

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: December 18, 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:	Z2023000094
Applicant	18440 Ojus LLC
District	04
Summary of Requests	The applicant is requesting an amendment to the Ojus Urban Area District (OUAD) Land Use Regulating Plan to allow the subject property to be redesignated to a Land Use of Residential Modified (RM) within the Center Sub-district. These amendments would allow the properties to be developed with a multifamily residential project at a maximum density of 90 dwelling units per acre and up to 12 stories in height.
Location	Generally located north of NE 184 Terrace between NE 24 Avenue and NE 24 Court, and 18451 NE 24 Avenue, 18440 NE 24 Court, 2427 & 2429 NE 184 Terrace, Miami-Dade County, Florida

DEFERRED ITEM	8A2 (The public hearing was not held. The public hearing is subject to the rules of procedure.)
PH:	Z2023000233
Applicant	RRPVII BBI BISCAYNE, LLLP
District	03
Summary of Requests	The application seeks to rezone the subject property from RU-3B (residential bungalows), RU-2 (duplex) and BU-2 (business district) to BU-2 (business district) in order to develop the property with a mixed-use project consisting of up to 430 multi-family residential units and 55,000 square feet of commercial space. Additionally, the application seeks to permit a proposed liquor package store to be spaced less than required by code, permit the residential and commercial buildings to occupy less of the required building frontage zone and permit certain parking spaces with no wheel stops.
Location	11320, 11340 & 11380 Biscayne Boulevard, Miami-Dade County, Florida, Miami-Dade County, Florida.

DEFERRED ITEM	8A3 (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

DEFERRED ITEM	8A4 (The public hearing was held. The public hearing is subject to the rules of procedure.)
PH:	Z2025000020
Applicant	Citinet Aventura LLC and Redlands Grove LLC
District	08
Summary of Requests	The applicant seeks to permit a rezoning of the subject property from AU (Agricultural, minimum 5-gross acre lots) and EU-M (minimum 15,000 sq. ft. lots) to PAD (Planned Area Development) in order to develop the parcel with 138 residential units. Additionally, the application seeks to allow single-family residential lots to have no frontage on public streets and to permit access to such lots by way of private drives, have less private open space for the detached units, to allow some of the units to have no on-street parking spaces, and to allow less common open space than required by code.
Location	Located between SW 220 Street and SW 226 Street and between SW 132 Court and SW 133 Court, Miami Dade County, FL

DEFERRED ITEM	8A5 (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 would allow the property to be developed as multi-family apartments with a maximum density of up to 45 units per acre, and at a maximum height of 6 stories under the Land Use and Density Regulating Plans of the Ojus Urban Area District.
Location	Lying north of NE 187 Street and approximately 166' west of NE 25 Avenue, Miami-Dade County, Florida

CURRENT ITEM	8C1 (The public hearing was not held. The public hearing is subject to the rules of procedure.)
PH:	Z2025000066
Applicant	3645 Investors, LLC
District	02
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located within the SMART Corridor, and assign to it the permitted uses and development regulations applicable under Section 33C-3.3 of the County Code for the “SMART Corridor Subzone of the Rapid Transit Zone (RTZ)”, in order to develop the property with a mixed-use development, with retail uses and multi-family residential, including workforce housing.
Location	Lying on the northeast corner of NW 36 Street and NW 37 Avenue, Miami-Dade County, Florida.

CURRENT ITEM	8C2 (The public hearing was not held. The public hearing is subject to the rules of procedure.)
PH:	Z2025000074
Applicant	TLC South Dade, LLC
District	09
Summary of Requests	The applicant seeks to amend the regulating plan for the Perrine Community Urban Center District (PECUCD) to redesignate the subject property as ID, Industrial District on the Center sub-districts.
Location	16905 SW 100 Avenue, Miami-Dade County, Florida.

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

PH: Z23-094

December 18, 2025

Item No. 8A1

Recommendation Summary	
Commission District	4
Applicant	18440 OJUS, LLC.
Summary of Requests	The applicant is requesting an amendment to the Ojus Urban Area District (OUAD) Land Use Regulating Plan to allow the subject property to be redesignated to a Land Use of Residential Modified (RM) within the Center Sub-district. These amendments would allow the subject property to be developed with a multifamily residential project at a maximum density of 90 dwelling units per acre and up to 12 stories in height.
Location	Generally located north of NE 184 Terrace between NE 24 Avenue and NE 24 Court, and 18451 NE 24 Avenue, 18440 NE 24 Court, 2427 & 2429 NE 184 Terrace, Miami-Dade County, Florida.
Property Size	±1.21-gross (±0.92-net) Acres
Existing Zoning	Ojus Urban Area District (OUAD), R, Edge
Existing Land Use	Duplex, multi-family and vacant
2030-2040 CDMP Land Use Designation	Low-Medium Density Residential (within a Metropolitan Urban Center)
Comprehensive Plan Consistency	Inconsistent with the policies for Density and Intensity for Urban Centers in the interpretative text of the CDMP and inconsistent with policy LU-7A of the CDMP.
Applicable Zoning Code Section	Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan, Section 33-311 District Boundary Change (See attached Zoning recommendation Addendum)
Recommendation	Denial without prejudice

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

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

PROCEDURAL HISTORY:

This item was deferred from the November 20, 2025, meeting of the Board of County Commissioners (BCC), in order to allow staff to correct the advertisement and readvertise.

The public hearing on this item has not been held.

REQUESTS:

- (1) AMENDMENT to the OUAD Land Use Regulating Plan to redesignate the subject property from Residential (R) to Residential Modified (RM).
- (2) AMENDMENT to the OUAD Sub-district Regulating Plan to re-designate the subject property from Edge to Center.

PROJECT HISTORY AND DESCRIPTION:

The subject property consists of four (4) parcels totaling approximately ± 1.21 gross acres (± 0.92 net acres). The site is generally located north of NE 184 Terrace, between NE 24 Avenue and NE 24 Court, and includes the addresses 18451 NE 24 Avenue, 18440 NE 24 Court, 2427 NE 184 Terrace, and 2429 NE 184 Terrace, in Miami-Dade County, Florida. The property lies within the Ojus Urban Area District (OUAD). The surrounding area is characterized primarily by one-story single-family homes, duplexes, and multi-family residences to the south, east, and west. To the north, fronting NE 186 Street, a major east-west corridor, is a four (4)-story office building.

On June 6, 2006, the Board of County Commissioners (BCC) adopted Ordinance No. 06-86 establishing the Ojus Urban Area District (OUAD) Regulations. The OUAD provides the regulatory framework for all development within the Ojus area of northeastern Miami-Dade County. The properties within the OUAD boundaries were rezoned to OUAD on March 8, 2007, pursuant to Resolution No. Z-3-07. The OUAD regulations have subsequently been amended in 2007, 2014, 2015 and 2016. OUAD regulations, as well as most Urban Center Districts, are based on the Standard Urban Center (SUCO) Regulations, which provide the foundational regulatory framework. The permitted density and intensity have been amended from time to time, with the most recent amendment approved in 2019 pursuant to Ordinance No. 19-120, which increased allowable density and intensity within the area.

The area within the boundaries of an urban center is divided into three Sub-districts: Core, Center and Edge. The highest density and intensity within an urban center shall be allocated to the Core Sub-districts, a mixed-use area adjacent to the transit station(s) or major transit stop(s). The densities and intensities shall then gradually decrease from the Core to the Center Sub-district where mixed uses are still permitted and then further decrease to the Edge Sub-district, which is characterized by single uses, including low density residential. As previously mentioned, the subject property is located within the Edge Sub-district as designated on the Land Use Plan Map for the OUAD. The existing Edge Sub-district permits development at a maximum density of 18 dwelling units per acre and a maximum building height of two (2) stories. Furthermore, the proposed Center Sub-district designation would allow for an increased density of 90 dwelling units per acre and a building height of 12 stories. Staff also notes that additional density and intensity may be permitted through participation in the Workforce Housing Program, pursuant to Article XIIA of the Miami-Dade County Code.

As part of the subject application, the applicant seeks to amend the Ojus Urban Area District (OUAD) Land Use Regulating Plan to re-designate the subject property from Residential (R) to Residential Modified (RM) and from Edge to Center Sub-district within the OUAD. The proposed amendments would allow the property to be developed with a multi-family development with a density of 90 units per acre and a height of 12 stories. Staff notes that no site plan was submitted with this application. Furthermore, if the applicant were to pursue development under the Workforce Housing Development Program pursuant to Article XIIA of the Miami-Dade

County Code, the property could be developed at an even greater density and intensity, including up to six (6) additional stories. The OUAD guidelines, derived from the Ojus Charrette Report adopted by the Board of County Commissioners in 2004, emphasize maintaining the area's established character by regulating density and intensity. Given that the surrounding properties to the south, east, and west are designated Residential (R) and Edge Sub-district and are predominantly developed with one-story residential structures, staff concludes that the proposed amendment would introduce a level of intensity and scale that is **inconsistent and incompatible** with the existing and anticipated future neighborhood context.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	OUAD-R; multi-family, duplexes and vacant	Metropolitan Urban Center
North	OUAD-MC; office building	Metropolitan Urban Center
South	OUAD-R; duplex	Metropolitan Urban Center
East	OUAD-R and MC; single-family, multi-family and office building	Metropolitan Urban Center
West	OUAD-R; single-family residences	Metropolitan Urban Center

NEIGHBORHOOD COMPATIBILITY:

The subject property is located north of NE 184 Terrace, between NE 24 Avenue and NE 24 Court, designated OUAD-R (Residential) and consists of four (4) parcels containing multi-family buildings, duplexes, and vacant land. All surrounding parcels are also within the OUAD. To the north, the property is developed with an office building. To the south, the area contains duplexes. To the east, the parcels include single-family homes, multi-family buildings, and an office building. To the west, the area is developed with single-family homes.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to develop the parcel with more density and intensity than currently permitted. Staff acknowledges that the development will result in additional traffic on the surrounding roadways. Based on the accompanying department memoranda and information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the proposed development will generate approximately 53 PM peak hour vehicle trips. Based on the memorandum from the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM), approval of the application will not reduce the Level of Service (LOS) standards for an initial development order.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **Ojus Urban Area District (OUAD)**. The Ojus Urban Area District implements the urban center policies and interpretative text of the County's Comprehensive Development Master Plan (CDMP). The CDMP Land Use Element (LUE) states that *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. 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.

Below is a brief overview of the Metropolitan Urban Center Floor Area Ratio (FAR) and Maximum Density Requirement:

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
<i>Metropolitan Urban Centers</i>	<i>greater than 3.0 in the core not less than 0.75 in the edge</i>	250

The Ojus Urban Area District implements the Urban Center and Mixed-Use Corridor policies and interpretative text of the CDMP. Staff opines that the request to amend the Ojus Urban Area District (OUAD) Land Use Regulating Plan to re-designate the subject property from Residential (R) to Residential Modified (RM) and from Edge to Center Sub-district within the OUAD, thereby allowing development of the subject parcel with 108 dwelling units and 12 stories in height, or a maximum of 136 dwelling units and up to 18 stories in height if developed pursuant to the Workforce Housing Development Program would be **inconsistent** with the mixed-use and urban center policies and interpretative text of the CDMP.

In addition, as part of the CDMP, the criteria to evaluate new development and redevelopment in existing and planned transit corridors and **urban centers** is outlined in the CDMP Land Use Element, **Policy LU-7A**, which states; “[T]hrough its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and no-residential land uses and activities in nodes around rapid transit stations to promote mobility, 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.”

Additionally, the Interpretive Text for Density and Intensity of Urban Centers, at Page I-50 of the CDMP states: *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.* Given the site’s location in a

stable residential area, approving an increase in height for this site, as would be the effect of this requested amendment, would be incompatible with this interpretive text.

The applicant seeks to re-designate the parcel to RM, Residential Modified, to allow for future development on the site with more density and intensity than currently permitted. Staff opines that the maximum density and intensity permitted with the proposed amendment would be **incompatible** with the existing and future physical characteristics of development in the area, building massing and height. Based on the foregoing, and for the reasons that will be further expanded upon in the zoning analysis, staff opines that approval of the re-designation to RM, Center on the subject property would allow development on the site that would not be suitable for that area, and could create significant unfavorable impacts which could disrupt or degrade the safety and tranquility of the neighboring properties and would be **incompatible** with the surrounding parcels based on the compatibility criteria outlined in **Policy LU-7A**, and therefore would be **inconsistent** with Policy LU-7A of the CDMP.

ZONING ANALYSIS:

The applicant seeks to amend the Ojus Urban Area District (OUAD) Land Use Regulating Plan to re-designate the subject property from Residential (R) to Residential Modified (RM) and from Edge to Center Sub-district within the OUAD. Pursuant to the applicant's letter of intent, the purpose of the requested re-designation of the subject property from R to RM is to allow the applicant to develop the site as a multi-family development and obtain the additional density and height. When evaluated under Section 33-284.89.3 of the Code, staff does not support this request and opines that the approval of this request would be **incompatible** with the surrounding area considering the present and future development of the area concerned. The OUAD guidelines are derived from the Ojus Miami-Dade Charrette, adopted by the Board of County Commissioners (BCC) in 2004, which summarized the recommendations developed through the 2003 community charrette and reflected the residents' vision for the area. During the public hearings held in connection with the adoption of the OUAD regulations and rezoning, the community emphasized the need for consistency with the Comprehensive Development Master Plan (CDMP) and for design standards that promote public health, safety, welfare, and compatibility, particularly by reducing traffic congestion and preserving the residential character of established neighborhoods. Staff therefore concludes that the request to re-designate the property to RM, Center for the purpose of achieving additional density and height would be **inconsistent** with the community vision expressed in the Ojus Miami-Dade Charrette Report and adopted through the OUAD regulations.

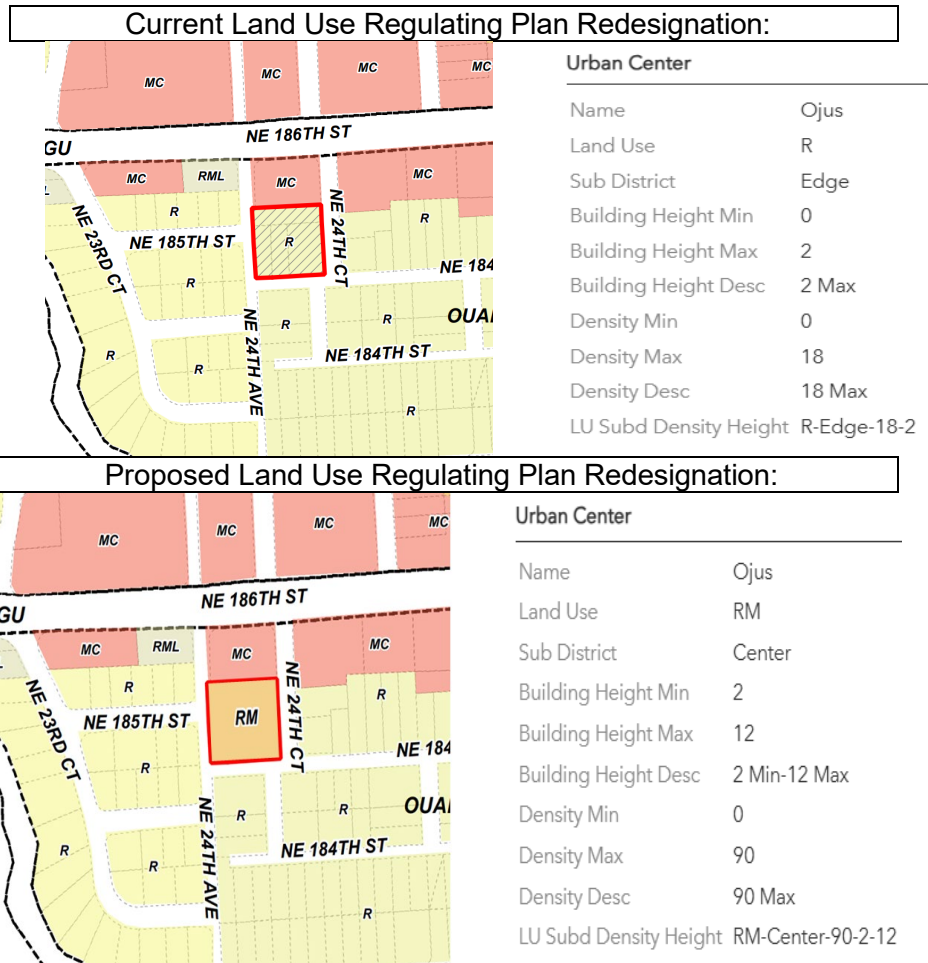
In addition, no site plan has been submitted as part of the proposed amendments. If the proposed amendments were approved, the property could be developed with an 18-story building and 136 units under the Workforce Housing Development Program. These represents a significant increase of 115 units compared to the current zoning district's maximum of 21 dwelling units (or 27 dwelling units when utilizing Workforce Housing density bonuses). Similarly, the maximum building height could increase from the current 2-story limit to 18 stories under the Workforce Housing Development Program, significantly altering the scale and massing of development. As a result, the absence of a specific development proposal and covenant raises concerns regarding potential intensity, massing, and compatibility with adjacent properties and the surrounding area.

The subject parcel is adjacent to properties designated Residential (R), Edge Sub-district to the south, west, and east, which are limited to a maximum density of 18 dwelling units per acre and a maximum height of two (2) stories. These surrounding areas are developed with single-family

and other low-density residential uses, and there are currently no buildings constructed at the density and intensity that would be permitted if this application were approved. As such, any development exceeding these thresholds would be **incompatible** with the surrounding area and could represent an intrusion into adjacent parcels, which are either currently developed with one-story structures or could potentially be redeveloped with a maximum of two (2) stories. The applicant has argued that this application is similar in scale to the property to the north, which has a Land Use designation of Mixed-Use Corridor (MC), Center Sub-district. However, this comparison is not valid, as the northern property fronts NE 186 Street, a major corridor, and was specifically developed under OUAD standards with a four (4) story retail and office building. In contrast, the subject parcel is surrounded by low-density residential uses and located along minor roads; approval of the requested density and intensity would be **inconsistent** with the established and anticipated character of the area. Staff notes that prior to this public hearing, multiple meetings between the applicant and the Development Services Division were held to discuss the possibility of proffering a covenant to restrict the building height and maintain an appropriate transition to the surrounding neighborhood; however, no agreement was reached regarding such restriction. In addition, the applicant elected to proceed with the proposed amendments without submitting a conceptual or proposed development plan, which would have allowed staff to assess the potential impacts of the requested height and density on the future development of the site and surrounding area.

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Below is an image of the existing and proposed Land Use Regulating Plan Redesignation:



Staff notes that approval of the requests will not adversely impact the County’s adopted Level of Service (LOS) standards for non-transportation County services. The memoranda from The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM), the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the Water and Sewer Department and Miami-Dade Fire Rescue, indicate that the request will not generate or result in excessive noise, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, or other such facilities which have been constructed or which are planned and budgeted for construction.

For the reasons above, staff opines that approval of the proposed amendments would be an obvious departure from the aesthetic character of the immediate vicinity and would have a significant visual impact on the abutting properties. As such, staff opines that approval of these requests would not uphold the basic intent and purpose of the zoning, subdivision, and other land use regulations as they relate to the stability and orderly development of the area. **Therefore, staff recommends denial without prejudice of requests #1 and #2 under 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.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: N/A

RECOMMENDATION:

Denial without prejudice.

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

18440 OJUS, LLC.
PH: Z23-094

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Miami-Dade Fire Rescue (MDFR)	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection*</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division	<i>No objection*</i>
Parks, Recreation and Open Spaces Department (PROS)	<i>No objection*</i>
School Board	<i>No objection</i>
Housing & Community Development (HCD)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Objective LU-7A (Pg. 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 promote mobility, 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>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.</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</i></p>

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. Separately

Policies for Development of Urban Centers

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

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

Radius. The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.

Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and

comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian accessways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

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.*
Average Floor Area Ratios (FAR)

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Activity 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

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

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F.

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-284.89.3. - Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan.</p>	<p><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></p>
<p>Section 33-311 District Boundary Change</p>	<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 necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>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>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

BSH PROPERTY, LLC

18451 NE 24 AVE
18440 NE 24 CT
2427 NE 184 TER
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2023000094

DATE

HEARING NUMBER

FOLIO No: 30-2203-020-0275/30-2203-020-0290/30-2203-020-0280/30-2203-020-0295

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 11, 2025

NEIGHBORHOOD REGULATIONS:

Folio No.: 30-2203-020-0275/30-2203-020-0290/30-2203-020-0280/30-2203-020-0295

There are no open/closed cases

BUILDING SUPPORT REGULATIONS:

Folio No.: 30-2203-020-0275/30-2203-020-0290/30-2203-020-0280/30-2203-020-0295

There are no open/closed cases

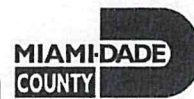
VIOLATOR:

BSH PROPERTY, LLC

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees

Memorandum



Date: July 23, 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: Z2023000094-4th Review
BSH Property LLC
18451 NE 24th Avenue, 18450 NE 24th Court, 2427 & 2429 NE 184th terrace
DBC from OUAD-R-Edge to OUAD-RM-Center. No development
information.
(OUAD) (1.21 acres)
04-52-42

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.

Potable Water Service

According to DERM records, public water currently abuts the subject properties. Water services are provided by the City of North Miami Beach. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Code requirements.

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

The requested district boundary change from OUAD-R-Edge to OUAD-RM-Center does not include a site plan and no development information has been provided. However, based on the density allowed under the requested district boundary change OUAD-RM-Center, and based on the feasible distance requirements in the Code, the proposed development may be within feasible distance to connect to the sanitary sewer system.

DERM will evaluate the feasibility of connecting to the public sanitary sewer system prior to DERM approval of any future development orders (zoning site plan, tentative plat applications, building permits) that proposes development on the subject properties. This memorandum shall not be interpreted as a written approval from DERM regarding the use of OSTDS for future development.

Further, please note that the MDWASD memo for this application dated August 22, 2025, states that there will be a future gravity sewer system abutting the subject site along NE 24th Avenue, NE 84th Terrace and NE 24th Court, which is part of the Ojus sewer improvements included in the Ojus Sanitary Sewer Special Benefit Area (OSSBA). Said project is certified and is pending final completion.

This analysis is based on the sanitary sewer infrastructure as it exists at the time of this application. Please be advised that sanitary sewer system infrastructure is constantly changing, and future applications related to this property will be reanalyzed based on the infrastructure that exists at the time of such future applications.

Conditions of Approval: None

Water Control Review

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

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. site plan entitled "Ojus Residential" prepared by Kobi Karp and dated as received by Miami-Dade County on August 15, 2025, was submitted in support of the subject application and indicates the removal/relocation of non-specimen tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

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

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

Conditions of Approval: None

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 22, 2025

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

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

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

Subject: Zoning Application Comments - BH Ojus
Application No. Z2023000094 (Revision No. 3) - (Pre-app. No. Z22P-385)

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.

The subject application is within North Miami Beach (NMB) water service area and WASD's sewer service area. At the time of development, the applicant is advised to consult with the Utility of North Miami Beach for any infrastructure that they may have within their service area and WASD for the connection to sewer.

Application Name: BH Ojus

Location: The proposed project is located on approximately 1.21 acres at the northeast corner of the intersection of NE 184th Terrace and NE 24th Avenue, with Folio Nos. 30-2203-020-0275, 30-2203-020-0280, 30-2203-020-0290, and 30-2203-020-0295, within the Ojus Urban Area District (OUAD), in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking a district boundary change from OUAD-R-Edge (Ojus Urban Area District - Residential - Edge Subdistrict) to OUAD-RM-Center (Ojus Urban Area District - Residential Modified - Center Subdistrict). As per the Letter of Intent submitted on August 15, 2025, at this time, the applicant is abandoning the site plan proposal in favor of review by the Board of County Commissioners for the District Boundary Change only.

A site plan was not provided with this zoning application (revision # 3) 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 City of North Miami Beach's (NMB) water service area. Please consult with the Utility Department of the City of North Miami Beach for any infrastructure that they may have in their service area. In addition, a Water Supply Certification (WSC) is not required from WASD, as the project is located entirely within the City of NMB's water service area and the water supply will be provided by the NMB utility.

Water Conservation: All future developments 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 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.

Please note that there will be a future gravity sewer system abutting the subject site along NE 24th Avenue, NE 184th Terrace, and NE 24th Court, which is part of the OJUS sewer improvements included in the OJUS Sanitary Sewer Special Benefit Area (OSSSBA). Said project has been certified and is pending final completion. **However, the subject property is not included in the OSSSBA, and in order for the property to connect to the sewer infrastructure, it would have to be included in the OSSSBA by a change to the OJUS Ordinance, which requires approval by the Miami-Dade County Board of County Commissioners (BCC).**

If the owner of the subject application is required to connect to the future public gravity sewer within the OSSSBA, the owner must request a WASD Letter of Availability (LOA) indicating that the parcel is not within the OSSSBA and is requesting to connect to said future sewer system. Below please find the instructions on how to apply for the LOA:

- 1) Go to WASD's Development page at the link below:
<https://www.miamidade.gov/global/water/development/home.page>
- 2) On this site, scroll down and click on the tile for "Letter of Availability".
- 3) Click "Letter of Availability Application" located on the upper right of the page, under "ONLINE OPTIONS".
- 4) Fill out all the applicable information that pertains to the proposed project. Under the "Project Description" indicate that the parcel is not within the OSSSBA and is requesting to connect to said future sewer system.
- 5) Once the application is completed, click on the "Submit" action at the top right corner of the screen.

Through the LOA process, the connection of the subject project to the future sewer system will be evaluated. Upon verification that capacity is available to connect to the OJUS sewer system, WASD will proceed to modify the OJUS Ordinance to add the subject property to the OSSSBA and to determine the assessment fee that will apply for this property, as part of the OSSSBA.

The assessment will be included in the tax roll of the fiscal year after approval by the BCC, and the first year assessment will include paying for the prior years since the inception of the assessment.

Subsequently to the Miami-Dade County approval to include the subject application in the OSSSBA, and upon completion and certification of the OJUS gravity sewer system, the owner may request a WASD Developer Agreement for the connection of the subject property to the sanitary sewer gravity system.

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

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

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

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

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

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

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

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


Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum



Date: September 29, 2025

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

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

Subject: Z2023000094
Name: Paul C. Murphy
Location: 18451 NE 24 Avenue, 18450 NE 24 Court, 2427 & 2429 NE 184 Terrace
Section 03 Township 52 South Range 42 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Lots 5-8 & 10, Block C, Plat Book 3, Page 95. A Unity of Title approved by the Platting and Traffic Review Section will be required, contact Claudia Luna at Claudia.Luna@miamidade.gov.

This application meets the traffic concurrency criteria because it lies within the urban infill area and an Urban Center where traffic concurrency does not apply. It will generate approximately **53 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: August 19, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2023000094

The Miami-Dade Fire Rescue Department has **no objection** to request for district boundary change uploaded to "EnerGov" on 8/15/2025. Any future site plans will need separate approval.

MDFR's comments on this zoning application do not effectuate a change of occupancy classification for any existing building on the subject property. Changes of occupancy, if needed, must be achieved by a building permit application process in accordance with the provisions of the Florida Building Code and the Florida Fire Prevention Code.

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

Memorandum



Date: Friday, August 22, 2025
Subject: Review Type: Z2023000094
Applicant Name: BHS Property, LLC

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the pending comments in Section I being addressed at the time of administrative site plan review (ASPR):

PROJECT LOCATION:

The property is located on NE 184th Terrace between NE 24th Avenue and NE 24th Court.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

I. **Traffic Study Review Comments**

1. Based on the letter of intent, the applicant seeks approval of a new, nine-story residential building with 132 residential units, at least 13 of which will be workforce housing. Preliminary review of the proposed uses reveals that a Traffic Impact Study Level I is required for the subject development. Follow the traffic engineering division's standard methodology as guidance for the development of the study.

1st Follow-up 5/26/2023: **Comment partially addressed.** *Based on the results of the traffic study, the proposed development will generate a total of 46 AM and 52 PM peak hour trips. Based on projected driveway volumes, dedicated left and/right turn lanes are not warranted. However, a detailed site plan showing the location of driveways has not been provided. Please ensure to submit a detailed site plan. Additionally, please note that as part of the Aventura east and west projects (located north of NE 186 Street on the east and west sides of NE 24 Avenue), the intersection NE 186 Street and NE 24 Avenue will be signalized. As such, the traffic study must provide a more detailed trip distribution figure including the intersection of NE 24 Avenue and NE 186 Street.*

2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).*

2. A queuing analysis is required if the proposed entrance (parking lot, garage or any driveway) will be controlled by gates including in the design the location of the turnaround.

1st Follow-up 5/26/2023: **Comment partially addressed.** *As per traffic study, entry gates are not proposed. However, please clarify the intent of the drop-off. Please ensure that the site plan clearly shows the design of the drop-off and the queuing space provided.*

2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant*

intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).

II. Site Plan Review Comments

Please ensure to include detailed site and landscape plans as part of the subsequent submittal showing proposed driveways, pavement markings, sight visibility triangles, proposed drop-off areas, etc.

3. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements. Also, please ensure that on-street parking complies with Section 3.3 of the MDC Traffic Operations Manual.

1st Follow-up 5/26/2023: **Comment not addressed.**

2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).*

4. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance).

1st Follow-up 5/26/2023: **Comment not addressed.**

2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).*

5. A minimum of a 6' sidewalk must be kept within public right-of-way.

1st Follow-up 5/26/2023: **Comment not addressed.**

2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).*

6. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.

1st Follow-up 5/26/2023: **Comment not addressed.**

2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).*

7. Driveways must be designed as per FDOT standard 515.

1st Follow-up 5/26/2023: **Comment not addressed.**

2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant*

intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).

8. Please provide a t-turnaround area for all dead-end roadways/parking aisles.

1st Follow-up 5/26/2023: **Comment not addressed.**

2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).*

9. Please ensure that site plan shows which streets are public/private and required right-of-way dedication.

1st Follow-up 5/26/2023: **Comment not addressed.**

2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).*

10. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from property line to driveway.

1st Follow-up 5/26/2023: **Comment not addressed.**

2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).*

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

From: [HERRERA, ANA I](#)
To: rachel@caldera.law
Cc: [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(RFR\)](#)
Subject: School Concurrency Determination for 18440 OJUS LLC (Z2023000094) (SP3025073100491)
Date: Monday, August 18, 2025 12:01:00 PM
Attachments: [18440 OJUS LLC \(Z2023000094\) \(SP3025073100491\).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 MA3025073100491.

The reservation term for this Site Plan application will expire on July 31, 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.



Ana Herrera

**District Coordinator
Growth Management**

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



Concurrency Management System (CMS)

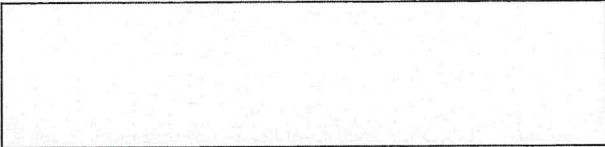
Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination

MDCPS Application Number: **SP3025073100491** Local Government (LG): **Miami-Dade**
 Date Application Received: **7/31/2025 12:04:04 PM** LG Application Number: **Z2023000094**
 Type of Application: **Site Plan** Sub Type: **Redevelopment**
 Applicant's Name: **18440 OJUS LLC**
 Address/Location: **18451 NE 24 Avenue, 18450 NE 24 Court, 2427 & 2429 NE 184 Terrace, Miami-Dade County, FL**
 Master Folio Number: **3022030200275**
 Additional Folio Number(s): **3022030200290, 3022030200280, 3022030200295,**

PROPOSED # OF UNITS **135**
 SINGLE-FAMILY DETACHED UNITS: **0**
 SINGLE-FAMILY ATTACHED UNITS: **0**
 MULTIFAMILY UNITS: **135**

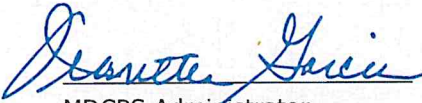



CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4061	OJUS ELEMENTARY	-40	9	0	NO	Current CSA
4061	OJUS ELEMENTARY	0	9	0	NO	Current CSA Five Year Plan
6241	HIGHLAND OAKS MIDDLE	74	5	5	YES	Current CSA
7141	DR MICHAEL M KROP SENIOR	8	6	6	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
2401	HIBISCUS ELEMENTARY	194	9	9	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: **MA3025073100491** Total Number of Units: **135**
 Issue Date: **7/31/2025 4:00:17 PM** Expiration Date: **7/31/2026 4:00:17 PM**
 Capacity Reserved: **Elementary:9 / Middle:5 / Senior: 6**


 MDCPS Administrator


 MDCPS Authorized Signature

Memorandum



Date: July 22, 2025

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

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

Subject: Z2023000094 – BH Ojus (Preapplication: Z2022P-385) V3

Applicant Name: Rachal A. Streitfeld, Esq. on behalf of 18440 Ojus LLC

Project Location: The property consists of approximately 1.21-acres and the application is located on the southeast corner of NE 184th Terrace and NE 24th Court, in unincorporated Miami-Dade County (Folio No. 30-2203-020-0280, 30-2203-020-0275, 30-2203-020-0290, 30-2203-020-0295). The subject property is part of Ojus Urban Center District (OUCD). The current land use is Vacant, Non-Protected, Privately-Owned, Two-Family Duplexes, and Multi-Family Low-Density.

Proposed Development: The applicant seeks a zoning review hearing for a district boundary change from OUAD-R-Edge to OUAD-RM-Center, and to develop a mixed-use building with 135 residential units.

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

The proposed development is located next to the existing Miami-Dade County Flagler Trail, which serves the local area as 12.5-miles of bicycle and pedestrian-only non-motorized transportation facility.

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

NAME	ADDRESS	CLASS	ACRE	TYPE
HIGHLAND OAKS PARK	20300 NE 24 AVE	COMMUNITY PARK	44.99	LOCAL
IVES ESTATES TENNIS CENTER	1475 IVES DAIRY RD	SINGLE PURPOSE PARK	5	LOCAL
IVES ESTATES TOT LOT	NE 196 ST AND 12 AVE	MINI-PARK	0.25	LOCAL
OAK GROVE PARK	690 NE 159 ST	COMMUNITY PARK	21.71	LOCAL
OJUS PARK	18995 W DIXIE HWY	COMMUNITY PARK	1.63	LOCAL
SABAL PALM PARK	17101 NE 7 AVE	NEIGHBORHOOD PARK		LOCAL
HIGHLAND OAKS PARK	20300 NE 24 AVE	COMMUNITY PARK	44.99	LOCAL
IVES ESTATES TENNIS CENTER	1475 IVES DAIRY RD	SINGLE PURPOSE PARK	5	LOCAL
IVES ESTATES TOT LOT	NE 196 ST AND 12 AVE	MINI-PARK	0.25	LOCAL
OAK GROVE PARK	690 NE 159 ST	COMMUNITY PARK	21.71	LOCAL
OJUS PARK	18995 W DIXIE HWY	COMMUNITY PARK	1.63	LOCAL

Impact and Demand: The proposed development includes a total of 135 multifamily units. The proposed residential units would generate a residential population of 285 people resulting in an estimated impact of 0.78-acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the

provision of local recreation open space. The site is in Park Benefit District 1 (PBD1) which has a surplus of 312.40 acres of local parkland and therefore the project meets concurrency when analyzed in terms of 2.75 acres per 1,000 unincorporated areas residents within this Park Benefits District.

Recommendations: PROS offers the following recommendations:

- PROS recommends wayfinding signage within the development encouraging non-motorized access for residents of the building to the Flagler Trail.
- As requested in the previous plan submittal and pre-application, please provide a detailed landscape plan that includes tree-lined streets and pedestrian pathways to provide more shaded and walkable areas per the Great Streets Vision identified in the Miami-Dade County OSMP.

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

Objective ROS-1

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

ROS-3B

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

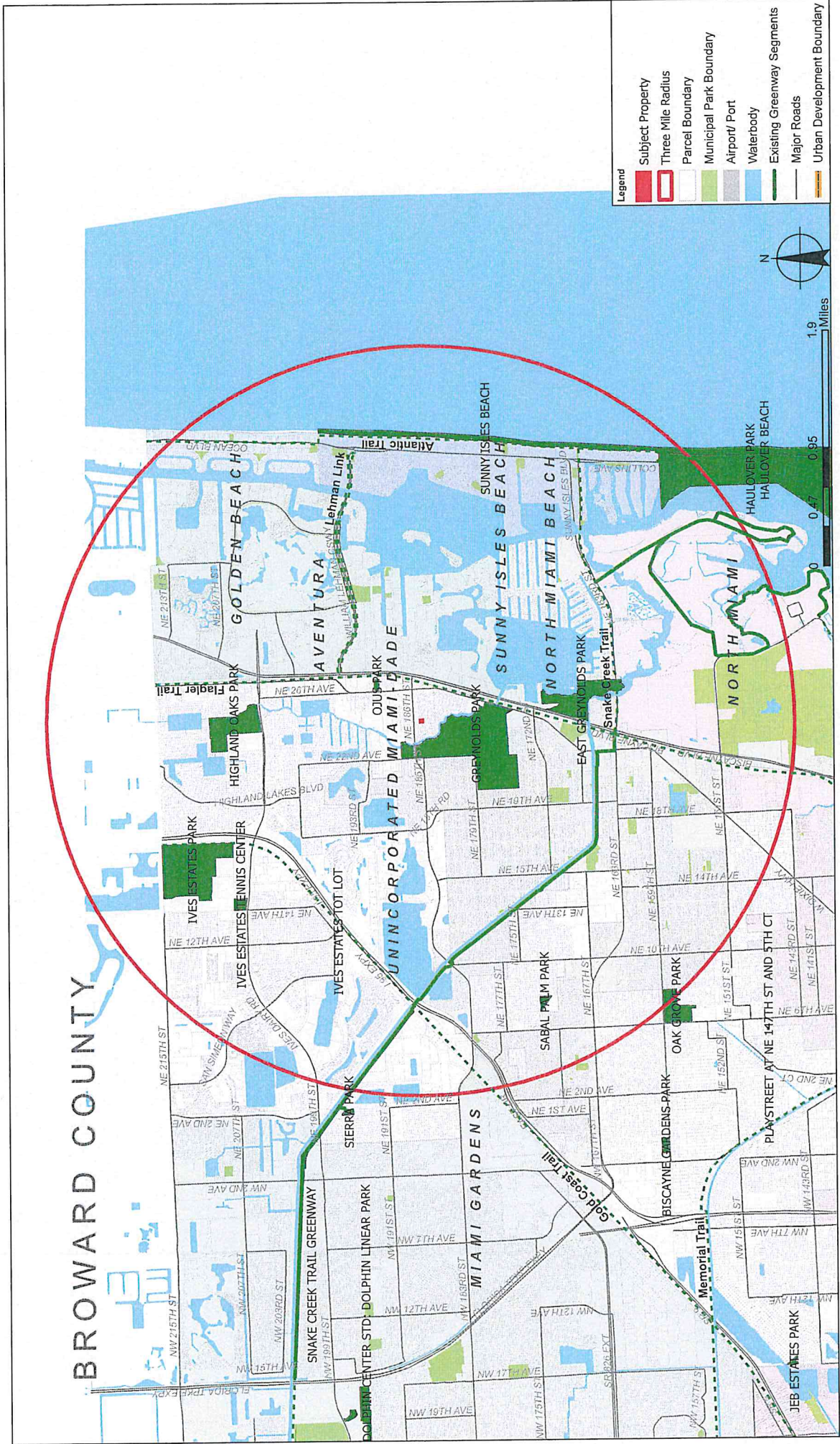
Objective ROS-8

The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Based on our findings and recommendations described herein **PROS has no objections to this application.** Should you have any questions, or if you need any additional information or clarification on this review, please contact Alexandra Dreybus, Park Planner II, by e-mail at alexandra.dreybus@miamidade.gov.

AZ: at ad

**FIGURE 1: Z2023000094 - BH OJUS
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**



Memorandum



Date: July 25, 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.: Z2023000094
Applicant: BSH Property, LLC
Location: 18451 NE 24 Ave; 18440 NE 24 Ct; 2427 NE 184 Terr
Folio No(s): 30-2203-020-0275; 30-2203-020-0290; 30-2203-020-0280;
30-2203-020-0295

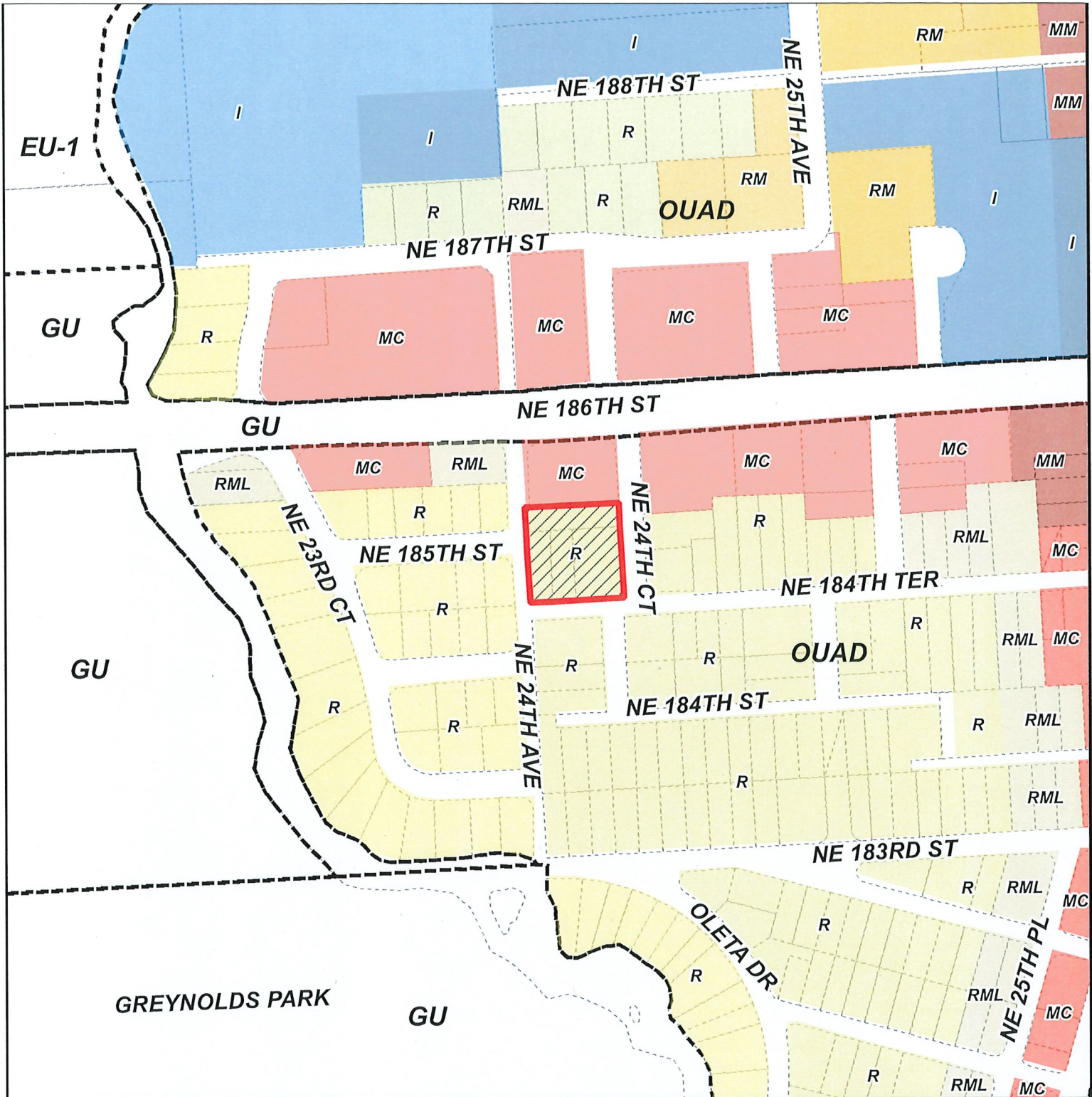
Housing and Community Development (HCD) has reviewed the proposed development for the subject zoning application.

This property is not part of the Infill Housing Program.

For assistance with HCD programs, please contact the following:

- Workforce Housing Agreements/Rental Regulatory Agreements/Compliance: Phyllis Tynes - (786) 469-4167 or Phyllis.TynesSaunders@miamidade.gov
- Contribution-in-lieu fee requests and Acknowledgment of Payment: Shawn Topps - (786) 469-2209 or Shawn.Topps@miamidade.gov
- Impact fee waiver requests: Leyani Sosa/Mayra Diaz - (786) 469-2185 or Leyani.Sosa@miamidade.gov or Mayra.Diaz2@miamidade.gov
- Infill Housing Reviews: Oscar Barco - (786) 469-4226 Oscar.Barco@miamidade.gov
- Workforce/Affordable Housing zoning reviews: Jamila Llewelyn - (786) 469-4124 or Jamila.Llewelyn@miamidade.gov

Cc: Maria Elena Cedeno, Zoning Admin Review Chief, RER
Susan Furney, Development Services Intake Manager, RER



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2023000094



Section: 04 Township: 52 Range: 42
 Applicant: 18440 OJUS, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

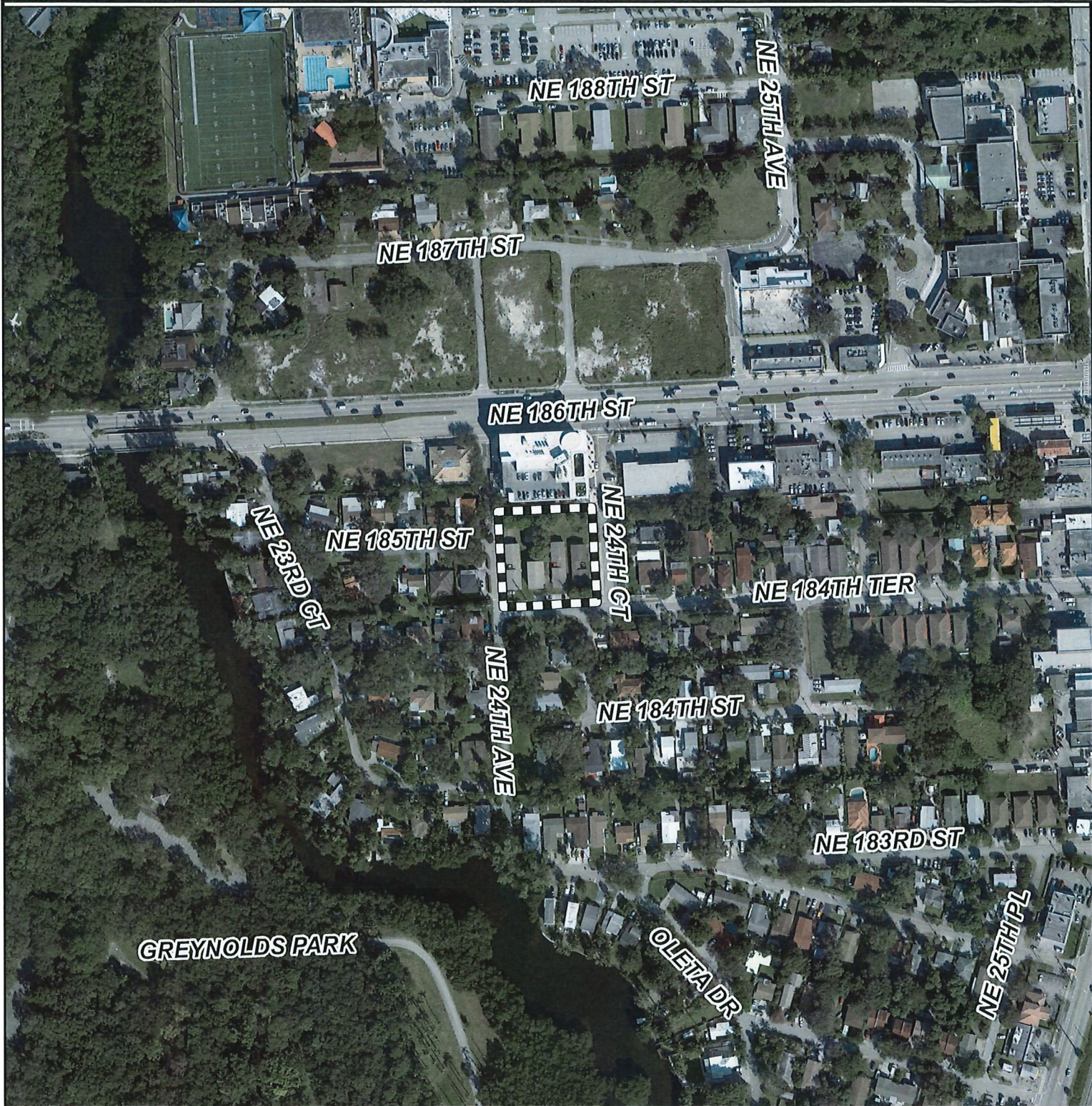
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, May 19, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number

Z2023000094

Legend



Subject Property

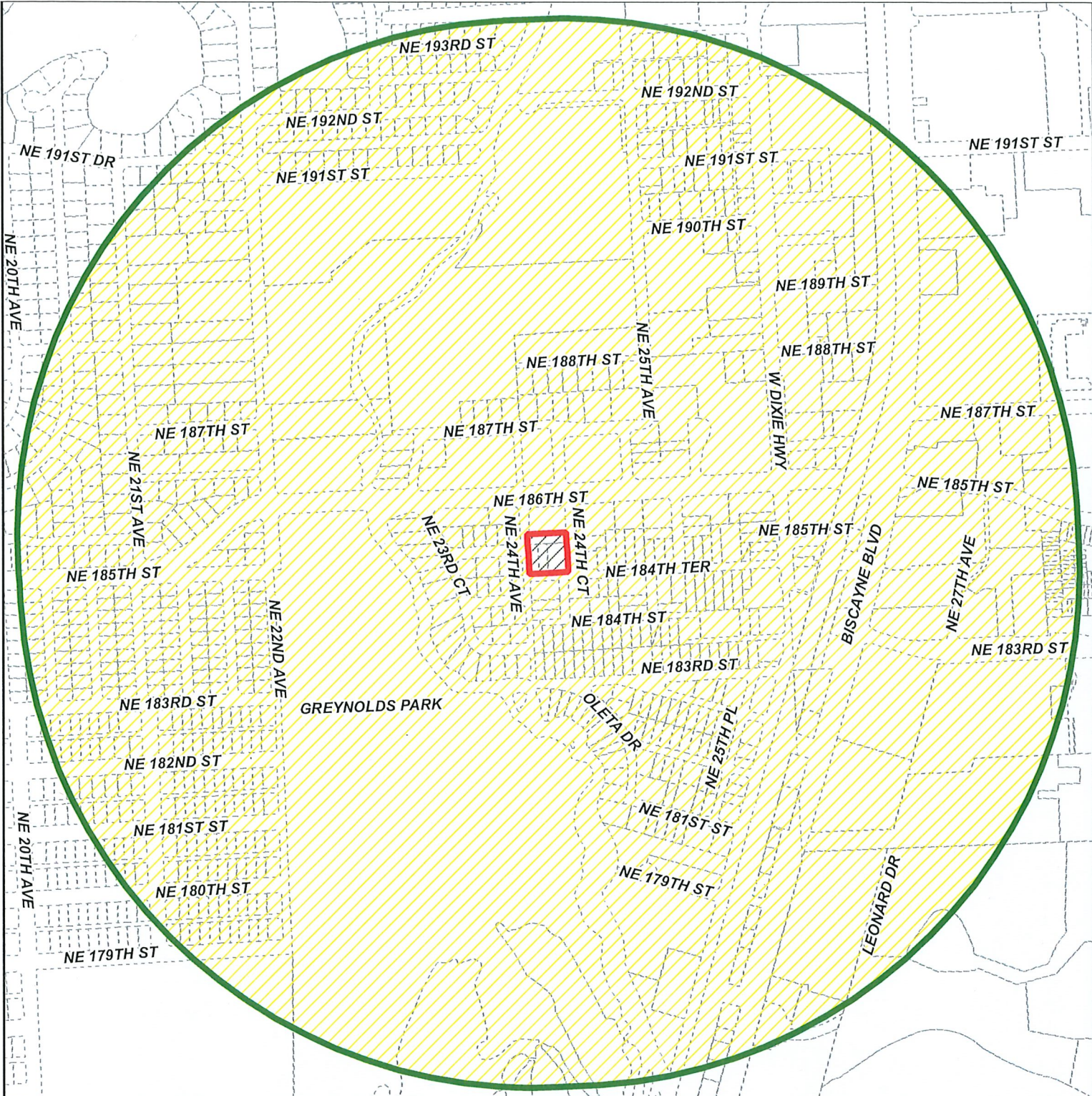


Section: 04 Township: 52 Range: 42
 Applicant: 18440 OJUS, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, May 19, 2023

