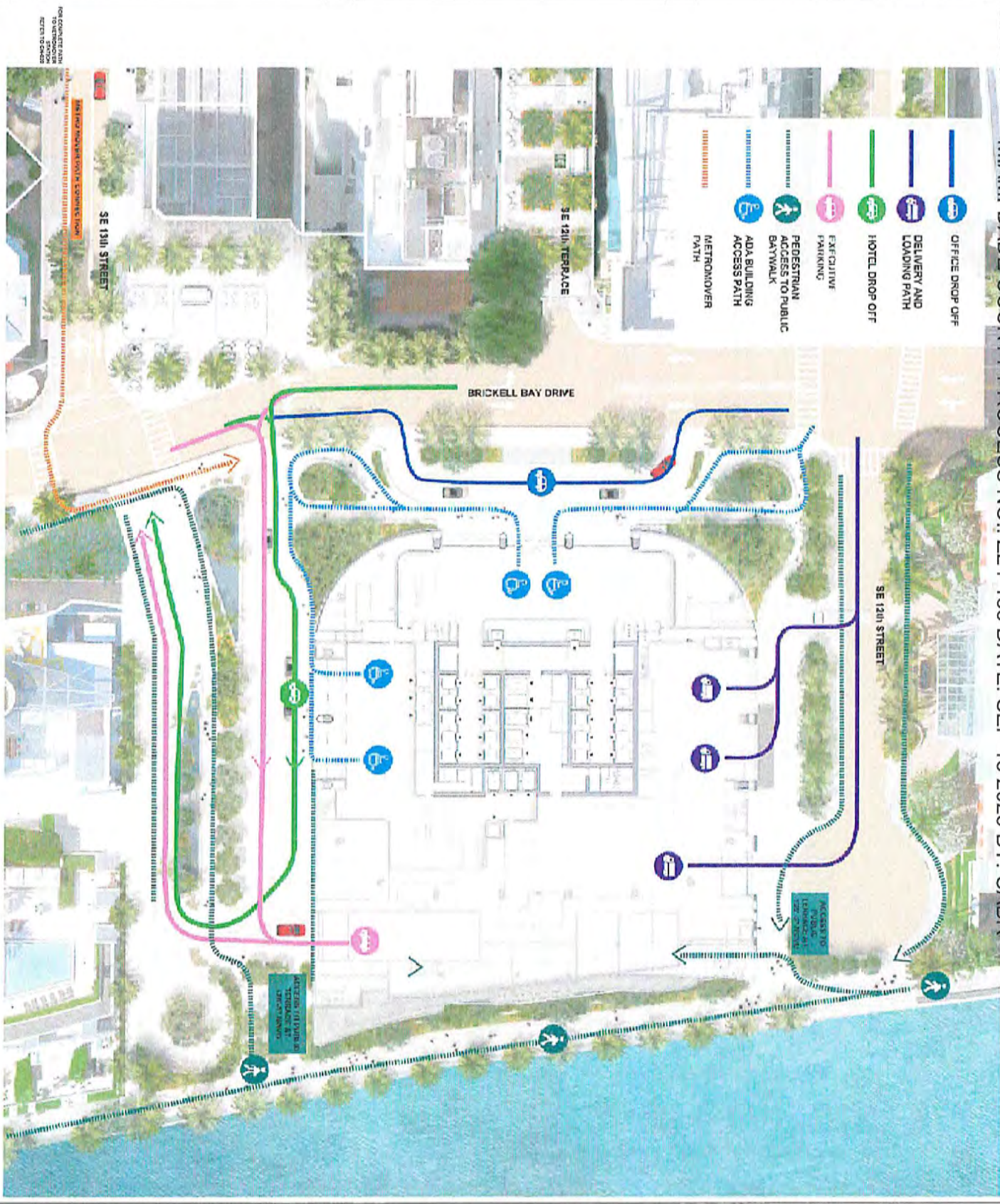
NO.	DESCRIPTION	DATE
1	PRELIMINARY SET	07/20/24
2	GENERAL PLAN	09/12/25

AAI
 ARCHITECTURAL ASSOCIATES, INC.
 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33131
 TEL: 305.375.1111
 WWW.AAI-ARCHITECTS.COM

PROJECT: 1201 BRICKELL BAY DRIVE
 DRAWING NO.: A-0101

PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: 09/12/25

SCALE: AS SHOWN
 SHEET NO.: A-0101 OF 01



1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025

PROJECT
 1201 Brickell Bay Drive

DESIGNER
 AAI

DATE
 SEP 12 2025

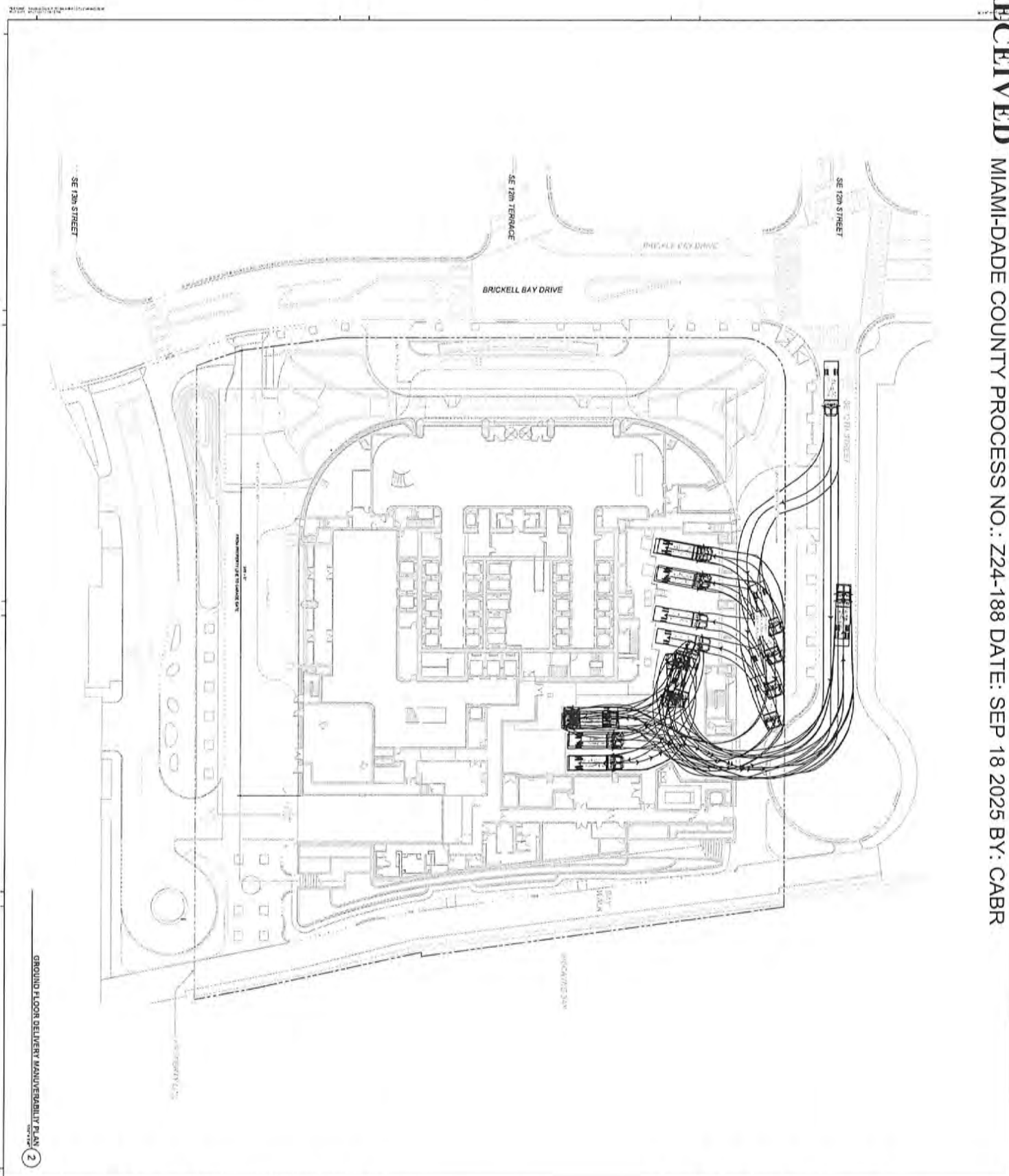
NO.	REVISION	DATE

AAI
 ARCHITECTURAL ASSOCIATES, INC.

PROPOSED SITE PLAN SOLUTION

SCALE
 1" = 40'

PROJECT NUMBER
 A-002



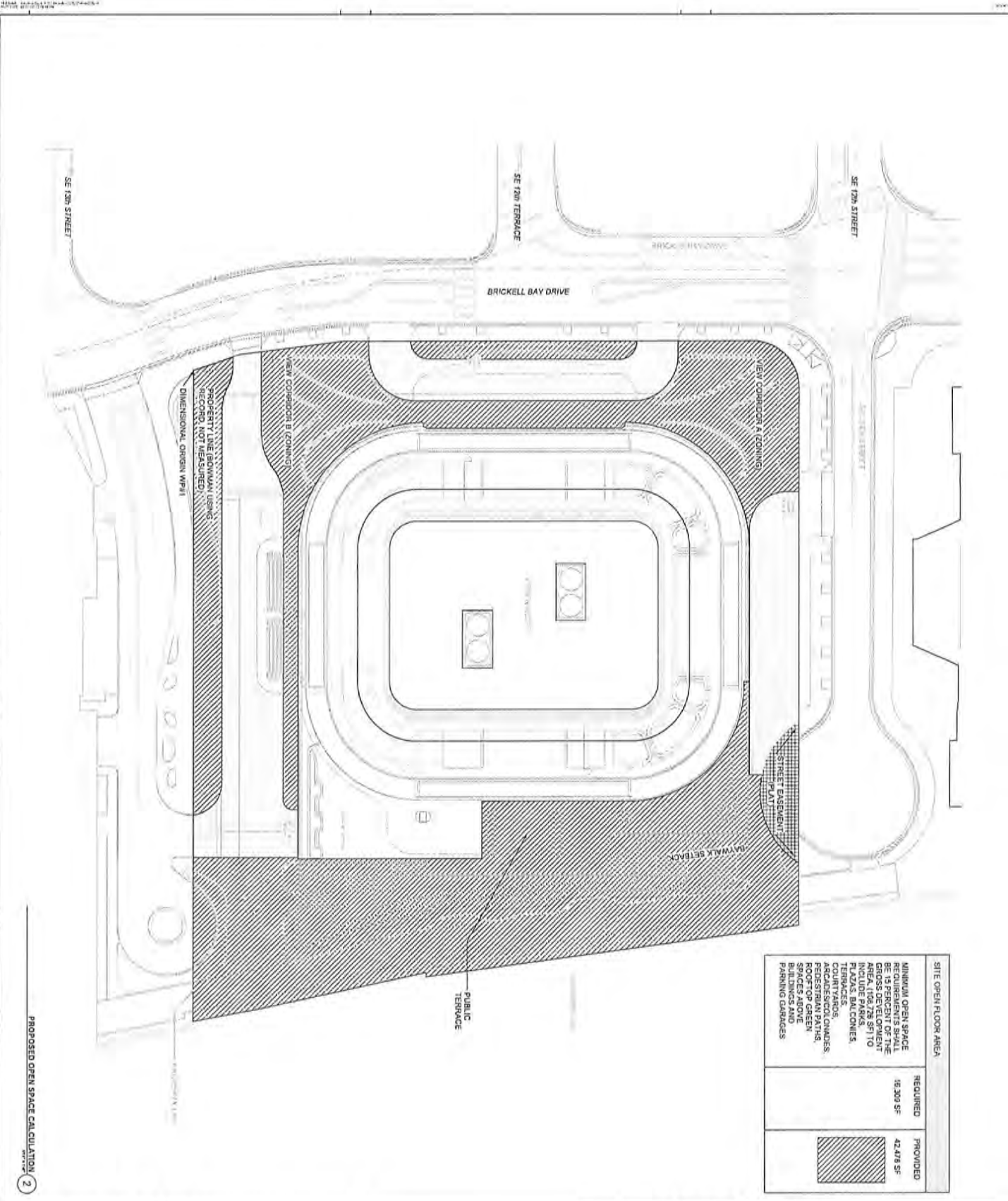
1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

AAI
 ARCHITECTURAL ASSOCIATES, INC.
 1271 Brand Blvd #204
 MIAMI BEACH, FL 33139
 TEL: 305.666.8888
 WWW.AAIARCHITECTS.COM

PROJECT: 1201 Brickell Bay Drive
 CLIENT: DELIVER/SCENT MUNICIPALITY
 PLAN: A-003
 DATE: 09/12/25
 SCALE: 1/8" = 1'-0"

GROUND FLOOR DELIVERY MANUEVERABILITY PLAN 2



SITE OPEN FLOOR AREA		
MINIMUM OPEN SPACE REQUIRED TO BE 13 PERCENT OF THE GROSS DEVELOPMENT AREA (108,728 SF) TO PROVIDE BALCONIES, TERRACES, COURTYARDS, ACQUISITION OWNERS' ROOFTOP GREEN SPACES ABOVE BUILDINGS AND PARKING GARAGES	REQUIRED	14,330 SF
	PROVIDED	42,478 SF



1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

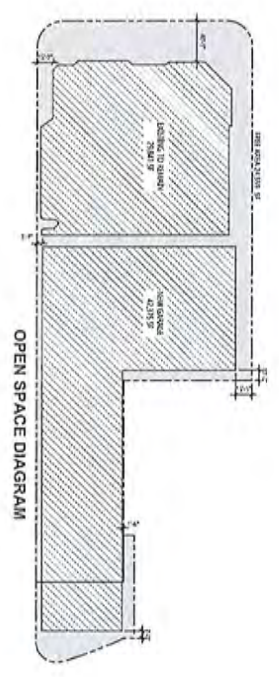
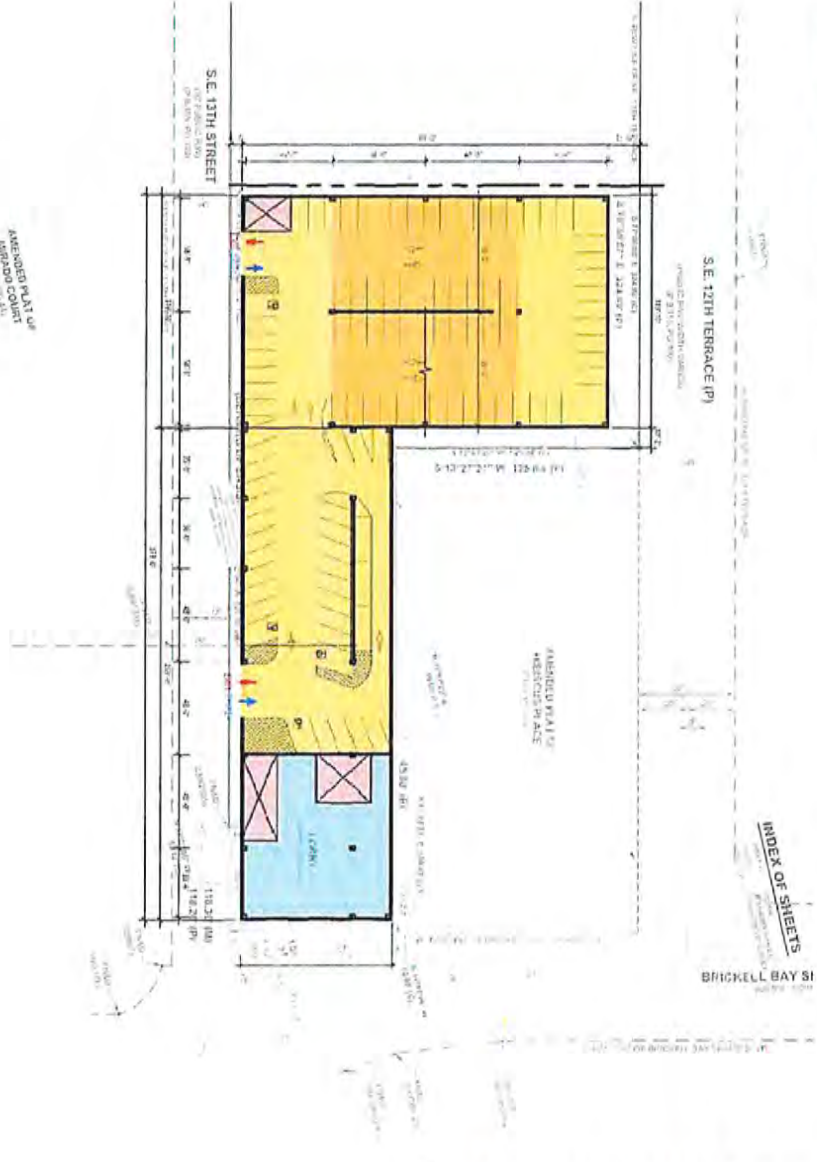
AAI
 ARCHITECTS

PROPOSED OPEN SPACE CALCULATION
 2

A-005

SITE PLAN STUDY

SITE MAP AND GROUND TIER PLAN

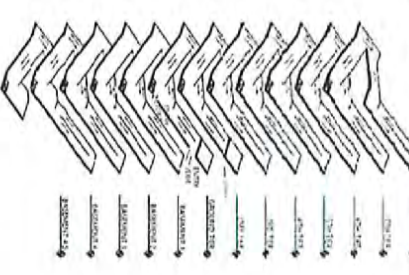


DESIGN SUMMARY

- 115 TIER 2 (GROUND - 2) SUPPORTED LEVELS - 4.48 ASSUMPTION (LATEST)
- SPLIT TIER 20 LEVEL (ELEVATION SYSTEM METHOD) APPROX.
- TYPICAL PARKING SPACE 3.47m x 18.01m
- 50% OF PARKING SPACES TO HAVE VAN & OVERHEAD STORAGE

ELEV.	CAPACITY/FLOOR		VAN TOTAL	
	STANDARD	ACCESSIBLE	ACCESSIBLE	TOTAL
GROUND	65	0	0	65
1TH	119	2	0	120
2TH	119	2	0	120
3TH	119	2	0	120
4TH	119	2	0	120
5TH	119	2	0	120
6TH	119	2	0	120
7TH	119	2	0	120
8TH	119	2	0	120
9TH	119	2	0	120
10TH	119	2	0	120
11TH	119	2	0	120
12TH	119	2	0	120
13TH	119	2	0	120
14TH	119	2	0	120
15TH	119	2	0	120
TOTAL	1325	21	0	1346

ISOMETRIC



Brickell Bay Drive Development

AMENDED PART 1 of PROPOSAL SUBMITTED TO THE CITY OF MIAMI



PROJECT: 1201 BRICKELL BAY DRIVE
 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33130

AAI
 ARCHITECTURAL ASSOCIATES, INC.
 1201 BRICKELL BAY DRIVE, SUITE 1000
 MIAMI, FL 33130
 TEL: 305.358.1100
 FAX: 305.358.1101
 WWW.AAIFIRM.COM

NO.	DESCRIPTION	DATE

PROJECT: 1201 BRICKELL BAY DRIVE
 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33130

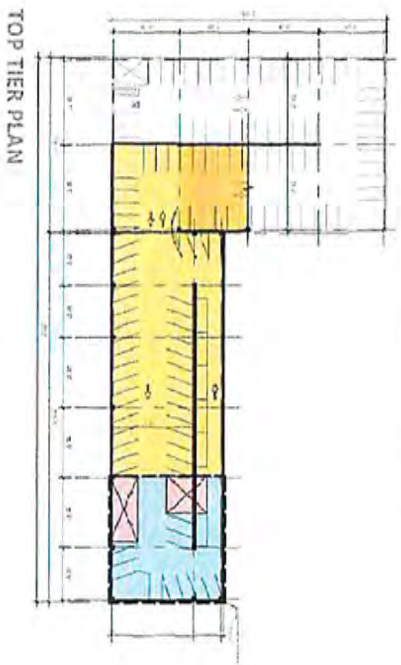
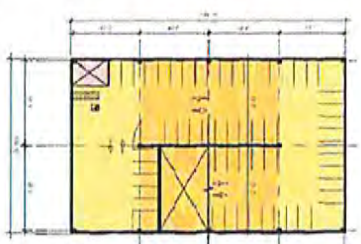
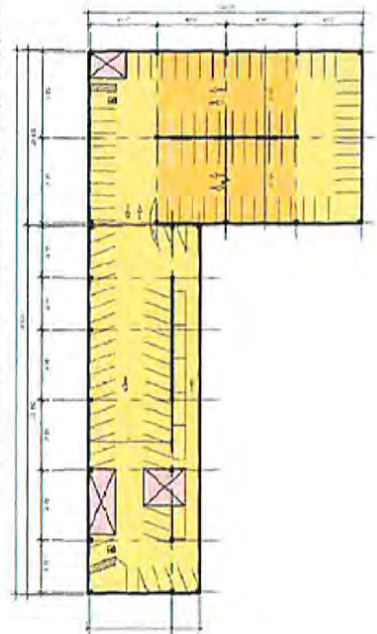
PARKING INFORMATION

1201 BRICKELL BAY DRIVE
 MIAMI, FL 33130

SUP-001

1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025

SITE PLAN STUDY
BASEMENT AND STRUCTURED TIER PLANS



Brickell Bay Drive Development



CLIENT
 THE BRICKELL BAY DRIVE DEVELOPMENT LLC
 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33131

DESIGNER
 THE CONSULTANTS
 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33131
 TEL: 305.571.2300
 FAX: 305.571.2301
 WWW.THCONSULTANTS.COM

DATE
 SEPTEMBER 12, 2025

NO.	DESCRIPTION	DATE

1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025

GENERAL CONTRACTOR
AAI
 ARCHITECTURE

PROJECT
 1201 Brickell Bay Drive

DATE PLOTTED
 2025 SEP 18 10:00 AM
 FILE
 SUP-002

1201 BRICKELL BAY DRIVE General Plan Submission

1201 Brickell Bay Drive
1280-1280 Brickell Bay Drive
1221 Brickell Avenue
Miami, FL 33131

September 12, 2025



PROJECT NUMBER	PROJECT NAME	DATE
250001	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250002	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250003	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250004	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250005	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250006	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250007	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250008	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250009	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250010	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250011	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250012	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250013	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250014	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250015	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250016	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250017	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250018	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250019	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250020	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250021	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250022	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250023	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250024	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250025	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250026	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250027	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250028	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250029	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250030	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250031	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250032	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250033	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250034	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250035	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250036	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250037	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250038	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250039	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250040	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250041	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250042	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250043	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250044	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250045	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250046	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250047	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250048	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250049	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025
250050	1201 BRICKELL BAY DRIVE GENERAL PLAN SUBMISSION	SEP 12 2025



1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

1201 Brickell Bay Drive
1280-1280 Brickell Bay Drive
1221 Brickell Avenue
Miami, FL 33131

ARCHITECT: AAI
1201 Brickell Bay Drive
Miami, FL 33131
TEL: 305.375.1234

DATE: SEP 12 2025

PROJECT NO.: 250001

CLIENT: 1201 Brickell Bay Drive
1280-1280 Brickell Bay Drive
1221 Brickell Avenue
Miami, FL 33131

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

DATE: SEP 12 2025

PROJECT NO.: 250001

CLIENT: 1201 Brickell Bay Drive
1280-1280 Brickell Bay Drive
1221 Brickell Avenue
Miami, FL 33131

- OWNER:** 1201 BRICKELL BAY DRIVE LLC
1201 BRICKELL BAY DRIVE
MIAMI, FL 33131
- ARCHITECT OF RECORD:** AAI ARCHITECTURE P.C.
1201 BRICKELL BAY DRIVE
MIAMI, FL 33131
- GENERAL CONTRACTOR:** 1201 BRICKELL BAY DRIVE LLC
1201 BRICKELL BAY DRIVE
MIAMI, FL 33131
- MECHANICAL ENGINEER:** 1201 BRICKELL BAY DRIVE LLC
1201 BRICKELL BAY DRIVE
MIAMI, FL 33131
- ELECTRICAL ENGINEER:** 1201 BRICKELL BAY DRIVE LLC
1201 BRICKELL BAY DRIVE
MIAMI, FL 33131
- PLUMBING ENGINEER:** 1201 BRICKELL BAY DRIVE LLC
1201 BRICKELL BAY DRIVE
MIAMI, FL 33131
- LANDSCAPE ARCHITECT:** 1201 BRICKELL BAY DRIVE LLC
1201 BRICKELL BAY DRIVE
MIAMI, FL 33131
- ENVIRONMENTAL ENGINEER:** 1201 BRICKELL BAY DRIVE LLC
1201 BRICKELL BAY DRIVE
MIAMI, FL 33131
- TRANSPORTATION ENGINEER:** 1201 BRICKELL BAY DRIVE LLC
1201 BRICKELL BAY DRIVE
MIAMI, FL 33131
- MARKETING ENGINEER:** 1201 BRICKELL BAY DRIVE LLC
1201 BRICKELL BAY DRIVE
MIAMI, FL 33131
- CONSTRUCTION ENGINEER:** 1201 BRICKELL BAY DRIVE LLC
1201 BRICKELL BAY DRIVE
MIAMI, FL 33131

AAI
ARCHITECTS
1201 BRICKELL BAY DRIVE
MIAMI, FL 33131
TEL: 305.375.1234

GENERAL PLAN COVER SHEET / INDEX

PROJECT NO.: 250001

DATE: SEP 12 2025

CLIENT: 1201 BRICKELL BAY DRIVE
1280-1280 Brickell Bay Drive
1221 Brickell Avenue
Miami, FL 33131

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

DATE: SEP 12 2025

PROJECT NO.: 250001

CLIENT: 1201 BRICKELL BAY DRIVE
1280-1280 Brickell Bay Drive
1221 Brickell Avenue
Miami, FL 33131



6 SITE NORTH VIEW FROM BRICKELL BAY DRIVE



5 SITE SOUTH VIEW FROM BRICKELL BAY DRIVE



1 NORTH VIEW FROM SITE



2 WEST VIEW FROM SITE



3 SOUTH VIEW FROM SITE



4 SITE VIEW FROM BISCAYNE BAY



TYPICAL LEGEND
PROJECT
SITE
POLYLINE

OWNER: 198 PARKSIDE, LLC
198 PARKSIDE, LLC
1987 PARKSIDE, LLC

DESIGN ARCHITECT: A&A Architects, P.A.
A&A ARCHITECTS, P.A.
1100 N.W. 14th St., Suite 1100
MIAMI, FL 33136

ARCHITECT OF RECORD: A&A Architects, P.A.
A&A ARCHITECTS, P.A.
1100 N.W. 14th St., Suite 1100
MIAMI, FL 33136

CONSTRUCTION SUPERVISOR: A&A Architects, P.A.
A&A ARCHITECTS, P.A.
1100 N.W. 14th St., Suite 1100
MIAMI, FL 33136

GENERAL CONTRACTOR: A&A Architects, P.A.
A&A ARCHITECTS, P.A.
1100 N.W. 14th St., Suite 1100
MIAMI, FL 33136

DATE: 09/12/2025

1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

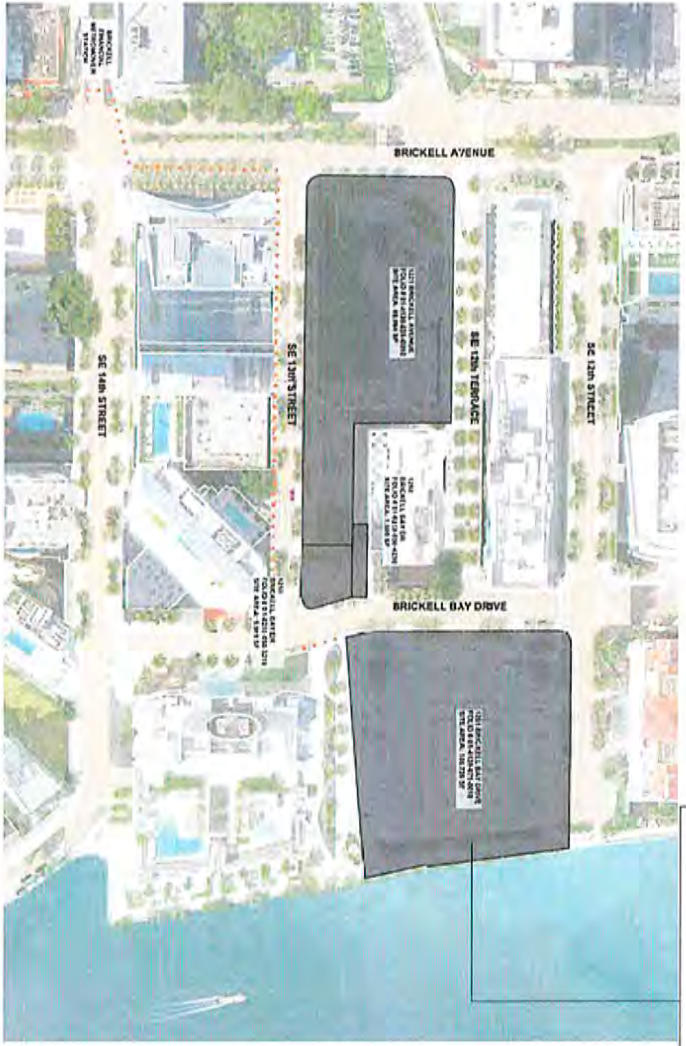
CONTRACTOR	
A&A	
ARCHITECTS, P.A.	
1100 N.W. 14th St., Suite 1100	
MIAMI, FL 33136	

PROJECT NO: 1201 BRICKELL BAY DRIVE		DATE: 09/12/2025
CONTRACT NO: 198 PARKSIDE, LLC		SCALE: 1/8" = 1'-0"
PROJECT LOCATION: 1201 BRICKELL BAY DRIVE		STATUS: []
DRAWING NO: GN-002		DATE: 09/12/2025
DRAWN BY: []		CHECKED BY: []

ZONING SUMMARY

1201 Brickell Bay Drive, Miami, FL 33131
1201 Brickell Bay Drive
New Office and Hotel Tower

Address:	1201 Brickell Bay Drive, Miami, FL 33131
Parcel Number:	04-413671-0610
Legal Description:	TRACT OF BAYSHORE PALMS MERLAK (P.L. 155 P. 100)
Site Area:	Approx. 2,495 acres (183,372 s.f.)
Zoning District:	Apex Tower Zone (RTZ) Metropolitan Subzone
FEBA Floodplain:	Road Zone RE NOFZ DFE - EL 4 ft. NOVD Ground DFE = EL 1.63 ft. NOVD
Building Floor Area	
The floor area, including all accessory and maximum square footage of buildings to be developed within the subject parcel and the project:	Allowed Building Floor Area Unlimited
Building Height	Allowed Building Height Unlimited
Maximum building height shall be the maximum height of any structure and shall be subject to the maximum height of any structure as shown on the applicable zoning map and the applicable zoning code.	Provided Building Height Approx. 2,118,620 s.f.
Minimum building height shall be the minimum height of any structure and shall be subject to the minimum height of any structure as shown on the applicable zoning map and the applicable zoning code.	Provided Building Height Approx. 1,485,174 s.f.
Open Space	Required Open Space 15.28% (1,153%)
Maximum open space requirement shall be 15 percent of the gross development area (gross area less parking, roads, and other non-developable areas) and shall be subject to the minimum open space requirement as shown on the applicable zoning map and the applicable zoning code.	Provided Open Space Approx. 42,419 s.f. (29%)
Parking Requirements	Maximum Required 47 Class A standard spaces 3 ADA spaces
Minimum Required No minimum parking requirement in the RTZ Appropriate Districts:	Provided 50 standard parking spaces provided 3 ADA spaces



Street/Developmental Schedule/Visual Corridor	Sec. 310(2)(B)	Required	Provided
Frontage	Sec. 310(2)(B)	Required	Provided
SE 12th Street (Open Space Street)	Sec. 310(2)(B)	51%	Approx. 29.1% of ground level (based on street canyon)
Frontage (Open Space Street)	Sec. 310(2)(B)	51%	Approx. 29.1% of ground level (based on street canyon)
Bayfront Bay (Bayfront/Waterfront)	Sec. 310(2)(B)	Minimum 100% of building footprint and including 35% of the building footprint (based on street canyon) and including 35% of the building footprint (based on street canyon) and including 35% of the building footprint (based on street canyon).	Approx. 49.1% of the building footprint (based on street canyon) and including 35% of the building footprint (based on street canyon) and including 35% of the building footprint (based on street canyon).
Visual Corridor (12th Street and South Street)	Sec. 310(2)(B)	20% of the width of the lot on one side of the street. Approx. 10% of the width of the lot on the other side of the street. Approx. 10% of the width of the lot on the other side of the street.	All ground level (except at least 20% of the width of the lot on one side of the street). Approx. 29.1% of ground level (based on street canyon) and including 35% of the building footprint (based on street canyon) and including 35% of the building footprint (based on street canyon).

1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

PROJECT DATA SHEET

AAI

PROJECT: 1201 Brickell Bay Drive

DATE: 09/12/2025

PROJECT DATA SHEET

PROJECT: 1201 Brickell Bay Drive

DATE: 09/12/2025

PROJECT DATA SHEET

PROJECT: 1201 Brickell Bay Drive

DATE: 09/12/2025



ZONING SUMMARY
1250-1260 Brickell Bay Drive and 1221 Brickell Avenue
Existing-to-Remain Office Tower, New Parking Garage and Future
Residential Phase

Address: 1250-1260 Brickell Bay Drive, Miami, FL 33131
1221 Brickell Avenue, Miami, FL 33131
Folio Number: 01-021-006-317C, 01-021-006-023C, 01-173-043-001A
Legal Description: 1192A-1201 Brickell Bay Dr-1.547 31 and 15 of HARBOR PLAZA OF MIAMI COUR
 (P.L. 14, P. 44), and portions of certain "Travis Alley" (P.L. 84, P. 152)
 of Block 3 of ADELPHI PLAZA OF MIAMI COUR (P.L. 4, P. 152)
 1221 Brickell Ave., Tract "X" of B-4-4K SUBDIVISION (P.L. 117, P. 72)
Site Area: Approx. 222 acres (95,573 sq ft)
Zoning District: Request Transit Zone (RTZ) Metropolitan Suburban
FEHA Floodplain: Flood Zone AE
Designation: FEMA # EL: 13 ft, MFGD
 BE # EL: 14 ft, MFGD
 DE # EL: 14 ft, MFGD

Non-Residential Building Floor Area	Allowed Building Floor Area	Provided Non-Residential Building Floor Area
Un-tilted		Approx. 428,220 sq ft, of which 326,000 sq ft is on land not on flood zone.

Residential Density: Allowed Residential Units (Future Phase)
 Residential units to be provided in a subsequent phase of the residential tower shall be provided for additional review at such time.

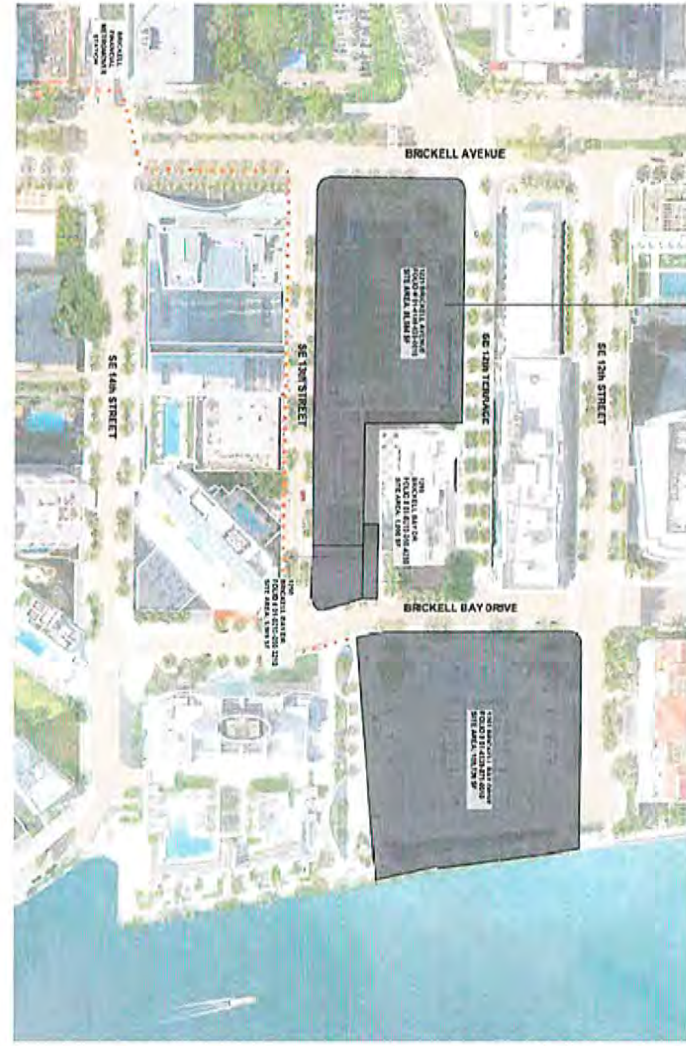
Building Height: Minimum building height shall be the maximum allowed by MDAQ (Miami-Dade Architectural Department) in accordance with the zoning regulations for future residential support.
 Allowed Building Height: 1,000 ft, MDAQ (above mean sea level)
 Provided Building Height: Approx. 318 ft, for new parking garage
 Approx. 295 ft, for existing-in-place tower

Open Space: Minimum open space requirement shall be 15 percent of the gross development area (GDPA), 90,519 sq ft. Open space shall include pedestrian paths, and nearby green spaces above buildings and parking garages.
 Required Open Space: 14,535 sq ft (15%)
 Provided Open Space: Approx. 20,879 sq ft (21.5%)

Parking Requirements: Minimum Required: 1,422 parking spaces provided
 Maximum Allowed: 2,720 spaces
 Provided: 1,422 parking spaces provided
 2,720 spaces

Floor Plate and Lot Size: There shall be no maximum or minimum limitation on the size of a floor plate or minimum lot requirement.
 Required: N/A
 Provided: Approx. 42,375 sq ft
 Approx. 78,941 sq ft
 Approx. 96,823 sq ft

RTZ Metropolitan Suburban Subarea (Spec. 20C-4.15):
Frontage: Required
Special Bay Avenue: No more than necessary to ensure a minimum 15-foot (or 10-foot if approved) setback along the street.
SE 12th Terrace (Spec. 20C-30.04): No more than necessary to ensure a minimum 15-foot (or 10-foot if approved) setback along the street.
SE 13th Street (Spec. 20C-30.05): No more than necessary to ensure a minimum 15-foot (or 10-foot if approved) setback along the street.
Ronald Ray Drive (Spec. Street): No more than necessary to ensure a minimum 15-foot (or 10-foot if approved) setback along the street.
North Avenue Side: No minimum required setback side setback.
East Avenue Side: No minimum required interior side setback.



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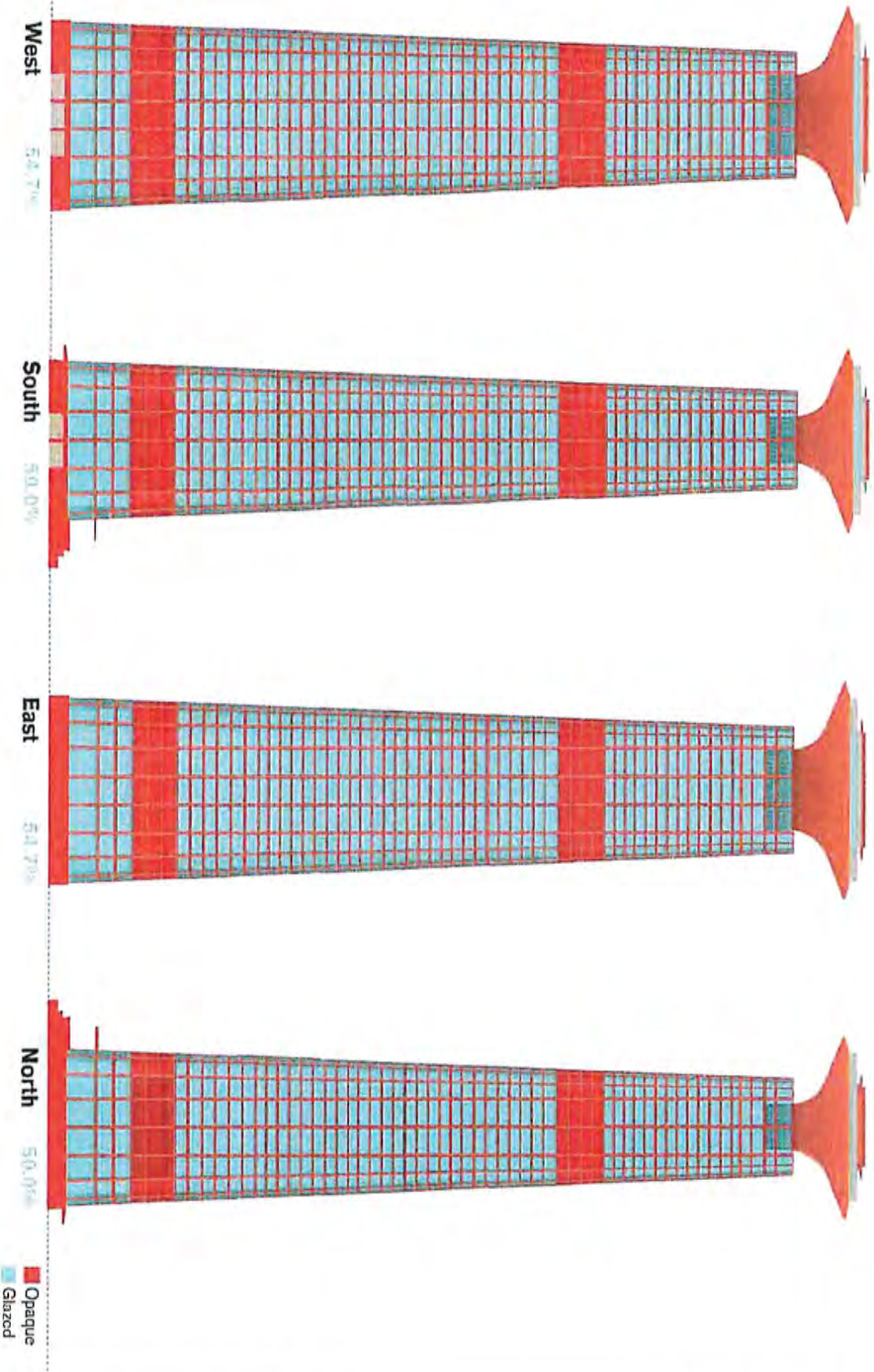
PROJECT: 1221 Brickell Bay Drive
PROJECT NO.: GN-220.02

1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

DATE: 10/23/2024
SCALE: 1/8" = 1'-0"
PROJECT: 1221 Brickell Bay Drive
SHEET: GN-220.02

DESIGNED BY: AAI Architectural & Artistic Institute
DATE: 10/23/2024
SCALE: 1/8" = 1'-0"
PROJECT: 1221 Brickell Bay Drive
SHEET: GN-220.02



OWNER: **DEVELOPER**
 NAME: **RAJESH K. SHANKAR**
 ADDRESS: **1201 BRICKELL BAY DRIVE**
 CITY: **MIAMI, FL 33131**

DESIGNER:
 NAME: **AAI ARCHITECTS**
 ADDRESS: **1201 BRICKELL BAY DRIVE**
 CITY: **MIAMI, FL 33131**

DATE:
 DATE: **SEP 12, 2025**

PROJECT NO.: **A-332.01**
 SHEET NO.: **01 OF 04**

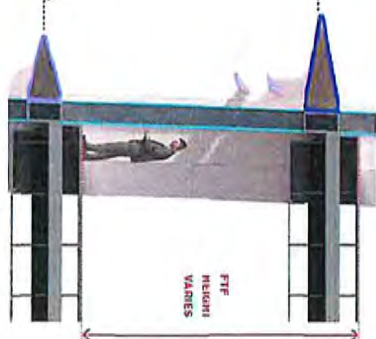
1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025

NO.	REVISIONS	DATE

AAI
 ARCHITECTS
 1201 Brickell Bay Drive
 Miami, FL 33131
 PHONE: (305) 432-1111
 WEBSITE: www.aaiarchitects.com



- Primary expression (Large Glass)
- Secondary expression (Small Window)
- Tertiary expression (Concrete)
- Quaternary expression (Columns)



- Slab
- Column



1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

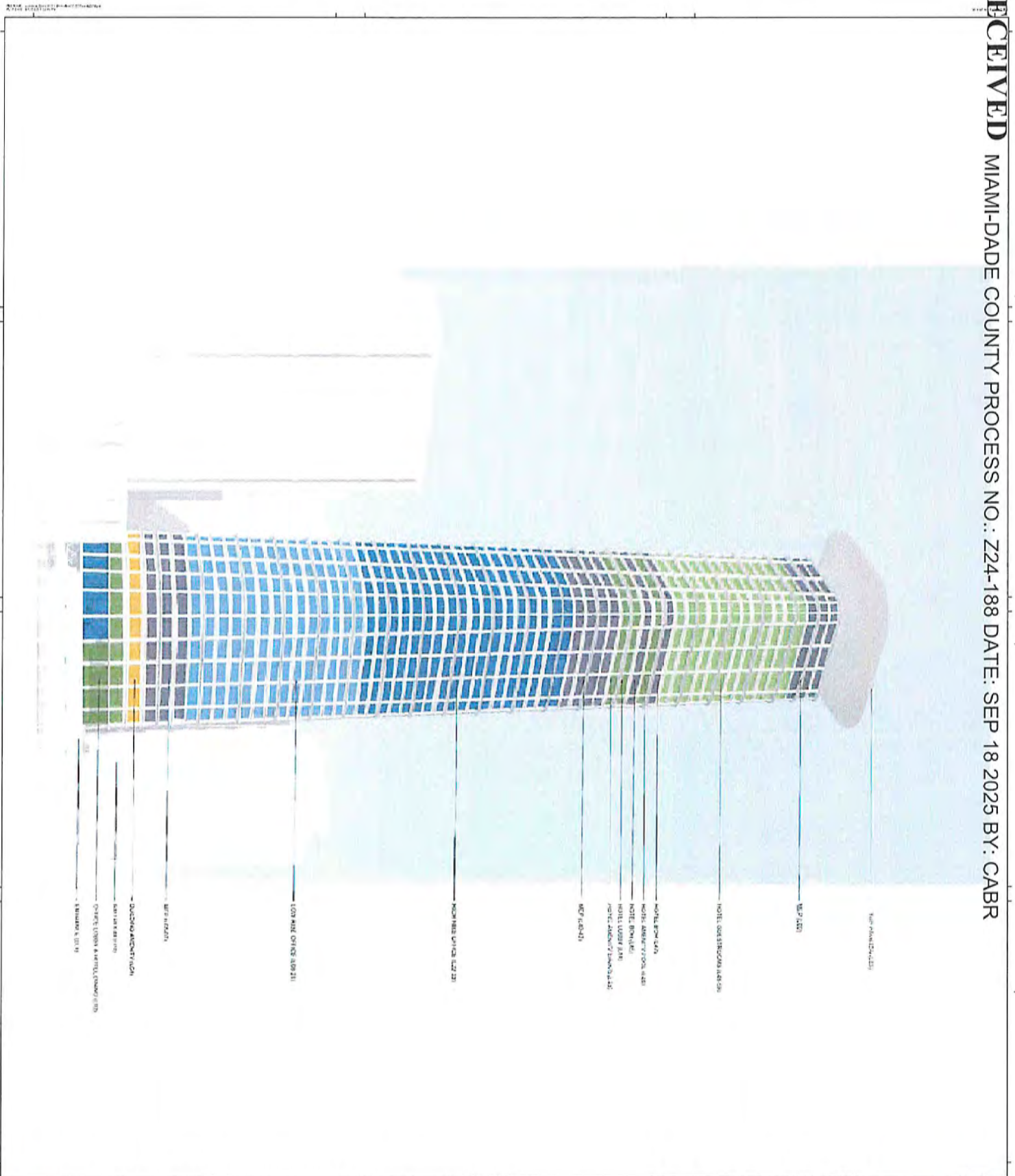
NO.	DESCRIPTION	DATE

AAI

1201 Brickell Bay Drive

BUILDING ELEVATIONS - COLLORIS CHANGE

AA-322.02



W/17 14251

W/17 14252

W/17 14253

W/17 14254

W/17 14255

W/17 14256

W/17 14257

W/17 14258

W/17 14259

W/17 14260

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W/17 14266

W/17 14267

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W/17 14273

W/17 14274



PROJECT NAME: 1201 BRICKELL BAY DRIVE
 PROJECT LOCATION: MIAMI, FLORIDA
 PROJECT NUMBER: A-440
 PROJECT DATE: SEP 12, 2025

AAI
 ARCHITECTURAL ASSOCIATES, INC.