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 04 Township: 52 Range: 42
 Applicant: 18440 OJUS, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000094
 RADIUS: 2640

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, May 19, 2023

REVISION	DATE	BY

**LOW DENSITY
RESIDENTIAL
(LDR) 2.5-6 DU/AC**

LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 6-13 DU/AC

**BUSINESS
AND OFFICE**

GREYNOLDS PARK

PARKS AND RECREATION

WATER

NE 188TH ST

NE 25TH AVE

NE 187TH ST

NE 186TH ST

NE 24TH CT

NE 185TH ST

NE 184TH TER

NE 23RD CT

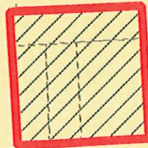
NE 24TH AVE

NE 184TH ST

NE 183RD ST

OLETA DR

NE 25TH PL



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2023000094

Section: 04 Township: 52 Range: 42

Applicant: 18440 OJUS, LLC

Zoning Board: Board of County Commissioners

Commission District: 4

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Legend

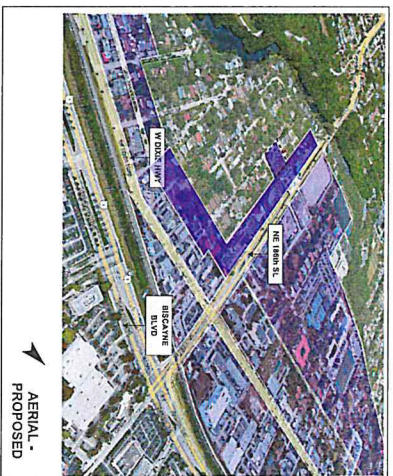
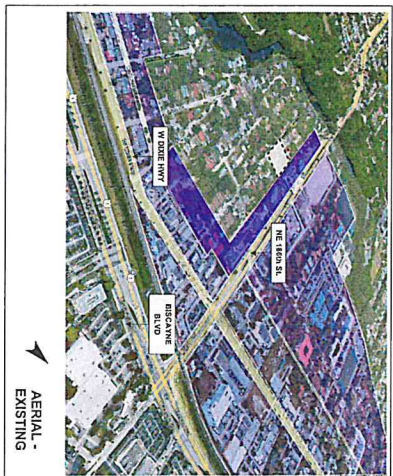
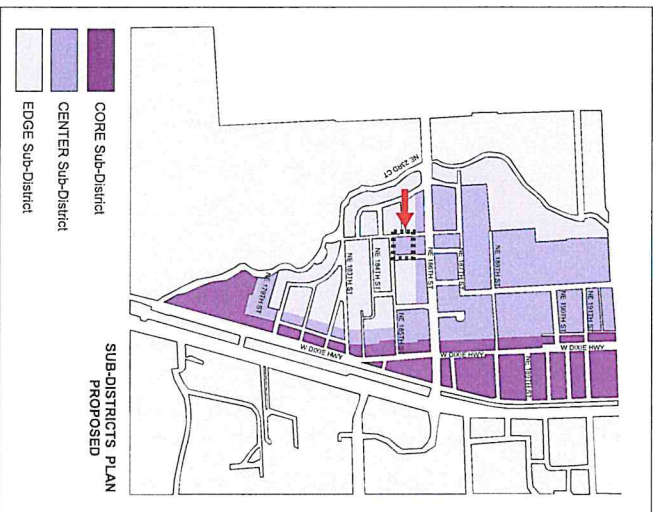
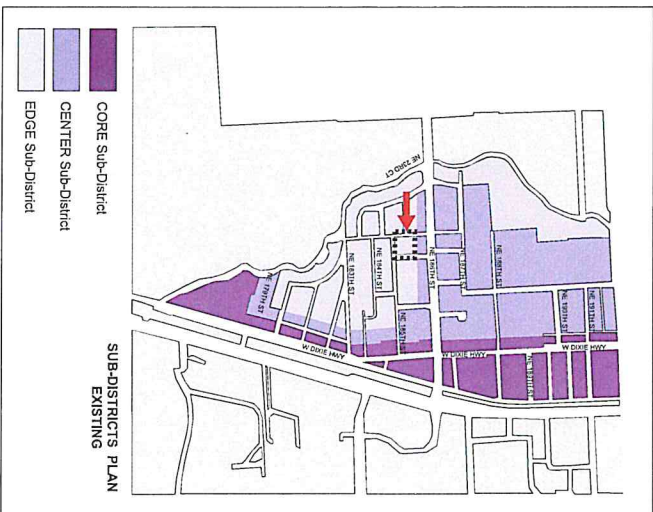


Subject Property Case



SKETCH CREATED ON: Friday, May 19, 2023

REVISION	DATE	BY



Rev.	Date	Rev.	Date

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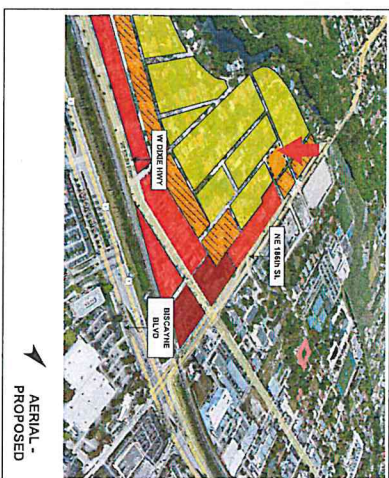
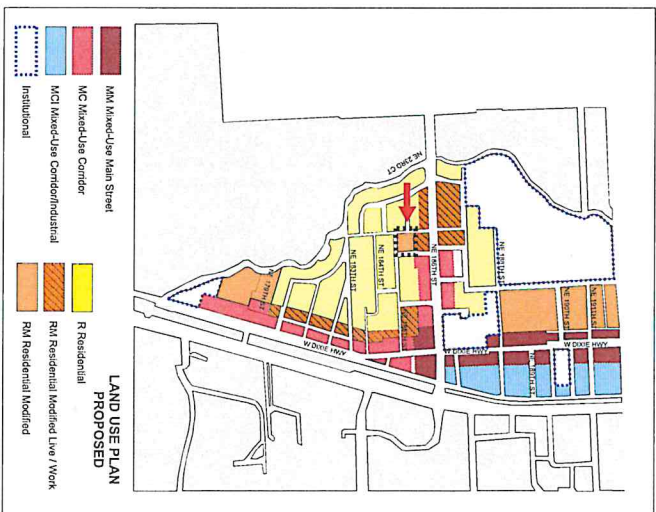
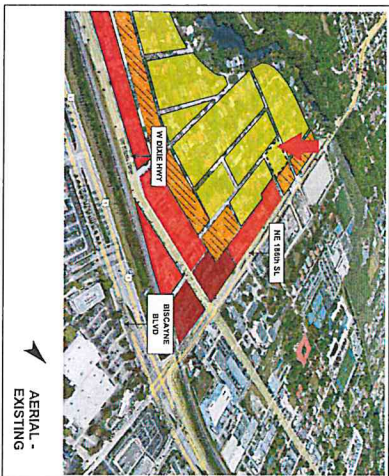
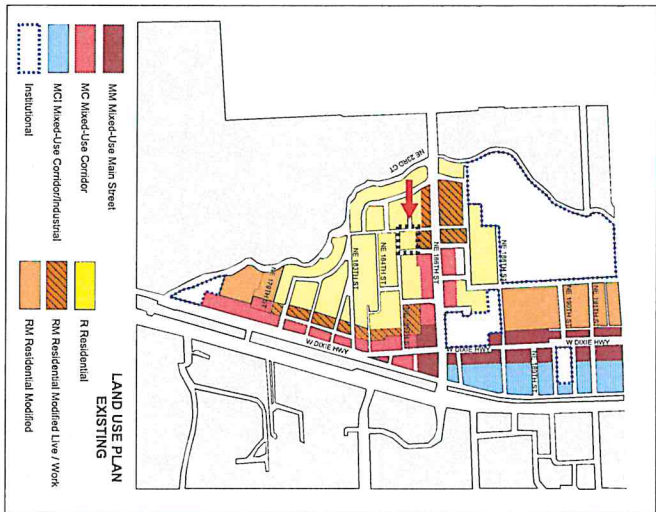
OJUS RESIDENTIAL

MIAMI, FL 33106

Architect: KOBEL KARP and Assoc. Design, Inc.
 2711 W. W. 20th Street
 Suite 100
 Miami, FL 33146
 Tel: +1 (305) 272-8118
 Fax: +1 (305) 272-2109



Date	08/14/2023	Sheet No.	
Scale		Project	OJUS RESIDENTIAL



Rev _____ Date _____

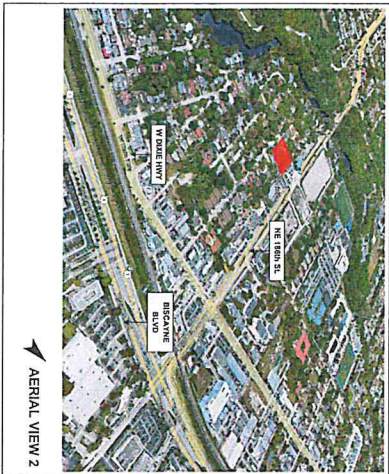
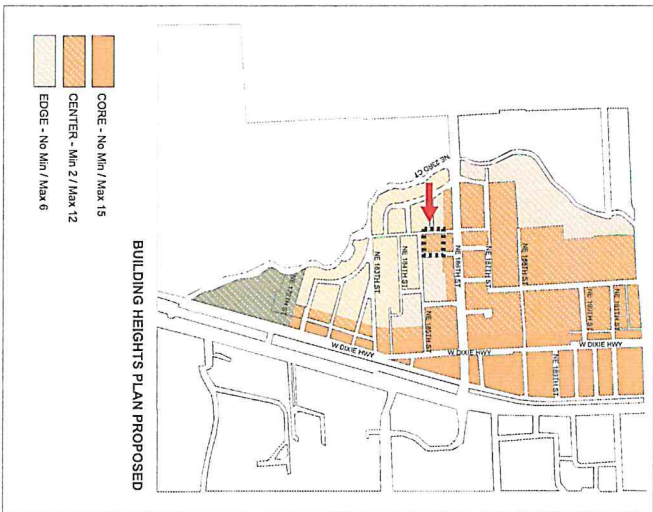
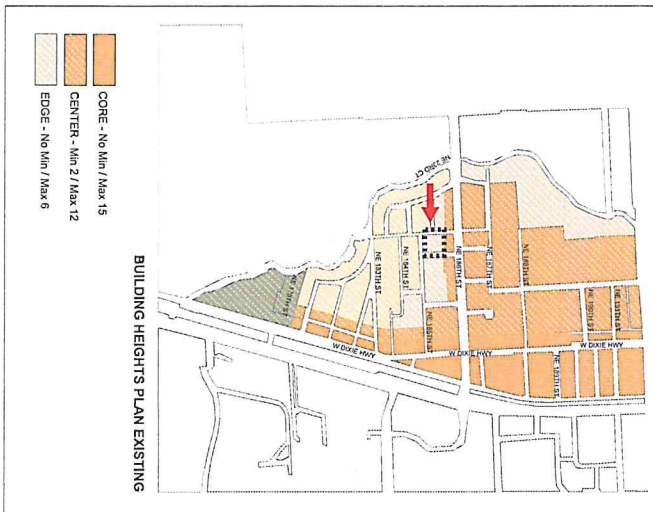
Rev	Date

OJUS RESIDENTIAL
 6111 NE 22nd St
 Suite 100
 Miami, FL 33178

K O B I
K A R P

ARCHITECT
 6111 NE 22nd St
 Suite 100
 Miami, FL 33178
 Tel: (305) 523-1104
 Fax: (305) 523-2995

Date:	09/14/2025	Sheet No.:	
Scale:			
Project: OJUS RESIDENTIAL			



Rev.	Date Rev.	Date

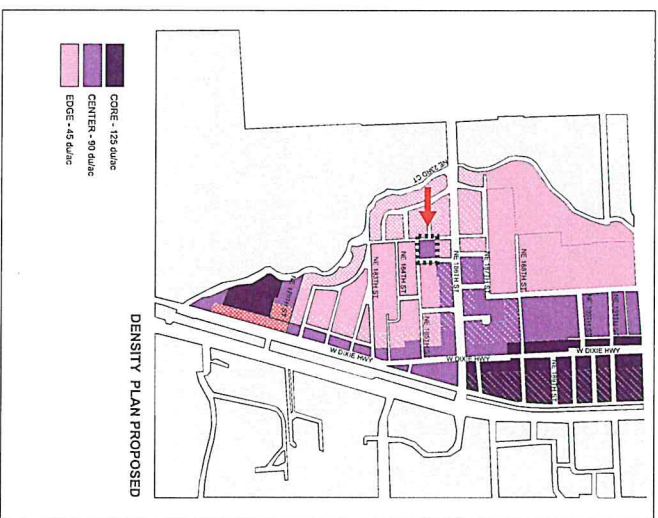
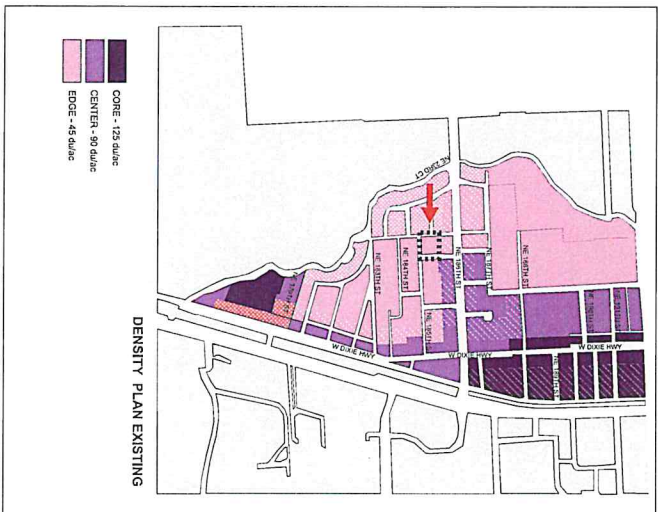
OJUS RESIDENTIAL

10000 SW 10TH ST
MIAMI, FL 33156

Architect:
K O B I
K A R P
2711 NW 26th Street
Miami, FL 33135
Tel: +1 305 572 1100
Fax: +1 305 572 2095



Date	09/14/2023	Sheet No.	
Scale			
Project: OJUS RESIDENTIAL			



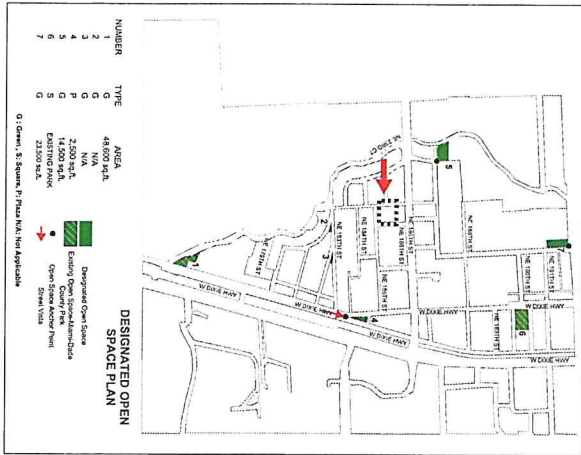
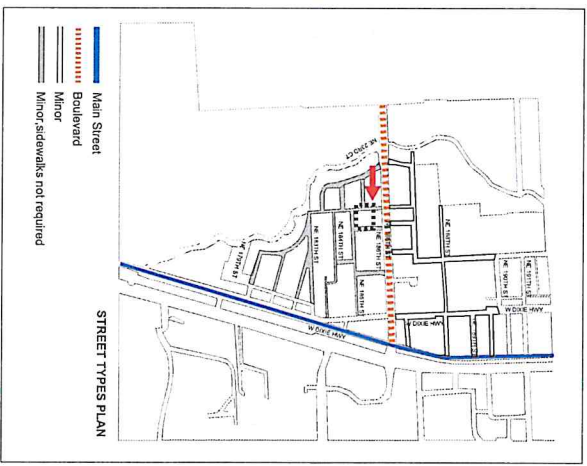
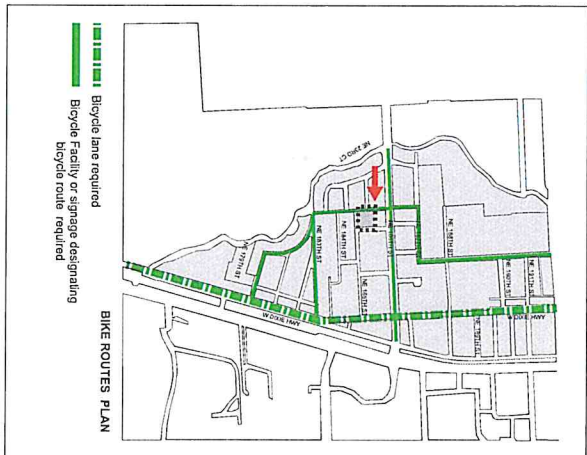
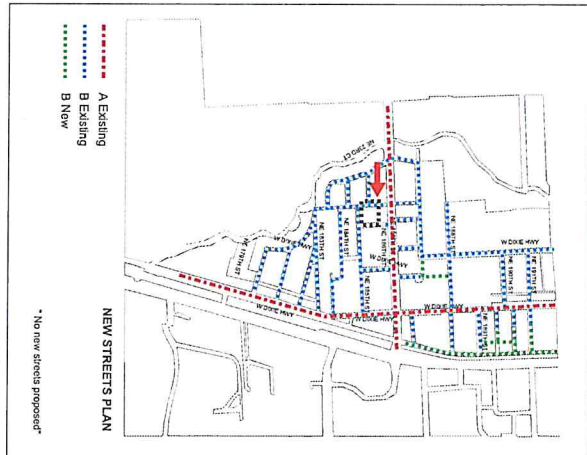
Rev.	Date	Rev.	Date

OJUS RESIDENTIAL

ARCHITECT:
 KOBI KARP
 2001 N. W. 10th Ave.
 Suite 100
 Miami, FL 33136
 Tel: +1(305)573-3398
 Fax: +1(305)573-3399



Date	08/14/2023	Sheet No.	
Scale			
Project	OJUS RESIDENTIAL		



DATE	08/14/2025	SCALE	AS SHOWN
PROJECT	OQUIS RESIDENTIAL		



Architect:
 KOBICAR P
 1000 NW 10th Avenue and Interior Design, Inc.
 Miami, Florida 33137, USA
 Tel: +1 (305) 577 2100
 Fax: +1 (305) 577 2105

OQUIS RESIDENTIAL
 1841 NE 31ST AVE
 MIAMI, FL 33136

Rev.	Date	Rev.	Date

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z23-094
DATE: JUL 2 2025
BY: CABR

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: n/a

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</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: n/a

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</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: 18440 Ojus LLC

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u>Ori Darmon; 3951 SW 41st Street, West Park, FL 33023</u>	<u>50%</u>
<u>Zvi Yosifon; 3951 SW 41st Street, West Park, FL 33023</u>	<u>50%</u>
_____	_____
_____	_____
_____	_____

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MIAMI-DADE COUNTY
PROCESS NO.: Z23-094
JUL 2 2025
BY: CABR

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers 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: n/a

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

n/a

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 8th day of April, 25. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)



MARIVEL MEDEROS
Notary Public
State of Florida
Comm# HH461037
Expires 11/2/2027

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.

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MIAMI-DADE COUNTY
PROCESS NO.: Z23-094
DATE: JUL 2 2025
BY: CABR

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF Florida

Public Hearing No. Z2023000094

COUNTY OF Miami-Dade

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

1. Affiant is the Managing Member Company president, vice-president or CEO of the 18440 Ojus LLC Corporation, with the following address: 3951 SW 41st Street, West Park, Florida 33023

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

3. The subject property is legally described as: See attached Exhibit "A"

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

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

Witnesses:

Signature [Signature]
Print Name Rachel Steinfeld

Signature [Signature]
Print Name Paul Zelnick

Affiant's signature [Signature]

Print Name Ori Darmon

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z23-094
DATE: JUL 2 2025
BY: CABR

DAI DARMON

(Space reserved for Clerk)

Sworn to and subscribed before me on the 8th day of April, 2025.

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



Notary Public Signature

MARIVEL MEDEIROS

Print Name

State of _____

My Commission Expires: _____



MARIVEL MEDEIROS
Notary Public
State of Florida
Comm# HH461037
Expires 11/2/2027

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

PH: Z23-233

December 18, 2025

Item No. 8A2

Recommendation Summary	
Commission District	3
Applicant	RRPVII BBI BISCAYNE LLLP
Summary of Requests	The application seeks to rezone the subject property from RU-3B (residential bungalows), RU-2 (duplex) and BU-2 (business district) to BU-2 (business district) in order to develop the property with a mixed-use project consisting of up to 430 multi-family residential units and 55,000 square feet of commercial space. Additionally, the application seeks to permit a proposed liquor package store to be spaced less than required by code, permit the residential and commercial buildings to occupy less of the required building frontage zone and permit certain parking spaces with no wheel stops.
Location	11320, 11340 & 11380 Biscayne Boulevard, Miami-Dade County, Florida, Miami-Dade County, Florida.
Property Size	± 7.76-gross (± 7.08-net) Acres
Existing Zoning	RU-2, Two-Family Residential District RU-3B, Bungalow Court District BU-2, Special Business District
Existing Land Use	Vacant Parcel
2030-2040 CDMP Land Use Designation	Business and Office (Subject to approval of the concurrent CDMP amendment Application No. CDMP20220008) * (see attached <i>Zoning Recommendation Addendum</i>)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations (see attached <i>Zoning Recommendation Addendum</i>)
Recommendation	Approval of request #1, and approval with conditions of requests #2 through #4 (Subject to approval of the concurrent CDMP amendment Application No. CDMP20220008 and it becoming effective)*

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20220008 to amend the CDMP, which the Board of County Commissioners (the Board) will hear, pursuant to section 2-116.1 of the County Code, prior to and on the same day as the hearing on this concurrent zoning application.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

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

PROCEDURAL HISTORY:

This item was initially deferred from the February 22, 2024, meeting of the Board of County Commissioners (BCC) at the applicant's request and was subsequently deferred additional times. Subsequently, this item was deferred from the November 20, 2025, meeting of the BCC again at a request by the applicant.

The public hearing on this item has not been held.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from RU-3B, Bungalow Court District, RU-2, Two-Family Residential District and BU-2, Special Business District to BU-2, Special Business District.
- (2) SPECIAL EXCEPTION to permit a liquor package store to be spaced less than the required 1,500' from another alcohol use.
- (3) NON-USE VARIANCE to permit an aggregated building frontage of 23.6% (60% aggregated building frontage required).
- (4) NON-USE VARIANCE to permit certain parking spaces with no wheel stops (wheel stops required).

PROJECT DESCRIPTION:

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP20220008) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the ±7.76-gross (±7.08-net) acres subject parcel from "Business and Office and Medium Density Residential" to "Business and Office". The CDMP amendment would be subject to the Board's acceptance of a proffered Declaration of Restrictions (CDMP covenant) restricting the subject site to a mixed-use development program consisting of 55,000 sq. ft. of commercial uses and up to a maximum of 430 multi-family units; and set aside a minimum of twenty-five (25) of the units for persons within the income range of 60% to 140% of the median family income for Miami-Dade County as published annually by the U.S. Department of Housing and Urban Development.

The applicant seeks to permit a rezoning of the ±7.76-gross (±7.08-net) acres subject parcel from RU-3B, Bungalow Court District, RU-2, Two-Family Residential District and BU-2, Special Business District to BU-2, Special Business District in order to build a mixed-use development consisting of 55,000 sq. ft. of retail uses and 430 multi-family residential units on the subject property (request #1). Additionally, the applicant seeks to allow a proposed liquor package store on the commercial development to be spaced less than required from another alcohol use, a reduction in the required building frontage and to permit certain parking spaces with no wheel stops (requests #2, #3 and #4). Staff notes that the previous staff recommendation included an additional request for a special exception to permit a mixed-use development. This request was withdrawn, as the proposed rezoning of the entire parcel to BU-2 permits residential development as part of a mixed-use project, provided the development is located along a SMART Plan Corridor and complies with the Comprehensive Development Master Plan (CDMP) and the standards of Article XLV, Mixed-Use Corridor District (MCD). As said development is located along a SMART

Plan Corridor and in accordance with the CDMP and the property is developed in accordance with Article XLV.

In 2016, pursuant to Resolution No. R-523-16, the Board of County Commissioners (BCC) endorsed the SMART Plan, which called for the establishment of six (6) rapid transit corridors, among which was the Northeast Corridor. The limits of the Northeast Corridor are identified as being from Downtown Miami to the City of Aventura along the existing FEC rail corridor. Subsequently, pursuant to Ordinance No. 18-8, the BCC created the Miami-Dade County Transportation Infrastructure Improvement District (TIID), The TIID includes all properties located wholly, or within a ½ mile of the Northeast Corridor. In 2019, pursuant to Ordinance No. 19-7, the Comprehensive Development Master Plan (CDMP) was amended to allow vertical and horizontal mixed-use development along the Mixed-Use and Rapid Transit Activity Corridors, which includes the SMART Corridors. On February 19, 2020, the BCC adopted Ordinance No. 20-20 creating the mixed-use corridor district to implement the CDMP Mixed use development policies.

The subject property is currently a vacant parcel, as indicated in the letter of intent, and was previously developed as a mobile home park containing 61 units, along with two (2) commercial outparcels. Accordingly, the applicant now seeks to rezone the subject property to BU-2, to permit the future development of the property as permitted by the CDMP SMART Plan Regulations. As part of this application, the applicant has submitted a bubble plan that serves as a master plan generally depicting the anticipated roadway network, a preliminary plan for the residential development, and a preliminary general development program for the subject parcel. The exhibits indicate the development of property with the proposed mixed-use development. Based on the submitted letter of intent, the applicant intends to develop the overall subject property in phases, with each phase comprising a portion of both the eastern parcel and the western parcel. Attached "Exhibit A" consists of the subject property's general development plan depicting the location of the proposed uses. Additionally, the attached "Exhibit A" depicts a potential concept plan for the subject property and the specific development which would be further detailed through the Administrative Site Plan Review (ASPR) process. Staff notes that the proposed conceptual plan indicates that 12.5% of the units (53 units) will be set-aside for workforce housing households with incomes between 60 percent up to 140 percent of the Area Median Income (AMI).

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2, RU-3B & BU-2; vacant parcel	Business and Office (Subject to approval of the concurrent CDMP amendment)
North	RU-2 & RU-3B; vacant	Medium Density Residential (13 to 25 DU/Ac) & Business and Office
South	RU-3M & BU-1A; vacant	Medium Density Residential With One Density Increase (DI-1) (26 to 60 DU/Ac) & Business and Office
East	BU-2; business	Business and Office
West	MCD & RU-2; vacant and duplex residences	Low Density Residential (2.5 to 6 DU/Ac) & Medium Density Residential (13 to 25 DU/Ac)

NEIGHBORHOOD COMPATIBILITY:

The ± 7.76-gross (± 7.08-net) acres subject parcel is comprised of three parcels located at 11320, 11340 and 11380 Biscayne Blvd which front along Biscayne Boulevard to the east and NW 14 Avenue to the west. The property is within close proximity to the FEC Railway and lies within the ½ mile buffer area of the Northeast Corridor of the SMART PLAN. The parcels to the north and south are vacant but have approved plans or plans under review for mixed-use development. To the west, there are parcels zoned RU-2, developed with duplexes, as well as a parcel zoned MCD, planned for a mixed-use project. Properties to the east are zoned BU-2 and are developed with commercial/business uses.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property to BU-2, Special Business District in order to develop the parcel with a mixed-use development which will provide additional retail and housing, including workforce housing, in this area of the County. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application lies within the urban infill area, where traffic concurrency does not apply, but that the application will generate an additional 143 PM peak hour vehicle trips. Staff notes that the application will add to the population in the area, impact water and sewer services, and may bring additional traffic and noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously mentioned, this property is the subject of a small-scale CDMP amendment application (CDMP20220008) being processed concurrently with this zoning application, pursuant to Section 2-116.1(5)(d)(e) of the Code of Miami-Dade County. The concurrent CDMP application is slated to be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application seeks to re-designate the ±7.76-gross (±7.08-net) acres subject parcel from “Medium Density Residential” & “Business and Office” to “Business and Office”. The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, entertainment, cultural facilities, and residential uses.* The applicant seeks to rezone the subject parcel to BU-2, Special Business District, in order to develop the site with a mixed-use development consisting of 55,000 sq. ft. of retail and a 430 units multi-family residential development.

The CDMP Land Use Element interpretative text for Business and Office states that, *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.* When the above conditions are met, *residential development may be authorized to occur in the Business and Office category at a density up to one 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.* Based on the foregoing, under the requested “Business and

Office” CDMP land use designation, residential development on the subject site may be allowed up to 125 dwelling units per net acre, as permitted on the adjoining “Business and Office” and “Medium Density Residential with One Density Increase (DI-1)” property to the south. This would allow the applicant to develop the 7.08-net acre subject site up to a maximum of 885 dwelling units. However, staff notes that the applicant has proffered a CDMP covenant as part of the CDMP amendment that limits the density to a maximum of 430 residential units and reserves a minimum of twenty-five (25) units for households with incomes between 60% and 140% of the Miami-Dade County median family income, as published annually by the U.S. Department of Housing and Urban Development. Based on the foregoing, staff opines that the density proposed under this application is **consistent** and, as demonstrated, well within the maximum numerical residential density allowed under the CDMP Density threshold, as well as within the maximum unit count approved under the concurrent CDMP application.

A section of the CDMP Land Use Element interpretative text 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*. Staff opines that the proposed development would be consistent with CDMP policies that require the County to give priority to redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development such as the application site, where urban services and facilities have the capacities to accommodate additional demand. As such, staff opines that the proposed 430-unit multi-family residential development would be **consistent** with the density and intensity allowed and would be **compatible** with the surrounding area based on the criteria set forth in the CDMP Land Use Element and **Policy LU-4A**.

Therefore, subject to the Board’s approval of the CDMP amendment to allow the redesignation of the subject parcel to Business and Office on the CDMP LUP map, staff opines that the application would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Business and Office** use on the CDMP Land Use Plan (LUP) map. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from RU-3B, Bungalow Court District, RU-2, Two-Family Residential District and BU-2, Special Business District to BU-2, Special Business District (request #1). As previously mentioned, this ±7.76-gross (±7.08-net) acres site is also the subject of a concurrent CDMP amendment application where the applicant seeks to re-designate the subject parcel from “Medium Density Residential and Business and Office” to “Business and Office”. When the aforementioned request is analyzed under Section 33-311, District Boundary Change, staff opines that approval of a rezoning on the subject parcel to BU-2 would be **compatible** with the existing uses surrounding the application site. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that for the reasons explained in the Comprehensive

Development Master Plan Analysis section, and contingent on the approval of the CDMP amendment to redesignate the parcel to Business and Office, the request for a zone change on the subject site to BU-2 would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the natural transition of development trend in the surrounding area.

Staff notes that the BU-2 zoning district permits residential development as part of a mixed-use project, provided the development is located along a SMART Plan Corridor and complies with the Comprehensive Development Master Plan (CDMP) as well as Article XLV, Mixed-Use Corridor District (MCD) standards. The subject property is located within the 1/2 mile buffer area of the Northeast SMART Plan Corridor, the aforementioned FEC rail corridor, one of the six rapid transit corridors identified as part of the Strategic Miami Area Rapid Transit (SMART) Plan. On January 24, 2019, the BCC adopted Ordinance No. 19-7 approving CDMP policies to establish transit supportive densities and intensities for mixed-use projects located along the SMART Plan Corridors. The SMART Plan Corridor provisions that were adopted are part of the land use element's interpretive text for mixed use developments, and they provide that vertical mixed-use projects within a half mile of this corridor are eligible to be developed at certain intensities provided that the entire development fits within the building envelope established by the Floor Area Ratio (FAR) of up to 2.0 and a maximum density of 60 units per acre for properties located within the 1/4 mile buffer area and a FAR of 1.5 and a maximum density of 36 units per acre for properties located within the 1/2 mile buffer area.

Similarly, when analyzing the request to permit a liquor package store to be spaced less than the required 1,500' from another alcohol use (request #2), under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, staff opines that the approval of the request with conditions would be **compatible** with the surrounding area. Staff notes that the Business and Office designation permits mixed-use uses *provided that the scale and intensity of the mixed-use development is not out of character with that of adjacent or adjoining development, does not detrimentally impact the area, and provides a sensitive, well-designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity*. The ±7.76-gross acre (±7.08-net acre) subject property consists of a vacant parcel that was previously developed with a mobile home park, which occupied approximately 5.27 acres of the site, along with two (2) commercial outparcels. However, as stated in the applicant's Letter of Intent, the aforementioned uses are no longer present on the property. Located to the north and south are vacant parcels with approved plans or plans under review for mixed-use development. To the west, there are parcels zoned RU-2, developed with duplexes, as well as a parcel zoned MCD, planned for a mixed-use project. Properties to the east are zoned BU-2 and are developed with commercial/business uses. Staff notes that the site is located within the buffer area of the SMART Corridor. Staff opines that the proposed development would further the County's policies giving priority to redevelopment of infill urban areas by providing for a residential use within proximity to employment centers and neighborhood retail uses, thereby allowing residents to live closer to where they work and to conveniently access goods and services. Based on the foregoing analysis, staff opines that the proposed mixed-use development would be **compatible** with the increasing residential density and ongoing development in the general area. The applicant has provided a liquor spacing survey which indicates that there are no existing religious facilities nor public schools within the required 2,500' spacing. The spacing survey indicates that there are four (4) existing alcoholic beverage uses spaced less than 1,500' from the proposed package store. Staff notes that two (2) closest beverage uses are located at 827' and 881' respectively and across from Biscayne Blvd. The other two (2) facilities are restaurants located at 978' and 1,278' from the subject property. Staff opines that the requested spacing variance is **compatible** with the area as the existing alcohol uses indicted on the spacing survey are not package stores.

The submitted master plans depict the subject site being developed with a mixed-use development of 55,000 sq. ft. of retail/grocery store and a 430 multi-family residential development. The plans illustrate the proposed residential development located on the site, with the commercial component situated to the rear of the residential building. The proposed residential component of the site will be housed in an 8-story building located along the rear of the property fronting along NE 14 Avenue with the proposed commercial development fronting along Biscayne Boulevard. The proposed development will have its main access along Biscayne Boulevard with a secondary means of ingress/egress along NE 14 Avenue. A parking garage within the building is proposed to serve the residential building. Staff notes that the submitted plans are a preliminary plan for the residential development, and a preliminary general development program for the subject parcel. Staff further notes that the proposed development complies with all the other zoning regulations regarding setbacks, heights of buildings, open space, lot coverage and landscaping. As designed, the proposed development, with the pedestrian and auto connectivity, buildings with heights and intensity that would be similar in scale to the surrounding area, as well as with its proposed landscaping, will produce a development that will be compatible with the neighborhood, is consistent with, and complements the overall development trend in the area. Staff further notes that the submitted is a general concept plan for the subject property and that the specific development for each phase of the project would be further detailed through the Administrative Site Plan Review (ASPR) process.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. Staff notes that the Department of Transportation and Public Works (DTPW) also reviewed the requests and has no objection to the application, subject to conditions set forth under Section IV, as specified in their memorandum. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum, state that they have no objections to the requests subject to conditions in their memorandum, and that the application lies within the urban infill area, where traffic concurrency does not apply, but that the application will generate an additional 143 PM peak hour vehicle trips. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum dated June 9, 2025, 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 indicate that the application will have a negative impact on fire rescue services in the area. The memoranda submitted by the Department of Water and Sewer, and the Park, Recreation and Open Spaces (PROS) Department indicate no objections to the application as well. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the application requests for a zone change and to build a 430-unit multi-family residential development on the subject property, would be **compatible** with the surrounding area in density and scale, will not detrimentally impact the area and provide a sensitive well-designed transition to the surrounding neighborhood. **Therefore, staff recommends approval of request #1 for a district boundary change to BU-2, Special Business District, under Section 33-311, District Boundary Change Subject to approval of the concurrent CDMP amendment Application No. CDMP20220008 and it becoming effective, and approval with conditions of request #2, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

In order to implement the proposed mixed-use development on the subject property, the applicant is requesting an ancillary non-use variance to permit a building frontage of 23.6% (60% required) (request #3) and to permit certain parking spaces on the rear of the proposed commercial building with no wheel stops (wheel stops required) (request #4). When these requests are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff supports the aforementioned requests and opines that the approval of these requests with conditions would be **compatible** with the neighborhood, would not affect the appearance of the community, would not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance in the surrounding area. Staff notes that the aforementioned request to permit a building frontage of 23.6% where 60% is required pursuant to Section 33-493(3)(c) of the County Code pertains to the proposed commercial building and opines that approval with conditions of the aforementioned variance would not result in an intensification of the visual impacts on the surrounding area. Staff notes that subject property has frontage on both Biscayne Boulevard and NE 14th Avenue and is an irregular quadrilateral in shape. The parcel is long and narrow, with the east property line oriented on a diagonal, which complicates the site design. Due to this irregular configuration and the prioritization of Biscayne Boulevard as the primary pedestrian and vehicular access point, it is not feasible to comply with the building placement and street frontage requirements along the east side of the property. The diagonal property line, combined with the parcel's narrowness, precludes the placement of a building within the frontage zone. In lieu of this, the conceptual design plan incorporates a plaza along the Biscayne Boulevard frontage, which will activate the street, encourage pedestrian activity, and provide a common open space amenity for the property. Staff notes that all proposed development on the site will comply with all other code requirements and that the proposed development will provide all required buffers in the form of a continuous row of street trees and shrubs, and that such landscaping elements will mitigate any visual or aural impacts generated by the request. Additionally, the applicant is seeking to permit certain parking spaces with no wheel stops. Staff is supportive of this request as the proposed parking spaces would comply with the minimum standards in the code. As such, staff opines that approval of requests #3 & #4 allows for a well-designed mixed-use development that is compatible with the neighborhood, provides for sufficient parking to meet the demands of the proposed development, and would 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*. **Therefore, staff recommends approval with conditions of request #3 and #4 under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan depicts that the proposed development will have two (2) main ingress-egress point of direct vehicular and pedestrian access along Biscayne Boulevard, whereas a secondary ingress-egress point of access will be provided NE 14 Avenue. The plans indicate that a private pedestrian path connection shall be provided from the residential to the commercial development on the subject site. Parking and driveways are internal to the site, with the required parking for the commercial development provided as surface parking and the parking for the residential housed within a parking garage inside the building. The parking counts on the plan comply with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval of request #1 and approval with conditions of request #2 through #4. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20220008 and it becoming effective)

CONDITIONS FOR APPROVAL: For requests #2 through #4 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That the applicant shall install all the required landscaping along the property lines prior to obtaining a Certificate of Occupancy.
3. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
4. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources as contained in the attached 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 the attached memorandum.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the attached memorandum.
7. That the applicant complies with all applicable conditions of the CDMP Covenant under Application No. CDMP20220008.
8. 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.

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

RRPVII BBI BISCAYNE LLLP

PH: Z23-233

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>
Fire Rescue Department	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection*</i>
Parks, Recreation and Open Spaces Department	<i>No objection*</i>
Police Department	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
Department of Solid Waste Management	<i>No objection</i>
Miami-Dade County Office of Historic Preservation (OHP)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Business and Office (Page I-42)</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, light industrial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site.</i></p>
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ZONING RECOMMENDATION ADDENDUM

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PH: Z23-233

	(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20220008)
Policy LU-4A (Page I-9)	When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<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 necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>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>
Section 33-311(A)(3) Special Exception, Unusual and New Uses	Special exceptions (for all applications other than public charter schools), unusual and new uses. <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,</i>

ZONING RECOMMENDATION ADDENDUM

RRPVII BBI BISCAYNE LLLP

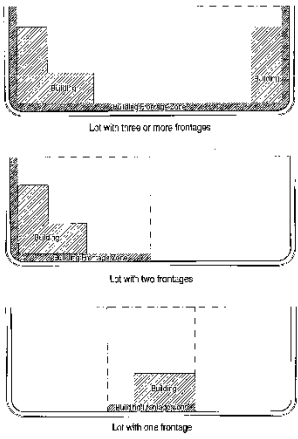
PH: Z23-233

	<p>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>
<p>Section 33-150(A) Location of establishments.</p>	<p>(A)Distance from other establishments. Unless approved as a special exception (Section 33-311(A)(3)), no premises shall be used for the sale of any alcoholic beverages, as defined herein, to be consumed on or off the premises where the structure or place of business intended for such use is located less than fifteen hundred (1,500) feet from a place of business having an existing, unabandoned, legally established (and not one (1) of the uses excepted from the spacing requirements hereinafter provided) alcoholic beverage use which permits consumption on or off the premises. The fifteen hundred (1,500) feet distance requirements shall be measured by following a straight line from the nearest portion of the structure of the place of business.</p>
<p>Sec. 33-238. - Uses permitted</p>	<p>No land, body of water, or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, moved, reconstructed, structurally altered, or maintained in any BU-1 District, which is designed, arranged, or intended to be used or occupied for any purpose, except for one or more of the following uses: (1)Residential uses may be permitted as: (a)A combination of permitted business uses and residential uses housed in the same building; the floor area of the residential use shall not exceed fifty (50) percent of the floor area of the building. (b)In connection with a mixed-use development, provided that: (i)Said development is located along a SMART Plan Corridor and in accordance with the CDMP; and (ii)The property is developed in accordance with Article XLV.</p>
<p>Section 33-493(3)(c) Minimum Building Frontage Required.</p>	<p>(c) Minimum Building Frontage Required. (i) All buildings, except accessory buildings, shall have frontage along or within the building frontage zone. The frontage length of a single building or the aggregate frontage length of multiple buildings shall comply with the following, as further illustrated in the figures below: a. Lots with one frontage: 70 percent. b. Lots with two frontages: 60 percent. c. Lots with three or more frontages: 50 percent.</p>

ZONING RECOMMENDATION ADDENDUM

RRPVII BBI BISCAYNE LLLP

PH: Z23-233

	 <p>Lot with three or more frontages</p> <p>Lot with two frontages</p> <p>Lot with one frontage</p>
<p>Section 33-122(3)(a)</p>	<p>(3) <i>Anti-ram fixtures and parking bumpers. Anti-ram fixtures and parking bumpers shall be used to visually and physically separate vehicular and pedestrian areas, in accordance with the following:</i></p> <p>(a) <i>Where a parking space heads into and abuts a walkway surrounding a commercial use, the paved 18-foot parking space length shall be provided a wheel stop or curb at 16 feet, or an anti-ram fixture at 18 feet, in order to prevent extension of the vehicle over any portion of the provided walkway width.</i></p> <p>(b) <i>As provided in Section 33-310.4 for commercial uses, when head-in parking is located directly adjacent to a storefront, an anti-ram fixture shall be required.</i></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

RRPVII BBI BISCAYNE, LLLP

11320 BISCAYNE BLVD
11340 BISCAYNE BLVD
11380 BISCAYNE BLVD
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT	ADDRESS
Pending	Z2023000233

DATE	HEARING NUMBER
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FOLIO: 30-2232-000-0120, 30-2232-000-0150, and 30-2232-000-0151

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 28, 2025

NEIGHBORHOOD REGULATIONS:

Folio No.: 30-2232-000-0120

Case No. 202504004478 was opened on 09/26/2025. Warning Notice **W478002** was issued on 09/26/2025 for "FAILURE TO REMOVE GRAFFITI FROM COMMERCIAL PROPERTY, TO WIT: GRAFFITI ON GREEN PRIVACY MESH AFFIXED TO CHAIN-LINK FENCE ALONG THE FRONT PROPERTY LINE." Since compliance was not met, Civil Violation Notice **T133172** was issued on 10/06/2025 for "FAILURE TO REMOVE GRAFFITI FROM COMMERCIAL PROPERTY, TO WIT: GRAFFITI ON GREEN PRIVACY MESH AFFIXED TO CHAIN-LINK FENCE ALONG THE FRONT PROPERTY LINE." Citation was paid on 10/14/2025. **There are no outstanding fees.**

Folio No.: 30-2232-000-0151

Case No. 202404005936 was opened on 12/20/2024. Warning Notice **W454791** was issued on 01/09/2025 for "NO STRUCTURE, LAND OR WATER, SHALL BE USED OR ANY EXISTING USE ENLARGED, OR ANY NEW USE MADE WITHOUT FIRST OBTAINING A CERTIFICATE OF USE (C.U.), TO WIT: OPERATING 'BISCAYNE BREEZE MOBILE HOME PARK, LLC' WITHOUT A VALID MIAMI-DADE COUNTY CERTIFICATE OF USE. CEASE AND DESIST; OR OBTAIN A CERTIFICATE OF USE. CONTACT ZONING PERMITS AT 786-315-2660." A compliance inspection conducted on 01/13/2025 revealed that the violation was corrected. **Case is closed.**

Folio No.: 30-2232-000-0150

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.: 30-2232-000-0120

Case No. 20230223328B was opened on 08/04/2023. A Notice of Violation was issued on 08/04/2023 for “*Failure to obtain required building permit(s) prior to commencing work on: electrical panel installations.*” **Case was closed due to change of ownership. New Case Number 20250237958 was opened.**

Case No. 20250237958B was opened on 04/11/2025. A Notice of Violation was issued on 04/11/2025 for “*Failure to obtain required building permit(s) prior to commencing work on: FBC 105.1 violation(s); Illegal electrical installation.*” A compliance inspection conducted on 08/27/2025 revealed that the violation was corrected. **Case is closed.**

Case No. 20140165643B was opened on 03/10/2024. A Notice of Violation was issued on 01/13/2015 for “*Failure to obtain required building permit(s) prior to commencing work on: Illegal electrical installations.*” Since compliance was not met, the following citations were issued on 03/09/2028: **P023910** “*SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK ON ELECTRIC AND SERVICE INSTALLATION*” and **P023911** “*SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK ON ELECTRIC AND SERVICE INSTALLATION.*” A lien was recorded on 09/25/2019 under book 31615/page 3930, the lien was subsequently cancelled on 12/29/2022 under book 33521/page 633. **Case is closed.**

Folio No.: 30-2232-000-0151

There are no open/closed cases in CMS.

Folio No.: 30-2232-000-0150

Case No. 20130157118X was opened on 01/04/2013. A Notice of Violation was issued on 03/06/2023 for “*Failure to maintain a building, structure, device or part thereof in a safe condition as evidenced by all work not being complete and/or not having obtained final inspection approval under Permit No. MECH CAT 0003 PERMIT 2001030243.*” Since compliance was not met, Citation **P012462** was issued on 06/27/2013 for “*FAILURE TO MAINTAIN A BUILDING OR STRUCTURE IN A SAFE CONDITION OR FAILURE TO MAINTAIN DEVICES OR SAFEGUARDS IN GOOD WORKING ORDER FOR WORK UNDER PERMIT NUMBER 2001030243.*” A lien was recorded on 10/29/2014 under book 29369/page 2592. The lien was subsequently satisfied on 03/15/2023. Compliance was confirmed on 10/28/2025. **This case is in review for closing.**

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: June 9, 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: Z2023000233-6th Review
RRPVII BBI Biscayne LLLP

11320, 11340, and 11380 Biscayne Boulevard

1. Rezoning of the Property from RU-3B, RU-2, and BU-2, to BU-2;
2. Deletion of Resolution No. 4-ZAB-67-71;
3. Special Exception to permit a mixed-use multi-family development pursuant to the RTZ SMART Corridor Subzone regulations and County Code Section 33C-3.1;
4. Non-use variance from the frontage zone requirement for a property with two frontages to permit 39.4% on the NE 14th Avenue frontage where 60% is required pursuant to County Code Section 33-493(3)(c);
5. Special Exception to permit the sale of alcoholic beverages pursuant Section 33-150;
6. Non-use variance from the requirement to provide wheel stops at all parking spaces (RU-3B, RU-2, and BU-2) (7.08 acres)
32-52-42

DERM is currently reviewing concurrent application No. CDMP20220008. If the CDMP application is denied, then DERM recommends that this concurrent zoning application be denied, as it would be inconsistent with the unamended CDMP. Accordingly, DERM's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations.

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

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above-referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal contingent upon the CDMP application CDMP20220008 being approved and remaining in effect.

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of specimen tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection

provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

DERM has reviewed the proposed site plan stamped received by Miami Dade County on May 16, 2025 which indicates the removal/relocation of non-specimen and specimen tree resources. The applicant has not provided any information about the specimen trees. DERM cannot determine that this project complies with the requirements of sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. Please note that the Code generally requires the preservation of specimen trees and the standards in the Code for removal/relocation of specimen trees are stricter than for removal of non-specimen trees. This review does not constitute DERM approval of the proposed site plan. Pursuant to the RTZ Smart Corridor Subzone standards, a more detailed administrative site plan will be required for the administrative site plan review.

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.

The applicant or design professional may schedule to meet with the reviewer on the submittal to discuss deficiencies prior to the next submission. Contact the reviewer, Jackelyn Alberdi via email at Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov or by telephone at (305) 372-6693 or by requesting an appointment online using the MeetQ portal and selecting the reviewer and an available appointment time. <https://www.miamidade.gov/Apps/RER/meetq/portal>

Condition of approval:

- 1. The administrative site plan to be submitted for administrative site plan review shall be prepared in accordance with the preservation and protection standards in Chapter 24 of the Code.**

Potable Water Supply and Wastewater Disposal

According to DERM records, public water and public sanitary sewers are currently abutting the subject property. Public water and sanitary sewers services are provided by the City of North Miami. Pursuant to the Code and based on the site plan submitted in support of the requested district boundary change, the proposed mixed-use development that includes apartments and retail shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

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

The subject property is currently connected to an onsite private sewer pump station (PSO 99-0121A) which is currently under Temporary Moratorium status, in accordance with the USEPA/FDEP Consent Decree (Case: N0. 1:12-cv-24400-FAM, effective December 6, 2013) for issues not related to this application. Further, the sewer flows to be generated by the proposed project (59,500 gallons per day) would place private pump station 99-121A out of compliance. DERM cannot issue Sewer Capacity

Certification nor approve building permits or Certificates of Use until private pump station 99-0121A is operating in compliance with the USEPA/FDEP Consent Decree (Case: NO. 1:12-cv-24400-FAM, effective December 6, 2013).

Please contact the DERM Water and Wastewater Division (305)372-6920 for additional information regarding the private pump station status.

With respect to the Temporary Moratorium, these issues are specific to the private pump station which is located on the subject property and are not related to MDWASD sewer transmission and treatment capacity. MDWASD has sufficient transmission and treatment capacity to manage the sewer flow for the proposed development.

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

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

Water Control Review

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM 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 by a 25-year, 3-day storm event as per section 24.42.8(4)(i) of the Code.

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

Pursuant to section 24-48.1(1)(f) of the Code, the applicant is advised that a Class VI Permit shall be required for the construction of the proposed surface water management system. The applicant is advised to contact the DERM Water Control Section (305)372-6681 for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Air Quality Preservation Review

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

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

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

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

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

DERM Enforcement History Review

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. There are no outstanding DERM liens or fines for the subject property.

Additionally, a review records associated with the above DERM Enforcement case revealed the following:

Folio no. 30-2232-000-0150:

BISCAYNE BREEZE MOBILE PARK (DERM closed case no. COM-78386)

- Unpaid penalties: \$0.00
- Paid penalties & surcharge: \$510.00 (UCVN No. B227738) 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

Folio No. 30-2232-000-0151:

SSES CASE: BISCAYNE BREEZE PARK (DERM closed case no. PSO-121):

- Unpaid penalties: \$0.00
- Paid penalties & surcharge: \$2110.00 (UCVN No. 937607) 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

ET READINGS BISCAYNE BREEZE PARK (DERM closed case no. PSO-121):

- Unpaid penalties: \$0.00
- Paid penalties & surcharge: \$2110.00 (UCVN No. B012610) 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 Summary

A concurrency review has been conducted for this application and DERM has determined that the same

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: July 28, 2025

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

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

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

Subject: Zoning Application Comments - Abbot Financial, Inc., ET AL
Application No. Z2023000233 (Revision No. 3) - (Previous App. No. Z22-029 and CDMP20220008)

A handwritten signature in cursive script that reads "Maria Valdes".

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. This application is associated with CDMP Application No. CDMP20220008.

The subject application is within North Miami's water and sewer service area. At the time of development, the applicant is advised to consult with the respective Utility for any infrastructure that they may have in their service area.

Application Name: Abbot Financial, Inc., ET AL

Location: The proposed project is located on approximately 7.08 acres at 11320, 11340, and 11380 Biscayne Boulevard, with Folio Nos. 30-2232-000-0120, 30-2232-000-0150, and 30-2232-000-0151, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is proposing a mixed-use development of 430 apartment units and 55,000 sq. ft. of retail space, along with the following requests:

- Rezoning of the property from RU-3B (Bungalow Court District), RU-2 (Two-Family Residential District), and BU-2 (Special Business District) to BU-2 (Special Business District).
- Deletion of Resolution No. 4-ZAB-67-71, as it is no longer applicable to the development of the property.
- Non-use variance from the frontage zone requirement for a property with two frontages to permit a combined frontage on NE 14th Avenue and Biscayne Boulevard of 23.6% where a combined 60% frontage is required pursuant to County Code Section 33-493(3)(c).
- Special Exception to permit the sale of alcoholic beverages pursuant to County Code Section 33-150.
- Non-use variance from the requirement to provide wheel stops at all parking space pursuant to County Code Section 33-122.

The estimated total water demand for the proposed project will be 63,550 gallons per day (gpd).

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

A Water Supply Certification (WSC) will be required from WASD for the proposed development. Said Certification will be issued at the time of development when a WASD Ordinance letter is issued. 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 City of North Miami's sewer service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area.

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

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

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9,

2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

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

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov

Memorandum



Date: June 26, 2025

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

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

Subject: DIC 23-233
Name: Abbot Financial, Inc., Royal Flagg Jonas Revocable Trust, Barbara Jonas Revocable Trust,
Section 32 Township 52 South Range 42 East

I. PROJECT LOCATION:

The property is located on the west side of Biscayne Boulevard at NE 114 Street.

II. APPLICATION REQUEST:

This application is requesting a district boundary change from RU-3B, RU-2 and BU-2 to BU-2 and special exemption to permit multi-family.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site from the north and south is provided by Biscayne Boulevard and NE 14 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 the Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

143 additional PM Peak Hour trips are generated by the proposed redevelopment of the property.

Please note that this application meets the traffic concurrency criteria because it lies within the urban infill area 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	38 %	East	6 %
South	24 %	West	32 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9294 located on NE 16 Avenue south of NE 123 Street, has a maximum LOS "E+20%" of 1,522 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,396 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9294** with its PHP and assigned vehicles is at LOS "E+10%". The 10 vehicle trips generated by this development when combined with the 1,396 and those previously approved through Development Orders, 0, equal 1,406 and will cause this segment to have LOS "E+11%" whose range is up to 1,522.

Station F-0524 located on Biscayne Boulevard south of NE 123 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 2,538 vehicles and 130 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0524** with its PHP and assigned vehicles is at LOS "D". The 80 vehicle trips generated by this development when combined with the 2,538 and those previously approved through Development Orders, 130, equal 2,748 and will cause this segment to remain at LOS "D" whose range is from 1,311 to 2,920.

Station F-1023 located on NE 125 Street west of N Bay Shore Drive, has a maximum LOS "E" of 3,040 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2,049 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1023** with its PHP and assigned vehicles is at LOS "D". The 7 vehicle trips generated by this development when combined with the 2,049 and those previously approved through Development Orders, 0, equal 2,056 and will cause this segment to remain at LOS "D" whose range is from 1,311 to 2,920.

Station F-2556 located on Biscayne Boulevard north of NE 104 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 3,768 vehicles and 46 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2556** with its PHP and assigned vehicles is at LOS "E+26%". The 27 vehicle trips generated by this development when combined with the 3,768 and those previously approved through Development Orders, 46, equal 3,841 and will cause this segment to have LOS "E+27%" whose range is from 3,040 to 4,560.

Station F-0126 located on NE 125 Street east of NE 6 Avenue, has a maximum LOS "E+20%" of **3,648** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,827** vehicles and **81** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0126** with its PHP and assigned vehicles is at LOS "D". The **19** vehicle trips generated by this development when combined with the **1,827** and those previously approved through Development Orders, **81**, equal **1,927** 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. SITE PLAN CRITIQUE:

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

VIII. STANDARD CONDITIONS:

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

Memorandum



Date: July 10, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2023000233

The Miami-Dade Fire Rescue Department has **no objection** to the proposed rezoning of the property and modification of existing resolution described in the letter of intent uploaded in “EnerGov” on 07/9/2025. Any future site plan will need separate approval.

Note: A cursory review of the site plan uploaded in “EnerGov” on 7/9/2025 with this application identified the following items:

Future site plan must identify the locations of the required fire department aerial apparatus set-up sites. Fire department aerial apparatus set-up sites shall be provided at each building over 3 stories in height. Set-up sites shall be located at a minimum on two sides of the building at the approximate center of each side for firefighting and rescue operations. Depending upon the building configuration, additional set-up sites may be required by the AHJ. Sites shall be no closer than 10 feet and no further than 30 feet from any building. Dimensions between set-up site and building must be identified on plan. Each site shall be a minimum 21 feet wide and 47 feet long with a cross slope no greater than 5 percent. Sites shall not be located over parking spaces, curbs, swales, or landscape areas. Sites must be located so that overhead power lines do not obstruct aerial ladder access to the building. Sites shall be designed and maintained to support a minimum of 32 tons and shall also be capable of withstanding any point forces resulting from outriggers.

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

DATE: June 12, 2025

TO: Jerry Bell, AICP
Assistant Director – Planning Division
Department of Regulatory and Economic Resources (RER)

FROM: Francisco Arbelaez, AICP, LEED Green Associate
Principal Planner – Infrastructure Planning Division
Department of Transportation and Public Works (DTPW)

SUBJECT: Review of Project No. Z2023000233
RRPVII BBI Biscayne, LLLP
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:

PROJECT LOCATION

The property is located at 11320, 11340 and 11380 Biscayne Blvd. Miami, FL 33181. The subject property is in Miami-Dade County, Florida, it is also located within the Urban Development Boundary and within the Miami-Dade County Urban Infill Area.

CONDITIONS/RECOMMENDATIONS:

I. Transportation Planning and Policy Division:

A. Conditions

1. The Applicant shall ensure that the sidewalks along Biscayne Blvd. and NE 14th Avenue be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impede public access to bus stops.
2. The Applicant shall provide enhanced crosswalks or additional pavement markings if approved by Traffic Engineering Division (TED) when crossing NE 14th Ave and Biscayne Blvd. to clearly delineate where pedestrians should be. This will promote walkability to nearby bus stops and future commuter rail stations.
 - a) The applicant shall coordinate additional improvements to NE 14th Avenue for enhanced pedestrian and bicycle pathways to future Northeast Corridor transit stop at NE 123rd Street. This will ensure a safe connected network to future commuter rail station.
3. Due to the proposed density of the project, and the proximity to the Northeast Corridor, the applicant shall provide dedicated spaces for the

addition of bicycle and micro-mobility device parking near the entrances to the residential buildings and retail space.

- a. Wave style bicycle racks are discouraged. DTPW encourages the use of inverted-U style bike racks or other bike racks that allow for two or more points of connection.
4. The applicant shall evaluate options to incorporate bicycle and pedestrian accessibility into the development site that will ensure a safe connection to the existing sidewalk network, existing and proposed Transit Stops.
 - a. Adequate lighting throughout all pedestrian/bicycle connections/pathways shall be provided.
5. The applicant shall coordinate with on the proposed solutions to provide adequate space for Transit on-demand services. Additionally, the Applicant should provide an ADA compliant Drop-off/Pickup Zone within the site that can accommodate passenger vans.
6. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all transit options available is provided.

Please contact Francisco Arbelaez, AICP at Francisco.Arbelaez@miamidade.gov if you have any questions on the conditions above.

II. Traffic Engineering Division:

Development of this site requires that the following outstanding comments are addressed at the time of administrative site plan review (ASPR):

A. Traffic Study Review Conditions

1. Based on the letter of intent, the subject development proposes 400 dwelling units and 112,018 square feet of retail space. Preliminary review of the proposed uses reveals that a Traffic Impact Study Level III is required for the subject development. Follow the traffic engineering division's standard methodology as guidance for the development of the study. The traffic study must include Biscayne Blvd Investments (Z2022000029) and Integra Investments LLC (Z2020000198) as committed developments.
2. Study must evaluate the need and provide recommendations for dedicated left and right turn lanes at the proposed entrances.
3. The development must include a schematic of a pedestrian trip generation based on its development and surrounding pedestrian generators (this must include transit facilities). Also, the study needs to evaluate the need to upgrade or install pedestrian infrastructure to improve safety and operations within the area of influence.
4. A queuing analysis is required if the proposed entrance (parking lot, garage or any driveway) will be controlled by gates including in the design the location of the turnaround.

B. Recommendations

1. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements.
2. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance).
3. A minimum of a 6' sidewalk must be kept within public right-of-way.
4. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
5. Driveways must be designed as per FDOT standard 515.
6. Biscayne Boulevard (SR 5) is part of the State of Florida Highway system. Any improvements within the right of way of Biscayne Boulevard requires review and approval by the Florida Department of Transportation. Please note that driveway connections along Biscayne Boulevard must meet FDOT access management requirements. Contact the district office at 305-470-5367 for driveway permits. All improvements/dedications must be approved by FDOT.
7. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from property line to driveway.

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

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

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

From: [HERRERA, ANA I](#)
To: [Lizbeth Bueno](#); [Tracy Slavens](#)
Cc: [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(RER\)](#)
Subject: Preliminary School Concurrency Analysis for Abbot Financial, Inc., ET AL (Z2023000233) (PH3025061200393)
Date: Wednesday, June 18, 2025 1:26:00 PM
Attachments: [Abbot Financial, Inc., ET AL \(Z2023000233\) \(PH3025061200393\).pdf](#)

Dear Applicant,

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

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 430 units, which generate 56 students (29 at the elementary, 13 at the middle, and 14 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval.

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

Regards,



Ana Herrera

**District Coordinator
Growth Management**

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



Concurrency Management System (CMS)
Miami-Dade County Public Schools

Miami-Dade County Public Schools

**Concurrency Management System
Preliminary Concurrency Analysis**

MDCPS Application Number:	PH3025061200393	Local Government (LG):	Miami-Dade
Date Application Received:	6/12/2025 3:00:03 PM	LG Application Number:	Z2023000233
Type of Application:	Public Hearing	Sub Type:	Zoning
Applicant's Name:	Abbot Financial, Inc., ET AL		
Address/Location:	11320, 11340, and 11380 Biscayne Boulevard		
Master Folio Number:	3022320000120		
Additional Folio Number(s):	3022320000150, 3022320000151,		
PROPOSED # OF UNITS	430	<div style="border: 1px solid black; width: 100%; height: 100%;"></div>	
SINGLE-FAMILY DETACHED UNITS:	0		
SINGLE-FAMILY ATTACHED UNITS:	0		
MULTIFAMILY UNITS:	430		

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5005	DAVID LAWRENCE JR K-8 CENTER (ELEM COMP)	-22	29	0	NO	Current CSA
5005	DAVID LAWRENCE JR K-8 CENTER (ELEM COMP)	0	29	0	NO	Current CSA Five Year Plan
5006	DAVID LAWRENCE JR K-8 CENTER (MID COMP)	79	13	13	YES	Current CSA
7048	ALONZO AND TRACY MOURNING SENIOR HIGH BISCAYNE BAY	-248	14	0	NO	Current CSA
7048	ALONZO AND TRACY MOURNING SENIOR HIGH BISCAYNE BAY	36	14	14	YES	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
3661	NATURAL BRIDGE ELEMENTARY	152	29	29	YES	Adjacent CSA
*An Impact reduction of 33.68% included for charter and magnet schools (Schools of Choice).						

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

Memorandum



Date: June 13, 2025

To: Nathan Kogon, Assistant Director
Development Services Division
Regulatory and Economic Resources Department

From: Alejandro Zizold, Chief, Planning and Research
Planning & Design Excellence Division *A. Zizold*
Parks, Recreation and Open Spaces Department

Subject: Z2023000233 – Abbot Financial Inc V3

Applicant Name: RRPVII BBI BISCAYNE LLLP.

Project Location: The subject property is ±7.08 acres and it is located 11380 Biscayne Blvd, in unincorporated Miami-Dade County, Florida (Folios: 30-2232-000-0151, -0150, -0120). The property is zoned Business Districts (BU-2), Two-Family Residential District (RU-2), and Bungalow Court District (RU-3B). The current land uses are Mobile Home Parks and Permanent Mobile Homes, and Sales and Services.

Proposed Development: The applicant seeks an Administrative Site Plan Review (ASPR) for the development of 430 multifamily residential units. The applicant concurrently seeks rezoning of the property to Special Business District (BU-2); a special exception to permit a mixed-use multifamily development in the SMART Corridor; non-use variance from the frontage requirement; special exception to permit the sale of alcoholic beverages; non-use variance from the requirement to provide wheel stops; lastly, the deletion of Resolution No. 4-ZAB-67-71 as it is no longer applicable.

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both areawide parks and local parks, serving Park Benefit District 1 (PBD 1) are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A which lists the name, classification, acreage, and type of recreation facility for each park.

The development will be within close proximity to the planned Flagler Trail, which serves the local community, and allows for pedestrian and bicycle friendly pathways for commuting and recreational purposes.

**Table A - County Parks (Local)
Within a 3 Mile Radius of Application Area.**

PARK NAME	ADDRESS	CLASSIFICATION	ACREAGE	TYPE
BISCAYNE SHORES AND GARDENS PARK	11525 NE 14 AVE	COMMUNITY PARK	6.49	LOCAL
MILITARY TRAIL PARK	825 NE 89 ST	NEIGHBORHOOD PARK	1.66	LOCAL
NORTH SHORECREST PARK	801 NE 88 ST	NEIGHBORHOOD PARK	1.12	LOCAL
OAK PARK	620 NW 117 ST	MINI-PARK	0.7	LOCAL
SOAR PARK	100 NW 83 ST	COMMUNITY PARK	2.9	LOCAL

Impact and Demand: The proposed development includes a total of 430 multifamily dwelling units. The proposed residential units would generate a residential population of 907 people resulting in an estimated impact of 2.49-acres of local parkland when analyzed using Miami-Dade County's minimum Level of

Service standard for the provision of local recreation open space. The project site is in PBD 1, which currently meets park concurrency requirements.

Recommendations:

- In anticipation of increased residential population, that will impact the local park system, PROS asks the applicant to meet with the Department to discuss the option to convey parkland in-lieu of park impact fees. The expected impact to the local park system amounts to 2.51-acres. Please contact PROS with the contact information below to arrange the meeting and to assess the options for conveyance.
- Please include as many onsite outdoor open space amenities as feasible, including but not limited to landscape areas, gathering spaces, benches, exercise equipment, etc.
- PROS recommends highly visible bicycle parking stations are provided as part of the development to encourage use of local County trail networks, and promote non-motorized transportation.
- Please provide a hardscape and detailed landscape plans that includes tree-lined streets and pedestrian pathways to provide a more shaded and walkable area per the Great Streets Vision identified in the Miami-Dade County Open Space Master Plan (OSMP).

These recommendations are based on the following Recreation and Open Space policies and objectives in the CDMP:

Objective ROS-2

Require the availability of adequate local recreation open space as a condition for the approval of residential development orders, and maintain an adequate inventory of recreational areas and facilities 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 community.

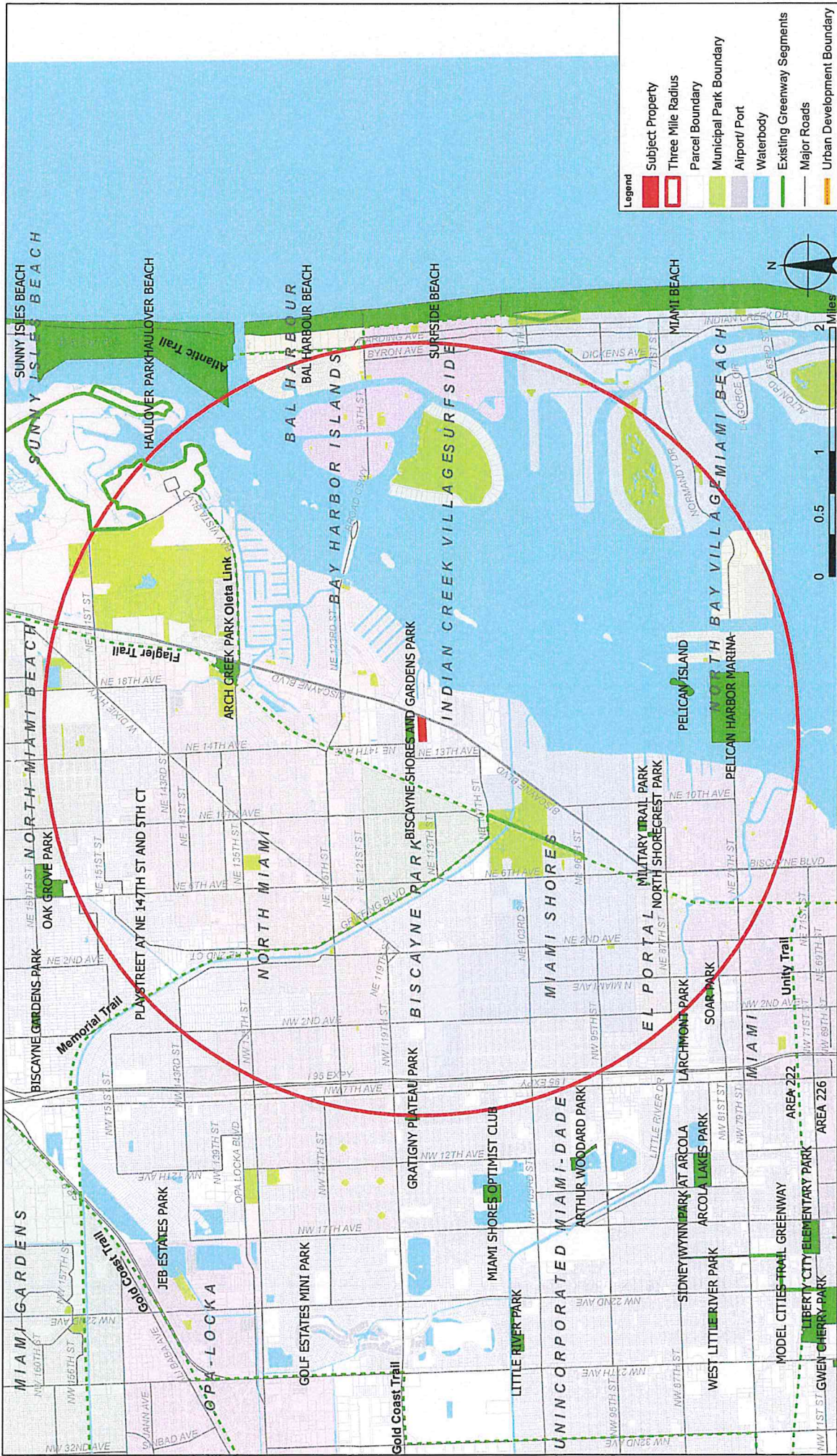
Based on our findings described herein, **PROS has no objection to this application.**

If you need additional information or clarification on this matter, please contact Sol Kohen, Park Planner II, at (305) 755-7821 or sol.kohen@miamidade.gov.

AZ: at sk

Attachments

**FIGURE 1: Z20230000233 - ABBOT FINANCIAL INC
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**




Miami-Dade Sheriff's Office
Memorandum



Date: July 11, 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 *per* 

Subject: Review – Zoning Application – Case: No. Z2023000233
RRPVII BBI Biscayne, LLLP. (REVISION)

APPLICATION:

The applicant, RRPVII BBI Biscayne, LLLP., is requesting to amend the number of apartment units from 400 to 430. The 7.08-acre property is located at 11320, 11340, and 11380 Biscayne Boulevard in unincorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The proposed development will be serviced by our Intracoastal District located at 15665 Biscayne Boulevard, Miami, Florida. At the time of this project request in 2024, the district received two zoning applications aimed at expanding residential, commercial, and educational development. Due to the cumulative impact of these projects, including the proposed development, an increase in police services is necessary to maintain adequate public safety coverage.

APPLICATION REVIEW:

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 the impact on MDSO resources in light of the proposed zoning modifications. This application is requesting to amend the number of apartment units from 400 to 430.

Based on current data for police staffing, population, and crime/calls-for-service trends, the projected increase in calls-for-service cannot be supported by current staffing levels at the affected police district. To maintain adequate service, an increase of one additional sworn deputy is required, with an estimated cost of \$123,335. This estimate may change pending further information from the developer regarding the number and type of dwelling units.

Should demand for police services exceed these projections, additional sworn personnel, support staff, and equipment will be required. This concurrency approval is limited to the initial development order. A final concurrency statement will be issued upon completion of final development plans.

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


RCS/jhb

Memorandum



Date: 07/09/2025

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

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

Subject: RRPVII BBI BISCAYNE LLLP RTZ – (Z2023000233)

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, RRPVII BBI BISCAYNE LLLP is requesting a rezoning of the Property from RU-3B, Bungalow Court District, RU-2, Two-Family Residential District and BU-2, Special Business District to BU-2 Special Business District, also the deletion of Resolution No. 4-ZAB-67-71 (as it is no longer applicable to the development of the Property), and a Special Exception to permit a mixed-use development of up to 430 multi-family residential units and 55,000 square feet of retail use. As the Property is located in the Rapid Transit Zone ("RTZ") SMART Corridor Subzone, the County retains jurisdiction over land development-related requests pursuant to Chapter 33C of the County Code.

Size: The subject property is approximately +/-7.08 acres in size.

Location: The property is located on the west side of Biscayne Boulevard at NE 114 Street, in Miami, Florida.

Analysis:

1. Solid Waste Disposal

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

2. Garbage and Trash Collection Services

Should the request be approved and built as proposed, the resulting development would meet the definition of a combination “commercial establishment” / “multi-family establishment”, as described in Chapter 15 of the Code of Miami-Dade County. Per the Code, the following is required of this type of development located in areas under the County’s jurisdiction:

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

3. Recycling

Commercial Establishments

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

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

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

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

Multi-family Establishments

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

- | | |
|----------------------------------|--|
| 1) Newspaper | 4) Steel cans |
| 2) Glass (flint, emerald, amber) | 5) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 3) Aluminum cans | |

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

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

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

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

4. Recycling and Waste Storage/Setout Requirements

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

5. Site Circulation Requirements

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

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

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

Memorandum



Date: May 27th, 2025

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

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

Subject: Lower DIC Application Z2023-000233 Abbot Financial Inc. ET AL

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

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

The OHP has identified a 1938 structure, associated with folios 30-2232-000-0120 and 30-2232-000-0150, that meets the historic resource eligibility benchmark of 50 years or older. After reviewing the application, OHP required the applicant, as a Condition of Approval, to complete and submit a Florida Master Site File Historical Structure Form before demolishing the structure. The applicant has fulfilled this requirement and provided confirmation to OHP. As a result, OHP has no further comments or conditions.

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

Memorandum



Date: May 22, 2025

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

From: Amina N. Newsome, HCD Division Director
Housing & Community Development (HCD)

Subject: Zoning Application Comments
Application No.: Z2023000233
Applicant: Abbot Financial, Inc., ET AL
Location: 11320, 11340, and 11380 Biscayne Boulevard
Folio No(s): 30-2232-000-0120, 30-2232-000-0150,
30- 2232-000-0151

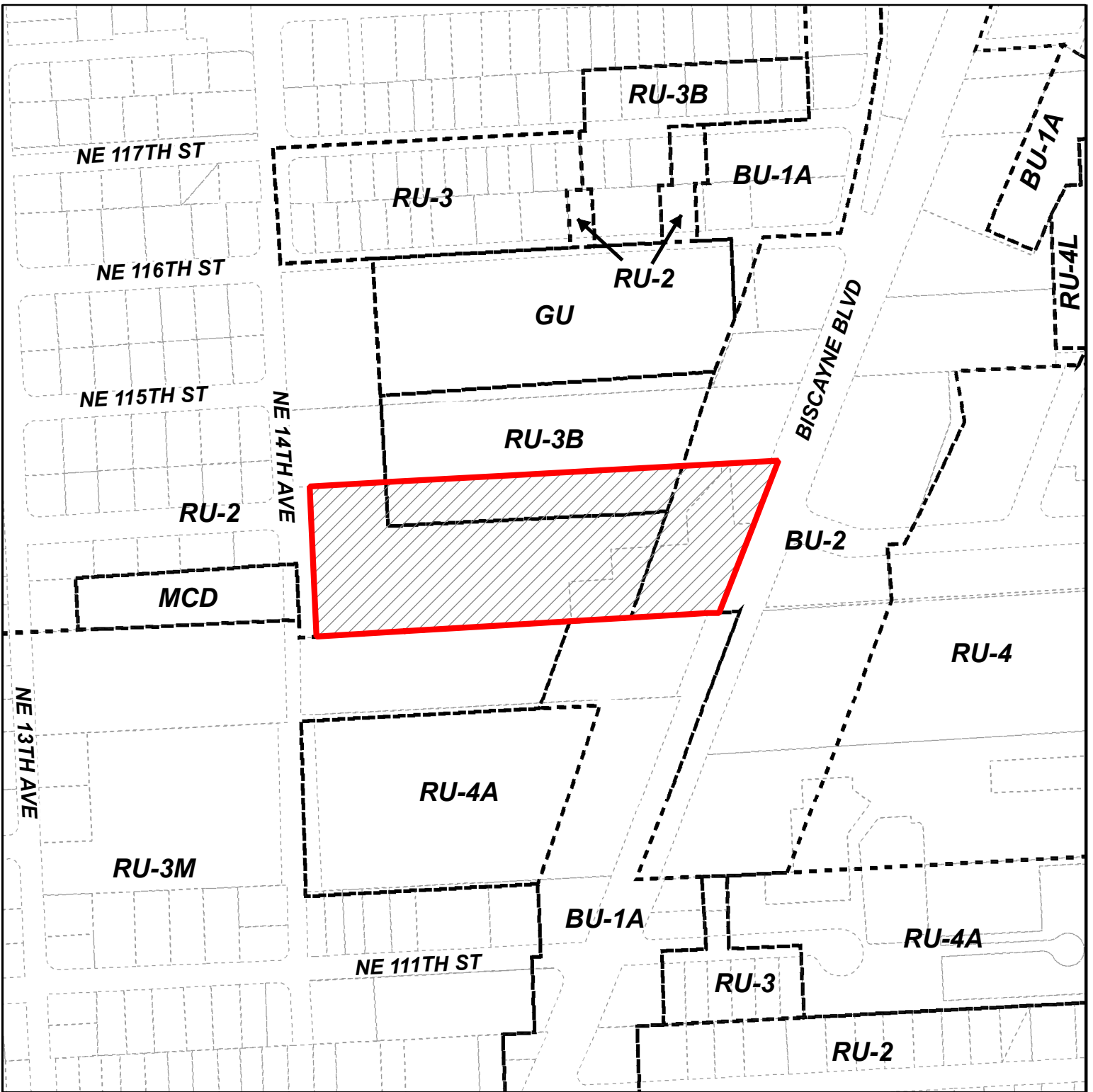
Housing and Community Development (HCD) has reviewed the proposed development for the subject zoning application.

This property is not part of the Infill Housing Program.

For assistance with HCD programs, please contact the following:

- Workforce Housing Agreements/Rental Regulatory Agreements/Compliance: Phyllis Tynes - (786) 469-4167 or Phyllis.TynesSaunders@miamidade.gov
- Contribution-in-lieu fee requests and Acknowledgment of Payment: Shawn Topps - (786) 469-2209 or Shawn.Topps@miamidade.gov
- Impact fee waiver requests: Leyani Sosa/Mayra Diaz - (786) 469-2185 or Leyani.Sosa@miamidade.gov or Mayra.Diaz2@miamidade.gov
- Infill Housing Reviews: Oscar Barco - (786) 469-4226 Oscar.Barco@miamidade.gov
- Workforce/Affordable Housing zoning reviews: Jamila Llewelyn - (786) 469-4124 or Jamila.Llewelyn@miamidade.gov

Cc: Maria Elena Cedeno, Principal Planner, RER
Susan Furney, Development Services Intake Manager, RER



MIAMI-DADE COUNTY



Process Number

Z2023000233

HEARING MAP

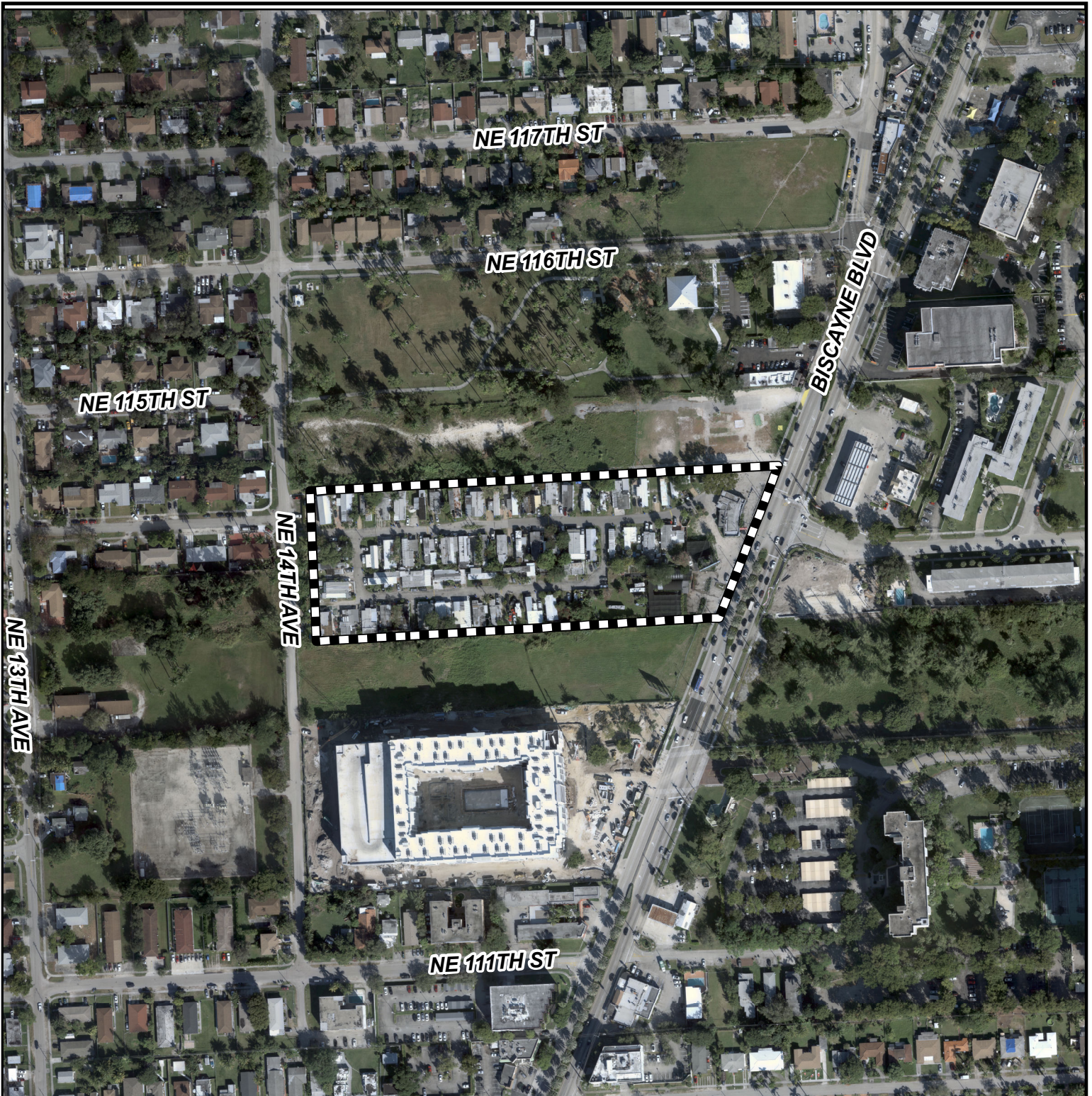
Section: 32 Township: 52 Range: 42
 Applicant: RRPVII BBI BISCAYNE LLLP
 Zoning Board: Board of County Commissioners
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000233

Legend
 Subject Property



Section: 32 Township: 52 Range: 42
Applicant: RRPVII BBI BISCAYNE LLLP
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, July 14, 2023

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 32 Township: 52 Range: 42
 Applicant: RRPVII BBI BISCAYNE LLLP
 Zoning Board: Board of County Commissioners
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000233
 RADIUS: 2640

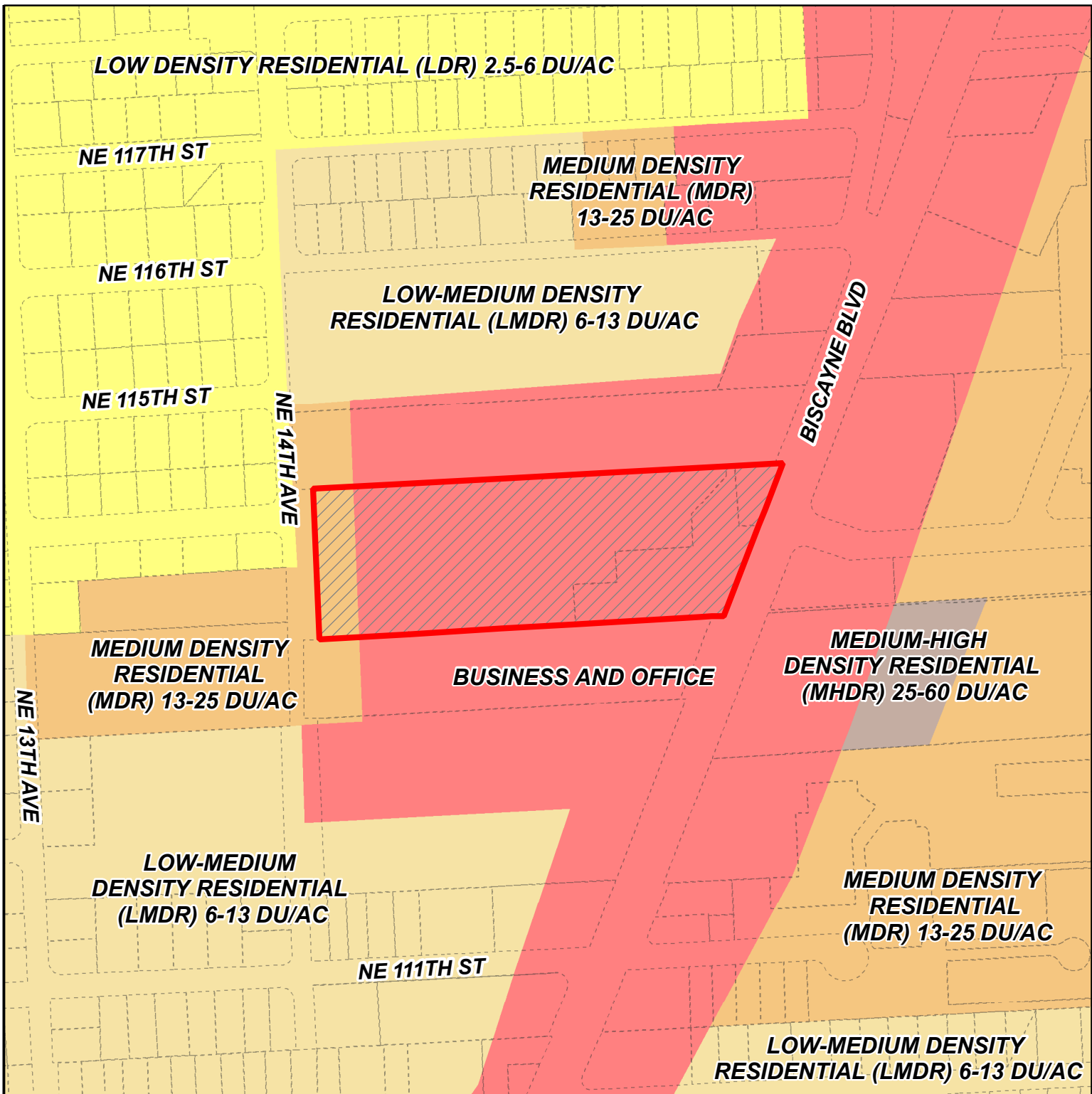
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, July 14, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000233



Section: 32 Township: 52 Range: 42
 Applicant: RRPVII BBI BISCAYNE LLLP
 Zoning Board: Board of County Commissioners
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



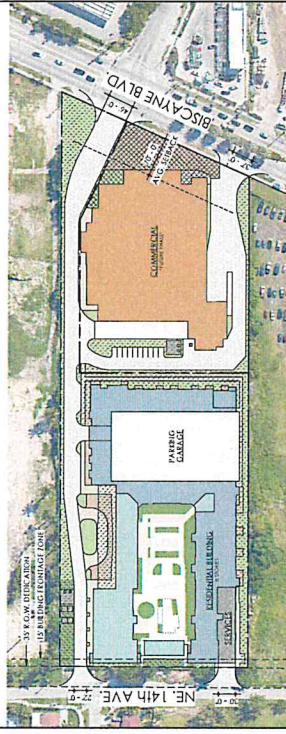
SKETCH CREATED ON: Friday, July 14, 2023

REVISION	DATE	BY

ADDRESS: 11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158
 COUNTY: MIAMI-DADE
 ZONING DISTRICT: R-10 (RURAL RESIDENTIAL)
 PLANNING DISTRICT: 11300 BISCAYNE BOULEVARD, MIAMI FL 33158
 MAP SHEET: 11300 BISCAYNE BOULEVARD, MIAMI FL 33158

ZONING INFORMATION

ITEM	ADDRESS	APPLICABLE ZONING DISTRICT	ZONING DISTRICT	PROPOSED ZONING DISTRICT	COMMENTS
1	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
2	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
3	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
4	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
5	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
6	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
7	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
8	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
9	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
10	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
11	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
12	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
13	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
14	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
15	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
16	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
17	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
18	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
19	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
20	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
21	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
22	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
23	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
24	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
25	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
26	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
27	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
28	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	
29	11200 114th 11300 BISCAYNE BOULEVARD, MIAMI FL 33158	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	R-10 (RURAL RESIDENTIAL)	



UNIT DATA COUNT

UNIT MIX	STUDIOS	1-BED	2-BEDS	TOTAL
	78	180	172	430
	18%	40%	42%	100%

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z23-233
DATE: 10/23/2023
BY: ISA

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Abbot Financial, Inc

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Francis J. Martin, P.O. Box 264, Catawba, VA 24070</u>	<u>20%</u>
<u>Ann Holbrook, 149 Wynwood Drive, Blue Ridge, VA 24064</u>	<u>20%</u>
<u>Mary Galivan, 6420 SW 50 Street, Miami, FL 33155</u>	<u>20%</u>
<u>Constance Mastellone, 1966 Windward Way, Vero Beach, FL 32963</u>	<u>20%</u>
<u>Maryanne Martin 333 Ash Loop Road, Blue Ridge, GA 30513</u>	<u>20%</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].

The Royal Flagg Jonas Revocable Trust u/a/d August 9, 2015 and

TRUST/ESTATE NAME: The Barbara Jonas Revocable Trust u/a/d August 9, 2015

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>See attached</u>	<u> </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: N/A

<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>
<u> </u>	<u> </u>

RECEIVED

MIAMI-DADE COUNTY

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list 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: RRPVI BBI Biscayne LLLP

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

Date of contract: June 28, 2021

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: *Tracy Slayens*

(Applicant)
Tracy Slayens Esq. on behalf of RRPVI BBI Biscayne LLLP

Sworn to and subscribed before me this 22 day of JUNE, 2021 Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires 12/12/26



*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: Z23-233
DATE: JUL 10 2023
BY: ISA

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

NAME OF PURCHASER: RRPVI BBI Biscayne LLLP

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
<u>See attached</u>	

Date of contract: June 28, 2021

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: *[Signature]*
Francis J. Martin on behalf of Abbot Financial, Inc. (Applicant)

Sworn to and subscribed before me this 3rd day of July, 2023. Affiant is personally known to me or has produced VA Driver's License as identification.

[Signature]
(Notary Public)



My commission expires 07/31/2025

*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

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchaser, DADEN COUNTY including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, Z23-233 stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other entities, further disclosure shall be made to identify natural persons having ultimate ownership interests]. DATE: 10/2023 BY: ISA

NAME OF PURCHASER: RRPVI BBI Biscayne LLLP

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
<u>See attached</u>	

Date of contract: June 28, 2021

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.

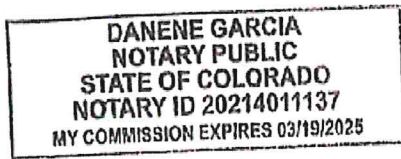
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Alexander Jonas*
(Applicant)

Alexander Jonas on behalf of the Royal Flagg Jonas Revocable Trust u/a/d August 9, 2015 and the Barbara Jonas Revocable Trust u/a/d August 9, 2015

Sworn to and subscribed before me this 3rd day of July, 2023 Affiant is personally known to me or has produced Drivers license as identification.

Danene Garcia
(Notary Public)



My commission expires 3/19/2025

*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: Z23-233
DATE: JUL 10 2023
BY: ISA

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

NAME OF PURCHASER: RRPVI BBI Biscayne LLLP

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

Date of contract: June 28, 2021

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: [Signature]

(Applicant)

Valerie Jonas on behalf of the Royal Flagg Jonas Revocable Trust u/a/d August 9, 2015 and the Barbara Jonas Revocable Trust u/a/d August 9, 2015
Sworn to and subscribed before me this 30th day of June 2023 Affiant is personally known to
me or has produced [Signature] as identification.

[Signature]
(Notary Public)
MY COMMISSION EXPIRES 8-3-2026

My commission expires _____

*Disclosure shall not be required of: 1) any entity whose 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
PROCESSING NO. Z23-233
DATE: JUN 10 2023
BY: ISA

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

NAME OF PURCHASER: RRPVI BBI Biscayne LLLP

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

See attached

Date of contract: June 28, 2021

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.

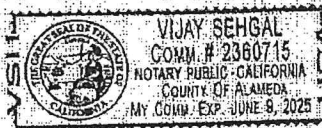
Signature: [Signature]

(Applicant)

David Jonas on behalf of the Royal Flagg Jonas Revocable Trust u/a/d August 9, 2015 and the Barbara Jonas Revocable Trust u/a/d August 9, 2015

Sworn to and subscribed before me this 6th day of JULY, 2023. Affiant is personally known to me or has produced B35287574 as identification.

[Signature]
(Notary Public)



My commission expires 06/09/2025

*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.

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MIAMI-DADE COUNTY
PROCESS NO: Z23-233
DATE: JUL 10 2023
BY: ISA

The Royal Flagg Jonas Revocable Trust u/a/d August 9, 2015 and The Barbara Jonas Revocable Trust u/a/d August 9, 2015	
Alexander Jonas 918 NE 119 Street Biscayne Park, FL 33161	25%
Valerie Jonas 13521 S. Biscayne River Drive Miami, FL 33161	25%
David Jonas 2894 Superior Drive Livermore, CA 94550	25%
Lila Jonas 5232 Spruce St. Philadelphia, PA 19139	8.34%
Ariana Jonas 1015 Fairway Drive Miami Beach, Florida 33141	8.33%
Eli Jonas 1514 Nugent Drive Tallahassee, Florida 32301	8.33%

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z23-233
DATE: JUL 10 2023

As of 4/5/2023

BY: ISA

* **RRPVI BBI BISCAYNE LLLP**
a Delaware limited liability limited partnership

* **General Partner (100% ownership interest):**
RRPVI BBI BISCAYNE GP LLC
a Delaware limited liability company

Limited Partner (profits interest):
BISCAYNE BLVD INVESTMENTS, LLC
a Delaware limited liability company

* **Sole Member:**
Ram Realty VI REIT
a Maryland real estate investment trust

[see separate ownership information provided]

* **Sole Owner of REIT Common Shares:**
Ram Realty Partners VI LP
a Delaware limited partnership

[Ownership Information for Ram Realty Partners VI LP is as follows (some of the limited partners are institutional investors for which ownership information is not provided to Ram Realty Partners VI LP)]

Names	Partnership Interest
Limited Partners	
New Mexico Educational Retirement Board	39.357683%
The Church Pension Fund	12.594458%
Board of Pensions of the Presbyterian Church	9.445844%
Illinois State Board of Investment	9.445844%
Sentry Insurance a Mutual Company	6.297229%
Regents Park Trust	1.574307%
Ockham Capital Partners LP	0.944584%
Evans Properties, Inc.	0.944584%
R & K Edwards Investments, LLC	0.944584%
Evans 2003 Family LP	0.314861%
Evans Enterprises	0.314861%
Kathy Smith	0.314861%
Phyllis Smith	0.157431%
Drew Smith	0.314861%
Paul Smith	0.314861%
Webb Family Trust FBO Suzanne E Dansby	0.157431%
Webb Family Trust FBO Stewart M. Dansby	0.157431%
Webb Family Trust FBO Elizabeth W. Collier	0.314861%
Claire Investment Company	0.472292%
Meynet Investment Company	0.472292%
Harding Motif Family Trust	0.472292%
William Matthews	0.472292%
Frank Sica	0.314861%
James C Holmes SR. Generation Skipping Trust	0.314861%
Richard Lewis	0.314861%
Realdania	7.871537%
Sentinel Private Equity XVI Fund	1.259446%
	95.875315%
Affiliated Limited Partner	
Max M. and Marjorie S. Fisher Foundation	0.944584%
Maximum Private Growth Fund LLC	1.039043%
Ram Realty Investors VI LLC	1.983627%
General Partner	
Ram Realty Associates VI LLC	0.157431%
Ram Realty Partners VI LP	100.000000%

* Keith L. Cummings: Person in control of RRPVI BBI Biscayne LLLP, RRPVI BBI Biscayne GP LLC, Ram Realty VI REIT and Ram Realty Partners VI LP

* **Address for the above entities / individual:**
4801 PGA Boulevard
Palm Beach Gardens, FL 33418

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

PH: Z24-188

December 18, 2025

Item No. 8A3

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	Office/Residential (within a 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."

PROCEDURAL HISTORY:

This item was deferred from the October 23, 2025, meeting of the Board of County Commissioners (BCC). Item was deferred again at the November 20, 2025, meeting of the BCC.

The public hearing for this item has not been held.

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) is 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.

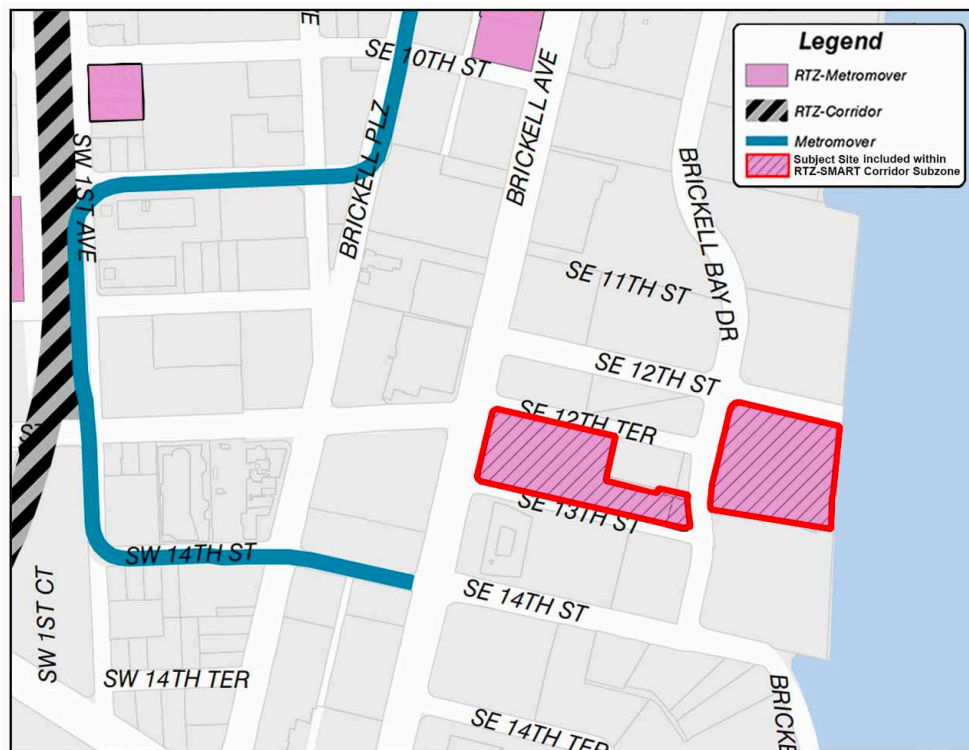


Figure 1

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 #Z-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 (2) Midblock Crosswalks across Brickell Bay Drive (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 one (1) additional midblock crosswalk warrant analysis (and installation if warranted) across Brickell Bay Drive north of SE 12th Street. 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 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

1201 Brickell Bay, LLC, ET AL
PH: Z24-188

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

1201 Brickell Bay, LLC, ET AL
PH: Z24-188

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

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

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

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

ZONING RECOMMENDATION ADDENDUM

1201 Brickell Bay, LLC, ET AL
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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											
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											
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.												

ZONING RECOMMENDATION ADDENDUM

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

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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33C-2 Rapid Transit Zone</p>	<p>(A) <i>Definition- The “Rapid Transit Zone” consists of all land area, including surface, subsurface, and appurtenant airspace, heretofore or hereafter designated by the Board of County Commissioners as necessary for the construction of the fixed-guideway portion of the Stage 1 Rapid Transit System, including all station sites, parking areas and yard and maintenance shop facilities.</i></p> <p>(B) <i>Designation of land included- The Board of County Commissioners hereby designates all land areas (including surface, subsurface, and appurtenant airspace) shown on Exhibits 1 through 16, bearing the following effective dates: Exhibit 1, July 31, 1998, Exhibits 2 through 9 and Exhibits 11 through 16, July 13, 1979 and Exhibit 10, May 26, 1983, certified by the Clerk of the Board as a portion of this chapter, incorporated hereby by reference, and transmitted to the custody of the Department of Planning and Zoning, as the Rapid Transit Zone for the Stage 1 Fixed-Guideway Rapid Transit System. The Director of the Department of Planning and Zoning shall submit to each affected municipality an official map or maps designating the Rapid Transit Zone which may from time to time be altered, enlarged, added to, amended or deleted by ordinance, after a public hearing within each municipality affected.</i></p> <p>(C) Jurisdiction of County- <i>Jurisdiction for purposes of building and zoning approvals (including, but not limited to, site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, district boundary changes, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments), water and sewer installations, compliance with environmental regulations, street maintenance (including sidewalks where applicable) and utility regulation, all of which relate to the uses specifically delineated in subsection (D) below, shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary. Where a municipality continues to provide other services to a property in the Rapid Transit Zone, the municipality shall be responsible for ensuring that all matters relating to enforcement of land use, zoning, or building code requirements that may arise in the course of providing municipal services are referred to the County's Building Official, and the municipality shall coordinate with the County to ensure that affected property owners and tenants are also informed as to these jurisdictional matters.</i></p> <p>(D) <i>Permitted land uses- The following land uses are permitted within the Rapid Transit Zone and no others:</i></p> <ol style="list-style-type: none">(1) <i>Fixed guideways for the Rapid Transit System.</i>(2) <i>Stations for the Rapid Transit System, including such uses as passenger platforms and waiting areas, ticket and information booths, restrooms, utility rooms, in-station advertising displays, stairs, elevators, walkways, concessions, vending machines, and other service-related businesses offering goods and services for sale to passengers, and other similar uses as are necessary for or ancillary to the proper functioning of a rapid transit station.</i>(3) <i>Parking lots and parking structures.</i>(4) <i>Bus stops and shelters.</i>(5) <i>Streets and sidewalks.</i>(6) <i>Maintenance facilities for the Rapid Transit System, including yard and shops, and associated tracks and facilities.</i>
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ZONING RECOMMENDATION ADDENDUM

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

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

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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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Than Airport Regulations	<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: November 4, 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- 4th 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

Miami Dade County has performed an environmental review of 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.