1201 Brickell Bay Drive
 Miami, Florida 33130
 Phone: (305) 857-4400
 Fax: (305) 857-4401
 www.aaiaa.com

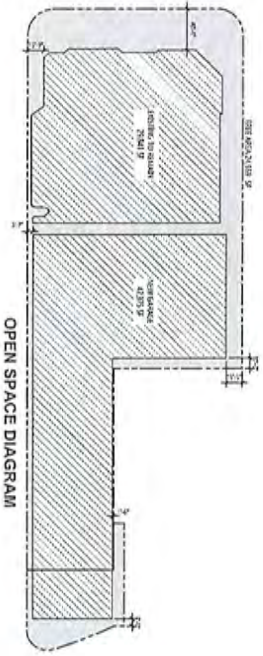
1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

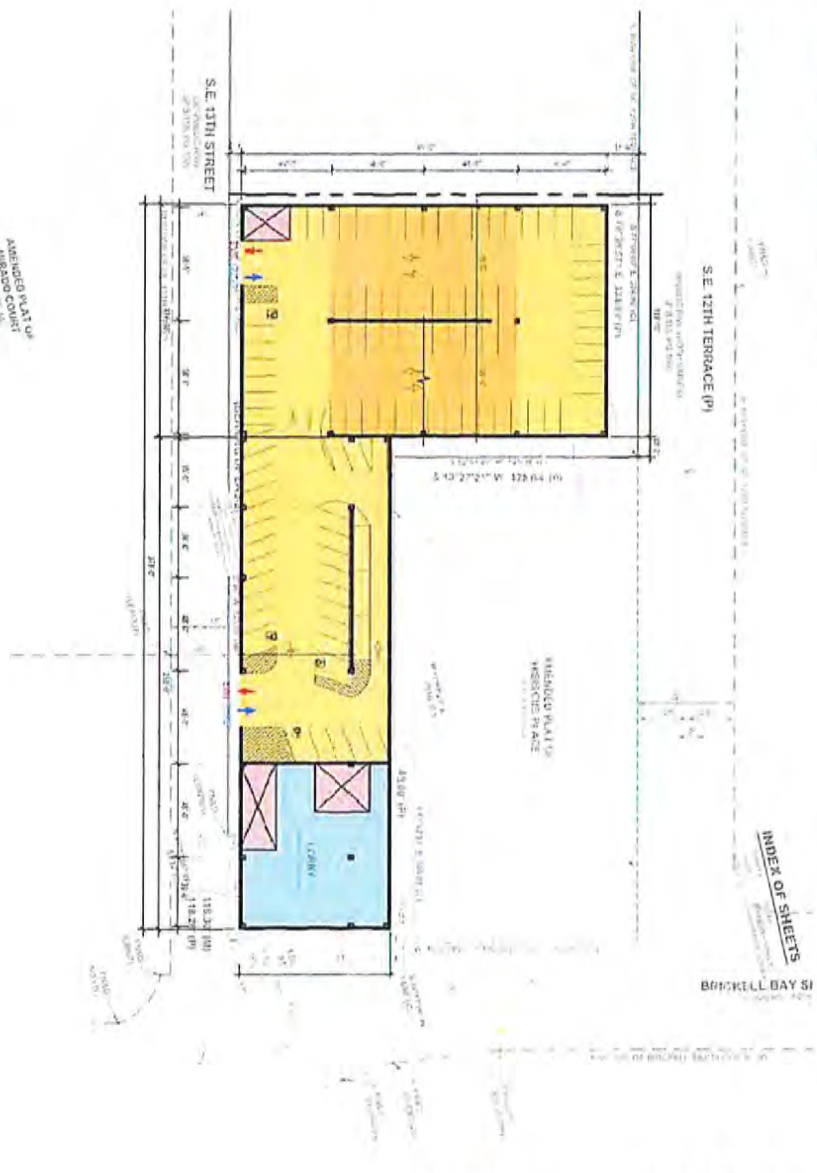
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AAI
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 Miami, Florida 33130
 Phone: (305) 857-4400
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PROJECT NAME: 1201 BRICKELL BAY DRIVE
 PROJECT LOCATION: MIAMI, FLORIDA
 PROJECT NUMBER: A-440
 PROJECT DATE: SEP 12, 2025



SITE PLAN STUDY
SITE MAP AND GROUND TIER PLAN

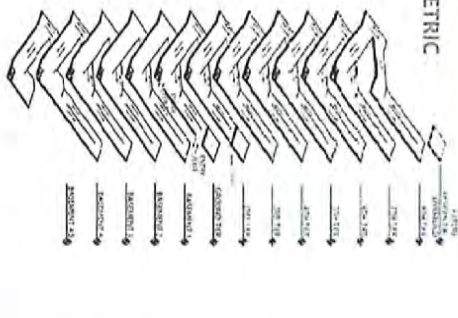


INDEX OF SHEETS

DESIGN SUMMARY

• 115 TIER 2 OFFICE - 7 STIMPELLO PARKS - 45 SENSIBLITY (ELEV 5)
 • TYPICAL PARKING SPACES (SEE 3 & 4) 30' x 18' 0"
 • 40' x 60' PARKING SPACES (SEE 3 & 4) 40' x 18' 0"
 • 40' x 60' PARKING SPACES (SEE 3 & 4) 40' x 18' 0"

LEVEL	SHARED	ACCURATE	ACCURATE	ACCURATE	TOTAL
7TH	68	0	0	0	68
8TH	118	2	0	0	120
9TH	118	2	0	0	120
10TH	118	2	0	0	120
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Brickell Bay Drive Development

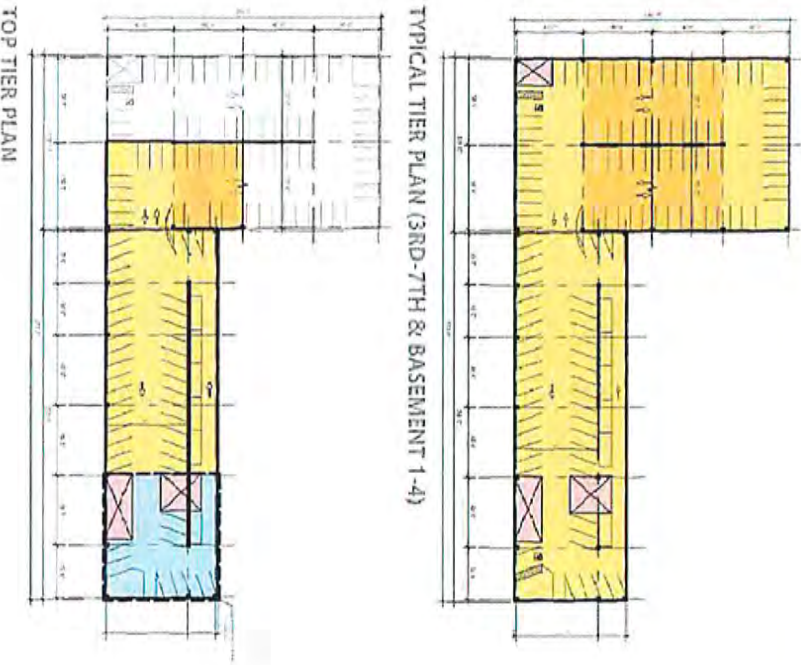
AMENDED PLANNING
MIRADOR COURT
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MIRADOR COURT



1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

<p>PROJECT: 1201 Brickell Bay Drive</p> <p>DATE: 09/12/2025</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NO: SUP-001</p>	<p>DESIGNER: AAI</p> <p>ARCHITECT: AAI</p> <p>PLANNING INFORMATION</p>	<p>CONTRACT NO: AAI</p> <p>PROJECT: 1201 Brickell Bay Drive</p> <p>DATE: 09/12/2025</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NO: SUP-001</p>
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SITE PLAN STUDY
BASEMENT AND STRUCTURED TIER PLANS



Brickell Bay Drive Development
 2271 Brickell Avenue



2271 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025

CONTRACTOR:
AAAI
 Architecture & Associates, Inc.
 1201 Brickell Bay Drive

OWNER:
 PARKING INFORMATION

DATE:
 09/12/2025

PROJECT:
 2271 Brickell Bay Drive

SCALE:
 AS SHOWN

PROJECT NO.:
 SUP-002



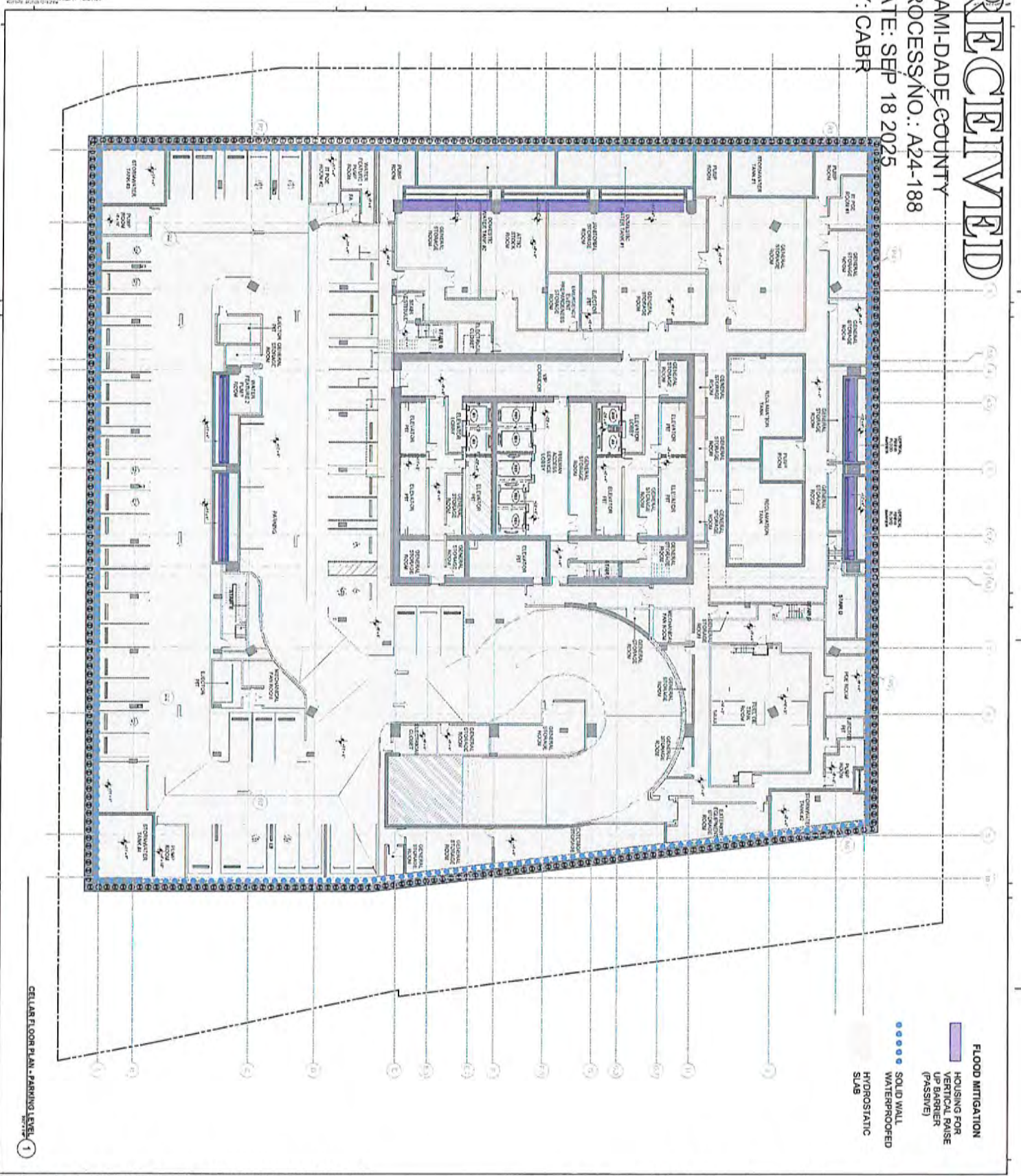
RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: A24-188

DATE: SEP 18 2025

BY: CABR



- FLOOD MITIGATION**
- HOUSING FOR VERTICAL RAISE (UP BARRIER (PASSIVE))
 - SOLID WALL
 - WATERPROOFED WATERPROOFED SLAB
 - HYDROSTATIC

CELLAR FLOOR PLAN - PARKING LEVEL 1



1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

NO. 1201 BRICKELL BAY DRIVE GENERAL PLAN DATE: 09/12/25 SCALE: AS SHOWN BY: CABR	REVISIONS DATE DESCRIPTION	AAI 1201 BRICKELL BAY DRIVE GENERAL PLAN DATE: 09/12/25 SCALE: AS SHOWN BY: CABR
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AAI
1201 BRICKELL BAY DRIVE
GENERAL PLAN
DATE: 09/12/25
SCALE: AS SHOWN
BY: CABR

CELLAR FLOOR PLAN

RECEIVED

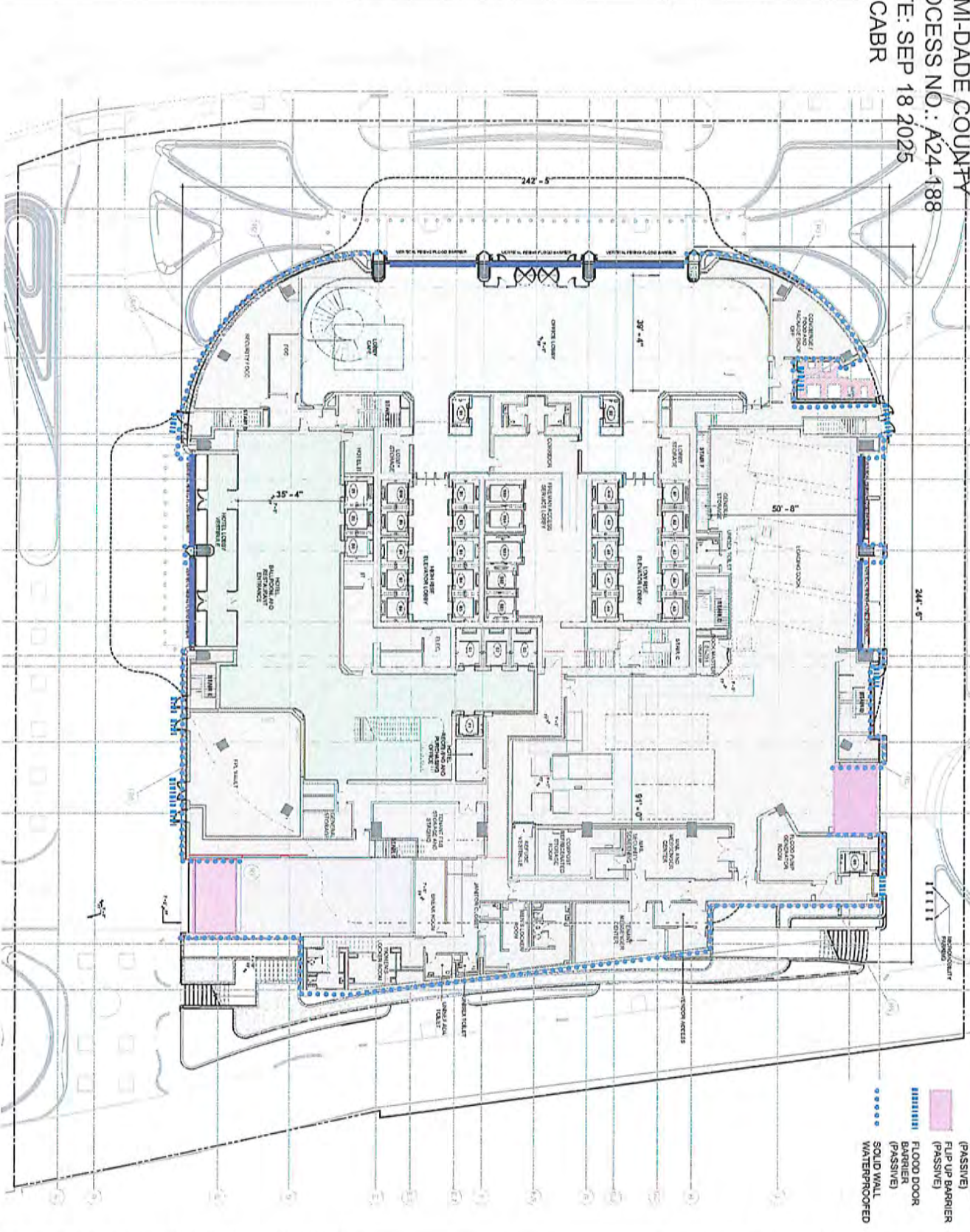
MIAMI-DADE COUNTY

PROCESS NO.: A24-188

DATE: SEP 18 2025

BY: CABR

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



- FLOOD MITIGATION**
- VERTICAL RAISE UP BARRIER (PASSIVE)
 - FLIP UP BARRIER (PASSIVE)
 - FLOOD DOOR BARRIER (PASSIVE)
 - SOLID WALL WATERPROOFED



1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

AAI

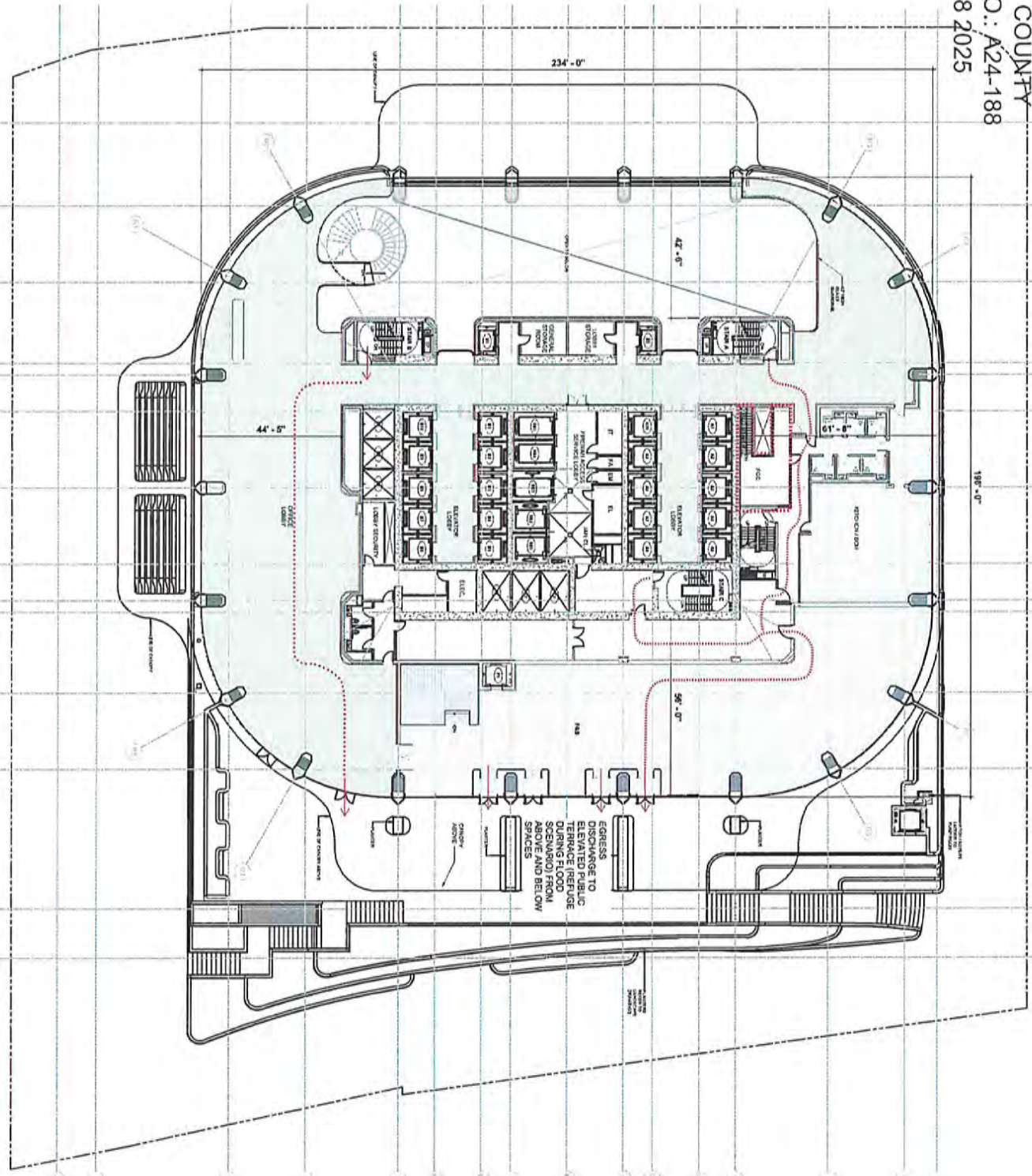
1201 Brickell Bay Drive
1ST FLOOR PLAN (DM)

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AA11

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MIAMI-DADE COUNTY
PROCESS NO.: A24-188
DATE: SEP 18 2025
BY: CABR



2ND FLOOR PLAN - LOBBY LEVEL 1



1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

AAI

1201 Brickell Bay Drive

2ND FLOOR PLAN (S)

AAI

1201 Brickell Bay Drive

2ND FLOOR PLAN (S)

A-413

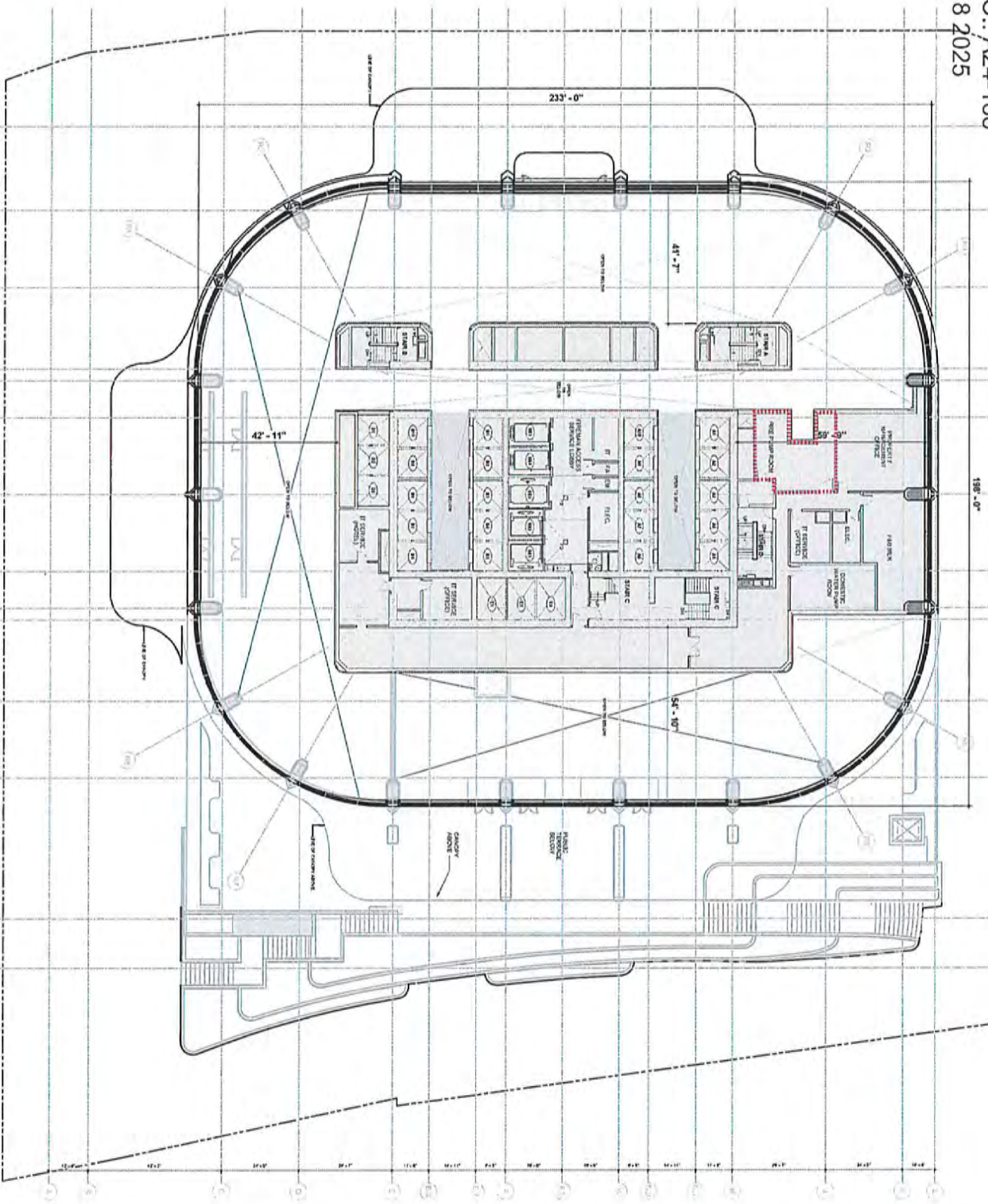
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MIAMI-DADE COUNTY

PROCESS NO.: A24-188

DATE: SEP 18 2025

BY: CABR



2ND FLOOR PLAN MEZZ. 1



1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025



PROJECT	1201 Brickell Bay Drive
DATE	SEP 12 2025
SCALE	AS SHOWN
BY	AAI
CHECKED	AAI
DATE	SEP 12 2025
PROJECT NO.	A24-188
DATE	SEP 12 2025
BY	AAI
CHECKED	AAI
DATE	SEP 12 2025

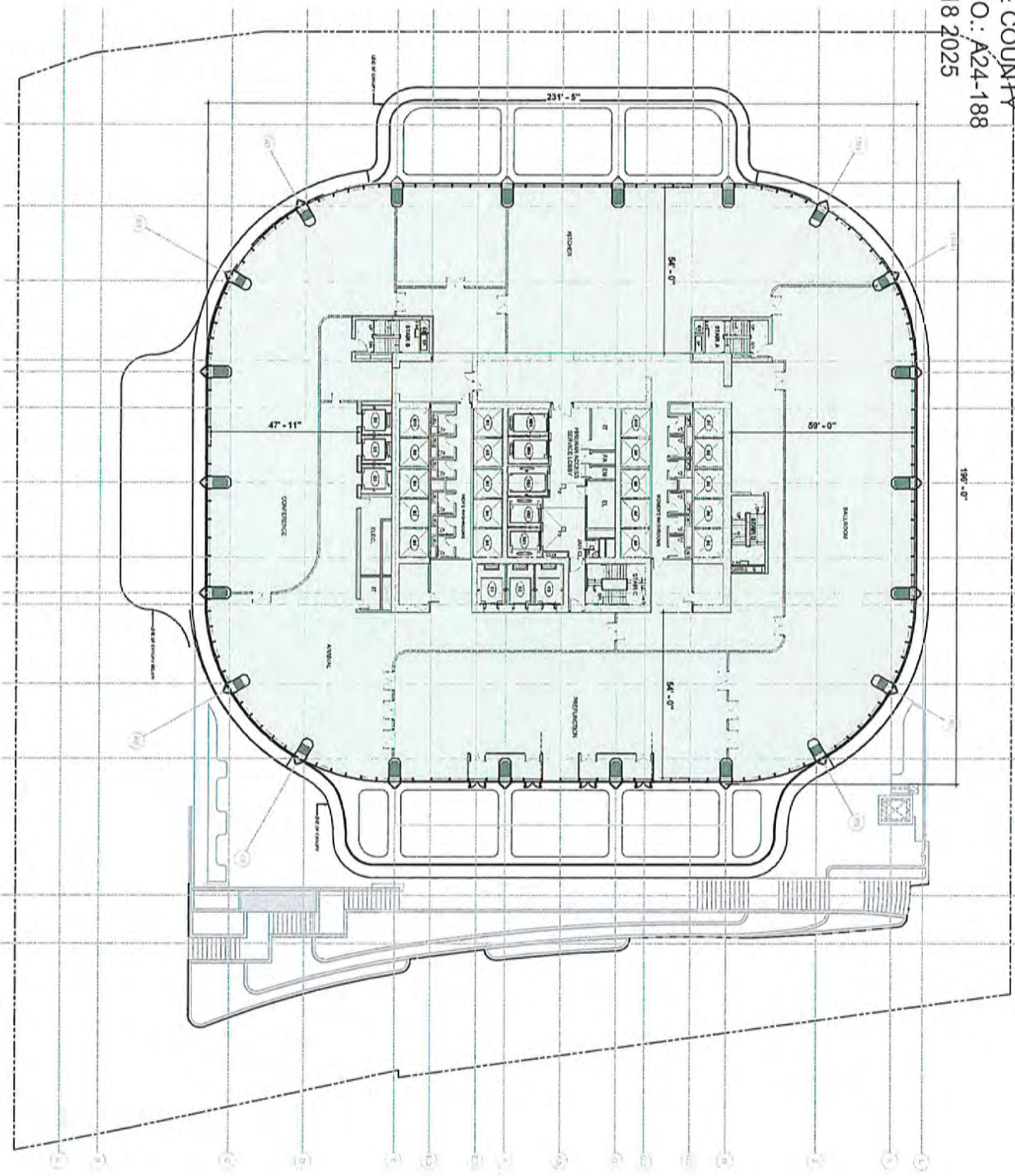
RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: A24-188

DATE: SEP 18 2025

BY: CABR



3RD FLOOR PLAN - BALL ROOM LEVEL 1

1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025



NO.	DESCRIPTION	DATE

AAI
1201 Brickell Bay Drive

3RD FLOOR PLAN 1/3

3RD FLOOR PLAN 1/3

AAI

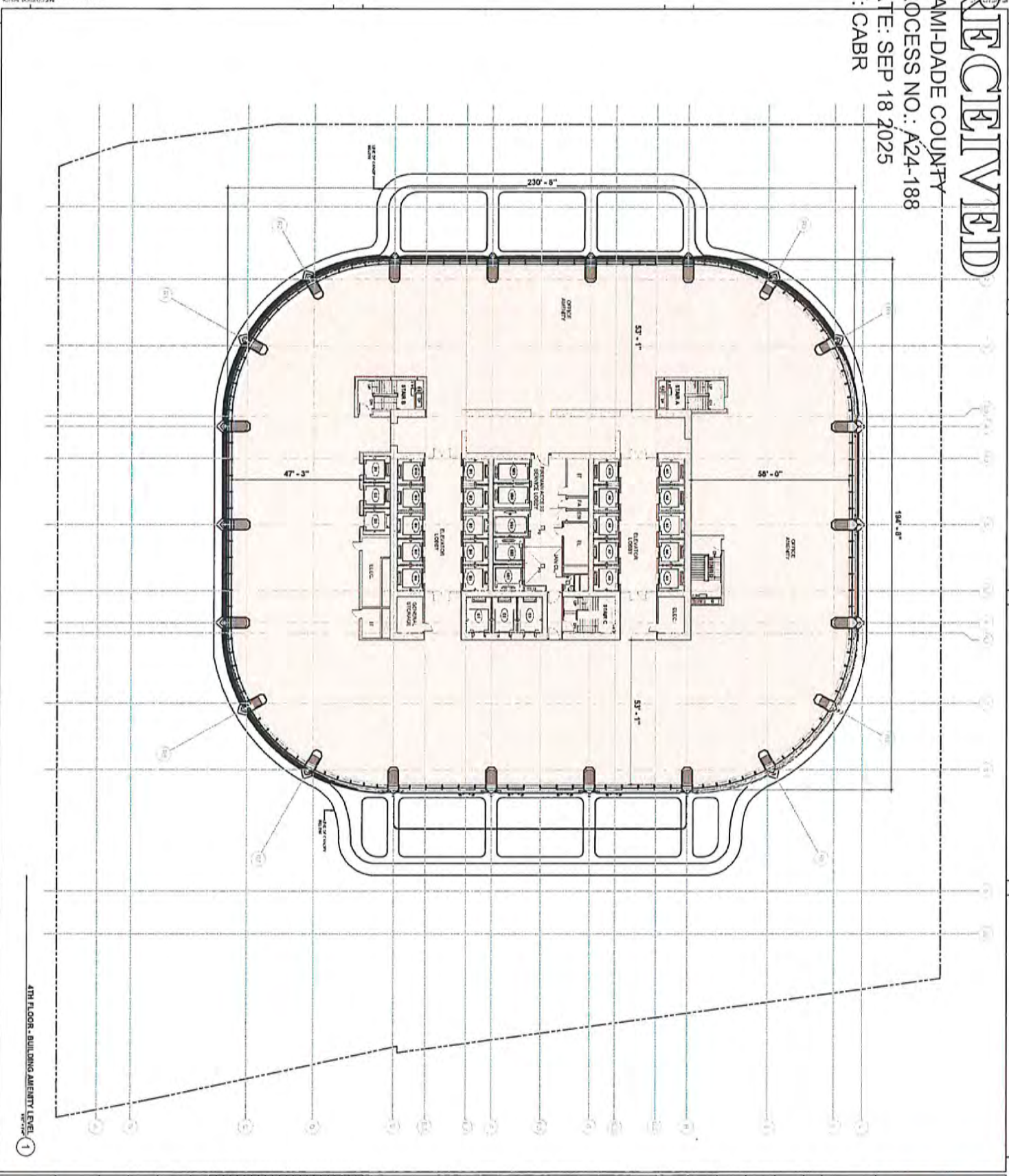
1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: A24-188

DATE: SEP 18 2025
 BY: CABR



4TH FLOOR - BUILDING AMENITY LEVEL 1



PROJECT: 121 Brickell Bay Drive
 4TH FLOOR PLANNING

DATE: 09/12/25
 PROJECT: 121 Brickell Bay Drive
 4TH FLOOR PLANNING

<p>AAI</p> <p>ARCHITECTURAL ASSOCIATES, INC.</p> <p>121 Brickell Bay Drive</p> <p>Miami, FL 33130</p> <p>TEL: 305-578-1100</p> <p>WWW.AAI-ARCHITECTS.COM</p>	
<p>121 Brickell Bay Drive</p> <p>4TH FLOOR PLANNING</p> <p>DATE: 09/12/25</p> <p>PROJECT: 121 Brickell Bay Drive</p> <p>4TH FLOOR PLANNING</p>	
<p>121 Brickell Bay Drive</p> <p>4TH FLOOR PLANNING</p> <p>DATE: 09/12/25</p> <p>PROJECT: 121 Brickell Bay Drive</p> <p>4TH FLOOR PLANNING</p>	

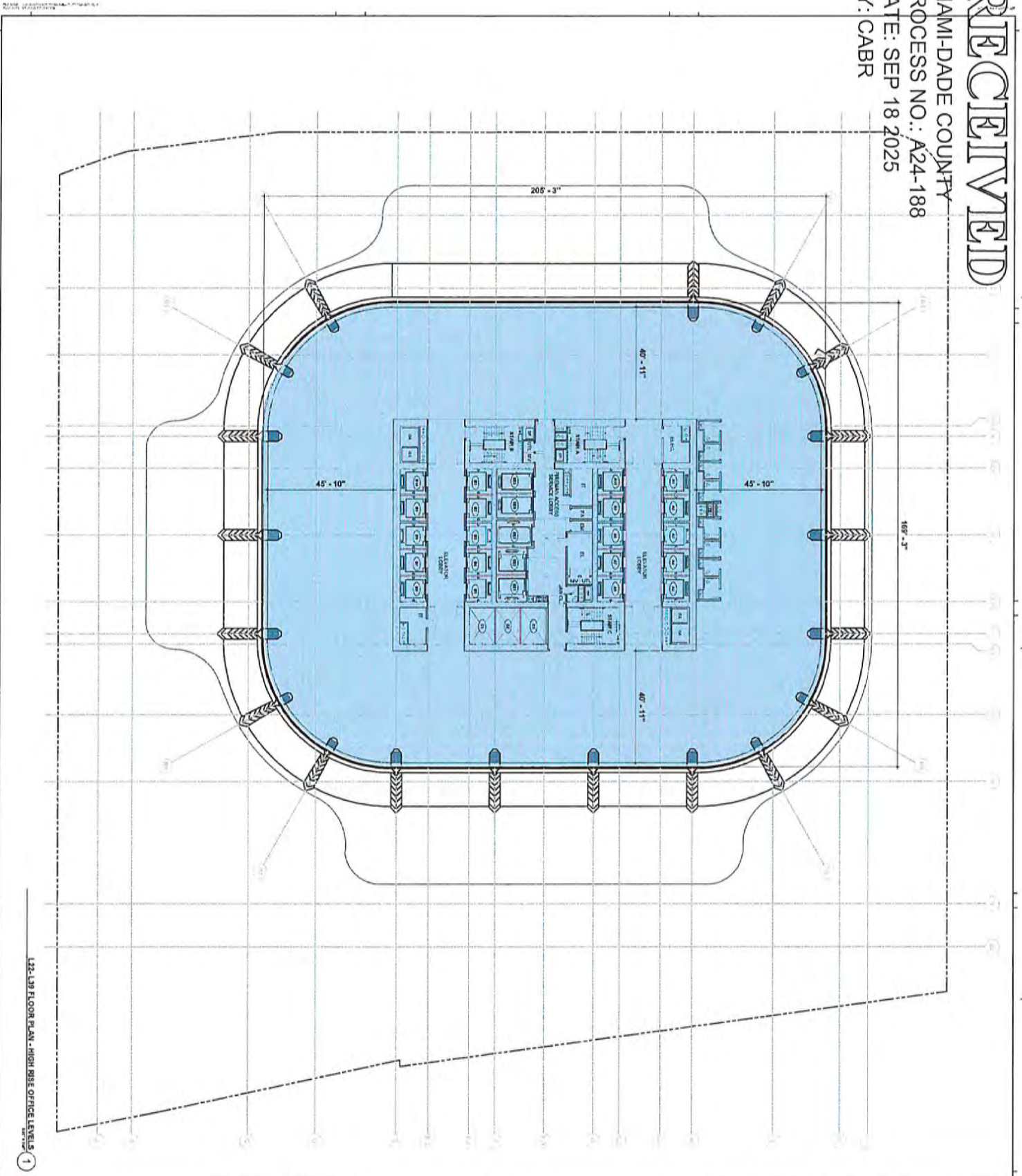
RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: A24-188

DATE: SEP 18 2025

BY: CABR



122. LAB FLOOR PLAN - HIGH RISE OFFICE LEVELS



REVISIONS
NO. DESCRIPTION DATE
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1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

COMPANY	AAI
PROJECT	1201 Brickell Bay Drive
DATE AND TIME	1201 Brickell Bay Drive
ARCHITECT	MICHAEL GOODWIN ARCHITECTS
SCALE	AS SHOWN
TITLE	122. LAB FLOOR PLAN
DATE	SEP 12 2025
BY	CABR
CHECKED BY	
APPROVED BY	

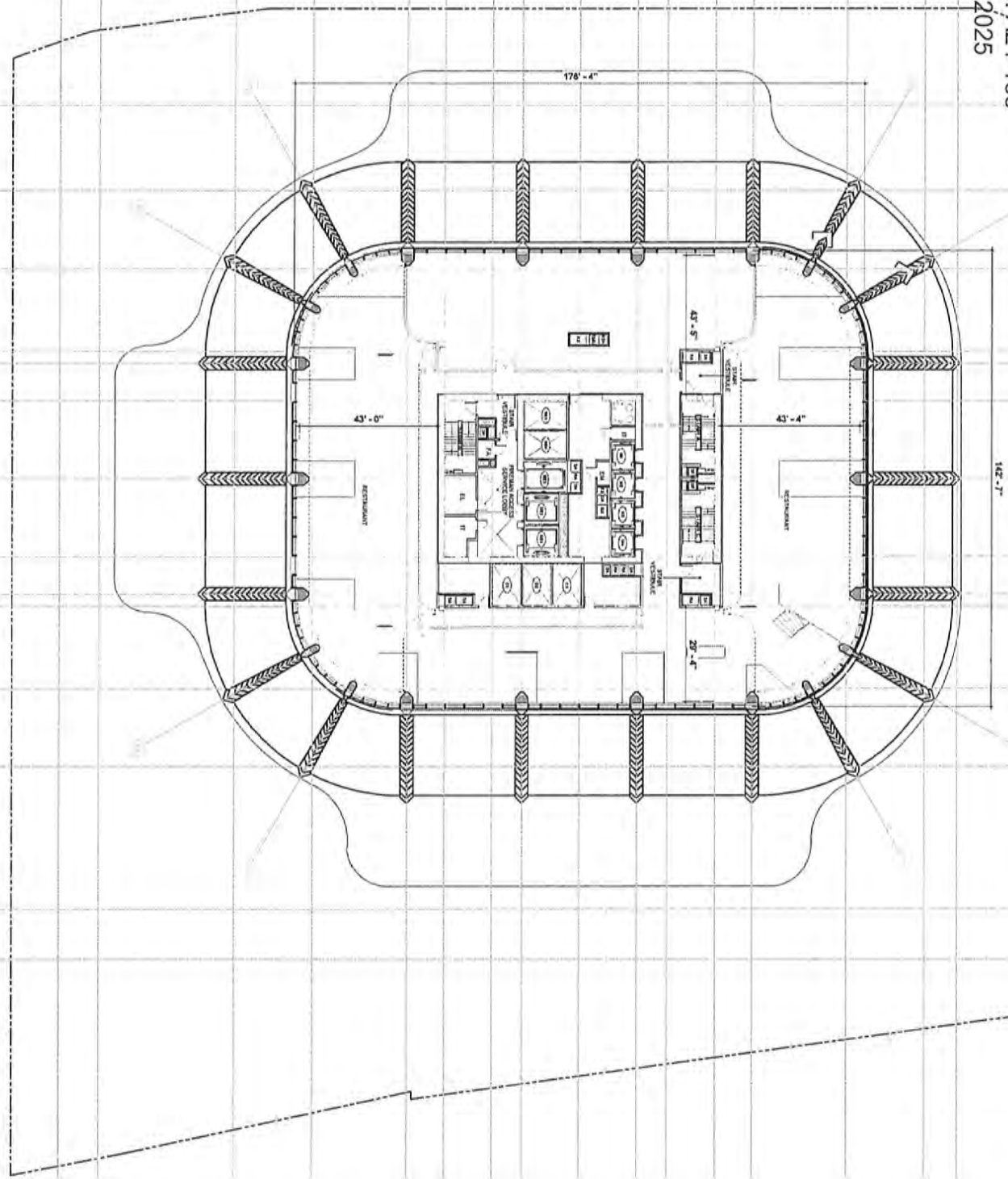
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MIAMI-DADE COUNTY

PROCESS NO.: A24-188

DATE: SEP 18 2025

BY: CABR



1st FLOOR PLAN - HOTEL RESTAURANT 1



PROJECT: HOTEL RESTAURANT 1
SHEET: 1 OF 1

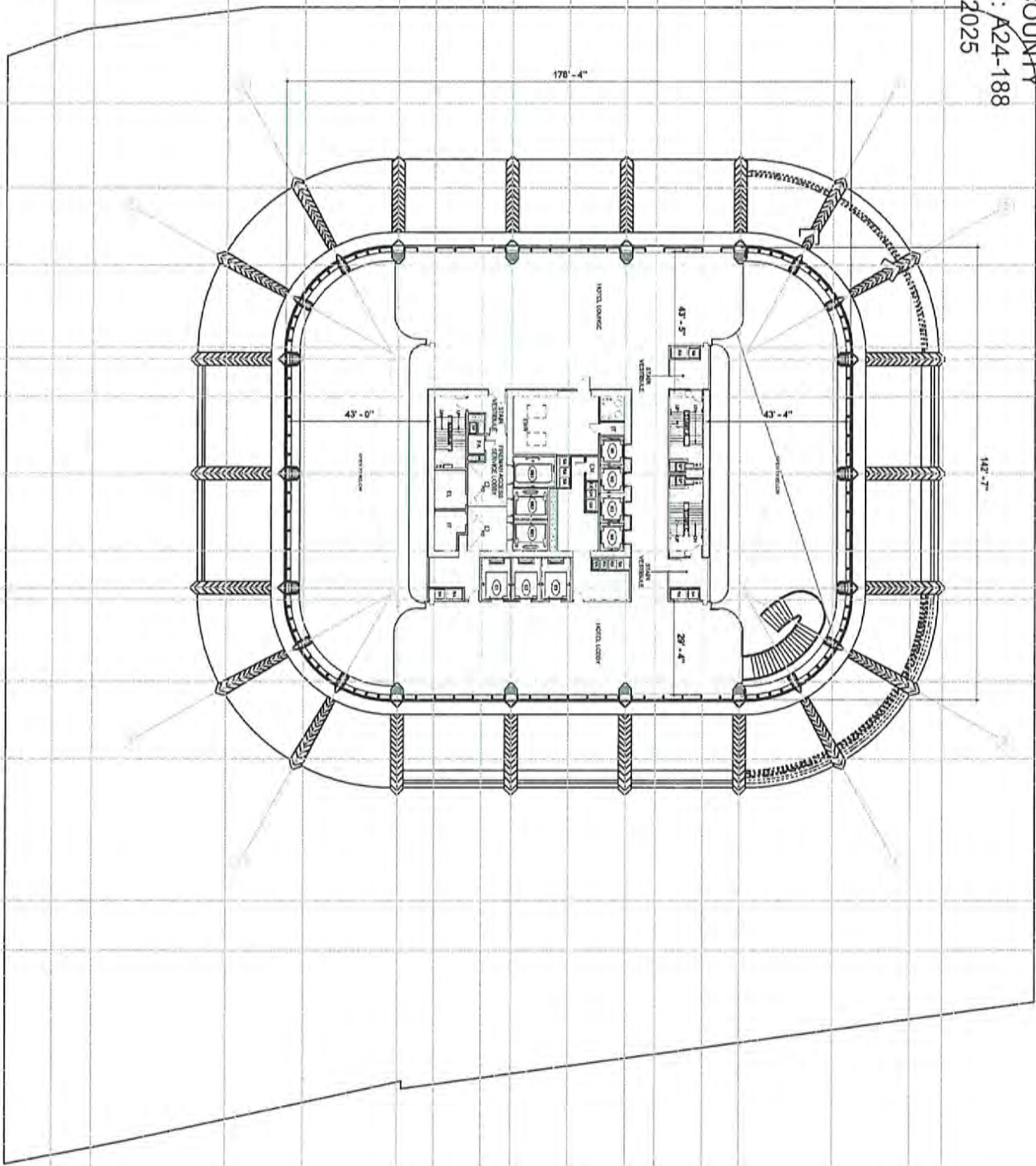
1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

AAI
HOTEL RESTAURANT 1

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: A24-188
 DATE: SEP 18 2025
 BY: CABR



4TH FLOOR PLAN - HOTEL LOBBY LEVEL
 1/2" = 1'-0"



AAI
 ARCHITECTURAL ASSOCIATES, INC.
 1201 Brickell Bay Drive
 Suite 1100
 Miami, FL 33130
 Tel: 305.371.4444
 Fax: 305.371.4445
 www.aaiarch.com

1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

AAI
 ARCHITECTURAL ASSOCIATES, INC.
 1201 Brickell Bay Drive
 Suite 1100
 Miami, FL 33130
 Tel: 305.371.4444
 Fax: 305.371.4445
 www.aaiarch.com

DATE	2025.09.12
TIME	10:00 AM
BY	AAI
SCALE	1/2" = 1'-0"
TITLE	4TH FLOOR PLAN - HOTEL LOBBY LEVEL
PROJECT	1201 Brickell Bay Drive
OWNER	HOTEL LOBBY LLC