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 submitted with this application, 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 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 Section 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 Surface Water Management General Permit via Permit 13-02798-P for this location was previously approved. Therefore, a RER Surface Water Management General Permit modification shall be required for any development. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the RER Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

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

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 dermcr@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 the County 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)

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

A handwritten signature in black ink that reads "Maria Valdes". The signature is written in a cursive, flowing style.

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 I 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 I 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 Planning 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 Meridien

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.

Memorandum



Date: December 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 DIC Project No. Z2024000188
1201 Brickell Bay, LLC
DTPW Project No. OSP 173

Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division have reviewed the above referenced application and have no objections to this application, subject to the following conditions and recommendations:

CONDITIONS/RECOMMENDATIONS

I. Transportation Planning and Policy Division:

A. Conditions

1. The applicant shall ensure that the sidewalk along SW 13th St., SW 12th Terr., Brickell Bay Drive, and Brickell Avenue be maintained in good, operable condition and accessible throughout the duration of construction at the development site to not impede public access to the existing bus stops mentioned in Project Description.
2. The applicant shall promote enhanced pedestrian and bicycle accessibility within the project to improve connections to the nearby Metromover, Metrorail, Metrobus, Underline, and M-Path facilities:
 - a. The applicant shall provide 10-15-foot sidewalks on all streets surrounding the property and enhanced bike lanes to allow for higher than usual bicycle, pedestrian, and micro-mobility demand at this location.
 - b. The applicant shall provide enhanced crosswalks or additional pavement markings if approved by Traffic Engineering Division (TED) to clearly delineate safe crossing locations. This will promote walkability to the bus stops and train stations mentioned in the Project Description section of this Memo.
 - c. The applicant shall prioritize the pedestrian environment by making all walkways flat as they cross over vehicle access ramps and driveways.

3. Due to the proposed density of the project and the proximity to the Metromover rapid transit system, the applicant shall retain the existing on-street parking spaces to the proposed site plan as there is a need in the area for parking, pick-up and drop-off zones.
 - a. Pick-up and drop-off areas may be used for ridesharing services and transit on demand services.
 - b. Valet service should have a dedicated on-property location and should not utilize the public right-of-way.
4. The applicant shall coordinate with DTPW' Design and Engineering section to ensure wayfinding is provided to all available transit options.

B. Recommendations

5. Due to the proposed density of the project and the proximity to the Metromover rapid transit system, the applicant should provide dedicated bicycle and micro-mobility device parking near the property entrances.

Please contact Francisco Arbelaez, AICP at Francisco.Arbelaez@miamidade.gov if you have any questions on the comments above.

II. Traffic Engineering Division

A. Conditions

1. This development has been approved to redevelop three (3) parcels located at 1201 Brickell Bay Drive, 1221 Brickell Avenue, and 1250 Brickell Bay Drive. The proposed redevelopment at 1201 Brickell Bay Drive includes a 212-room hotel with a 505-person ballroom, 1,041,801 square feet of office space, fine dining restaurants totaling 550 seats, and 7,240 square feet of health/spa facilities. The 1221 Brickell Avenue redevelopment consists of retaining the existing 426,134-square-foot office building and constructing a new parking garage with approximately 1,420 spaces. The 1250 Brickell Bay Drive redevelopment consists of 300 high-rise multifamily residential units. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. The location of the gates and the queuing analysis results for both the off-site and on-site parking garages shall be incorporated into ASPR application ZZ2024000204.

3. A revised signed and sealed site plan showing the added pavement markings and signage for the office drop-off area on the west side of the building, ensuring that the driveways have a maximum width of 15 feet, shall be provided as part of the ASPR application ZZ2024000204. The drop-off area shall operate as a one-way circulation, with right-in access from the south driveway and right-out access from the north driveway.
4. Please ensure that all trees within the sight triangles must comply with the FDOT standards outlined in the "Tree Spacing Table" provided below.

Additional Impacts on Public Facilities and Services

5. Midblock crosswalks shall be installed across Brickell Bay Drive at two (2) locations: one on the south side of the intersection of SE 12th Terrace and Brickell Bay Drive, and another on the north side of the intersection of SE 13th Street and Brickell Bay Drive. The midblock crosswalks shall feature high-emphasis pavement markings, accessible curb ramps, and Rectangular Rapid Flashing Beacons (RRFBs).
6. Prior to approval of the ASPR, the 1201 Owner shall cause a licensed traffic engineer selected to 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. The analysis shall be submitted to the County's Traffic Engineering Division for review and approval. If the analysis determines that a new crosswalk ("Additional Midblock Crosswalk") is warranted within this segment, the 1201 Owner shall install the crosswalk prior to the issuance of the Certificate of Occupancy.

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

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

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Paola Baez, P.E., Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Manager, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW

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 Turtletaub*

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. *A.R.*
Chief of Aviation Planning
Aviation Department

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://oeaaa.faa.gov>). **Please note, FAA determinations are a prerequisite for MDAD-issued determinations. It can take the FAA up to 4 months to issue determinations.**

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

AR/rb

C: J. Ramos
James Byers, RER

Miami-Dade Sheriff's Office
Memorandum



Date: 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 *Achaya Kelapanda*
Department of Solid Waste Management

Subject: 1201 Brickel 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:

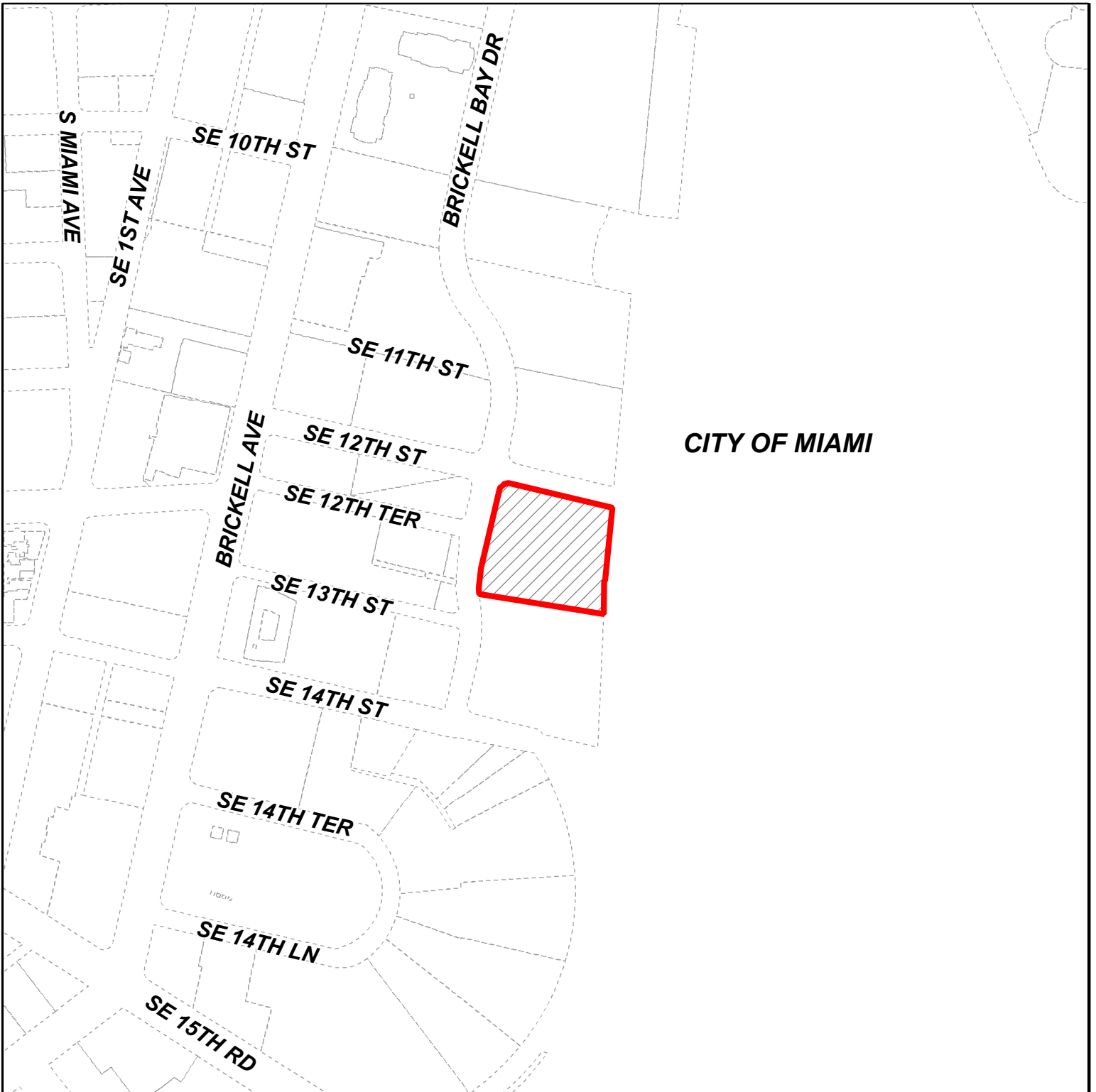
Miami-Dade County has planning, zoning, and permitting jurisdiction for these sites through County Codes 33C-2 and 33C-15. This includes historic preservation jurisdiction. Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic,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

Process Number
Z2024000188



Section: 07 Township: 54 Range: 42
 Applicant: 1201 Brickell Bay, LLC, 1221 Brickell, LLC,
 1250 BB Asset Co LLC
 Zoning Board: Board of County Commissioners
 Commission District: 5
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

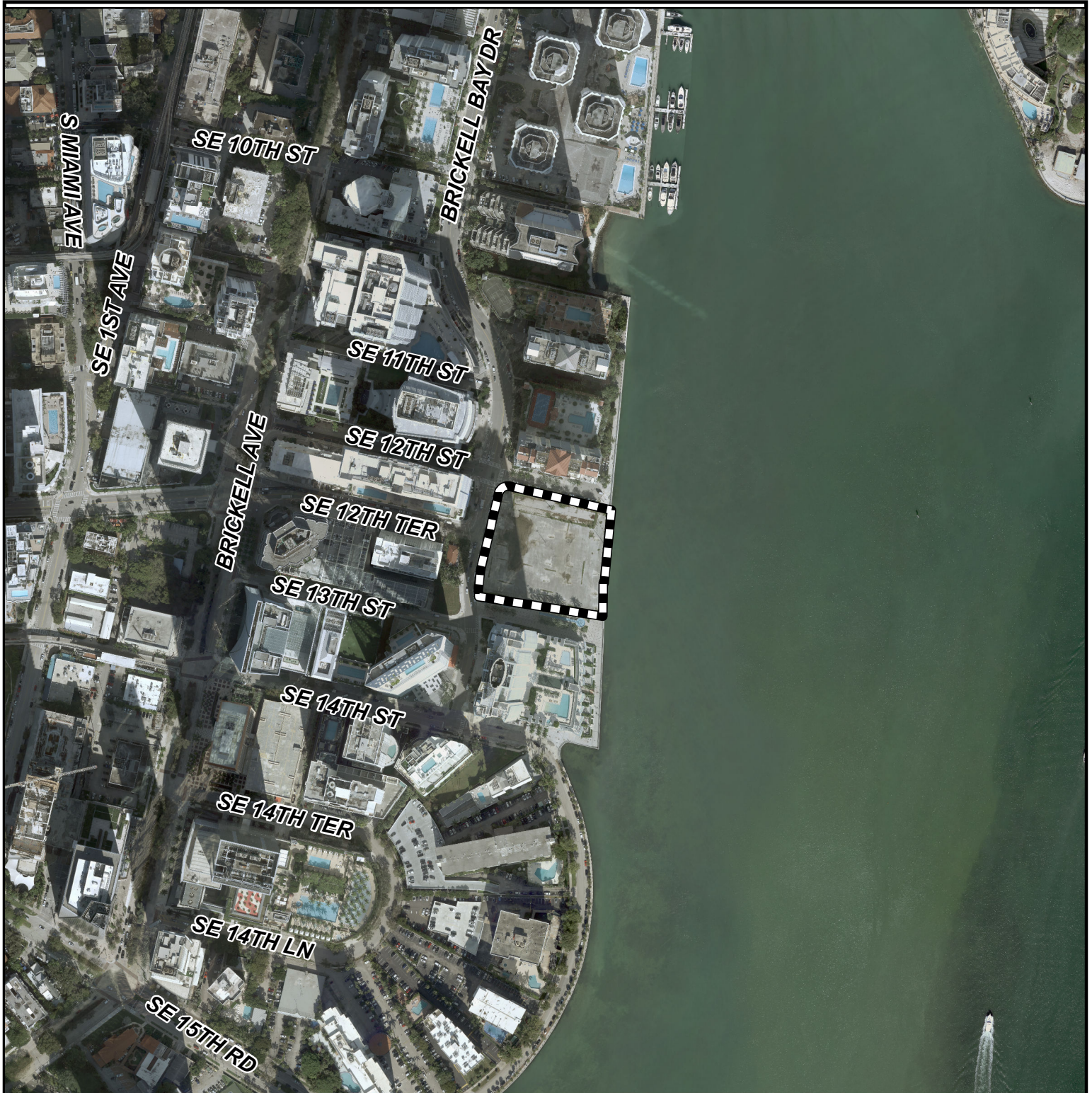
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Thursday, October 2, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000188

Legend
 Subject Property

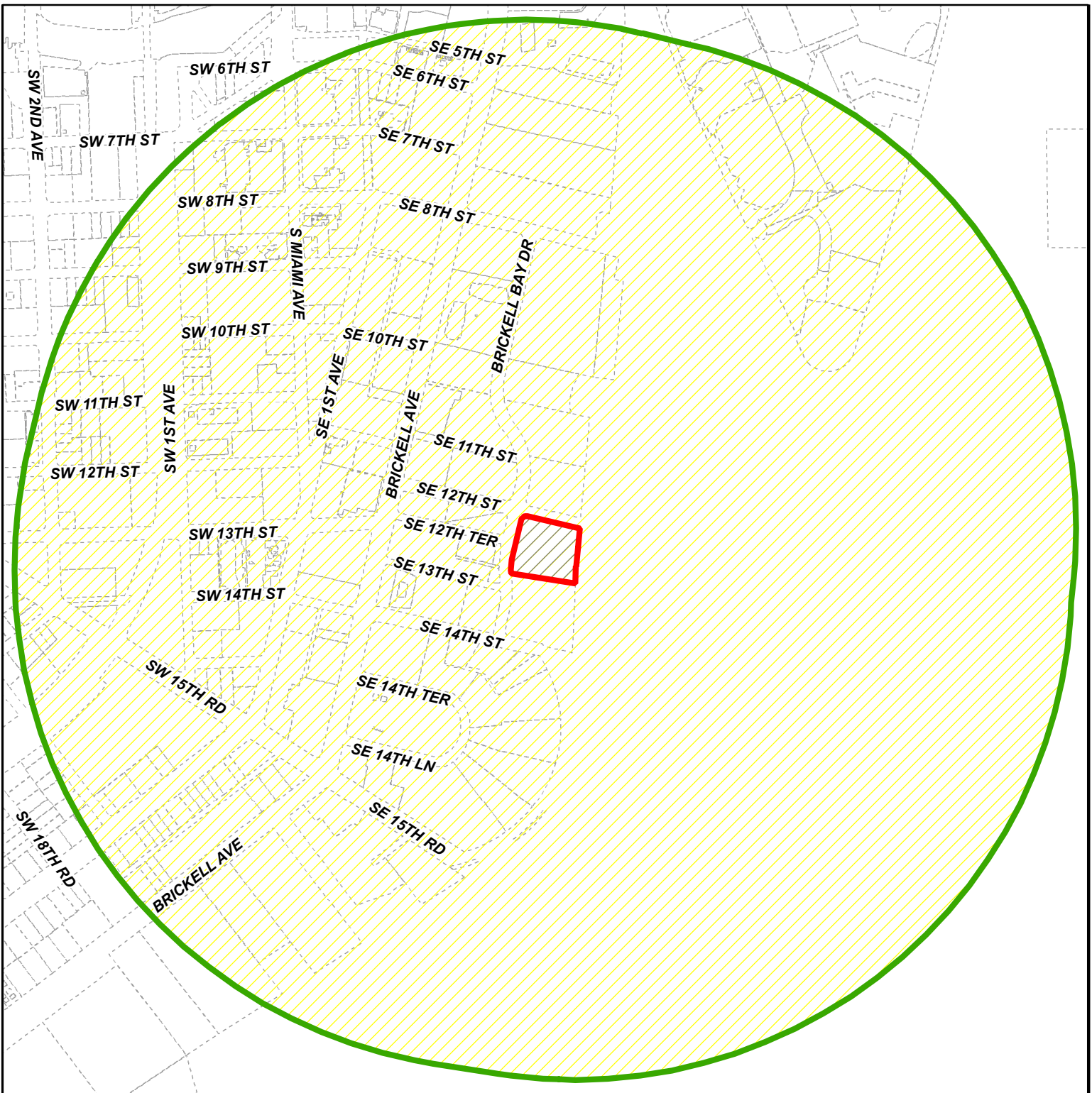


Section: 07 Township: 54 Range: 42
 Applicant: 1201 Brickell Bay, LLC, 1221 Brickell, LLC,
 1250 BB Asset Co LLC
 Zoning Board: Board of County Commissioners
 Commission District: 5
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, October 2, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 07 Township: 54 Range: 42
 Applicant: 1201 Brickell Bay, LLC, 1221 Brickell, LLC,
 1250 BB Asset Co LLC
 Zoning Board: Board of County Commissioners
 Commission District: 5
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000188
 RADIUS: 2640

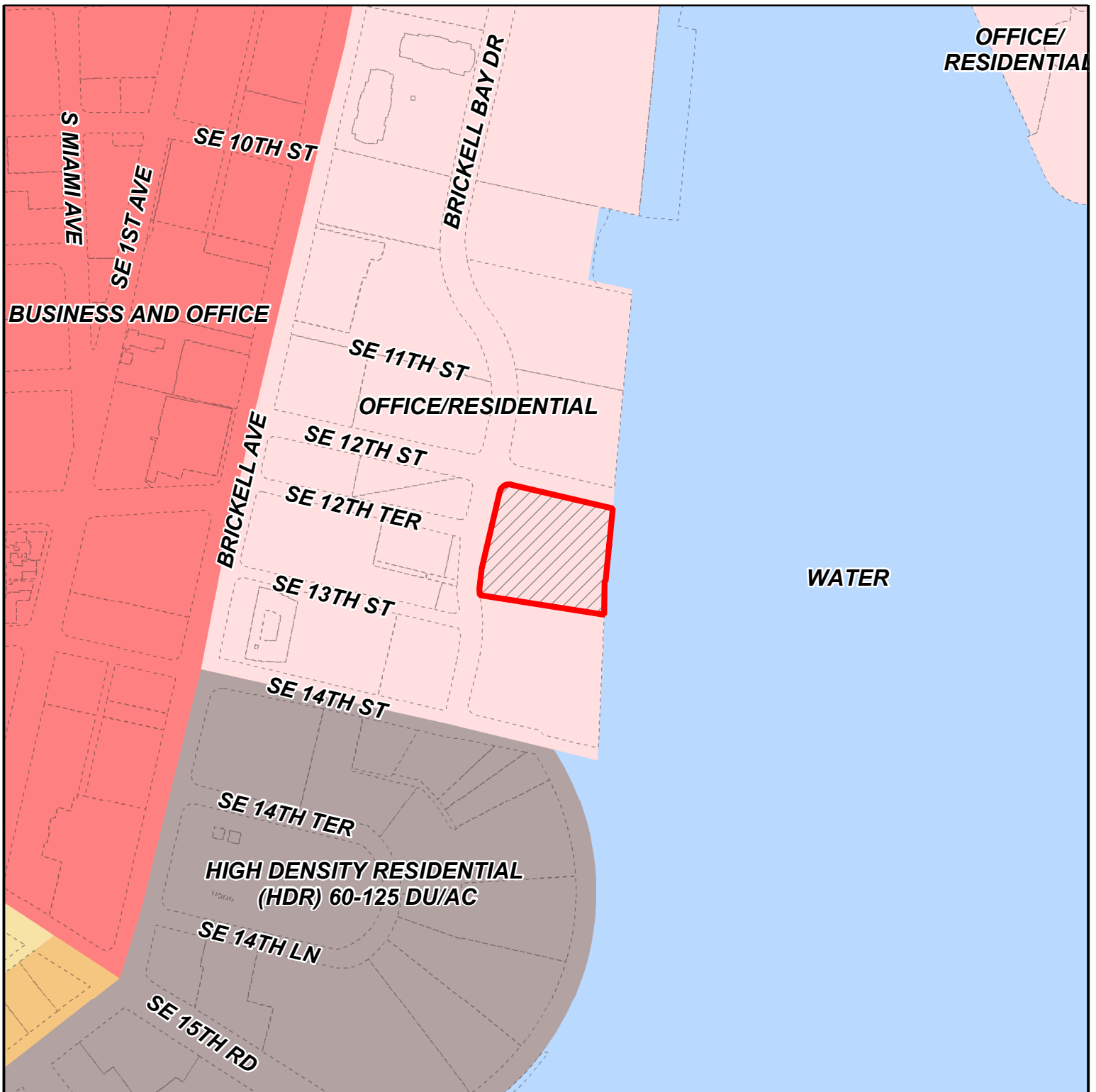
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, October 2, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Section: 07 Township: 54 Range: 42
 Applicant: 1201 Brickell Bay, LLC, 1221 Brickell, LLC,
 1250 BB Asset Co LLC
 Zoning Board: Board of County Commissioners
 Commission District: 5
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number

Z2024000188

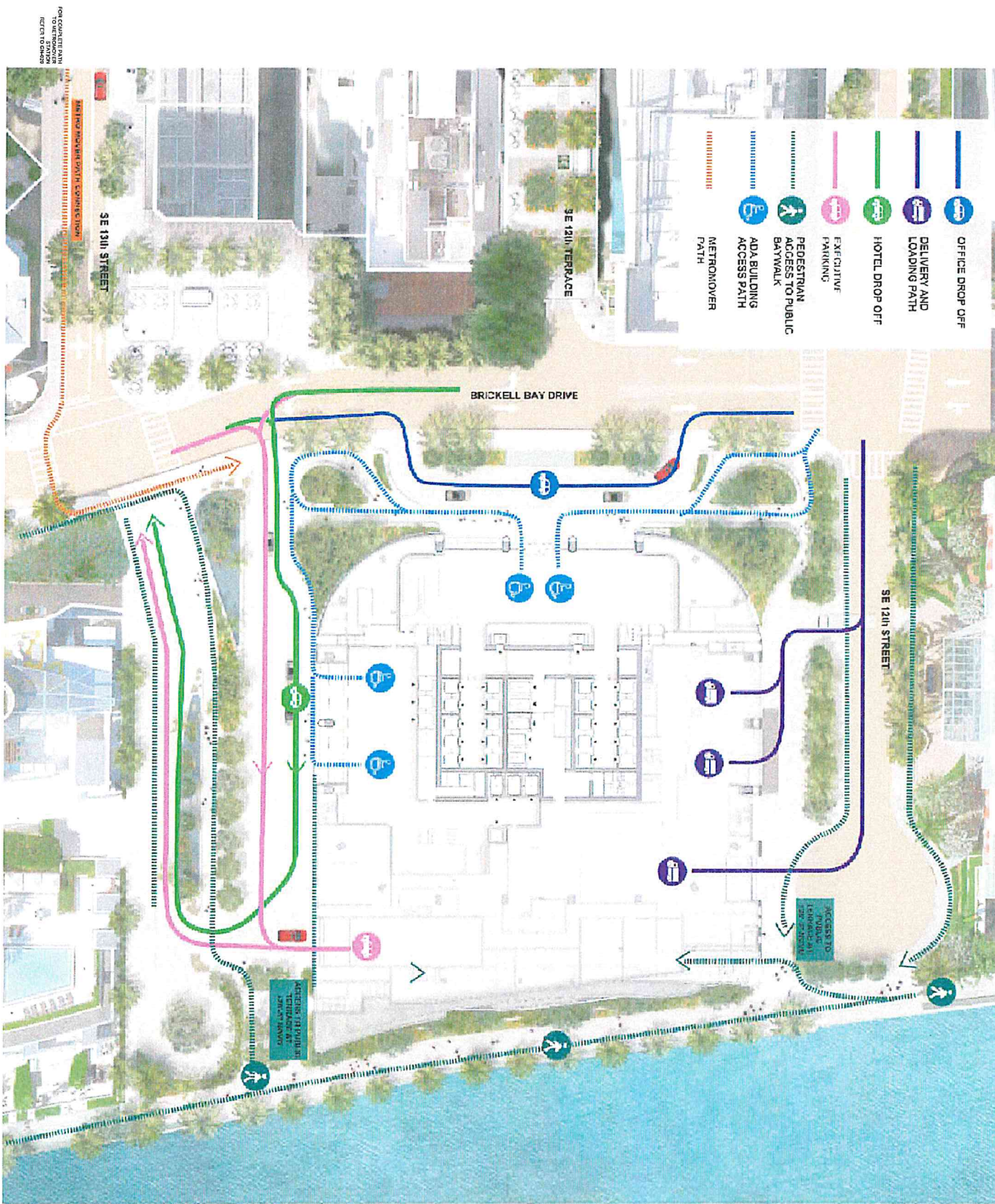
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 Subject Property Case



SKETCH CREATED ON: Thursday, October 2, 2025

REVISION	DATE	BY



- OFFICE DROP OFF
- DELIVERY AND LOADING PATH
- HOTEL DROP OFF
- EXECUTIVE PARKING
- PEDESTRIAN ACCESS TO PUBLIC BAYWALK
- ADA BUILDING ACCESS PATH
- METROMOVER PATH

1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

PROJECT LOCATION

CONTRACTOR
AAI
ARCHITECTURE & INTERIOR DESIGN LLC

PROJECT
1201 Brickell Bay Drive

PROPOSED SITE PLAN PRELIMINUM

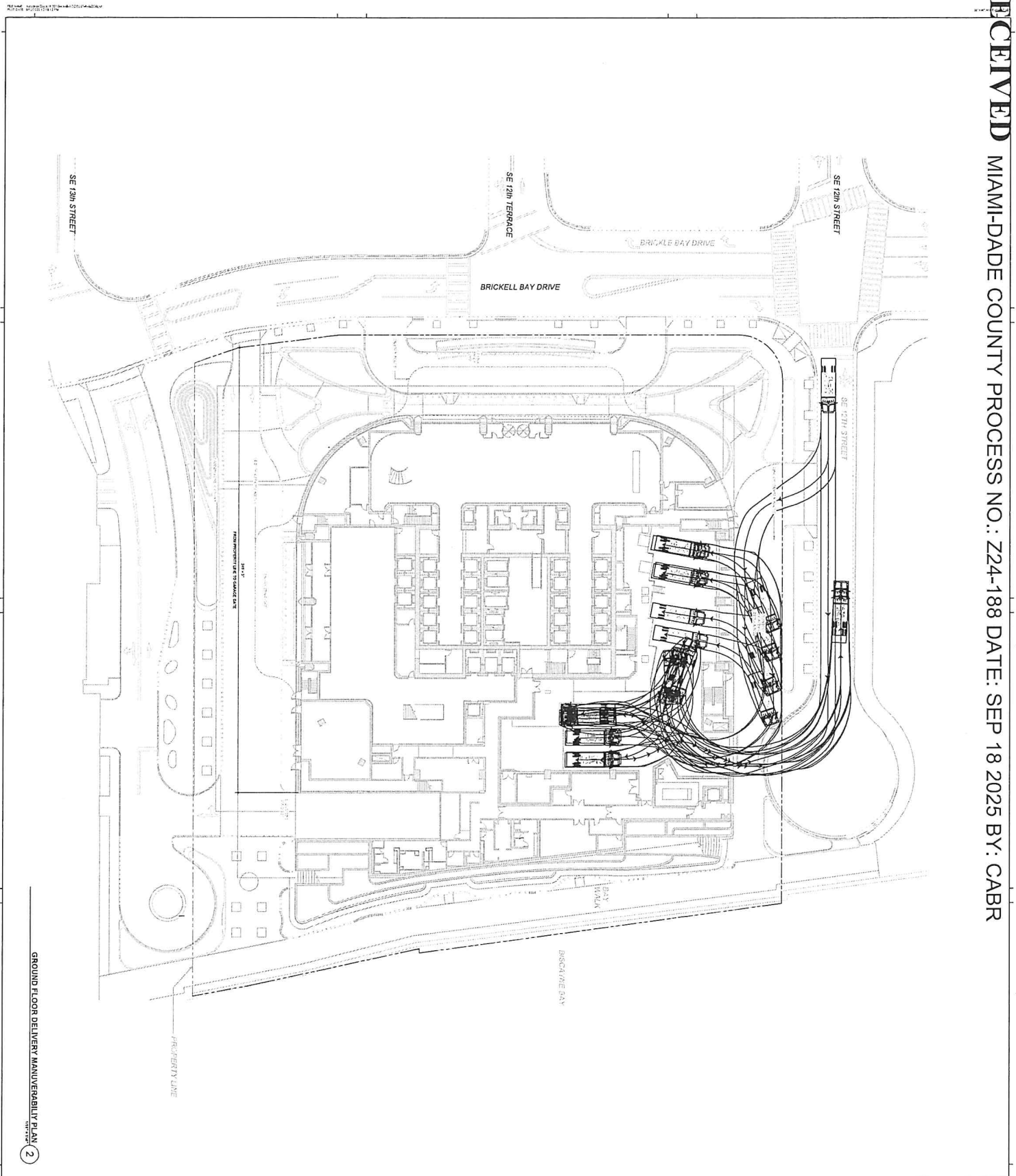
DATE: 11-27-2024
SCALE: 1/8" = 1'-0"
SHEET: A-002
REVISIONS: 0

751 TRADES PARTNER AND ASSOCIATES, INC.
751 TRADES PARTNER AND ASSOCIATES, INC.
751 TRADES PARTNER AND ASSOCIATES, INC.
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PLAN: 1201 Brickell Bay Drive PRELIMINUM

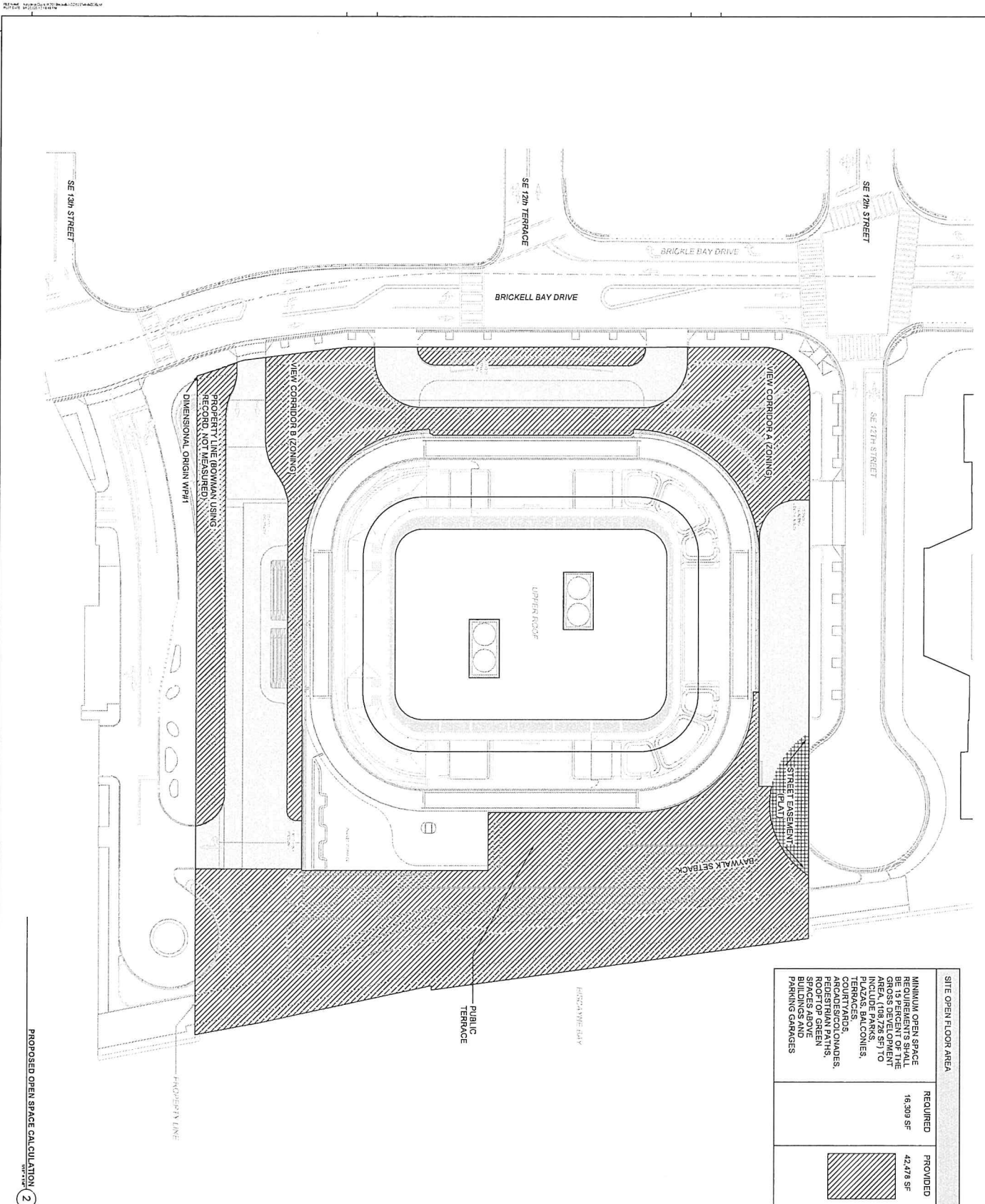


PROJECT	1201 Brickell Bay Drive
CLIENT	AAI
OWNER	AAI
DESIGNER	AAI
DATE	September 12, 2025
PROJECT NO.	24-188
PROJECT LOCATION	1201 Brickell Bay Drive, Miami, FL 33131
PROJECT CONTACT	AAI 1201 Brickell Bay Drive Miami, FL 33131 Tel: 305.241.1234 Fax: 305.241.1234
DESIGN CONTACT	AAI 1201 Brickell Bay Drive Miami, FL 33131 Tel: 305.241.1234 Fax: 305.241.1234
DESIGNER'S CONTACT	AAI 1201 Brickell Bay Drive Miami, FL 33131 Tel: 305.241.1234 Fax: 305.241.1234
PROJECT CONTACT	AAI 1201 Brickell Bay Drive Miami, FL 33131 Tel: 305.241.1234 Fax: 305.241.1234

No.	DESCRIPTION	DATE

1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

CONSULTANT	AAI ARCHITECTS, INC.
PROJECT	1201 Brickell Bay Drive
PROJECT NO.	24-188
PROJECT LOCATION	1201 Brickell Bay Drive, Miami, FL 33131
PROJECT CONTACT	AAI 1201 Brickell Bay Drive Miami, FL 33131 Tel: 305.241.1234 Fax: 305.241.1234
DESIGNER'S CONTACT	AAI 1201 Brickell Bay Drive Miami, FL 33131 Tel: 305.241.1234 Fax: 305.241.1234
PROJECT CONTACT	AAI 1201 Brickell Bay Drive Miami, FL 33131 Tel: 305.241.1234 Fax: 305.241.1234
DATE	September 12, 2025
SCALE	AS SHOWN
TITLE	GROUND FLOOR DELIVERY MANEUVERABILITY PLAN



SITE OPEN FLOOR AREA		
MINIMUM OPEN SPACE TO BE PROVIDED SHALL BE 15 PERCENT OF THE GROSS DEVELOPMENT AREA, (108,726 SF) TO INCLUDE PARKING, TERRACES, COURTYARDS, ARCHADES/COLONNADS, ROOFTOP GREEN SPACES ABOVE BUILDINGS AND PARKING GARAGES	REQUIRED	16,309 SF
	PROVIDED	42,478 SF

PROPOSED OPEN SPACE CALCULATION 2

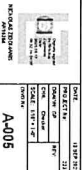


DEVELOPER: AAI
 PROJECT: 1201 Brickell Bay Drive
 SHEET TITLE: OPEN SPACE DIAGRAM

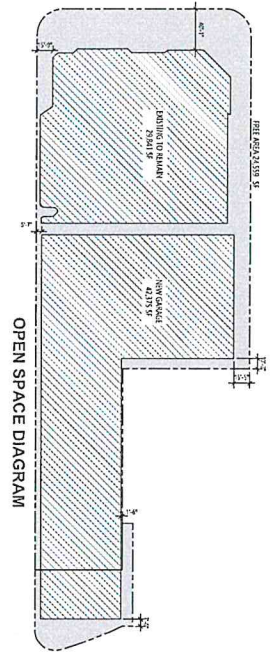
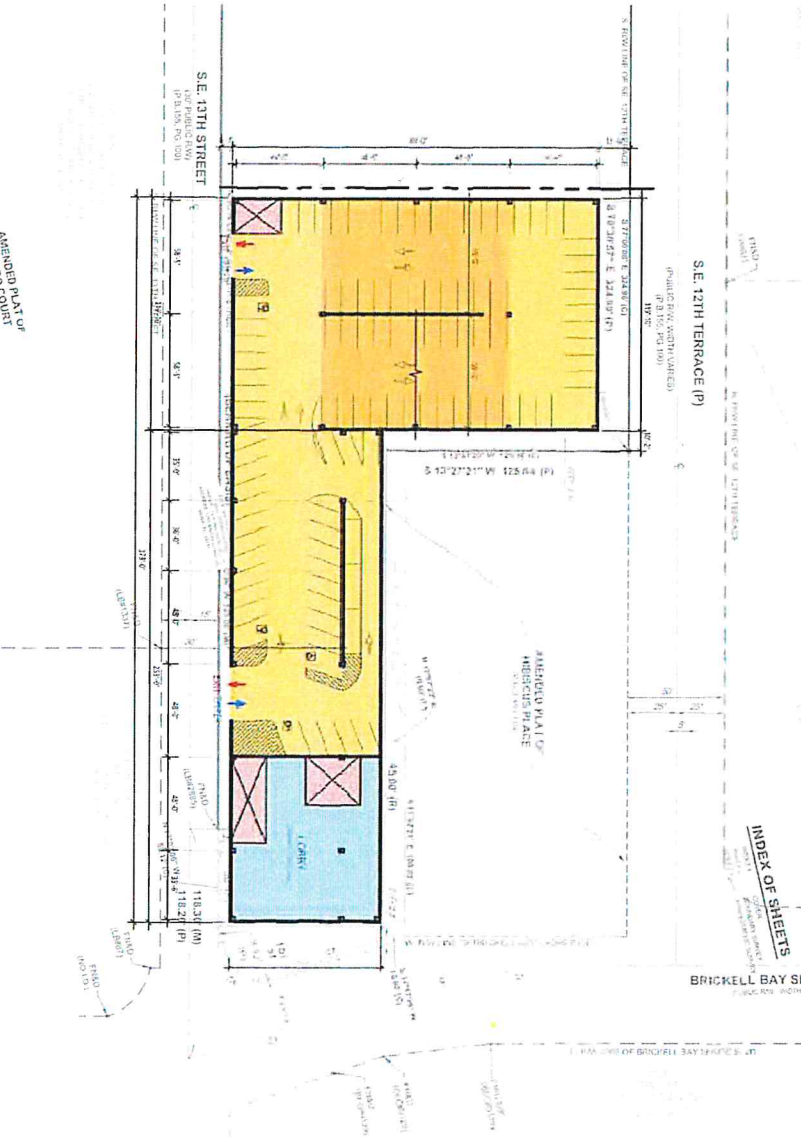
DATE: 09/12/25
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT ENGINEER: [Name]
 PROJECT MANAGER: [Name]

NO.	DESCRIPTION	DATE

1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025



SITE PLAN STUDY
SITE MAP AND GROUND TIER PLAN

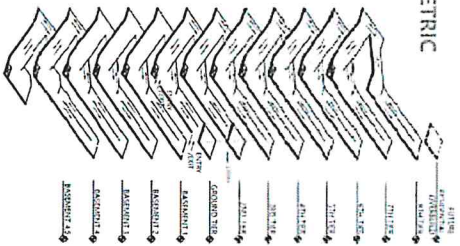


DESIGN SUMMARY

- 11% TREE COVERAGE - 3 SUPPORTED LEVELS - 4.45% SLOPEMENT LEVELS
- SINGLE TIER/GROUND LEVEL W/RAISED DRIVEWAY SYSTEMS AND DRIVEWAYS
- TYPICAL PARKING SPACES: 22'0" x 11'0" (18'0" x 11'0" IN TYPICAL)
- 60' x 70' TYPICAL PARKING SPACES WITH VARYING DRIVEWAY WIDTHS

ELEVATION			
LEVEL	STANDARD	ACCURATE	TOTAL
6TH	118	0	0
5TH	118	0	0
4TH	118	0	0
3RD	118	0	0
2ND	104	0	0
1ST	104	0	0
GROUND	104	0	0
BASEMENT 1	118	0	0
BASEMENT 2	118	0	0
BASEMENT 3	118	0	0
BASEMENT 4	118	0	0
BASEMENT 5	118	0	0

ISOMETRIC



Brickell Bay Drive Development

ASSIGNED PART OF
MARRIOTT COURT
PARKING GARAGE



CLIENT
1211 Brickell Bay Drive
Miami, FL 33131

PREPARED BY
1211 Brickell Bay Drive
Miami, FL 33131

DESIGNER
1211 Brickell Bay Drive
Miami, FL 33131

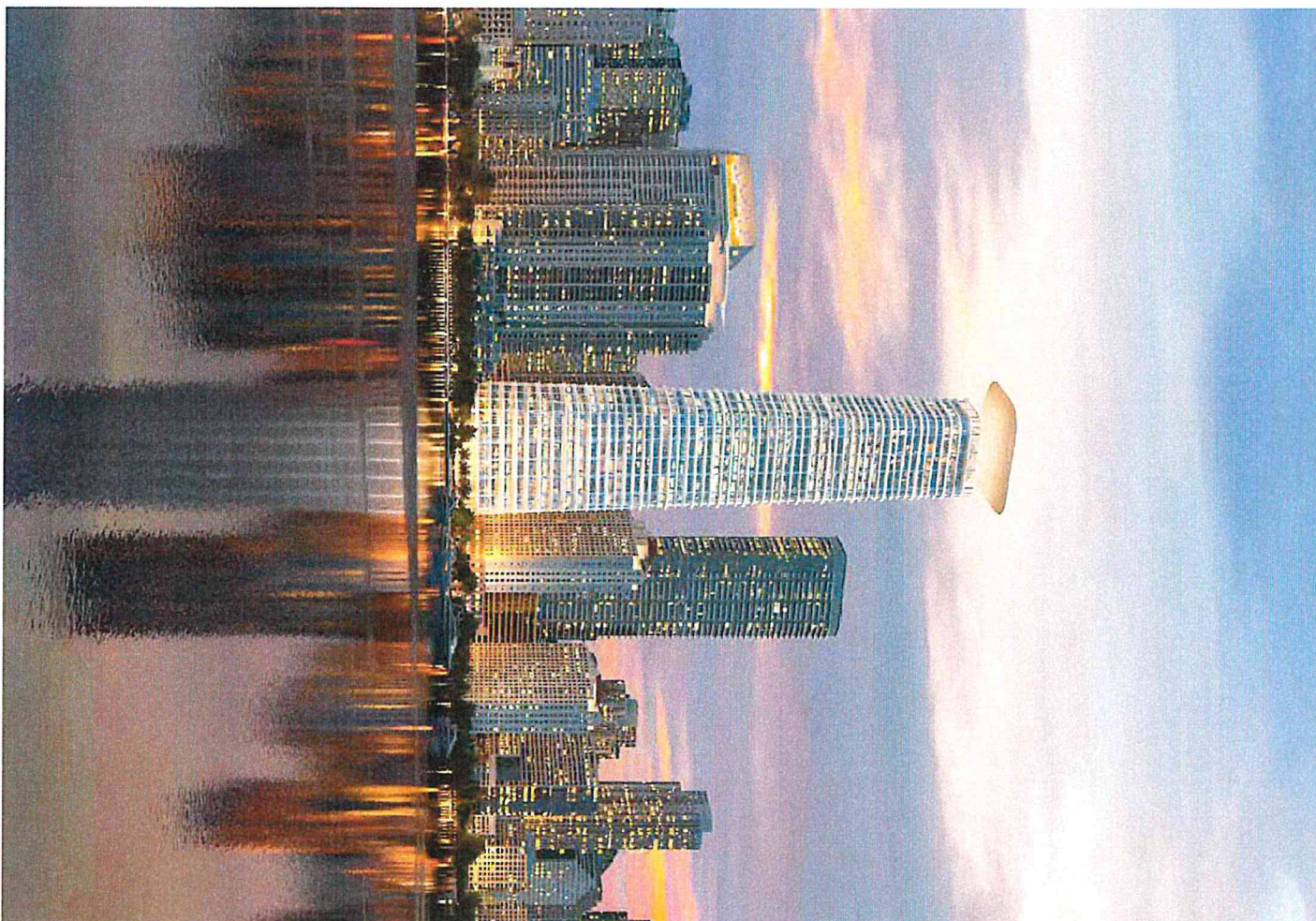
DATE
September 12, 2025

1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE
1	1201 Brickell Bay Drive	

CONSULTANT	
AAA	AAA CONSULTING
PROJECT 1201 Brickell Bay Drive	
SHEET TITLE	
PARKING INFORMATION	
DATE: 11/20/2025	
PROJECT NO: 2025-001	
DRAWING NO: SUP-001	
SCALE: AS SHOWN	
TYPED AND CHECKED BY: [Signature]	
DRAWN BY: [Signature]	
SCALE: AS SHOWN	
PROJECT NO: 2025-001	
DRAWING NO: SUP-001	



1201 BRICKELL BAY DRIVE

General Plan Submission

1201 Brickell Bay Drive
 1250-1260 Brickell Bay Drive
 1221 Brickell Avenue
 Miami, FL 33131

September 12, 2025

SHEET	DATE	DESCRIPTION
01001	09/12/25	GENERAL PLAN COVER SHEET (THIS)
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01003	09/12/25	GENERAL PLAN SITE PLAN
01004	09/12/25	GENERAL PLAN SITE PLAN
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01099	09/12/25	GENERAL PLAN SITE PLAN
01100	09/12/25	GENERAL PLAN SITE PLAN

- OWNER**
 1201 Brickell Bay LLC
 1201 Brickell Bay
 Miami, FL 33131
 TEL: 305.358.2500
- ARCHITECT OF RECORD**
 AAI ARCHITECTS, P.C.
 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33131
 TEL: 305.358.2500
- LANDSCAPE ARCHITECT**
 LANDSCAPE ARCHITECTS
 4801 BRICKELL AVENUE
 MIAMI, FL 33131
 TEL: 305.442.1418
- GENERAL CONTRACTOR**
 GENERAL CONTRACTOR
 4801 BRICKELL AVENUE
 MIAMI, FL 33131
 TEL: 305.442.1418
- MECHANICAL ENGINEER**
 MECHANICAL ENGINEER
 4801 BRICKELL AVENUE
 MIAMI, FL 33131
 TEL: 305.442.1418
- ELECTRICAL ENGINEER**
 ELECTRICAL ENGINEER
 4801 BRICKELL AVENUE
 MIAMI, FL 33131
 TEL: 305.442.1418
- PLUMBING ENGINEER**
 PLUMBING ENGINEER
 4801 BRICKELL AVENUE
 MIAMI, FL 33131
 TEL: 305.442.1418
- STRUCTURAL ENGINEER**
 STRUCTURAL ENGINEER
 4801 BRICKELL AVENUE
 MIAMI, FL 33131
 TEL: 305.442.1418
- ENVIRONMENTAL ENGINEER**
 ENVIRONMENTAL ENGINEER
 4801 BRICKELL AVENUE
 MIAMI, FL 33131
 TEL: 305.442.1418
- TRAFFIC ENGINEER**
 TRAFFIC ENGINEER
 4801 BRICKELL AVENUE
 MIAMI, FL 33131
 TEL: 305.442.1418
- SOILS ENGINEER**
 SOILS ENGINEER
 4801 BRICKELL AVENUE
 MIAMI, FL 33131
 TEL: 305.442.1418



1201 BRICKELL BAY DRIVE
 GENERAL PLAN SUBMISSION

1201 Brickell Bay Drive
 1250-1260 Brickell Bay Drive
 1221 Brickell Avenue
 Miami, FL 33131

September 12, 2025

AAI ARCHITECTS, P.C.
 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33131
 TEL: 305.358.2500

1201 BRICKELL BAY DRIVE
 GENERAL PLAN SUBMISSION

1201 Brickell Bay Drive
 1250-1260 Brickell Bay Drive
 1221 Brickell Avenue
 Miami, FL 33131

September 12, 2025

AAI ARCHITECTS, P.C.
 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33131
 TEL: 305.358.2500

1201 BRICKELL BAY DRIVE
 GENERAL PLAN SUBMISSION

1201 Brickell Bay Drive
 1250-1260 Brickell Bay Drive
 1221 Brickell Avenue
 Miami, FL 33131

September 12, 2025

AAI ARCHITECTS, P.C.
 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33131
 TEL: 305.358.2500

1201 BRICKELL BAY DRIVE
 GENERAL PLAN SUBMISSION

1201 Brickell Bay Drive
 1250-1260 Brickell Bay Drive
 1221 Brickell Avenue
 Miami, FL 33131

September 12, 2025

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September 12, 2025

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 1201 BRICKELL BAY DRIVE
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 TEL: 305.358.2500

1201 BRICKELL BAY DRIVE
 GENERAL PLAN SUBMISSION



1 NORTH VIEW FROM SITE



2 WEST VIEW FROM SITE



3 SOUTH VIEW FROM SITE



4 SITE VIEW FROM BISCAYNE BAY



5 SITE NORTH VIEW FROM BRICKELL BAY DRIVE



6 SITE SOUTH VIEW FROM BRICKELL BAY DRIVE



PROJECT: 1201 Brickell Bay Drive
 CLIENT: 1201 Brickell Bay LLC
 1201 Brickell Bay Drive
 MIAMI, FL 33131
 305.441.1234

DESIGN ARCHITECT: Foster + Partners
 1100 Brickell Avenue
 Miami, FL 33131
 305.441.1234

LANDSCAPE ARCHITECT: HOK
 1100 Brickell Avenue
 Miami, FL 33131
 305.441.1234

GENERAL CONTRACTOR: HOK
 1100 Brickell Avenue
 Miami, FL 33131
 305.441.1234

DATE: September 12, 2025

1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

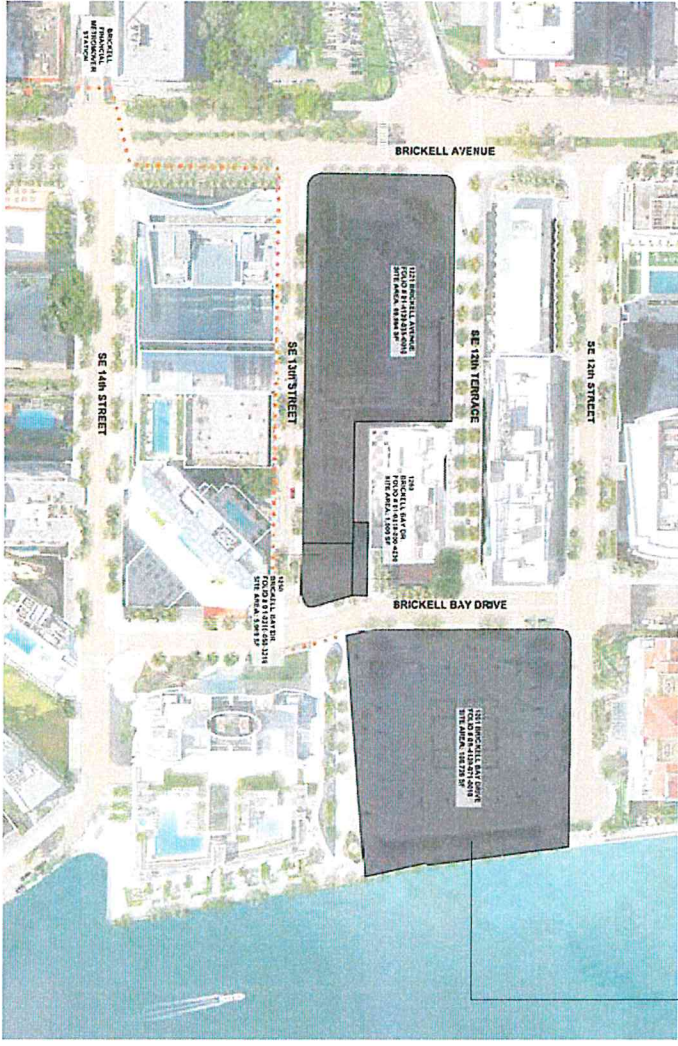
CONSULTANT:
AAI
 ARCHITECTS
 1511 Brickell Bay Drive
 MIAMI, FL 33131

CONTENT MAP / AERIAL VIEW

DATE: 09/12/25
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: GN-002

ZONING SUMMARY
1201 Brickell Bay Drive
New Office and Hotel Tower

Address:	1201 Brickell Bay Drive, Miami, FL 33131
Parcel Number:	014132074010
Legal Description:	Tract "B" of BAYSHORE PALMS REPLAN (P.B. 155, P. 100)
Site Area:	Approx. 2,448 acres (10,8728 s.f.)
Zoning District:	Rapid Transit Zone (RTZ) Metropolitan Subzone
FEUA Floodplain Designation:	Flood Zone AE Flood Elevation: DFE = EL. 14 ft. NGVD Excluded DFE = EL. 18.5 ft. NGVD
Building Floor Area	Allowed Building Floor Area Unlimited
Building Height:	Allowed Building Height Unlimited
Open Space	Minimum open space requirement shall be 15 percent of the gross development area (gross area less parking, roads, utility easements, etc.). Open space shall include, but not be limited to, landscaped areas, pedestrian paths, and existing green spaces above buildings and parking garages.
Proposed Uses and Areas	(1) Office: Approx. 1,483,174 s.f. Hotel: 500,000 Office Storage (2) Hotel: 212 Hotel Rooms, Approx. 633,476 s.f. Health/Fitness Club/Spa Ballroom/Event Space Food/Beverage (Food Restaurant/Dining) Retail
Parking Requirements	Minimum Required: 50 executive parking spaces provided Maximum Allowed: 47 Class A standard spaces 2,000 Spaces



These shall be the maximum or minimum limitation requirement.	Required	Provided
Floor Plate	N/A	Approx. 55,981 s.f. (only level 7 NGVD)
Lot Size	N/A	Approx. 108,728 s.f.
RTZ Metropolitan Subzone Subzone (Sec. 33C-15)	Required	Provided
Brickell Bay Drive (Front Street)	No more than necessary to ensure a minimum 15-foot setback from the street (per 15-12.04(1)(b) and 15-12.04(2)(b) along the street.	Approx. 28 ft. 0 in. at ground level, lower and crown.
SE 12th Street (North Side Street)	No more than necessary to ensure a minimum 15-foot setback from the street (per 15-12.04(1)(b) and 15-12.04(2)(b) along the street.	Approx. 28 ft. 0 in. at ground level, lower and crown.
Phase (South Side Street)	No minimum required setback along the street.	Approx. 56 ft. 0 in. at ground level, lower and crown.
Brickell Bay (Rear/Vestibule)	50 ft. (Sec. 15C(9)(ii))	Approx. 40 ft. 0 in. at the building podium/corner.
Waterfront Visual Corridor (South Side Street)	In aggregate 25% of the lot area (Sec. 33C-15D(1)(b)(ii)) Approx. 320 ft. of water frontage x 0.25 = 80 ft. 0 in. at South Side Street.	All ground level, lower and crown (including podium/corner). Approx. 40 ft. 0 in. in aggregate at all levels (Sec. 12B Street and 56 ft. 0 in. at South Side Street).