A-020
 1201 Brickell Bay Drive
 Miami, FL 33130
 Tel: 305.371.4444
 Fax: 305.371.4445
 www.aaiarch.com

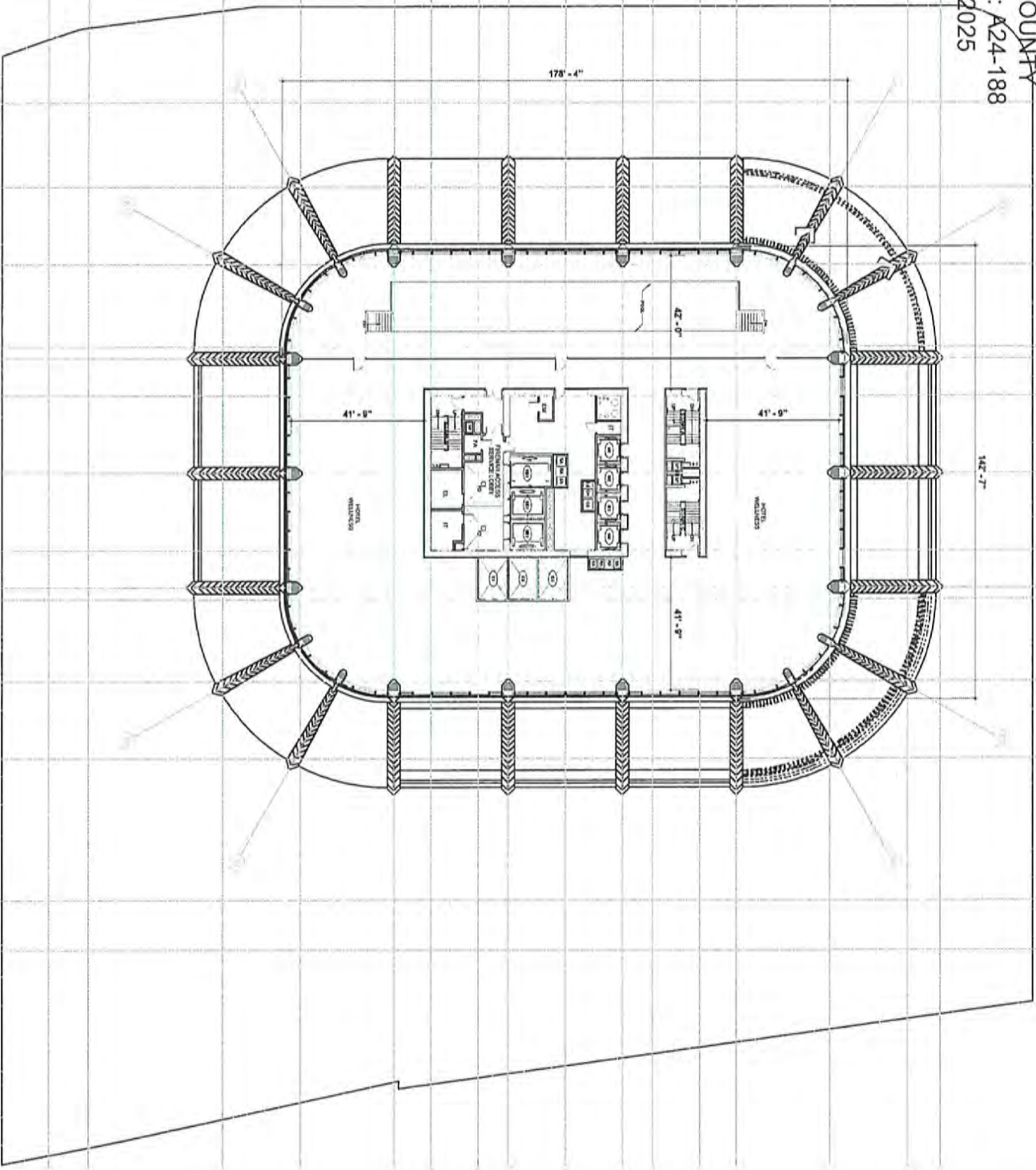
RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: A24-188

DATE: SEP 18 2025

BY: CABR



1201 Brickell Bay Drive

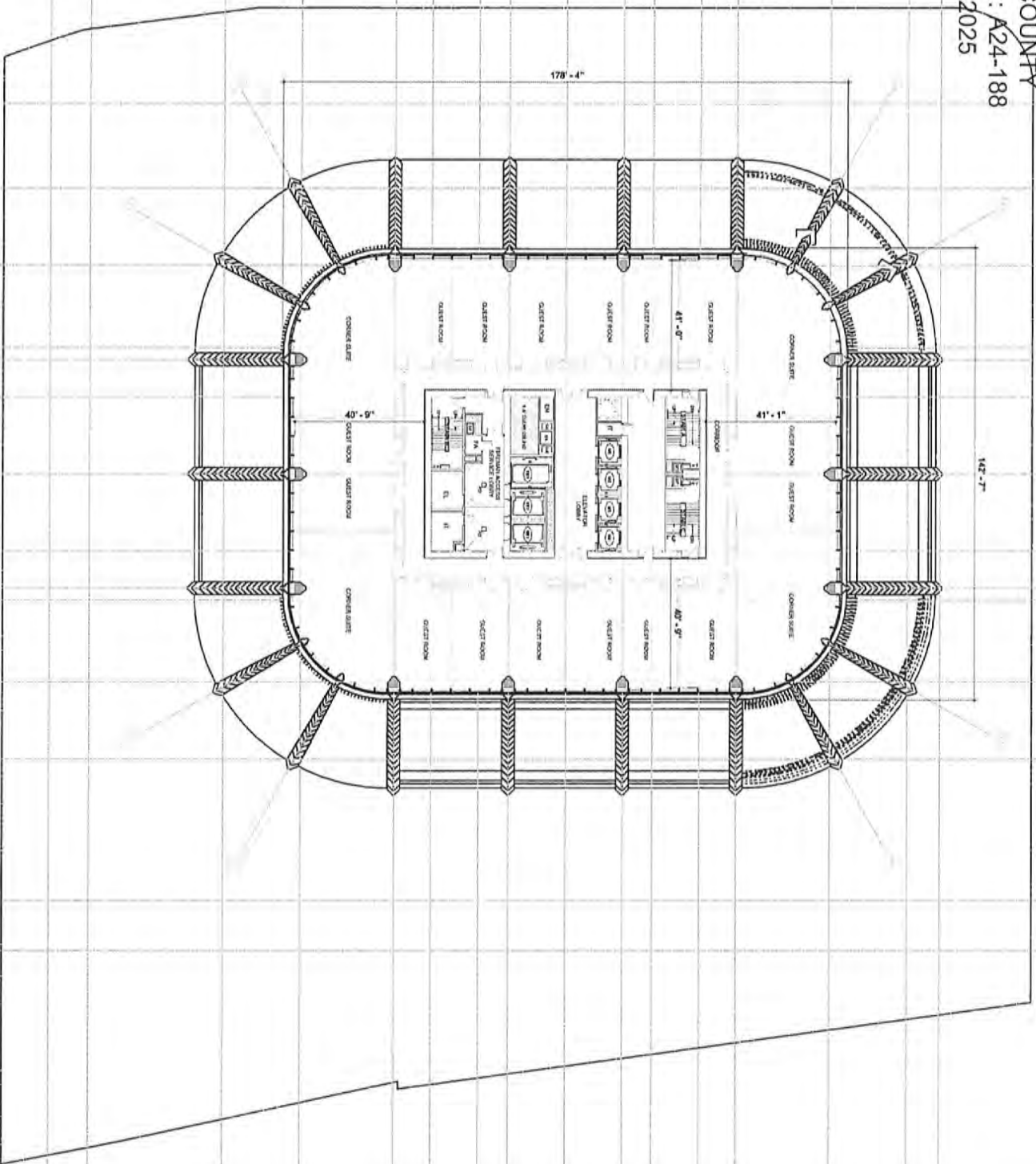
GENERAL PLAN - September 12, 2025

NO	DESCRIPTION	DATE

<p>AAAI</p> <p>1201 Brickell Bay Drive</p>	<p>DATE: 09/12/25</p> <p>DRAWN BY: CABR</p> <p>CHECKED BY: CABR</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: HOTEL SPA AND WELLNESS LAB</p> <p>DWG NO: A-021</p>
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RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: A24-188
 DATE: SEP 18 2025
 BY: CABR



41ST FLOOR PLAN - HOTEL QUESTIONS LEVEL - 1



PROJ. NO.	A-022
DATE	SEP 18 2025
DESIGNER	AAI
DRAWN BY	[Signature]
CHECKED BY	[Signature]
SCALE	AS SHOWN
PROJECT	1201 BRICKELL BAY DRIVE
OWNER	[Name]
LOCATION	[Address]
DESCRIPTION	[Description]
DATE	[Date]
BY	[Name]
APP. FOR	[Name]
DATE	[Date]

1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

NO.	REVISION	DATE

AAI
 ARCHITECTURAL ASSOCIATES, INC.
 1275 BRICKELL BAY DRIVE
 MIAMI, FL 33146
 (305) 771-1111
 WWW.AAI-ARCHITECT.COM

NOTES:

1. HOTEL QUESTIONS (4414)

SCALE:

1" = 16'-0"	1/4" = 6'-0"
1/8" = 3'-0"	1/16" = 1'-0"

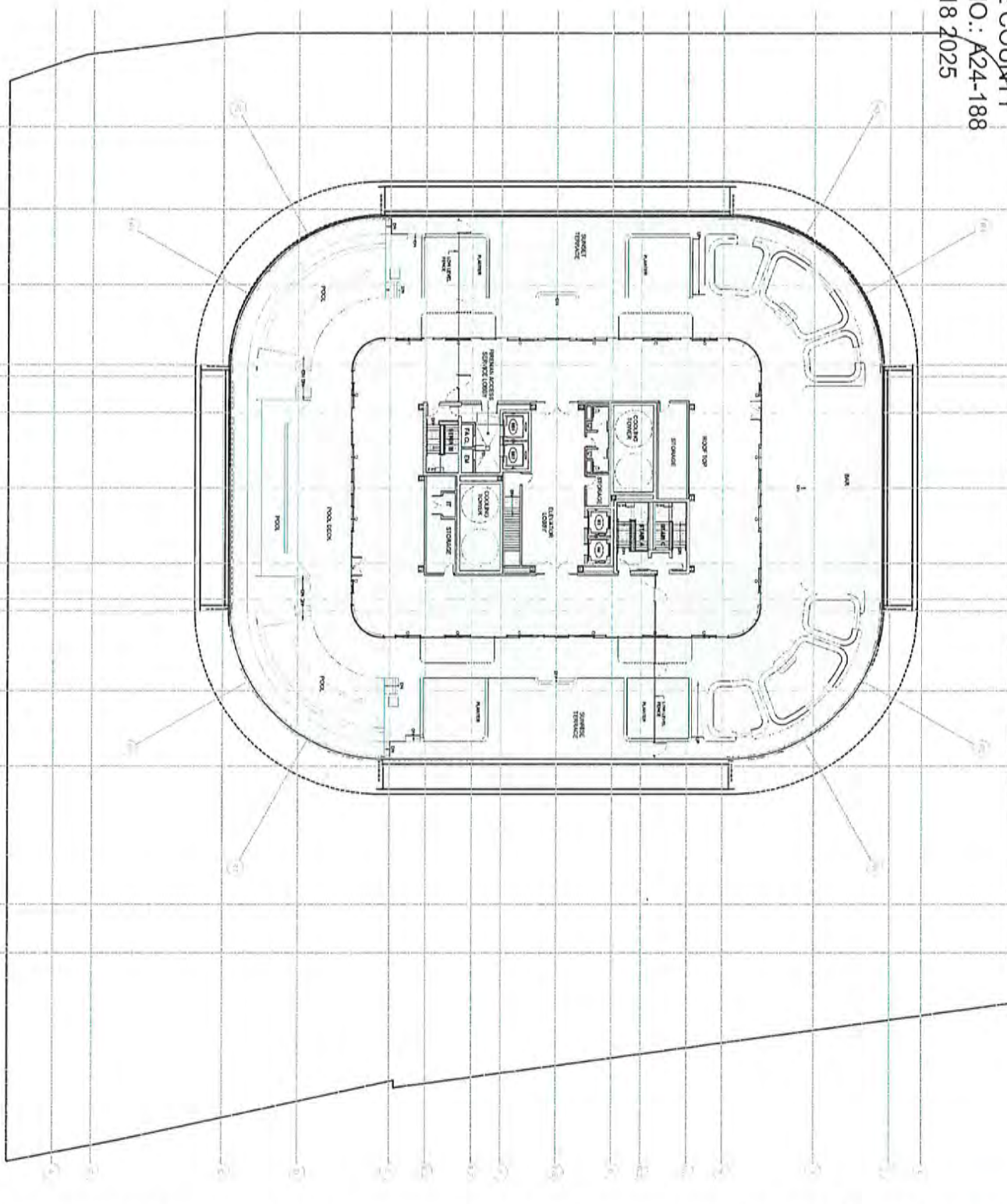
DATE: 9/12/2025

BY: [Signature]

PROJECT: 1201 BRICKELL BAY DRIVE

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: A24-188
 DATE: SEP 18 2025
 BY: CABR



53RD FLOOR PLAN - TOP PAVILION LEVEL **1**



1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

AAAI
 1201 Brickell Bay Drive
 53RD FLOOR PLAN (5/5)

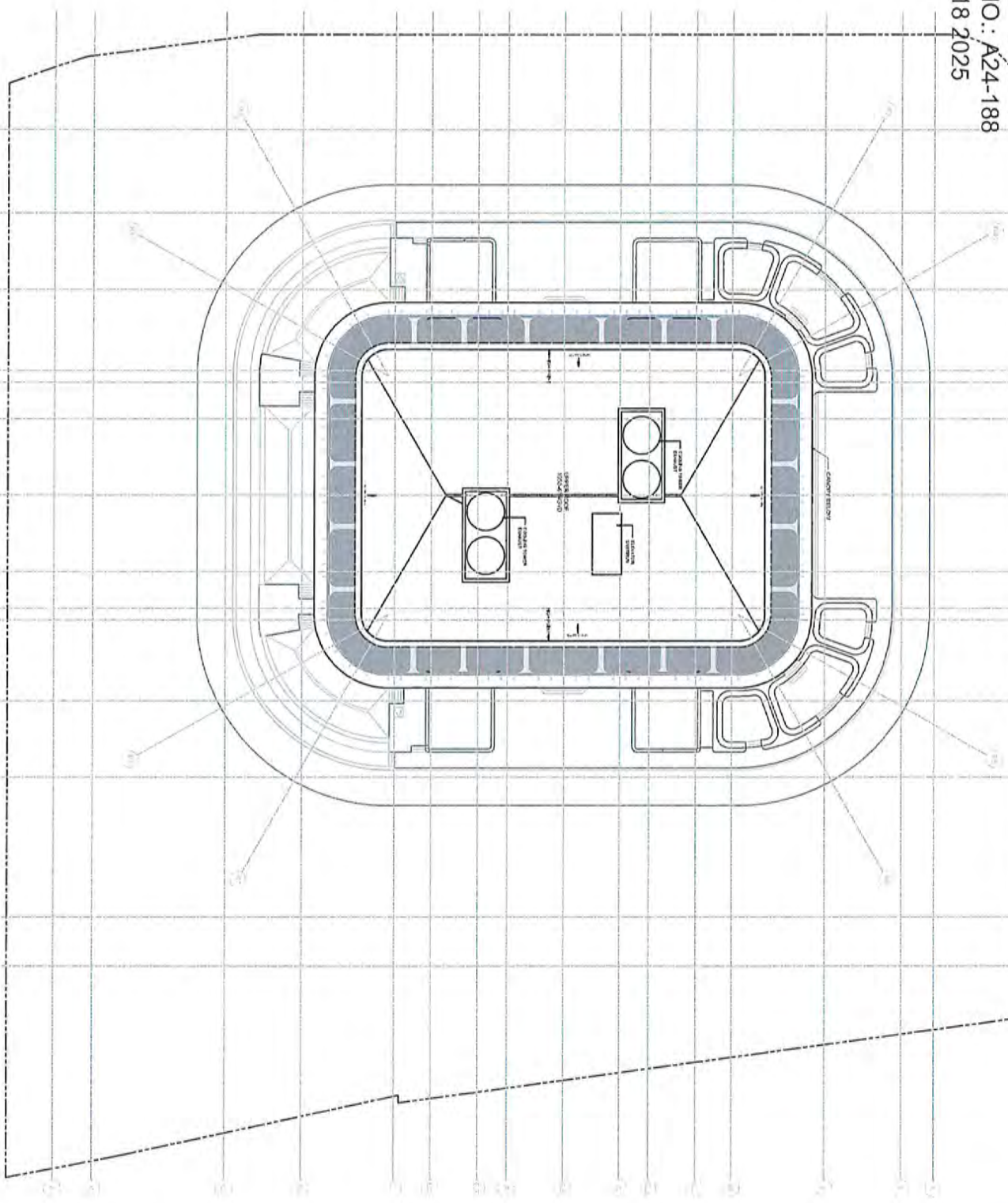
53RD FLOOR PLAN - TOP PAVILION LEVEL **1**

DATE	
SCALE	
PROJECT NO.	
DRAWING NO.	
SHEET NO.	
TOTAL SHEETS	

A-023

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: A24-188
DATE: SEP 18 2025
BY: CABR



UPPER ROOF PLAN
1



2024
1001 Brickell Bay Drive
Miami, Florida 33131
1001 Brickell Bay Drive
Miami, Florida 33131

1001 Brickell Bay Drive
Miami, Florida 33131
1001 Brickell Bay Drive
Miami, Florida 33131

1001 Brickell Bay Drive
Miami, Florida 33131
1001 Brickell Bay Drive
Miami, Florida 33131

1001 Brickell Bay Drive
Miami, Florida 33131
1001 Brickell Bay Drive
Miami, Florida 33131

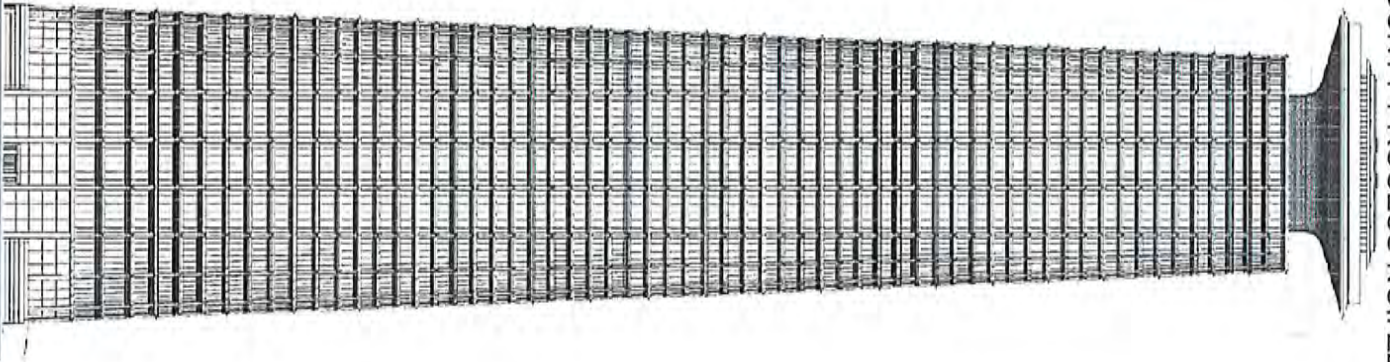
1001 Brickell Bay Drive
Miami, Florida 33131
1001 Brickell Bay Drive
Miami, Florida 33131

1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

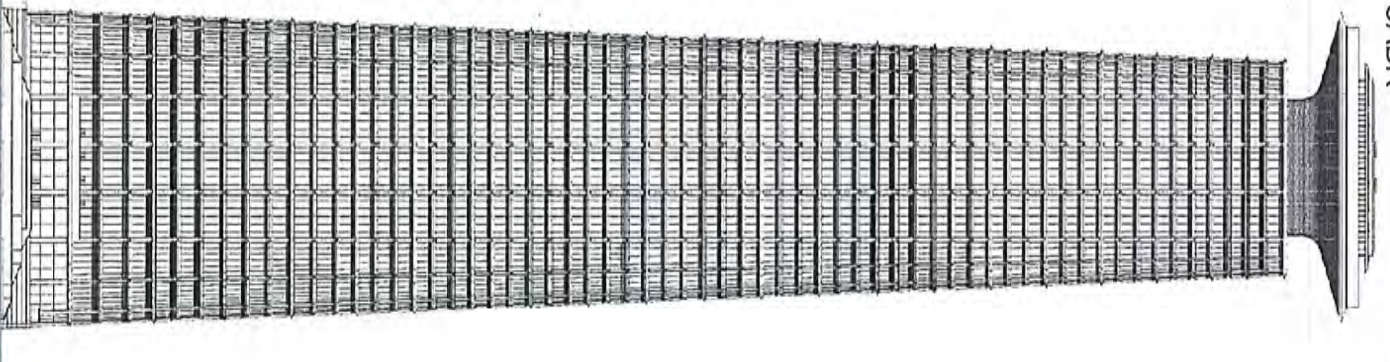
NO.	DESCRIPTION	DATE

AAI
ARCHITECTURAL ASSOCIATES, INC.
1001 Brickell Bay Drive
Miami, Florida 33131

UPPER ROOF FLOOR PLAN
A-024



02 - GENERAL WEST ELEVATION



01 - GENERAL EAST ELEVATION

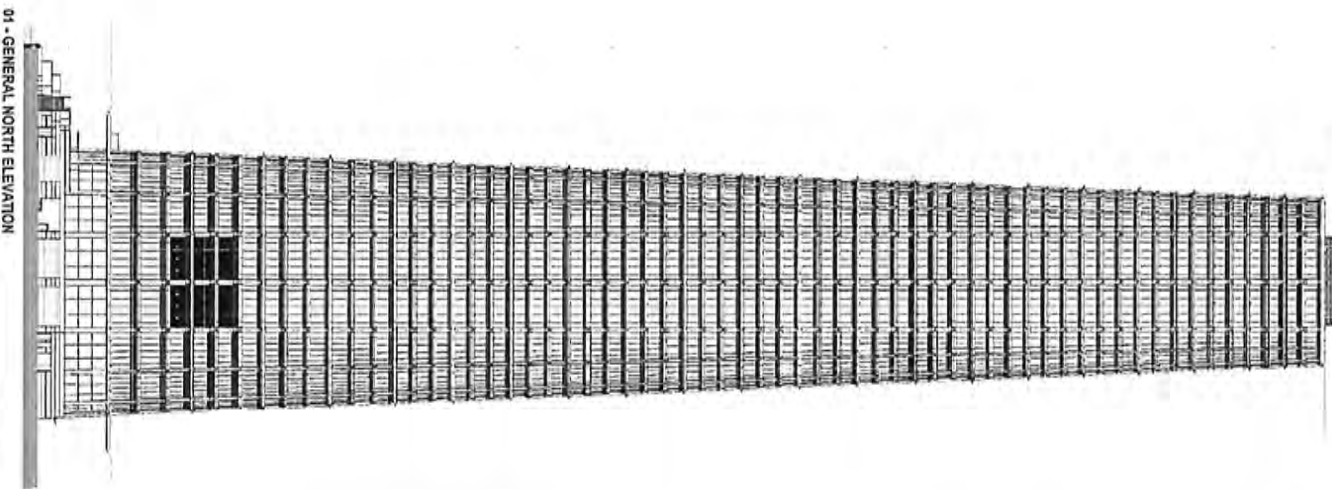
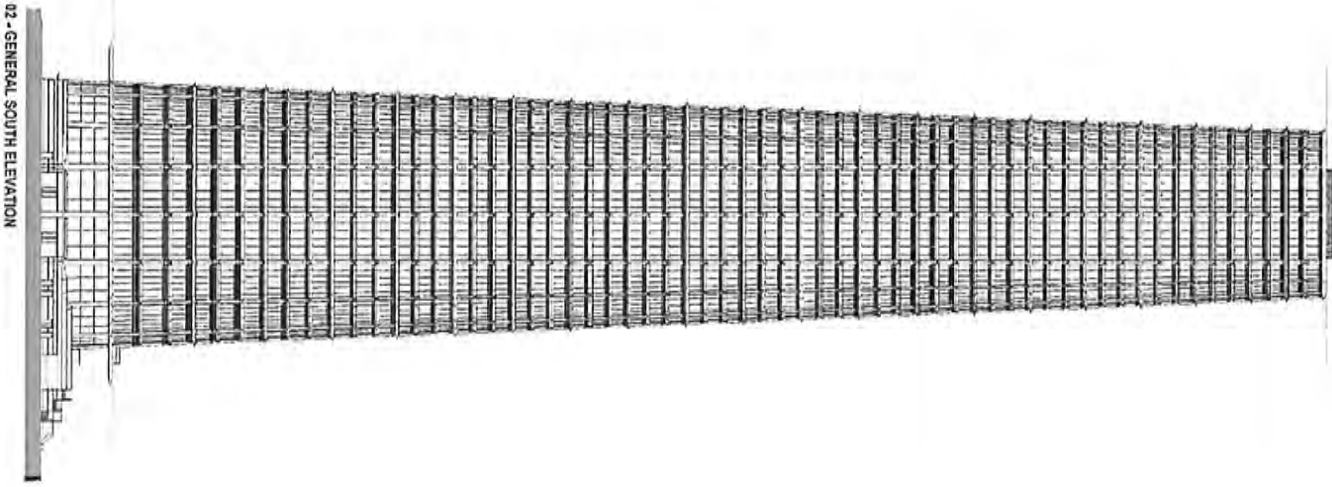
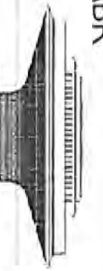


1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025

DATE:	09/12/2025
PROJECT:	1201 Brickell Bay Drive
CLIENT:	AAI
ARCHITECT:	AAI Architecture
ENGINEER:	AAI Engineering
PHOTOGRAPHY:	AAI Photography

No.	DESCRIPTION	DATE

AAI Architecture & Engineering 1201 Brickell Bay Drive	
BUILDING ELEVATIONS - WEST & EAST	
SHEET NO. 13 TOTAL SHEETS: 15	PROJECT NO. A-030



DATE: 09/12/2025
DRAWN BY: [Name]
CHECKED BY: [Name]

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

PROJECT: 1201 Brickell Bay Drive

ARCHITECT: AAI

OWNER: [Name]

DATE: 09/12/2025

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

PROJECT: 1201 Brickell Bay Drive

ARCHITECT: AAI

OWNER: [Name]

DATE: 09/12/2025

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

PROJECT: 1201 Brickell Bay Drive

ARCHITECT: AAI

OWNER: [Name]

DATE: 09/12/2025

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

PROJECT: 1201 Brickell Bay Drive

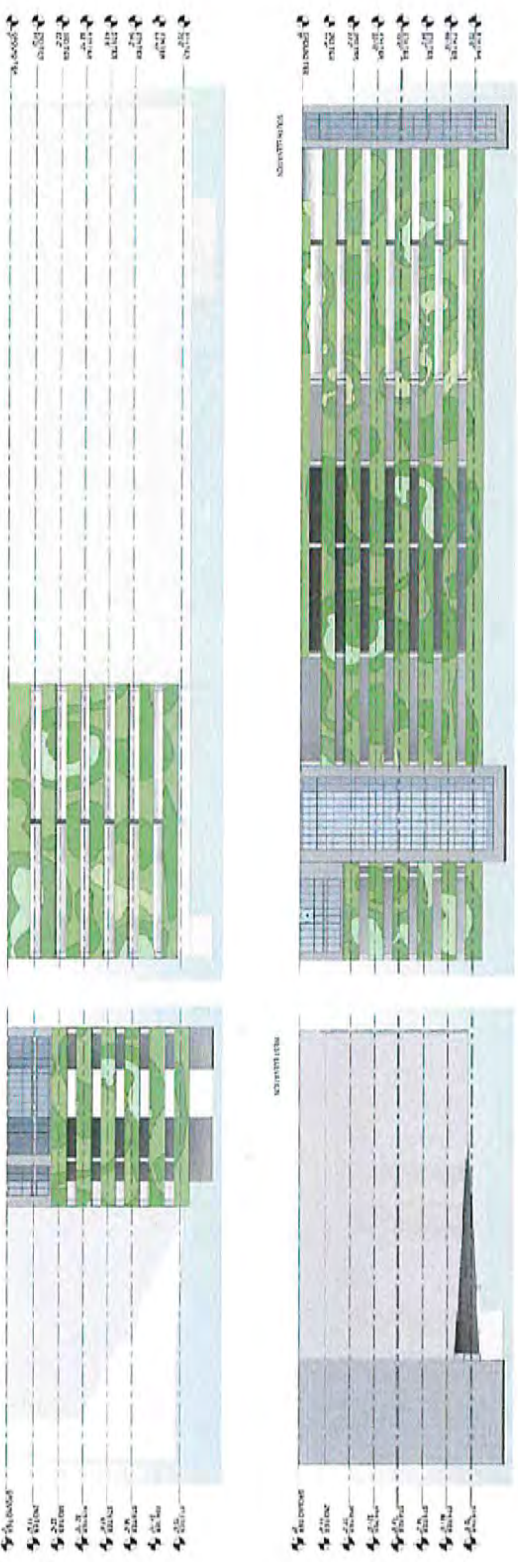
1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

AAI logo and project information including 'BUILDING ELEVATIONS - SOUTH' and 'A-031'.

CONCEPTUAL ELEVATIONS
BUILDING ELEVATIONS OPTION 1

DWG. 21_24



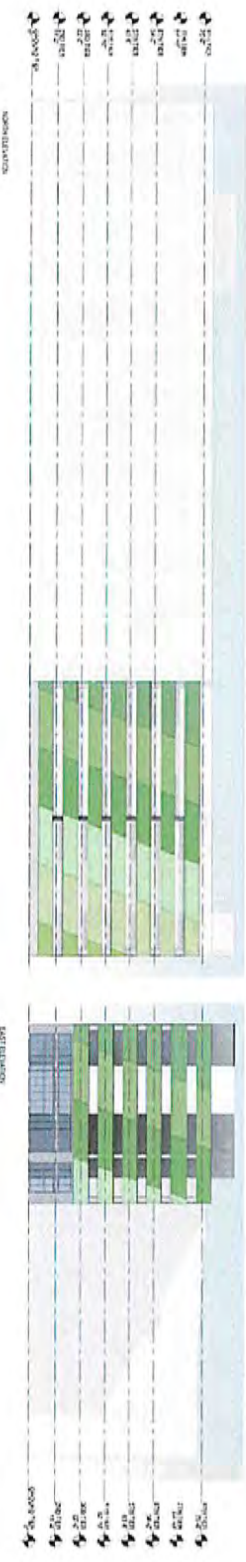
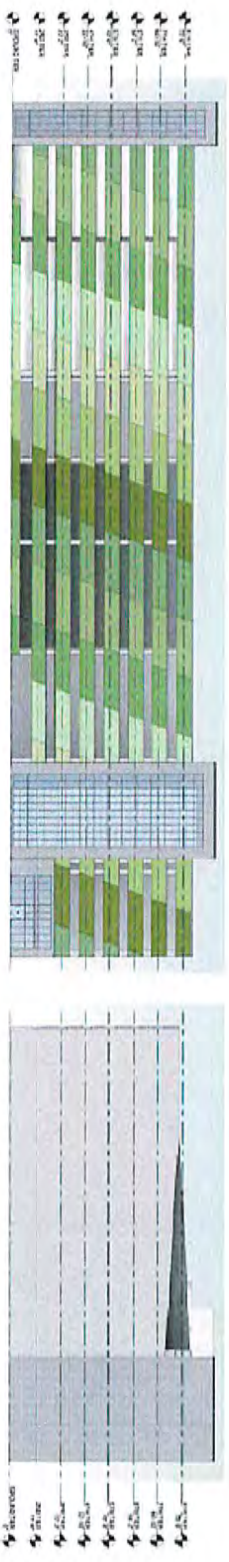
Brickell Bay Drive Development
1221 Brickell Avenue
Miami, FL



SCALE 1" = 10'

		PROJECT: 121 Brickell Drive SHEET NO: 21_24 DATE: SEP 12 2025 DRAWN BY: [Name] CHECKED BY: [Name]
1201 Brickell Bay Drive GENERAL PLAN - September 12, 2025		
CLIENT: AAAI PROJECT: 121 Brickell Drive ADDRESS: 1221 Brickell Avenue MIAMI, FL 33131	PROJECT NO: SUP-003 DATE: SEP 12 2025 DRAWN BY: [Name] CHECKED BY: [Name]	TYPICAL NOTES: ALL DIMENSIONS ARE IN FEET AND INCHES. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE AS SHOWN. REFER TO ALL RELATED SHEETS FOR COMPLETE INFORMATION. THIS SET IS THE PROPERTY OF THA CONSULTING, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.

CONCEPTUAL ELEVATIONS
BUILDING ELEVATIONS OPTION 2



Brickell Bay Drive Development
1221 Brickell Avenue
Miami, FL



1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

DATE: 09.21.24

PROJECT: 1201 Brickell Bay Drive

CLIENT: AAI

DESIGNER: TIA THE CONSULTING

ARCHITECT: AAI

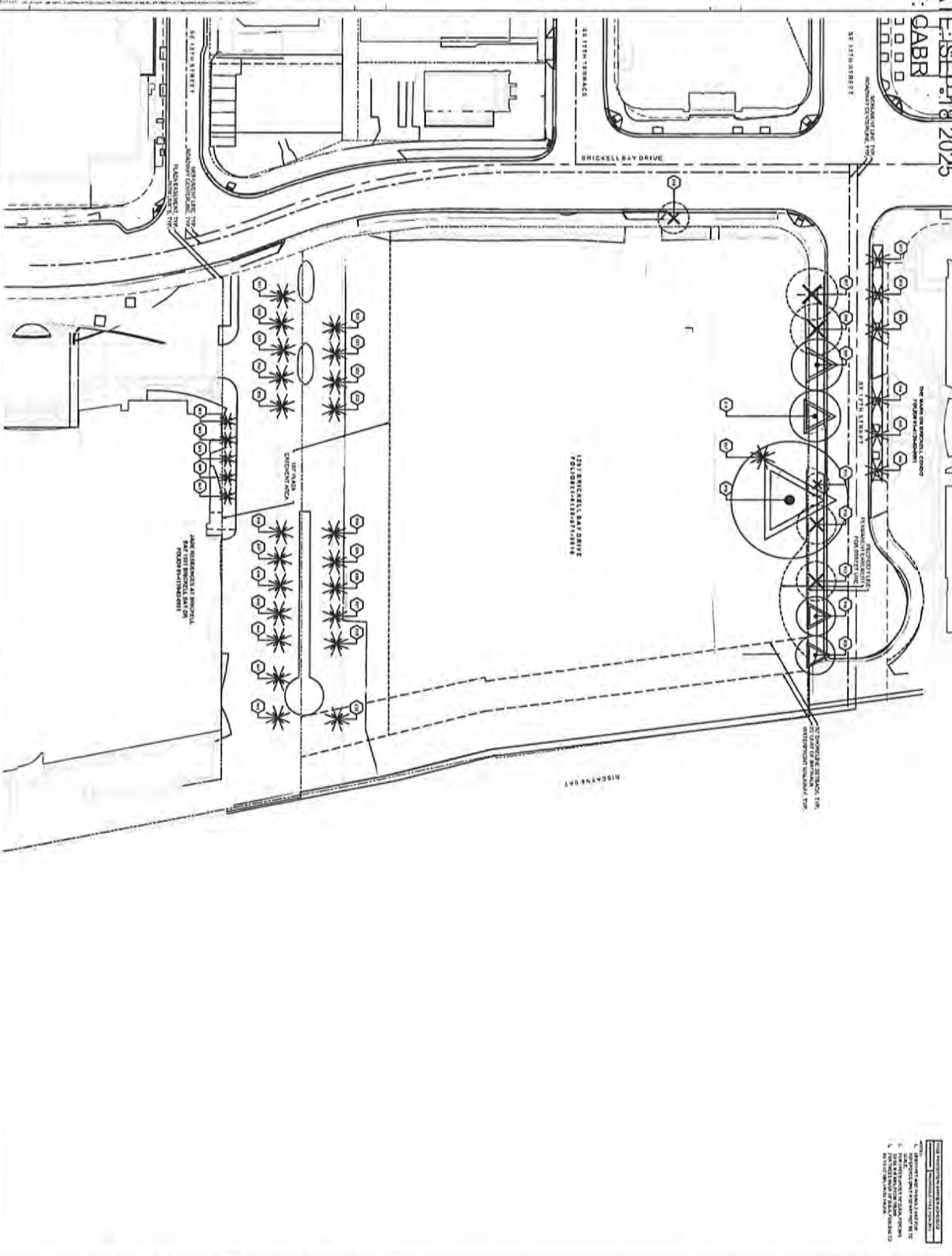
CONTRACTOR: TIA THE CONSULTING

DATE: 09.21.24

NO.	DESCRIPTION	DATE
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2	CONCEPTUAL ELEVATIONS	09/12/2025
3	ARCHITECTURAL ELEVATIONS	09/12/2025
4	SECTION ELEVATIONS	09/12/2025
5	EXTERIOR FINISHES	09/12/2025
6	INTERIOR FINISHES	09/12/2025
7	MECHANICAL	09/12/2025
8	ELECTRICAL	09/12/2025
9	PLUMBING	09/12/2025
10	HAZARDOUS WASTE	09/12/2025
11	ASBESTOS	09/12/2025
12	LEAD	09/12/2025
13	PCB	09/12/2025
14	ENVIRONMENTAL	09/12/2025
15	ARCHITECTURAL	09/12/2025
16	MECHANICAL	09/12/2025
17	ELECTRICAL	09/12/2025
18	PLUMBING	09/12/2025
19	HAZARDOUS WASTE	09/12/2025
20	ASBESTOS	09/12/2025
21	LEAD	09/12/2025
22	PCB	09/12/2025
23	ENVIRONMENTAL	09/12/2025
24	ARCHITECTURAL	09/12/2025
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26	ELECTRICAL	09/12/2025
27	PLUMBING	09/12/2025
28	HAZARDOUS WASTE	09/12/2025
29	ASBESTOS	09/12/2025
30	LEAD	09/12/2025
31	PCB	09/12/2025
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35	ELECTRICAL	09/12/2025
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44	ELECTRICAL	09/12/2025
45	PLUMBING	09/12/2025
46	HAZARDOUS WASTE	09/12/2025
47	ASBESTOS	09/12/2025
48	LEAD	09/12/2025
49	PCB	09/12/2025
50	ENVIRONMENTAL	09/12/2025

RECCEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: A24-188
 DATE: SEP 18 2025
 BY: CABB



SYMBOLS

	EXISTING TREE
	PROPOSED TREE
	PROPOSED TREE
	PROPOSED TREE
	PROPOSED TREE

1. EXISTING TREES TO BE PRESERVED
 2. PROPOSED TREES TO BE PLANTED
 3. PROPOSED TREES TO BE REMOVED
 4. PROPOSED TREES TO BE MAINTAINED
 5. PROPOSED TREES TO BE MAINTAINED

1201 Brickell Bay Drive
 General Plan - May 09th, 2025

fieldoperators
 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33131

DATE: MAY 09 2025
 TIME: 10:00 AM
 BY: [Signature]

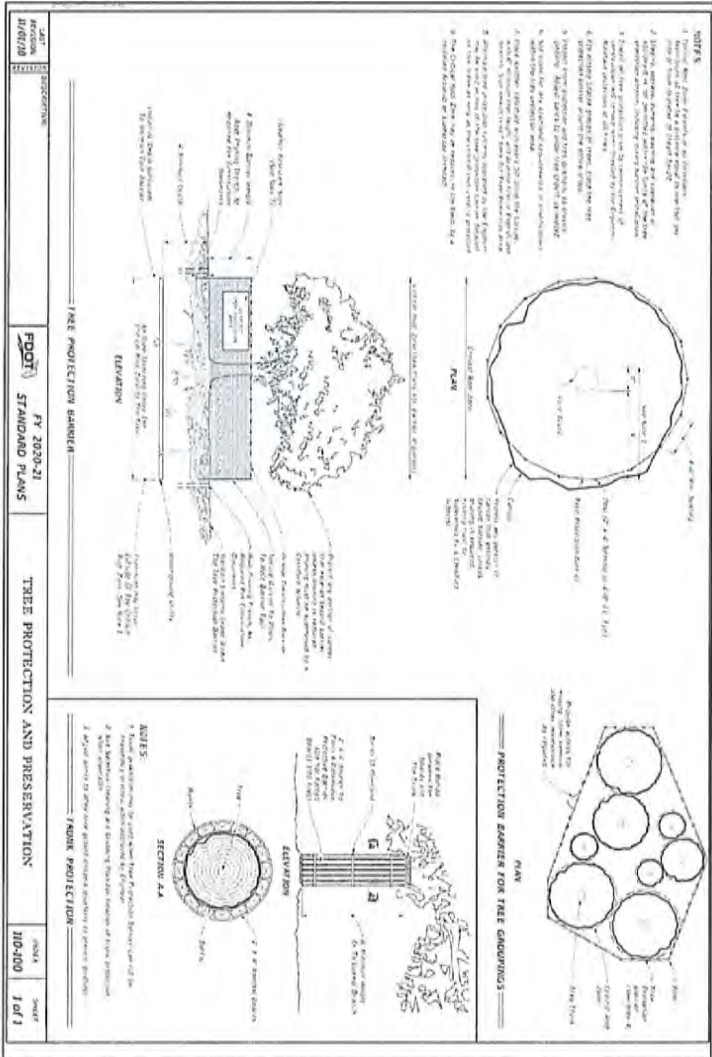
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MIAMI-DADE COUNTY
 PROCESS NO.: A24-188
 DATE: SEP 18 2025
 BY: CABR

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NO.	DATE	DESCRIPTION	BY
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1201 Brickell Bay Drive
 General Plan - May 09th, 2025

fieldoperations
 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33131

PROJECT: 1201 BRICKELL BAY DRIVE
DATE: MAY 09, 2025
SCALE: 1/8" = 1'-0"

DESIGNER: fieldoperations
DATE: MAY 09, 2025
SCALE: 1/8" = 1'-0"

CLIENT: fieldoperations
DATE: MAY 09, 2025
SCALE: 1/8" = 1'-0"

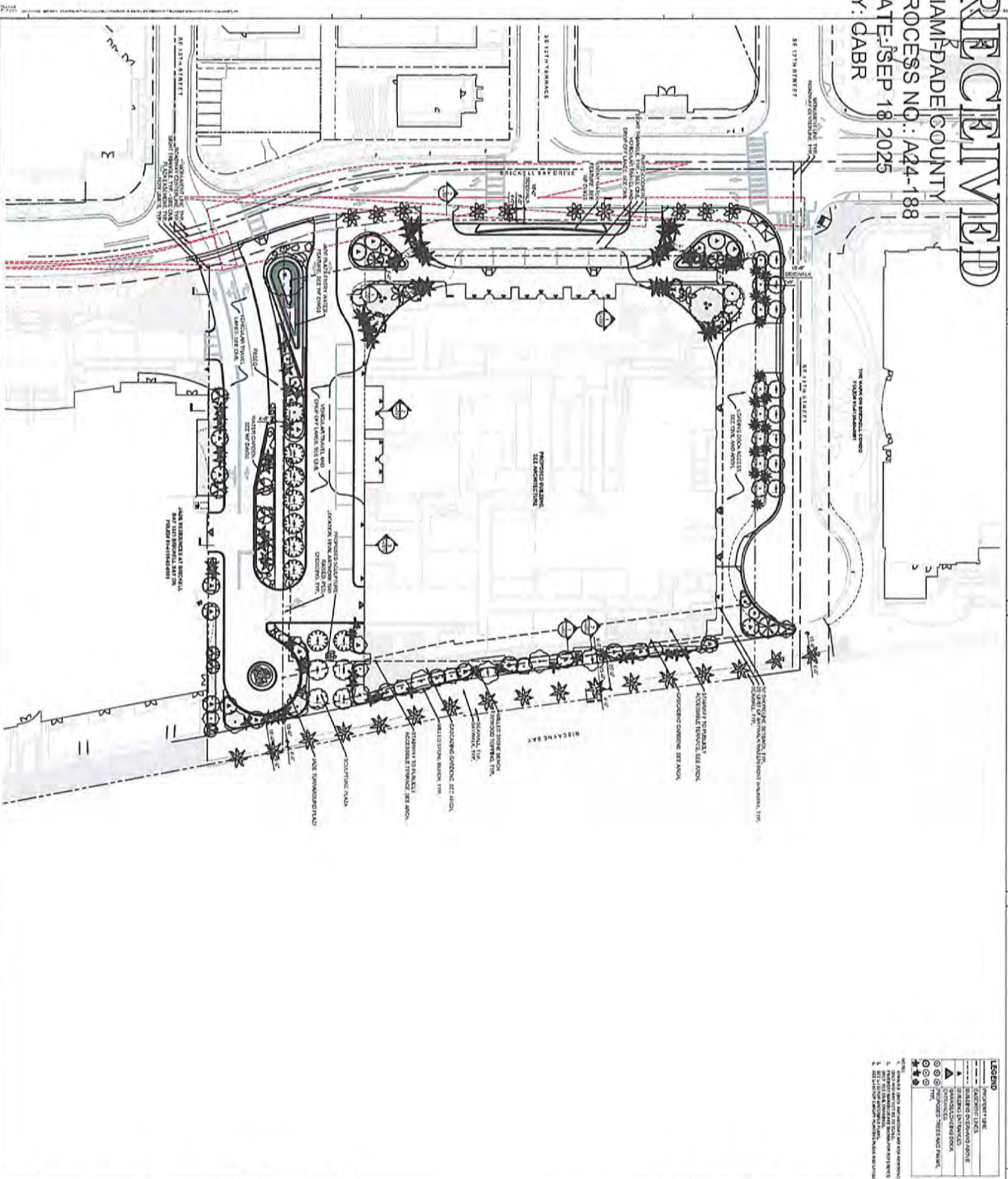
PROJECT: 1201 BRICKELL BAY DRIVE
DATE: MAY 09, 2025
SCALE: 1/8" = 1'-0"

DESIGNER: fieldoperations
DATE: MAY 09, 2025
SCALE: 1/8" = 1'-0"

CLIENT: fieldoperations
DATE: MAY 09, 2025
SCALE: 1/8" = 1'-0"

RECEIVED


MIAMI-DADE COUNTY
 PROCESS NO.: A24-188
 DATE: SEP 18 2025
 BY: QABR



LEGEND

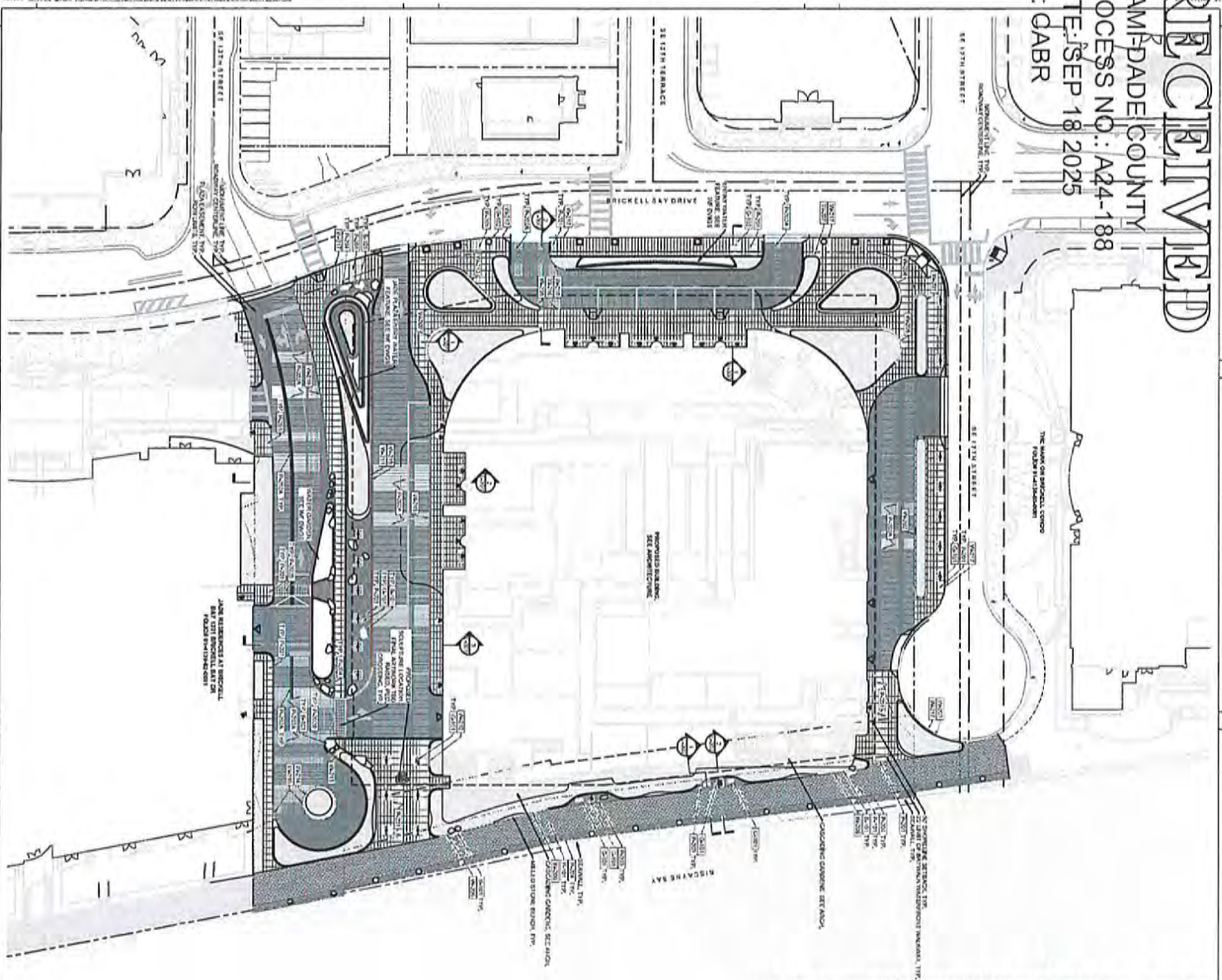
PROPOSED LINE
 EXISTING LINE
 EXISTING TO BE DEMOLISHED
 CONSTRUCTION PERMITTING
 CONSTRUCTION PERMITTING
 CONSTRUCTION PERMITTING
 CONSTRUCTION PERMITTING
 CONSTRUCTION PERMITTING
 CONSTRUCTION PERMITTING

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE NOTED.