Shoreline Development Setback/Visual Corridor (Sec. 33D-2)	Required	Provided
SE 12th Street (North Side Street)	25 ft.	Approx. 20 ft. 0 in. at ground level, lower and crown.
Phase (South Side Street)	25 ft.	Approx. 56 ft. 0 in. at ground level, lower and crown.
Brickell Bay (Rear/Vestibule)	Minimum shoreline setback of 25 ft. for building elevations not exceeding 35 feet above the mean high water elevation, and 50 ft. for building elevations exceeding 35 ft. in height. The minimum setback shall be increased by 20% of the additional building height to a minimum setback of 75 ft.	Approx. 40 ft. 0 in. at the building elevation up to 28 ft. 0 in., Approx. 78 ft. 0 in. at the lower and crown.
Visual Corridor (South Side Street and South Side Street)	20% of the width of the lot on one side of the parcel. Approx. 375 ft. lot width x 0.20 = 75 ft. required in visual corridor.	All ground level, lower and crown (except at podium/corner). Approx. 20 ft. 0 in. at ground level, lower and crown. Approx. 56 ft. 0 in. at ground level, lower and crown. Approx. 78 ft. 0 in. at the lower and crown.

1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

DATE: 11/20/2024
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT: 1201 Brickell Bay Drive

PROJECT DATA SHEET

PROJECT: 1201 Brickell Bay Drive

CONTRACTOR: AAI

DATE: 11/20/2024

PROJECT NO: 2024-188

DATE: 11/20/2024

PROJECT: 1201 Brickell Bay Drive

ZONING SUMMARY

1250-1260 Brickell Bay Drive and 1221 Brickell Avenue
Existing-40-Remain Office Tower, New Parking Garage and Future Residential Phase

Address: 1250-1260 Brickell Bay Drive, Miami, FL 33131

Parcel Number: 01-01-0496-2106-01-01-0295-4256-01-13-3629-0010

Legal Description: 1550-1260 Brickell Bay Dr.; Lots 23 and 26 of AMENDED PLAN OF IMPROVEMENT FOR B.L. 14, P. 44, and Ten-foot Strip marked Private Alley, Varying Width of Lots A and B of Block 5 of AMENDED PLAN OF IMPROVEMENT PLACE (P.L. 3-7-10)

Site Area: 1221 Brickell Ave.; Tract "C" of B-L-K SUBDIVISION (P.B. 117, P. 70) Approx. 2.22 acres (95,393 s.f.)

Zoning District: Rapid Transit Zone (RTZ) Metropolitan Subzone

RSMA Floodplain: Flood Zone AE (100 Year Flood)

Other: DPE = EL 14 (L) NGVD

Non-Residential Building Floor Area

The floor area may, but cannot, exceed maximum square footage of buildings to be developed within the subzone shall not be limited.

Allowed Building Floor Area	Provided Non-Residential Building Floor Area
Unlimited	Approx. 479,220 total s.f., of office and retail floor area, 794,441 s.f. in the subdevelopment 1221 Brickell Avenue office tower and increases (42,472 s.f.), (approx. 424,000 s.f.) for the existing 1956 expansion).
	The foregoing office and retail floor area does not include the existing parking garage at 1221 Brickell Avenue, or the proposed new parking garage to connect the existing parking garage.

Residential Density

Residential density shall not exceed 500 units per gross acre.

Allowed Residential Units	Provided Residential Units (Future Phase)
1,110 units at 500 units per acre	Residential units to be provided in project. Conditional plans for residential uses shall be provided for additional review in each item.

Building Height

Maximum building height shall be the maximum shown by the zoning regulations for Miami International Airport.

Allowed Building Height (above mean sea level)	Provided Building Height (Future Phase)
1,049 ft. ADL5L (above mean sea level)	Approx. 72 ft. for new parking garage Approx. 265 ft. for existing-office tower

Open Space

Minimum open space requirement shall be 1% percent of the gross site area, including parking, roads, walkways, playgrounds, recreation areas, and other open spaces above buildings and parking garages.

Required Open Space	Provided Open Space
14,525 s.f. (1.5%)	Approx. 20,839 s.f. (2.1%)

Parking Requirements

Minimum parking requirement in the RTZ: No minimum parking provided 25 ADA spaces 99,933

Provided In-New Parking Garage	Minimum Required
1,400 parking spaces provided 25 ADA spaces 99,933	1,400 parking spaces provided 25 ADA spaces 99,933

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	Provided
N/A	Approx. 43,375 s.f. in new parking garage
N/A	Approx. 28,941 s.f. in existing-office tower, 6 existing-office tower, Approx. 90,033 s.f.

Lot Size

N/A

Required	Provided
N/A	Approx. 40 ft. 1 in.

Frontage

SE 12th Terrace (SE 12th Street)

Required	Provided
No more than necessary to ensure a minimum 15-foot lot (10-foot if approved) was achieved along the street.	Approx. 15 ft. 5 in.

SE 13th Street (South Side Street)

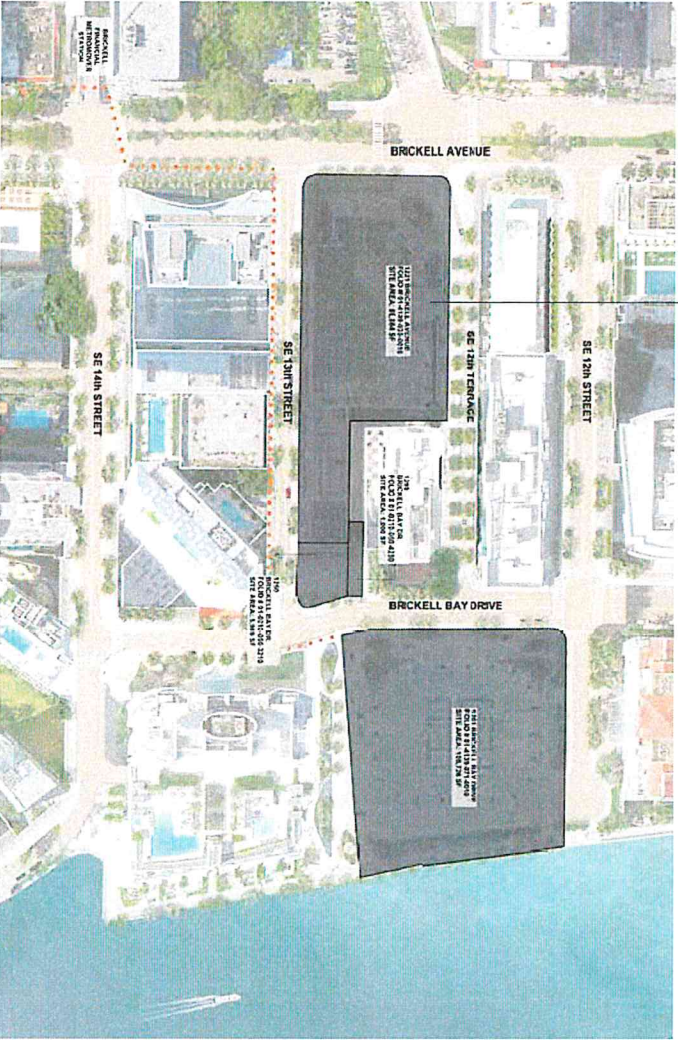
Required	Provided
No more than necessary to ensure a minimum 15-foot lot (10-foot if approved) was achieved along the street.	Approx. 7 ft.

Brickell Bay Drive (Rear Street)

Required	Provided
No more than necessary to ensure a minimum 15-foot lot (10-foot if approved) was achieved along the street.	Approx. 1 ft. 6 in.

East Interior Side

Required	Provided
No minimum required interior side setback.	Approx. 10 ft. 2 in.



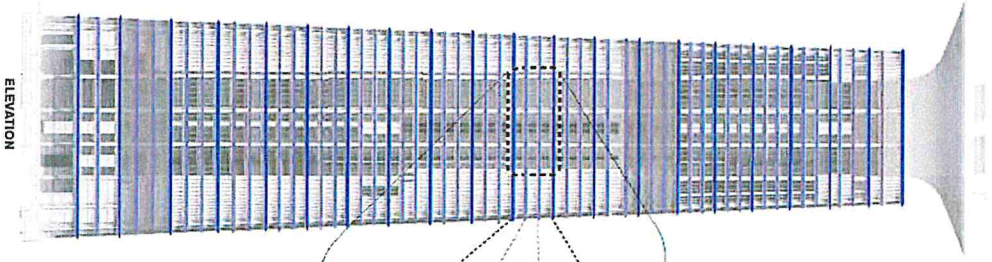
1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

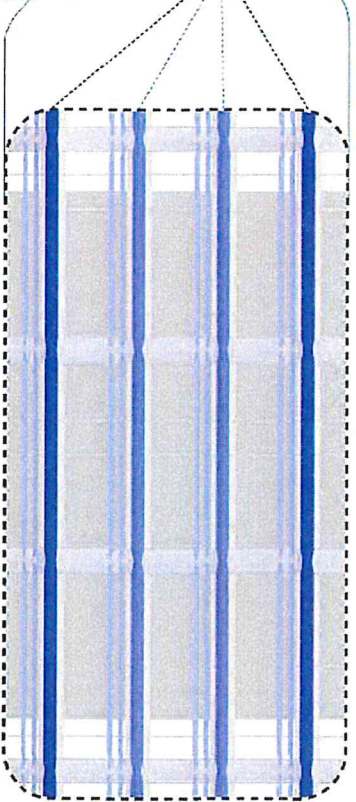
DESIGNER: [Firm Name]
PROJECT: 1201 Brickell Bay Drive
DATE: [Date]

NO.	DESCRIPTION	DATE

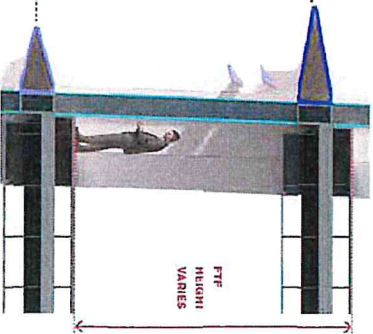
PROJECT DATA SHEET
PROJECT: 1201 Brickell Bay Drive
CONTRACT: AAI
REVISIONS: [Table with columns for description, date, and initials]



ELEVATION



FAÇADE EXPRESSION
 Primary expression (Large Horizontal)
 Secondary expression (Small Nesting)
 Tertiary expression (Recessed)
 Quaternary expression (Columns)



SECTION
 Glass
 Opaque

1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025



PROJECT INFORMATION
 PROJECT NAME: 1201 BRICKELL BAY DRIVE
 PROJECT ADDRESS: 1201 BRICKELL BAY DRIVE
 PROJECT CITY: MIAMI, FL 33131

CLIENT
 CLIENT NAME: 1201 BRICKELL BAY DRIVE
 CLIENT ADDRESS: 1201 BRICKELL BAY DRIVE
 CLIENT CITY: MIAMI, FL 33131

DESIGNER INFORMATION
 DESIGNER NAME: AAI ARCHITECTS, P.A.
 DESIGNER ADDRESS: 1201 BRICKELL BAY DRIVE
 DESIGNER CITY: MIAMI, FL 33131

LANDSCAPE ARCHITECT
 LANDSCAPE ARCHITECT NAME: FINE LINE LANDSCAPE ARCHITECTURE
 LANDSCAPE ARCHITECT ADDRESS: 1201 BRICKELL BAY DRIVE
 LANDSCAPE ARCHITECT CITY: MIAMI, FL 33131

ENGINEER
 ENGINEER NAME: FINE LINE ENGINEERING
 ENGINEER ADDRESS: 1201 BRICKELL BAY DRIVE
 ENGINEER CITY: MIAMI, FL 33131

GENERAL CONTRACTOR
 GENERAL CONTRACTOR NAME: FINE LINE CONSTRUCTION
 GENERAL CONTRACTOR ADDRESS: 1201 BRICKELL BAY DRIVE
 GENERAL CONTRACTOR CITY: MIAMI, FL 33131

DATE
 DATE: SEPTEMBER 12, 2025

SCALE
 SCALE: AS SHOWN

PROJECT NUMBER
 PROJECT NUMBER: A-032.02

REVISIONS
 REVISIONS: NONE

CONSULTANT
 CONSULTANT: AAI ARCHITECTS, P.A.

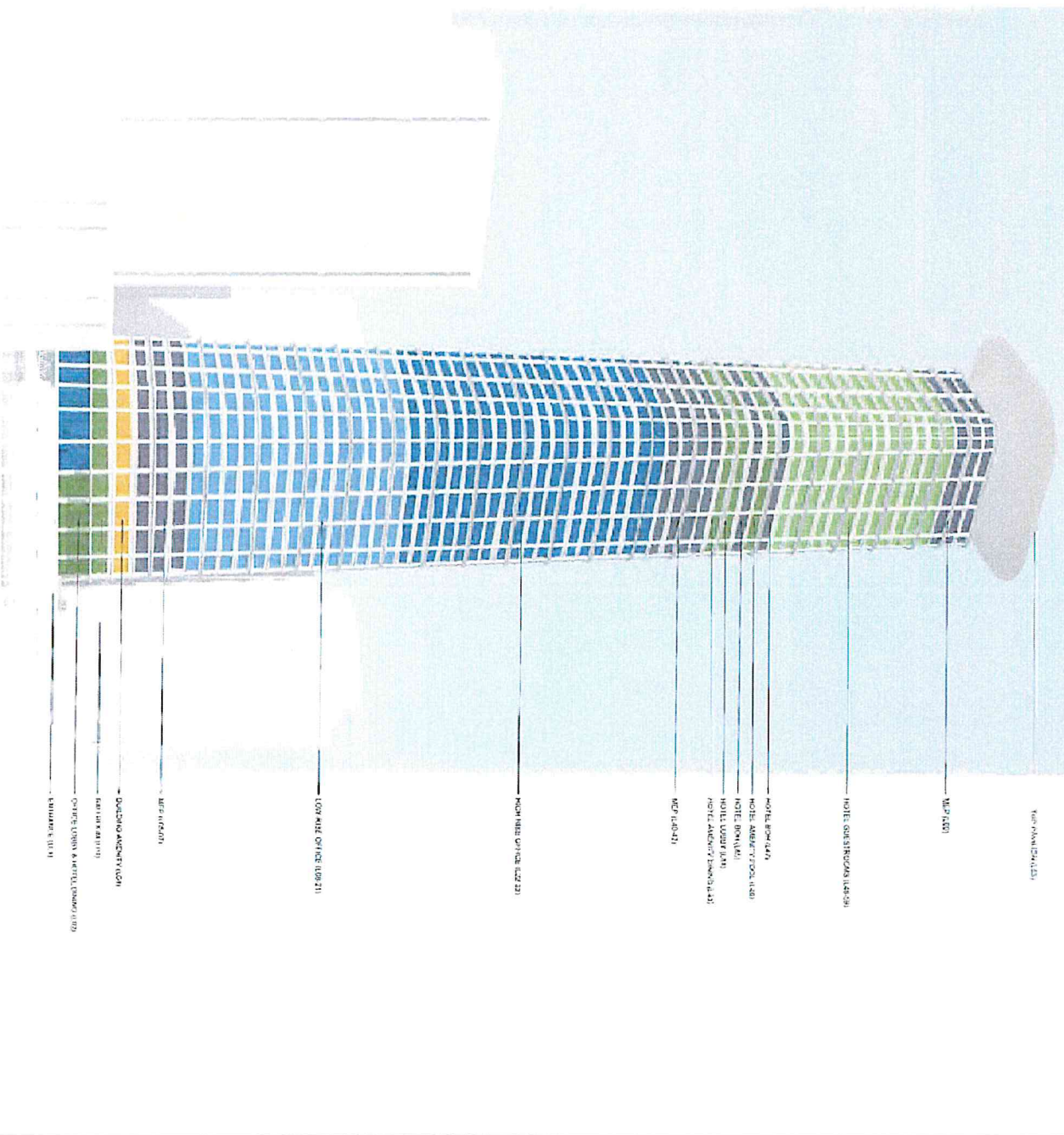
PROJECT
 PROJECT: 1201 BRICKELL BAY DRIVE

SUBJECT
 SUBJECT: BUILDING ELEVATIONS - GLAZED/IS OPERABLE

DATE
 DATE: SEPTEMBER 12, 2025

PROJECT NUMBER
 PROJECT NUMBER: A-032.02

REVISIONS
 REVISIONS: NONE



PROJECT NAME: 1201 Brickell Bay Drive

CLIENT: AAI Architecture Inc.

DESIGNER: AAI Architecture Inc.

DATE: September 12, 2025

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

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: September 12, 2025

PROJECT NO: A-410

1201 Brickell Bay Drive

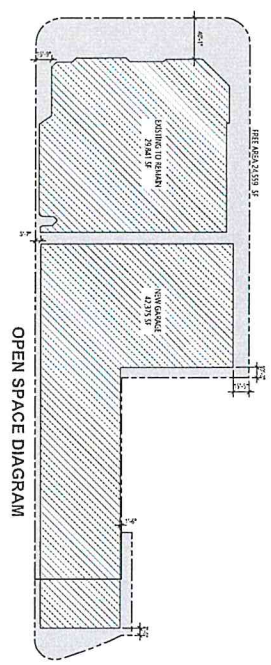
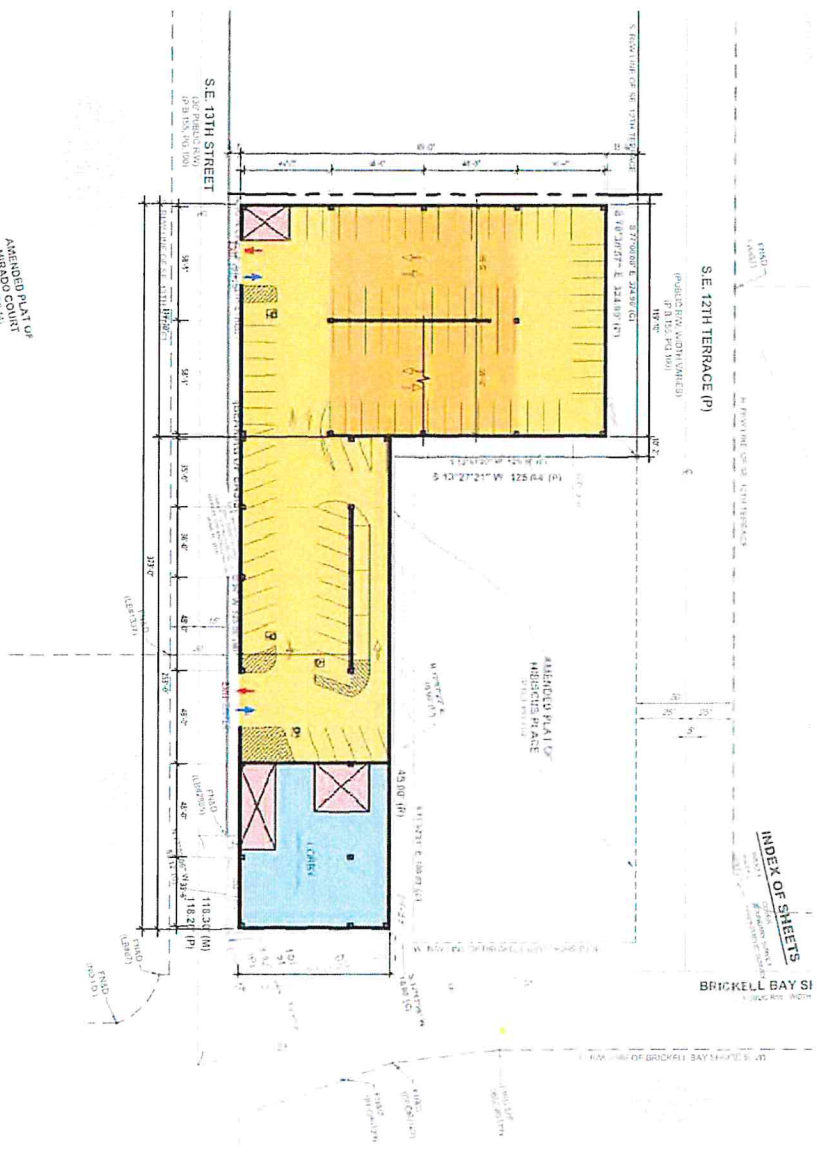
GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025
 AAI Architecture Inc.
 PROJECT NO: A-410
 SCALE: 1/8" = 1'-0"
 DATE: September 12, 2025
 DRAWN BY: [Name]
 CHECKED BY: [Name]

1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025
 AAI Architecture Inc.
 PROJECT NO: A-410
 SCALE: 1/8" = 1'-0"
 DATE: September 12, 2025
 DRAWN BY: [Name]
 CHECKED BY: [Name]

SITE PLAN STUDY
SITE MAP AND GROUND TIER PLAN

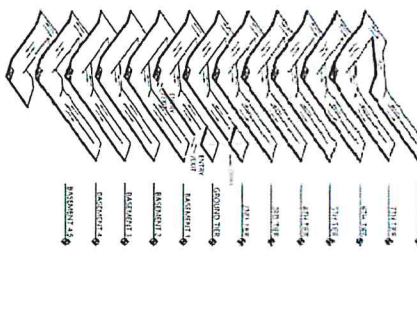


DESIGN SUMMARY

- 11% TREE COVERAGE - 7 SUPPORTED TREES, 44 PLACEMENT TREES
- SINGLE TIERED HELIX RAMP SYSTEM WITH STAIRS
- TYPICAL PARKING SPACE SIZE 3'-6" W x 18'-0" L
- 80% 20' W PARKING, 20' TWIN WAY & ONE-WAY TRAFFIC

LEVEL	S&T HEADCATCH		TOTAL
	STANDARD	ACCURATE	
6TH	118	0	118
7TH	118	0	118
8TH	118	0	118
9TH	118	0	118
10TH	118	0	118
11TH	118	0	118
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ISOMETRIC



Brickell Bay Drive Development

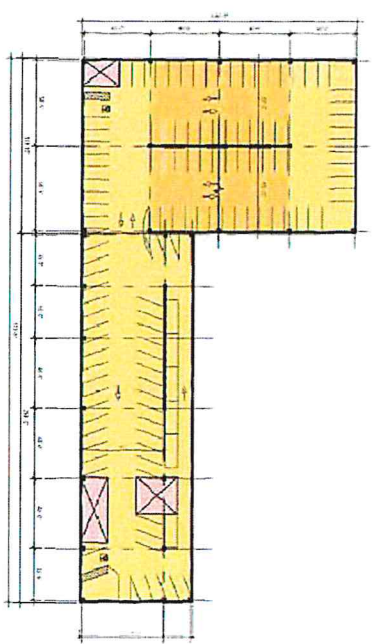
ASSIGNED PLAT OF
MIRADO COURT
DATE: 08/11/2025



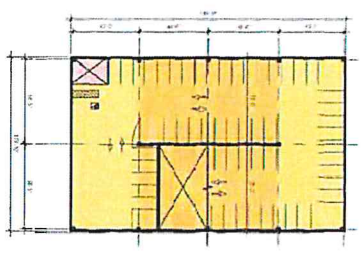
1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

	<p>CLIENT 1201 Brickell Bay Drive Miami, FL 33131</p>	<p>DESIGN ARCHITECT 1201 Brickell Bay Drive Miami, FL 33131</p>	<p>CONSULTING ARCHITECT 1201 Brickell Bay Drive Miami, FL 33131</p>	<p>DATE September 12, 2025</p>
<p>PROJECT 1201 Brickell Bay Drive</p>	<p>CONTRACTOR AAI</p>	<p>DESIGNER THA CONSULTING</p>	<p>SCALE AS SHOWN</p>	<p>PROJECT NO. SUP-001</p>

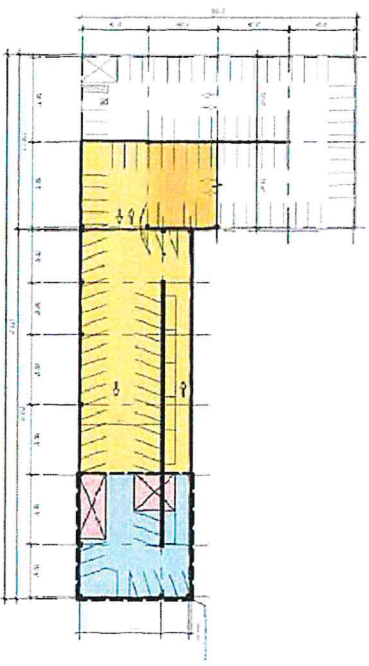
SITE PLAN STUDY BASEMENT AND STRUCTURED TIER PLANS



TYPICAL TIER PLAN (3RD-7TH & BASEMENT 1-4)



BASEMENT 5 PLAN



TOP TIER PLAN

Brickell Bay Drive Development
1201 Brickell Avenue
Miami, FL



PROJECT
1201 BRICKELL BAY DRIVE
MIAMI, FL 33131

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

DESIGN ARCHITECT
GOLDER ASSOCIATES, A.P.C.
1000 SOUTH WASHINGTON AVENUE
MIAMI, FL 33131

REGISTERED PROFESSIONAL ENGINEER
TERRY W. HARRIS, P.E.
1000 SOUTH WASHINGTON AVENUE
MIAMI, FL 33131

1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

CONSULTANT
AAI
ARCHITECTS, LLC

PROJECT
1201 BRICKELL BAY DRIVE

DATE
11/27/25

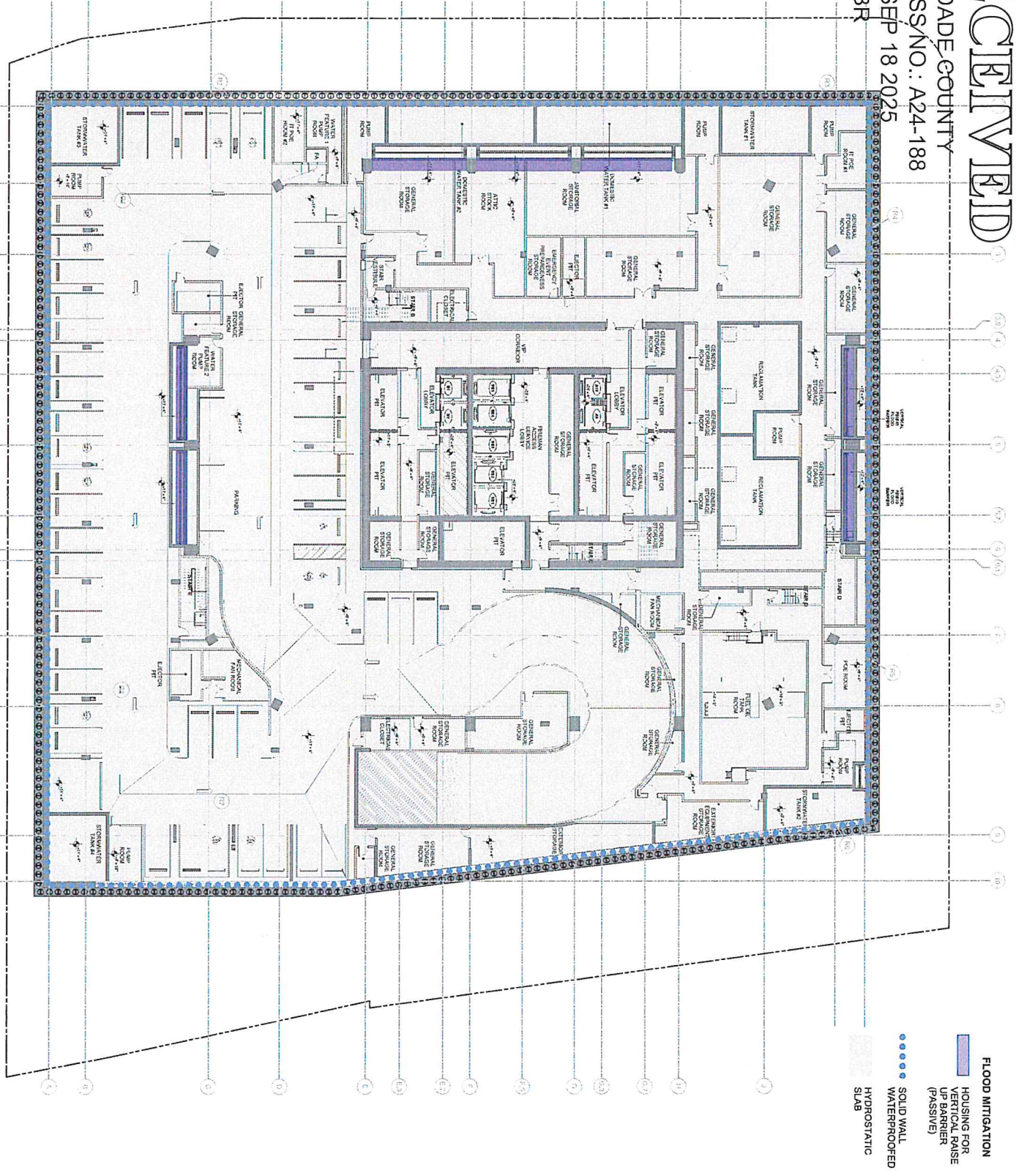
PROJECT NO.
1201

SCALE
AS SHOWN

CONTRACT NO.
SUP-002

RECEIVED

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



CELLAR FLOOR PLAN - PARKING LEVEL 1

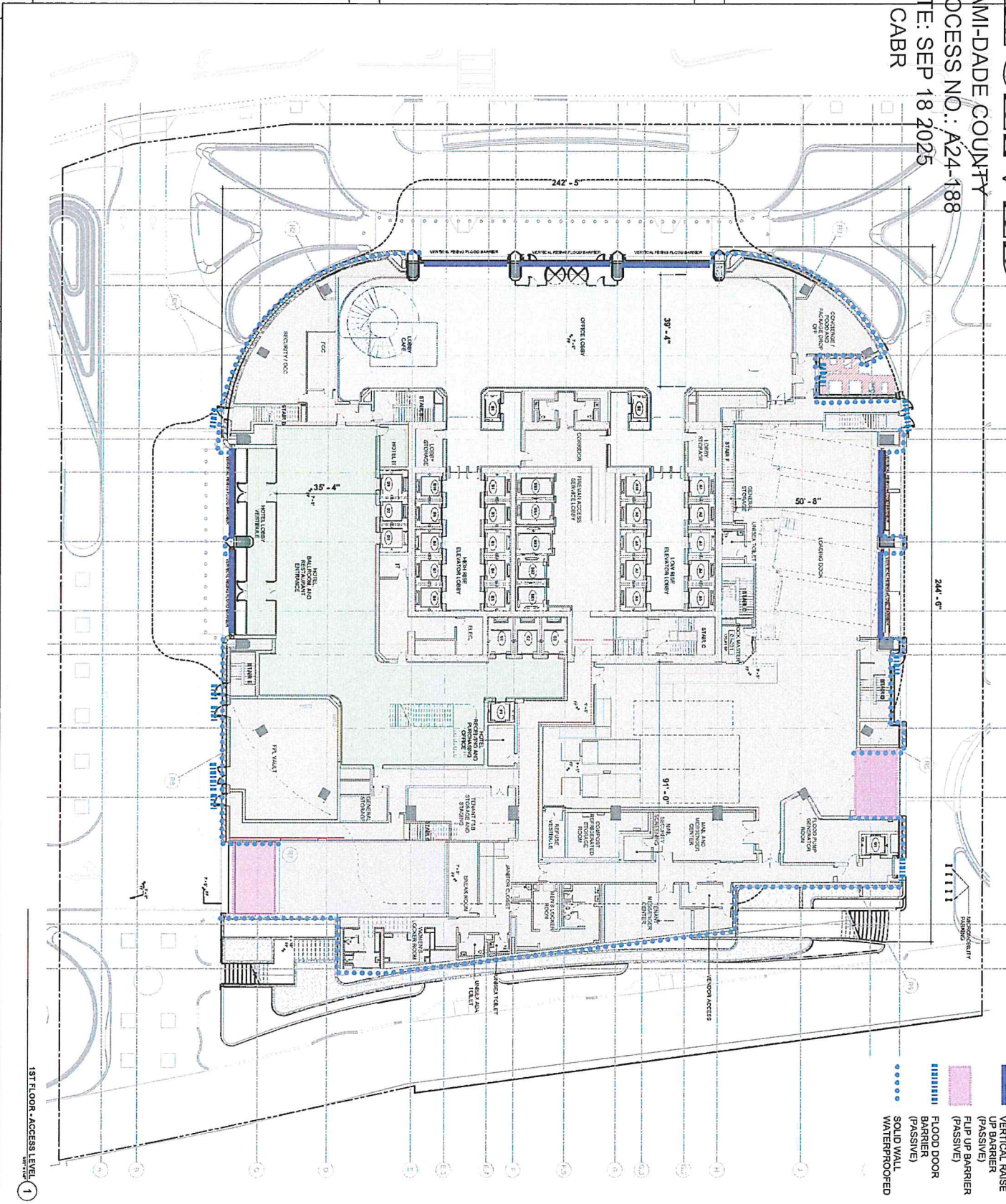


1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025

<p>AAI ARCHITECTURAL ASSOCIATES, INC. 1201 Brickell Bay Drive</p>	<p>PROJECT: 1201 Brickell Bay Drive</p> <p>DATE: 09/12/2025</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO.: A24-188</p> <p>CELLAR / PARKING FLOOR PLAN</p>
--	--

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



1ST FLOOR - ACCESS LEVEL (1)

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



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MIAMI-DADE COUNTY SPECIFICATIONS FOR CONSTRUCTION.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MIAMI-DADE COUNTY SPECIFICATIONS FOR CONSTRUCTION.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MIAMI-DADE COUNTY SPECIFICATIONS FOR CONSTRUCTION.

1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025

AAI

1201 Brickell Bay Drive

151 FLOOR PLAN (01)

DATE: 11/12/2025

PROJECT: 1201 Brickell Bay Drive

DRAWN BY: [Name]

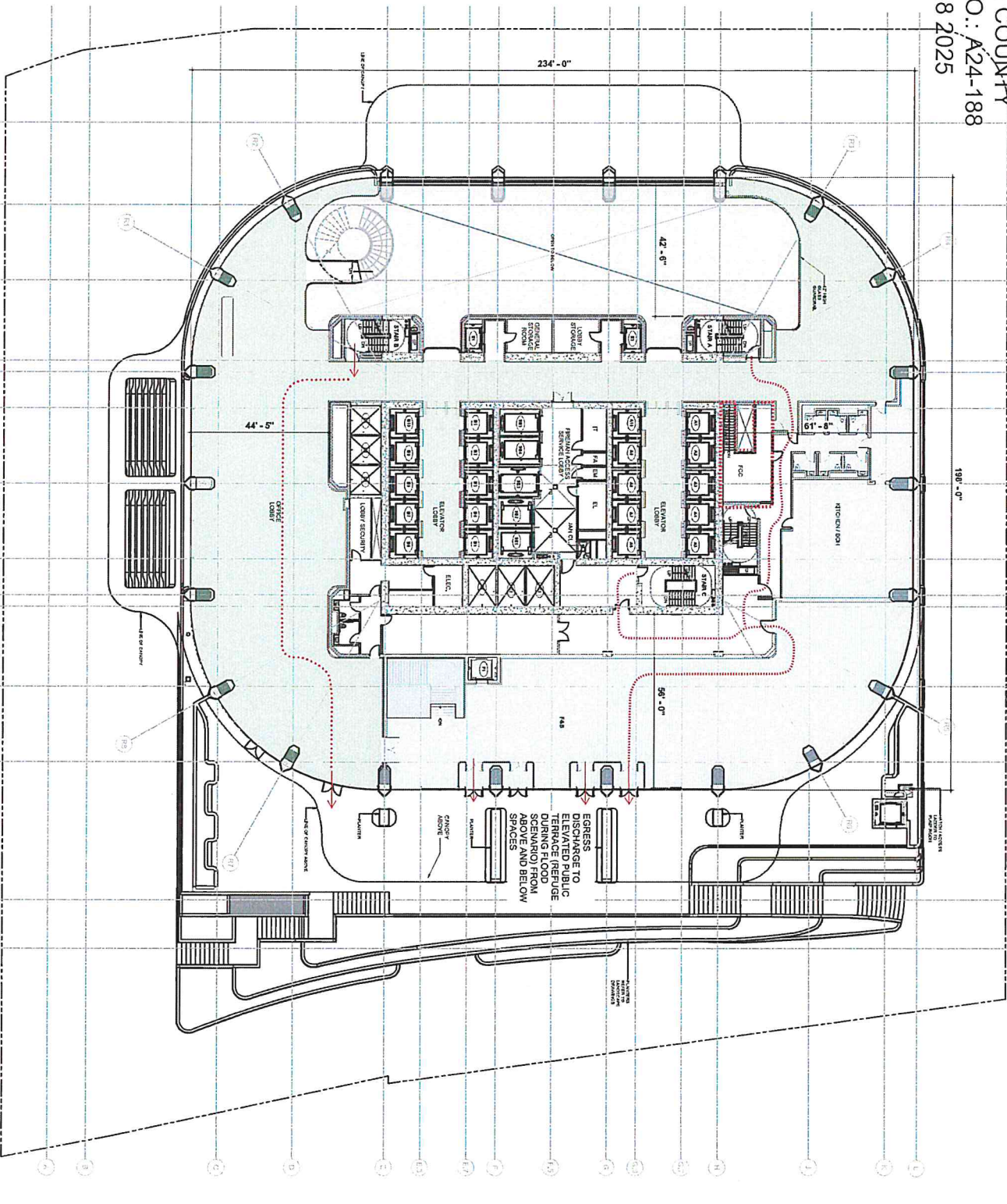
CHECKED BY: [Name]

SCALE: AS SHOWN


PROJECT NO: A411

RECEIVED

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	
PROJECT: 1201 Brickell Bay Drive	CONTRACTOR: AAI	ARCHITECT: AAI Architectural Associates, Inc. 1201 Brickell Bay Drive Miami, FL 33131	DATE: 09/12/2025
SHEET NO.: 2ND FLOOR PLAN (1.02)	TITLE: 2ND FLOOR PLAN (1.02)	DRAWN BY: CABR	CHECKED BY: CABR
SCALE: AS SHOWN			

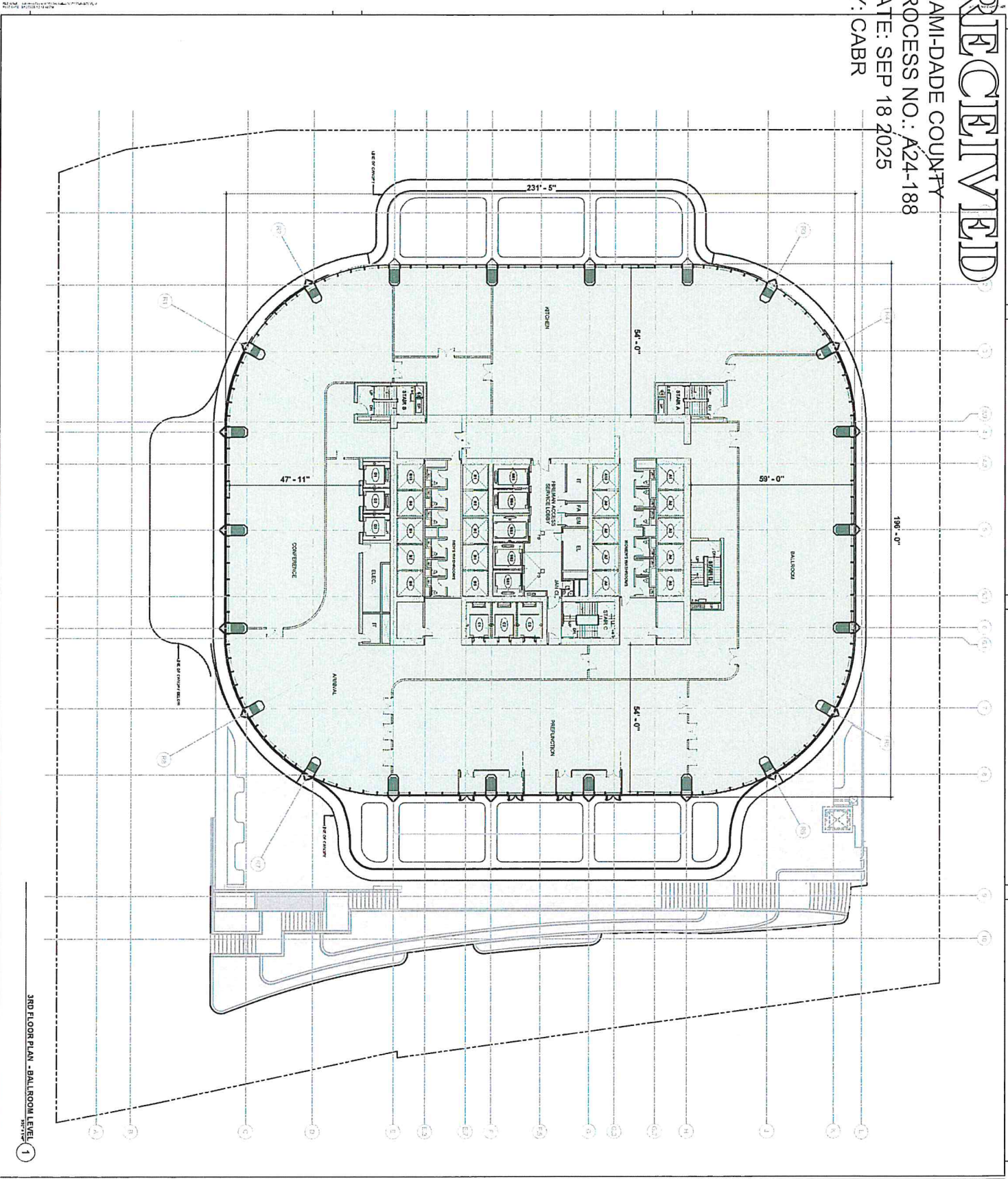
RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: A24-188

DATE: SEP 18 2025

BY: CABR



3RD FLOOR PLAN - BALLROOM LEVEL 1



PROJECT: 1201 Brickell Bay Drive
 3RD FLOOR PLAN (1/3)

CONSULTANT: AAI
 PROJECT: 1201 Brickell Bay Drive

DATE: 11/27/20
 SCALE: 1/8\"/>

PROJECT: 1201 Brickell Bay Drive
 3RD FLOOR PLAN (1/3)

DATE: 11/27/20
 SCALE: 1/8\"/>

PROJECT: 1201 Brickell Bay Drive
 3RD FLOOR PLAN (1/3)

DATE: 11/27/20
 SCALE: 1/8\"/>

PROJECT: 1201 Brickell Bay Drive
 3RD FLOOR PLAN (1/3)

DATE: 11/27/20
 SCALE: 1/8\"/>

PROJECT: 1201 Brickell Bay Drive
 3RD FLOOR PLAN (1/3)

DATE: 11/27/20
 SCALE: 1/8\"/>

PROJECT: 1201 Brickell Bay Drive
 3RD FLOOR PLAN (1/3)

DATE: 11/27/20
 SCALE: 1/8\"/>

PROJECT: 1201 Brickell Bay Drive
 3RD FLOOR PLAN (1/3)

DATE: 11/27/20
 SCALE: 1/8\"/>

PROJECT: 1201 Brickell Bay Drive
 3RD FLOOR PLAN (1/3)

DATE: 11/27/20
 SCALE: 1/8\"/>

PROJECT: 1201 Brickell Bay Drive
 3RD FLOOR PLAN (1/3)

DATE: 11/27/20
 SCALE: 1/8\"/>

1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

AAI
 ARCHITECTURAL ASSOCIATES, INC.
 1201 Brickell Bay Drive
 Suite 1200
 Miami, FL 33130
 Tel: 305.442.1100
 Fax: 305.442.1101
 www.aaiaa.com

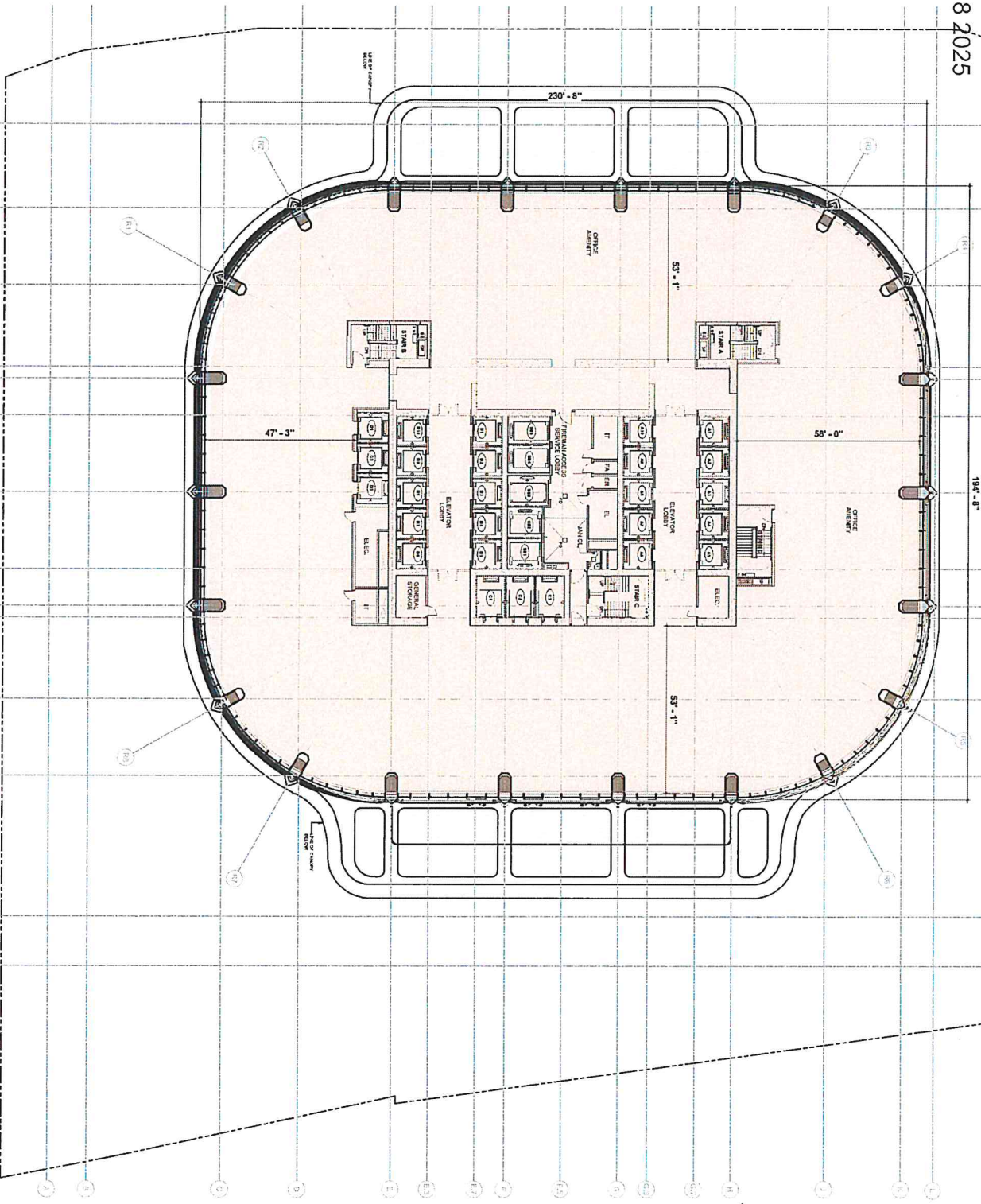
RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: A24-188