		<p>1201 Brickell Bay Drive</p> <p>General Plan - May 09th, 2025</p>	
<p>1201 BRICKELL BAY DRIVE MIAMI FL 33131</p>		<p>DATE: 05/09/2025</p>	
<p>SCALE: AS SHOWN</p>		<p>PROJECT NO: L-100</p>	

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: A24-188
 DATE: SEP 18 2025
 BY: CABR



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1. THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY ENGINEER. 2. THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN. 3. THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN.



1201 Brickell Bay Drive
 General Plan - May 09th, 2025

Hedoperforma
 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33131

DATE: 05/09/2025
 SHEET NO. 130
 OF 130 SHEETS

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: A24-188
 DATE: SEP 18 2025
 BY: CABR

PLANT SYMBOL	PLANT CODE	PLANT NAME	PLANT QUANTITY	PLANT DATE	PLANT LOCATION	PLANT NOTES
(Symbol)	101	PLANT 101	1	09/18/25	Location	Notes
(Symbol)	102	PLANT 102	1	09/18/25	Location	Notes
(Symbol)	103	PLANT 103	1	09/18/25	Location	Notes
(Symbol)	104	PLANT 104	1	09/18/25	Location	Notes
(Symbol)	105	PLANT 105	1	09/18/25	Location	Notes
(Symbol)	106	PLANT 106	1	09/18/25	Location	Notes
(Symbol)	107	PLANT 107	1	09/18/25	Location	Notes
(Symbol)	108	PLANT 108	1	09/18/25	Location	Notes
(Symbol)	109	PLANT 109	1	09/18/25	Location	Notes
(Symbol)	110	PLANT 110	1	09/18/25	Location	Notes
(Symbol)	111	PLANT 111	1	09/18/25	Location	Notes
(Symbol)	112	PLANT 112	1	09/18/25	Location	Notes
(Symbol)	113	PLANT 113	1	09/18/25	Location	Notes
(Symbol)	114	PLANT 114	1	09/18/25	Location	Notes
(Symbol)	115	PLANT 115	1	09/18/25	Location	Notes
(Symbol)	116	PLANT 116	1	09/18/25	Location	Notes
(Symbol)	117	PLANT 117	1	09/18/25	Location	Notes
(Symbol)	118	PLANT 118	1	09/18/25	Location	Notes
(Symbol)	119	PLANT 119	1	09/18/25	Location	Notes
(Symbol)	120	PLANT 120	1	09/18/25	Location	Notes

PLANT SYMBOL	PLANT CODE	PLANT NAME	PLANT QUANTITY	PLANT DATE	PLANT LOCATION	PLANT NOTES
(Symbol)	121	PLANT 121	1	09/18/25	Location	Notes
(Symbol)	122	PLANT 122	1	09/18/25	Location	Notes
(Symbol)	123	PLANT 123	1	09/18/25	Location	Notes
(Symbol)	124	PLANT 124	1	09/18/25	Location	Notes
(Symbol)	125	PLANT 125	1	09/18/25	Location	Notes
(Symbol)	126	PLANT 126	1	09/18/25	Location	Notes
(Symbol)	127	PLANT 127	1	09/18/25	Location	Notes
(Symbol)	128	PLANT 128	1	09/18/25	Location	Notes
(Symbol)	129	PLANT 129	1	09/18/25	Location	Notes
(Symbol)	130	PLANT 130	1	09/18/25	Location	Notes

1201 Brickell Bay Drive
 General Plan - May 09th, 2025

fieldoperations
 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33131
 THREE PLANNING CONSULTANTS

1-180

RECEIVED

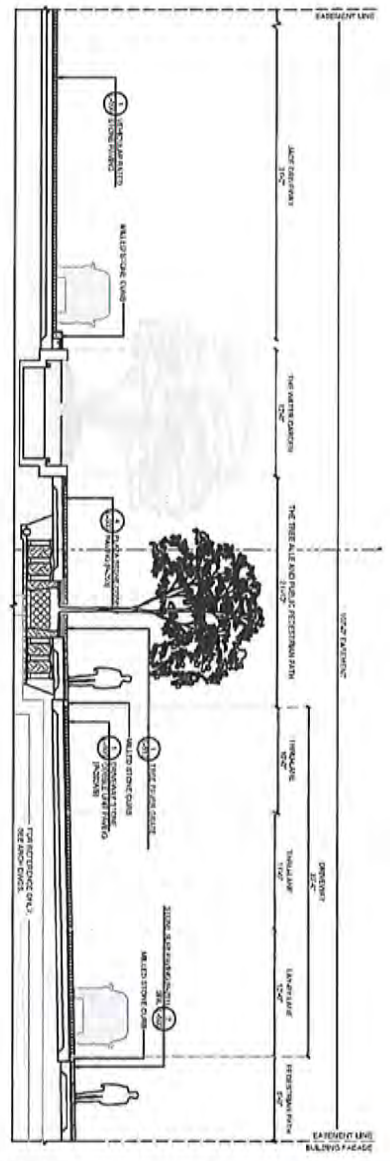
MIAMI-DADE COUNTY

PROCESS NO.: A24-188

DATE: SEP 18 2025

BY: CABR

3 JADE PLAZA - WATER GARDEN & TREE AILE SECTION



SCALE: 1/2" = 1'-0"

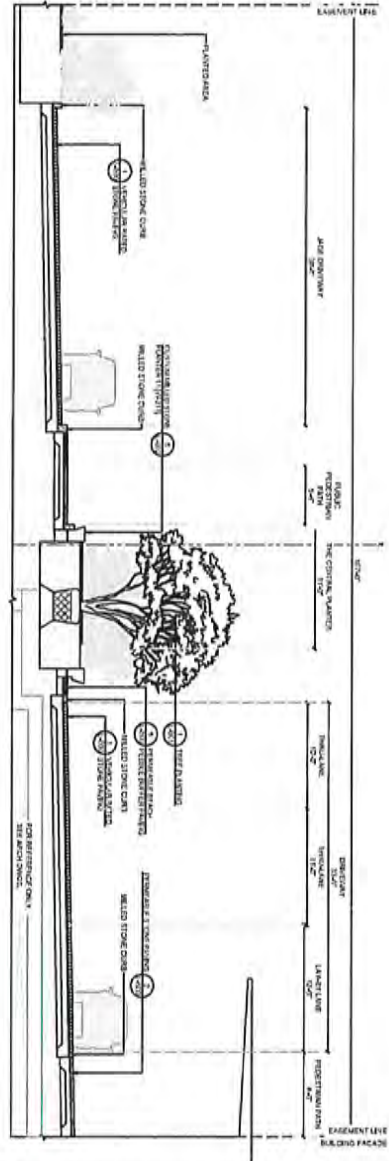
DATE: 09/18/2025

PROJECT: 1201 BRICKELL BAY DRIVE

CLIENT: MAMMOET

PROJECT NO.: L-301

2 JADE PLAZA - CENTRAL PLANTER SECTION



SCALE: 1/2" = 1'-0"

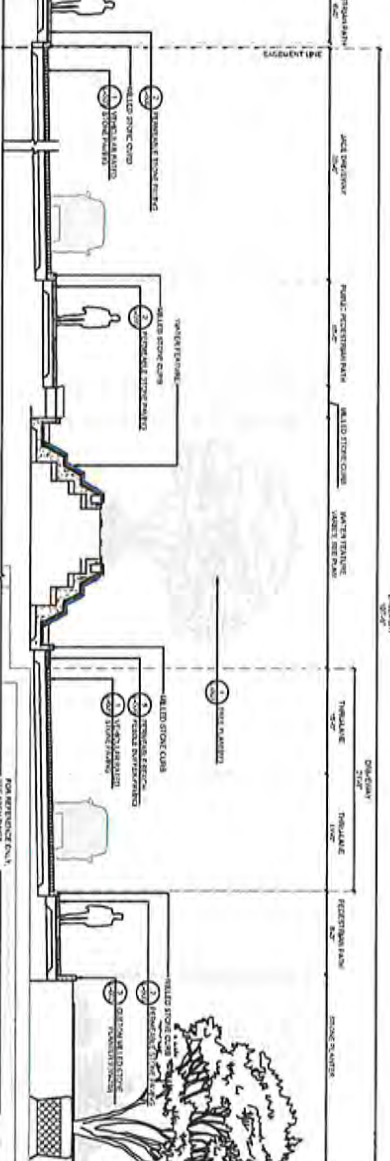
DATE: 09/18/2025

PROJECT: 1201 BRICKELL BAY DRIVE

CLIENT: MAMMOET

PROJECT NO.: L-301

1 JADE PLAZA - THE ENTRY WATERFEATURE SECTION



SCALE: 1/2" = 1'-0"

DATE: 09/18/2025

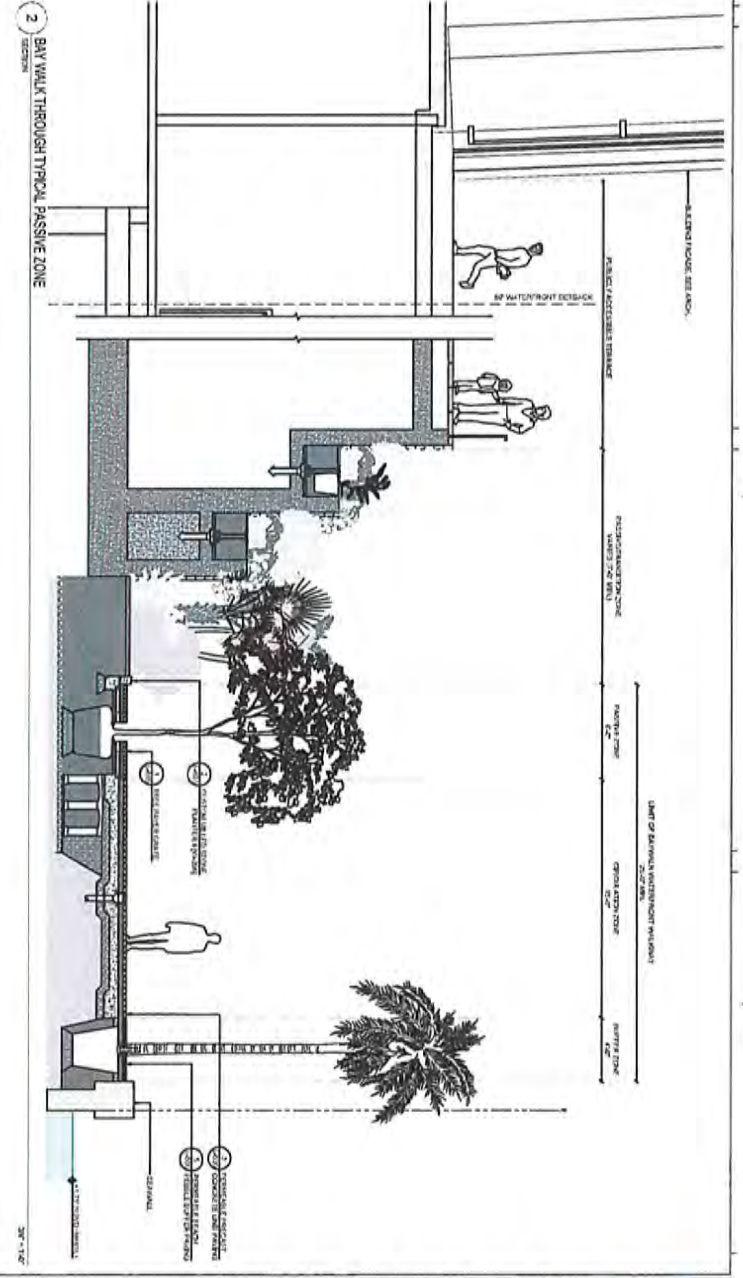
PROJECT: 1201 BRICKELL BAY DRIVE

CLIENT: MAMMOET

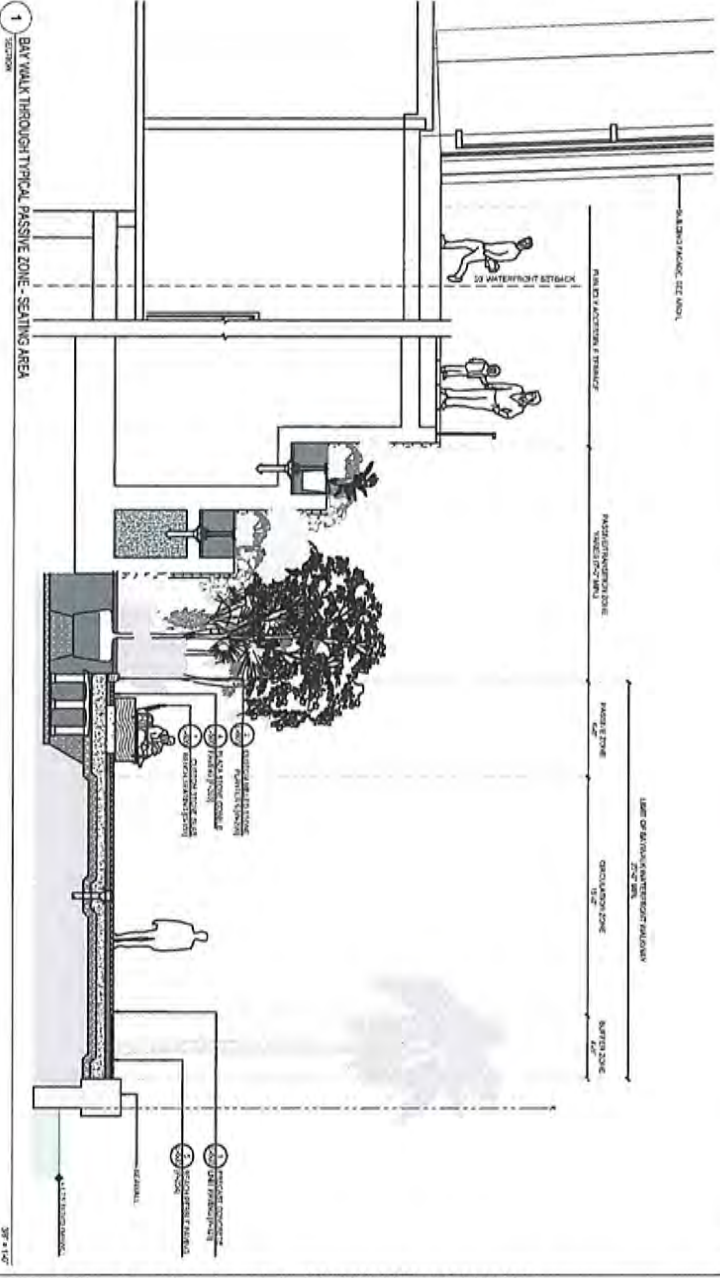
PROJECT NO.: L-301

1201 Brickell Bay Drive
General Plan - May 09th, 2025





2 BAY WALK THROUGH TYPICAL PASSIVE ZONE
 SECTION



1 BAY WALK THROUGH TYPICAL PASSIVE ZONE - SEATING AREA
 SECTION



1201 BRICKELL BAY DRIVE
 GENERAL PLAN - MAY 09TH, 2025

1201 Brickell Bay Drive
 General Plan - May 09th, 2025

NO.	DESCRIPTION	DATE

Midoperations
 LANDSCAPE ARCHITECTS
 1201 BRICKELL BAY DRIVE
 MIAMI FL 33131

DATE: MAY 09, 2025
 PROJECT: 1201 BRICKELL BAY DRIVE
 SHEET: L-302



1 VIEW FROM SE 12TH TERRACE LOOKING EAST



GENERAL NOTES

1. THE CITY OF MIAMI IS THE OWNER OF THIS PROJECT.
2. THE CITY OF MIAMI IS THE OWNER OF THIS PROJECT.
3. THE CITY OF MIAMI IS THE OWNER OF THIS PROJECT.
4. THE CITY OF MIAMI IS THE OWNER OF THIS PROJECT.

NOTES TO CONTRACTOR

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI.

1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

CONTRACTOR
AAI

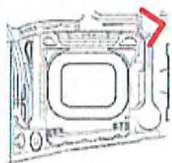
PROJECT
1201 Brickell Bay Drive

DATE
9/26/2025

SCALE
AS SHOWN

PROJECT NO.
GH-403

PLEASE REFER TO ALL PREVIOUS AND CURRENT PROJECTS FOR ALL INFORMATION AND CHANGES.



1 VIEW ALONG SE 12th STREET LOOKING EAST



DATE: 09/12/25
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT: 1201 Brickell Bay Drive

CLIENT: AAI

REVISIONS:

DATE: 09/12/25

TIME: 10:00 AM

DRAWN BY: [Name]

CHECKED BY: [Name]

PROJECT: 1201 Brickell Bay Drive

CLIENT: AAI

REVISIONS:

DATE: 09/12/25

TIME: 10:00 AM

DRAWN BY: [Name]

CHECKED BY: [Name]

PROJECT: 1201 Brickell Bay Drive

CLIENT: AAI

REVISIONS:

DATE: 09/12/25

TIME: 10:00 AM

DRAWN BY: [Name]

CHECKED BY: [Name]

PROJECT: 1201 Brickell Bay Drive

CLIENT: AAI

REVISIONS:

DATE: 09/12/25

TIME: 10:00 AM

DRAWN BY: [Name]

CHECKED BY: [Name]

PROJECT: 1201 Brickell Bay Drive

CLIENT: AAI

REVISIONS:

DATE: 09/12/25

TIME: 10:00 AM

DRAWN BY: [Name]

CHECKED BY: [Name]

PROJECT: 1201 Brickell Bay Drive

CLIENT: AAI

REVISIONS:

DATE: 09/12/25

TIME: 10:00 AM

DRAWN BY: [Name]

CHECKED BY: [Name]

PROJECT: 1201 Brickell Bay Drive

CLIENT: AAI

REVISIONS:

1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

COUNTY OF MIAMI-DADE
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 1201 Brickell Bay Drive
 MIAMI, FL 33131
 TEL: 305-375-2200
 FAX: 305-375-2201
 WWW.MIAMIDADE.GOV
GM-015



1 VIEW TOWARDS THE HOTEL DROP-OFF LOOKING EAST TO THE BISCAYNE BAY



1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

CONTRACTOR
AAI
 ARCHITECTURAL ASSOCIATES INC.
 1251 Brickell Bay Drive
 Miami, FL 33131

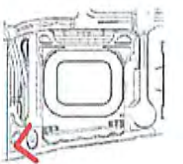
PROJECT NO. 2025-0001
 PROJECT NAME 1201 Brickell Bay Drive
 REVIEWER NAME
 REVIEWER TITLE
 REVIEW DATE
 REVIEW STATUS

PROJECT NO. 2025-0001
 PROJECT NAME 1201 Brickell Bay Drive
 REVIEWER NAME
 REVIEWER TITLE
 REVIEW DATE
 REVIEW STATUS

GN-005

THE CITY OF MIAMI
 OFFICE OF THE CITY ENGINEER
 315 N. BISCAYNE BLVD.
 MIAMI, FL 33131

RECEIVED
 SEP 18 2025



1 VIEW ALONG THE BAYWALK LOOKING NORTH



GENERAL NOTES:

1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
2. ALL MATERIALS SHALL BE AS SPECIFIED UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MIAMI-DADE COUNTY DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
4. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
5. ALL UTILITIES SHALL BE DEEPENED AND REGRADED TO ORIGINAL GRADE.
6. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE.
7. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF ASPHALT CONCRETE.
8. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRAVEL.
9. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF SAND.
10. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF SOIL.

PROJECT INFORMATION:

PROJECT: 1201 Brickell Bay Drive
 CLIENT: AAI
 DESIGNER: AAI
 DATE: September 12, 2025

1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

AAI
 ARCHITECTURAL ASSOCIATES, INC.
 1201 Brickell Bay Drive
 MIAMI, FL 33131
 PHONE: (305) 371-1111
 FAX: (305) 371-1112
 WWW: WWW.AAI-ARCHITECTS.COM

GENERAL NOTES:

PROJECT: 1201 Brickell Bay Drive
 CLIENT: AAI
 DESIGNER: AAI
 DATE: September 12, 2025

PROJECT INFORMATION:

PROJECT: 1201 Brickell Bay Drive
 CLIENT: AAI
 DESIGNER: AAI
 DATE: September 12, 2025

PROJECT INFORMATION:

PROJECT: 1201 Brickell Bay Drive
 CLIENT: AAI
 DESIGNER: AAI
 DATE: September 12, 2025

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: 1201 Brickell Bay, LLC, a Delaware limited liability company

NAME AND ADDRESS	PERCENTAGE OF STOCK
<u>Kenneth C. Griffin, 200 S. Biscayne Blvd., Suite 3300, Miami, FL 33131</u>	<u>100% Ultimate Beneficial Owner</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

TRUST/ESTATE NAME:

NAME AND ADDRESS	PERCENTAGE OF INTEREST
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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



Disclosure of Interest

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

NAME OF PURCHASER: _____

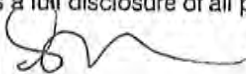
NAME AND ADDRESS	PERCENTAGE OF INTEREST
_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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


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



Signature By: Gerald Beeson, as Authorized Signatory of 1201 Brickell Bay, LLC
Print Name

Sworn to and subscribed to before me on the 22nd day of August, 2024

Affiant is personally known to me or has produced _____ as identification.

Notary: 

[Stamp/Seal]



Commission expires: May 17, 2027

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

FORM REVISION 2019/3



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: 1221 Brickell, LLC, a Delaware limited liability company

NAME AND ADDRESS	PERCENTAGE OF STOCK
Kenneth C. Griffin, 200 S. Biscayne Blvd., Suite 3300, Miami, FL 33131	100% Ultimate Beneficial Owner
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME: _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP
_____	_____
_____	_____
_____	_____
_____	_____

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



Disclosure of Interest

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

NAME OF PURCHASER: _____

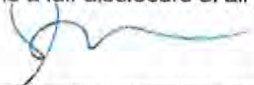
NAME AND ADDRESS	PERCENTAGE OF INTEREST
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____

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

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

 _____
 Signature By: Gerald Beeson, as Authorized Signatory of 1221 Brickell, LLC
Print Name

Sworn to and subscribed to before me on the 22nd day of August, 2024

Affiant is personally known to me or has produced _____ as identification.

Notary: 

[Stamp/Seal]



Commission expires: May 17, 2027

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

FORM REVISION 2019/3



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: 1250 BB Asset Co LLC, a Delaware limited liability company

NAME AND ADDRESS	PERCENTAGE OF STOCK
<u>Kenneth C. Griffin, 200 S. Biscayne Blvd., Suite 3300, Miami, FL 33131</u>	<u>100% Ultimate Beneficial Owner</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

TRUST/ESTATE NAME:

NAME AND ADDRESS	PERCENTAGE OF INTEREST
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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



Disclosure of Interest

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

NAME OF PURCHASER: _____

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

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

_____	_____
_____	_____
_____	_____
_____	_____

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

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

Signature

By: Gerald Beeson, as Authorized Signatory of 1250 BB Asset Co LLC

Print Name

Sworn to and subscribed to before me on the 22nd day of August, 2024

Affiant is personally known to me or has produced _____ as identification.

Notary: _____

[Stamp/Seal]

Commission expires: May 17, 2027



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

FORM REVISION 2019/3



This instrument was prepared by:

Name: Neisen O. Kasdin, Esq.
Address: Akerman LLP
98 SE 7th Street, Suite 1100
Miami, FL 33131

DECLARATION OF RESTRICTIONS

WHEREAS, 1201 Brickell Bay, LLC, a Delaware limited liability company (the “1201 Owner”), holds fee simple title to that certain property in the City of Miami (the “City”) located at 1201 Brickell Bay Drive (the “1201 Property”), as legally described in Exhibit “A” to this Declaration of Restrictions (this “Declaration”); and

WHEREAS, 1250 BB Asset Co LLC, a Delaware limited liability company (the “1250–1260 Owner”, and together with the 1201 Owner, collectively, the “Owner”), holds fee simple title to that certain property in the City located at 1250–1260 Brickell Bay Drive, as legally described on Exhibit “B” to this Declaration (the “1250–1260 Property”, and together with the 1201 Property, collectively, the “Property”); and

WHEREAS, 1221 Brickell, LLC, a Delaware limited liability company (the “1221 Owner”), an affiliate of the Owner, holds fee simple title to that certain property in the City located at 1221 Brickell Avenue (the “1221 Property”); and

WHEREAS, the Owner, together with the 1221 Owner, has filed Public Hearing Application No. Z2024000188 (the “Application”) with the County’s Department of Regulatory and Economic Resources for the purpose of seeking a unified Special Exception for a General Development Plan for the Property and the 1221 Property, in accordance with Miami-Dade County Code (“County Code”) Section 33C-3.1(B); and

WHEREAS, the 1201 Property is located directly across Brickell Bay Drive from the 1250–1260 Property and 1221 Property; and

WHEREAS, pursuant to County Code Section 33C-15(D)(3), the approval of such public hearing application may be conditioned on the provision of such public benefits determined to be appropriate to address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development site; and

WHEREAS, as described in the Application, the 1201 Owner proposes to develop a new office and hotel tower on the 1201 Property (the “1201 Tower”); and

WHEREAS, in support of approval of the Application, the 1201 Owner has proffered certain public benefit contributions as set forth herein; and

WHEREAS, such public benefit contributions address development impacts beyond the minimum concurrency requirements pursuant to Chapter 33G, and the minimum subdivision requirements pursuant to Chapter 28, of the Miami-Dade County Code; and

WHEREAS, the 1250–1260 Owner has joined in this Declaration solely for the limited purpose of agreeing to be bound by the obligations in Section 2(C) applicable to it and the 1250–1260 Property; and

WHEREAS, the 1221 Property is not subject to this Declaration.

NOW, THEREFORE, the Owner, freely, voluntarily and without duress, hereby makes the following Declaration covering and running with the Property:

1. Transportation Contribution. Prior to the issuance of a building permit for vertical construction of the 1201 Tower (the “Building Permit”), the 1201 Owner shall make a transportation improvements contribution to the County in the amount of \$3,000,000.00 (Three

Million and 00/100 Dollars) (the “Transportation Contribution”). The Transportation Contribution shall be used in any manner the County deems appropriate for maintenance, repairs and improvements to the Financial District Metromover Station (including, without limitation, mechanical systems, restrooms, painting, signage, accessibility features, lighting and landscaping), and/or pedestrian improvements located underneath, adjacent to, or in the area being served by the Financial District Metromover Station. To the extent legally permissible, the Transportation Contribution shall be in addition to any permitting and/or impact fees due to the County in relation to the Application or the development of the Property as set forth in the Application. Upon the 1201 Owner’s request, after payment of the Transportation Contribution, the Director of the Department of Transportation and Public Works (or its successor department) or their designee (the “DTPW Director”) shall provide written confirmation of such payment in the form of a recordable document that confirms the satisfaction of the Transportation Contribution set forth in this Section 1.

2. Stormwater Drainage Improvements.

A. On or before the date that is twenty-four (24) months after the County’s approval of an application for final administrative site plan review for the development of the 1201 Tower (the “ASPR”), the 1201 Owner shall cause a licensed civil engineer selected by the 1201 Owner to prepare a detailed design and engineering plan for stormwater drainage improvements in the City-maintained streets identified on Exhibit “C” to this Declaration (the “Stormwater Resiliency Plan”), and deliver such Stormwater Resiliency Plan to the City’s Department of Resiliency and Public Works (or any successor department responsible for the City’s stormwater drainage system) (“City Public Works”). The 1201 Owner shall also provide a copy of such Stormwater Resiliency Plan to the Director of the Department of Regulatory and Economic Resources (or its

successor department) or their designee (the “RER Director”), including written confirmation of the date it was delivered to City Public Works.

B. Prior to the issuance of a final/permanent certificate of occupancy for the 1201 Tower (the “Certificate of Occupancy”), the 1201 Owner shall install (or cause the installation of) a single wet well stormwater pump station with an underground volume of approximately seven thousand five hundred (7,500) cubic feet (the “Stormwater Pump Station”) in a location on the 1250–1260 Property reserved for the Stormwater Pump Station pursuant to Section 2(C). Notwithstanding anything to the contrary in the preceding sentence, the RER Director shall release the 1201 Owner from its obligation to install the Stormwater Pump Station upon the 1201 Owner’s written request demonstrating that not all of the following conditions (collectively, the “Stormwater Resiliency Plan Milestones”) have been met on or before the date that is twenty-four (24) months after the delivery of the Stormwater Resiliency Plan to City Public Works pursuant to Section 2(A) (the “Stormwater Resiliency Plan Review Period”): (i) the City has accepted and approved the Stormwater Resiliency Plan (which may include any changes as mutually agreed by the 1201 Owner and the City) in accordance with applicable law; (ii) the City has taken all required action to appropriate, or otherwise secure, in accordance with applicable law, funding or financing for all costs and expenses of the installation of all stormwater drainage improvements and facilities in the Stormwater Resiliency Plan, other than the Stormwater Pump Station as set forth and limited in this Section 2; and (iii) the City, County and/or other governmental authority, as may be required, have approved and permitted the installation of (x) the Stormwater Pump Station in accordance with the Stormwater Resiliency Plan and (y) all stormwater drainage improvements and facilities identified in the Stormwater Resiliency Plan to be connected, directly or indirectly, to the Stormwater Pump Station.

C. The obligations of the 1250–1260 Owner under this Declaration shall be limited to the following provisions of this Section 2(C):

(1) The 1250–1260 Owner shall reserve space on the 1250–1260 Property (the “Reserved Space”) of a size reasonably necessary to accommodate the Stormwater Pump Station, in a location to be specifically identified in the Stormwater Resiliency Plan.

(2) The Reserved Space shall be identified on any application for administrative site plan review submitted for development of the 1250–1260 Property.

(3) The 1250–1260 Owner shall, until the date that is three (3) years from the issuance of the Certificate of Occupancy (the “Reservation Period”), maintain the Reserved Space available for the City, in the City’s discretion, to install (or cause the installation of) the Stormwater Pump Station at the City’s sole cost and expense in the event the 1201 Owner is released from its obligation to install the Stormwater Pump Station pursuant to Section 2(B).

D. Notwithstanding anything in this Declaration to the contrary, for so long as the 1201 Owner remains obligated to install (or cause the installation of) the Stormwater Pump Station pursuant to this Section 2, the 1201 Owner’s failure to commence or timely complete (or cause the commencement or timely completion of) the installation of the Stormwater Pump Station prior to the issuance of the Certificate of Occupancy shall not be deemed a violation of, or an event of noncompliance with, the terms of this Declaration, and shall not entitle or authorize the County to withhold any approvals, permits, inspections or certificates (including, without limitation, the Certificate of Occupancy) with respect to the development of the Property (including, without limitation, the development of the 1201 Tower), if such failure results from any unforeseeable or unavoidable event beyond the reasonable control of the 1201 Owner,

including, without limitation, natural disaster, act of God, fire, flood, explosion, epidemic, pandemic, strike, labor shortage, shortage of materials, war, act of terrorism, riot or any other similar force majeure event (each, a “Force Majeure Event”). Notwithstanding any such Force Majeure Event, the 1201 Owner shall remain obligated to complete (or cause the completion of) the installation of the Stormwater Pump Station even after development of the 1201 Tower is complete, unless the RER Director releases the 1201 Owner from its obligation to install the Stormwater Pump Station upon the 1201 Owner’s written request demonstrating that completing the installation of the Stormwater Pump Station is not commercially feasible in light of the Force Majeure Event. Additionally, for the avoidance of doubt, the 1201 Owner’s obligation to install (or cause the installation of) the Stormwater Pump Station under this Section 2 shall be limited to installing the Stormwater Pump Station in accordance with commercially acceptable installation standards and in compliance with applicable regulatory standards, such that the Stormwater Pump Station, as installed, is ready and available to connect to the City’s stormwater drainage system in Brickell Bay Drive (as proposed to be upgraded in the Stormwater Resiliency Plan, once implemented by the City) when such connections become available.

E. Notwithstanding anything herein to the contrary, excluding the costs of preparation of the Stormwater Resiliency Plan, the 1201 Owner’s total financial responsibility for its obligation under this Section 2 to install the Stormwater Pump Station shall be limited to a maximum amount of Thirteen Million And 00/100 Dollars (\$13,000,000.00).

F. Upon the 1201 Owner’s request, after the earlier to occur of (i) the completion of installation of the Stormwater Pump Station pursuant to Section 2(B), (ii) the RER Director’s release of the 1201 Owner’s obligation to install the Stormwater Pump Station after expiration of the Stormwater Resiliency Plan Review Period without the full and complete satisfaction of the

Stormwater Resiliency Plan Milestones pursuant to Section 2(B), or (iii) the RER Director's release of the 1201 Owner's obligation to install the Stormwater Pump Station due to a Force Majeure Event pursuant to Section 2(D), the RER Director shall provide written confirmation in the form of a recordable document that confirms the satisfaction of the 1201 Owner's obligations set forth in this Section 2.

G. Upon the 1250–1260 Owner's request, after the earlier to occur of the (i) actual installation of the Stormwater Pump Station by the 1201 Owner pursuant to Section 2(B) or the City pursuant to Section 2(C)(3), or (ii) the expiration of the Reservation Period without the installation of the Stormwater Pump Station in the Reserved Space, the RER Director shall provide written confirmation in the form of a recordable document that confirms the satisfaction of the 1250–1260 Owner's obligations set forth in this Section 2.

3. Midblock Crosswalks. Prior to the issuance of the Certificate of Occupancy, the 1201 Owner shall install (or cause the installation of) midblock crosswalks across Brickell Bay Drive at two (2) locations – first, on the south side of the intersection of SE 12th Terrace and Brickell Bay Drive, and second, on the north side of the intersection of SE 13th Street and Brickell Bay Drive – the approximate locations of which are shown in the illustrative diagram included in Exhibit “D” to this Declaration (collectively, the “Midblock Crosswalks”). The Midblock Crosswalks shall consist of high-emphasis crosswalks with accessible curb ramps and rapid rectangular flashing beacons. Notwithstanding anything in this Declaration to the contrary, provided the 1201 Owner has used diligent efforts to apply for, pursue and obtain any and all approvals and permits required for the installation of the Midblock Crosswalks, the 1201 Owner's failure to commence or timely complete (or cause the commencement or timely completion of) the installation of the Midblock Crosswalks, or any portion thereof, prior to the

issuance of the Certificate of Occupancy shall not be deemed a violation of, or an event of noncompliance with, the terms of this Declaration, and shall not entitle or authorize the County to withhold any approvals, permits, inspections or certificates (including, without limitation, the Certificate of Occupancy) with respect to the development of the Property (including, without limitation, the development of the 1201 Tower), if such failure results from a substantial delay or other failure of a governmental authority in issuing any required approval or permit after the 1201 Owner has submitted a complete application for such approval or permit and has used diligent efforts to respond to any comments from the governmental authority (a “Governmental Delay”). Notwithstanding any such Governmental Delay, the 1201 Owner shall remain obligated to complete (or cause the completion of) the installation of the Midblock Crosswalks even after the issuance of the Certificate of Occupancy. Upon the 1201 Owner’s request, after completion of the installation of the Midblock Crosswalks, the DTPW Director shall provide written confirmation in the form of a recordable document that confirms the satisfaction of the 1201 Owner’s obligations set forth in this Section 3.

4. Additional Midblock Crosswalk Warrant Analysis. Prior to approval of the ASPR, the 1201 Owner shall cause a licensed traffic engineer selected by the 1201 Owner to (i) conduct a crosswalk warrant analysis acceptable to the County’s traffic engineer for the segment of Brickell Bay Drive between SE 12th Street and SE 10th Street, and (ii) submit said analysis to the County’s traffic engineer. If the County’s traffic engineer, in their discretion based on review of the crosswalk warrant analysis, determines that a new crosswalk is warranted across Brickell Bay Drive between SE 12th Street and SE 10th Street (the “Additional Midblock Crosswalk”), then prior to the issuance of the Certificate of Occupancy, the 1201 Owner shall install (or cause the installation of) the Additional Midblock Crosswalk. The Additional Midblock Crosswalk

shall consist of a high-emphasis crosswalk with accessible curb ramps and rapid rectangular flashing beacons. Notwithstanding anything in this Declaration to the contrary, provided the 1201 Owner has used diligent efforts to apply for, pursue and obtain any and all approvals and permits required for the installation of the Additional Midblock Crosswalk (if warranted), the 1201 Owner's failure to commence or timely complete (or cause the commencement or timely completion of) the installation of the Additional Midblock Crosswalk prior to the issuance of the Certificate of Occupancy shall not be deemed a violation of, or an event of noncompliance with, the terms of this Declaration, and shall not entitle or authorize the County to withhold any approvals, permits, inspections or certificates (including, without limitation, the Certificate of Occupancy) with respect to the development of the Property (including, without limitation, the development of the 1201 Tower), if such failure results from a Governmental Delay. Notwithstanding any such Governmental Delay, the 1201 Owner shall remain obligated to complete (or cause the completion of) the installation of the Additional Midblock Crosswalk even after the issuance of the Certificate of Occupancy. Upon the 1201 Owner's request, after completion of the installation of the Additional Midblock Crosswalk (or after the County's traffic engineer determines no Additional Midblock Crosswalk is warranted), the DTPW Director shall provide written confirmation in the form of a recordable document that confirms the satisfaction of the 1201 Owner's obligations set forth in this Section 4.

5. Brickell Bay Drive Traffic Signal. Prior to the issuance of the Certificate of Occupancy, the 1201 Owner shall install (or cause the installation of) a traffic signal at the intersection of Brickell Bay Drive and either SE 12th Street or SE 12th Terrace, as determined by the County's traffic engineer (the "Brickell Bay Drive Traffic Signal"). Notwithstanding anything in this Declaration to the contrary, provided the 1201 Owner has used diligent efforts to apply for,

pursue and obtain any and all approvals and permits required for the installation of the Brickell Bay Drive Traffic Signal, the 1201 Owner's failure to commence or timely complete (or cause the commencement or timely completion of) the installation of the Brickell Bay Drive Traffic Signal prior to the issuance of the Certificate of Occupancy shall not be deemed a violation of, or an event of noncompliance with, the terms of this Declaration, and shall not entitle or authorize the County to withhold any approvals, permits, inspections or certificates (including the Certificate of Occupancy) with respect to the development of the Property (including the development of the 1201 Tower), if such failure results from a Governmental Delay. Notwithstanding any such Governmental Delay, the 1201 Owner shall remain obligated to complete (or cause the completion of) the installation of the Brickell Bay Drive Traffic Signal even after the issuance of the Certificate of Occupancy. Upon the 1201 Owner's request, after completion of the installation of the Brickell Bay Drive Traffic Signal, the DTPW Director shall provide written confirmation in the form of a recordable document that confirms the satisfaction of the 1201 Owner's obligations set forth in this Section 5.

6. Compliance with County Code and CDMP. Notwithstanding anything stated herein to the contrary, nothing in this Declaration shall relieve the Application from complying with any and all applicable County Code and Comprehensive Development Master Plan ("CDMP") requirements. Except for those specific public benefit contributions and improvements identified in Sections 1, 2, 3, 4 and 5 of this Declaration, the Owner shall not be obligated to make additional off-site roadway, transportation and/or pedestrian contributions or improvements as a condition of any subsequent approval or permit for the development of the Property under this Application, unless required by the County Code or CDMP or other legal authority.

7. Contributions In-Lieu-Of-Fee. To the extent allowable under County Code Section 33E-10, as the same may be amended, and to the extent otherwise legally permissible, the 1201 Owner shall be entitled to a dollar-for-dollar credit against any multimodal mobility impact fees that the County assesses in connection with the development of the Property as set forth in the Application for the costs associated with the construction and installation of the Midblock Crosswalks, Additional Midblock Crosswalk and Brickell Bay Drive Traffic Signal, as applicable. The 1201 Owner may allocate such credit to the development of the Property and/or the 1221 Property pursuant to County Code Section 33E-14. In no event shall the 1201 Owner be entitled to a credit in excess of the actual cost of construction and installation of the Midblock Crosswalks, Additional Midblock Crosswalk and Brickell Bay Drive Traffic Signal, as applicable, and if such cost exceeds the multimodal mobility impact fees assessed by the County, the 1201 Owner shall not be entitled to a refund for any such excess, but will be entitled to credit.

8. Miscellaneous.

A. Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the Property and shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors and assigns, until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future owners of the Property, and for the benefit of the County and the public welfare. The Owner, for itself and its heirs, successors and assigns, acknowledges that acceptance of this Declaration does not in any way obligate or provide a limitation on the authority of the County.

B. Term. This Declaration shall 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 modified, amended or released as set forth herein.

C. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of the County, whichever by law has jurisdiction over such matters, or the RER Director, as provided by the County Code.

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

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

F. 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.

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

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

I. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal or claim is filed, and the disposition or result of such appeal or claim is such that the Application is denied or invalidated, then this Declaration shall be null and void and of no further effect, and upon written request, the RER Director shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect and thereby released.

J. Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval

of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

K. Owner. The term “Owner” shall include 1201 Brickell Bay, LLC, 1250 BB Asset Co LLC, and their heirs, successors and assigns.

[Signature Page Follows]

DRAFT

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

WITNESSES:

1201 BRICKELL BAY, LLC,
a Delaware limited liability company

Signature

By: _____

Name: _____

Title: _____

Printed Name

Address

Signature

Printed Name

Address

STATE OF _____
COUNTY OF _____

The foregoing was acknowledged before me before me by means of [] physical presence or [] online notarization this ____ day of _____, 2025, by _____, as _____ of 1201 Brickell Bay, LLC. They are personally known to me or produced _____ as identification and did not take an oath.

Notary Public

Printed Name: _____

Commission No.: _____

Commission

Expires: _____

DRAFT

IN WITNESS WHEREOF, the undersigned 1250 BB Asset Co LLC has joined in this Declaration solely for the limited purpose of agreeing to the bound by the provisions of Section 2 applicable to it.

WITNESSES:

1250 BB ASSET CO LLC,
a Delaware limited liability company

Signature

By: _____
Name:
Title:

Printed Name

Address

Signature

Printed Name

Address

STATE OF _____
COUNTY OF _____

The foregoing was acknowledged before me before me by means of [] physical presence or [] online notarization this ___ day of _____, 2025, by _____, as _____ of 1250 BB Asset Co LLC. They are personally known to me or produced _____ as identification and did not take an oath.

Notary Public

Printed Name: _____

Commission No.: _____

Commission Expires: _____
EXHIBIT "A"

Legal Description of 1201 Brickell Bay Drive

1201 Brickell Bay Drive – Folio No.: 01-4139-071-0010:

Tract "B" of BAYSHORE PALMS REPLAT, according to the Plat thereof, as recorded in Plat Book 155, Page 100, of the Public Records of Miami-Dade County, Florida.

DRAFT

EXHIBIT “B”

Legal Descriptions of 1250–1260 Brickell Bay Drive

1250 Brickell Bay Drive – Folio No. 01-0210-050-3210:

Lots 23 and 25 of AMENDED PLAT OF MIRADO COURT, according to the Plat thereof, as recorded in Plat Book 14, Page 44, of the Public Records of Miami-Dade County, Florida.

1260 Brickell Bay Drive – Folio No. 01-0210-050-4250:

Ten-foot strip marked “Private Alley” lying south of Lots A and B of Block 3, AMENDED PLAT OF HIBISCUS PLACE, according to the Plat thereof, as recorded in Plat Book 3, Page 110, of the Public Records of Miami-Dade County, Florida.

EXHIBIT "C"

Stormwater Resiliency Plan Study Area

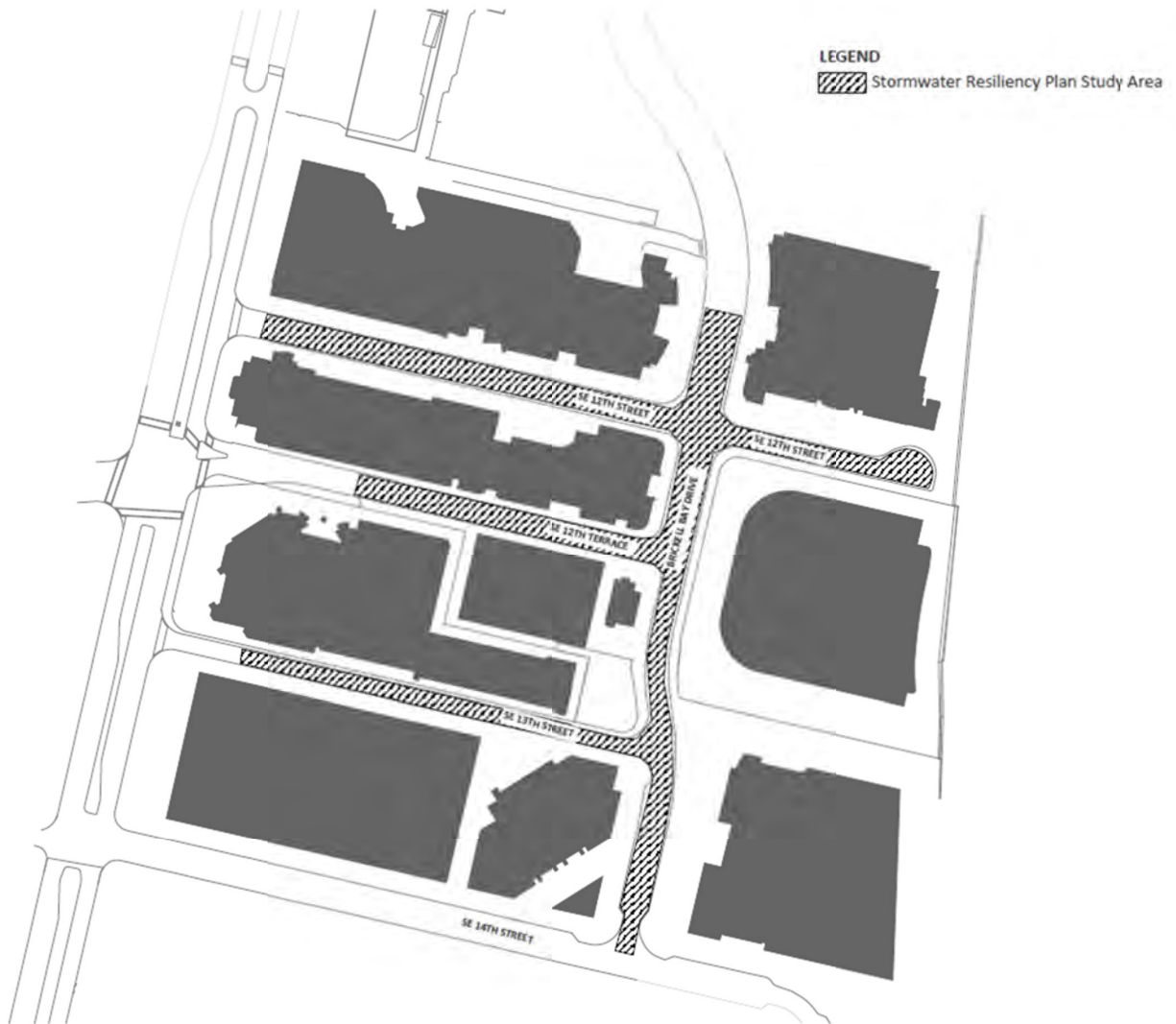
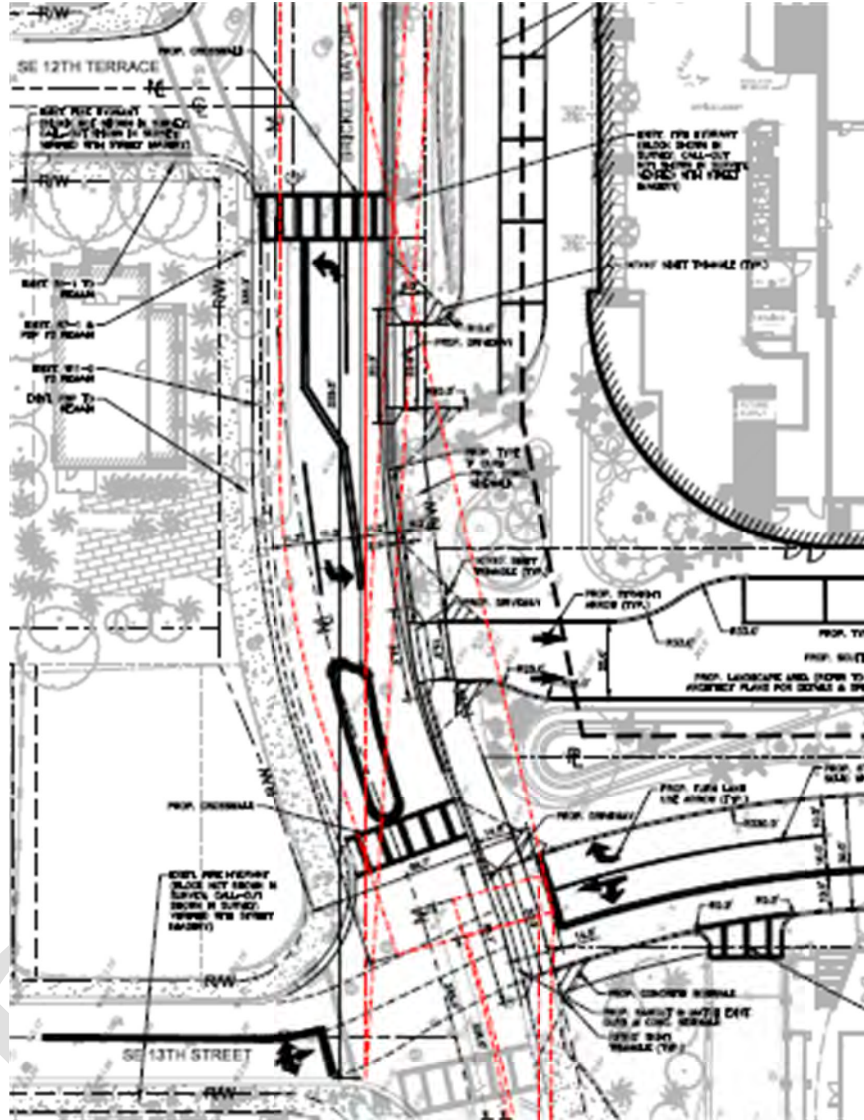


EXHIBIT "D"

Midblock Crosswalks



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

PH: Z24-272

October 23, 2025

Item No. 8C2

Recommendation Summary	
Commission District	3
Applicant	UBC Miami, LLC
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the Culmer Metrorail Station, and assign to it the permitted uses and development regulations applicable under Section 33C-3.3 and Section 33C-8 of the County Code for the “SMART Corridor Subzone of the Rapid Transit Zone (RTZ)”, and for non-Metrorail development around certain stations within the City of Miami. Additionally, the application seeks to waive the required screening of its parking garage that fronts along streets by a 20-foot-wide liner building of habitable space.
Location	1136 NW 8 Avenue and 1157 NW 11 Street Road, City of Miami, Miami-Dade County, Florida.
Property Size	±0.762 Acres
Existing Zoning	T6-8-O (Miami21)
Existing Land Use	Vacant land
2030-2040 CDMP Land Use Designation	Community Urban Center <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the urban center interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33C-15(D)(1) Procedures for approval and development standards, Section 33C-11(G)(1) Initial Review, Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

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

REQUESTS:

- (1) SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the “SMART Corridor Subzone of the Rapid Transit Zone”, the

applicable permitted uses and development regulations for the subzone in accordance with Section 33C-3.3 and Section 33C-8 of the County Code.

- (2) NON-USE VARIANCE of zoning regulations requiring multi-story parking garage structures be screened along the street frontage by a liner building of a minimum depth of 20 feet of habitable space; to waive same to permit no habitable space screening the proposed parking garage.

BACKGROUND AND ANALYSIS:

The approximately ±0.762 acre subject property, under folios 01-3135-019-2000, 01-3135-019-1990, 01-3135-019-2020, and 01-3135-019-2030, is located at 1136 NW 8 Avenue and 1157 NW 11 Street Road, within 250 feet of the Culmer Metrorail Station. The subject site, comprised of four (4)-lots, is currently vacant. Staff notes that the current conditions on the site do not provide any street front activation or connections to mass transit, and do not provide the highest levels of development density and intensity that is ideal for transit-oriented development. The other properties surrounding the subject site are zoned for urban development under the terms of City of Miami's zoning regulations.

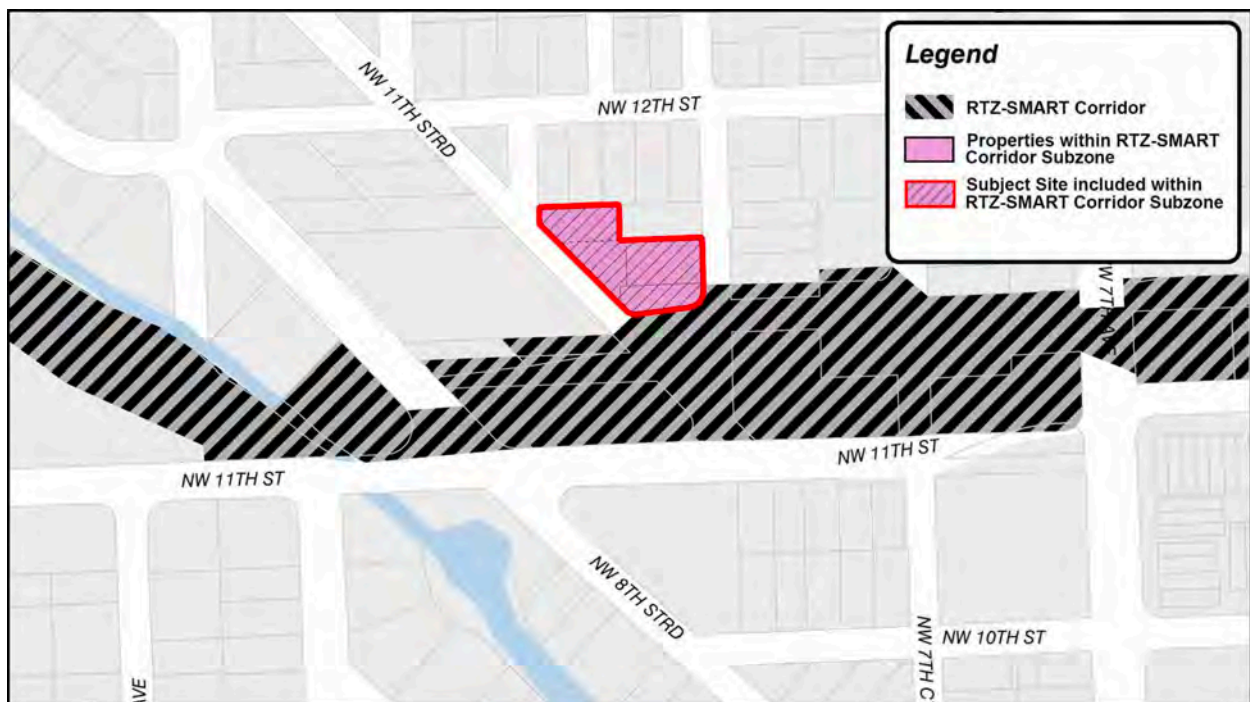


Figure 1

In April 20, 2021, the Board of County Commissioners (BCC) had adopted Ordinance No. 21-33 related to the Rapid Transit System- Development Zone (RTZ), codified in Section 33C of the County Code. Subsequently, on September 1, 2022, the Board adopted Ordinance No. 22-106, amending Section 33C of the Code, to include within the Rapid Transit Zone, all land areas that are located wholly or partially within one-half mile of each of the aforementioned SMART Plan Corridors (Smart Corridors). Subsequently, on October 1, 2024, the Board adopted Ordinance No. 24-109, related to the fixed-guideway Rapid Transit System-Development Zone; amending sections 33C-2 and 33C-3.3 of the Code; expanding the Smart Corridor Subzone of the Rapid

Transit Zone to encompass certain private properties within a quarter mile of the Culmer Metrorail Station; authorizing properties that are near a Metrorail Station governed by section 33C-8 to be developed pursuant to the development parameters set forth in section 33C-8. Ordinance No. 24-109 provided Exhibit 36 to include, among other things, the subject property, as shown in Figure 1 on the previous page. Staff notes that prior to its addition to the SMART Corridor Subzone of the Rapid Transit Zone, the subject property was under the City of Miami's zoning jurisdiction. Pursuant to section 33C-5(B), "*Until a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District.*" The SMART Corridor Subzone regulations under Section 33C-3.3 require a two-step development approval process. This first step, or "Initial Review", requires the Board to hold a public hearing and decide the application after the property has been added to the SMART Corridor Subzone of the Rapid Transit Zone. The second step, or "Final Review", consists of an administrative review by the Department of Regulatory and Economic Resources (RER) of a site plan for the subject property at a future point in time. As per the request, this application consists of the initial review of the subject property.

The County's RTZ primarily consists of properties located within and along the County's Rapid Transit System/Metrorail and Metromover Systems. Properties within the RTZ include the Metrorail Stations, the fixed-guideway path linking the Metrorail and Metromover Stations, the Stations' accessory facilities, and certain developable land. The Metromover Subzone of the RTZ was primarily expanded (pursuant to Ordinance No. 24-109) to include the private properties located at 1136 NW 8 Avenue and 1157 NW 11 Street Road. These developable parcels that are privately-owned property such as the subject site, as well as other parcels identified as located within the SMART Corridor Subzone, may be developed in accordance with the same standards applicable to other Community Urban Centers (CUC) in accordance with Chapter 33C of the County Code. Sections of Chapter 33C (Subsections 33C-3.3 for the SMART Corridor Subzone; and 33C-8(C) for non-Metrorail development around certain stations within the City of Miami), includes the standards for development of properties less in close proximity to the Culmer Metrorail Station with a variety of land uses, residential densities and building intensities consistent with and in conformance with the thresholds of the Miami-Dade County adopted Comprehensive Development Master Plan (CDMP) Urban Center text. Since 1996, the CDMP has provided that "all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the [CDMP's] Urban Center policies". Since the inception of the RTZ in 1978, the Board has gradually expanded its boundaries to accommodate additional transit-supportive development along the various RTZs. As provided in Section 33C-2 and Section 33C-5 (see addendum), jurisdiction over zoning and other development orders and development permits within the RTZ is vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary, and "[u]ntil a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District."

Staff research for similar approvals indicates that in July 17, 2025, pursuant to Resolution #Z-27-25, the Board of County Commissioners (BCC) approved the general development plans for a subject site (application #Z2024000147), located at 3191 SW 39 Avenue; 3160 SW 38 Court; 3898 Shipping Avenue and in close proximity to the to the Douglas Road Metrorail Station, as the "SMART Corridor Subzone of the Rapid Transit Zone (RTZ)", assigning to it the applicable permitted uses in accordance with Section 33C-3.3 and Section 33C-8 of the County Code.

Pursuant to Chapter 33C of the County Code, the subject property could potentially be developed with a wide variety of mix of uses including residential, commercial, institutional, retail, office, and other such uses intended to enhance and support the County's existing mass transit system, and to provide for transit-oriented development to promote ridership. Staff notes that the subject property is less than a five-minute walk from the Culmer Metrorail Station, and that the SMART Corridor Subzone designation would effectively allow the site to be easily accessible to the entire urban core of Miami and beyond via Metrorail. Additionally, the SMART Corridor Subzone designation would effectively allow the site for additional housing and business opportunities in this highly urbanized neighborhood in close proximity to transit, improve the pedestrian environment and promote walkability within that area providing convenient access for future residents to use the Metrorail.

The applicant has submitted general development plans depicting the anticipated massing and location of the proposed residential structures on the subject site and provide a potential concept plan for the development which would be further detailed through the Administrative Site Plan Review (ASPR) process filed under a separate application #Z2025000069. The applicant intends to develop the subject property with a 20-story high development consisting of ground floor commercial uses and a total of 142 multifamily units, including a certain percentage set-aside for Workforce Housing in accordance with the development standards. Specifically, pursuant to Section 33C-3.3(B)(4)(b), any proposed developments within the SMART Corridor Subzone of the Rapid Transect Zone, that have more than 4 proposed residential units shall provide a minimum of 12.5% of their units as workforce housing units. As such, staff notes that the applicant has voluntarily proffered a Declaration of Restrictions that, among other things, requires that the applicant commits to set aside 12.5% of the proposed dwelling units (18-units) as for-sale housing to households whose annual income is up to one hundred forty percent (140%) (“WHU”) of the Area Median Income of Miami Dade County.



Figure 2

Based on the submitted letter of intent and general development plans, the applicant intends to redevelop the ±0.762-acre site with a 20-story high mixed-use building, with a total of 142 residential units, ±700 sq. ft. of ground floor commercial space, ±4,025 sq. ft. of open space. The proposed development shall also provide for 163 parking spaces within a six-story structured parking garage, and would have an ingress/egress point of direct vehicular and pedestrian access to the proposed development from NW 11 Street Road. The accompanying master plan generally

depicts a preliminary general development program for the subject parcel and includes site plans; floor plans; building elevations; landscape plans; lot coverage and open space diagrams; aerials; and renderings for the proposed mixed-use development at the subject site (see Figure 2 above). Attached Exhibit A consists of the subject property's general development plan depicting the location of the proposed uses and provides a potential concept plan for the subject property which would be further detailed through the "final review" or, the Administrative Site Plan Review (ASPR) process filed separately under Application number Z2025000069.

The SMART Corridor Subzone, found under Section 33C-3.3 of Chapter 33C, provides the permitted uses, development standards, regulatory framework, site plan review standards, and procedures for zoning approvals; revises requirements pertaining to workforce housing units; amends procedures for other subzones and non-Metrorail development areas based on the new standard procedures. Additionally, properties within the SMART Corridor Subzone will be subject to similar development standards applicable to other Community Urban Centers (CUC), and may be developed in accordance with the development parameters set forth in subsection 33C-8(C). As such, the proposed development has been designed in accordance with the CUC designation; more specifically, the project has been designed pursuant to those development parameters set forth in subsection 33C-8(C), and with participation in the County's Workforce Housing Program (Article XIIA of the County Code). The regulatory framework adopted by this Board for these Metropolitan Urban Centers calls for mixed-use development, with a maximum residential density of 250 units/per acre and a maximum height determined by that allowed by the Miami International Airport zoning regulations. Said regulations are consistent with the County's designation of the area as the County's "Community Urban Center" on the Comprehensive Development Master Plan (CDMP) - Land Use Plan Map, the CDMP's urban center policies, and related interpretative text (see addendum). Pursuant to Section 33C-3.3(C)(1)(c) of the County Code, instances where the underlying land use designation allows for greater density, that greater density shall govern. The underlying City of Miami land use designation for this site allows a density of 150 du/ac. The CDMP's urban center policies further provide for mixed-use development at a minimum floor-area ratio greater than 1.5 in the core and not less than 0.5 in the edge, and a 25% density bonus above the listed maximum urban center densities for residential rapid transit developments being designed for and having registered for certification for a Gold certification rating from LEED. Staff notes that the proposed mixed-use building with a total of 142 multifamily units, and a floor area ratio of +/-10.98 would be within the density, massing and floor area ratio threshold that would be allowed under aforementioned regulations. Staff notes that the proposed development complies with all the development standards and general requirements set forth in Section 33C-3.3(D) regarding density, setbacks, heights of buildings, FAR, open space, lot coverage, and landscaping. As designed, would be within the density, massing and floor area ratio threshold that would be allowed under the aforementioned SMART Corridor RTZ Subzone regulations, would be similar in scale to the surrounding area, will produce a development that will be compatible with the neighborhood, is consistent with, and complements the overall development trend in the area. Since it is the goal of this application to include the ±0.762-acre subject property within the SMART Corridor Subzone and to assign permitted uses and development regulations, **staff finds the request for a special exception consistent with the CDMP, and recommends approval with conditions of request #1 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses.**

Staff opines that pertaining to the subject property (see Figure 2), approval of this application would enable the development/redevelopment of the subject parcel in a manner that is **compatible** with that of other development in the balance of the SMART Corridor Subzone and the surrounding properties that are in close proximity to the Culmer Metrorail Station. Staff notes

that approval of the request would also authorize for the site all of the applicable permitted uses identified under Section 33C-8(C)(1) and additional permitted uses under Section 33C-3.3(B), subject to the development standards set forth in Section 33C-8(C) (see Addendum).

Staff notes that both the Traffic Engineering Division (TED) as well as the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) have indicated no objection to the application subject to conditions as specified in their combined memorandum. Staff also notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application pursuant to standard conditions, and indicate in their memorandum that the application lies within the urban infill area and in a municipality where traffic concurrency does not apply, but that the application will generate 48 PM peak hour vehicle trips. Further, memoranda submitted by other departments reviewing the application, including the Division of Environmental Resources Management (DERM) of the RER, the Office of Historic Preservation (OHP) of the RER, the Miami-Dade Sheriff's Office (MDSO), the Miami-Dade Fire Rescue Department (MDFRD), the Miami-Dade Parks Recreation and Open Spaces (MDPROS) Department, Water and Sewer Department (WASD), and the Miami-Dade Department of Solid Waste Management (DSWM), as well as Miami-Dade County Public Schools, do not indicate that any potential impacts would preclude development in accordance with the SMART Corridor Subzone regulations but note that a final determination of traffic, environmental, or other impacts on County resources, will be determined during the Final Review process for specific development approvals.

In order to effectuate proposed mixed-use development on the subject site, the applicant also seeks approval of an ancillary non-use variance that is otherwise required under the *Development Parameters* set forth in SMART Corridor RTZ subsection 33C-8(C)(7) *Parking*, which, among other things, requires screening of its parking garage that fronts along streets by a 20-foot-wide liner building of habitable space. When request #2, wherein the applicant seeks to waive the requirement that multi-story parking garage structures be screened along the street frontage by a liner building of a minimum depth of 20 feet of habitable space; and have no habitable space screening the proposed parking garage (request #2), is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff is supportive of the aforementioned request and opines that the approval of the request with conditions would be **compatible** with the neighborhood, would not affect the appearance of the community, would not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance in the surrounding area.

Staff notes that the ground floor is activated by habitable spaces in the form of commercial/retail space, lobby and other amenities, however, the next 6 floors that consist of the parking garage above the ground floor do not have habitable spaces as liner screening the parking garage facades. Staff acknowledges that providing a liner habitable space of a minimum depth of 20' on a site that is shallow and irregularly shaped would have a significant impact on the configuration of and amount of parking, and may render a functioning structured parking garage impossible. Staff notes that in lieu of an active liner of habitable space screening the parking garage facade from the 2nd to the 7th floor, the applicant is proposing unique architectural features along the entire facade that makes up the parking structure on the proposed building, and which effectively achieve the same goal as a habitable liner and mitigate any negative visual impacts associated with a parking garage use along the building's façade. Staff opines that although the parking garage component of the proposed development will not meet the aforementioned zoning regulation requiring multi-story parking garage structures be screened along their street frontages by a liner building of a minimum depth of 20 feet of habitable space, the variance request has

been adequately mitigated in its façade treatment, ample landscaping, glazing, and unique architectural features and is minimally intrusive when taking into consideration the overall scale and massing of the proposed development. As such, staff opines that approval of this request will not create a significant visual impact on the surrounding properties and would be **compatible** with same.

Therefore, staff opines that approval with conditions of the request will not create a significant visual impact on the surrounding areas, nor based on memoranda from the reviewing departments, would the aforementioned variance be intrusive to the surrounding area. As such, staff opines that approval with conditions of the request will maintain the *basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community* and that the requested non-use variances for the proposed mixed-use development would be **compatible** with the surrounding area and would not be detrimental to same. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted general development plans indicate one (1)-ingress/egress point of direct vehicular and pedestrian access provided along NW 11 Street Road to facilitate the flow of traffic for the proposed multi-family residential development. Parking and driveways are internal to the site, with the parking provided as structured parking within the proposed development. The proposed mixed-use development provides for a total of 163 parking garage spaces and complies with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

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

CONDITIONS:

1. That the final site plan must conform to the general development plans dated stamped received 2/12/2025 as approved pursuant to this Special Exception.
2. That the applicant shall execute a Declaration of Restrictions pursuant to Section 33-193.13 along with the required Workforce Housing Agreement pursuant to Section 33-193.14 in legally sufficient and recordable form, prior to the issuance of the building permit and consistent with all requirements in the code as may be amended.
3. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resources Management of the Department (DERM) of Regulatory and Economic Resources as contained in their memorandum.
4. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade Aviation Department (MDAD) as indicated in their memorandum.

5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in their memorandum.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Office of Historic Preservation (OHP) as indicated in their memorandum.
7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as indicated in their memorandum.
8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) and the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) as indicated in their combined memorandum.

ES:JB:SS



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

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

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

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

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in **Urban Centers** may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. **Residential** uses may be required in areas of the County and along **rapid transit lines** where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

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	<p>Parking. Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.</p> <p>Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.</p> <p>Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 30%;">Average Floor Area Ratios (FAR)</th> <th style="width: 30%;">Max. Densities /Gross Acre</th> </tr> </thead> <tbody> <tr> <td>Regional Activity Centers</td> <td>greater than 4.0 in the core not less than 2.0 in the edge</td> <td style="text-align: center;">500</td> </tr> <tr> <td>Metropolitan Urban Centers</td> <td>greater than 3.0 in the core not less than 0.75 in the edge</td> <td style="text-align: center;">250</td> </tr> <tr> <td>Community Urban Centers</td> <td>greater than 1.5 in the core not less than 0.5 in the edge</td> <td style="text-align: center;">125</td> </tr> </tbody> </table> <p>In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.</p> <p>As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use design requirements of this section and Policy LU-7F.</p>		Average Floor Area Ratios (FAR)	Max. Densities /Gross Acre	Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500	Metropolitan Urban Centers	greater than 3.0 in the core not less than 0.75 in the edge	250	Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125
	Average Floor Area Ratios (FAR)	Max. Densities /Gross Acre											
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Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125											
Policy LU-4A (Page. I-11)	When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.												
Objective LU-7 (Page. I-13)	Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that's promote the use of transit services.												

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

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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33C-2 Rapid Transit Zone</p>	<p>(A) <i>Definition- The “Rapid Transit Zone” consists of all land area, including surface, subsurface, and appurtenant airspace, heretofore or hereafter designated by the Board of County Commissioners as necessary for the construction of the fixed-guideway portion of the Stage 1 Rapid Transit System, including all station sites, parking areas and yard and maintenance shop facilities.</i></p> <p>(B) <i>Designation of land included- The Board of County Commissioners hereby designates all land areas (including surface, subsurface, and appurtenant airspace) shown on Exhibits 1 through 16, bearing the following effective dates: Exhibit 1, July 31, 1998, Exhibits 2 through 9 and Exhibits 11 through 16, July 13, 1979 and Exhibit 10, May 26, 1983, certified by the Clerk of the Board as a portion of this chapter, incorporated hereby by reference, and transmitted to the custody of the Department of Planning and Zoning, as the Rapid Transit Zone for the Stage 1 Fixed-Guideway Rapid Transit System. The Director of the Department of Planning and Zoning shall submit to each affected municipality an official map or maps designating the Rapid Transit Zone which may from time to time be altered, enlarged, added to, amended or deleted by ordinance, after a public hearing within each municipality affected.</i></p> <p>(C) Jurisdiction of County- <i>Jurisdiction for purposes of building and zoning approvals (including, but not limited to, site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, district boundary changes, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments), water and sewer installations, compliance with environmental regulations, street maintenance (including sidewalks where applicable) and utility regulation, all of which relate to the uses specifically delineated in subsection (D) below, shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary. Where a municipality continues to provide other services to a property in the Rapid Transit Zone, the municipality shall be responsible for ensuring that all matters relating to enforcement of land use, zoning, or building code requirements that may arise in the course of providing municipal services are referred to the County's Building Official, and the municipality shall coordinate with the County to ensure that affected property owners and tenants are also informed as to these jurisdictional matters.</i></p> <p>(D) <i>Permitted land uses- The following land uses are permitted within the Rapid Transit Zone and no others:</i></p> <ol style="list-style-type: none">(1) <i>Fixed guideways for the Rapid Transit System.</i>(2) <i>Stations for the Rapid Transit System, including such uses as passenger platforms and waiting areas, ticket and information booths, restrooms, utility rooms, in-station advertising displays, stairs, elevators, walkways, concessions, vending machines, and other service-related businesses offering goods and services for sale to passengers, and other similar uses as are necessary for or ancillary to the proper functioning of a rapid transit station.</i>(3) <i>Parking lots and parking structures.</i>(4) <i>Bus stops and shelters.</i>(5) <i>Streets and sidewalks.</i>(6) <i>Maintenance facilities for the Rapid Transit System, including yard and shops, and associated tracks and facilities.</i>
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	<p>(7) Landscaping.</p> <p>(8) Bikeways, parks, community gardening, playgrounds, power substations and other uses necessary for the construction, operation and maintenance of the Rapid Transit System.</p> <p>(9) (a) Such other uses, including commercial, office and residential uses, as may be appropriate to and compatible with the operation of the Rapid Transit System and the convenience of the ridership thereof.</p> <p>(b) Subzones; development regulations, standards and criteria. In the unincorporated areas of the Rapid Transit Zone, subzones shall be created by separate ordinances which shall become part of this chapter. Said ordinances shall identify the boundaries of the individual subzones and shall establish development regulations and site plan review standards and criteria for those land uses permitted pursuant to subsection (9)(a) herein and approved pursuant to subsection (9)(c) herein.</p> <p>(c) Requests for approval of development of those land uses permitted pursuant to subsection (9)(a) herein within a subzone created pursuant to subsection (9)(b) herein shall be made by filing an application in accordance with the provisions of Section 33-304. Said application shall be considered a special exception for site plan approval to be considered and acted upon directly by the Board of County Commissioners pursuant to the criteria established in Section 33-311(d) and the provisions of the applicable subzone.</p> <p>E) Effect on existing land uses. All land areas included by this section within the Rapid Transit Zone upon which uses other than those specified in subsection (D) of this section were authorized or permitted prior to October 27, 1978 may be used as follows:</p> <p>(1) Existing structures. All existing buildings or structures and all uses for which building permits have already been issued prior to the effective date of this article and which have complied with the applicable provisions of the South Florida Building Code, may be continued or constructed in accordance with the approved plans and specifications therefore. Alterations, improvements, or expansions of existing structures shall be subject to the provisions of paragraph (2) hereof.</p> <p>(2) All other lands. No applications for site or plan approvals and/or building permits shall be issued for new facilities within the Rapid Transit Zone except in the following circumstances:</p> <p>(a) The estimated construction costs does not exceed ten thousand dollars (\$10,000.00) in any consecutive two-year period; or</p> <p>(b) The Miami-Dade Transit Agency certifies that approval of the application will not have an adverse impact upon a material element of the Stage I System. The Miami-Dade Transit Agency shall, with respect to any application for which certification is refused, provide a detailed written explanation supporting the refusal to certify and specifying the corrective actions, if any, which would lead to certification. The decision of the Agency may be appealed to the Board of County Commissioners within thirty (30) days from the date of the written explanation by filing a notice of appeal with the Clerk of the Board of County Commissioners. The Board of County Commissioners, after giving public notice as required by Chapter 33 of the Code, shall hear the appeal and either affirm, deny or modify the decision of the Agency. Appeals from the Board of County Commissioners' action shall be in accordance with Section 33-316 of this Code.</p>
<p>Section 33C-5 Rapid Transit Zone ("RTZ") District</p>	<p>(B) Existing zoning designations; administrative site plan review required. Until a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District.</p>

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UBC Miami, LLC
PH: Z24-272

<p>Section 33C-3.3.- SMART Corridor Subzone.</p>	<p>(A) <i>Applicability in the incorporated and unincorporated areas. Except as provided below, in Section 33C-4, or elsewhere in this chapter, lands within the RTZ District and outside of the RTCsAs and RTCBPA shall be assigned to the SMART Corridor Subzone and shall be governed by this subsection.</i></p> <p>(1) <i>Exclusions. Notwithstanding any other provision to the contrary, the following shall not be included within the SMART Corridor Subzone; the Director shall be responsible for interpreting the applicability of these exclusions to any particular parcel, subject to review of administrative interpretations pursuant to Section 33-314:</i></p> <ul style="list-style-type: none">(a) <i>Lands assigned to a different subzone in this chapter.</i>(b) <i>Lands included within an urban center or urban area district pursuant to Chapter 33.</i>(c) <i>Lands that are zoned for, or developed with, single-family or two-family residences and that are not part of a mixed-use development.</i>(d) <i>Airport properties, except those constituting the Miami Intermodal Center as shown on Exhibit 25 to subsection <u>33C-2(B)</u>. Airport properties excluded from this subzone shall be governed by Article XXXVII of <u>Chapter 33</u> and not this chapter.</i>(e) <i>PortMiami, or the "Port of Miami," which is the geographic area located within the CDMP's designated Regional Urban Center, commencing at the northeast intersection of Biscayne Boulevard and Port Boulevard, thence east along the north side of Port Boulevard to the perimeter of the Port of Miami, thence north/northeasterly, south/southeasterly, west/northwesterly, and northeast along said perimeter to Port Boulevard (encompassing the entirety of the Port of Miami lands, formerly Dodge, Lummus, and Sam's Islands), thence west along the south side of Port Boulevard to the eastern side of Biscayne Boulevard, thence north along the eastern side of Biscayne Boulevard to the point of beginning. The full legal description of the PortMiami boundaries is on file with the Department and with PortMiami's administrative office.</i>(f) <i>Those portions of the City of Miami Urban Core, as defined in <u>Section 33-84</u>, that are east of I-95.</i>(g) <i>Fisher Island.</i>(h) <i>Properties within the North Corridor, other than County-owned properties, outside of the Miami Gardens RTZ Boundaries shown on Exhibit 26.</i> <p>(2) <i>Applicability to municipalities.</i></p> <ul style="list-style-type: none">(a) <i>For lands within the SMART Corridor Subzone, municipalities shall only be subject to the requirements set forth in this subsection (2).</i>(i) <i>Except as provided in this section and Section 33C-5, and notwithstanding <u>Section 33C-2</u> regarding County jurisdiction, for properties within the SMART Corridor Subzone that are located within a municipality, the applicable municipality shall continue to exercise jurisdiction over regulatory decisions, as that term is defined in subsection <u>33C-2(C)(1)</u>, water and sewer installations, street maintenance, and utility regulation, to the extent it otherwise exercises jurisdiction over those functions.</i>(ii) <i>Municipalities shall retain jurisdiction over signage within their respective boundaries, subject to the minimum standards set forth in Article VI of <u>Chapter 33</u>.</i>(b) <i>Each municipality shall, by ordinance, adopt its own zoning districts, its own enumeration of permitted uses and uses allowable after public hearing, and its own development standards satisfying the minimum floor-area ratio requirements of this section. Such ordinance may include, without limitation: protection of existing single-family neighborhoods from encroachment by incompatible development; exclusion of existing single-family or two-family neighborhoods from the Rapid Transit Zone; protection of individual properties and districts designated as historic, subject to the minimum standards set forth in <u>Chapter</u></i>
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ZONING RECOMMENDATION ADDENDUM

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	<p><u>16A</u>; and requirements that buildings meet LEED or other green building standards that promote ecological and resource-efficient construction or operations.</p> <p>(c) Each municipality shall, by ordinance, adopt its own procedures for review and approval of zoning applications, including district boundary changes, special exceptions, unusual uses, and variances, or their municipal equivalents.</p> <p>(d) Minimum floor-area ratio requirement. Notwithstanding any provision to the contrary, municipal zoning districts and development standards for all new development and redevelopment within urban centers and rapid transit activity corridors, as defined below and as applicable, shall provide at least the minimum floor area ratio specified within the applicable floor area ranges provided in subsection (C), except where such minimums would result in:</p> <p>(i) Incompatible development encroaching into, or being established adjacent to or abutting, existing single-family or two-family neighborhoods; or</p> <p>(ii) Existing single-family or two-family neighborhoods being required to redevelop; or</p> <p>(iii) Development that is contrary to the requirements of a municipal historic preservation ordinance or <u>Chapter 16A</u>, as applicable, for a property or district that has been designated as historic pursuant to such historic preservation regulation.</p> <p>(e) Time to comply.</p> <p>(i) For the North Corridor, as shown on Exhibits 26 and 32, the affected municipalities shall have until July 31, 2023, within which to adopt standards and procedures pursuant to this section or demonstrate that their existing standards or procedures comply with the minimum standards of this section.</p> <p>(ii) All other municipalities that exercise jurisdiction over real properties that are located wholly or partially within one-half mile of each of the SMART Plan Corridors identified on Exhibit 32, or within one mile of the East-West Corridor identified on Exhibit 32, shall have until July 31, 2024, within which to adopt standards and procedures as required by this section or demonstrate that their existing standards or procedures comply with the minimum standards of this section.</p> <p>(iii) Each municipality shall submit its adopted development standards and procedures for properties within the Rapid Transit Zone to the County Mayor or County Mayor's designee within 30 days of adoption.</p> <p>(f) Adoption of municipal SMART Plan Corridor zoning maps. The Board may, by resolution, designate for inclusion within the Rapid Transit Zone, as set forth in subsection <u>33C-2(B)</u>, a municipal map of lands that will be subject to the minimum floor-area ratio requirements of this section, which map has been adopted by municipal ordinance.</p> <p>(B) Additional permitted uses. The following categories of additional uses shall be permitted in the SMART Corridor Subzone, either alone or in horizontal or vertical mixed-use developments, as defined in <u>Section 33-1</u>. Except where otherwise specified herein, uses shall be as defined in <u>Section 33-284.83(B)</u>.</p> <p>(1) Accommodation uses.</p> <p>(2) General retail/personal service establishments.</p> <p>(3) Professional business offices.</p> <p>(4) Residential uses.</p> <p>(a) Residential uses include group residential homes subject to requirements for the MC category and rooming houses subject to subsection <u>33-208(6)</u>.</p> <p>(b) All developments with more than 4 residential units shall provide a minimum of 12.5 percent of their units as workforce housing units on the site of the proposed development.</p>
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	<p>(c) Workforce housing units above the minimum requirements of this section shall be entitled to such bonuses as are provided in the CDMP for "Density Bonus Programs for Affordable/Workforce Housing."</p> <p>(5) Entertainment uses, except adult entertainment. (6) Food/beverage establishments. (7) Rental car facilities. (8) Commercial parking garages and surface parking lots. (9) Institutional or governmental uses, including civic uses, colleges, universities, trade schools, child-care facilities, religious facilities, and schools (K-12). (10) Health care services, except hospitals. (11) Public and private parks and open spaces. (12) Industrial uses as permitted in Section 33-259, subject to the following requirements:</p> <p style="padding-left: 40px;">(a) Prior to being added to the RTZ District, the property on which an industrial use is proposed was designated on the land use plan or zoned for industrial uses; and (b) The proposed industrial use is mixed with one or more other allowed uses, either in vertical or horizontal mixed-use developments.</p> <p>(13) Other similar uses, as determined by the Director.</p> <p>(C) Density, intensity, and building height. The County's CDMP provides different policies for development density and intensity for different areas within the SMART Corridor Subzone. Properties that are within the radius of a CDMP-designated urban center shall be governed by the CDMP policies for urban centers. Properties that are located outside of a CDMP-designated urban center shall be governed by the CDMP's policies for mixed-use development. Figure 1 graphically depicts the relationship between these areas. In accordance with those policies, the maximum density as measured by dwelling units per acre, maximum and minimum intensity as measured by floor-area ratio (FAR), and maximum building height shall be as set forth in the CDMP provisions.</p>
<p>Section 33C-8.- Rapid transit zone district regulations for non-Metrorail development around certain stations within the City of Miami.</p>	<p>(A) Purpose and intent. The purpose of these development standards is to provide guidelines governing the use, site design, building mass, parking, and circulation for all non-Metrorail Station development in the Rapid Transit Zone within the City of Miami around the Allapattah, Civic Center, Culmer, Vizcaya, Coconut Grove, and Douglas Road Metrorail Stations, with the intent of fulfilling the goals, objectives and policies of the County's Comprehensive Development Master Plan urban center text.</p> <p>(C) Development Parameters. The following parameters shall apply to Rapid Transit Zone Station development provided such uses are compatible with transit uses and operations as determined by DTPW:</p> <p>(3) Floor Area Ratio (F.A.R.). The floor area ratio for Rapid Transit Zone station development shall be as follows:</p> <p style="padding-left: 40px;">(a) Community Urban Centers (Civic Center Station; Coconut Grove Station; Culmer Station; the undeveloped portion of Douglas Road Station) shall have a minimum F.A.R. of 1.5.</p> <p>(4) Density. The maximum densities for Rapid Transit Zone station development shall be as follows:</p> <p style="padding-left: 40px;">(a) Metropolitan Urban Centers: 250 units per net acre. (b) Community Urban Centers: 125 units per net acre. A 25% density bonus above the listed maximum urban center densities is permitted for residential rapid transit developments being designed for and having registered for certification for a Gold certification rating from LEED (Leadership in Energy and Environmental Design) or a similar organization accredited by the U.S. Green Building Council (USGBC). Residential developments being designed and having registered for certification for a Silver Certification rating from LEED or a similar organization</p>

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	<p>accredited by the U.S. Green Building Council (USGBC) are permitted a density bonus of 12.5% above the listed maximum urban center densities.</p> <p>(5) <i>Building Heights.</i> The maximum building heights for all Rapid Transit Zone station development shall be as follows:</p> <p>(a) <i>Metropolitan Urban Centers:</i> 25 stories (maximum — 7 stories pedestal, 13 stories tower, 5 stories penthouse)</p> <p>(b) <i>Community Urban Centers:</i> 15 stories (maximum — 5 stories pedestal, 8 stories tower, 2 stories penthouse)</p> <p>(c) <i>The maximum building height for the Coconut Grove station shall be 250 feet provided the development is designed and has registered for certification for a Silver Certification rating from LEED or a similar organization accredited by the U.S. Green Building Council (USGBC).</i></p> <p><i>All rapid transit development having been designed and having registered for a certification rating from LEED or a similar organization accredited by the USGBC is permitted an increase in the number of allowable stories as follows:</i></p> <p>(a) <i>Metropolitan Urban Centers:</i> a total of 30 stories (maximum — 8 stories pedestal, 16 stories tower, 6 stories penthouse) with Silver Certification; 40 stories (maximum — 11 stories pedestal, 22 stories tower, 7 stories penthouse) with Gold Certification</p> <p>(b) <i>Community Urban Centers:</i> a total of 20 stories (maximum — 6 stories pedestal, 11 stories tower, 3 stories penthouse) with Silver Certification; 25 stories (maximum — 7 stories pedestal, 13 stories tower, 5 stories penthouse) with Gold Certification.</p> <p><i>Each story shall have a maximum height of 16 feet, as measured from floor to floor, except that a single story may have a maximum height of 30 feet, provided no mezzanine area exceeds 10% of the floor area of that story. Any height above 16 feet shall count as an additional story.</i></p>
<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</p>	<p>Special exceptions (for all applications other than public charter schools), unusual and new uses. 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.</p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p>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.</p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

UBC MIAMI, LLC

1136 NW 8 AVE
1157 NW 11 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2024000272

DATE

HEARING NUMBER

FOLIO: 01-3135-019-2000/01-3135-019-2020/01-3135-019-1990/01-3135-019-2030

REVIEW DTE OF CURRENT ENFORCEMENT HISTORY:

August 26, 2025

NEIGHBORHOOD REGULATIONS OPEN:

Folio No.s: 01-3135-019-2000/01-3135-019-2020/01-3135-019-1990/01-3135-019-2030

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 01-3135-019-2000/01-3135-019-2020/01-3135-019-1990/01-3135-019-2030

There are no open or closed cases in BSS.

VIOLATOR:

UBC MIAMI, LLC


OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: July 4, 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: Z2024000272-4th Review
UBC Miami, LLC
1136 NW 8th Avenue
Special Exception for a general development plan pursuant to section 33C-3.1(B)(3) and NUV to permit ground floor to be developed without habitable liner, including parking garage for a multifamily development with workforce housing units.
(RTZ Subzone) (0.76 acres)
35-51-41

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

Potable Water Supply and Wastewater Disposal

According to DERM records, public water and sanitary sewers are currently abutting the subject property. Pursuant to the Code the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

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

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof. Said covenant is recorded under Miami-Dade County Official Records: Book 34768 Page 1320.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida

Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

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

Conditions of Approval: None

Water Control Review

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 25-year, 6-hour storm event per section 24-42.8(4)(c)(i)(3) of the Code.

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

A tree disposition plan entitled "1136 NW 8 AVE" prepared by Walk Landscape + Urban Design and dated as received by Miami-Dade County on June 25, 2025, shows the proposed removal of several specimen trees; however, DERM staff has determined that the removal of the specimen trees is allowable pursuant to section 24-49.2(II) of the Code. DERM has no objection to this application provided that the applicant obtains a tree permit and that all conditions of the tree permit are adhered to once it is issued.

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

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

Conditions of Approval: Issuance of a tree removal permit in compliance with section 24-49.2 of the Code.

DERM Enforcement History Review

The subject property has no open and one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources


Memorandum



Date: May 27, 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 - Culmer Station - RTZ
Application No. Z2024000272 (Revision No.1) - Pre-App. Z24P-181, Previous
Zoning Z25-069

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

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

Application Name: Culmer Station – RTZ

Location: The proposed project is located on approximately 0.76 gross acres at 1136 NW 8th Avenue with Folio Nos.01-3135-019-2000, 01-3135-019-1990, 01-3135-019-2020 and 01-3135-019-2030, within the Culmer Metrorail Station Community Urban Center (CMSCUC), in the City of Miami.

Proposed Development: The applicant is requesting a Special Exception application for a general development plan pursuant to Section 33C 3.1(B)(3) and a non-use variance of Section 33C-8(C)(6) of the Code in order to develop the property with 142 Apartment units (High Density) and 700 Commercial space.

The estimated total water demand for the proposed project will be 19,240 gallons per day (gpd).

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

Per WASD's Letter of Availability (LOA) No. 2025 - 2505, issued on March 10, 2025, this project is considered a high density development and a 12-inch water main is required to fully abut the property on at least one side, per WASD's Rules & Regulations, and this requirement has not been met.

Therefore, the developer may connect to a 12-inch water main (E-30258D00A-2) in NW 8th Avenue near the northeast corner of the property and extend a 12-inch water main southerly in NW 8th Avenue to NW 11th Street RD, (to fully-abut the property), and interconnect to a 6-inch water main (E-7709-1) at that location.

AND: Cut, Plug, and Abandon the old water main along the proposed water main to comply with WASD, DERM, and the Public Works Department.

AND: If the proposed development requires or proposes FIRE hydrant(s)/ FIRE line(s)/ water service(s) in NW 11th Street RD., then continue the afore said proposed 12-inch water main westerly/ northwesterly in NW 11th Street RD. to a point as required to provide service(s).

AND Important: The 2nd point of connection would require further extension of the proposed 12-inch water main in NW 11th Street RD, then northwesterly in NW 11th Street RD to NW 8th Court, and interconnect to an 8-inch water main (E- 10586-1) at that location.

AND: Cut, Plug, and Abandon the old 2-inch water main (E-519-1) along the proposed water main to comply with WASD, DERM, and the Public Works Department.

Any public water main extension within the property shall be 12-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection. Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.

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

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

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1,

2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

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

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

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

Per said LOA, the old, 1926 City of Miami sewer as-built No. ES-4202-1 shows multiple sewer laterals in NW 8th Avenue for the subject property. In addition, the old, 1919 City of Miami sewer as-builts No. ES-4240-1 and No. ES-4241-1 show multiple sewer laterals in NW 11th Street RD, for the subject property. WASD requires the sewer connection(s) to comply with current WASD standards & specifications, like CUTTING AND CAPPING UNUSED EXISTING SEWER LATERALS, and like installing a WASD clean-out for WASD's sewer lateral(s). Please refer to WASD's Standards & Specifications and procedures.

The subject property is currently being served by WASD. If this development requires or proposes a new connection, then connect to any of the abutting gravity sewer mains: A 10-inch gravity sewer in NW 8th Avenue and/or a 12-inch gravity sewer in NW 11th Street RD (Sewer As-built Record Nos. ES-4202-1, ES-4240-1, and ES-4241-1 dated 1926 and 1919).

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.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 1. The projected sanitary sewer flows from this development will increase the Nominal Average Pump Operating Time (NAPOT) of said P.S. from 6.14 hrs. to 6.14 hrs. Currently, PS No. 1 is in OK Moratorium Code Status and Unconditional Allocation is Allowed.

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

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders,

judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

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

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

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

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

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


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

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

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

Memorandum



Date: September 18, 2025
To: Eric Silva, AICP, Assistant Director
Regulatory and Economic Resource Department
From:  Raul A. Pino, PLS, Division Chief
Regulatory and Economic Resource Department
Subject: DIC 24-272
Name: UBC Miami, LLC
Section 35 Township 53 South Range 41 East

I. PROJECT LOCATION:

The property is located at 1136 NW 8 Avenue.