DATE: SEP 18 2025

BY: CABR



4TH FLOOR - BUILDING AUBREY LEVEL 1



NO.	DESCRIPTION	DATE

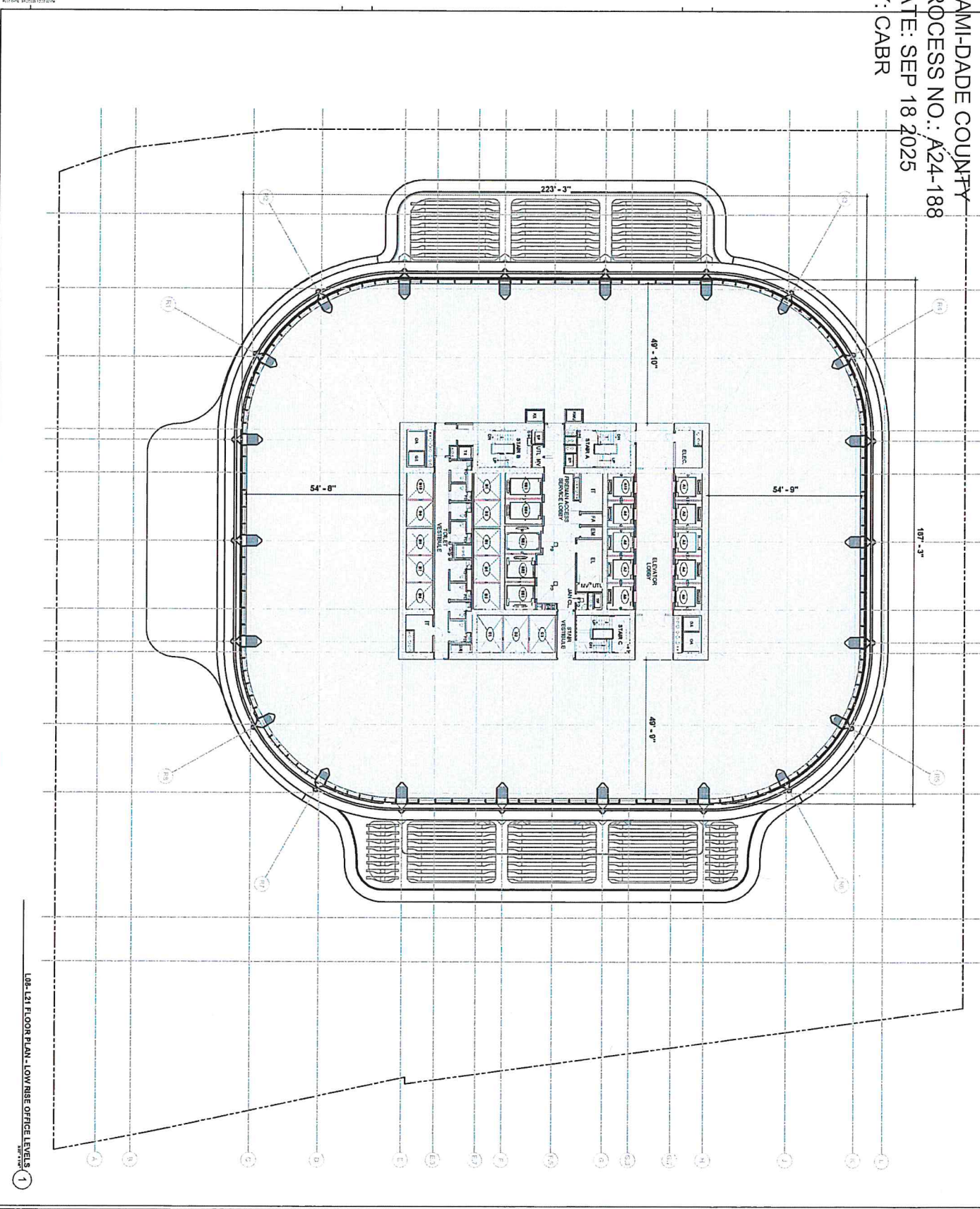
1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

PROJECT:	1201 Brickell Bay Drive
DATE:	SEP 12 2025
DRAWN BY:	AA1
CHECKED BY:	AA1
SCALE:	AS SHOWN
TITLE:	4TH FLOOR PLAN (ISH)
PROJECT NO.:	A-018

RECEIVED

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



L08-L21 FLOOR PLAN - LOW RISE OFFICE LEVELS



1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025

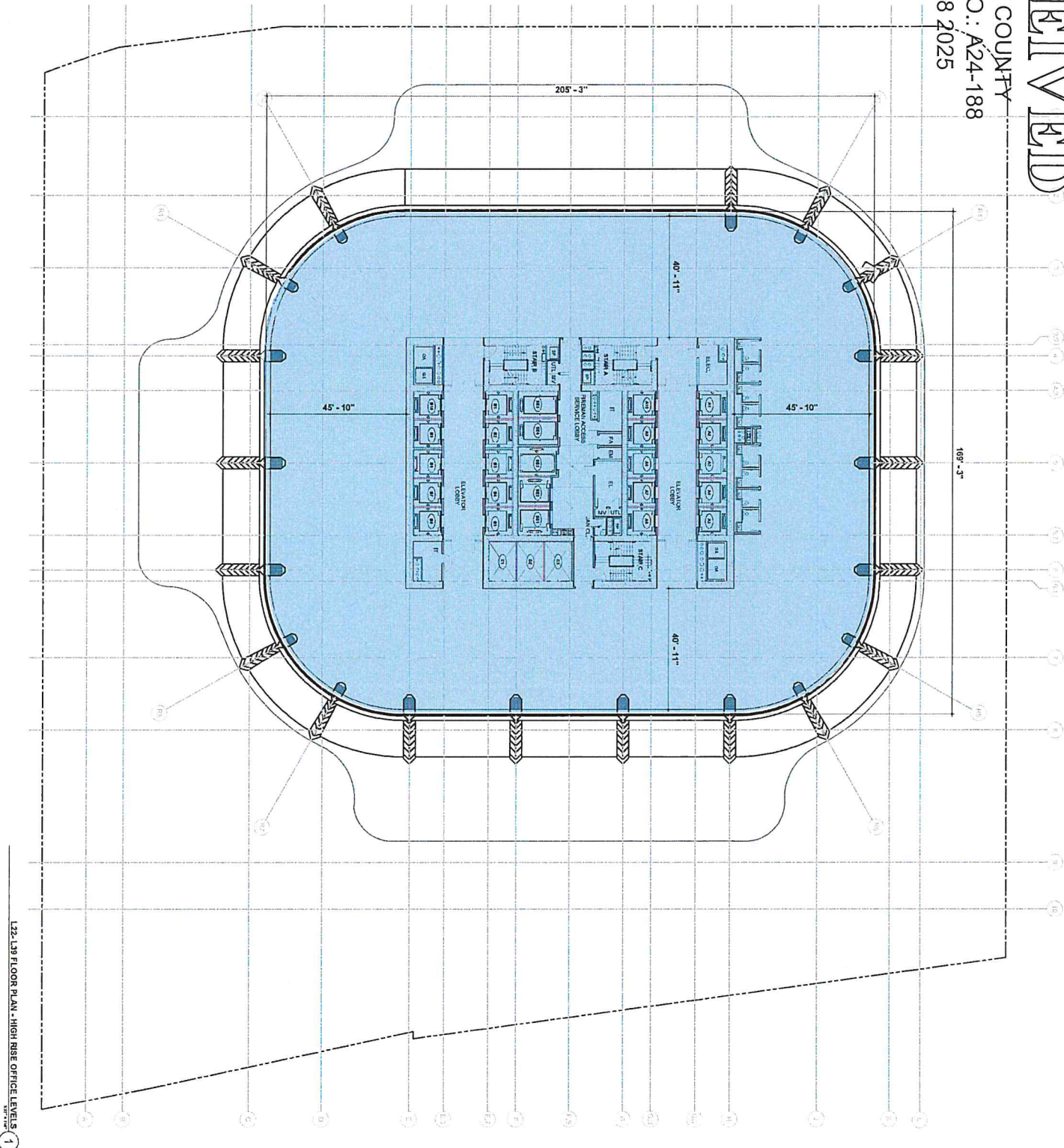
PROJECT	1201 Brickell Bay Drive
CLIENT	1201 Brickell Bay LLC
ARCHITECT	AAAI Architecture
DATE	September 12, 2025
SCALE	AS SHOWN
PROJECT NO.	A-017

NO.	DESCRIPTION	DATE

CONTRACTOR	AAAI
PROJECT	1201 Brickell Bay Drive
DATE	September 12, 2025
PROJECT NO.	A-017
SCALE	AS SHOWN
PROJECT NO.	A-017

RECEIVED

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



122-139 FLOOR PLAN - HIGH RISE OFFICE LEVELS 1



1201 Brickell Bay Drive
 Miami, Florida 33131
 Tel: 305.441.1111

ARCHITECT
 AAI
 1201 Brickell Bay Drive
 Miami, Florida 33131
 Tel: 305.441.1111

DATE
 September 12, 2025

PROJECT
 1201 Brickell Bay Drive

CLIENT
 AAI

SCALE
 1/8" = 1'-0"

DATE
 09/12/25

PROJECT
 1201 Brickell Bay Drive

CLIENT
 AAI

SCALE
 1/8" = 1'-0"

DATE
 09/12/25

PROJECT
 1201 Brickell Bay Drive

CLIENT
 AAI

SCALE
 1/8" = 1'-0"

DATE
 09/12/25

PROJECT
 1201 Brickell Bay Drive

CLIENT
 AAI

SCALE
 1/8" = 1'-0"

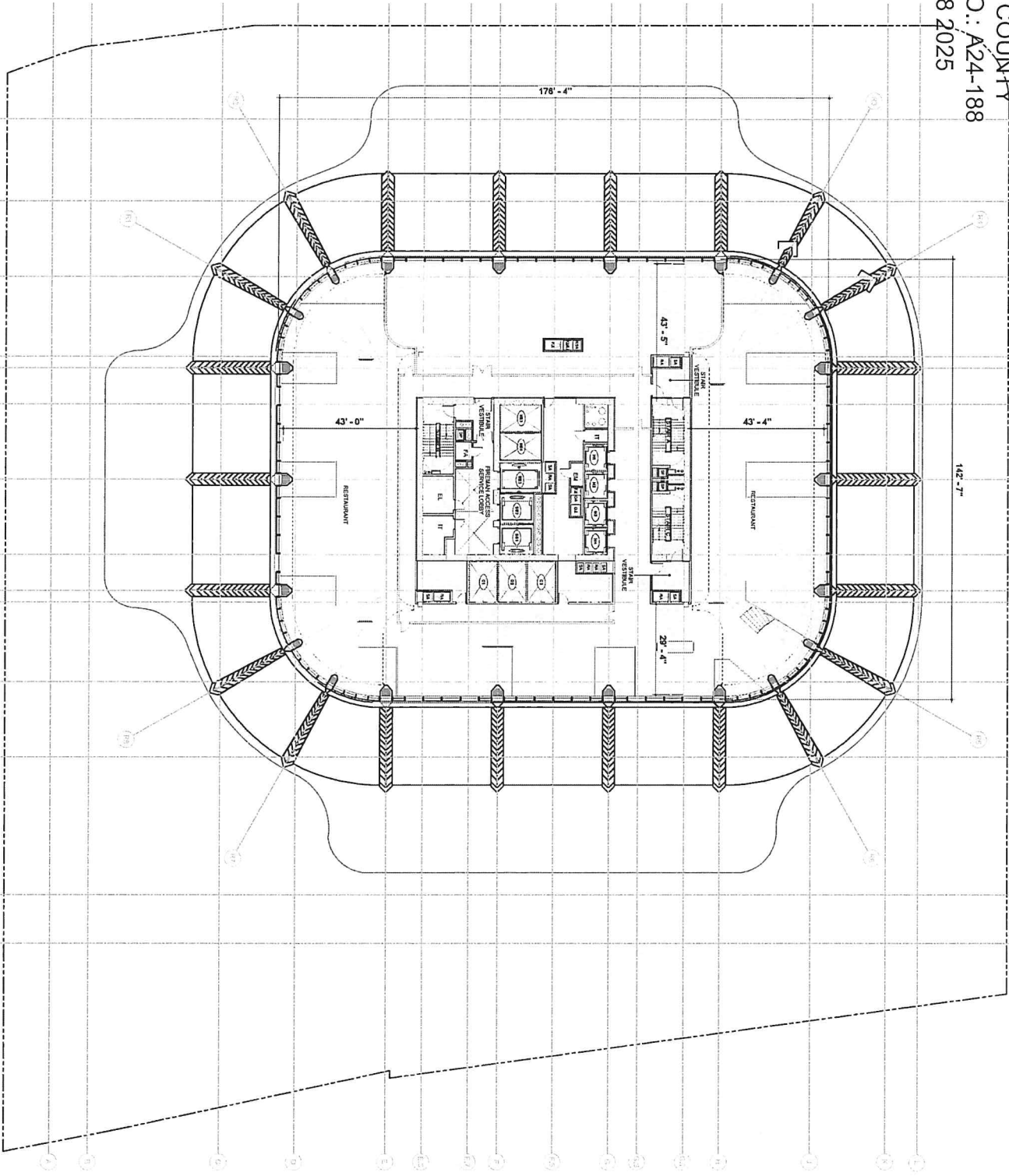
DATE
 09/12/25

1201 Brickell Bay Drive

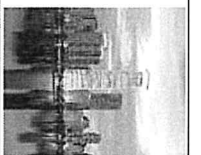
GENERAL PLAN - September 12, 2025

RECEIVED

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



1st FLOOR PLAN - HOTEL RESTAURANT



PROJECT LOCATION
 1201 Brickell Bay Drive
 Miami, FL 33131

CLIENT
 HOTEL RESTAURANT LLC
 1201 Brickell Bay Drive
 Miami, FL 33131

DESIGN ARCHITECT
 AAI
 1201 Brickell Bay Drive
 Miami, FL 33131

ARCHITECT OF RECORD
 AAI
 1201 Brickell Bay Drive
 Miami, FL 33131

CONSTRUCTION MANAGER
 AAI
 1201 Brickell Bay Drive
 Miami, FL 33131

GENERAL CONTRACTOR
 AAI
 1201 Brickell Bay Drive
 Miami, FL 33131

DATE

DATE

DATE

DATE

DATE

1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025

AAI

HOTEL RESTAURANT (LS)

A-019

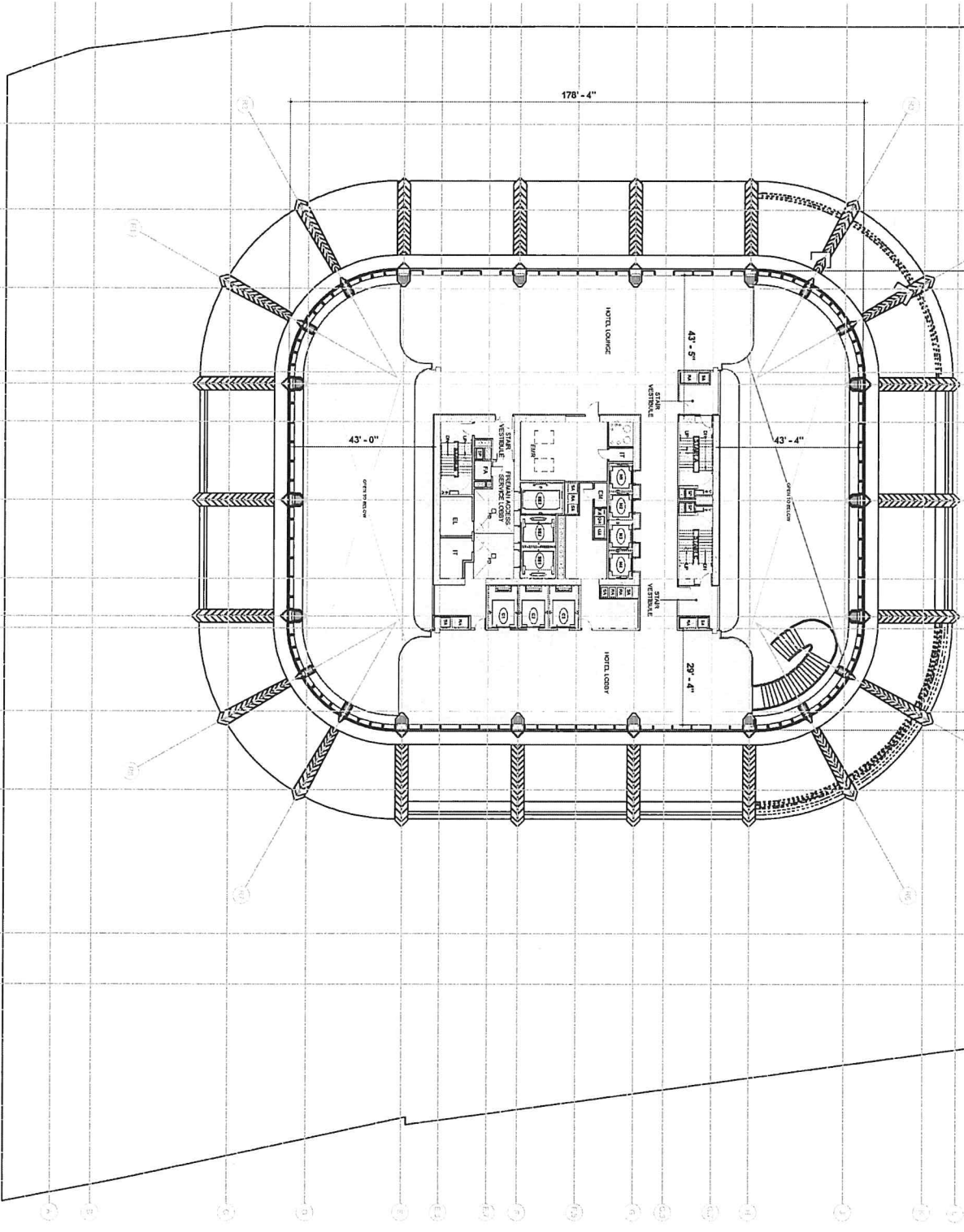
RECEIVED

MIAMI-DADE COUNTY

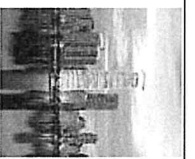
PROCESS NO.: A24-188

DATE: SEP 18 2025

BY: CABR



44TH FLOOR PLAN - HOTEL LOBBY LEVEL 1



PREPARED BY:
DATE:

DESIGNED BY:
DATE:

1201 Brickell Bay Drive

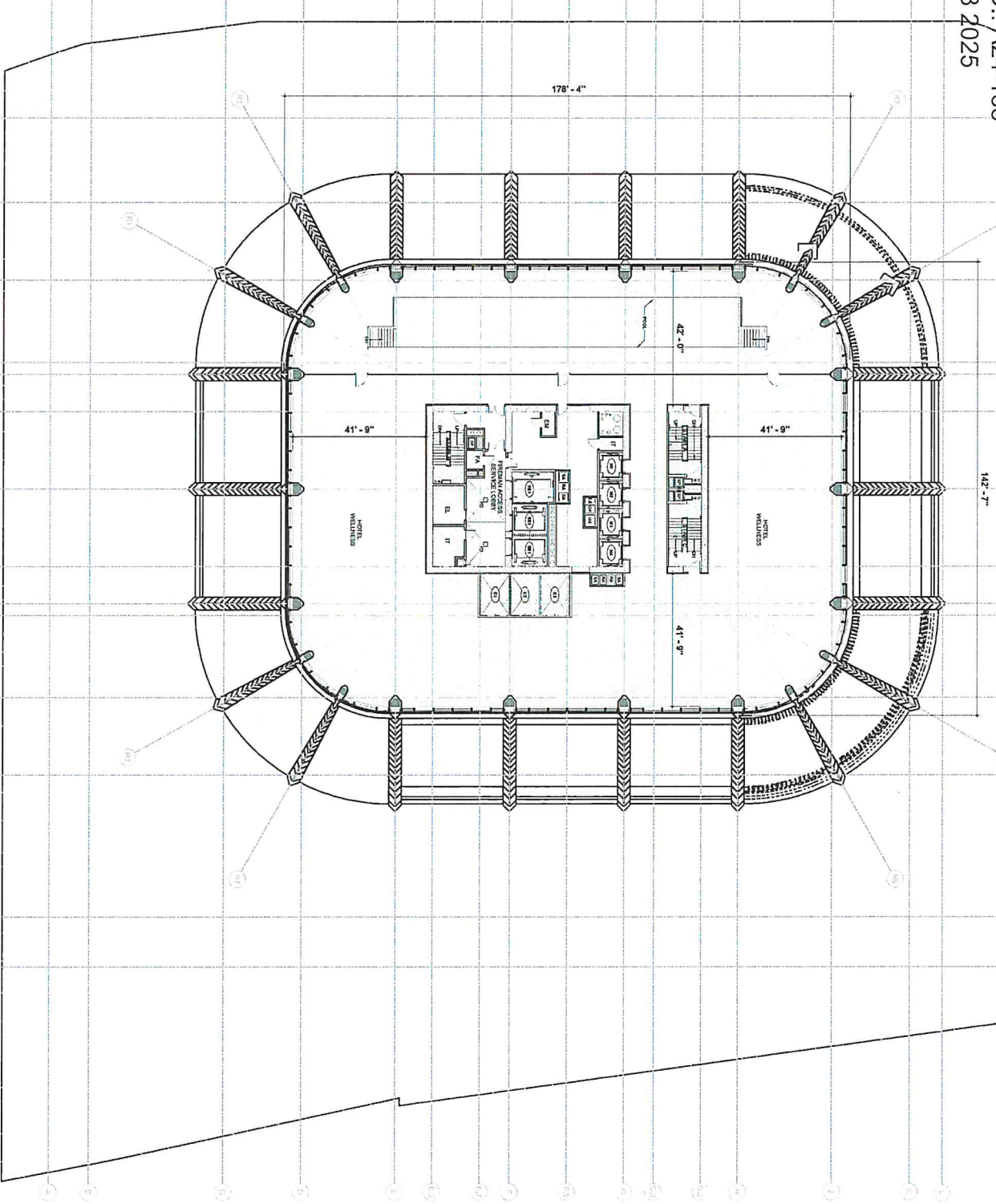
GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

CONTRACT: 1201 Brickell Bay Drive	
PROJECT: HOTEL LOBBY (L4)	
DATE: 09/12/25	
SCALE: AS SHOWN	
PROJECT NO.: A-020	
REVISED: 09/12/25	
DATE: 09/12/25	
BY: CABR	
CHECKED BY: [Signature]	
SCALE: AS SHOWN	

RECEIVED

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



48TH FLOOR PLAN - HOTEL SPA AND WELLNESS



1201 Brickell Bay Drive, LLC
 1201 Brickell Bay Drive
 Miami, FL 33131

OWNER: 1201 Brickell Bay, LLC
 1201 Brickell Bay Drive
 Miami, FL 33131

ARCHITECT: AAI Architects & Interiors, LLC
 1201 Brickell Bay Drive
 Miami, FL 33131

DATE: 12/05/2025

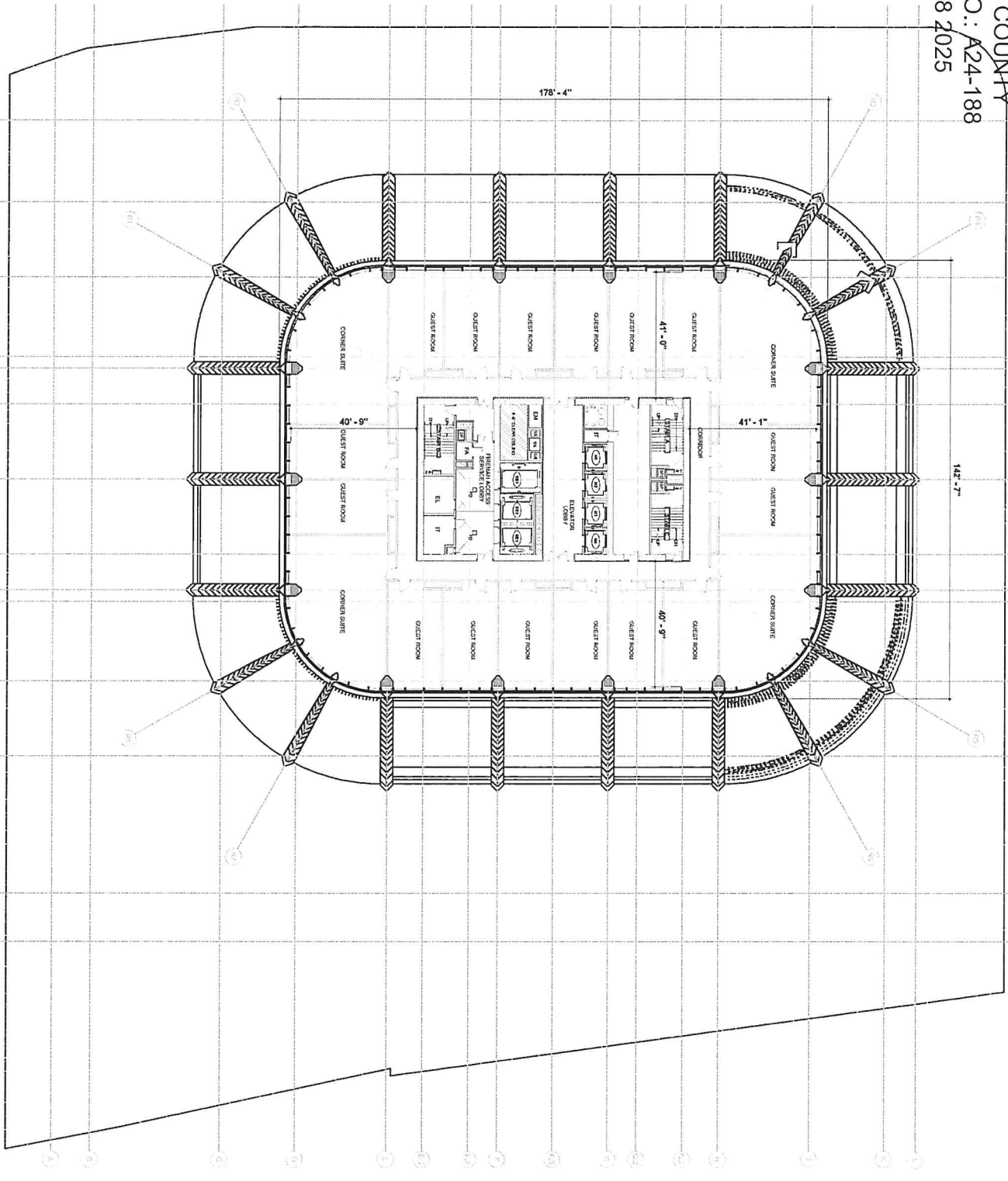
1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

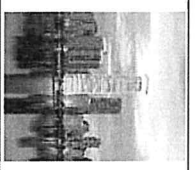
COMPANY: **AAI**
 PROJECT: 1201 Brickell Bay Drive
 NAME: HOTEL SPA AND WELLNESS (L&B)
 SCALE: AS SHOWN
 DRAWING NO: A-201

RECEIVED

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



4TH FLOOR PLAN - HOTEL GUESTROOMS LEVEL 1



PROJECT: HOTEL GUESTROOMS (144433)

DATE: 11/27/25

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

PROJECT NO.: 121212121

DATE: 11/27/25

PROJECT: HOTEL GUESTROOMS (144433)

DATE: 11/27/25

PROJECT: HOTEL GUESTROOMS (144433)

DATE: 11/27/25

PROJECT: HOTEL GUESTROOMS (144433)

DATE: 11/27/25

PROJECT: HOTEL GUESTROOMS (144433)

DATE: 11/27/25

PROJECT: HOTEL GUESTROOMS (144433)

DATE: 11/27/25

PROJECT: HOTEL GUESTROOMS (144433)

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DATE: 11/27/25

PROJECT: HOTEL GUESTROOMS (144433)

DATE: 11/27/25

PROJECT: HOTEL GUESTROOMS (144433)

DATE: 11/27/25

PROJECT: HOTEL GUESTROOMS (144433)

1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

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

A-012

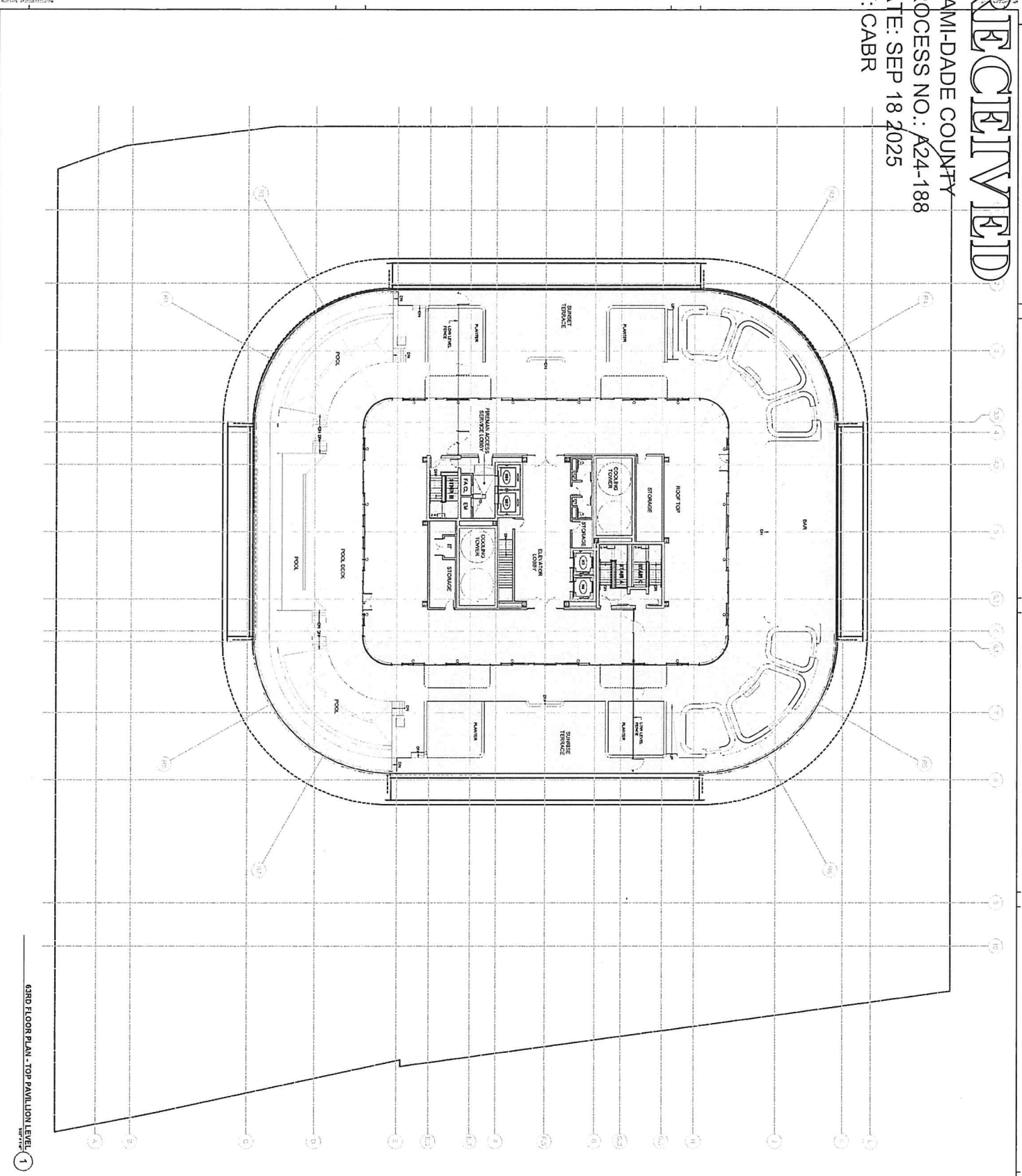
RECEIVED

MIAMI-DADE COUNTY

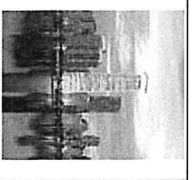
PROCESS NO.: A24-188

DATE: SEP 18 2025

BY: CABR



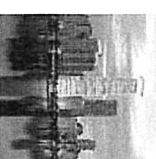
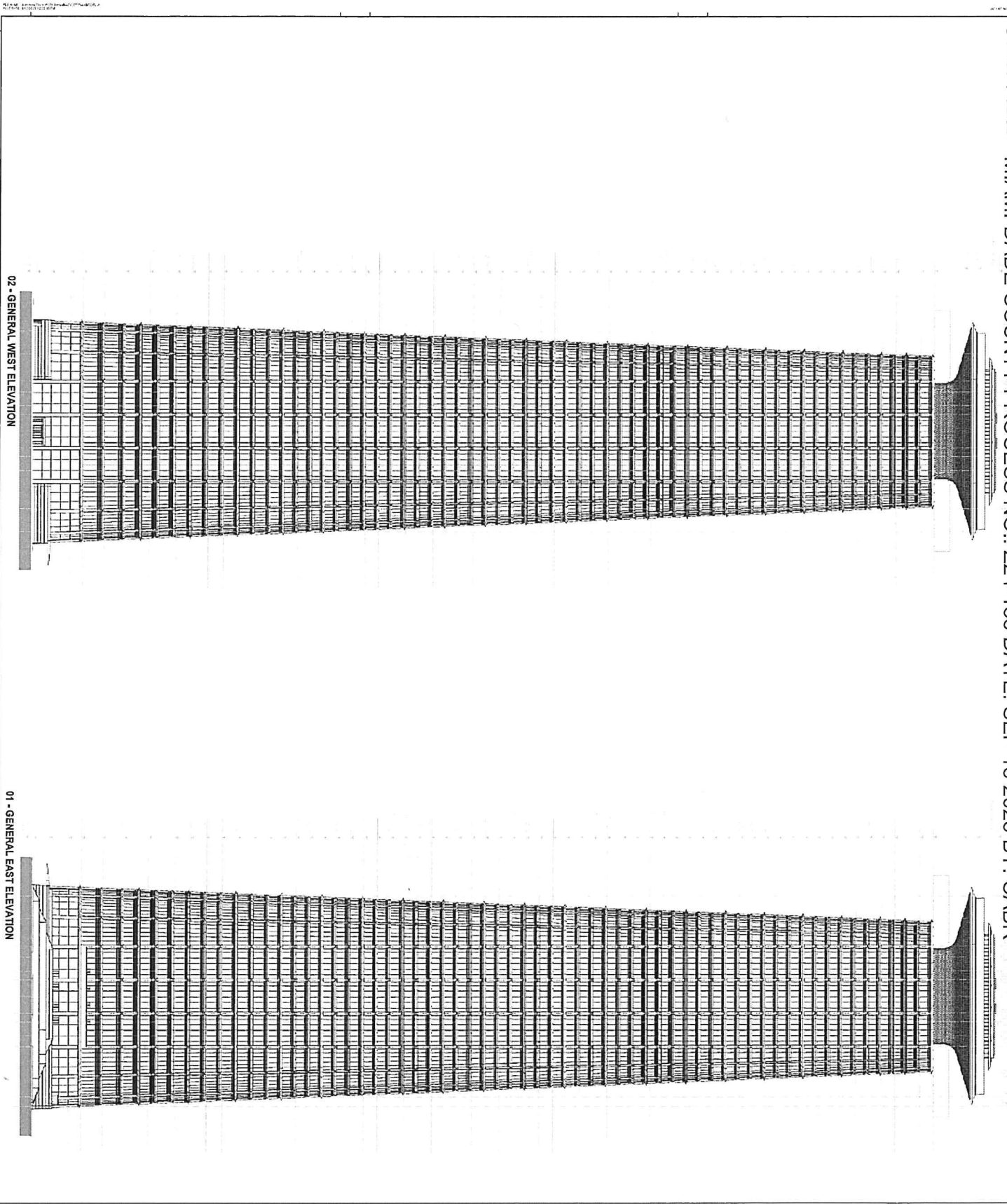
3RD FLOOR PLAN - TOP PAVILION LEVEL 1



PROJECT NO.	A-023
DATE	SEP 12 2025

1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025

<p>AAI</p> <p>1201 Brickell Bay Drive</p> <p>3RD FLOOR PLAN (1/3)</p>	<p>DATE: 11/27/25</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: 1201 Brickell Bay Drive</p> <p>DRAWN BY: JRM</p> <p>CHECKED BY: JRM</p> <p>PROJECT MANAGER: JRM</p> <p>SCALE: 1/8"=1'-0"</p> <p>DATE: 11/27/25</p> <p>PROJECT NO.: A-023</p>
--	---



PROJECT LOCATION
 PROJECT NO.
 DRAWING NO.

DATE: 10/20/2010
 DESIGNER: AAI

DESIGNER: AAI
 ARCHITECT: AAI
 ADDRESS: 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33130
 TEL: (305) 371-7777
 FAX: (305) 371-7778
 WWW: WWW.AAI-FL.COM

1201 BRICKELL BAY DRIVE
 GENERAL ELEVATION
 DATE: 10/20/2010

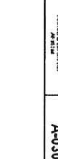
1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025

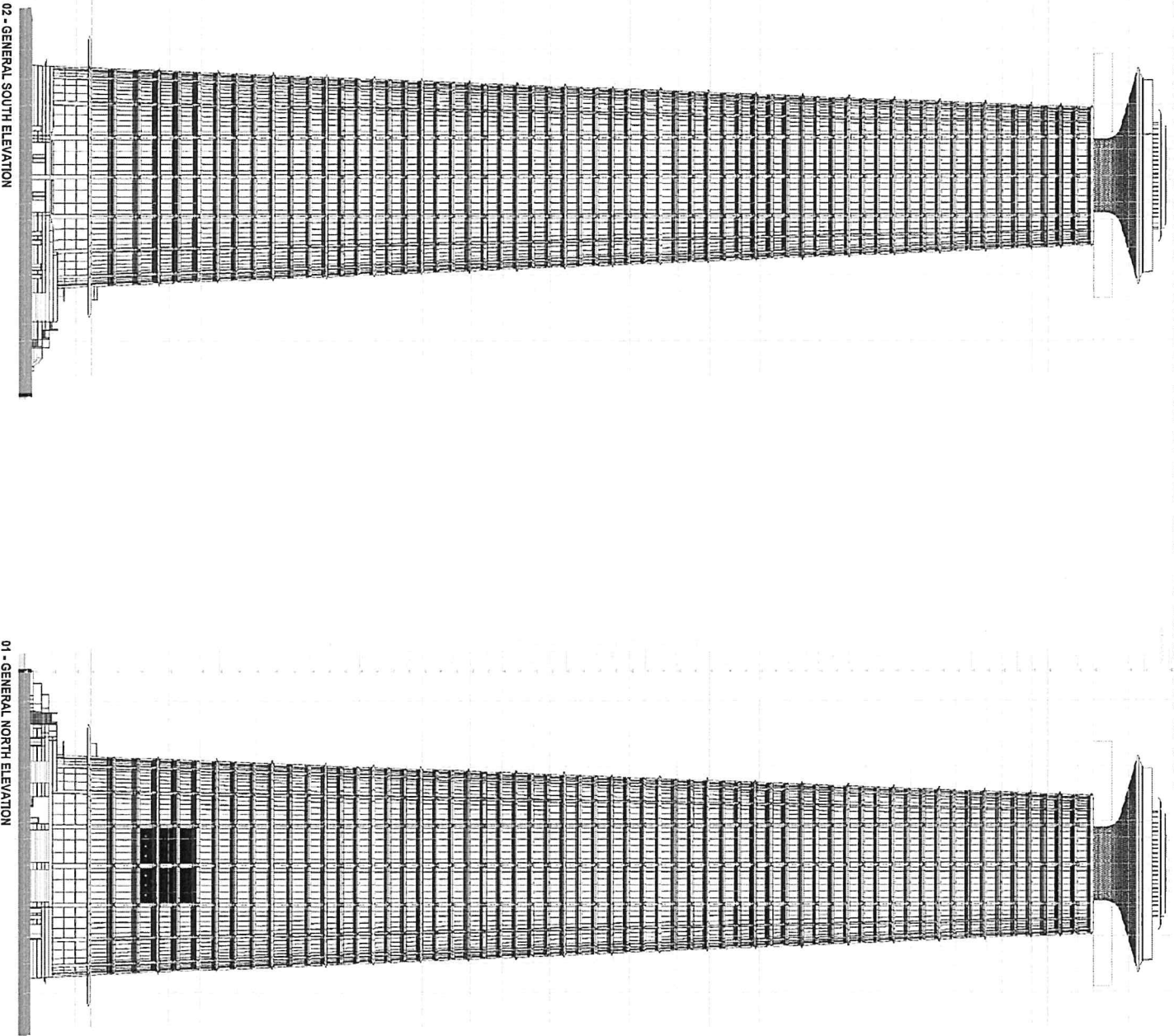
NO.	DESCRIPTION	DATE

CONTRACTOR:
AAI

PROJECT:
 1201 Brickell Bay Drive

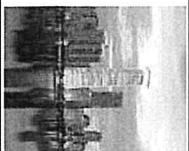
BUILDING ELEMENTS: WEST & EAST ELEVATIONS
 DATE: 10/20/2010
 PROJECT NO.: A-030





02 - GENERAL SOUTH ELEVATION

01 - GENERAL NORTH ELEVATION



1201 Brickell Bay Drive
GENERAL PLAN

DATE: 09-12-2025
DRAWN BY: J. S. M.
PROJECT NO.: A-031

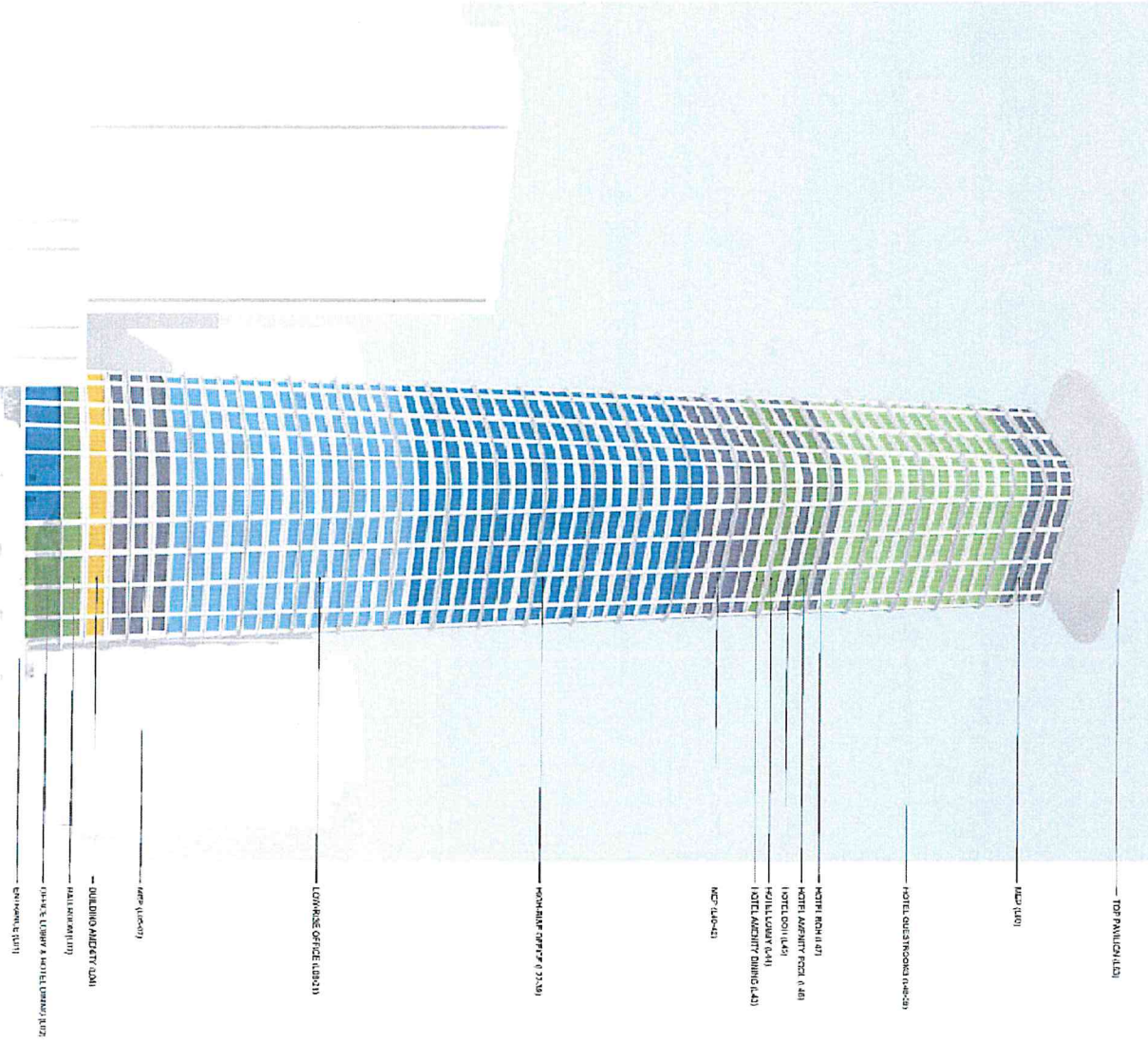
OWNER: **AAI**
1201 Brickell Bay Drive
MIAMI, FL 33131

ARCHITECT: **BILCHIG BEPANTICIS - LIPPEN & SOUTHERN**
1475 BROADWAY
SUITE 2000
MIAMI, FL 33131
TEL: 305.375.2222
WWW.BBLA.COM

1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

<p>GENERAL CONTRACTOR:</p> <p>AAI</p> <p>1201 Brickell Bay Drive</p> <p>MIAMI, FL 33131</p>	<p>DATE PLOTTED:</p> <p>09/12/2025</p> <p>SCALE:</p> <p>AS SHOWN</p> <p>PROJECT NO.:</p> <p>A-031</p>
--	---



- TOP FINISHED
- MEP FLOOR
- HOTEL GUEST ROOMS (A-D-2)
- HOTEL ROOM 1 (A)
- HOTEL RESERV. ROOM (A-D)
- HOTEL LOBBY (A-D)
- HOTEL LOBBY (A-D)
- HOTEL LOBBY (A-D)
- HOTEL LOBBY (A-D)
- HOTEL LOBBY (A-D)
- HOTEL LOBBY (A-D)
- HOTEL LOBBY (A-D)
- LOBBY OFFICE (A-D-2)
- MEP FLOOR
- BUILDING AIRCRAFT LAMB
- CLASS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



<p>1201 Brickell Bay Drive</p>	<p>GENERAL PLAN - September 12, 2025</p>
<p>AXIOMETRIC NEW VERTICAL PROGRAM</p>	<p>AAI</p>
<p>ARCHITECT</p>	<p>ENGINEER</p>
<p>DATE</p>	<p>DATE</p>

CONCEPTUAL ELEVATIONS
BUILDING ELEVATIONS OPTION 1



Brickell Bay Drive Development
1221 Brickell Avenue
Miami, FL



TELEPHONE
PROJECT NO. 1221
SCALE: 1/8" = 1'-0"

CLIENT
1221 Brickell Bay Drive
1221 Brickell Avenue
Miami, FL 33131

DESIGNER
AAI
1221 Brickell Avenue
Miami, FL 33131

ARCHITECT OF RECORD
AAI
1221 Brickell Avenue
Miami, FL 33131

ENGINEER OF RECORD
TIA CONSULTING
1221 Brickell Avenue
Miami, FL 33131

DATE
SEP 12, 2025

1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

CONTRACT
AAI
1221 Brickell Bay Drive

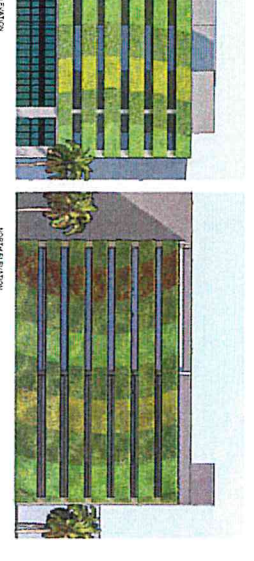
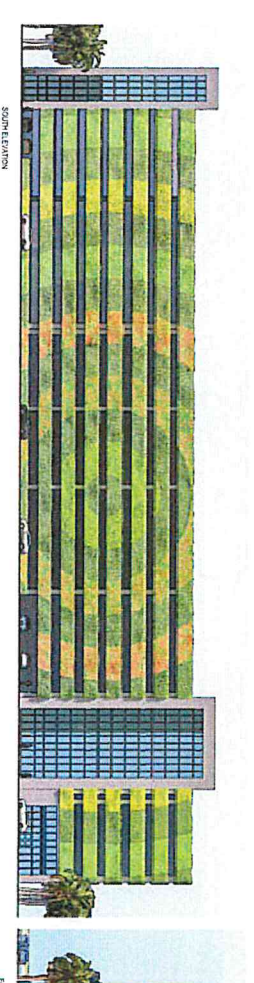
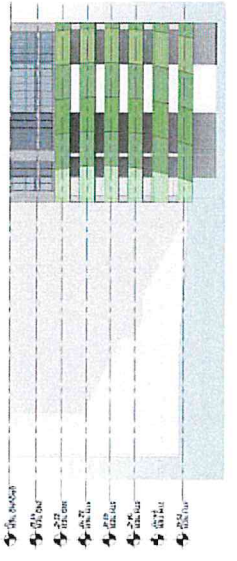
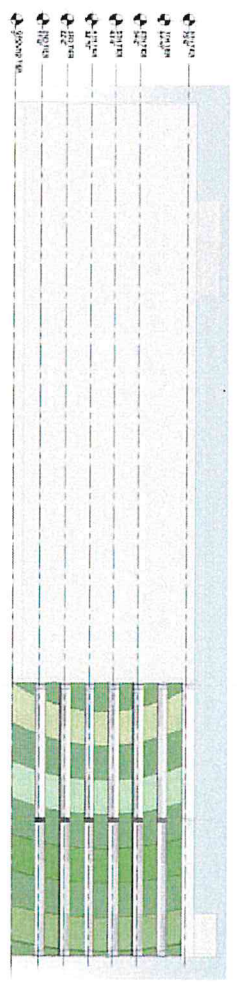
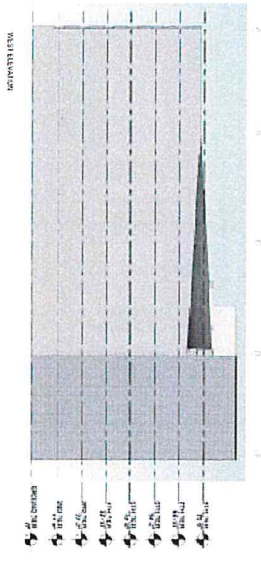
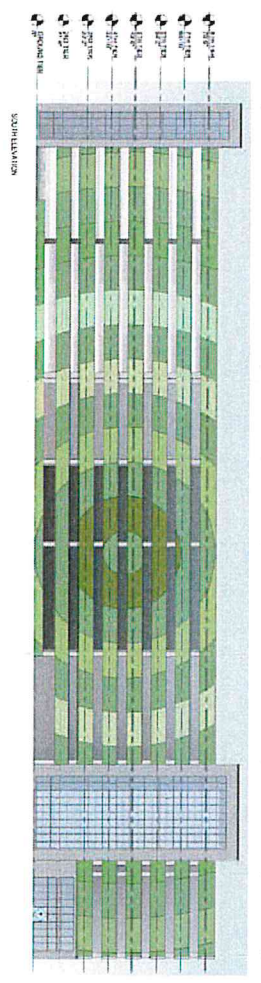
PARKING INFORMATION

TYPE	AMOUNT
TOTAL	100
PERMITTED	100
PERMITTED TO BE CONSIDERED	0
PERMITTED TO BE CONSIDERED	0
PERMITTED TO BE CONSIDERED	0
PERMITTED TO BE CONSIDERED	0