II. APPLICATION REQUEST:

This application is proposing to develop a 20-story project consisting of 142 multi-family residential units, including 18 workforce Housing Units includes a total of 263,880 square feet of floor area, 700 square feet of commercial area, 4,025 square feet of open space, a gym amenity, and a 163 space parking garage.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site from east to west is provided by NW 11 Street Road and from north to south is provided by NW 8 Avenue.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

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

48 PM Peak Hour trips are generated by the proposed development of 142 multifamily units and 1,320 square feet of retail use.

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

Notes: PM =Post Meridiem

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

B. Cardinal Distribution

North	33 %	East	15 %
South	19 %	West	33 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F-1146 located on NW 12 Avenue north of NW 21 Street, has a maximum LOS "E+50" of 4,560 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,625 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1146** with its PHP and assigned vehicles is at LOS "D". The 16 vehicle trips generated by this development when combined with the 1,625 and those previously approved through Development Orders, 0, equal 1,641 and will cause this segment to remain at LOS "D" whose range is from 1,311 to 2,920.

Station F-5005 located on NW 7 Avenue south of NW 21 Street, has a maximum LOS "E+50" of 4,560 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,876 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5005** with its PHP and assigned vehicles is at LOS "D". The 8 vehicle trips generated by this development when combined with the 1,876 and those previously approved through Development Orders, 0, equal 1,884 and will cause this segment to remain at LOS "D" whose range is from 1,311 to 2,920.

Station F-5003 located on NW 7 Avenue north of NW 6 Street, has a maximum LOS "E+50" of 4,560 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,585 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5003** with its PHP and assigned vehicles is at LOS "D". The 9 vehicle trips generated by this development when combined with the 1,585 and those previously approved through Development Orders, 0, equal 1,594 and will cause this segment to remain at LOS "D" whose range is from 1,311 to 2,920.

Station F-5012 located on NW 12 Avenue north of Flager Street, has a maximum LOS "E+50" of 4,560 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2,076 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5012** with its PHP and assigned vehicles is at LOS "D". The 8 vehicle trips generated by this development when combined with the 2,076 and those previously approved through Development Orders, 0, equal 2,084 and will cause this segment to remain at LOS "D" whose range is from 1,311 to 2,920.

Station 9350 located on NW 10 Street east of NW 7 Avenue, has a maximum LOS "E+20" of 1,969 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 235 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9350** with its PHP and assigned vehicles is at LOS "C". The 7 vehicle trips generated by this development when combined with the 235 and those previously approved through Development Orders, 0, equal 242 and will cause this segment to remain at LOS "C" whose range is up to 707.

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

VII. SITE PLAN CRITIQUE:

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 8 thru 20, Block 12, Plat Book 2, Page 13. A Unity of Title approved by the Platting and Traffic Review Section will be required.

VIII. STANDARD CONDITIONS:

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

Memorandum



Date: May 22, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000272

The Miami-Dade Fire Rescue Department has **no objection** to request for special exception approval for the RTZ General Development Plan uploaded in "EnerGov" on 5/23/2025. Note this projection is situated within the City of Miami Fire Department's response area. Therefore, kindly coordinate fire department access and apparatus set-up site requirements with their Fire Prevention Division. For your reference and convenience, the main number to their Fire Prevention Division is 305-416-1600.

Please note that the address and/or the floor plan orientation may need to be updated. 1136 NW 8 Ave is the listed address however the plans and the primary/main frontage appear to be off of NW 11 Street Road. Per City of Miami Fire Department's requirements, the building address must match the proper main and functional frontage/entrance of the building.

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

Memorandum



Date: June 2, 2025

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

From: Francisco Arbelaez, AICP, LEED Green Associate
Principal Planner – Transportation Planning and Policy Division
Department of Transportation and Public Works (DTPW)

Subject: Review of DTPW Project No. Z2024000272
UBC Miami, LLC
DTPW Project No. OSP173

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

PROJECT LOCATION:

The property is located at 1136 NW 8th Avenue, Miami, FL, 33136, Miami, Florida, Miami-Dade County, Florida.

CONDITIONS/RECOMMENDATIONS:

I. Infrastructure Planning Division:

A. Conditions

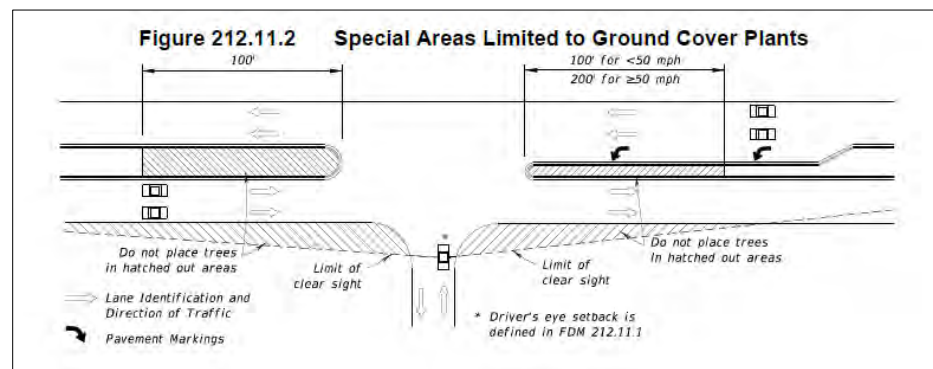
1. The Applicant shall ensure that the sidewalk along NW 8th Avenue and NW 11th Street Rd. be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impede public access to the existing bus stop.
2. The applicant shall provide pedestrian circulation plans and a traffic study that, includes:
 - a. The applicant shall provide a well-lit, enhanced crosswalk across NW 11th Street Rd. to clearly delineate where pedestrians should be and connect to the Culmer Metrorail station, subject to the review of TED.
 - b. It is also recommended that the applicant table this part of the street so that it is a more pleasant pedestrian experience for the neighborhood. This will promote walkability to the bus stops and train stations mentioned in the Project Description section of this Memo.
 - c. Applicant is recommended to reach out to DTPW to discuss the possibility of making the connection from the proposed building to the existing Metrorail station a more pedestrian friendly experience.

3. Due to the proposed density of the project, the applicant shall provide dedicated spaces for the addition of bicycle and micro-mobility device parking near the entrances to the residential building.
 - a. Wave-style bicycle racks are discouraged. DTPW recommends the use of inverted-u style bicycle racks.
4. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all existing transit options are provided.

II. Traffic Engineering Division

A. Conditions

1. This development is approved for the construction of a 20-story building consisting of 142 multi-family residential units, including 18 Workforce Housing Units. Access to the on-site parking garage ramp is provided via two connected, two-way driveways along NW 11th Street Road, which also serve the loading area. The project is located directly across from the Culmer Metrorail Station and does not include any gates or valet services. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. Installation of a midblock pedestrian crosswalk along NW 11th Street Road to provide a clear and safe connection between the development, the Culmer Metrorail Station, and the Mpath. The design shall include advanced warning signs with supplemental panels ahead of the crossing, along with adequate lighting levels. Crosswalk illumination must comply with the requirements outlined in FDM Sections 222 and 223.
3. Delivery and loading vehicles shall be able to maneuver into and out of the on-site loading area without causing conflicts or obstructing traffic on NW 11th Street.
4. According to the latest FDOT FDM manual Section 212.11.6, trees may not be placed within the hatched-out areas of the sight triangles, as illustrated in the figure below.



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

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

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

RODRIGUEZ, IVAN M

From: RODRIGUEZ, IVAN M
Sent: Monday, July 14, 2025 1:50 PM
To: diazc@gtlaw.com
Cc: Simon, Nathaly; Garcia, Jeannette C.; Concurrency Management; 'Angleton, Kathryn'; Shedd, Ryan; HERRERA, ANA I; Connally, Ronald (RER); Stillings, Noel (RER)
Subject: School Concurrency Determination for UBC Miami LLC (Z2024000272) SP0125041700213
Attachments: UBC Miami LLC (Z2024000272) SP0125041700213.pdf

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, attached please find the School District's Concurrency Determination. As you will note, the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have been met at the three school levels and, as such, capacity has been reserved for a one-year period, under Master Concurrency Number MA0125041700213 (This application is under Miami-Dade County RTZ SMART Corridor Subzone).

The reservation term for this Site Plan will expire on June 11, 2026. Concurrency reservation may be extended for additional one-year periods, provided: 1) Miami-Dade County confirms the application is still valid; 2) you request an extension at least 120 days prior to the expiration date, via email address concurrency@dadeschools.net; and 3) the total reservation period does not exceed six years from the original effective date of this certificate.

Failure to request an extension at least 120 days prior to the expiration date will result in revocation of the reservation, and a new application must be submitted. Extensions will be granted, upon payment of the corresponding review fee and acknowledgement from the local government. The reservation period may not exceed the term of the development approval issued by Miami-Dade County.

Should you have any questions, please feel free to contact us 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 School Concurrency Determination

MDCPS Application Number: **SP0125041700213** Local Government (LG): **Miami**
 Date Application Received: **4/17/2025 2:07:10 PM** LG Application Number: **Z2024000272**
 Type of Application: **Site Plan** Sub Type: **Redevelopment**

Applicant's Name: **UBC Miami LLC (Z2024000272)**
 Address/Location: **1136 NE 8 AVE**
 Master Folio Number: **0131350192000**
 Additional Folio Number(s): **0131350191990, 0131350192030, 0131350192020,**

PROPOSED # OF UNITS: **142**
 SINGLE-FAMILY DETACHED UNITS: **0**
 SINGLE-FAMILY ATTACHED UNITS: **0**
 MULTIFAMILY UNITS: **142**

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
1441	PAUL LAURENCE DUNBAR K-8 CENTER (ELEM COMP)	-34	12	0	NO	Current CSA
1441	PAUL LAURENCE DUNBAR K-8 CENTER (ELEM COMP)	0	12	0	NO	Current CSA Five Year Plan
1442	PAUL LAURENCE DUNBAR K-8 CENTER (MID COMP)	0	5	0	NO	Current CSA
1442	PAUL LAURENCE DUNBAR K-8 CENTER (MID COMP)	0	5	0	NO	Current CSA Five Year Plan
6361	JOSE DE DIEGO MIDDLE	0	5	0	NO	Current CSA
6361	JOSE DE DIEGO MIDDLE	-37	5	0	NO	Current CSA Five Year Plan
7791	BOOKER T WASHINGTON SENIOR	0	6	0	NO	Current CSA
7791	BOOKER T WASHINGTON SENIOR	0	6	0	NO	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS

801	CITRUS GROVE K-8 CENTER (ELEM COMP)	125	12	12	YES	Adjacent CSA
6011	GEORGIA JONES-AYERS MIDDLE	333	5	5	YES	Adjacent CSA
7301	MIAMI EDISON SENIOR	588	6	6	YES	Adjacent CSA

*An Impact reduction of **33.68%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number: **MA0125041700213** Total Number of Units: **142**
 Issue Date: **6/11/2025 8:00:10 PM** Expiration Date: **6/11/2026 8:00:10 PM**
 Capacity Reserved: **Elementary: 12 / Middle: 5 / Senior: 6**

MDCPS Administrator

MDCPS Authorized Signature

Date: August 6th, 2025

Memorandum



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

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

Subject: Z2024000272 - Culmer Station RTZ Version 3 (Associated Applications: Z2024P00181).
Based on revised plans submitted on May 23, 2025.

Applicant Name: Mario Garcia-Serra / Bobby Behar on behalf of UBC Miami, LLC.

Project Location: The applicant site is located on ±0.55- located at 1136 NW 8 Avenue, across the street from the Culmer Metrorail Station, in City of Miami (Folios: 01-3135-019-2000, 01-3135-019-1990, 01-3135-019-2020, and 01-3135-019-2030). The subject property is part of the RTZ SMART Corridor Subzone.

Proposed Development: The applicant seeks a zoning application review for a Special Exception application for a general development plan pursuant to Section 33C-3.1(B)(3) to develop the property in accordance with the standards applicable to other County Urban Centers. The Applicant is proposing to develop a 20-story project consisting of 142 multi-family residential units (the "Project"), including 18 Workforce Housing Units ("WHU") pursuant to Section 33C-8(C)(1)(b) of the Code. The Project includes a total of 263,880 square feet of floor area, 700 square feet of commercial area, 4,025 square feet of open space, a gym amenity, and a 163-space parking garage.

The Project proposes to promote pedestrian and cyclist-friendly community that reduces the number of cars contributing to ongoing traffic congestion in the area, while providing convenient transit access to other areas of the County.

Additional requests:

- A non-use variance of Section 33C-8(C)(6) of the Code to permit the ground floor to be developed without a habitable liner along the entire building, including the parking garage.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 2 are shown on the attached map in Figure 1.

The development will be within 0.5 mile from the Miami-Dade County proposed Miami River Greenway, and Overtown Greenway. The Overtown Greenway is an envisioned greenway that will improve access to the Biscayne Bay and the Miami River and assist in the revitalization of Miami's historic Overtown neighborhood. While the proposed Miami River Greenway, will transform 21.1-miles, with non-motorized, multi-use greenway along the historic Miami River which will connect to the existing Snake Creek Trail and Krome Path

County-owned local parks that are within three miles of the subject application are described below in Table A.

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
OLINDA PARK	2101 NW 51 ST	COMMUNITY PARK	6.40	LOCAL
MARVA Y BANNERMAN PARK	4830 NW 24 AVE	COMMUNITY PARK	3.92	LOCAL
MELROSE PARK	3050 NW 35 ST	NEIGHBORHOOD PARK	3.40	LOCAL

Impact and Demand: The applicant site is located within the City of Miami and therefore the County's Level of Service Standards do not apply. There are several parks larger than 5-acres within the 3-mile radius from the application area including, Bicentennial Park, Charles Hadley Park, Grapeland Heights Park, Curtis Park Sport Complex, Moore Park, Margaret Pace Park, E.G. Sewell Park, Theodore Gibson Park Recreation, Juan Pablo Duarte Park, Shenandoah Park/Pool, Fern Isle Park, Town Park, Lummus Park, and Roberto Clemente Park.

Please coordinate with the City of Miami's Park Department for provision of recreation open space and bicycle parking spaces to meet the local park level of service needs.

Additional Impacts on Public Facilities and Services: While the proposed development is located within the Miami-Dade County's RTZ SMART Corridor Subzone, this particular development has no impact on Miami-Dade County's park facilities, and therefore PROS has no additional considerations for community benefit. **Contact the Department of Transportation and Public Works (DTPW) to further understand their requirements for Community Benefit as it pertains to impacts on Culmer Metrorail Station and its facilities.**

Recommendations: PROS recognizes the comments incorporated into this zoning application, offers the following recommendations and requests for additional information regarding this project:

- **PROS recommends the applicant coordinate with DTPW to provide safe access from the development to the Culmer Metrorail Station.**
- Provide a Site Plan Circulation Plan to show how the applicant is proposing safe pedestrian circulation systems per Sec. 33C-3.1(C)(5), including (c) Provisions for first and last mile connections to transit, including micromobility or bicycle facilities, rental, or parking.
- PROS recommends that the applicant considers design elements that encourage usage and connectivity between the project, its commercial use, the surrounding neighborhood and the Culmer Metrorail Station. Identify the total number of bicycle parking provided and identify all the proposed elements that would be included in the facility. PROS recommends elements such as bicycle repair stations, covered bike racks by the commercial use entrance, water fountain, etc. **PROS requests that the applicant coordinates a meeting with the Department to explore this recommendation further.**
- Indicate on plans the recreational amenity elements and private open space elements that are being proposed. PROS recommends the applicant to incorporate various common space and open space types, varying from active to passive recreational spaces for the residents of the 142 dwelling units, to promote sustainable communities, and the health and wellness of residents per Miami-Dade County OSMP, Objective ROS-8 from Miami-Dade County Recreation & Open Space Element, and as suggested in the Miami-Dade County's Urban Design Manual, Volume I, page 28-31.
- Please consider providing street trees as mature as feasible upon installation along N.W. 8th Avenue, N.W. 11th Street and N.W. 11th Street Road, to offer immediate shade, aid in mitigation of the urban heat island effect, to promote sustainable communities, and the health and wellness of residents per Miami-Dade County OSMP, Objective ROS-8 from Miami-Dade County Recreation & Open Space Element, and as suggested in the Miami-Dade County's Urban Design Manual, Volume I, page 28-31.
- Replace palms with shade trees as feasible to mitigate major heat gain from sun exposure. Palms provide shade when clustered, they are best used in areas that require little or no shading. This is indicated in Miami-Dade County's Urban Design Manual, Volume I, page 69.

These recommendations are based on the following policies and objectives of the Recreation and Open Space, Land Use Element and Community Health and Design Element of the Comprehensive Development Master Plan (CDMP):

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

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

ROS-3B The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade

Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

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

Policy LU-7B *It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to pedestrian, bicycle and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians or bicyclists, pedestrian and bicycle accommodations shall include, as appropriate, continuous sidewalks to the transit station, cross walks and pedestrian signals, bicycle lanes/paths, bicycle parking facilities, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian/bicycle paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians and bicyclists.*

Objective CHD-1 *Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.*

Policy CHD-1A *Miami-Dade County shall create a network of sidewalks, trails, accessible parks and recreation facilities that establishes a pedestrian-friendly and bicyclist-friendly environment, which encourages physical activity and links destinations, such as restaurants, shops, workplaces and neighborhood-based retail to each other and residential areas.*

Policy CHD-1C *Design and develop neighborhoods that provide a comfortable and safe environment conducive for programs that integrate physical activity in the daily lives of children and adults.*

Policy CHD-1F *Adopt and implement by 2014 high-quality streetscape design standards and façade treatments to reflect the character of the community to attract pedestrian activity.*


Objective CHD-2 *Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.*

Policy CHD-2B *Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, improve air quality, and support an outdoor environment that is suitable for safe physical activity.*

Policy CHD-3A *Design and develop neighborhoods that can facilitate children walking safely to Miami-Dade County Schools.*

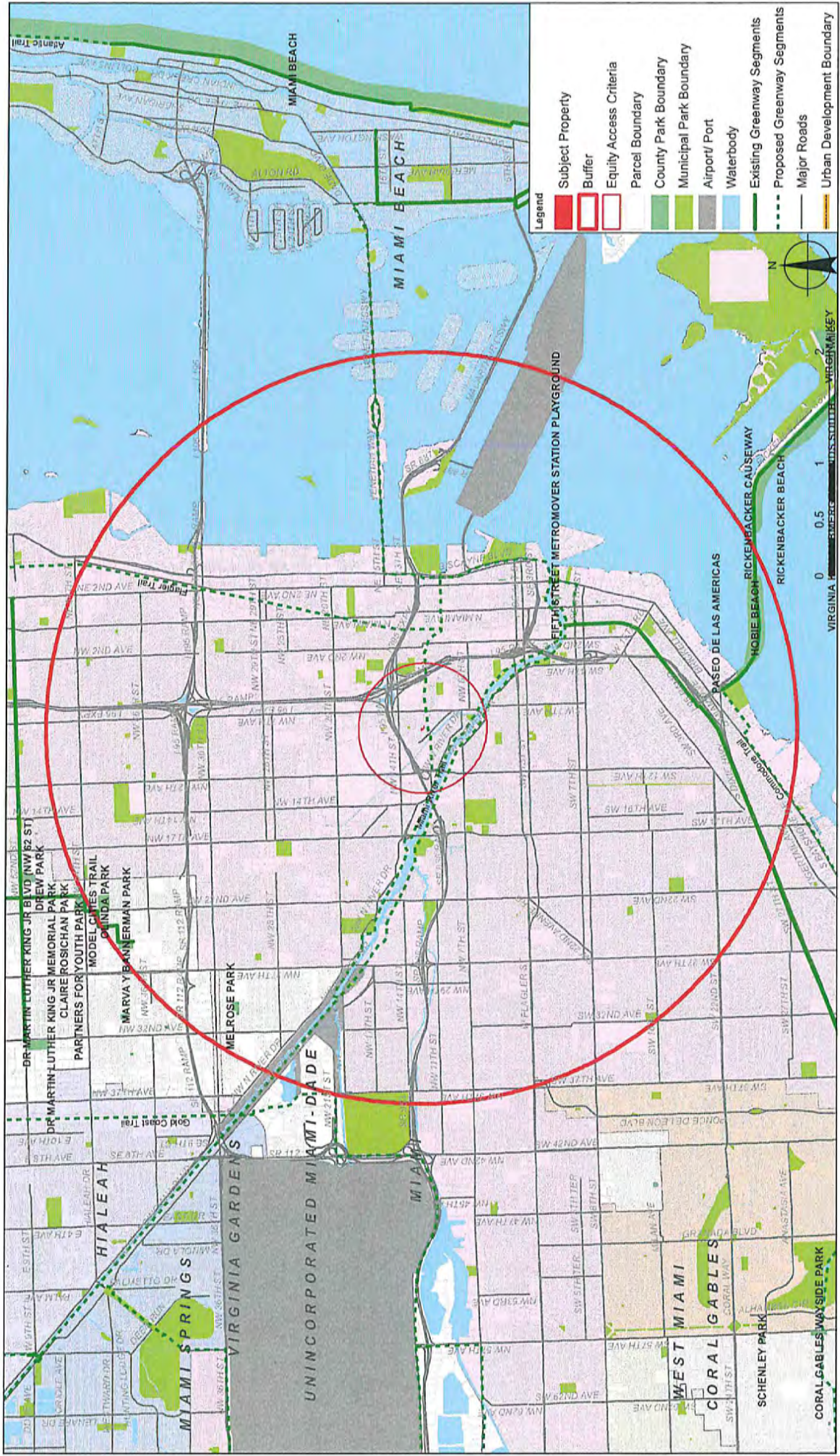
Based on our findings and recommendations described herein, **PROS has no objection to this application.** Once the information above has been provided, PROS will offer further review

Should you have any questions, or if you need any additional information or clarification on this review, please contact Irene Cambeyro Gonzalez, Park Planner 2, by email at irene.cambeyrogonzalez@miamidade.gov

AZ: rk icg 

Attachment

**FIGURE 1: Z2024P00181 - CULMER STATION - RTZ
 MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**



Memorandum



Date: August 21, 2025

To: Eric Silva, Assistant Director
RER Development Services

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

Subject: DIC Z24-272
UBC Miami, LLC
MDAD DN-25-02-4606

J.R.

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has performed a cursory review of DIC Application Z24-272. The applicant, UBC Miami, LLC, seeks a Special Exception for a proposed RTZ development of a 20-story project consisting of 142 multi-family residential units, including 18 Workforce Housing Units. The .76-acre property is located at 1136 NW 8th Avenue in Miami-Dade County and is further identified as Folio Nos. 01-3135-019-2000, 01-3135-019-1990, 01-3135-019-2020, and 01-3135-019-2030.

Please be advised that an MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure reaching or exceeding 200 feet Above Ground Level (AGL). **As such, the applicant is required to receive an MDAD-issued Airspace / Land Use Letter of Determination prior to administrative site plan review.** In addition, an MDAD-issued Permissible Crane Height Determination is required for any construction crane reaching or exceeding 200 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed at: https://www.miami-airport.com/facilities_development.asp. The checklist explains the airspace review process and requirements.

In accordance with Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and / or permanent structure reaching or exceeding 200 feet AGL. The applicant must e-file FAA Form 7460-1 which is available on the FAA's Website (<https://oeaaa.faa.gov>). **Please note, FAA determinations are a pre-requisite for MDAD-issued determinations. It can take the FAA up to 4 months to issue determinations.**

This determination does not constitute MDAD approval or disapproval of the physical development or use involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and the safety of persons and property on the ground based on the information provided and the representations made by the applicant's attorney and representatives. Any proposed structure(s) and uses are required to comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning.

AR/rb


C: J. Ramos
James Byers, RER

Miami-Dade Sheriff's Office
Memorandum



Date: August 28, 2025

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

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

Subject: Review – Zoning Application – Case: No. Z2024000272
UBC Miami, LLC.

APPLICATION:

The applicant, UBC Miami, LLC., is requesting to develop a 20-story building consisting of 142 multi-family residential units. The .76-acre property is located at 1136 NW 8 Avenue in incorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The project is in the City of Miami and serviced by the Miami Police Department, located at 400 NW 2nd Avenue, Miami, FL 33128.

APPLICATION REVIEW:

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject zoning application. MDSO has no objection to this zoning application based on the information provided, but reserves the right to reassess its determination upon the production of additional information. A review of the application and supporting documents was conducted to assess potential impacts on MDSO resources, particularly in relation to proposed zoning modifications. This application is requesting to develop a 20-story building consisting of 142 multi-family residential units.

Current data on police staffing, population, and crime/calls-for-service trends were analyzed to evaluate any anticipated changes. As this development falls outside of MDSO's jurisdiction, our Agency does not anticipate any impact on its resources and has no further comments regarding the proposed zoning modifications.

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

RCS/jhb

Memorandum



Date: 08/26/2025

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

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

Achaya Kelapanda

Subject: 1136 NW 8th Avenue (Z2024-000272)

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

Application: The applicant, UBC Miami, LLC is requesting firstly a Special Exception application for a general development plan pursuant to Section 33C 3.1(B)(3) and secondly, a non-use variance of Section 33C-8(C)(6) of the Code to permit the ground floor to be developed without a habitable liner along the entire building, including the parking garage. The Applicant is proposing to develop a 20-story project consisting of 142 multi-family residential units (the "Project"), including 18 Workforce Housing Units ("WHU") pursuant to Section 33C-8(C)(1)(b) of the Code.

Size: The subject property is approximately .76 gross acres in size.

Location: The property is located at 1136 NW 8th Avenue, in unincorporated Miami-Dade County.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida), a Class III landfill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2023, which is valid through September 30, 2024, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There is a Solid Waste Transfer Station (Central) within about .7 miles of the subject property.

2. Garbage and Trash Collection Services

Should the referenced request be approved, and the anticipated development subsequently constructed, it would most likely meet the definition of a "multi-family establishment". Per the Code, the following is required of multi-family establishments located in unincorporated Miami-Dade County: "Every commercial and multi-family residential establishment shall utilize the solid

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

Should any units developed as a part of this project be similar to a townhome, villa or rowhouse (and which are then more likely meet the definition of "residential unit" as provided in the Code) will receive waste collection service from the DSWM, in a manner best suited to the layout and configuration of the development.

3. Recycling

Section 15-2.2b of the Code states that the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation. Applicants are required to incorporate adequate space in their building plans to accommodate the recycling program (i.e., somewhere for residents to store recycling containers).

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

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

As previously noted, should any units developed as a part of this project be similar to a townhome, villa, or rowhouse (and which are then more likely to meet the definition of "residential unit" as provided in the Code), they may also receive recycling collection service from the DSWM.

4. Recycling and Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste and recycling be adequate before a building permit may be issued. Site plans must address location, accessibility, number, and adequacy of solid waste and recyclable materials collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste and recyclable materials are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

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

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

All alleyways designed with utilities, including waste collection, provided at the rear of the property, should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.) that would interrupt or preclude waste collection. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of these roads. Failure to maintain any private roads used to provide solid waste collection services in adequate condition may, with provision of advance notice, result in removal of waste collection services provided by the DSWM.

Memorandum



Date: April 15, 2025
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources
From: Jeff Ransom, Historic Preservation Specialist
Department of Regulatory and Economic Resources
Subject: Lower DIC Review Z2024-000272 UBC Miami, LLC.

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

Miami-Dade County has planning, zoning, and permitting jurisdiction for these sites through County Codes 33C-2 and 33C-15. This includes historic preservation jurisdiction. Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The application area is located within an area evaluated as having high probability for archaeological significance.

Condition for Approval:

The OHP shall require a Certificate to Dig (CTD) permit for a phase I archaeological survey of the project area and a report submitted for review by OHP staff prior to commencement of construction work. Additionally, all initial ground disturbing construction work shall be monitored by an archaeological consultant who shall submit an archaeological monitoring report to the OHP within 30 days of the completed work. Additional archaeological investigations may be required if significant archaeological features or deposits are identified. If unmarked human remains are encountered, the guidelines of State Statute 872.05, Florida's Unmarked Human Burial Law, shall apply. All ground disturbing work in the area of the discovery shall cease and the State and County Archaeologists notified.

For any questions and to obtain a CTD permit, please contact Jeff Ransom at (305) 375-3412 or via email at jeff.ransom@miamidade.gov.

Memorandum



Date: August 27, 2025

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

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

Subject: Zoning Application Comments
Application No.: Z2024000272
Applicant: UBC Miami, LLC
Location: 1136 NW 8 Ave
Folio No(s): 01-3135-019-2000, 01-3135-019-1990, 01-3135-019-2020,
01-3135-019-2030

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

This is not an Infill Housing Program property.

For assistance with HCD programs, please contact the following:

- Workforce Housing Agreements/Rental Regulatory Agreements/Compliance: Phyllis Tynes - (786) 469-4167 or Phyllis.TynesSaunders@miamidade.gov
- Contribution-in-lieu fee requests and Acknowledgment of Payment: Shawn Topps - (786) 469-2209 or Shawn.Topps@miamidade.gov
- Impact fee waiver requests: Leyani Sosa/Mayra Diaz - (786) 469-2185 or Leyani.Sosa@miamidade.gov or Mayra.Diaz2@miamidade.gov

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000272

Section: 35 Township: 53 Range: 41
 Applicant: UBC Miami, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

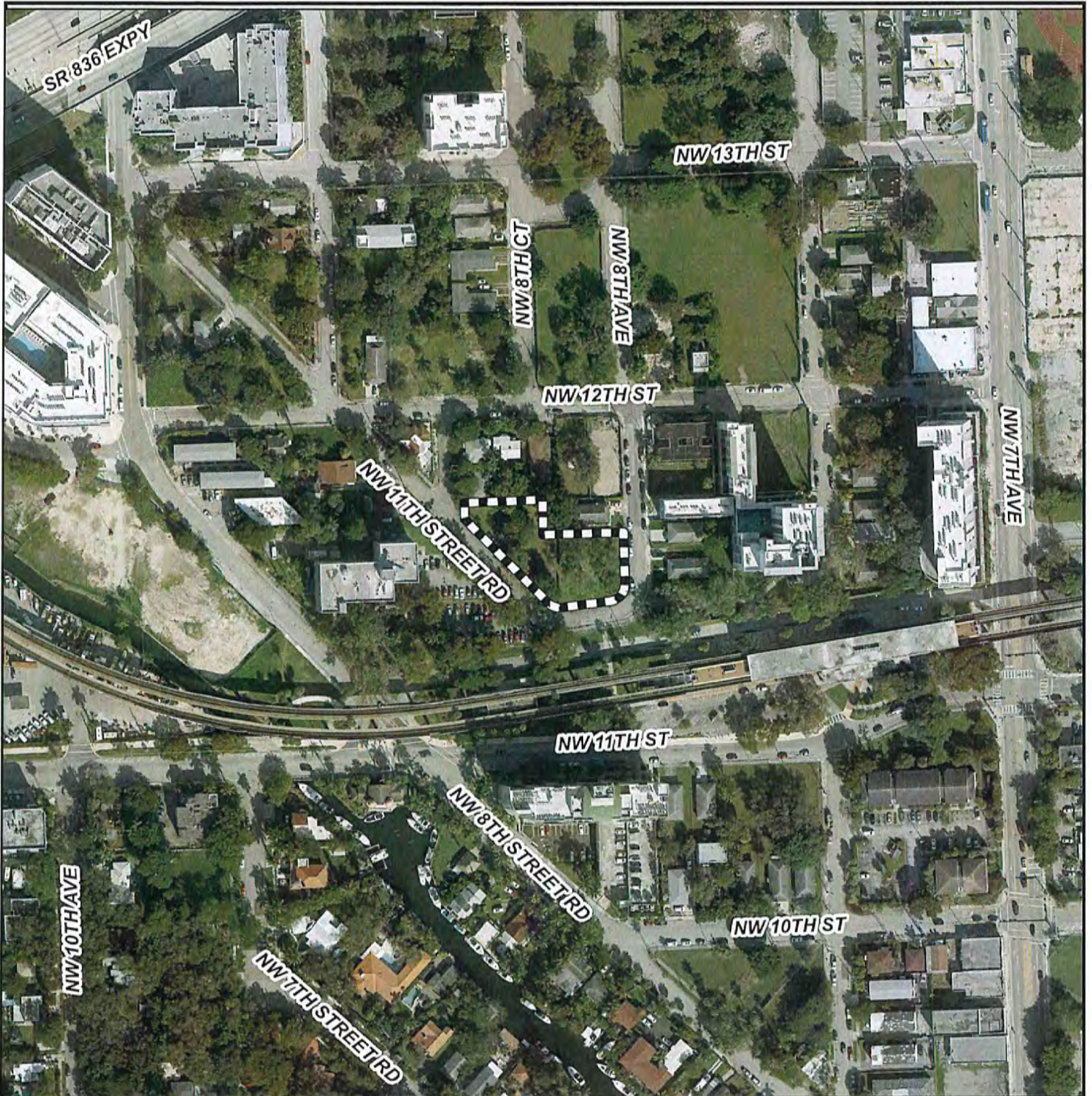
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-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Thursday, February 13, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000272

Legend
 Subject Property



Section: 35 Township: 53 Range: 41
 Applicant: UBC Miami, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, February 13, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Section: 35 Township: 53 Range: 41
 Applicant: UBC Miami, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000272
 RADIUS: 2640

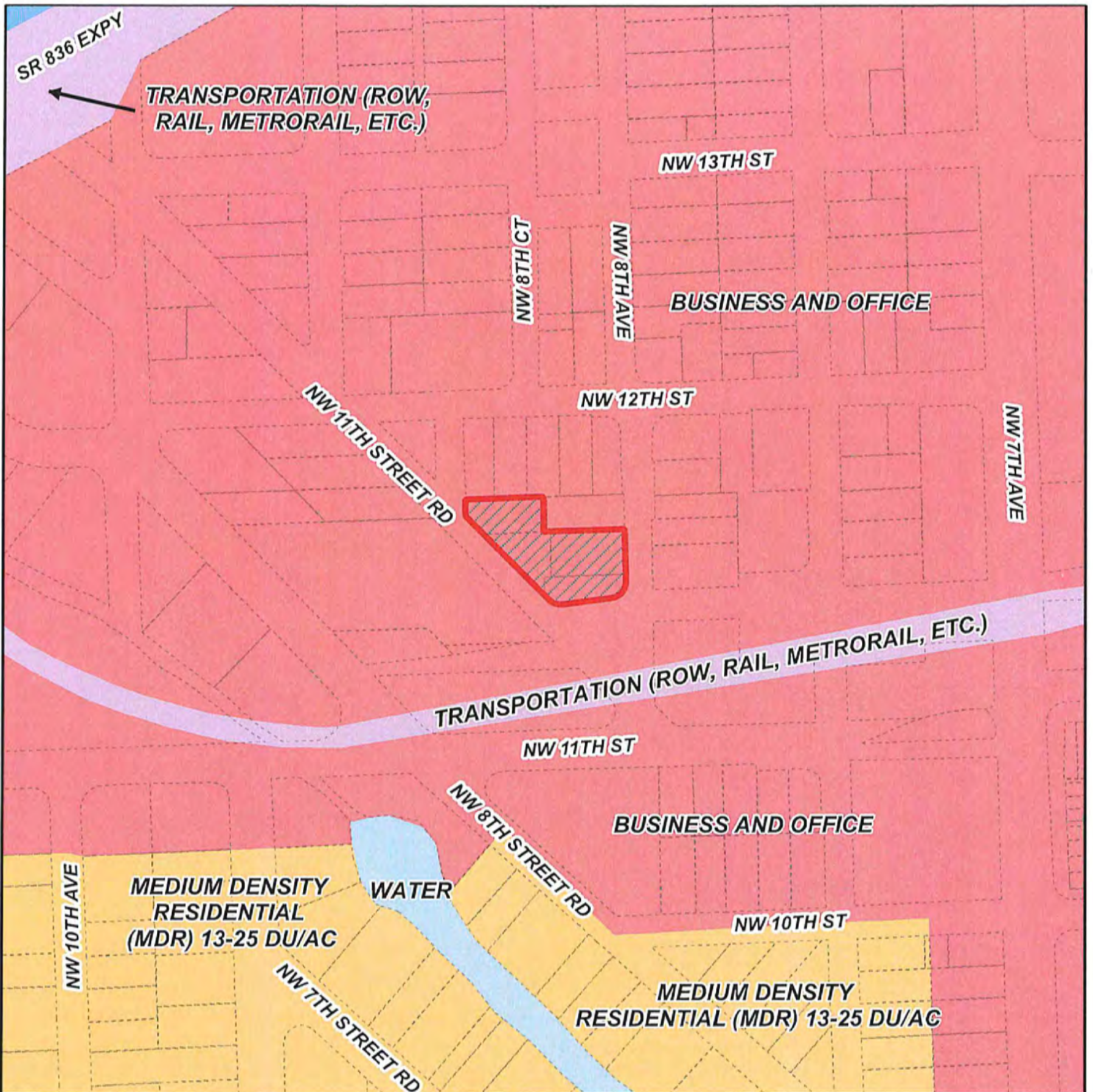
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, February 13, 2025

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2024000272

Section: 35 Township: 53 Range: 41
 Applicant: UBC Miami, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend



 Subject Property Case



SKETCH CREATED ON: Thursday, February 13, 2025

REVISION	DATE	BY



-  BUS STATION
-  CULMER METROPOLITAN STATION
-  SITE

LOCATION MAP

SCALE: NTS

CULMER STATION - RTZ
 1130 NW 8TH AVE.
 MIAMI, FLORIDA 33136

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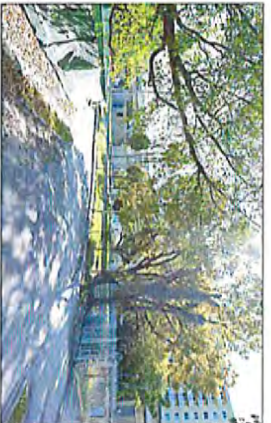
BEAR FONT
 Digitally signed
 by Robert
 Behar
 DN: cn=Robert
 Behar, o=BEHAR
 FONT PARTNERS,
 ou=BEHAR FONT
 PARTNERS, email=robert@bfpa.com

BEHAR - FONT
 ARCHITECTS
 1130 NW 8TH AVE.
 MIAMI, FLORIDA 33136
 TEL: 305.575.1130
 WWW.BEHARFONT.COM

DATE: 11/08/2024
 PROJECT NO: 24071
 DRAWING NAME:
 SHEET NO:
CP-1.0.1

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: 224-272
DATE: FEB 12 2025
DT: ISB



SITE

CONTEXT IMAGES

SCALE: NTS

CULMER STATION - RTZ
1136 NW 8TH AVE.
MIAMI, FLORIDA 33136

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DATE: 11/26/2024
PROJECT NO.: 24-013
DRAWING NAME
SHEET NO.
CP-1.0.2

BEAR FONT
F A T H E R S
P A
ROBERT BEHAR, AIA No. 14023

BEHAR FONT
F A T H E R S
P A
ROBERT BEHAR, AIA No. 14023



VIEW FROM NORTHEAST
 SCALE: NTS



VIEW FROM SOUTHWEST
 SCALE: NTS



VIEW FROM SOUTHEAST
 SCALE: NTS



VIEW FROM NORTHWEST
 SCALE: NTS



SITE

AERIAL PHOTOGRAPHS

SCALE: NTS

CULMER STATION - RTZ
 1136 N.W. 8TH AVE.
 MIAMI, FLORIDA 33136

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BEAR-FONT
 ARCHITECTS
 1136 N.W. 8TH AVE.
 MIAMI, FLORIDA 33136
 PHONE: 305.375.1136
 WWW.BEHAR-FONT.COM

DATE: 11/09/2024
 PROJECT NO: 24013
 DRAWING NAME:
 SHEET NO:
CP-1.0.3

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: 224-272
DATE: FEB 12 2025
BT: ISA



⊕ SITE PLAN / GROUND FLOOR COPY 1
SCALE: 1/8" = 1'-0"

CULMER STATION - RTZ
1130 NW 8 AVE
MIAMI, FLORIDA 33138

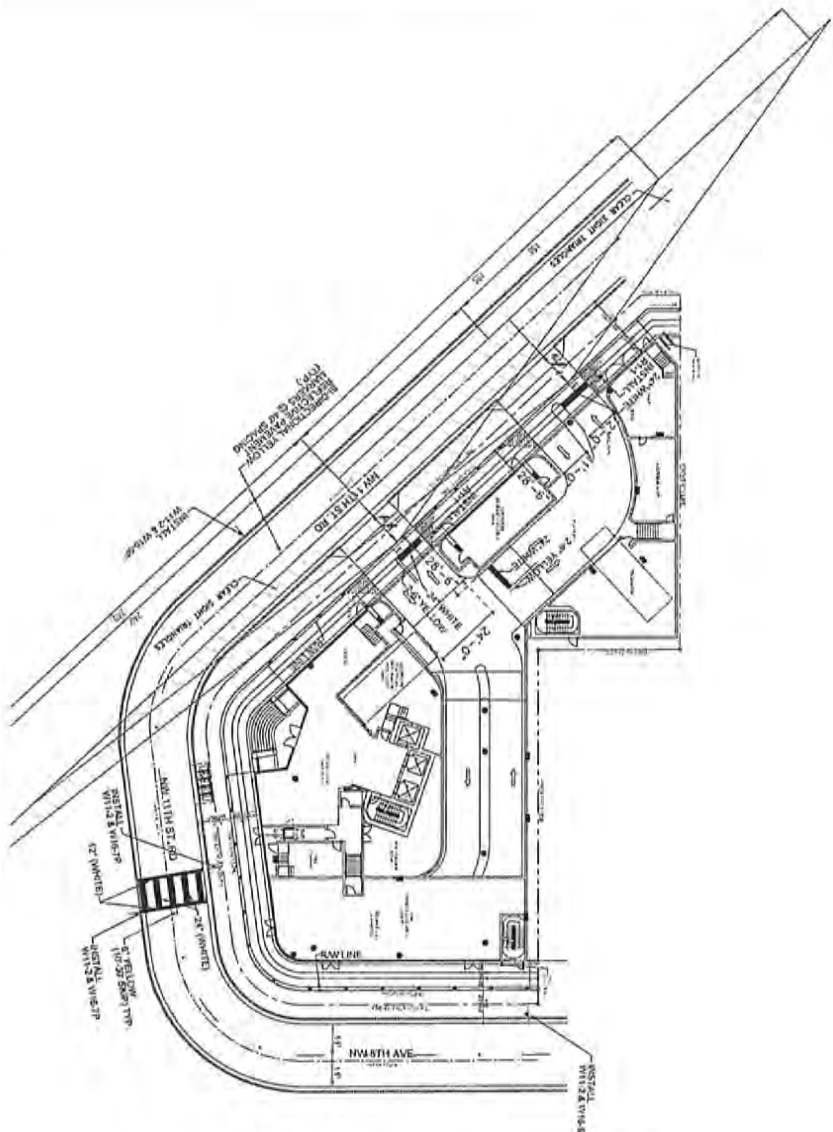
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BEHAR FONT
ARCHITECTS, P.A.
1130 NW 8 AVE
MIAMI, FLORIDA 33138
TEL: 305.575.1138
WWW.BEHARFONT.COM

SEAL:
Digitally signed by
Robert Behar
Date: 2024.11.25
11:52:51-0500'

ROBERT BEHAR, AIA No. 14235

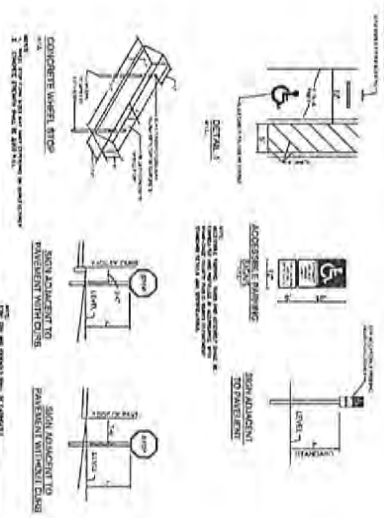
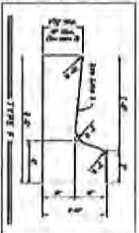
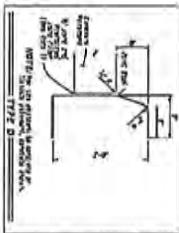
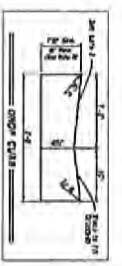
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PROJECT: CULMER STATION
DRAWING NO: RTZ-01
DESIGNER: RBEHAR
SCALE: 1/8" = 1'-0"
A-1.01



LEGEND

PEDESTRIAN VISIBILITY TRIANGLE

Thereby certify that the site plan for the subject project complies with all of the applicable provisions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, Florida Greenbook regarding design speed, lane width, horizontal alignment, vertical alignment, stopping sight distance, sight triangle, horizontal clearance, vertical clearance, sight triangle, shoulder width, grade, bridge width, etc.



- 1. ALL SIGNS AND SYMBOLS SHOWN HEREIN SHALL BE AS SHOWN ON THESE PLANS.
- 2. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, AND THE FLORIDA GREENBOOK OF TRANSPORTATION PLANNING STANDARDS.
- 3. ALL SYMBOLS SHOWN HEREIN SHALL BE AS SHOWN.

Digitally signed by
Todd Seymour
Date: 2025.05.01
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SITE PLAN
SCALE: 1"=30'-0"

C-1.0
SITE PLAN
DATE: 05/23/25
BY: IS

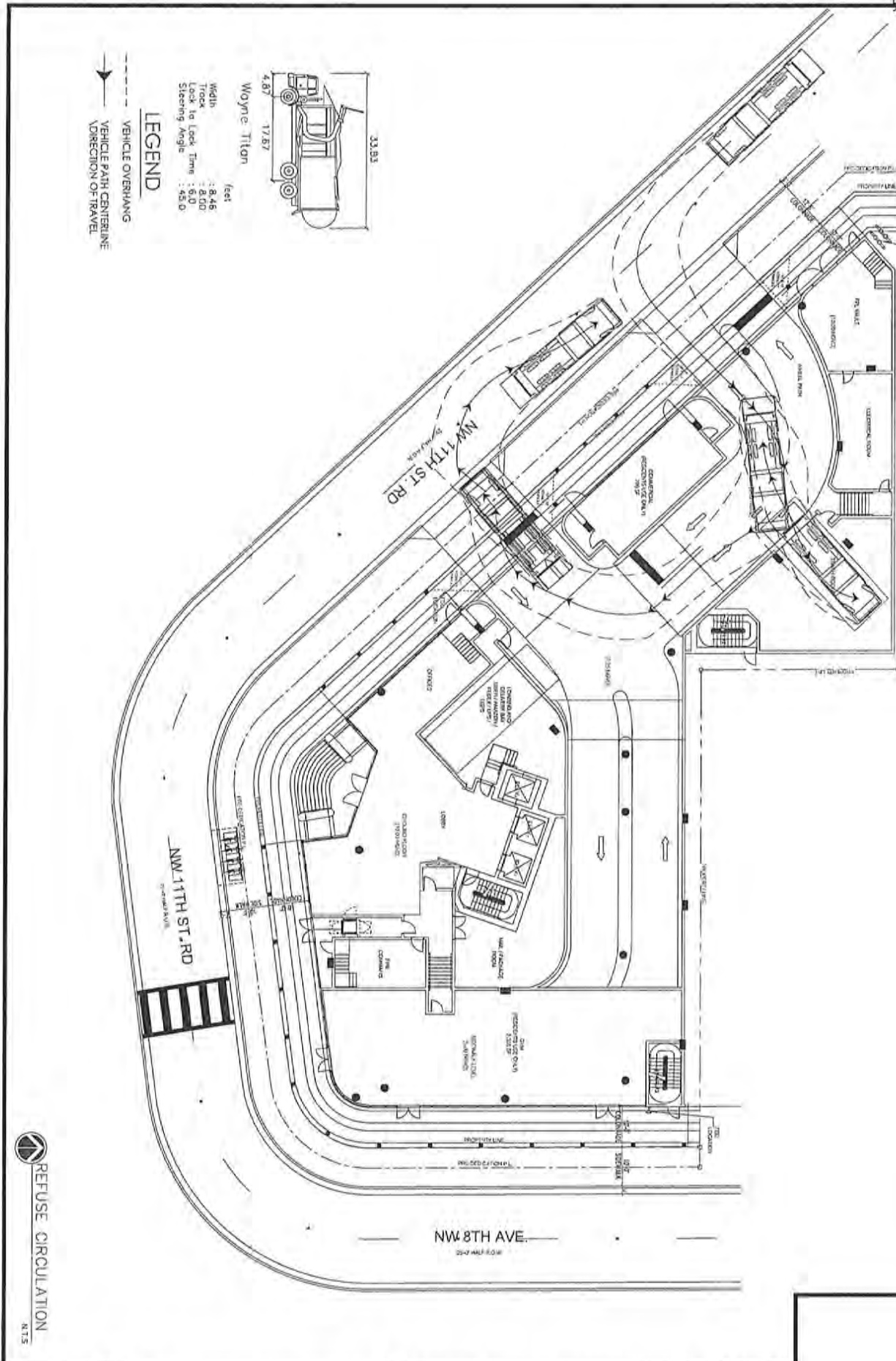
DAVID PLUMMER & ASSOCIATES, INC.
2000 N.W. 11th Street, Suite 100, Ft. Lauderdale, FL 33304
TEL: 954.561.1111 FAX: 954.561.1112
WWW.DPA-FL.COM



1136 NW 8TH AVE
Ft. Lauderdale, FL 33326
UDC MIAMI, LLC
LOCATED AT
1136 NW 8TH AVE, FL 33326

RECEIVED

MIAMI DADE COUNTY
PROCESS NO. 224-272
DATE MAY 23 2025
BY: ISA



REFUSE CIRCULATION
N.T.S.

C-2.0

DAVID PLUMMER & ASSOCIATES, INC.
TRANSPORTATION • CIVIL • STRUCTURAL • LANDSCAPE ARCHITECTURE

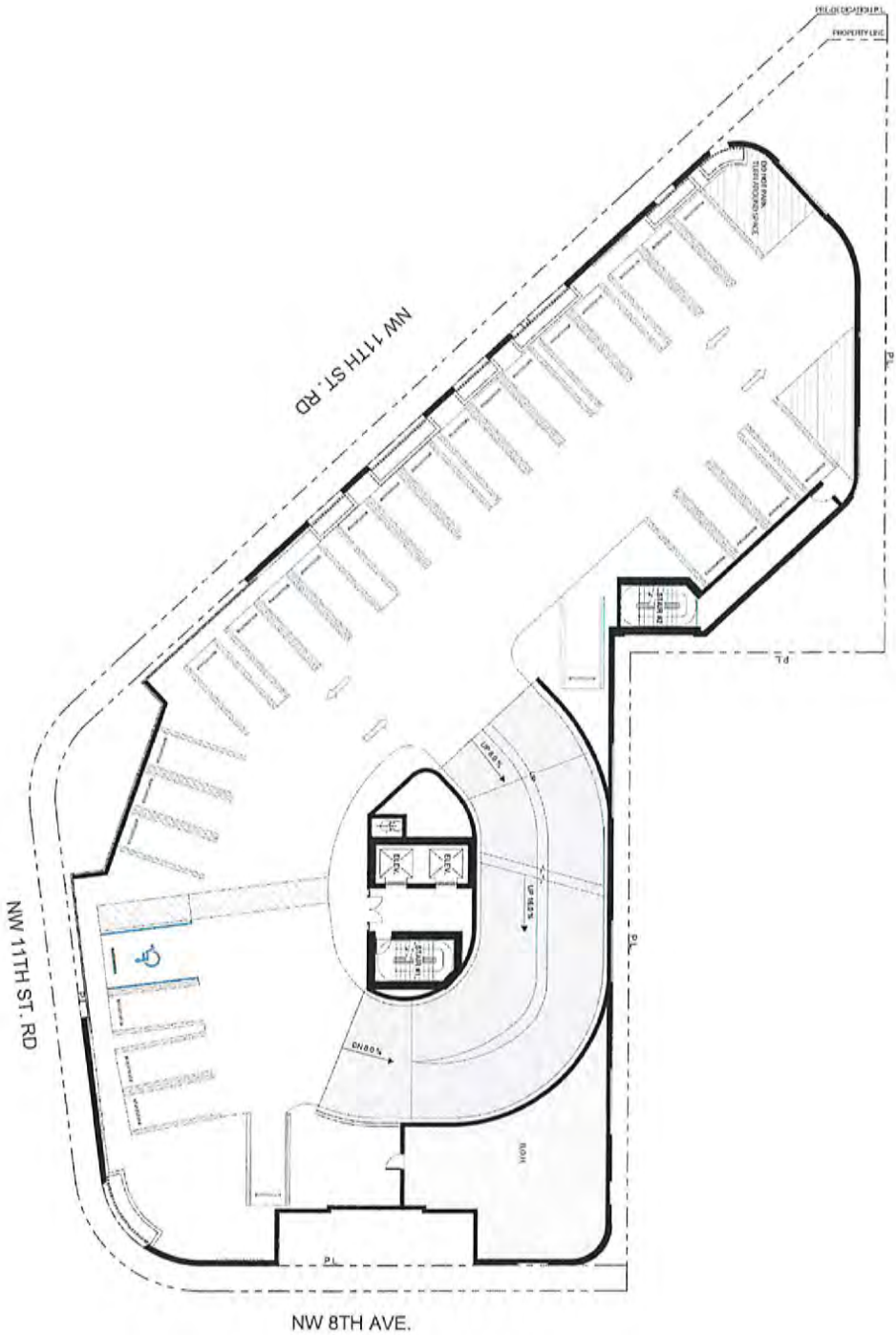
1136 NW 8TH AVE
SUITE 401
MIAMI, FL 33136
TEL: 305.371.1111
WWW.DPA-FL.COM

1136 NW 8TH AVE
FOR UBC MIAMI, LLC
SUITE 401
1136 NW 8TH AVE, FL 33136

DATE: 05/23/2025
SCALE: AS SHOWN
PROJECT: 224-272

BY: ISA

1136 NW 8TH AVE
FOR UBC MIAMI, LLC
SUITE 401
1136 NW 8TH AVE, FL 33136



TYPICAL PARKING FLOOR PLAN (2ND-7TH)
 SCALE: 3/32" = 1'-0"

CULMER STATION - RTZ
 1136 NW 8 AVE
 MIAMI, FLORIDA 33136

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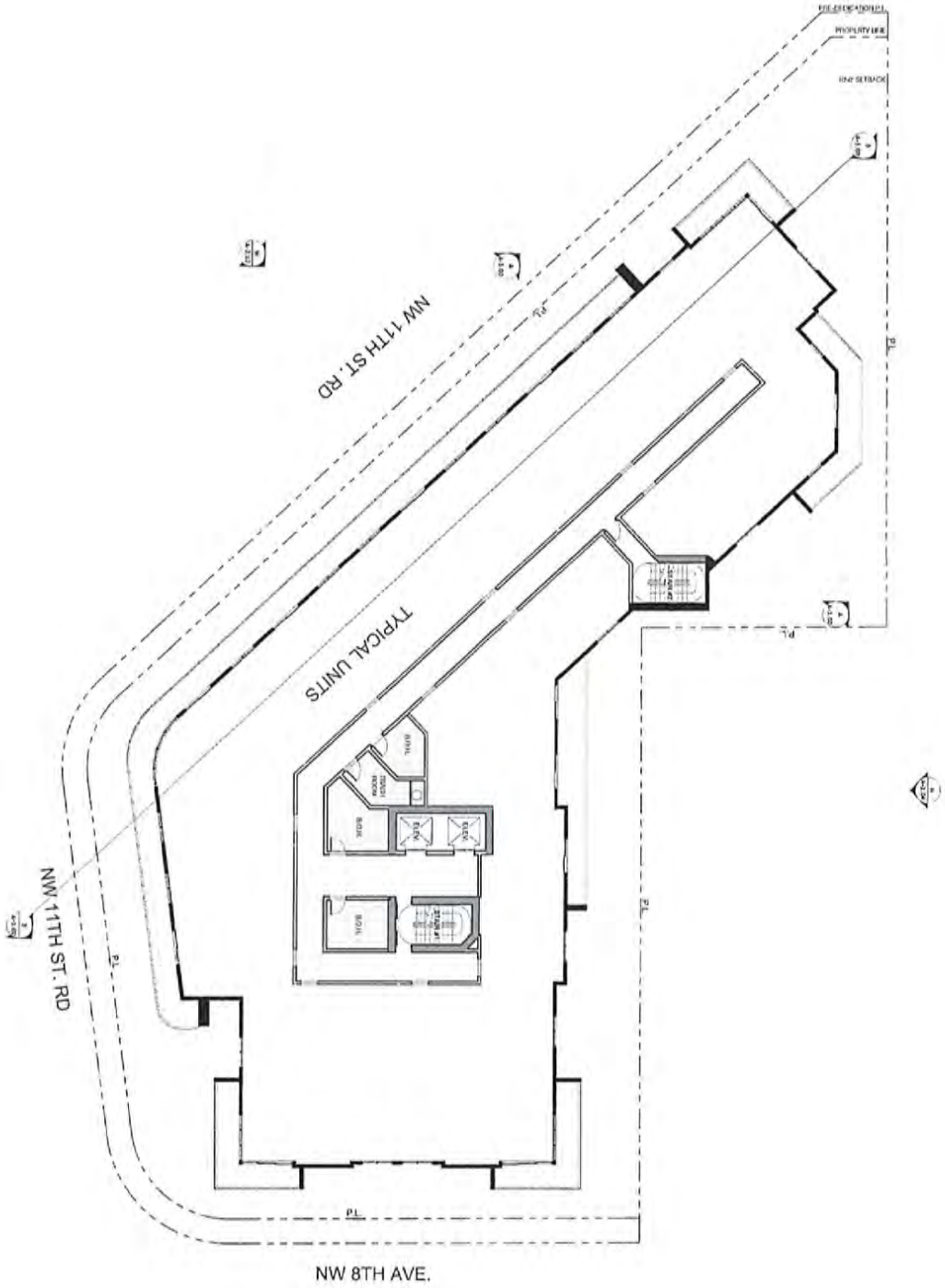
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 Robert Edman
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ROBERT EDMAN, ARCH. No. 14233

DATE: 11-16-2024
 PROJECT NO.: 24013
 DRAWING NAME:
 SHEET NO.:
A-1.02



TYPICAL UNITS FLOOR PLAN (8TH-18TH)
 SCALE: 3/8" = 1'-0"

CULMER STATION - RTZ
 1136 NW 8 AVE
 MIAMI, FLORIDA 33136

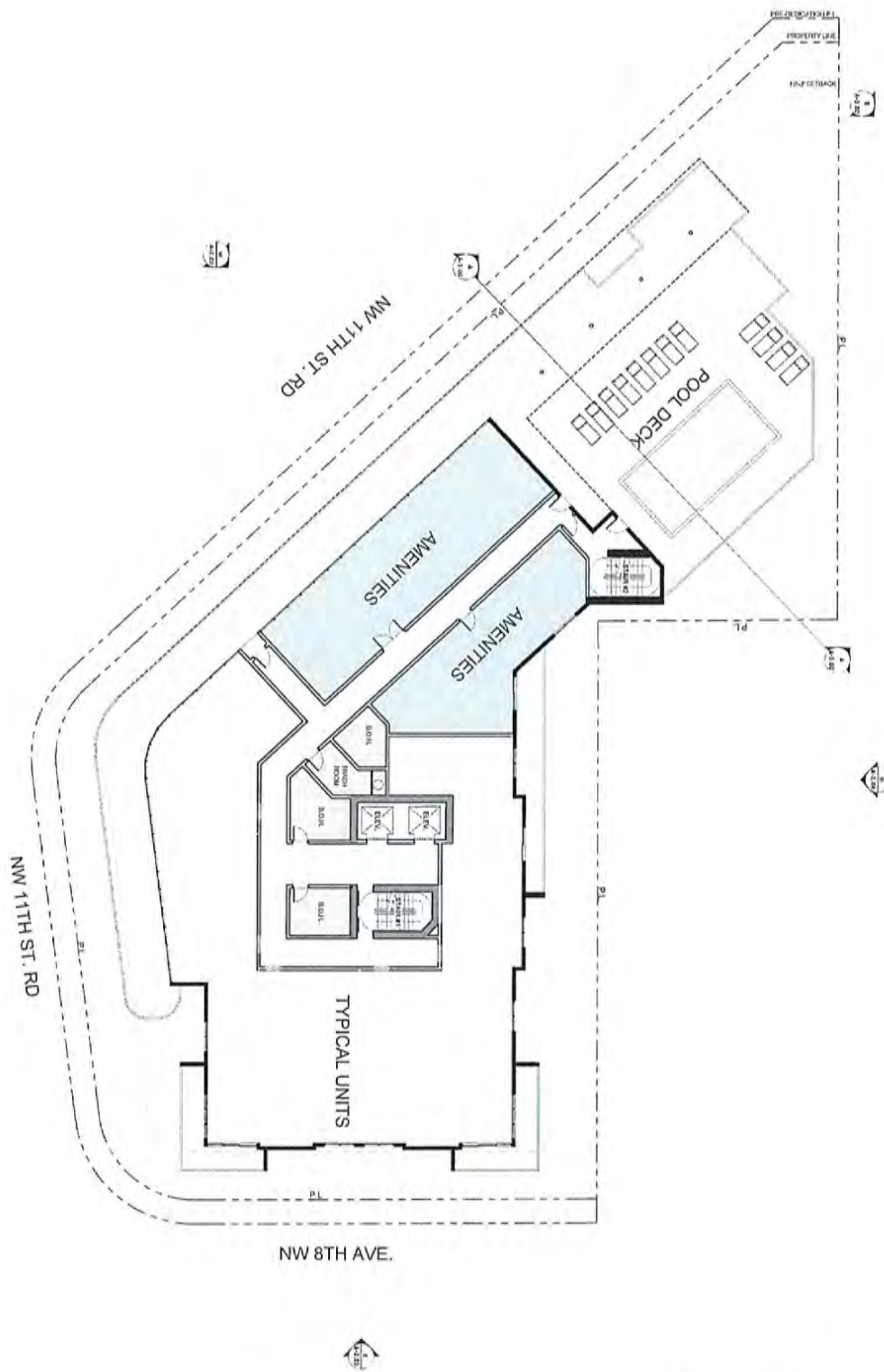
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SEAL
 Digitally signed
 by Robert Behar
 DN: CN=Robert Behar,
 OU=BEHAR-FONT ARCHITECTS, P.A.,
 O=BEHAR-FONT ARCHITECTS, P.A.,
 C=US

ROBERT BEHAR, AIA No. 14028

DATE: 10/15/2024
 PROJECTING: BEHAR-FONT
 DRAWING: 18000
 SHEET: A-1.03



20TH FLOOR PLAN (REC. LEVEL)
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DATE PROJECTED:
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 DRAWING NAME:
 SHEET NO:
 A-1.04

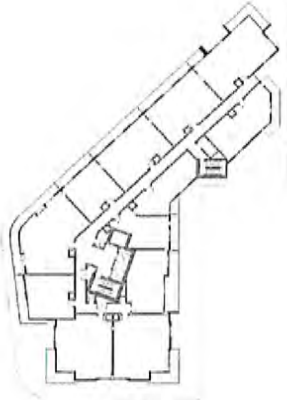
CULMER STATION - RTZ
 1136 NW 8 AVE
 MIAMI, FLORIDA 33136

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ROBERT BEHAR, AIA No. 14239



BEHAR·FONT
 ARCHITECTS
 1136 NW 8 AVE
 MIAMI, FLORIDA 33136
 P.A.
 BEHAR·FONT PARTNERS, P.A.
 1136 NW 8 AVE
 MIAMI, FLORIDA 33136
 P.A.

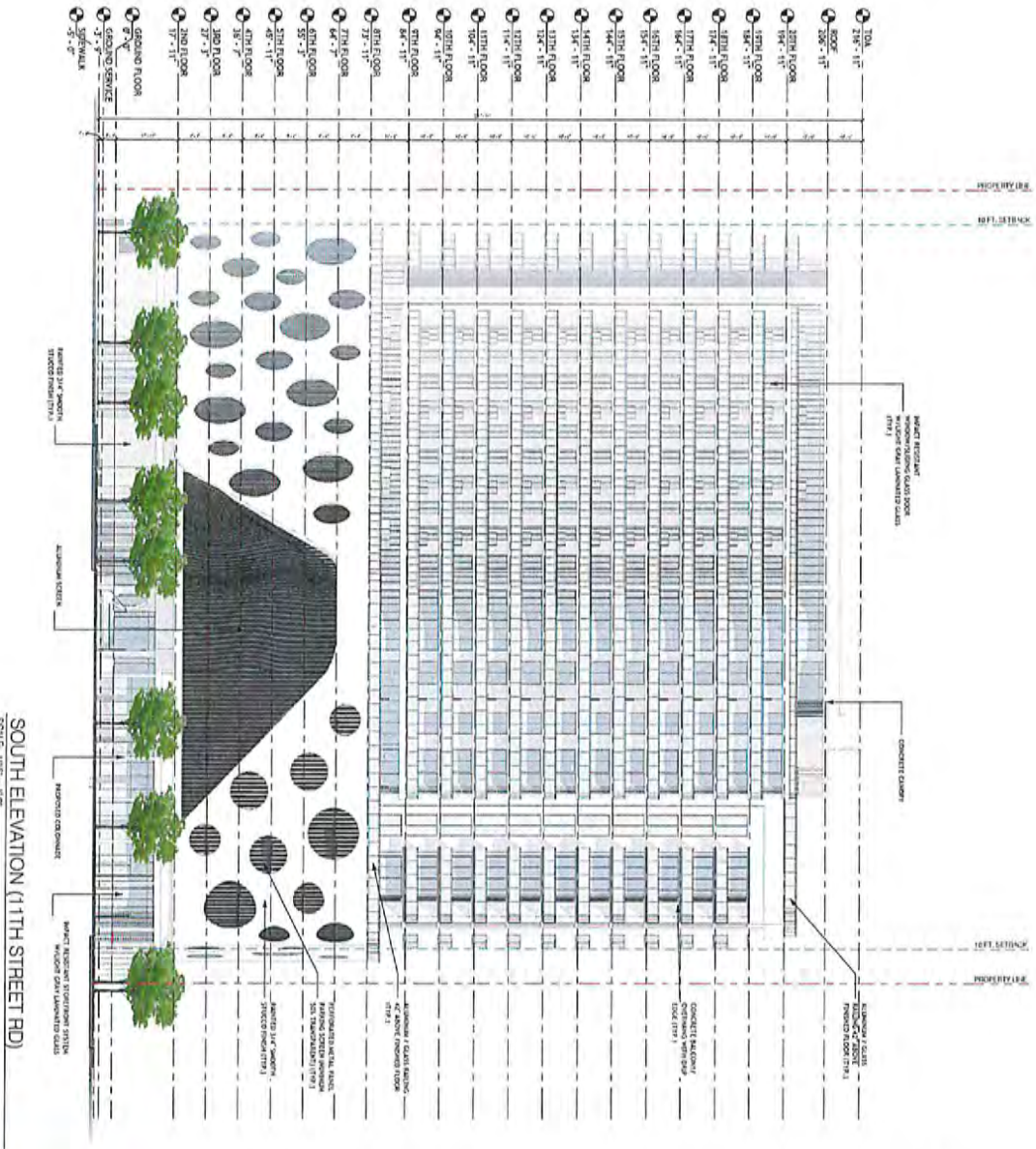


ELEVATIONS KEY MAP (S)
SCALE 1/8" = 1'-0"



FLOOR	GLAZING QUALIFIERS - SOUTH ELEVATION (11TH ST - BLDG. FRONTAGE)	GLAZING AREA	GLAZING PERCENTAGE	USE
GROUND FLOOR	TOTAL PANEL AREA	1,122 SF	100%	COMMERCIAL
8TH FLOOR		842 SF	78.9%	RESIDENTIAL
9TH - 10TH FLOOR		813 SF	84.0%	RESIDENTIAL
20TH FLOOR		300 SF	82.7%	COMMERCIAL
TOTAL		12,187 SF		

*PARKING GARAGE SCREEN TO BE A MINIMUM 50% TRANSPARENT



SOUTH ELEVATION (11TH STREET HD)
SCALE 1/8" = 1'-0"

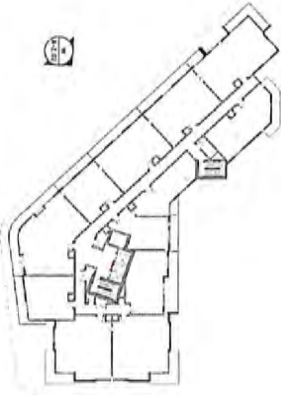


ROBERT BEHAR, ARCH. NO. 14239

SEAL:

CULMER STATION - RTZ
1136 NW 8 AVE
MIAMI, FLORIDA 33138

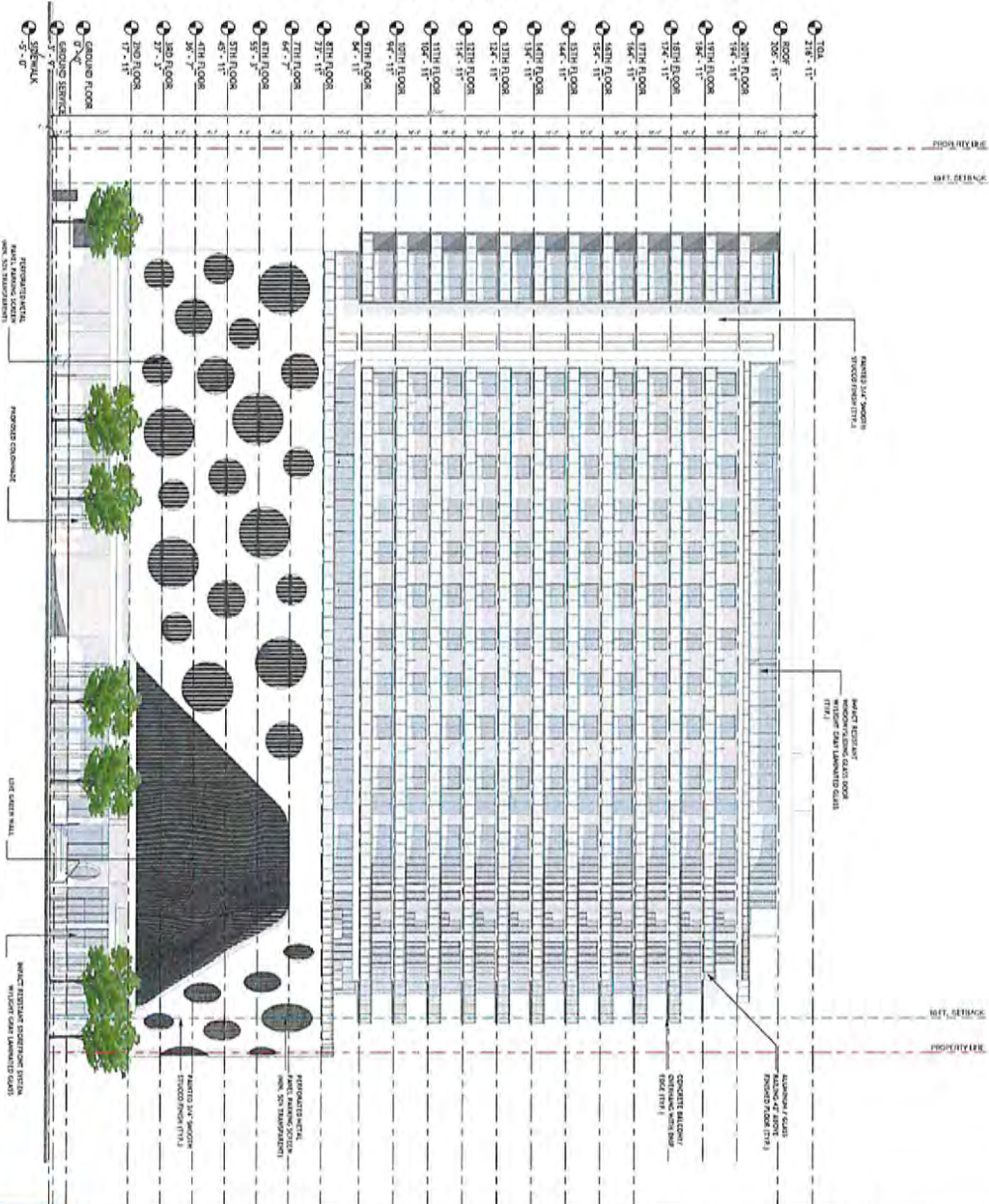
DATE: 03.15.2023
PROJECT: 24011
DRAWING NAME:
SECTION:
A-2.01



ELEVATIONS KEY MAP (M)
SCALE: 1/8" = 1'-0"

FLOOR	GLAZING QUANTITIES, WEST ELEVATION (IN LINES) ST. 80 - 80.000, FRODOUSE	USE
GROUND FLOOR	2,700 SF	COMMERCIAL
1ST FLOOR	1,284 SF	COMMERCIAL
2ND FLOOR	1,288 SF	COMMERCIAL
3RD FLOOR	1,803 SF	COMMERCIAL
4TH FLOOR	1,912 SF	COMMERCIAL
5TH FLOOR	1,862 SF	COMMERCIAL
TOTAL	23,802 SF	COMMERCIAL

*PARKING GARAGE SCREEN TO BE A MINIMUM 50% TRANSPARENT

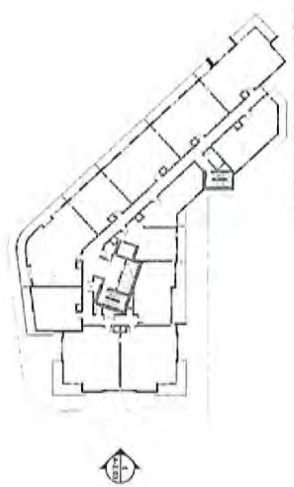


WEST ELEVATION (11TH STREET RD)
SCALE: 1/16" = 1'-0"

CULMER STATION - RTZ
1136 NW 8 AVE
MIAMI, FLORIDA 33135

DATE: 05-15-2025
PROJECT: 23011
DRAWING: 0406
SHEET: A-2.02

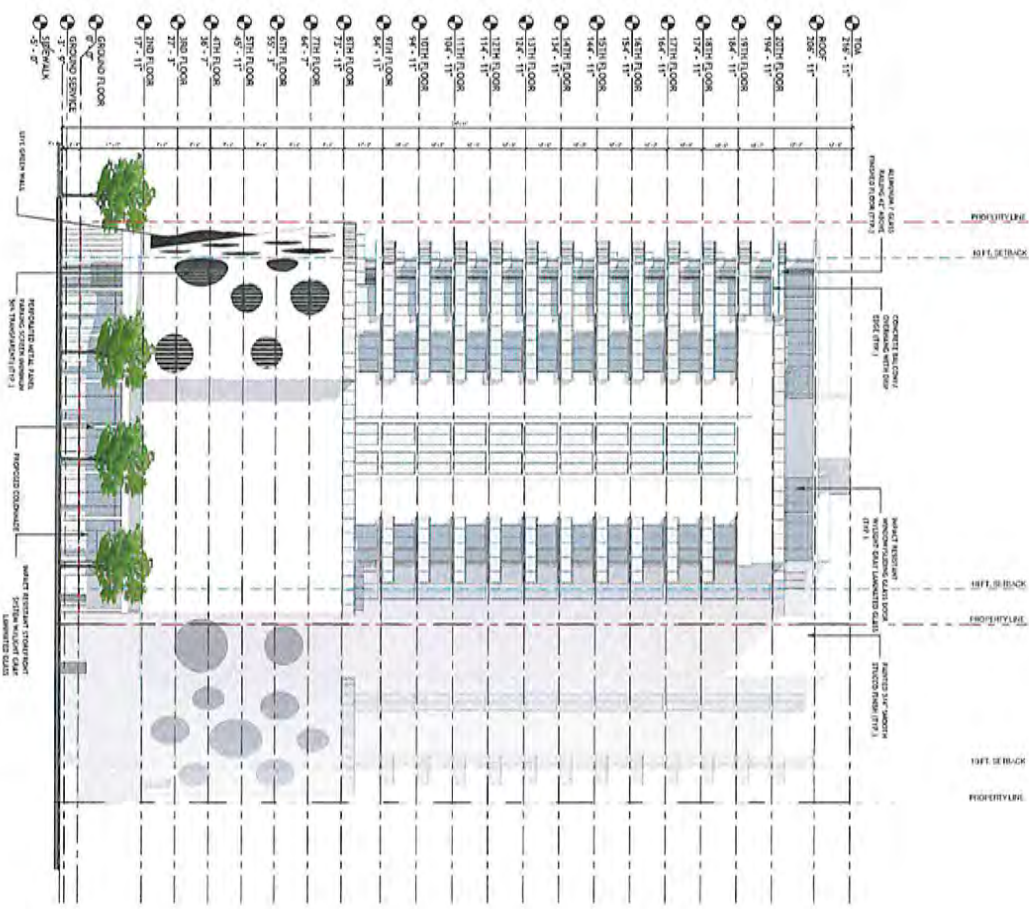
BEHAR FORT PARTNERS
ARCHITECTS
1100 BAYVIEW BLVD
SUITE 2000
MIAMI, FL 33134
TEL: 305.371.3333
WWW.BFHARCHITECTS.COM



ELEVATIONS KEY MAP (E)
SCALE: 1/8" = 1'-0"

FLOOR	GLAZING CALCULATIONS - EAST ELEVATION (NW 8TH AVE.) - 800% PROVIDENCE			USE
	TOTAL WALL AREA	GLAZING AREA	GLAZING PERCENTAGE	
GROUND FLOOR	1,470 SF	1,470 SF	100%	COMMERCIAL
8TH FLOOR	660 SF	300 SF	33.0 %	RESIDENTIAL
9TH-17TH FLOOR	997 SF	300 SF	22.8 %	RESIDENTIAL
20TH FLOOR	10,207 SF	8,912 SF	61.5 %	COMMERCIAL
TOTAL	14,274 SF	10,782 SF	75.0 %	

*MARKING CANOPE SCREEN TO BE A MINIMUM 50% TRANSPARENT



EAST ELEVATION (NW 8TH AVE.)
SCALE: 1/8" = 1'-0"

CULMER STATION - RTZ
1136 NW 8 AVE
MIAMI, FLORIDA 33138

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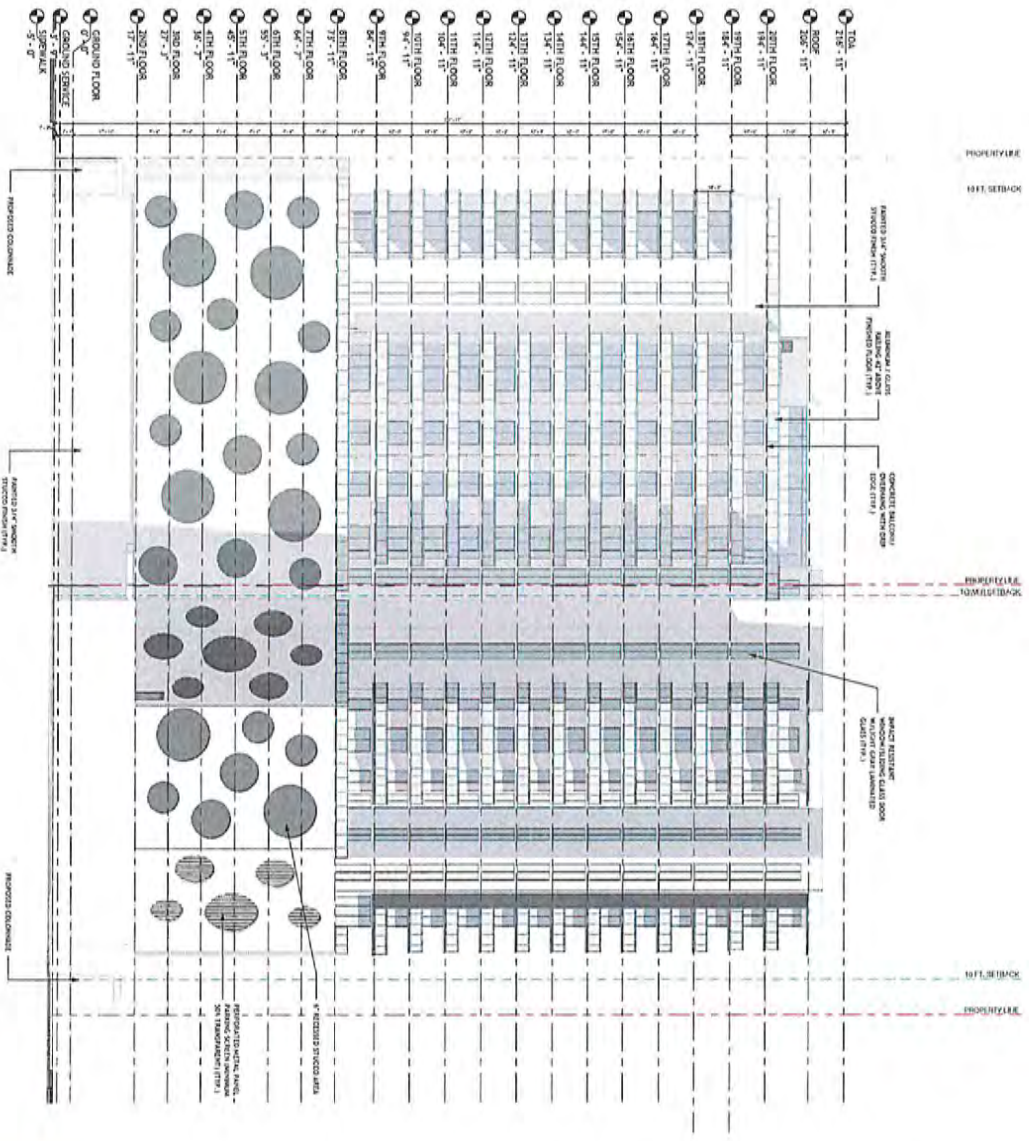
BEHAR FORT PARTNERS, P.A.
ARCHITECTS
DATE: APR 10, 2023
BY: SOMERSON

SEAL:
ROBERT BEHAR, AIA No. 14293

DATE: 04.15.23
PROJECT NO: 24011
DRAWING NAME:
SHEET NO:
A-2.03



ELEVATIONS KEY MAP (N)
SCALE: 1/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"

RRP CONSULTING
BEHAR FORT
 ARCHITECTS
 1100 S. W. 13th St., Suite 200
 Miami, FL 33135
 DATE: 08/20/2013
 BY: SCW/SLL

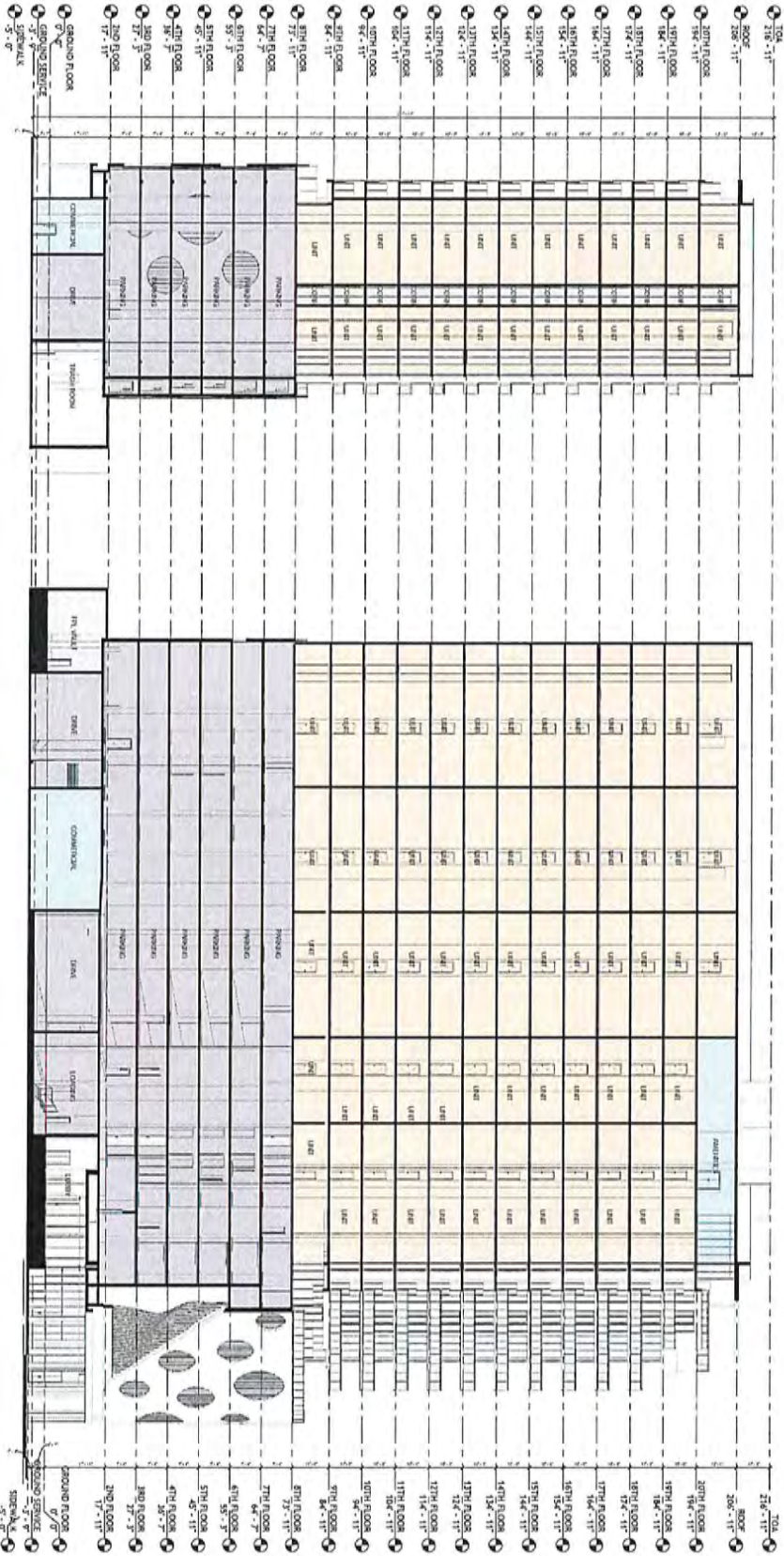
SEAL:

ROBERT BEHAR, AR. No. 14299

CULMER STATION - RTZ
 1136 NW 8 AVE
 MIAMI, FLORIDA 33136

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DWG: 05-15-003
 PROJECTION: 2011
 DRAWING NAME:
 SHEET NO:
A-2.04



SECTION A-A
SCALE 1/8" = 1'-0"

SECTION B-B
SCALE 1/8" = 1'-0"

CULMER STATION - RTZ

1136 NW 8 AVE
MIAMI, FLORIDA 33136

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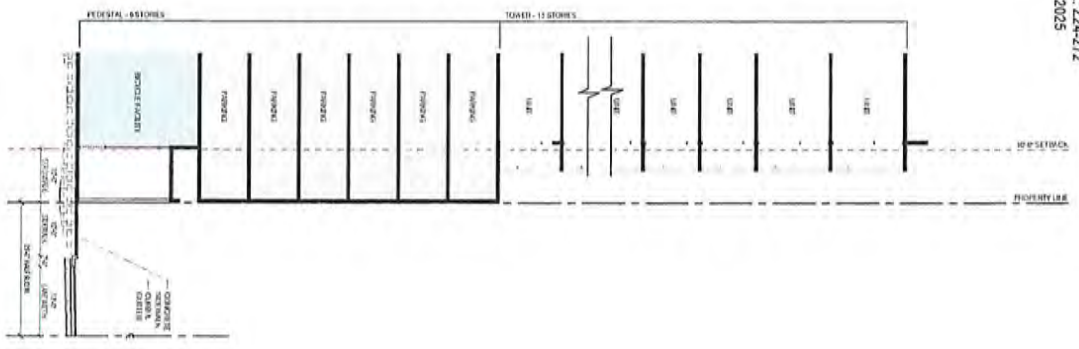


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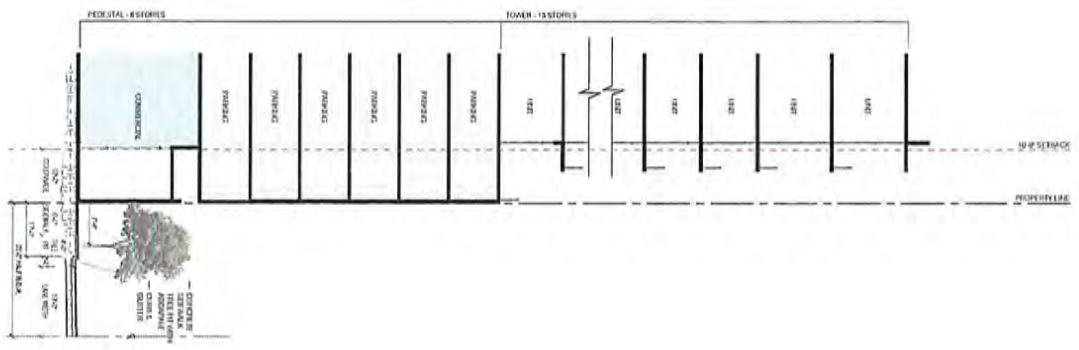
Digitally signed
By Robert
Behar
DN: cn=Robert
Behar, o=BEHAR
FORTWYNERS, ou=BEHAR
FORTWYNERS, email=robert@bfw.com, c=US

ROBERT BEHAR, AIA No. 14329

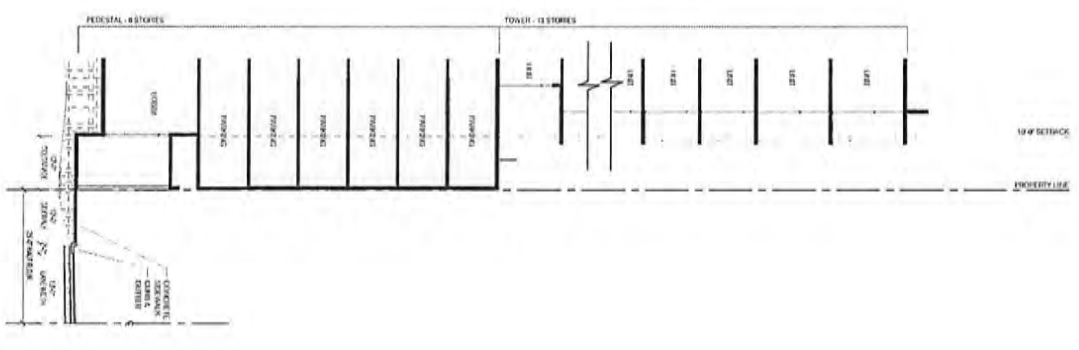
DATE: 04.15.2015
PROJECTING STUDIO
DRAWING NAME:
DIRECTOR:
A-3.00



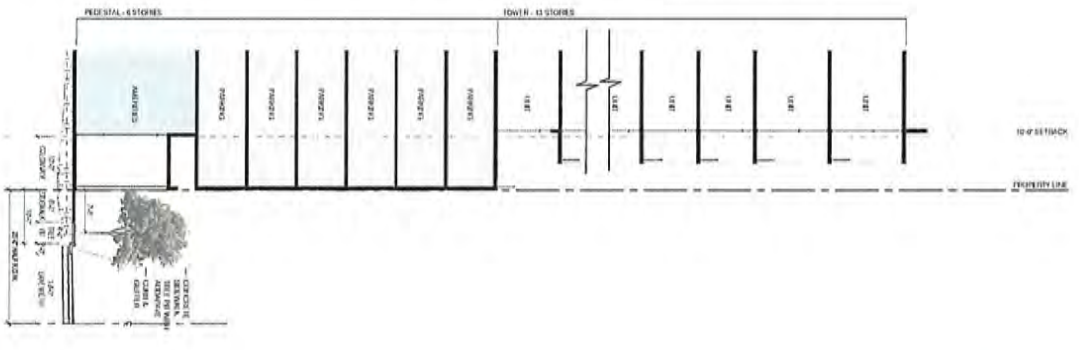
1 STREET SECTION 1
 NW 8TH AVE SCALE: 3/32" = 1'-0"



2 STREET SECTION 2
 NW 8TH AVE SCALE: 3/32" = 1'-0"



3 STREET SECTION 3
 NW 11TH ST RD SCALE: 3/32" = 1'-0"



4 STREET SECTION 4
 NW 11TH ST RD SCALE: 3/32" = 1'-0"

NOTE
 FOR ADDITIONAL INFORMATION ABOUT
 THE STREET TYPES, SECTIONS AND
 DETAILS, PLEASE REFER TO CIVIL SHEETS

STREET SECTIONS

CULMER STATION - RTZ

1300 NW 8TH AVE,
 MIAMI, FLORIDA 33136

SEAL:
 Digitally signed by Robert Behar
 DN: cn=Robert Behar, o=BEHAR FOUNTAIN PARTNERS, ou=BEHAR FOUNTAIN PARTNERS, email=robert@bfpartners.com, c=US
 11:52:32-05'00"
 ROBERT BEHAR, ARCHITECT

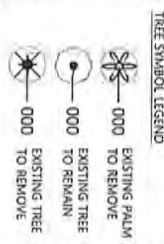
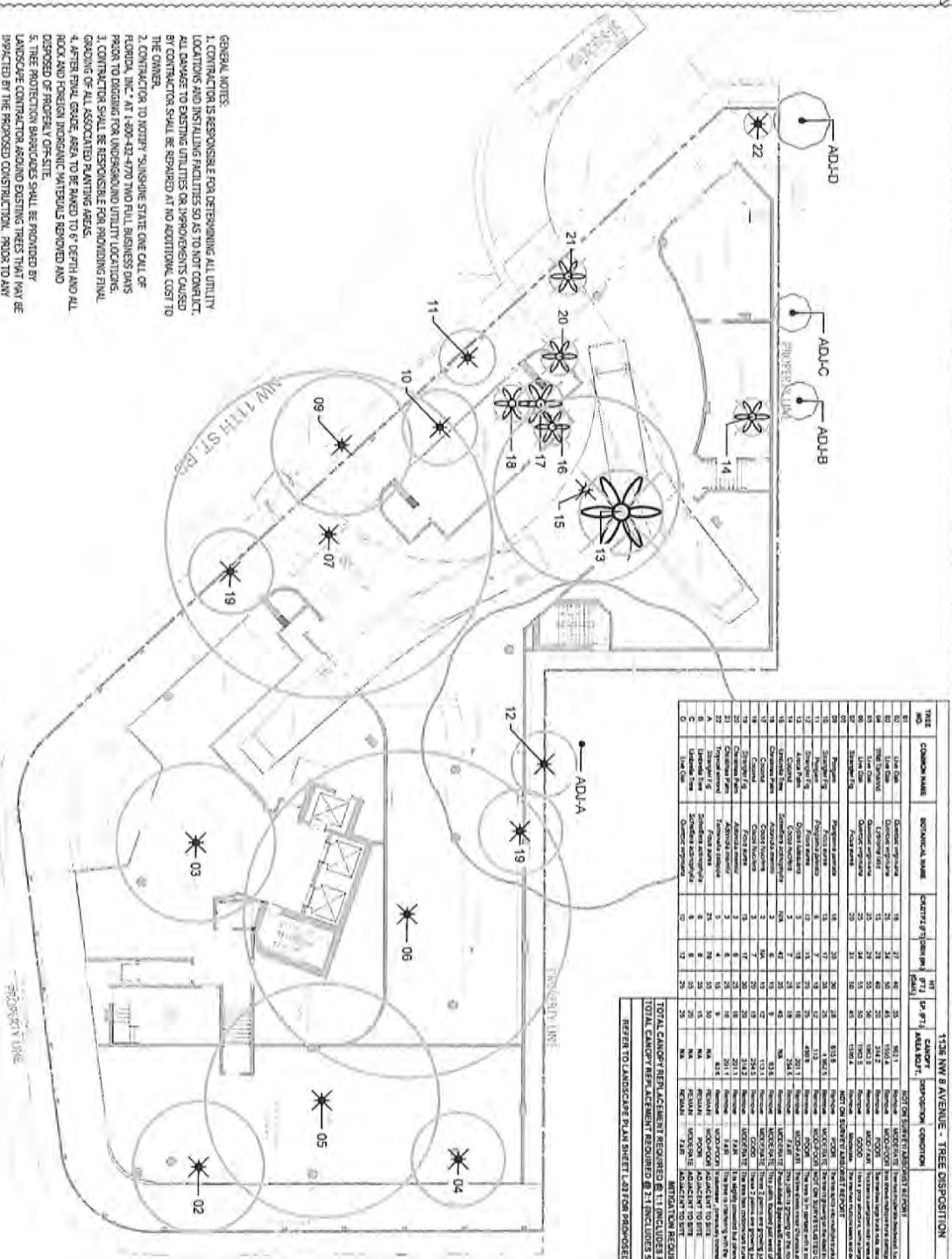
BEHAR FOUNTAIN PARTNERS
 ARCHITECTS

DATE: 11/14/2024
 PROJECT NO: 24-013
 DRAWING NAME:
 SHEET NO:
A-0.02

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CAUSE DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR. SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR TO NOTIFY SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 TWO (2) BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
4. AFTER FINAL GRADE, AREA TO BE RAVED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
5. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT WILL BE INVOLVED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING JURISDICTION. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FINISHING.