PROJECT NO.
SUP-003

CONCEPTUAL ELEVATIONS
BUILDING ELEVATIONS OPTION 3

08.21.24



Brickell Bay Drive Development
1221 Brickell Avenue
Miami, FL



PROJECT:	1201 Brickell Bay Drive
DATE:	08/21/2024

1201 Brickell Bay Drive
1221 Brickell Avenue
Miami, FL 33130

OWNER:
1201 Brickell Bay Drive LLC
1221 Brickell Avenue
Miami, FL 33130

DESIGNED BY:
THA CONSULTING
1221 Brickell Avenue
Miami, FL 33130

NO.	DESCRIPTION	DATE

1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

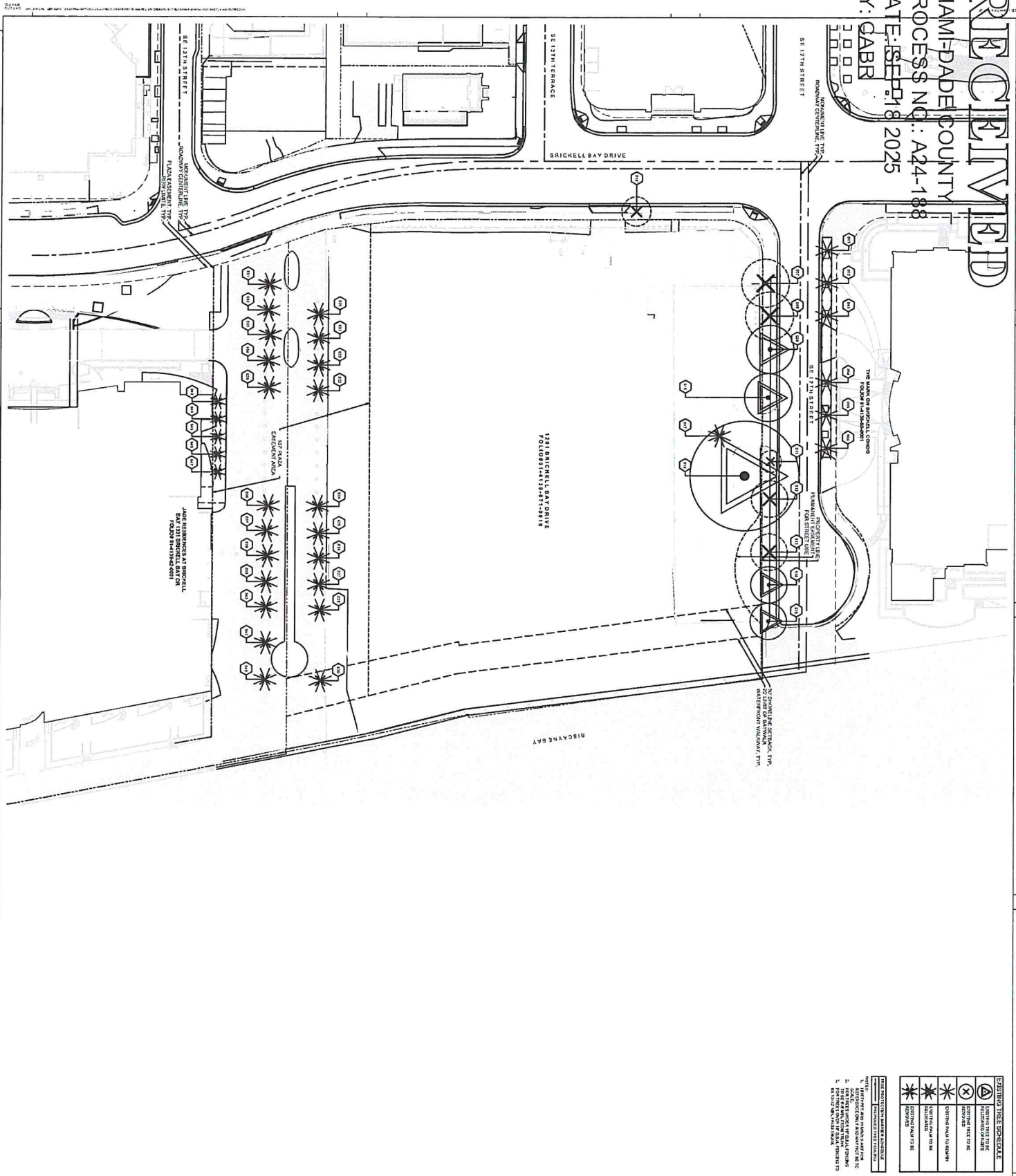
THA CONSULTING
1221 Brickell Avenue
Miami, FL 33130

PARKING INFORMATION

DATE	REVISION

RECEIVED

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



EXISTING TREE SCHEDULE	
(A)	REMOVE AND PRESERVE
(X)	REMOVE AND REPLACE
(*)	REMOVE AND TO BE REPLACED
(*)	REMOVE AND TO BE REPLACED
(*)	REMOVE AND TO BE REPLACED

- EXISTING TREES TO BE REMOVED AND REPLACED:**
- REMOVE AND PRESERVE
 - REMOVE AND REPLACE
 - REMOVE AND TO BE REPLACED
 - REMOVE AND TO BE REPLACED
 - REMOVE AND TO BE REPLACED



1201 BRICKELL BAY DRIVE

DESIGNER:
 L2D LANDSCAPE, LLC
 1201 Brickell Bay Drive
 Miami, FL 33131
 TEL: (305) 371-1111

CLIENT:
 JADE RESURFACING, LLC
 1201 Brickell Bay Drive
 Miami, FL 33131
 TEL: (305) 371-1111

DATE: MAY 09, 2025

PROJECT: LANDSCAPE ARCHITECTURE

SCALE: AS SHOWN

DATE: MAY 09, 2025

PROJECT: LANDSCAPE ARCHITECTURE

1201 Brickell Bay Drive

General Plan - May 09th, 2025

NO.	DESCRIPTION	DATE

fieldoperations
 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33131

PROJECT NO. 2025-010
 DATE: MAY 09, 2025
 BY: GABR

NOT FOR CONSTRUCTION

D-100

DATE: MAY 09, 2025
 BY: GABR

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: A24-188

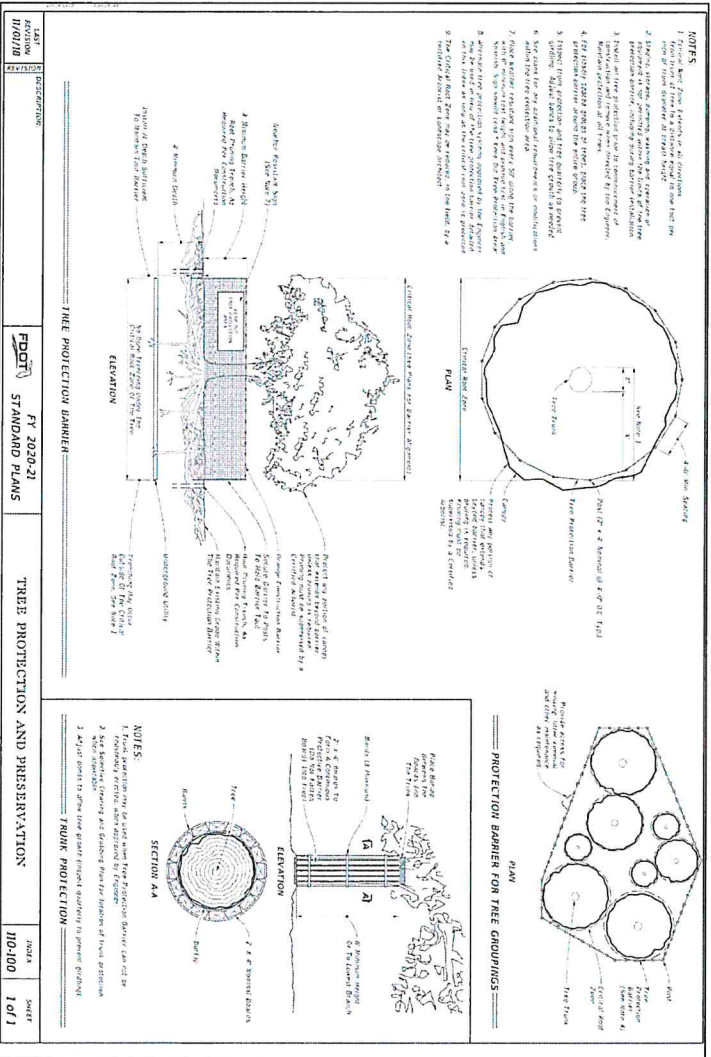
DATE: SEP 18 2025

BY: CABR

NO.	DATE	DESCRIPTION	BY	CHKD
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2	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
3	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
4	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
5	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
6	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
7	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
8	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
9	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
10	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS

NO.	DATE	DESCRIPTION	BY	CHKD
1	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
2	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
3	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
4	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
5	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
6	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
7	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
8	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
9	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
10	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS

NO.	DATE	DESCRIPTION	BY	CHKD
1	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
2	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
3	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
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7	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
8	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
9	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS
10	09/18/2025	PROJECT APPROVED FOR CONSTRUCTION	CABR	CS



FIELD OPERATIONS

1201 BRICKELL BAY DRIVE
MIAMI, FL 33131

DATE: 09/18/2025
BY: CABR

PROJECT: TREE PROTECTION BARRIER AND PRESERVATION

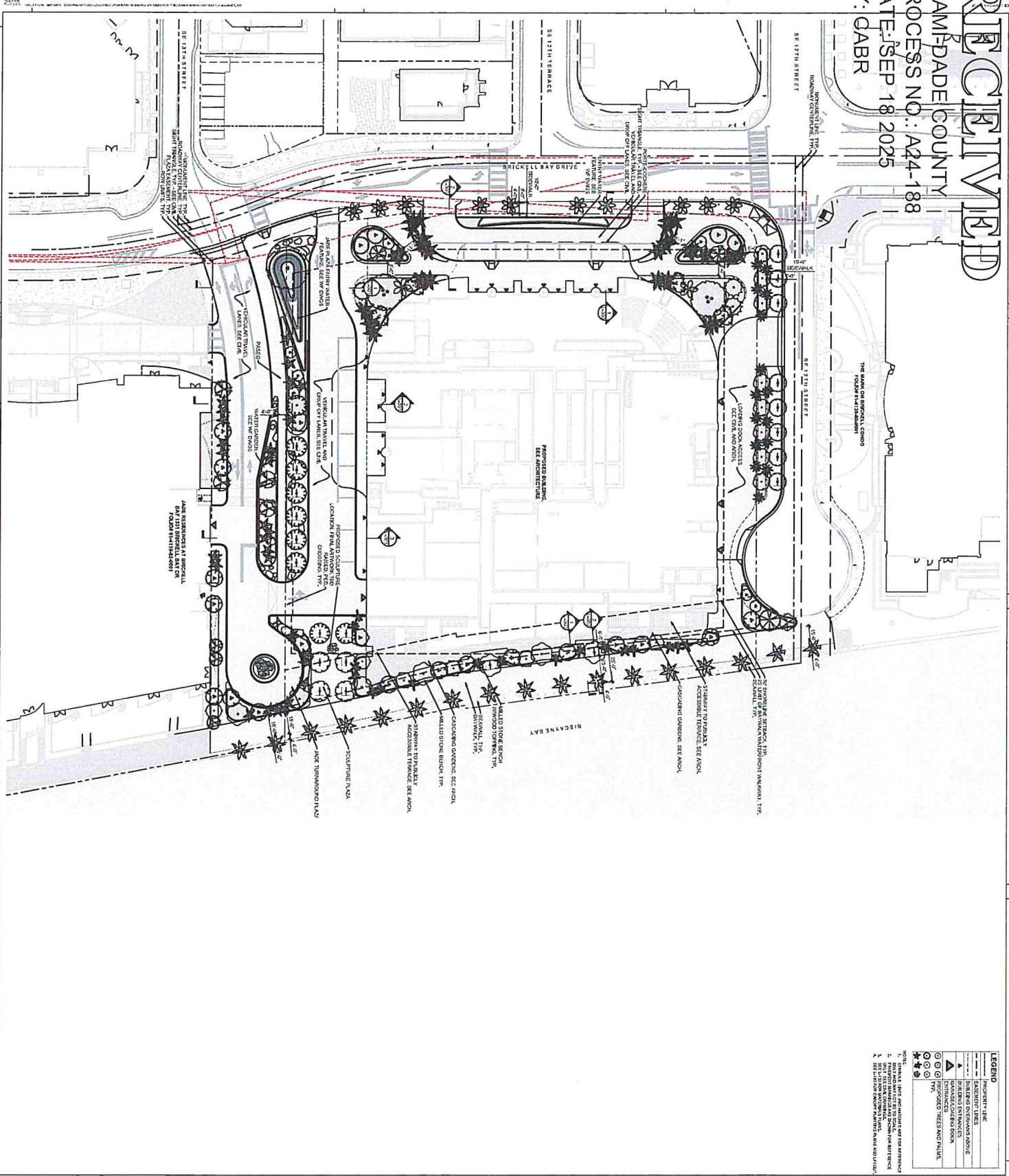
SCALE: 1/8" = 1'-0"

D-101

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

RECEIVED

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



LEGEND

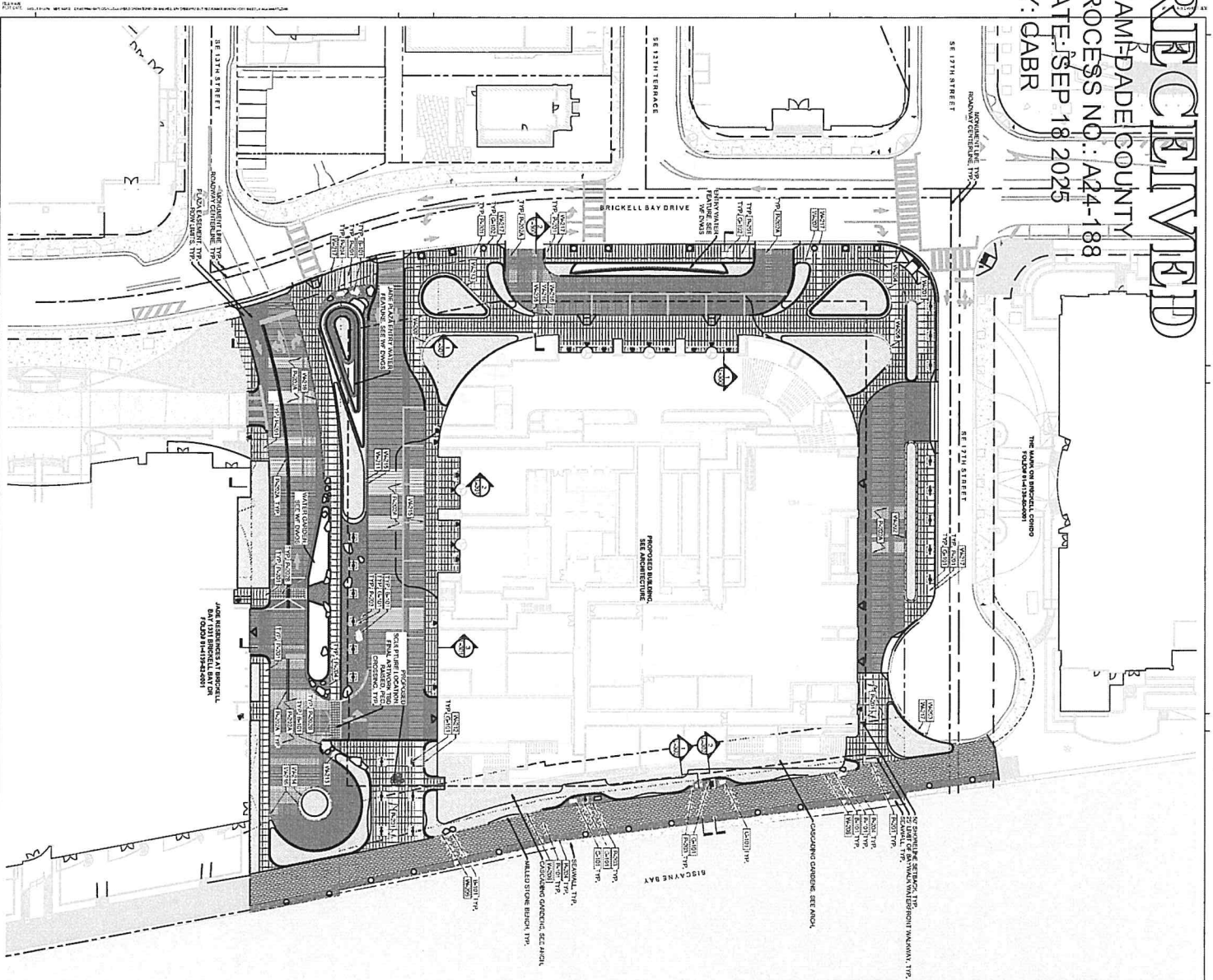
	PROPERTY LINE
	EASEMENT LINE
	BUILDING FOOTPRINT
	DRIVEWAY
	LANDSCAPING
	TREE
	SHRUB
	PLANT

1. DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. SEE ALL DIMENSIONS FOR DETAILS.
4. SEE ALL DIMENSIONS FOR DETAILS.
5. SEE ALL DIMENSIONS FOR DETAILS.

<p>1201 Brickell Bay Drive General Plan - May 09th, 2025</p>	
<p>CLIENT: 1201 Brickell Bay LLC 1201 Brickell Bay Drive Miami, FL 33131</p>	<p>DESIGNER: M&A Architects, P.A. 1201 Brickell Bay Drive Miami, FL 33131</p>
<p>DATE: 05/09/2025</p>	<p>SCALE: 1/8" = 1'-0"</p>
<p>PROJECT NO.: 1201 Brickell Bay Drive Miami, FL 33131</p>	<p>DATE: 05/09/2025</p>
<p>PROJECT NAME: 1201 Brickell Bay Drive Miami, FL 33131</p>	<p>DATE: 05/09/2025</p>
<p>PROJECT NO.: 1201 Brickell Bay Drive Miami, FL 33131</p>	<p>DATE: 05/09/2025</p>

RECEIVED

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



PLANT BED SCHEDULE

NO.	PLANT SPECIES	QTY	DATE
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1. THIS SCHEDULE IS FOR INFORMATION ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 2. THE QUANTITIES LISTED ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY.
 3. THE CONTRACTOR SHALL VERIFY THE QUANTITIES AND SPECIFICATIONS OF ALL MATERIALS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	EXISTING LINES
[Symbol]	EXISTING OVERLAPPING ADVICE
[Symbol]	PLANNING ENTANGLED
[Symbol]	ENTANGLED BY BOOK
[Symbol]	ENTANGLED
[Symbol]	EXISTING TRAIL AND PAVEMENT

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

MapOperations
 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33131

DATE: 05/09/2025
 TIME: 10:30 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

NOT FOR CONSTRUCTION

SCALE: 1" = 1'-0"

DATE: 05/09/2025

TIME: 10:30 AM

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

RECEIVED

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

ITEM NO.	SYMBOL	DESCRIPTION	DATE	STATUS	REVISION	DATE
1	1	ADDITIONAL WORK	09/18/25	OPEN	1	09/18/25
2	2	ADDITIONAL WORK	09/18/25	OPEN	1	09/18/25
3	3	ADDITIONAL WORK	09/18/25	OPEN	1	09/18/25
4	4	ADDITIONAL WORK	09/18/25	OPEN	1	09/18/25
5	5	ADDITIONAL WORK	09/18/25	OPEN	1	09/18/25
6	6	ADDITIONAL WORK	09/18/25	OPEN	1	09/18/25
7	7	ADDITIONAL WORK	09/18/25	OPEN	1	09/18/25
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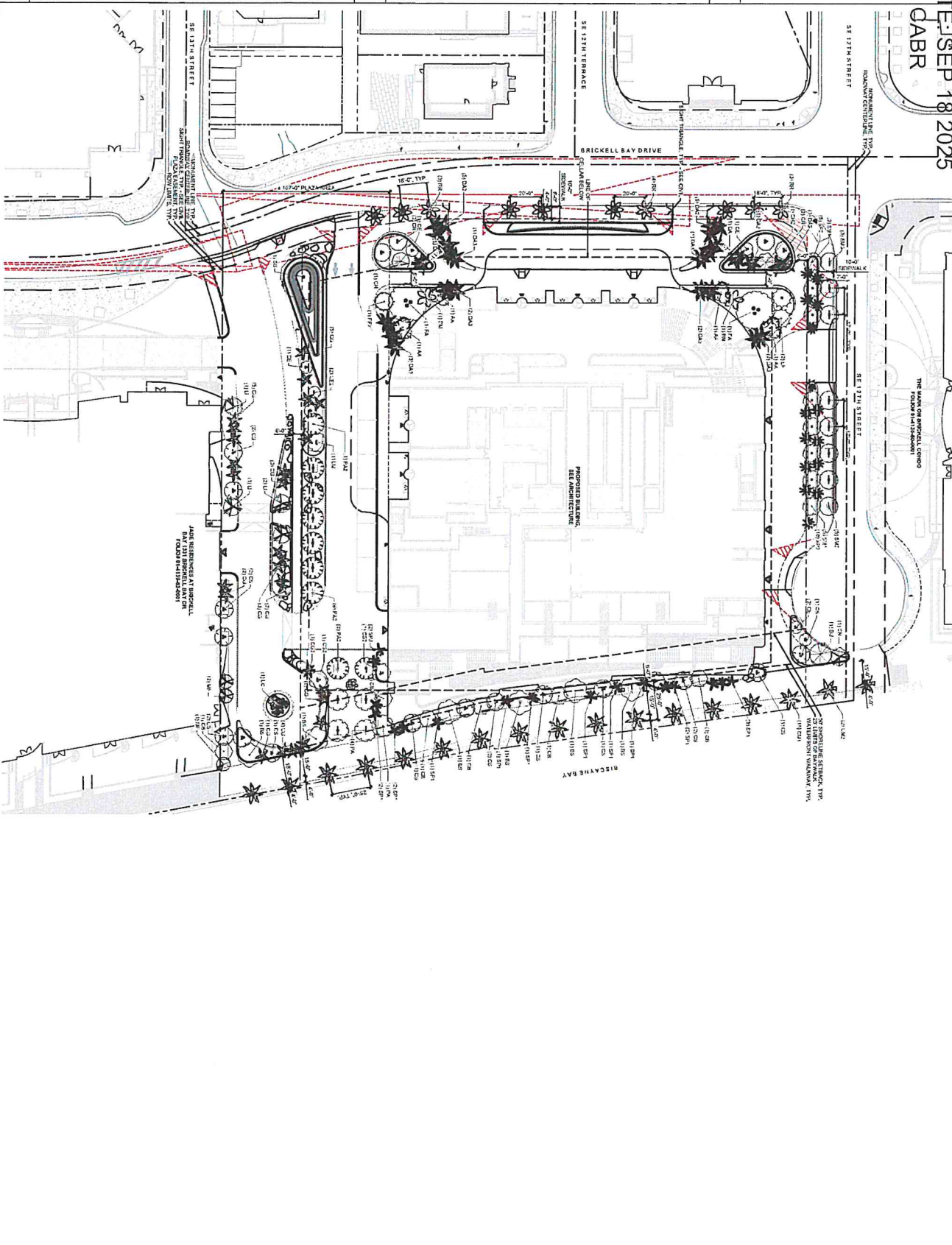
NO.	DESCRIPTION	DATE
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39	ADDITIONAL WORK	09/18/25
40	ADDITIONAL WORK	09/18/25

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

Field Operations
 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33131

DATE ACQUIRED
 PREPARED BY
 CHECKED BY
 DATE DUE
 1-180

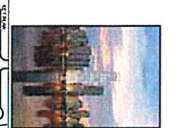
RECEIVED
 MIAMI-DADE COUNTY
 PROCESS NO.: A24-188
 DATE: SEP 18 2025
 BY: CABR



NOT TO SCALE
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
 1. THE INFORMATION ON THIS PLAN IS FOR INFORMATION ONLY
 2. THE INFORMATION ON THIS PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE
 3. THE INFORMATION ON THIS PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE

LEGEND

—	PROPOSED BUILDING
---	EXISTING DRIVEWAYS
---	EXISTING STREETS
---	PROPOSED DRIVEWAYS
---	PROPOSED STREETS
---	PROPOSED SIDEWALKS
---	PROPOSED LANDSCAPING
---	PROPOSED UTILITIES
---	PROPOSED UTILITIES TRENCHES
---	PROPOSED UTILITIES TRENCHES (UNDERGROUND)
---	PROPOSED UTILITIES TRENCHES (OVERGROUND)
---	PROPOSED UTILITIES TRENCHES (UNDERGROUND) (SEE ARCHITECTURE)
---	PROPOSED UTILITIES TRENCHES (OVERGROUND) (SEE ARCHITECTURE)
---	PROPOSED UTILITIES TRENCHES (UNDERGROUND) (SEE ARCHITECTURE)
---	PROPOSED UTILITIES TRENCHES (OVERGROUND) (SEE ARCHITECTURE)



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

OWNER
 1201 BRICKELL BAY LLC
 1201 Brickell Bay Drive
 Miami, FL 33131
 TEL: 305.375.1111

DESIGN ARCHITECT
 HOK
 1000 Biscayne Blvd
 Miami, FL 33132
 TEL: 305.573.1111

LANDSCAPE ARCHITECT
 HOK
 1000 Biscayne Blvd
 Miami, FL 33132
 TEL: 305.573.1111

ENGINEER
 HOK
 1000 Biscayne Blvd
 Miami, FL 33132
 TEL: 305.573.1111

GENERAL CONTRACTOR
 HOK
 1000 Biscayne Blvd
 Miami, FL 33132
 TEL: 305.573.1111

DATE
 05/09/2025

PROJECT NO.
 L-181

SCALE
 1/8" = 1'-0"

DRAWN BY
 [Name]

CHECKED BY
 [Name]

APPROVED BY
 [Name]

DATE
 05/09/2025

fieldoperations
 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33131

THESE PLANS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.

RECEIVED

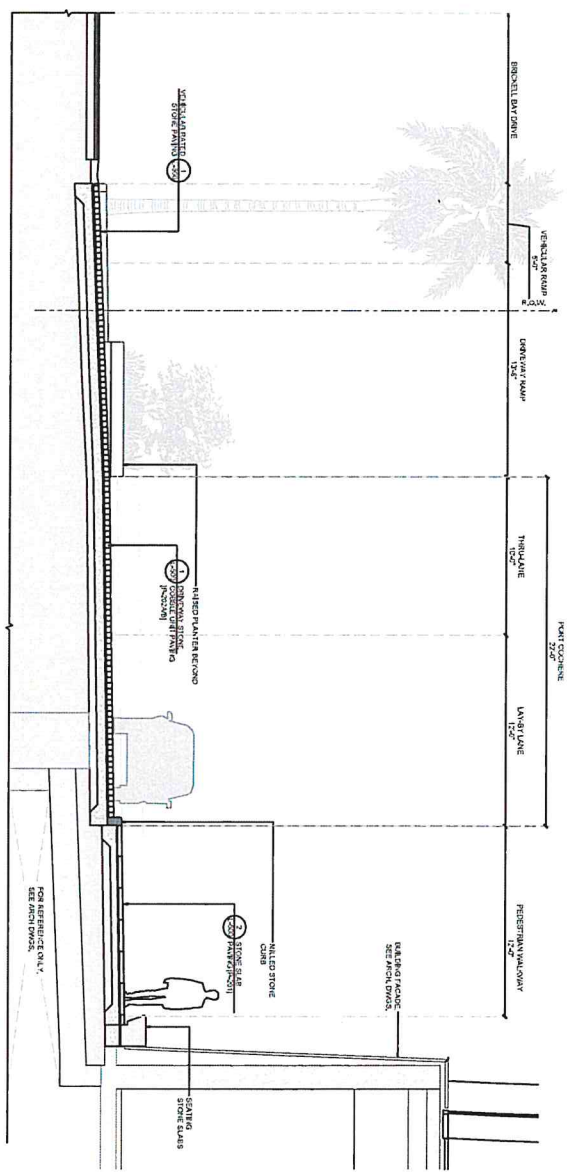
MIAMI-DADE COUNTY

PROCESS NO.: A24-188

DATE: SEP 18 2025

BY: CABR

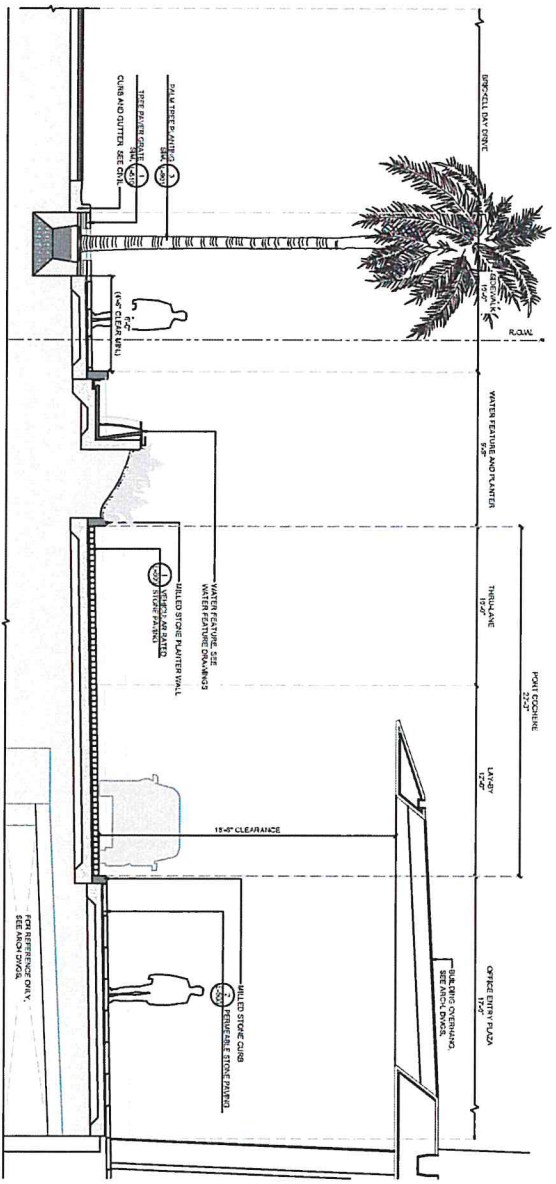
2 SECTION
OFFICE LOBBY - DRIVE WAY



PROJECT: 1201 Brickell Bay Drive Miami, FL 33131	CLIENT: 1201 Brickell Bay, LLC 833 Brickell Ave Miami, FL 33131
DESIGN ARCHITECT: Field Operations 1201 Brickell Bay Drive Miami, FL 33131 Tel: 305.371.1111 Fax: 305.371.1111	DATE: 09/18/2025
DATE: 09/18/2025	SCALE: AS SHOWN
NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.	

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

1 SECTION
OFFICE LOBBY - DROP-OFF AREA



PROJECT: 1201 Brickell Bay Drive Miami, FL 33131	CLIENT: 1201 Brickell Bay, LLC 833 Brickell Ave Miami, FL 33131
DESIGN ARCHITECT: Field Operations 1201 Brickell Bay Drive Miami, FL 33131 Tel: 305.371.1111 Fax: 305.371.1111	DATE: 09/18/2025
DATE: 09/18/2025	SCALE: AS SHOWN
NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.	

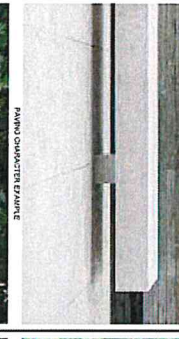
L-300

RECIPE BOOK

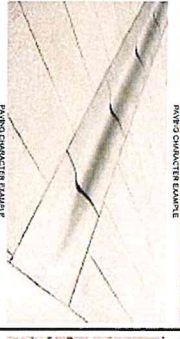
THE WATER GARDENS AND GATHERING TREE GARDEN
 MIAMI-DADE COUNTY
 PROCESS NO.: A24-188
 DATE: SEP 18 2025
 BY: CABR



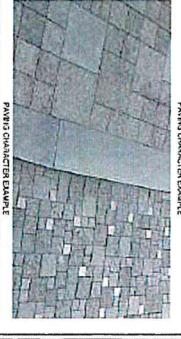
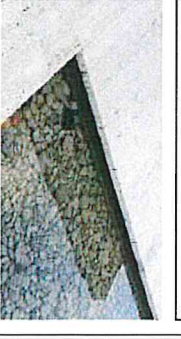
THE WATER GARDENS AND GATHERING TREE PLAZA



HOTEL ENTRY PLAZA



ENTRY PLAZA AND GARDENS



PROJECT: 1201 Brickell Bay Drive
 CLIENT: Field Operations
 DESIGN: [Firm Name]
 ARCHITECT: [Firm Name]
 LANDSCAPE ARCHITECT: [Firm Name]
 DATE: [Date]

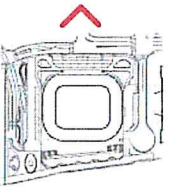
1201 Brickell Bay Drive
 General Plan - May 09th, 2025

NO.	DESCRIPTION	DATE

field operations
 1201 BRICKELL BAY DRIVE
 MIAMI, FL 33131

CONTRACT NO.
 PROJECT NO.
 DRAWING NO.
 DATE

SCALE: 1" = 1' 4" 00



1 VIEW FROM SE 12th TERRACE LOOKING EAST

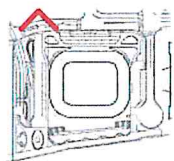


NO.	DESCRIPTION	DATE

AAI
ARCHITECTURAL ASSOCIATES, INC.
 1301 BRICKELL BAY DRIVE
 MIAMI, FL 33131
 PHONE: (305) 859-2200
 FAX: (305) 859-2201
 WWW.AAI-ARCHITECT.COM

1201 Brickell Bay Drive
 GENERAL PLAN - September 12, 2025

DATE:	11/12/2025
PROJECT:	1201 BRICKELL BAY DRIVE
TITLE:	GENERAL PLAN
NO.:	GH-403



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



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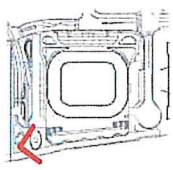
1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

CONTRACT NO. **AAI**
PROJECT 1201 Brickell Bay Drive
DRAWN BY DATE
REVISIONS

DATE: 11/07/25
SCALE: 1/4"=1'-0"
SHEET NO. 01 OF 01
PROJECT NO. 24-008
DRAWN BY: JAVIER
CHECKED BY: JAVIER
DATE: 09/23/25

REVISIONS

1 VIEW ALONG THE BAYWALK LOOKING NORTH



1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

CONTRACT NO. AAI

PROJECT: 1201 Brickell Bay Drive

REVISED SHEET: QN-007

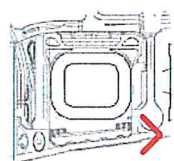
DATE: 11/02/25

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

DESIGNER: AAI

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	11/02/25
2	FOR CONSTRUCTION	11/02/25



1 VIEW ALONG THE BAYWALK LOOKING SOUTH



101 Brickell Bay Drive, LLC
 101 Brickell Bay Drive
 Miami, Florida 33131
 Tel: (305) 575-2200

ARCHITECT
 AAI
 1201 Brickell Bay Drive
 Miami, Florida 33131
 Tel: (305) 372-2000

LANDSCAPE ARCHITECT
 AAI
 1201 Brickell Bay Drive
 Miami, Florida 33131
 Tel: (305) 372-2000

DATE: 10/25/2021

1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

NO.	DESCRIPTION	DATE

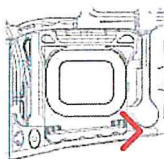
CONSULTANT
AAI
 1201 Brickell Bay Drive
 Miami, Florida 33131
 Tel: (305) 372-2000

REVISIONS

NO.	DATE	DESCRIPTION
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2	11/02/21	
3	11/02/21	
4	11/02/21	
5	11/02/21	
6	11/02/21	
7	11/02/21	

PROJECT NO. QN-009

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



1 VIEW ALONG THE BAYWALK LOOKING SOUTH CLOSE-UP



PROJECT: 1201 BRICKELL BAY DRIVE

OWNER: AAI

ARCHITECT: AAI

DATE: 09/12/2025

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

PROJECT NO: 2025-001

DATE: 09/12/2025

PROJECT NO: 2025-001

DATE: 09/12/2025

PROJECT NO: 2025-001

DATE: 09/12/2025

PROJECT NO: 2025-001

DATE: 09/12/2025

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PROJECT NO: 2025-001

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DATE: 09/12/2025

PROJECT NO: 2025-001

DATE: 09/12/2025

1201 Brickell Bay Drive

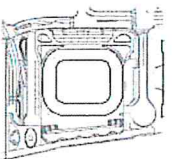
GENERAL PLAN - September 12, 2025

PROJECT NO: 2025-001

 DATE: 09/12/2025

 PROJECT NO: 2025-001

 DATE: 09/12/2025



1 VIEW FROM BISCAINE BAY LOOKING WEST



<p>1201 BRICKELL BAY DRIVE GENERAL PLAN</p>	<p>1201 BRICKELL BAY DRIVE GENERAL PLAN</p>
<p>DATE: 09/12/25</p>	<p>DATE: 09/12/25</p>
<p>PROJECT: 1201 Brickell Bay Drive</p>	<p>PROJECT: 1201 Brickell Bay Drive</p>
<p>CONTRACTOR: AAI</p>	<p>CONTRACTOR: AAI</p>
<p>OWNER: 1201 Brickell Bay Drive</p>	<p>OWNER: 1201 Brickell Bay Drive</p>
<p>REVISIONS:</p>	<p>REVISIONS:</p>
<p>DATE: 09/12/25</p>	<p>DATE: 09/12/25</p>
<p>BY: [Signature]</p>	<p>BY: [Signature]</p>
<p>FOR: [Signature]</p>	<p>FOR: [Signature]</p>

1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

AAI

 ARCHITECTURAL ASSOCIATES, INC.

1201 BRICKELL BAY DRIVE
 MIAMI, FL 33131
 TEL: 305.442.1111
 FAX: 305.442.1112
 WWW.AAI-ARCHITECTS.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 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: _____

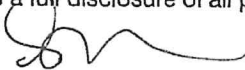
NAME AND ADDRESS	PERCENTAGE OF INTEREST
_____	_____
_____	_____
_____	_____
_____	_____

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
<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>
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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: _____

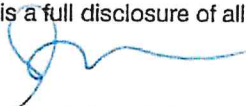
NAME AND ADDRESS	PERCENTAGE OF INTEREST
_____	_____
_____	_____
_____	_____
_____	_____

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 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
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 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

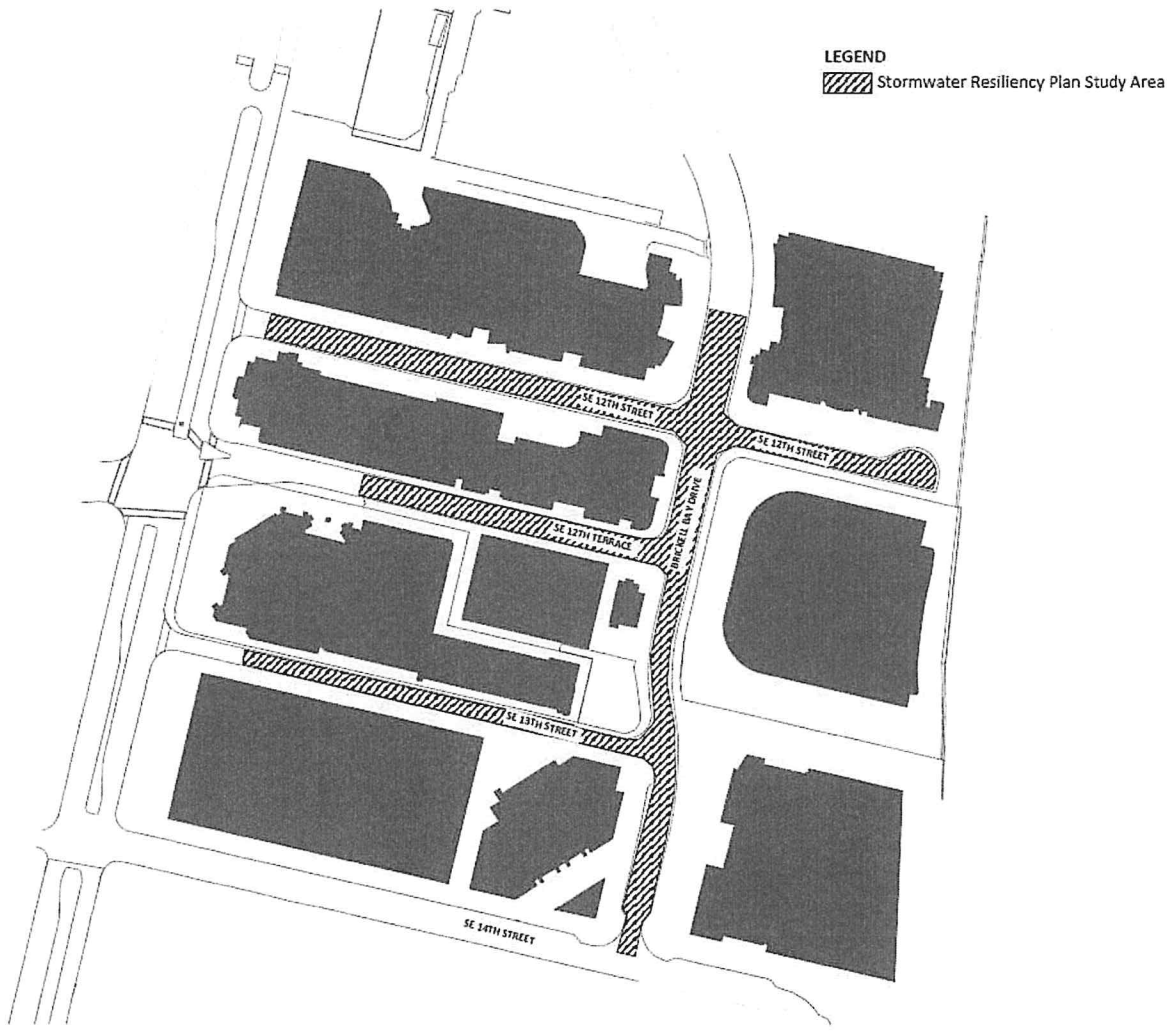
This form is available online at www.miamidade.gov/zoning/forms.asp

FORM REVISION 2019/3



EXHIBIT "C"

Stormwater Resiliency Plan Study Area



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. 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 and 4 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.

6. 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 and Additional Midblock Crosswalk, 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 and Additional Midblock Crosswalk, 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.

7. 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.

DRAFT

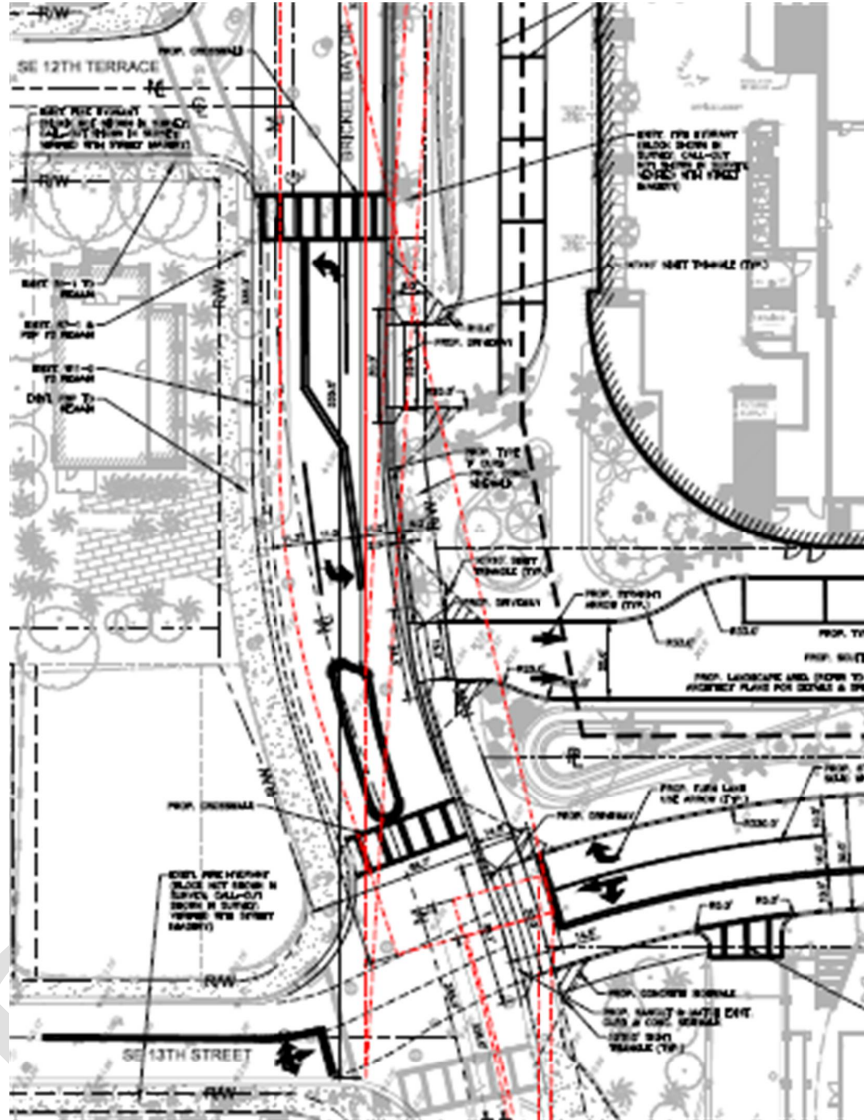
EXHIBIT "C"

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: Z25-020

December 18, 2025

Item No. 8A4

Recommendation Summary	
Commission District	8
Applicants	Citinet Aventura LLC and Redland Grove LLC
Summary of Requests	The applicants seek to permit a rezoning of the subject property from AU (Agricultural, minimum 5-gross acre lots) and EU-M (minimum 15,000 sq. ft. lots) to PAD (Planned Area Development) in order to develop the parcel with 138 residential units. Additionally, the applicants seek to allow single-family residential lots to have no frontage on public streets and to permit access to such lots by way of private drives, have less private open space for the detached units, to allow some of the units to have no on-street parking spaces, and to allow less common open space than required by code.
Location	Located between SW 220 Street and SW 226 Street and between SW 132 Court and SW 133 Court, Miami Dade County, FL
Property Size	±20.91-gross (±20.15 net) Acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Single-family residences, agricultural groves, vacant land
2030-2040 CDMP Land Use Designation	Low Density Residential w/ One Density Increase (DI-1) (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003) * <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval of request #1, subject to the Board's acceptance of the proffered PAD agreement, and approval with conditions of requests #2 through #5 (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective) *

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20250003 to amend the CDMP, which the Board of County Commissioners (the Board) is scheduled to hear, pursuant to section 2-116.1 of the County Code, prior to and on the same day as the hearing on this concurrent zoning application.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

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

PROCEDURAL HISTORY:

This item was deferred from the November 20, 2025, meeting of the Board of County Commissioners (BCC) in order to allow the applicants to meet with the neighbors.

The public hearing on this item was held.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, and EU-M, Estate Modified District, to PAD, Planned Area Development.
- (2) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to waive same to permit the proposed residential lots with 0' of frontage and to permit access to a public street by means of private drives.
- (3) NON-USE VARIANCE to permit detached single-family residences to have a minimum of 38% private open space (125% of the interior gross square footage of the ground floor of each unit required).
- (4) NON-USE VARIANCE to permit 30 units with 0 parking spaces (2 parking spaces required for each) and to allow the required parking spaces to be provided within private garages (not permitted).
- (5) NON-USE VARIANCE to allow a minimum of 23.18% of common open space where 30% is required.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Rodan Estates," consisting of architectural plans prepared by Pascual, Perez, Kiliddjian, Starr and Associates, P.A., comprising 23 sheets dated-stamped received June 25, 2025, and 5 sheets dated-stamped received on September 30, 2025; civil plans prepared by Ford Engineers, Inc., comprising 7 sheets dated-stamped received September 30, 2025; a photometric plan prepared by HSQ Group, Inc., comprising 3 sheets, dated-stamped received September 30, 2025; and landscape plans prepared by Witkin Hults and Partners, comprising 16 sheets dated-stamped received September 30, 2025; for a total of 54 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP202500003) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the ±20.91-gross (±20.15 net) acres subject parcel from "Estate Density Residential" (1 to 2.5 Dwelling units per gross acre), to "Low Density Residential w/ One Density Increase (DI-1)" (6 to 13 Dwelling units per gross acre with sound urban design). The CDMP amendment would be subject to the Board's acceptance of a proffered Declaration of Restrictions (CDMP covenant) requiring that sound urban design principles are incorporated into the design of the development on the property consistent with the One Density Increase (DI-1), limiting development on the subject site to a maximum of one-hundred and thirty eight (138) residential dwelling units, providing proportionate share mitigation prior to tentative plat to mitigate impacts on SW 220 street, SW 226 street, SW 133 court, SW 132 court and SW 133 avenue, as well as connection to water and sewer service. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP202500003 and it becoming effective.

The applicant seeks to rezone the subject property from AU, Agricultural District, and EU-M, Estate Modified District, to PAD, Planned Area Development, in order to develop the parcel with

138 detached single-family residential units. With the aforementioned request, the applicant also seeks to allow the proposed single-family lots to have no frontage on the adjoining public streets, and to permit access to such lots by way of private driveways. Additionally, this zoning application also seeks ancillary non-use variances to provide less private open space for the detached units than otherwise required by code, and seeks approval for 30 detached single-family units to have no on-street parking spaces, and have the required parking for such units be provided within attached 2-car garages, and to allow less common open space than required by code. The proposed PAD development will have twenty-one (21) ingress/egress points of direct vehicular and pedestrian access to help facilitate the flow of traffic for the proposed residential development. There would be seven ingress/egress point of access from the west side where there will be a proposed street dedication, and eleven along SW 233 Avenue. The applicant has submitted plans that depict the subject site being developed with 138-unit detached single-family residential lots with parking and private open spaces and serviced by internal private driveways. These model homes, consisting of 3, 4, and 5-bedroom type dwellings, are two (2)-story high, and do not exceed 35 feet in height. Staff notes that each model home will include a private garage, is constructed on an individual platted lot containing a minimum lot area of 1,950 sq. ft., and will have a rear yard enclosed with privacy fences. Parking and driveways are internal to the site, and each individual lot, with the exception of 30 lots, will include two surface parking stalls towards the front. Parking for those 30 lots will be within a private two-car garage and is also the subject for one of the ancillary non-use variances. Submitted plans indicate that the proposed lots and blocks are designed along a network of private drives to allow connectivity for pedestrians and autos alike. The site amenities depicted on the submitted plans include designated common open space areas that will include active and passive recreational amenities such as a tot lot, mail-kiosks, and a dog park. The development includes a Natural Forest Community (NFC) preservation area that will preserve as such, the NFC preservation is 1.99 acres. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided around the proposed buildings, as well as along the perimeter of the property lines for the subject parcel, with street trees provided along all the five abutting roadways. The applicant has proffered a planned area development agreement, which, besides providing certain development parameters, restricts the site to the submitted site plans, and limits the subject property to a maximum density of 138 single-family detached residential dwelling units. Furthermore, the zoning PAD agreement also provides that the owner shall comply with the CDMP covenant accepted in conjunction with the approval of CDMP amendment application no. CDMP20250003, being processed concurrently with this zoning hearing application.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU and EU-M; single-family residences, agricultural groves, vacant land	Low Density Residential w/ One Density Increase (DI-1) (Subject to approval of the concurrent CDMP amendment)
North	AU, EU-1; single-family residences	Estate Density Residential (1 to 2.5 dua)
South	EU-M; single-family residences	Estate Density Residential (1 to 2.5 dua)
East	EU-1, AU and EU-M; single-family residences.	Estate Density Residential (1 to 2.5 dua)
West	AU; agricultural groves and FPL land.	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject site is a ±20.91-gross (±20.15 net) acres irregularly shaped area comprised of six parcels which include single-family residences, agricultural groves and vacant land. It is generally bounded by SW 220 Street and SW 226 Street and between SW 132 Court and SW 133 Court. The properties to the north of the subject site are single-family residences, including some large lot residences and the zoning district is EU-1. To the west there are active agricultural properties that also have FPL power lines zoned AU. To the east of the site there are more single-family residences zoned AU and EU-1, and to the south there are more single-family residences zoned EU-M. Additionally, the subject property is inside and approximately 0.13 miles (700 feet) east of the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property in order to provide additional residential uses in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 135 PM daily peak hour vehicle trips. Staff notes that the application may add to the population in the area and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously mentioned, the subject property is the subject of a small-scale CDMP amendment application (CDMP20250003) being processed concurrently with this zoning application, pursuant to Section 2-116.1(5)(d)(e) of the Code of Miami-Dade County. The concurrent CDMP application is slated to be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application seeks to re-designate the ±20.91-gross (±20.15 net) acres subject parcel from “Estate Density Residential” (1 to 2.5 Dwelling units per gross acre), to “Low Density Residential w/ One Density Increase (DI-1)” (6 to 13 Dwelling units per gross acre with sound urban design principles incorporated into the design of the proposed development). *The residential densities allowed in the Low Density Residential use category shall range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre.* Furthermore, this category includes the One Density Increase (DI-1) overlay designation provided that sound urban design principles are incorporated into the design of the proposed development, which would allow one density category higher than the aforementioned 2.5 to 6 allowed under Low Density, and would be from 6 to 13 dwelling units per gross acre. As such, subject to the approval of the concurrent CDMP amendment, this would allow the applicant to develop the ±20.91-gross acre subject site with a maximum total of 271 dwelling units as the maximum density allowed under the CDMP Low Density Residential w/ One Density Increase (DI-1) threshold on the LUP map. Notwithstanding, staff notes that as part of the hearing for this application, the applicant has submitted a planned area development agreement for approval and acceptance, which, besides providing certain development parameters and that the subject parcel shall be developed in substantial compliance with the submitted site plans, also restricts the site to a maximum density of 138 single-family detached residential dwelling units. Furthermore, the PAD agreement provides that the owner shall comply with the CDMP covenant accepted in conjunction with the approval of CDMP amendment application no. CDMP20250003, that is being processed concurrently with this zoning hearing application. Based on the foregoing, staff opines that the

proposed density under this application would be **consistent** and, as demonstrated, within the maximum numerical residential density threshold that would be permitted by the Land Use Plan map, as well within the maximum unit count that may be approved under the concurrent CDMP application. Provided the site is designed and developed using sound urban design principles such as ensuring that there are no rear yards abutting public roadways.