INFORMATION UTILIZED IN THE PREPARATION OF THIS TREE DISPOSITION PLAN ASCERTAINED FROM AND RELIANT UPON THE SURVEY PREPARED BY LANDSCAPE ARCHITECT AND AERONAUTIC SURVEYOR AERONAUTIST REPORT BY TREASE DATED 2/21/2025.



MITIGATION TO BE PAID INTO THE TREE TRUST FUND IN THE AMOUNT DETERMINED BY DENR

TREE NO.	COMMON NAME	SCIENTIFIC NAME	CHANGING GENERAL	TREE FT	SP. FT	CANOPY AREA SQ. FT.	MITIGATION AMOUNT
01	11th St	...	...	...	...	...	...
02	11th St	...	...	...	...	...	...
03	11th St	...	...	...	...	...	...
04	11th St	...	...	...	...	...	...
05	11th St	...	...	...	...	...	...
06	11th St	...	...	...	...	...	...
07	11th St	...	...	...	...	...	...
08	11th St	...	...	...	...	...	...
09	11th St	...	...	...	...	...	...
10	11th St	...	...	...	...	...	...
11	11th St	...	...	...	...	...	...
12	11th St	...	...	...	...	...	...
13	11th St	...	...	...	...	...	...
14	11th St	...	...	...	...	...	...
15	11th St	...	...	...	...	...	...
16	11th St	...	...	...	...	...	...
17	11th St	...	...	...	...	...	...
18	11th St	...	...	...	...	...	...
19	11th St	...	...	...	...	...	...
20	11th St	...	...	...	...	...	...
21	11th St	...	...	...	...	...	...
22	11th St	...	...	...	...	...	...

LANDSCAPE DISPOSITION PLAN
Scale: 1/8" = 1'

SEBORA
CHAWWONNA

1136 NW 8 AVE
1136 NW 8 AVE
Miami, FL 33136

LANDSCAPE DISPOSITION PLAN

walk
Landscape + Urban Design
Planning | Research |
Consulting
77th Avenue
Suite 2023
Coral Gables, FL 33143
305.461.3294

NO STREET TREES ON NW 11TH STREET ROAD, DUE TO CONFLICTING SITE TRIANGLES.

IRRIGATION PLANS TO BE PROVIDED AT TIME OF BUILDING PERMIT.

MIAMI-DADE COUNTY LANDSCAPE TABLE

DATE PREPARED: 11/28/2024

DRAWN BY: [Redacted]

SCALE: 1/8" = 1'

1. IRRIGATION REQUIREMENTS

2. TREE SPECIFICATIONS

3. TREE PROTECTION REQUIREMENTS

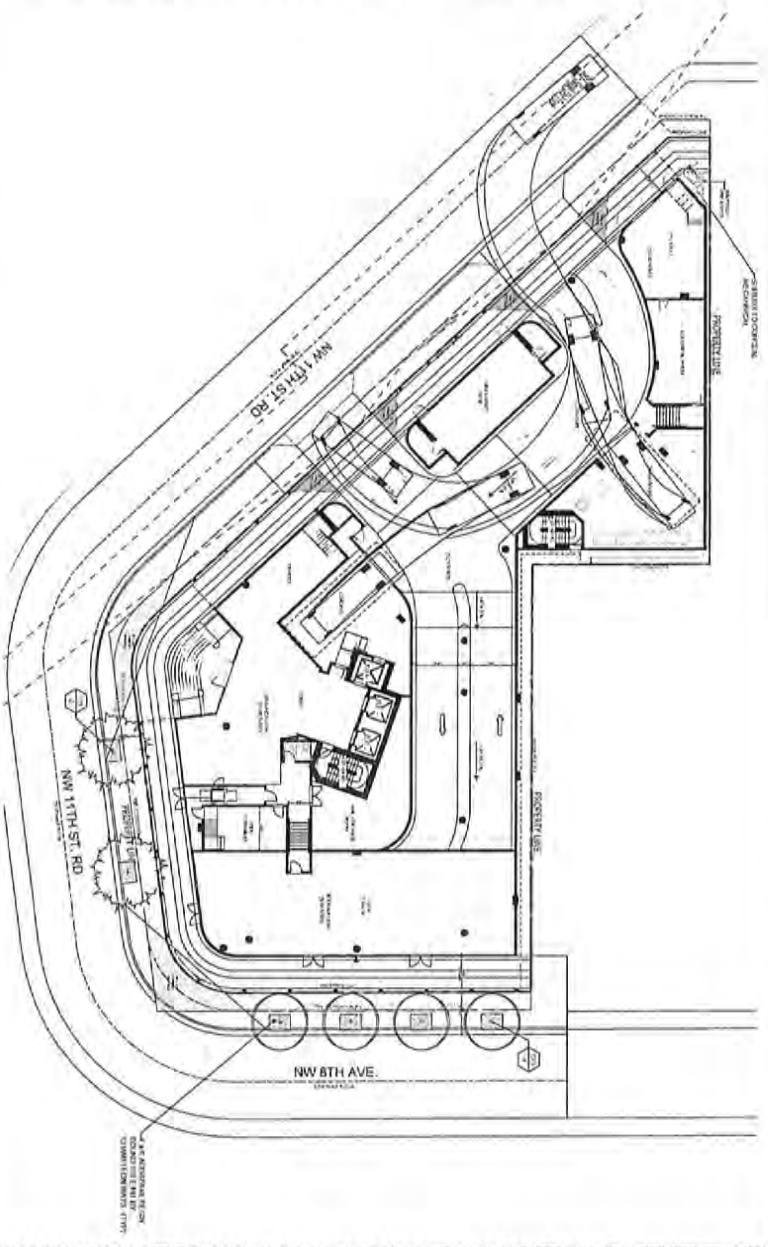
4. TREE REMOVAL REQUIREMENTS

5. TREE REPLACEMENT REQUIREMENTS

6. TREE MAINTENANCE REQUIREMENTS

PROPOSED GROUND LEVEL PLANTING SCHEDULE

AGE	SIZE	SPACING	COMMON NAME	HARVEST	HEIGHT	SPREAD	SHADE	REQUIREMENTS
1	4"	12"	Small Tree	12-18"	12-18"	12-18"	12-18"	12-18"
2	6"	18"	Small Tree	18-24"	18-24"	18-24"	18-24"	18-24"
3	8"	24"	Small Tree	24-30"	24-30"	24-30"	24-30"	24-30"
4	10"	30"	Small Tree	30-36"	30-36"	30-36"	30-36"	30-36"
5	12"	36"	Small Tree	36-42"	36-42"	36-42"	36-42"	36-42"
6	14"	42"	Small Tree	42-48"	42-48"	42-48"	42-48"	42-48"
7	16"	48"	Small Tree	48-54"	48-54"	48-54"	48-54"	48-54"
8	18"	54"	Small Tree	54-60"	54-60"	54-60"	54-60"	54-60"
9	20"	60"	Small Tree	60-66"	60-66"	60-66"	60-66"	60-66"
10	22"	66"	Small Tree	66-72"	66-72"	66-72"	66-72"	66-72"
11	24"	72"	Small Tree	72-78"	72-78"	72-78"	72-78"	72-78"
12	26"	78"	Small Tree	78-84"	78-84"	78-84"	78-84"	78-84"
13	28"	84"	Small Tree	84-90"	84-90"	84-90"	84-90"	84-90"
14	30"	90"	Small Tree	90-96"	90-96"	90-96"	90-96"	90-96"
15	32"	96"	Small Tree	96-102"	96-102"	96-102"	96-102"	96-102"
16	34"	102"	Small Tree	102-108"	102-108"	102-108"	102-108"	102-108"
17	36"	108"	Small Tree	108-114"	108-114"	108-114"	108-114"	108-114"
18	38"	114"	Small Tree	114-120"	114-120"	114-120"	114-120"	114-120"
19	40"	120"	Small Tree	120-126"	120-126"	120-126"	120-126"	120-126"
20	42"	126"	Small Tree	126-132"	126-132"	126-132"	126-132"	126-132"
21	44"	132"	Small Tree	132-138"	132-138"	132-138"	132-138"	132-138"
22	46"	138"	Small Tree	138-144"	138-144"	138-144"	138-144"	138-144"
23	48"	144"	Small Tree	144-150"	144-150"	144-150"	144-150"	144-150"
24	50"	150"	Small Tree	150-156"	150-156"	150-156"	150-156"	150-156"
25	52"	156"	Small Tree	156-162"	156-162"	156-162"	156-162"	156-162"
26	54"	162"	Small Tree	162-168"	162-168"	162-168"	162-168"	162-168"
27	56"	168"	Small Tree	168-174"	168-174"	168-174"	168-174"	168-174"
28	58"	174"	Small Tree	174-180"	174-180"	174-180"	174-180"	174-180"
29	60"	180"	Small Tree	180-186"	180-186"	180-186"	180-186"	180-186"
30	62"	186"	Small Tree	186-192"	186-192"	186-192"	186-192"	186-192"
31	64"	192"	Small Tree	192-198"	192-198"	192-198"	192-198"	192-198"
32	66"	198"	Small Tree	198-204"	198-204"	198-204"	198-204"	198-204"
33	68"	204"	Small Tree	204-210"	204-210"	204-210"	204-210"	204-210"
34	70"	210"	Small Tree	210-216"	210-216"	210-216"	210-216"	210-216"
35	72"	216"	Small Tree	216-222"	216-222"	216-222"	216-222"	216-222"
36	74"	222"	Small Tree	222-228"	222-228"	222-228"	222-228"	222-228"
37	76"	228"	Small Tree	228-234"	228-234"	228-234"	228-234"	228-234"
38	78"	234"	Small Tree	234-240"	234-240"	234-240"	234-240"	234-240"
39	80"	240"	Small Tree	240-246"	240-246"	240-246"	240-246"	240-246"
40	82"	246"	Small Tree	246-252"	246-252"	246-252"	246-252"	246-252"
41	84"	252"	Small Tree	252-258"	252-258"	252-258"	252-258"	252-258"
42	86"	258"	Small Tree	258-264"	258-264"	258-264"	258-264"	258-264"
43	88"	264"	Small Tree	264-270"	264-270"	264-270"	264-270"	264-270"
44	90"	270"	Small Tree	270-276"	270-276"	270-276"	270-276"	270-276"
45	92"	276"	Small Tree	276-282"	276-282"	276-282"	276-282"	276-282"
46	94"	282"	Small Tree	282-288"	282-288"	282-288"	282-288"	282-288"
47	96"	288"	Small Tree	288-294"	288-294"	288-294"	288-294"	288-294"
48	98"	294"	Small Tree	294-300"	294-300"	294-300"	294-300"	294-300"
49	100"	300"	Small Tree	300-306"	300-306"	300-306"	300-306"	300-306"
50	102"	306"	Small Tree	306-312"	306-312"	306-312"	306-312"	306-312"
51	104"	312"	Small Tree	312-318"	312-318"	312-318"	312-318"	312-318"
52	106"	318"	Small Tree	318-324"	318-324"	318-324"	318-324"	318-324"
53	108"	324"	Small Tree	324-330"	324-330"	324-330"	324-330"	324-330"
54	110"	330"	Small Tree	330-336"	330-336"	330-336"	330-336"	330-336"
55	112"	336"	Small Tree	336-342"	336-342"	336-342"	336-342"	336-342"
56	114"	342"	Small Tree	342-348"	342-348"	342-348"	342-348"	342-348"
57	116"	348"	Small Tree	348-354"	348-354"	348-354"	348-354"	348-354"
58	118"	354"	Small Tree	354-360"	354-360"	354-360"	354-360"	354-360"
59	120"	360"	Small Tree	360-366"	360-366"	360-366"	360-366"	360-366"
60	122"	366"	Small Tree	366-372"	366-372"	366-372"	366-372"	366-372"
61	124"	372"	Small Tree	372-378"	372-378"	372-378"	372-378"	372-378"
62	126"	378"	Small Tree	378-384"	378-384"	378-384"	378-384"	378-384"
63	128"	384"	Small Tree	384-390"	384-390"	384-390"	384-390"	384-390"
64	130"	390"	Small Tree	390-396"	390-396"	390-396"	390-396"	390-396"
65	132"	396"	Small Tree	396-402"	396-402"	396-402"	396-402"	396-402"
66	134"	402"	Small Tree	402-408"	402-408"	402-408"	402-408"	402-408"
67	136"	408"	Small Tree	408-414"	408-414"	408-414"	408-414"	408-414"
68	138"	414"	Small Tree	414-420"	414-420"	414-420"	414-420"	414-420"
69	140"	420"	Small Tree	420-426"	420-426"	420-426"	420-426"	420-426"
70	142"	426"	Small Tree	426-432"	426-432"	426-432"	426-432"	426-432"
71	144"	432"	Small Tree	432-438"	432-438"	432-438"	432-438"	432-438"
72	146"	438"	Small Tree	438-444"	438-444"	438-444"	438-444"	438-444"
73	148"	444"	Small Tree	444-450"	444-450"	444-450"	444-450"	444-450"
74	150"	450"	Small Tree	450-456"	450-456"	450-456"	450-456"	450-456"
75	152"	456"	Small Tree	456-462"	456-462"	456-462"	456-462"	456-462"
76	154"	462"	Small Tree	462-468"	462-468"	462-468"	462-468"	462-468"
77	156"	468"	Small Tree	468-474"	468-474"	468-474"	468-474"	468-474"
78	158"	474"	Small Tree	474-480"	474-480"	474-480"	474-480"	474-480"
79	160"	480"	Small Tree	480-486"	480-486"	480-486"	480-486"	480-486"
80	162"	486"	Small Tree	486-492"	486-492"	486-492"	486-492"	486-492"
81	164"	492"	Small Tree	492-498"	492-498"	492-498"	492-498"	492-498"
82	166"	498"	Small Tree	498-504"	498-504"	498-504"	498-504"	498-504"
83	168"	504"	Small Tree	504-510"	504-510"	504-510"	504-510"	504-510"
84	170"	510"	Small Tree	510-516"	510-516"	510-516"	510-516"	510-516"
85	172"	516"	Small Tree	516-522"	516-522"	516-522"	516-522"	516-522"
86	174"	522"	Small Tree	522-528"	522-528"	522-528"	522-528"	522-528"
87	176"	528"	Small Tree	528-534"	528-534"	528-534"	528-534"	528-534"
88	178"	534"	Small Tree	534-540"	534-540"	534-540"	534-540"	534-540"
89	180"	540"	Small Tree	540-546"	540-546"	540-546"	540-546"	540-546"
90	182"	546"	Small Tree	546-552"	546-552"	546-552"	546-552"	546-552"
91	184"	552"	Small Tree	552-558"	552-558"	552-558"	552-558"	552-558"
92	186"	558"	Small Tree	558-564"	558-564"	558-564"	558-564"	558-564"
93	188"	564"	Small Tree	564-570"	564-570"	564-570"	564-570"	564-570"
94	190"	570"	Small Tree	570-576"	570-576"	570-576"	570-576"	570-576"
95	192"	576"	Small Tree	576-582"	576-582"	576-582"	576-582"	576-582"
96	194"	582"	Small Tree	582-588"	582-588"	582-588"	582-588"	582-588"
97	196"	588"	Small Tree	588-594"	588-594"	588-594"	588-594"	588-594"
98	198"	594"	Small Tree	594-600"	594-600"	594-600"	594-600"	594-600"
99	200"	600"	Small Tree	600-606"	600-606"	600-606"	600-606"	600-606"
100	202"	606"	Small Tree	606-612"	606-612"	606-612"	606-612"	606-612"



IRRIGATION SYSTEMS TO BE PAID INTO THE TREE TRUST FUND IN THE AMOUNT DETERMINED BY DEMO.

- GENERAL NOTES:
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CAUSE DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONSTRUCTION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL" AT 1-888-424-4779 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
 - AFTER FINAL GRADE, AREA TO BE MAINTAINED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DEPOSITED OFF-SITE.
 - ALL TREE PROTECTION BARRIERS SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRIERS INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING JURISDICTION. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRIERS FINISH.

LANDSCAPE PLAN - GROUND LEVEL
Scale: 1/8" = 1'

1136 NW 8 AVE
1136 NW 8 AVE
Miami, FL 33136

LANDSCAPE GROUND LEVEL PLANTING PLAN

walk
Landscape + Urban Design
Planning | Research |
Consulting | Construction
6915 SW 57th Avenue
Gulf Breeze, FL 32143
904.784.5288

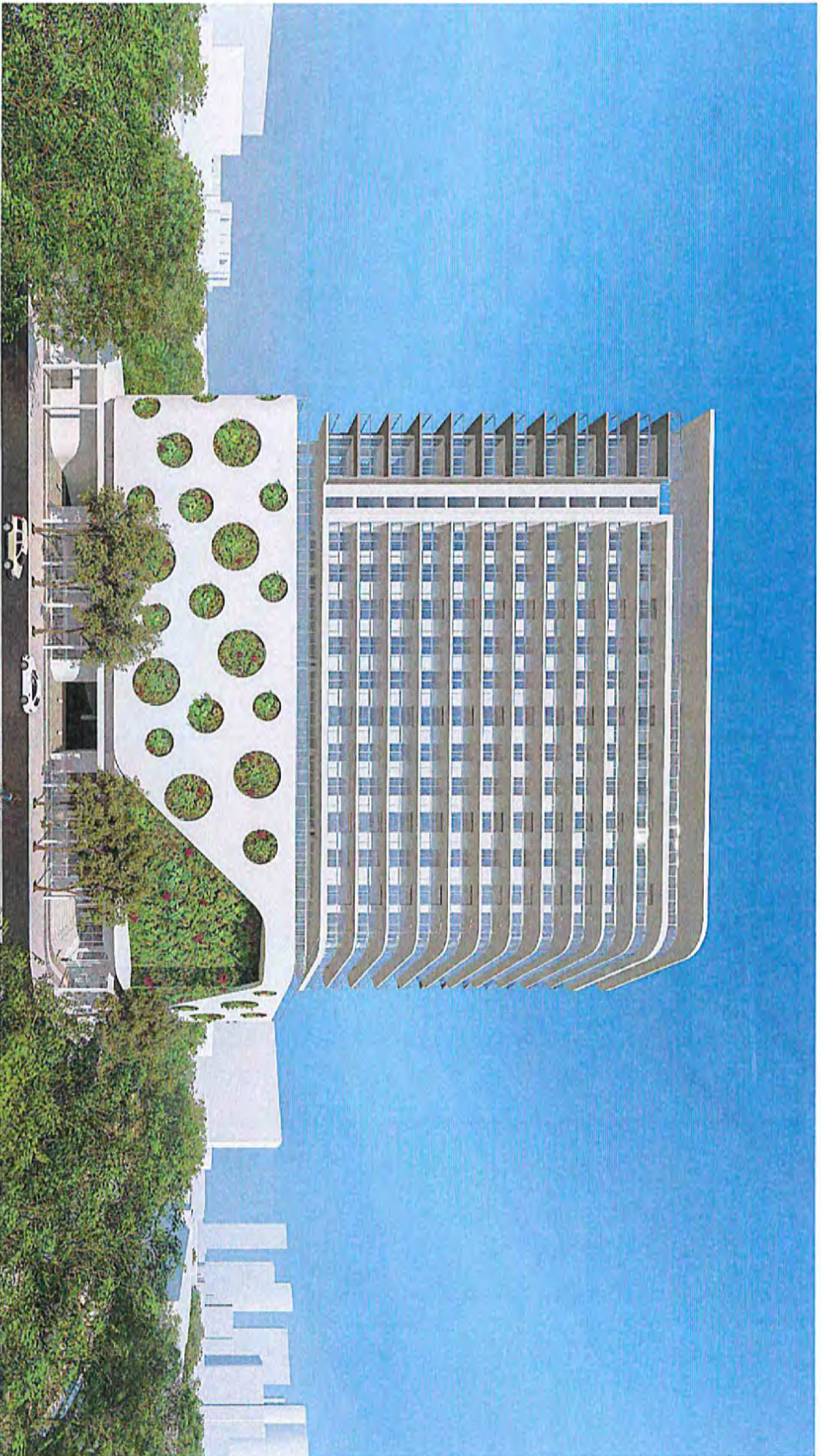
REVISED: 01/28/2025

DATE: 01/28/2025

PROJECT NUMBER: L-02

SCALE: 1/8" = 1'

DATE: 01/28/2025



RENDERING

DATE: 11-09-2024
PROJECT NO: 24513
DRAWING NAME
SHEET NO
R-1.01

CULMER STATION - RTZ
1138 NW 8TH AVE,
MIAMI, FLORIDA 33138

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SEAL:
Digitally
signed by
Robert Behar
2024.11.25
11:58:34-0500
ROBERT BEHAR, ARCHT., 14039

BEHAR · FONT
ARCHITECTS
P.A.
1100 BAYVIEW BLVD, SUITE 1000
MIAMI, FL 33134

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-272
DATE: FEB 12 2025
BY: ISA



RENDERING

DATE: 11/02/2024
PROJECT NO: 24-013
DRAWING NAME
SHEET NO:
R-1.02

CULMER STATION - RTZ
1130 NW 6TH AVE,
MIAMI, FLORIDA 33136

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SEAL:
ROBERT BOWEN, AIA NO. 14239

BEHAR-FONT
P A R T N E R S
ARCHITECTS - PLANNERS
1000 S.W. 10TH AVENUE
MIAMI, FL 33135

RIEGLER/VEED

MIAMI-DADE COUNTY
PROCESS NO.: 224-272
DATE: FEB 12 2025
BT: ISM



RENDERING

DATE: 11-02-2024
PROJECT NO: 24-013
DRAWING NAME
SHEET NO.
R-1.03

CULMER STATION - RTZ
1136 NW 6TH AVE.
MIAMI, FLORIDA 33136
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BEAR FOUNT
ROBERT BEHAR ARCHT. INC.

BEHAR FOUNT
1136 NW 6TH AVE.
MIAMI, FLORIDA 33136
CONSULTANTS - 25-0001

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: 224-272
DATE: FEB 12 2025
BY: ISA



RENDERING

DATE: 11-05-2024
PROJECT NO: 24013
DRAWING NAME:
SHEET NO:

R-1.04

CULMER STATION - RTZ
1138 NW 8TH AVE.
MIAMI, FLORIDA 33136

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SEAL:
ROBERT BEHAR, AIA No. 14239

BEHAR · FOUNT
ARCHITECTS
1138 NW 8TH AVE
MIAMI, FL 33136
TEL: 305.375.1138
WWW.BFHARCHITECTS.COM

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-272
DATE: FEB 12 2025
BY: ISA



RENDERING

DATE: 11-06-2024
PROJECT NO: 24-013
DRAWING NAME:
SHEET NO:
R-1.05

CULMER STATION - RTZ
1136 NW 8TH AVE,
MIAMI, FLORIDA 33136

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SEAL
ROBERT BEHAR ARCHT, 14323

BEHAR - FONT
ROBERT BEHAR ARCHT, 14323

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-272
DATE: FEB 12 2025
BY: ISA



RENDERING

DATE: 11-09-2024
PROJECT NO: 24273
DRAWING NAME:
SHEET NO:
R-1.06

CULMER STATION - RTZ
1136NW 8TH AVE.
MIAMI, FLORIDA 33136

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SEAL:
ROBERT BEHAR, ARCH. NO. 14239

BEHAR FORT
PARTNERS
ARCHITECTS
P.A.

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MIAMI-DADE COUNTY
PROCESS NO.: 224-272
DATE: FEB 12 2023
BY: ISA



RENDERING

DATE: 11-08-2024
PROJECTING: 24513
DRAWING NAME
SHEET NO

R-1.07

CULMER STATION - RTZ
1130 NW 8TH AVE
MIAMI, FLORIDA 33136

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ROBERT BEHAR, ARCH. NO. 14239

SEAL:

BEHAR FORT FAWCETT
ARCHITECTS, P.A.
CORPORATE OFFICE
1130 NW 8TH AVE
MIAMI, FL 33136
TEL: 305.575.1100
WWW.BFFA.COM

RIEGLER

MIAMI-DADE COUNTY
PROCESS NO.: Z24-272
DATE: FEB 12 2025
BY: ISA



RENDERING

DATE: 11-02-2024
PROJECT NO: 24-013
DRAWING NAME
SHEET NO
R-1.08

CULMER STATION - RTZ
1136 NW 8TH AVE,
MIAMI, FLORIDA 33136
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SEAL:
ROBERT BEHAR, ARCH. NO. 14239

BEHAR-FONT
P A R T N E R S
ARCHITECTS & INTERIORS
CORPORATION

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 224-272
DATE: FEB 12 2023
BY: ISA



RENDERING

DATE: 11/06/2024
PROJECT NO: 24013
DRAWING NAME
SHEET NO
R-1.09

CULMER STATION - RTZ
1120 NW 8TH AVE.
MIAMI, FLORIDA 33136

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SEAL:
ROBERT BEHAR, ARCHITECT
MIAMI, FLORIDA 33136

BEHAR - FONT
ARCHITECTS
1120 NW 8TH AVE.
MIAMI, FLORIDA 33136
TEL: 305.575.1100
WWW.BEHARFONT.COM

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].

Company NAME: UBC Miami, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Nicholas A. Lettire, 334-336 East 110th Street, New York NY 10029</u>	<u>50%</u>
<u>Gerard Lettire, 334-336 East 110th Street, New York NY 10029</u>	<u>50%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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: _____

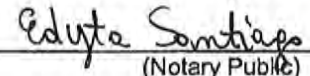
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

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 21st day of October, 2024. Affiant is personally known to me or has produced NYS drivers license as identification.


(Notary Public)

EDYTA SANTIAGO
Notary Public, State of New York
No. 01SA6330571
Qualified in Kings County
Commission Expires 09/14/2023

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.

This instrument was prepared by:

Name: Mario J. Garcia-Serra, Esq.
Address: Gunster Yoakley and Stewart, P.A
600 Brickell Avenue, Suite 3500
Miami, FL 33131

(Space reserved for Clerk of the Court)

**WORKFORCE HOUSING DECLARATION OF RESTRICTIVE
COVENANTS AND WORKFORCE HOUSING AGREEMENT**

This Workforce Housing Declaration of Restrictive Covenants and Workforce Housing Agreement (the "Declaration") is made as of the ___ day of _____, 2025, by UBC Miami, LLC, a Florida limited liability company, (the "Declarant"), the owner of that certain property ("Property") located in Miami-Dade County, Florida, which is more particularly described in Exhibit "A" attached hereto and made part hereof.

RECITALS

WHEREAS, pursuant to section 33-284.83(A)(3) of the Code of Miami-Dade County, for developments in Urban Center (UC) and Urban Area (UA) Districts, "all residential or mixed-use developments that: (a) are located within the Core or Center Sub-districts of an urban center district adopted by the Board or County Commissioners after July 10, 2007, and (b) have more than four (4) residential units, shall provide a minimum of twelve and a half (12.5) percent of their units as Work-force Housing Units"; and

WHEREAS, section 33-284.82(57) defines a Work-force Housing Unit ("WHU") as "[a] dwelling unit, the sale, rental or pricing which is restricted to households whose income is up to one hundred forty (140) percent of the most recent median family income for the County reported by the [United States Department of Housing and Urban Development]"; and

WHEREAS, the Miami-Dade Public Housing and Community Development Department administers the Workforce Housing Development Program pursuant to chapter 17, article IX, of the Code of Miami-Dade County, and regulations established with respect thereto (section 33-284.83 and article IX of chapter 17 are collectively referred to hereinafter as the "Ordinance"); and

WHEREAS, pursuant to the Ordinance, WHUs must be provided for sale or lease to Qualified Households, all in accordance with conditions set forth in the Ordinance; and

WHEREAS, the Declarant makes this Declaration to provide covenants and restrictions to ensure that the 18 WHUs to be developed on the Property as part of a larger new construction residential development are at all times available for occupancy by Qualified Households as hereinafter defined,

NOW, THEREFORE, TO ASSURE Miami-Dade County, Florida (the "County") that the obligations and requirements set forth in the Ordinance will be abided by, the Declarant, on behalf of itself and its successors and assigns, freely, voluntarily, and without duress hereby makes the following Declaration of Restrictive Covenants and Workforce Housing Agreement covering and running with the Property, which shall bind the Declarant, any assignee, mortgagee, or buyer, and all other parties that receive title to, or interest in, the WHUs,

1. The foregoing recitals are true and correct and are incorporated herein.

2. **Definitions.**

(a) "Area Median Income" means the median income level for the Miami-Dade County Metropolitan Statistical Area, as established and defined in the annual schedule published by the Secretary of the U.S. Department of Housing and Urban Development, and adjusted for household size.

(b) "Certificate of Qualification" means a certificate issued by PHCD the Department or qualified designee establishing a qualified household's eligibility to rent a WHU.

(c) "Control Period" means each 20-year period during which the affordability restrictions shall apply, which period shall commence from the date the Covered Development and Workforce Housing Units are available for public occupancy as evidenced by the issuance of certificate of occupancy or temporary certificate of occupancy for the Covered Development.

(d) "Covered Development" means the WHUs that shall be developed on the Property.

(e) "County" means Miami-Dade County.

(f) "Department" means, unless otherwise indicated, the Miami-Dade Public Housing and Community Development Department, or any other successor agency.

(g) "Housing Director" means, unless otherwise indicated, the Director of the Department, or the Director's designee.

(h) "Eligible Household" means a household whose total income is 60% and up to 140% of Area Median Income.

(i) "Eligible Household Income" means any income derived by any proposed occupants of a WHU who are 18 years of age or older and who will use the WHU as their primary residence.

(j) "Household" means any natural person who occupies a WHU as their primary residence.

(k) "Market Rate Dwelling Units" means all additional dwelling units in a development that are not WHUs as defined herein.

(l) "Qualified Household" means an eligible household that has received a certificate of qualification from the Declarant, as verified by the Department

(m) "WHU" means a workforce housing unit.

(n) "Workforce Housing Rent" or "WHU Rent" means rents that do not exceed the maximum monthly Rent Limit as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual income Limits and Rent Limits and as used by the Florida Housing Finance Corporation for its multifamily rental programs (published annually at <http://www.floridahousing.org>).

3. **Covered Development.** The Covered Development consists of 18 WHUs to be developed on the Property as part of a larger new construction residential development, which Property is identified on the site plan approved pursuant to Rapid Transit Administrative Site Plan Approval Z2025000069.

4. **Leasing of WHUs During Control Period.** WHUs shall be leased only to Qualified Households during the Control Period. Qualified Households shall be provided leases of a minimum period of 12 months, which shall comply with all applicable federal and state laws. WHU leases shall, at minimum, include: (i) provisions that specify the maximum household size allowed in the unit; (ii) a prohibition against subleasing; and (iii) a requirement that qualified household shall report any changes in household size or income during his or her tenancy.

5. **Eligibility to Rent.** The Covered Development may only be rented, before the expiration of the Control Period, by Qualified Households to be used as primary residences for those households. Prospective Eligible Households seeking to rent a WHU shall complete and execute the Certificate of Qualification as part of their unit lease application. Completed copies of the Certificate of Qualification, executed by the Declarant or their designee, shall be transmitted to the Department for a verification of eligibility. Upon determination of eligibility by the Declarant, the Declarant shall sign the Certificate of Qualification confirming that the Eligible Household is a Qualified Household. The property manager or property owner of the Covered Development shall retain the original Certificate of Qualification on site in the Qualified Household's file and provide a copy of the same to the Department. Copies of documents provided by the Eligible Household evidencing their earnings shall be retained in the Qualified Household's file along with the Certificate of Qualification.

6. **Validity and Issuance of Certificates of Qualification.** Certificates of qualification shall be issued by the Department or qualified designee within 10 days of completion of application package and

shall be valid for 12 months. The Department, in its sole discretion, may authorize the Declarant to issue Certificates of Qualification, subject to verification by the Department.

7. **Limits on WHU Rents.** Rents for WHUs shall be affordable to households whose income is 60% and up to 140 percent of area median income (determined at the time of initial occupancy), which shall be adjusted for family and unit size. Before the expiration of the Control Period, WHUs may only be rented at rents that do not exceed the maximum monthly Rent Limit as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual income Limits and Rent Limits as the same are used by the Florida Housing Finance Corporation for its multifamily rental programs.

8. **Monitoring of WHU Compliance.** Declarant shall comply with all monitoring requirements established by the Department. The Department may conduct, upon 48-hours' notice to the Declarant, an on-site inspection of the Covered Development to review client files for income verification. If a Qualified Household's Eligible Household Income increases above the maximum allowed income levels or a rented WHU is found to be non-compliant, the household may choose to remain in the WHU for the remaining term of the lease, and the property owner or manager shall make the next comparable vacant unit at the Covered Development available to an eligible household at the WHU rent. Declarant shall pay to the Department such fees for monitoring as set forth in the Department's the Rental Regulatory Agreement, Compliance, and Monitoring Unit Per Unit Cost Schedule attached as Exhibit _____, which has been approved by the Miami-Dade County Board of County Commissioners.

9. **Occupancy Report.** Declarant shall, on an annual basis, furnish the Department with an occupancy report, which provides the following information: (a) a list of all occupied WHUs, indicating composition of each resident family, as of the end date of the reporting period; (b) a list of all vacant WHUs, as of the end date of the reporting period; (c) the total number of vacancies that occurred during the reporting period; and (d) the total number of WHUs that were re-rented during the reporting period, stating family size and income. The Declarant shall permit Department representatives to conduct on-site inspection of the Covered Development, upon 48-hours' notice, to review tenant files for income verification.

10. **Annual Report.** The Declarant shall provide an annual report to the Department every _____ year _____, confirming that all of the WHUs are being leased to Eligible Households.

11. **Re-Sale of Covered Development During Control Period.** Although the Declarant is permitted to sell the Property at all times, the Declarant hereby agrees that the WHU and rental restriction requirement outlined herein shall continue to apply to the Covered Development following any sale or transfer of the Covered Development through the expiration of the Control Period.

12. **Condominium Conversion.** If the Property is converted into a condominium or other "for sale" project (other than by a subsequent owner after a foreclosure sale of an Eligible Mortgage or deed in lieu of foreclosure transfer of ownership), then prior to entering into the first contract for sale of a WHU as a "for sale" unit, the Declarant shall enter into a new covenant in favor of the County for a "for sale" project in accordance with the current restrictions for such units as established by the Department and shall require all purchasers to abide by the restrictions. Such covenant shall grant to each Qualified Household occupying a WHU, at the time the Declarant is required to provide a notice of intended conversion in

accordance with section 718.608 of the Florida Statutes and section 17-01 of the Code of Miami-Dade County, a right of first refusal to purchase the WHU. Such covenant shall also grant to the County, among other things, the County's right of first refusal to purchase any or all of the WHUs in the event that a Qualified Household does not purchase the WHU within six months from the first date Declarant or its successors or assigns offers the WHU for sale. In the event Qualified Households or the County do not exercise their right of first refusal option, the Declarant shall continue to market and sell or rent such WHUs to Qualified Households throughout the Control Period.

13. **Expiration of Control Period.** The Control Period shall expire 20 years from the date when the WHUs forming part of the Covered Development are first placed into service, as evidenced by the issuance of a certificate of occupancy or temporary certificate of occupancy by a local government agency authorizing the use of the WHUs as primary residences. Upon the expiration of the Control Period, the County shall record in the Public Records of Miami-Dade County an instrument releasing the Covered Development from its obligation to provide WHUs, and the Declarant, or its successors and assigns, may freely lease or sell the Property or individual units at the market rate.

14. **Prior Notice of Initial Offering for Rent.** At least 60 days prior to the initial offering of WHUs for lease, the Declarant shall provide the Department with notice of its intention to commence leasing. The notice shall set forth the number, size, rents, and location of the WHU units. Following the transmittal of the notice of Declarant's intention to commence leasing and the initial lease of the WHUs, any subsequent offering of a WHU for lease shall not be subject to the notice requirements set forth in this paragraph. The Declarant and its agents or representatives shall also provide the Department with the contact information for the Declarant and its agents and representatives.

15. **Discrimination.** The Declarant comply with all applicable antidiscrimination laws, including, but not limited to Chapter 11A of the Code of Miami-Dade County and shall not discriminate against any person in the exercise of its obligations under this Declaration, and all such actions shall be taken without regard to race, age, religion, color, gender, sexual orientation, gender identity or gender expression, status as a victim of domestic violence, dating violence, or stalking, national origin, marital status, physical or mental disability, political affiliation, source of income, or any other factor which cannot be lawfully used. For purpose of clarity, the foregoing limitations shall not be construed to preclude the Declarant from denying an Eligible Household an opportunity to lease a WHU unit based upon such factors as the Eligible Household's poor credit history or their inability to demonstrate household income sufficient to pay the WHU Rents and any other financial obligations.

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

17. **County as Beneficiary.** The County is the beneficiary of this Declaration; and, as such, the County may enforce these restrictive covenants by action at law or in equity, including without

limitation, a decree of specific performance or mandatory or prohibitory injunction, as well as civil penalties as provided in the Code of Miami-Dade County, Florida.

18. **Modification, Amendment, Release.** The Declaration of Restrictions may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the Department consents to the modification, amendment, or release. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality.

19. **Recording of Covenants and Declarations.** The Declarant shall record this Declaration in the Public Records of Miami-Dade County, Florida. The County shall have the right to enforce and maintain in full force and effect, the terms, conditions, and requirements of this Declaration.

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

21. **Laws and Venue.** This document shall be construed in accordance with the laws of Florida and venue shall be Miami-Dade County, Florida.

22. **Survival.** This Declaration shall survive any proceedings in foreclosure, bankruptcy, probate or any other proceedings at law or in equity.

23. **Headings.** The headings herein are for reference purposes only and shall not affect the meaning or interpretation of the terms and conditions hereof.

[Signature page to follow]

IN WITNESS WHEREOF,
this _____ day of _____ .

, has caused these present to be signed in its name on

UBC Miami, LLC , a Florida limited
liability company

Witness

By: _____

Printed Name

Name: _____

Witness

Title: _____

Printed Name

STATE OF FLORIDA)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this ___ day of _____, 2025, by _____, as
_____ of _____, a _____, on behalf of
the _____, who is personally known to me or who has produced
_____ as identification.

[NOTARIAL SEAL]

Print Name: _____
Notary Public, State of Florida
Commission #: _____
My Commission Expires: _____

Exhibit A

Legal Description

LEGAL DESCRIPTION:

PARCEL 1 (01-3135-019-1990)

LOTS 8, 9, AND 10, LESS THE WEST 10 FEET, OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

PARCEL 2 (01-3135-019-2000)

LOTS 11 AND 12, IN BLOCK 12, OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, LESS THE PART CONVEYED TO MIAMI DADE COUNTY FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 12, SUCH POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 87 DEGREES 52' 05" EAST ALONG THE SOUTH LINE OF SAID LOT 12 FOR 100.91 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 12 DEGREES 17' 13" WEST ALONG THE EAST LINE OF SAID LOTS 11 AND 12 FOR 41.60 FEET TO A POINT OF CURVE WITH A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY 36.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82 DEGREES 51' 43" TO A POINT OF TANGENCY; THENCE SOUTH 80 DEGREES 34' 30" WEST FOR 72.28 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE 23.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54 DEGREES 27' 27", TO A POINT OF CURB WITH A TANGENT LINE SUCH LINE BEING THE WEST LINE OF SAID LOT 12; THENCE SOUTH 44 DEGREES 58' 3" EAST ALONG THE WEST LINE OF SAID LOT 12 FOR 20.94 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (01-3135-019-2020)

LOTS 16, 17, 18, AND THE WEST 10 FEET OF LOTS 8, 9, AND 10, IN BLOCK 12 OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

PARCEL 4 (01-3135-019-2030)

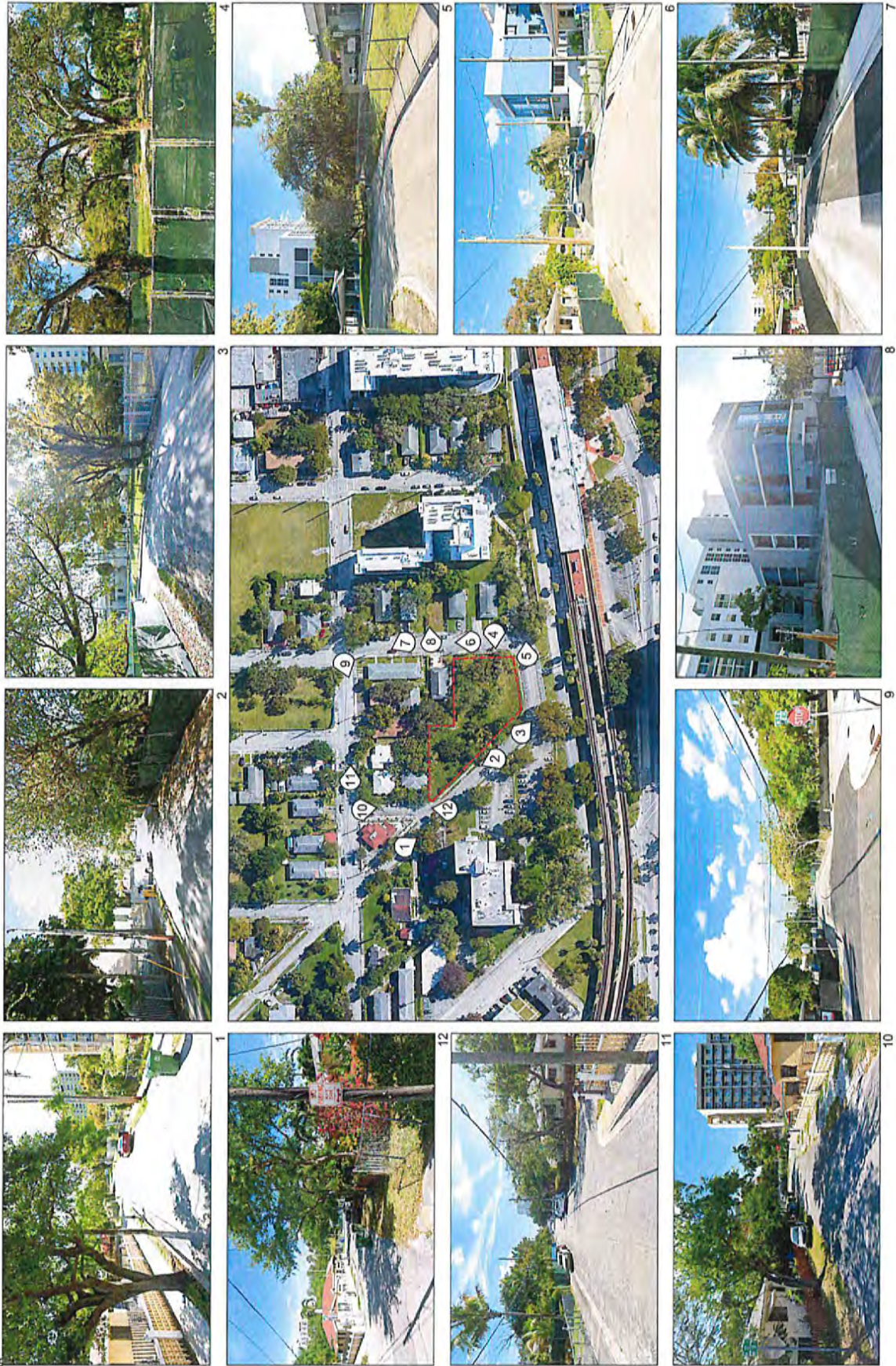
LOTS, 19 AND 20, BLOCK 12, OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

RECEIVED
 MIAMI-DADE COUNTY
 PROCESS NO.: Z24-272
 DATE: FEB 12 2025
 BY: ISL

BEHAR + FONT
 ARCHITECTS
 1138 NW 8TH AVE, SUITE 200
 MIAMI, FL 33136
 TEL: 305.375.1138
 WWW.BEHARFONT.COM

SEAL:
 ROBERT BEHAR, AIA No. 14335

CULMER STATION - RTZ
 MIAMI, FLORIDA 33138
 DATE: 11-28-2023
 PROJECT NO: 24-013
 DRAWING NAME:
 SHEET NO:
 CP-1.0.2



CONTEXT IMAGES
 SCALE: NTS

SITE



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RECEIVED
 MIAMI-DADE COUNTY
 PROCESS NO.: Z24-272
 DATE: FEB 12 2025
 BY: ISA



VIEW FROM NORTHEAST
 SCALE: NTS



VIEW FROM SOUTHEAST
 SCALE: NTS



VIEW FROM SOUTHWEST
 SCALE: NTS



VIEW FROM NORTHWEST
 SCALE: NTS



AERIAL PHOTOGRAPHS
 SCALE: NTS

BEHAR - FONT
 ARCHITECTS
 1100 NW 11TH AVENUE, SUITE 100
 MIAMI, FLORIDA 33135

SEAL:
 ROBERT BEHAR, AIA No. 14335

CULMER STATION - RTZ
 1100 NW 11TH AVENUE, SUITE 100
 MIAMI, FLORIDA 33135
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DATE: 11-28-2024
 PROJECT NO.: 24-013
 DRAWING NAME:
 SHEET NO.:
CP-1.0.3

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

PH: Z25-033

October 23, 2025
Item No. 8C3

Recommendation Summary	
Commission District	4
Applicant	Garden Place Development, LLC.
Summary of Request	The applicant is requesting to delete a previously recorded covenant on the property. The deletion of the aforementioned covenant would allow the subject property to be developed with more number of units and with greater building height as allowed under the Land Use and Density Regulating Plans of the Ojus Urban Area District, than currently permitted.
Location	Lying north of NE 187 Street and approximately 166' west of NE 25 Avenue, Miami-Dade County, Florida.
Property Size	±0.43 Acres
Existing Zoning	Ojus Urban Area District (OUAD), RM, Center
Existing Land Use	Vacant
2030-2040 CDMP Land Use Designation	Metropolitan Urban Center
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP.
Applicable Zoning Code Section	Section 33-311(A)(7) General Modification Standards, <i>(See attached Zoning recommendation Addendum)</i>
Recommendation	Deferral, in order to allow staff to correct the advertisement and readvertise.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(13) which states "Applications to modify or delete declarations of restrictive covenants encumbering property wholly located within any Urban Center or Urban Area zoning district, as defined in this Code, where and to the extent that modification or elimination of the declaration of restrictive covenant or part thereof is necessary to allow development conforming in all respects to the applicable Urban Center or Urban Area District regulations."

REQUEST:

DELETION of a Declaration of Restrictions recorded in Official Records Book 31237, Page 2459-2463.

RECOMMENDATION:

Deferral, in order to allow staff to correct the advertisement and readvertise.

Garden Place Development, LLC.

Z25-033

Page | 2

ES:JB:SS:EA

Eric Silva

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

10/9/2025