The criteria for determining compatibility is outlined in CDMP Land Use Element, **Policy LU-4A**, among which are *noise, lighting, height, bulk, scale of architectural elements, landscaping and buffering as applicable*. Staff opines that the proposed rezoning for the PAD development of 138 detached single-family residential units, at a density of ± 6.59 dwelling units per gross acre, would be **compatible** with the development trend within the surrounding area and with the County's policies to appropriately increasing residential densities and intensities of development within the UDB, and the rezoned property will act as a reasonable transition between the large lot residences to the north, east and south. Furthermore, submitted landscape plans depict ample landscaping in the form of trees and shrubs provided along the perimeter of the property lines for the subject parcel, with street trees provided along the four abutting public roadways. Based on the foregoing, staff opines that the proposed development will be adequately buffered and will not have a significant visual impact on the surrounding properties and would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policy LU-4A**.

Therefore, subject to the Board's approval of the CDMP small-scale amendment to allow the redesignation of the subject parcel to Low Density Residential w/ One Density Increase (DI-1) on the CDMP LUP map, and subject to the acceptance of the proffered planned area development agreement, staff opines that the proposed district boundary change to PAD on the subject property would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Low Density Residential** use on the CDMP Land Use Plan (LUP) map. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from AU, Agricultural District and EU-M (minimum 15,000 sq. ft. lots), to PAD, Planned Area Development, on the subject property (request #1). For the reasons stated above and below, staff opines that when the request to rezone the ± 20.91 -gross (± 20.15 net) acre parcel to PAD in order to develop the parcel with 138 single-family detached residential units, is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that contingent on the approval of the CDMP land use map amendment to redesignate the subject parcel to Low Density Residential w/ One Density Increase (DI-1) requiring that certain urban design principles be incorporated into the design of the development on the subject property, as well as subject to the acceptance of the proffered zoning PAD agreement, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to PAD would be **consistent** with the aforementioned CDMP

designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the trend of development in the surrounding area. Staff opines that the proposed 2-story high, 138-unit detached single-family residential development will create a harmonious transition between the single-family residential lots located to the north, east and south.

Staff notes that the proposed development complies with all the zoning regulations regarding building setbacks, heights of buildings, lot area, lot coverage and landscaping. As designed, the proposed PAD development, with the pedestrian and auto connectivity, proposed residential structures with massing and intensity similar in scale to the surrounding uses, as well as the proposed landscaping, will produce a development that will be compatible with the neighborhood. Additionally, staff opines that based on the submitted landscape plans, the perimeter of the subject parcel is to be substantially buffered with ample landscaping in the form of a continuous row of street trees and shrubs, and that such landscaping elements will create a visual perception of continuous greenery and be sufficient to mitigate any visual or aural impacts generated by the proposed development on the neighboring properties. Staff further opines that the proposed development depicts the applicant's intent to utilize development parameters in a manner that maintains the development trend in the area, comply with the conditions proffered within the CDMP Declaration of Restrictions by incorporating design principles to obtain a CDMP density increase (DI-1); providing connection to water and sewer service. Staff notes that under the requested redesignation on the Land Use Plan (LUP) map to "Low Density Residential w/ One Density Increase (DI-1)" (up to a maximum of 13 Dwelling units per gross acre), the ±20.91-gross (±20.15 net) acre subject site could be developed with a maximum total of 271 dwelling units. However, staff notes that the applicant intends to develop the parcel with 138 single-family detached residential units which is an approximate density of ±6.84 dwelling units to the net acre (±6.59 dwelling units per gross acre), and has also proffered a zoning PAD agreement that requires that the subject parcel shall be developed in substantial compliance with the submitted site plans, as well as restricts the property to a maximum density of 138 dwelling units.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the request will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum dated July 1, 2024, states that the application meets traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 135 PM daily peak hour vehicle trips. The Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) has no objection to the application, subject to conditions set forth in their memorandum. Further, the Department of Regulatory and Economic Resources (RER) Code Coordination and Public Hearings Section's Environmental Review indicates that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade 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 object to the application. Based on the aforementioned department memoranda, staff opines that the request for rezoning will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the request to rezone the subject parcel to PAD, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the rezoning in relation to the present and future development of the area. **Therefore, staff recommends approval of request #1 for a district boundary change to PAD, Planned Area Development, under Section 33-311, District**

Boundary Change. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective)

In order to implement the proposed residential development, the applicant is requesting ancillary non-use variances to permit the proposed detached single-family residential lots to have 0' of frontage on public rights-of-ways, and to permit such lots to have access to public streets by means of private driveways (request #2), to permit these residences to have 38% private open space, where a minimum of 125% of private open space is required (request #3), to allow 30 units with 0 parking spaces (2 parking spaces required for each) and to allow the required parking spaces to be provided within private garages (not permitted) (request #4), and to allow a minimum of 23.18% of common open space where 30% is required (request #5). When these requests are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff notes that, because of the site plan tied to the PAD re-zoning, these requests are intrinsically intertwined with the request for a zone change to PAD which staff supports, and opines that the approval of these requests with conditions would be **compatible** with the area concerned, when considering the necessity and reasonableness of the deletion in relation to the present and future development of the area concerned.

Staff notes that the private drives will be internal to a subject property which is generally bound by the following public rights-of-ways; SW 133 Court to the west, SW 220 Street on the north, SW 133 Avenue on the east, and SW 226 Street on the south. Staff opines that due to the characteristics of the irregularly shaped subject site, the use of private drives are necessary and should be approved based on the special circumstances affecting the subject property. Staff further opines that the frontage of the proposed single-family residential detached lots along private drives would be internal to the subject site, would not be visible in the area, and would not create a significant visual impact in the area. Further, staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources does not object to the request. When analyzing request #3, staff opines that the private open spaces that are less than required will be internal to the said lots, would only impact the interior areas within the subject parcel, and would not create a significant visual impact on the surrounding properties. Staff opines that the private open space variance is mitigated for the residents by providing convenient access to passive and active recreational amenities within the common areas, which are an integral part of the planned area development. Furthermore, any impact generated by the sub-standard private open spaces will be adequately mitigated by landscaping in the form of trees and shrubs provided along the perimeter of the blocks and around the proposed structures, creating a visual perception of greenery around the proposed units, enhancing the views of passersby along the abutting roadways and from the neighboring residential properties. Similarly, when request #4, to permit 30 units with 0 parking spaces (2 parking spaces required for each) and to allow the required parking spaces to be provided within private garages (not permitted), is analyzed under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards, staff opines that approval with conditions would be compatible with the surrounding area. Staff notes that zoning regulations do not allow the use of these spaces in calculating the total available parking spaces for the proposed units, resulting in the variance for providing 0 parking spaces for these 30 units that is the subject of request #4. Staff supports the request and opines that the likelihood of the spillage of parking onto the abutting roadways is very minimal, and notes that the proposed PAD development provides for a total of 425 parking spaces where a total of 276 parking spaces are required by code. Staff further notes that the Model "E" (30 units) section of the PAD Agreement contains a condition that reads, "Model Unit E Parking: The garage shall not be enclosed in any manner for habitable space and remain for parking of vehicles and storage of items only." Additionally, when request #5 to allow a minimum of 23.18% of common open space where 30% is required. Staff opines that the requested reduction of the common open space, will be internal

to the said development and the residential lots, would only impact the interior areas of the subject property, and would not create a significant visual impact on the surrounding properties.

Staff, therefore, opines that approval with conditions of the requests #2, through #5 would 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 provided that the non-use variances will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. **Therefore, staff recommends approval with conditions of request #2 through #5 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective)**

ACCESS, CIRCULATION AND PARKING: The submitted site plan depicts twenty-one (21) ingress/egress points of direct vehicular and pedestrian access to help facilitate the flow of traffic for the proposed residential development. There are seven such access points from proposed SW 133 Court, and eleven provided along SW 133 Avenue, whereas three such access points have been provided along both SW 132 Court. Additionally, the submitted plans indicate that the proposed PAD residential development is designed along a network of private drives to allow seamless connectivity to the various individual tracts within the proposed development for pedestrians and autos alike. The proposed PAD development provides for a total of 425 parking spaces, out of which 172 parking spaces are provided within garages attached with the units, and 253 parking spaces are provided in driveways and on-street. The proposed development complies with the code minimums that require a total of 276 parking spaces.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered PAD agreement, and approval with conditions of requests #2 through #5. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective)

CONDITIONS FOR APPROVAL: For requests #2, through #5 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Rodan Estates," consisting of architectural plans prepared by Pascual, Perez, Kiliddjian, Starr and Associates, P.A., comprising 23 sheets dated-stamped received June 25, 2025, and 5 sheets dated-stamped received on September 30, 2025; civil plans prepared by Ford Engineers, Inc., comprising 7 sheets dated-stamped received September 30, 2025; a photometric plan prepared by HSQ Group, Inc., comprising 3 sheets, dated-stamped received September 30, 2025; and landscape plans prepared by Witkin Hults and Partners, comprising 16 sheets dated-stamped received September 30, 2025; for a total of 54 sheets.

3. That the use be established and maintained in accordance with the approved plan.
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 complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Department of Regulatory and Economic Resources (RER) Code Coordination and Public Hearings Section's Environmental Review as contained in their memorandum.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in their memorandum.
7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division as indicated in their memorandum.
8. 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.
9. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Solid Waste Management department as indicated in their memorandum.

ES:JB:SS:PM



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

ZONING RECOMMENDATION ADDENDUM

Citinet Aventura LLC and Redland Grove LLC
PH: Z25-020

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection*</i>
Platting and Traffic Review Section (RER)	<i>No objection* needs update</i>
Department of Transportation and Public Works (DTPW)	<i>No objection*</i>
Parks, Recreation and Open Spaces Department (PROS)	<i>No objection</i>
Miami-Dade Fire Rescue Department (MDFR)	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection *</i>
Miami-Dade County Public Schools	<i>No objection</i>
Miami-Dade Sheriff's Office	<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>With One Density Increase (DI-1) w/ Urban Design (Pg. I-32)</p>	<p><i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p> <p>Density Increase with Urban Design. Some parcels are designated on the LUP map both with a color designating the allowable residential density basis and one of two hatch patterns. The hatch pattern labeled on the LUP map legend as DI-1 (Density Increase 1) denotes that the parcel is eligible for approval of one density category higher than the residential density indicated by the underlying color code, and DI-2 denotes eligibility for approval of up to two density categories higher. A property shall be eligible for a DI-1 designation only if the development containing the designated property utilizes sound urban design principles adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners. If the referenced urban design principles are not employed, the allowable density shall be limited to that authorized only by the underlying color code.</p> <p>(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20230024)</p>
<p>Objective LU-4 (Pg. I-11)</p>	<p><i>Miami-Dade County shall, by the year 2020, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i></p>
<p>Policy LU-4A (Page I-9)</p>	<p><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></p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

ZONING RECOMMENDATION ADDENDUM

Citinet Aventura LLC and Redland Grove LLC
PH: Z25-020

<p>Section 33-311 District Boundary Change</p>	<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 necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>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>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</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 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></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

CITINET AVENTURA, LLC AND REDLAND GROVE, LLC. 13250/13330 SW 224 ST MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000020

DATE

HEARING NUMBER

FOLIO: 30-6914-000-0228/30-6914-000-0260/30-6914-000-0284/30-6914-000-0271/30-6914-000-0283/30-6914-000-0270

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 28, 2025

NEIGHBORHOOD REGULATIONS:

Folio No.: 30-6914-000-0228

Case No. 202502001494 was opened on 03/11/2025. Warning Notice **W462276** was issued on 03/17/2025 for "FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVER GROWTH GRASS THROUGH OUT THE VACANT LOT EXCEEDLYING MORE THAN 12 INCHES." Since compliance was not met, Civil Violation Notice **T128544** was issued on 03/31/2025 for "FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVERGROWTH GRASS AND WEEDS THROUGHOUT THE VACANT LOT." Citation was paid on 04/22/2025 and compliance met on 05/06/2025. **Case is closed.**

Folio No.: 30-6914-000-0260

Case No. 202402003056 was opened on 05/16/2024. Warning Notice **W429212** was issued on 05/20/2024 for "STORING OR MAINTAINING SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS AS STATED IN 19-14(A)(2), TO WIT: FAILURE TO MAINTAIN JUNK/TRASH/DEBRIS (TRASH BAGS, BLUE/WHITE TARP, CARDBOARD, CLOTHES, PLASTICS, AND OTHER MISC. ITEMS) ON A PRIVATE PROPERTY. REMOVE JUNK/TRASH/DEBRIS ON THE PROPERTY." Since compliance was not met, Civil Violation Notice **T121234** was issued on 06/17/2024 for "FAILURE TO REMOVE SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS AS STATED IN 19- 14(A)(2), TO WIT: FAILURE

TO MAINTAIN JUNK/TRASH/DEBRIS (TARP, TRASH BAGS, WOOD PANELS, BUCKETS, AND OTHER MISC. ITEMS) ON THE PROPERTY.” Compliance was met on 08/13/2024 and citation paid on 11/20/2024. **Case is closed.**

Folio No.s: 30-6914-000-0284

Case No. 202502005001 was opened on 08/28/2025. Warning Notice **W475516** was issued on 09/04/2025 for “*FAILURE TO MAINTAIN RIGHT-OF-WAY SWALE AREA ABUTTING PRIVATE PROPERTY IN A NON-RESIDENTIAL DISTRICT, TO WIT: OVERGROWTH ON RIGHT OF WAY SWALE ABUTTING (NORTH) SW 224 STREET AND (SOUTH) SW 226 STREET.*” Since compliance was not met, Civil Violation Notice **T132768** was issued on 09/22/2025 for “*FAILURE TO MAINTAIN RIGHT-OF-WAY SWALE AREA ABUTTING PRIVATE PROPERTY IN A NON-RESIDENTIAL DISTRICT OVERGROWTH ON RIGHT OF WAY SWALE ABUTTING (NORTH) SW 224 STREET AND (SOUTH) SW 226 STREET TO INCLUDE PROPERTY TO THE WEST 13330 SW 224 ST (FOLIO: 30-6914-000-0283).*” Citation was paid on 10/06/2025. **There are no outstanding fees.**

Folio No.: 30-6914-000-0271

Case No. 202502005112 was opened on 09/04/2025. Warning Notice **W475531** was issued on 09/04/2025 for “*FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWTH ON VACANT LOT (INCLUDING LOTS TO THE NORTH WITH FOLIO: 30-6914-000-0270 AND 30-6914-000-0260) TO INCLUDE RIGHT OF WAY SWALE ABUTTING SW 224 ST.*” **This case is pending a compliance inspection.**

Folio No.: 30-6914-000-0283

Case No. 202402005282 was opened on 08/27/2024. Warning Notice **W443332** was issued on 08/27/2024 for “*FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWTH OF GRASS AND WEEDS ON THE SOUTH SIDE OF THE PROPERTY ADJACENT SW 226 ST.*” Since compliance was not met, Civil Violation Notice **T123838** was issued on 09/10/2024 for “*FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWTH OF GRASS AND WEEDS THROUGHOUT THE PROPERTY TO INCLUDE SOUTH SIDE ADJACENT SW 226 ST AND NORTH SIDE SW 224 ST.*” Citation was paid on 10/16/2024. Compliance was confirmed on 01/24/2025. A settlement payment was made on 02/28/2025. **Case is closed.**

Case No. 202502005197 was opened on 09/08/2025. Citation **T132483** was issued on 09/12/2025 for “*FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWTH GRASS AND ABUTTING THE SWALE.*” Citation was paid on 10/06/2025. **There are no outstanding fees.**

Case No. 202502005327 was opened on 09/12/2025. Warning Notice **W476532** was issued on 09/12/2025 for “*FAILURE TO PROVIDE ANY OR PROPER STREET ADDRESS NUMBER, TO WIT: NO ADDRESS DISPLAY ON BUILDING STRUCTURE.*” Since compliance was not met, Civil Violation Notice **T133233** was issued on 10/07/2025 for “*FAILURE TO DISPLAY ANY OR PROPER STREET ADDRESS NUMBER, TO WIT: NO ADDRESS DISPLAY ON THE BUILDING STRUCTURE.*” Citation was paid on 10/15/2025. **There are no outstanding fees.**

Folio No.: 30-6914-000-0270

Case No. 202302001147 was opened on 03/08/2023. Warning Notice **W400661** was issued on 03/10/2023 for “*FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVERGROWTH OF GRASS, CANE GRASS, AND/OR WEEDS OBSERVED ON AN AGRICULTURE ZONE PROPERTY. CONTIGUOUS FOLIOS: 30-6914-000-0270 AND 30-6914-000-0271.*” Since compliance was not met, Civil Violation Notice **T111858** was issued on 03/21/2023 for “*FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVERGROWTH OF GRASS, CANE GRASS, AND/OR WEEDS OBSERVED ON AN AGRICULTURE ZONE PROPERTY. CONTIGUOUS FOLIOS: 30-6914-000-0270 AND 30-6914-000-0271.*” Citation was paid on 05/19/2023. Settlement payment was made on 06/17/2025 and compliance met on 05/30/2025. **Case is closed.**

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-6914-000-0228/30-6914-000-0260/30-6914-000-0284/30-6914-000-0271/30-6914-000-0283/30-6914-000-0270

There are no open/closed cases in BSS.

VIOLATOR:

CITINET AVENTURA, LLC AND REDLAND GROVE, LLC.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: November 5, 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: Z2025000020-5th Review
Citinet Aventura LLC and Redland Grove LLC
SW 133rd Court and SW 222nd Street
DBC from AU/EU-M to PAD and several non-use variances for a residential development.
(AU and EU-M) (20.9 acres)
14-56-39

The applicant is requesting a district boundary change from AU/EU-M to UDBPAD for a single-family residential development on approximately 20.9 acres.

RER has reviewed concurrent application No. CDMP20250003 for compliance with Chapter 24 of the Code and the CDMP. The review conducted by RER on this concurrent zoning application must assume that the CDMP application is approved; if the CDMP application is denied, then RER recommends that this concurrent zoning applications be denied, as it would be inconsistent with the unamended CDMP. Accordingly, RER's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations. This analysis does not revisit the merits of the aforementioned CDMP application.

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

Miami Dade County has performed an environmental review of 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 contingent upon the CDMP application CDMP250003 being approved and remaining in effect.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the requested district boundary change and non-use variances, the future development is within feasible distance to connect to public water and public sanitary sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain water and sanitary sewer extension permits prior to approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum

shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawings for the required sewer main extension will need to be approved by MDWASD and the Environmental Permitting Section of RER prior to approval of final development orders.

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

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by 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 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, 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 proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: That the owner submits 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.

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

Site grading and development shall provide for the full retention and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties. Any proposed development shall comply with county and federal flood criteria requirements.

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

The applicant is advised that a proposed surface water management system for this project may require approval from DERM Pollution Remediation Section (PRS). It is the applicant's responsibility to contact the PRS at (305)372-6700 for additional information.

Depending on PRS results, the applicant is advised that a RER Class VI Permit may be required for the construction of the proposed surface water management system for the development.

The applicant is advised to contact the RER Water Control Section at (305)372-6681 or dermwatercontrol@miamidadegov 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, including specimen trees (a tree with a trunk diameter of 18 inches or greater), and a Natural Forest Community (NFC) on the property identified by folio no. 30-6914-000-0260. Information regarding the on-site NFC is described separately. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

A landscape plan entitled "Rodan Estates" prepared by Steven C. Eaves, R.L.A., and dated as received by Miami-Dade County on September 30, 2025, shows the proposed removal of non-specimen and specimen tree resources. However, RER Staff has reviewed the Tree removal permit application Tree Permit #2500037 associated with the subject application area and has determined that the removal of the specimen trees is allowed pursuant to section 24-49.2(II) of the Code. RER has no objection to this application provided that the applicant obtains this tree permit and that all conditions of the tree permit are adhered to once it is issued.

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 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: Issuance and compliance with the requirements of Miami-Dade County Tree Permit #2500037.

Endangered Species Review

Objective 9 of the Conservation Element CDMP states, *“Freshwater fish, wildlife and plants shall be conserved and used in an environmentally sound manner and undeveloped habitat critical to federal, state or County designated endangered, threatened, or rare species or species of special concern shall be preserved.”* RER notes that the proposed development must be consistent with Policy CON-9B of the CDMP which states *“All nesting, roosting and feeding habitats used by federal or State designated endangered or threatened species, shall be protected and buffered from surrounding development or activities and further degradation or destruction of such habitat shall not be authorized. In addition, Policy CON-9C of the CDMP states “Rookeries and nesting sites used by federal, or state designated endangered or threatened species shall not be moved or destroyed.”*

RER has reviewed the wildlife report titled “Endangered Species Review Rodan Estates” prepared by Smart-Sciences and submitted to Miami Dade County on August 15, 2025. RER acknowledges the information provided on the threatened and endangered species that may or may not utilize the subject application area. The report provided information on the Florida bonneted bat (FBB) and determined the site offers potential foraging and/or roosting habitat for the FBB. RER concurs with the proposed Best Management Practices (BMPs) listed in the report to improve conditions for use by FBBs and to help conserve FBBs that may be foraging or roosting in the area. The proposed BMPs are:

- Include a combination of native and FBB-friendly plants in the landscape plantings.
- Retain potential roost trees within the 2.24 acres of NFC pine rockland.
- Maintain natural light conditions; design artificial lighting to meet minimum life safety requirements according to Service recommendations. This includes restricting upward-directed light, using the lowest lumens possible, implementing motion-sensor lighting, and preventing indoor lighting from reaching the outdoor environment.
- Avoid engineering designs that encourage bats to use roofs, buildings, or structures.
- Refrain from the widespread application of insecticides.
- Remove potential roost trees and structures outside the breeding season when possible (January 1 through April 15).
- Conduct a visual survey of all potential roost trees and structures within 30 days prior to removal.
- Use a “treetop” camera to inspect any cavities and ensure that any cavities unreachable or not fully visible by camera are surveyed during emergence.
- Suspend tree removal if evidence of use by Florida bonneted bats is discovered.
- Enter roost and emergence survey data into the NABat Partner Portal.

A review of the landscape plans entitled “Rodan Estates” prepared by Steven C. Eaves, R.L.A., and dated as received by Miami-Dade County on September 30, 2025, revealed the BMPs are included in

said plans. **Therefore, RER recommends approval of this application. In addition, RER will require a roost survey to be conducted 30 days prior to tree permit issuance.**

Prior to development at the subject properties, it is recommended that the applicant contact the USFWS Vero Beach office at (352) 448-9151 and the Natural Resources Division of RER at Jackelyn.Alberdi@miamidade.gov or 305-372-6694 with any questions regarding threatened and endangered species.

Conditions of Approval: None

Natural Forest Communities Review

This application must comply with Miami-Dade County's CDMP and the Code.

The property identified by folio no. 30-6914-000-0260 contains approximately 2.80 acres of county-designated Natural Forest Community (NFC) pine rockland. The development and use of the subject property must avoid adverse environmental impacts to the NFC including the storage of construction materials adjacent to the NFC, drainage onto the NFC, and erosion affecting the NFC. Section 24-49.2 of the Code requires that an NFC permit be obtained prior to the removal of NFC and that the remaining portions of the NFC be preserved with an NFC restrictive covenant running with the land in favor of Miami-Dade County. The covenant shall require the preservation and management of the remaining NFC in a natural state so that the existing NFC canopy and understory vegetation are not disturbed or removed and remain free of exotic herbaceous and exotic woody vegetation.

RER recommends that a Special Taxing District, or similar mechanism, be created to fund the future maintenance of the NFC Preservation Area. NFC and Tree Removal Permit application TREE-2500037 was submitted on January 16, 2025. RER notes the proposed NFC impacts have been increased, and the proposed 2.24-acre NFC preservation area has been reduced to 1.99 acres due to the Department of Transportation and Public Works (DTPW) required improvement of SW 133rd Avenue. It has been determined that the 1.99-acre NFC Preservation Area shown on sheets L-2 and L-3 of the landscape plan entitled "Rodan Estates", prepared by Steven C. Eaves, R.L.A., and dated as received by Miami-Dade County on September 30 2025, is equivalent in size to the minimum preservation area required for the site under section 24-49.2(l) of the Code. **RER has no objection to this application provided that the applicant executes the tree permit and NFC Covenant prior to any additional development approvals for the property and provided that all conditions of tree permit TREE-2500037 are adhered to.**

RER notes cross section I on civil plan sheet XS-1 shows a 2-foot area of harmonization of the proposed SW 133rd Avenue improvements with the NFC Preservation Area. **Please be advised the harmonization of the SW 133rd Avenue improvements must remain outside of the NFC Preservation Area. RER's no objection to approval of the application precludes cross section I.**

Management of the NFC pine rockland may include the use of prescribed burns to assist in controlling exotic and invasive species. Firebreaks are necessary to protect the proposed development during planned prescribed burns and potential wildfires within the NFC pine rockland preserve. Required firebreaks shall be located outside of the NFC preservation area. The applicant can contact Tim Joyner of the Tree and Forest Resources Section at (305) 372-6574 or John.Joyner@miamidade.gov for any

questions regarding NFC permitting and preservation requirements. The applicant is advised that per section 24-49.9 of the Code of Miami-Dade County, prohibited species shall not be planted on any site and controlled species shall not be planted within 500 feet of the native plant community.

Condition of Approval: issuance of tree permit TREE-2500037 and NFC Covenant prior to approval of any future development orders and compliance with all the conditions of the tree permit.

Pollution Remediation Review

DERM has records of current environmental investigation issues on the subject site tracked under Rodan Estates (DERM file no. HWR-1535). All construction plans (inclusive of drainage) and dewatering plans shall require DERM review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

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

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

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

Please contact Thomas Kux, P.G. of the DERM Environmental Monitoring and Restoration Division at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

A concurrency review has been conducted for this application and the County 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: October 21, 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 - Rodan Estates
Application No. Z2025000020 - Revision No. 3 - (Pre-App. Z24P-281)

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: Rodan Estates

Location: The proposed project is located between SW 220th Street and SW 226th Street, at SW 133rd Avenue, in approximately 20 acres, with Folio Nos. 30-6914-000-0228, -0260, -0270, -0271, -0283, and -0284, within the Urban Development Boundary, in unincorporated Miami-Dade County.

In addition, due to the project's proximity to the UDB, the proposed development is subject to review and approval by a WASD proximity to UDB project review team, as required by Policy WS-2E in the County's CDMP.

Proposed Development: The applicant is requesting a district boundary change from AU (Agricultural Zoning District) and EU-M (Estates modified, single-family, minimum lot area 15,000 ft² net) to PAD, (Planned Area Development) and Non-Use Variance to permit lots to front on private drives and to permit access to public streets by means of private drives in order to develop 138 Single Family Residences under 3, 001 Square foot under A/C, as per Floor plan submitted.

The estimated total water/sewer flows for the proposed 138 single-family homes will be 28,980 gallons per day (gpd).

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

A WASD Agreement No. 33426 is pending to be finalized for the subject project, with approved points of connection (P.O.C.) dated October 6, 2025. Per said points of connection, this property is connecting to

WASD's water system for the first time. Therefore, the developer is required to install a water main along one entire boundary of the property, as per WASD Rules & Regulations, Section 2.02(1) and 2.04(2)(d).

The developer shall connect to an existing 12-inch water main (E22649D02A-5) at SW 224th Street (half section line) and west SW 132nd Court and extend the same 12-inch water line westerly along SW 224th Street to the southwestern corner of the development. No more than one fire service shall be connected to any dead-end water main.

The developer shall also extend, if required, an 8-inch water main AT FULL DEPTH within the property in dedicated public right of way (R/W) and/or in WASD easements to a point as required to provide service to all the lots within the proposed development.

Any public water main extension within the property shall be 8-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement No. 32426 is offered. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to:

<http://www.miamidade.gov/water/water-supply-certification.asp>

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

For more information about our Water Conservation Program, please go to:

<http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to:

<http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

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

Per approved P.O.C. dated October 6, 2025, since this property is connecting to WASD's sewer system for the first time, the developer is required to install a gravity sewer main along one entire boundary of the property, as per WASD Rules & Regulations, Section 3.02(6) and 3.04(2)(d).

Therefore, the developer shall connect to an existing 8-inch gravity sewer main (ES22649D02A-4) in SW 224th Street east of SW 132nd Court and extend the same 8-inch gravity sewer main westerly **at full depth** in SW 224th Street to the most western corner of the development.

The developer shall also extend, if required, an 8-inch gravity sewer main **at full depth** within the property in dedicated public right of way and/or in WASD easements to a point as required to provide service to all the lots within the proposed development.

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

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 1146, and PS 522. Both pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for said pump stations.

P.S. 1146

Existing NAPOT: 3.11 hrs.

Proposed Development: 28,980 gpd

Proposed Projected NAPOT: 4.07 hrs.

P.S. 522

Existing NAPOT: 4.74 hrs.

Proposed Development: 28,980 gpd

Proposed Projected NAPOT: 4.77 hrs.

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

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

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

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

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

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

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

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


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

Memorandum



Date: October 24, 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 25-020
Name: Citinet Aventura, LLC and Redland Grove, LLC
Section 14 Township 56 South Range 39 East

I. PROJECT LOCATION:

The property is located between SW 220 Street and SW 226 Street and between SW 132 Court and SW 133 Court.

II. APPLICATION REQUEST:

This application is to request the approval of a district boundary change to rezone the property from AU and EU-M to PAD.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site from the east and west is provided by SW 224 Street and from the north and south by SW 133 Court and SW 133 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)

135 PM Peak Hour trips are generated by the proposed 138 single-family residences. 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	63 %	East	18 %
South	16 %	West	3 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9900 located on SW 216 Street west of SW 134 Avenue, has a maximum LOS "C" of **1,359** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **777** vehicles and **145** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9900** with its PHP and assigned vehicles is at LOS "C". The **17** vehicle trips generated by this development when combined with the **777** and those previously approved through Development Orders, **145**, equal **939** and will cause this segment to remain at LOS "C" whose range is up to 1,359.

Station 9898 located on SW 216 Street west of US 1/SR 5, has a maximum LOS "D" of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **761** vehicles and **489** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9898** with its PHP and assigned vehicles is at LOS "C". The **78** vehicle trips generated by this development when combined with the **761** and those previously approved through Development Orders, **489**, equal **1,328** and will cause this segment to remain at LOS "C" whose range is up to 1,359.

Station 9908 located on SW 232 Street west of US 1/SR 5, has a maximum LOS "D" of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **832** vehicles and **488** 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 "C". The **16** vehicle trips generated by this development when combined with the **832** and those previously approved through Development Orders, **488**, equal **1,336** and will cause this segment to remain at LOS "C" whose range is up to 1,359.

Station 9910 located on SW 232 Street west of SW 137 Avenue, has a maximum LOS "C" of **1,359** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **621** vehicles and **155** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9910** with its PHP and assigned vehicles is at LOS "C". The **12** vehicle trips generated by this development when combined with the **621** and those previously approved through Development Orders, **155**, equal **788** and will cause this segment to remain at LOS "C" whose range is up to 1,359.

Station F-0008 located on US 1/SR 5 south of SW 232 Street, has a maximum LOS "E+20%" of **4,296** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,593** vehicles and **807** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0008** with its PHP and assigned vehicles is at LOS "C". The **12** vehicle trips generated by this development when combined with the **2,593** and those previously approved through Development Orders, **807**, equal **3,412** and will cause this segment to remain at LOS "C" whose range is up to 3,420.

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

VII. PLATTING REQUIREMENT:

This land **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: October 09, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000020

The Miami-Dade Fire Rescue Department has **no objection** to site plan uploaded to “EnerGov” on 09/30/2025.

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: October 22, 2025

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

From: Francisco Arbelaez, AICP, LEED Green Associate
Principal Planner – Transportation Planning and Policy Division
Department of Transportation and Public Works (DTPW)

Subject: Review of DIC Project No. Z2025000020
Citinet Aventura LLC and Redland Grove LLC
DTPW Project No. OSP 173

Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division have reviewed the above referenced application and have no objections to this application, subject to the following conditions and recommendations:

CONDITONS/RECOMMENDATIONS:

I. Transportation Planning and Policy Division:

A. Conditions

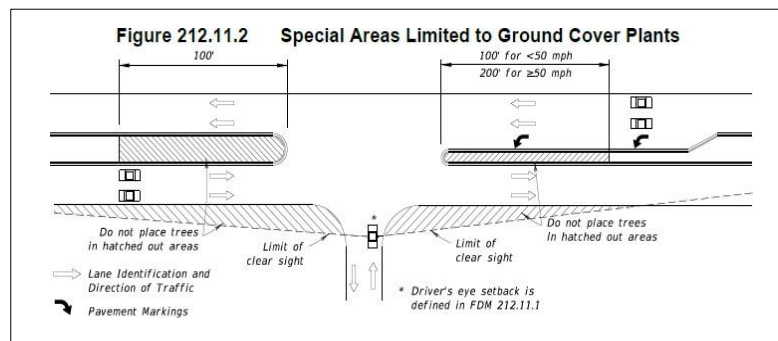
1. The Applicant shall ensure that all existing sidewalks remain maintained and in good, operable condition over the course of the construction project.
2. The Applicant shall evaluate options to incorporate bicycle and pedestrian accessibility into the development site that will ensure a safe connection to the existing sidewalk network and transit stops.
 - a. Adequate lighting throughout all pedestrian/bicycle connections/pathways shall be provided by the Applicant.
 - b. The Applicant shall install a minimum 6ft unobstructed pedestrian path along SW 224th Street. All street furniture shall be clear of the pedestrian path.
3. The applicant shall consider providing enhanced crosswalks or additional pavement markings at the intersections of SW 134th Ave and SW 244th St. and SW 133rd Ave and SW 224th St., if approved by TED.
4. The Applicant shall coordinate with DTPW's Design and Engineering section to ensure wayfinding signage is provided to all available transit options.

Please contact Francisco Arbelaez, AICP at Francisco.Arbelaez@miamidade.gov if you have any questions on the conditions above.

II. Traffic Engineering Division:

A. Conditions

1. This development is approved to rezone the subdivision which would permit the property to develop 138 detached single-family homes. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. 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 shown in the figure below

3. The developer will construct the south half of SW 220th Street to provide a tow-lane road along the site's frontage.
4. The developer will construct the north half of SW 226th Street to provide a two-lane road along the site's frontage.
5. The developer will construct the east half of theoretical SW 133rd Court to provide one-lane for northbound traffic along the site's frontage.
6. The developer will construct the west half of SW 132nd Court to provide a two-lane road along the site's frontage.
7. The developer will construct sections of SW 133rd Avenue along the site's frontage to either provide one lane of traffic or two lanes of traffic if the right-of-way for the other half exists.

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, P.E., Chief, Infrastructure Planning, DTPW
Eric Zahn, Manager, 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

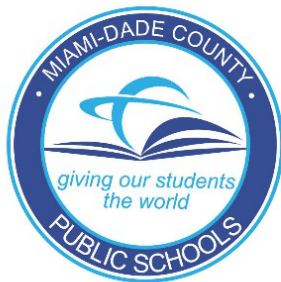
From: [HERRERA, ANA I](#)
To: Amanda.Naldjieff@hklaw.com
Cc: [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(RER\)](#)
Subject: Preliminary School Concurrency Analysis for Z2025000020 (PH3025101700625)
Date: Wednesday, October 22, 2025 11:51:00 AM
Attachments: [Z2025000020 \(PH3025101700625\).pdf](#)

Dear Applicant,

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

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 138 units, which generate 43 students (20 at the elementary, 10 at the middle, and 13 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval. Should you have any questions, please feel free to contact our office at 305-995-7285.

Regards,



Ana Herrera

**District Coordinator
Growth Management**

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



Concurrency Management System (CMS)
Miami-Dade County Public Schools

Miami-Dade County Public Schools

**Concurrency Management System
Preliminary Concurrency Analysis**

MDCPS Application Number:
Date Application Received:
Type of Application:

PH3025101700625
10/17/2025 1:16:18 PM
Public Hearing

Local Government (LG):
LG Application Number:
Sub Type:

Miami-Dade
Z2025000020
Land Use

Applicant's Name:
Address/Location:
Master Folio Number:
Additional Folio Number(s):

Z2025000020
e of SW 133 Ct, N of SW 226 St
3069140000228
3069140000260, 3069140000270, 3069140000228, ,

PROPOSED # OF UNITS
SINGLE-FAMILY DETACHED UNITS:
SINGLE-FAMILY ATTACHED UNITS:
MULTIFAMILY UNITS:

138
138
0
0

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
661	CARIBBEAN K-8 CENTER (ELEM COMP)	87	20	20	YES	Current CSA
662	CARIBBEAN K-8 CENTER (MID COMP)	58	10	10	YES	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	-105	13	0	NO	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	0	13	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
7531	MIAMI SUNSET SENIOR	721	13	13	YES	Adjacent CSA

*An Impact reduction of **33.68%** included for charter and magnet schools (Schools of Choice).

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

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

Memorandum



Date: October 17, 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 *Alejandro Zizold*
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Subject: Z2025000020– Rodan Estates (Pre-app: Z2024P00281)- V2

Applicant Name: Amanda Naldjieff, Esq. on behalf of Citinet Aventura LLC and Redlands Grove LLC

Project Location: The applicant site is located on ± 20.915 acres located between SW 226th Street and SW 220 Street, and between SW 132 Court and SW 133 Court, in unincorporated Miami-Dade County (Folios: 30-6914-000-0228; - 0260; - 0270; -0271; - 0283; and -0284). The subject property is designated “Estate Density Residential” and is zoned AU, Agricultural District, and EU-M, Estate Use Modified.

Proposed Development: The applicant seeks a district boundary change from AU and EU-1 to PAD, Planned Area Development, which would permit up to 13 dwelling units per gross acre. In addition, the applicant will seek a concurrent CDMP Amendment Application to amend the County’s Land Use Plan Map by redesignating the property from “Estate Density” Residential to “Low-Medium” Density Residential or Land Use Change from Estate Density Residential to Low Medium or Low Density with a DI-1 Increase. The applicant intends to develop the subject property with a proposed residential community of 138 detached single-family homes.

To achieve the proposed development program the applicant additionally requests a non-use variance to (1) permit lots to front on private drives and to permit access to public streets by means of public drives, (2) to permit detached single-family residences to have a minimum of 38% private open space; and to (3) permit Unit ‘E’ with 0 parking spaces (2 spaces required).

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 (PBD 3) are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

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

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
CARIBBEAN PARK	11900 SW 200 ST	NEIGHBORHOOD PARK	5.23	LOCAL
CHARLES BURR PARK	20200 SW 127 AVE	NEIGHBORHOOD PARK	4	LOCAL
DEBBIE CURTIN PARK	22820 SW 112 AVE	NEIGHBORHOOD PARK	9.78	LOCAL
GOULDS WAYSIDE PARK	SW 227 ST AND US 1	NEIGHBORHOOD PARK	2.9	LOCAL
JL (JOE) & ENID W. DEMPS PARK	11350 SW 216 ST	COMMUNITY PARK	30	LOCAL
JOE AND COLLEEN GRIFFIN PARK	12821 SW 232 ST	NEIGHBORHOOD PARK	5	LOCAL
KEVIN BROILS PARK	26150 SW 125 AVE	NEIGHBORHOOD PARK	5.24	LOCAL
LINCOLN ESTATES PARK	22210 SW 108 AVE	MINI-PARK	0.8	LOCAL
LOSNER PARK	11851 SW 188 ST	MINI-PARK	0.57	LOCAL

NARANJA PARK	14150 SW 264 ST	COMMUNITY PARK	10	LOCAL
PINE FOREST PARK	20751 SW 129 AVE	NEIGHBORHOOD PARK	6.63	LOCAL
PINE ISLAND LAKE PARK	12970 SW 268 ST	NEIGHBORHOOD PARK	17.98	LOCAL
PRINCETONIAN PARK	12755 SW 252 TERR	NEIGHBORHOOD PARK	6.5	LOCAL
ROBERTA HUNTER PARK	SW 117 AVE AND 200 ST	NEIGHBORHOOD PARK	15	LOCAL
SHARMAN PARK	12370 SW 218 ST	COMMUNITY PARK	2.06	LOCAL
SILVER PALMS PARK 1	11344 SW 234 LN	NEIGHBORHOOD PARK	1.05	LOCAL
SILVER PALMS PARK 2	11300 SW 240 LN	NEIGHBORHOOD PARK	1.3	LOCAL
SILVER PALMS PARK 3	11306 SW 242 ST	NEIGHBORHOOD PARK	0.81	LOCAL
SILVER PALMS PARK 4	24150 SW 114 CT	NEIGHBORHOOD PARK	1.09	LOCAL
SILVER PALMS PARK 5	11741 SW 233 LN	NEIGHBORHOOD PARK	0.83	LOCAL
SILVER PALMS PARK 6	23380 SW 118 AVE	NEIGHBORHOOD PARK	1.93	LOCAL
SILVER PALMS PARK 7	23800 SW 118 PL	NEIGHBORHOOD PARK	6.2	LOCAL
SOUTH MIAMI HEIGHTS PARK	20800 SW 117 AVE	NEIGHBORHOOD PARK	5.67	LOCAL
TAMARIND PARK	23437 SW 107 AVE	NEIGHBORHOOD PARK	1.56	LOCAL
WILLIAM RANDOLPH COMMUNITY PARK	11950 SW 228 ST	NEIGHBORHOOD PARK	10	LOCAL

The subject site is located within a three-mile radius of the existing South Dade Trail and Black Creek Trail. South Dade Trail is a 20.9-mile pedestrian and bicycle path along the South Miami-Dade Busway that connects communities from South Miami to Florida City and is part of the envisioned Miami LOOP, a 225-mile non-motorized trail network within Miami-Dade County. Black Creek Trail is an approximately 8.5-mile trail that runs from Krome Avenue to the Biscayne Bay as part of the envisioned Miami LOOP.

Impact and Demand: The proposed 138 dwelling units would generate a population of 436 and an impact of 1.20 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The applicant site is in PBD 3, which currently meets park concurrency requirements. As shown in Table A, there are several Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area.

Recommendation: PROS offers the following recommendations:

- **Given the parkland impact of 1.20 acres, PROS recommends that the applicant provide a full or partial public parkland conveyance, in-lieu of park impact fee payment.** PROS recommends that the applicant provide recreational open space within the proposed development to meet the anticipated level of service needs.
- Amenities may include but are not limited to any passive/active recreation opportunities including pools, indoor recreation rooms, fitness centers, outdoor seating, walking amenities, pet relief stations, picnic tables, and grills.
- PROS recommends that the applicant implement basic urban design principles and orient units along SW 222th Street and SW 224th Street, facing the street, to promote natural surveillance and generate a greater sense of community and placemaking, as suggested in the Miami- Dade County Urban Design Manual- Volume I.
- PROS recommends a continuous sidewalk throughout the subject property to promote pedestrian connectivity. The Miami-Dade County Urban Design Manual states that, "Anomalous block shapes disorient pedestrians and decrease opportunities for creating neighborhood sociability

and focal points”, and that “pedestrian circulation shall be provided between activity nodes, all public places, and all subdivisions, through connectivity of section, half-section and local ways constructed with sidewalks and supplemented by pedestrian paths.”

- At typical corner lots, please consider including placemaking elements to punctuate the subdivision’s layout, as suggested in the Miami-Dade County. Elements that may enhance intersections would be public art, or entrance-like planting features.
- PROS recommends that the applicant provide for a varied tree canopy along each street, by interspersing a mix of tree species not a homogenous variety.
- Please provide details and specifications of the proposed “Dog Park” and “Tot Lot” on SP-1. PROS recommends that the applicant include shading over these proposed areas.

These recommendations are based on the following Recreation and Open Space policies and objectives in the 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.

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

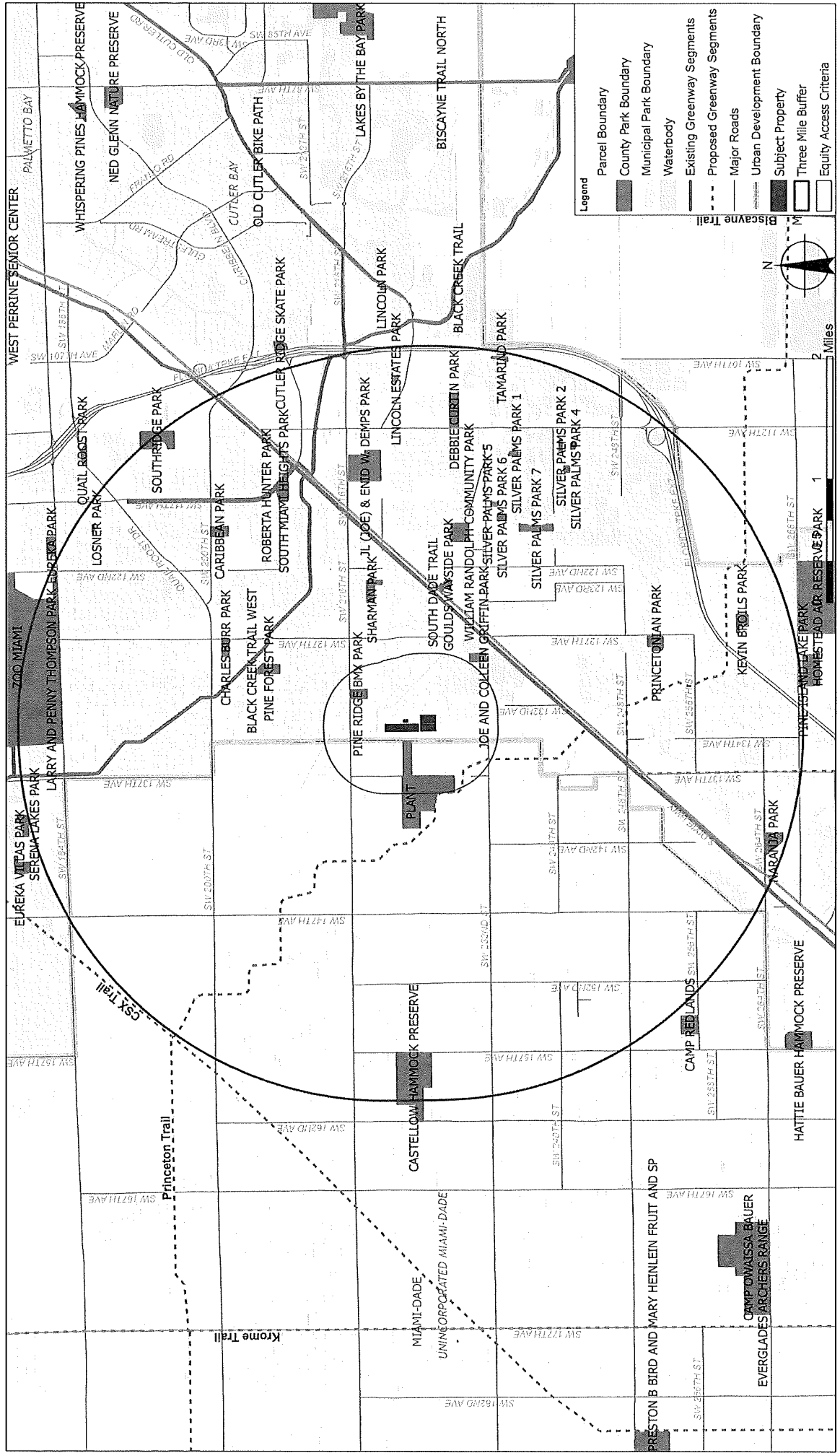
Objective ROS-8 The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the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

Policy ROS-8D Miami-Dade County shall update the Miami-Dade Urban Design Manual, the Standard Details of the Public Works Manual, and other relevant county plans and regulations to incorporate where appropriate, the “Great Streets Planning Principles” contained in the Miami-Dade Parks and Open Space System Master Plan and incorporation of “Complete Streets” components, where feasible. Changes to be incorporated include a hierarchy of street types and designs (gateway streets, civic streets, heritage streets, and neighborhood streets), and complete street measures such as provision of sidewalks and bicycle facilities, pedestrian friendly design, adequate landscaping and street furniture, on-street parking, bus lanes and transit facilities, and clearly defined crosswalks and signalization to provide safe routes to parks.

Based on our findings described herein, **PROS has no objection to this application**. Should you need additional information or clarification on this matter, please contact Alexandra Dreybus, Park Planner 2, at alexandra.dreybus@miamidade.gov.

AZ: at ad
Attachment

**FIGURE 1: Z2025000020 RODAN ESTATES
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**

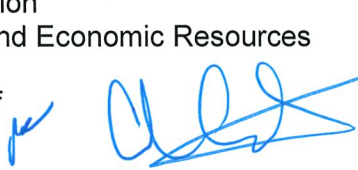


Miami-Dade Sheriff's Office
Memorandum



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. Z2025000020
Citinet Aventura, LLC. and Redland Grove, LLC.

APPLICATION:

The applicant, Citinet Aventura, LLC. and Redland Grove, LLC., is requesting a district boundary change to rezone the Property from Agricultural District and Estate Use Modified, to Planned Area Development in order to develop a total of 138 dwelling units. The number of bedrooms shall not exceed 552. The 20.915-acre property is located at SW 132 Court and SW 220 Street, in unincorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The proposed development will be serviced by our South District, located at 10800 SW 211 Street, Miami, Florida. At the time of this project request, the district has received 25 zoning applications aimed at expanding residential, commercial, and educational development. Due to the cumulative impact of these projects, including the proposed development, an increase in police services is necessary to maintain adequate public safety coverage.

APPLICATION REVIEW:

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 the impact on MDSO resources in light of the proposed zoning modifications. This application is requesting a district boundary change to rezone the Property from Agricultural District and Estate Use Modified, to Planned Area Development in order to develop a total of 138 dwelling units. The number of bedrooms shall not exceed 552. Based on current data for police staffing, population, and crime/calls-for-service trends, the projected increase in calls-for-service cannot be supported by current staffing levels at the affected police district. To maintain adequate service, an increase of three additional sworn deputies is required, with an estimated cost of \$370,005. This estimate may change pending further information from the developer regarding the number and type of dwelling units. Should demand for police services exceed these projections, additional sworn personnel, support staff, and equipment will be required. This concurrency approval is limited to the initial development order. A final concurrency statement will be issued upon completion of final development plans.

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

RCS/jhb

Memorandum



Date: 10/16/2025

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

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

Subject: Citinet Aventura LLC and Redlands Grove LLC (Z2025-000020)

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

Application: The applicant, Citinet Aventura LLC and Redlands Grove LLC (Rodan Estates) is requesting a District Boundary Change from AU and EU-M to PAD, Planned Area Development, and three Non-Use Variances related to private drives, minimum private open space requirements, and parking in order to develop a community of 138 single-family homes.

Size: The subject property is approximately 20.9 gross acres in size.

Location: The property is located between SW 220th and 226th Street, between SW 132nd Court and SW 133rd Court 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, as well as anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 29, 2025, which is valid through September 30, 2026, 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 within ¼ mile of the subject property.

2. Garbage and Trash Collection Services

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

3. Recycling

The DSWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County, municipalities incorporated after February 16, 1996, and municipalities serviced through interlocal agreements through private contractors. The single-stream recycling program currently includes the collection of glass, aluminum cans, steel cans, plastic bottles, yogurt cups, butter tubs, paper, and cardboard. Further information may be obtained on the Department's website at <https://www.miamidade.gov/global/solidwaste/recycling.page>.

4. Waste Storage/Setout Requirements

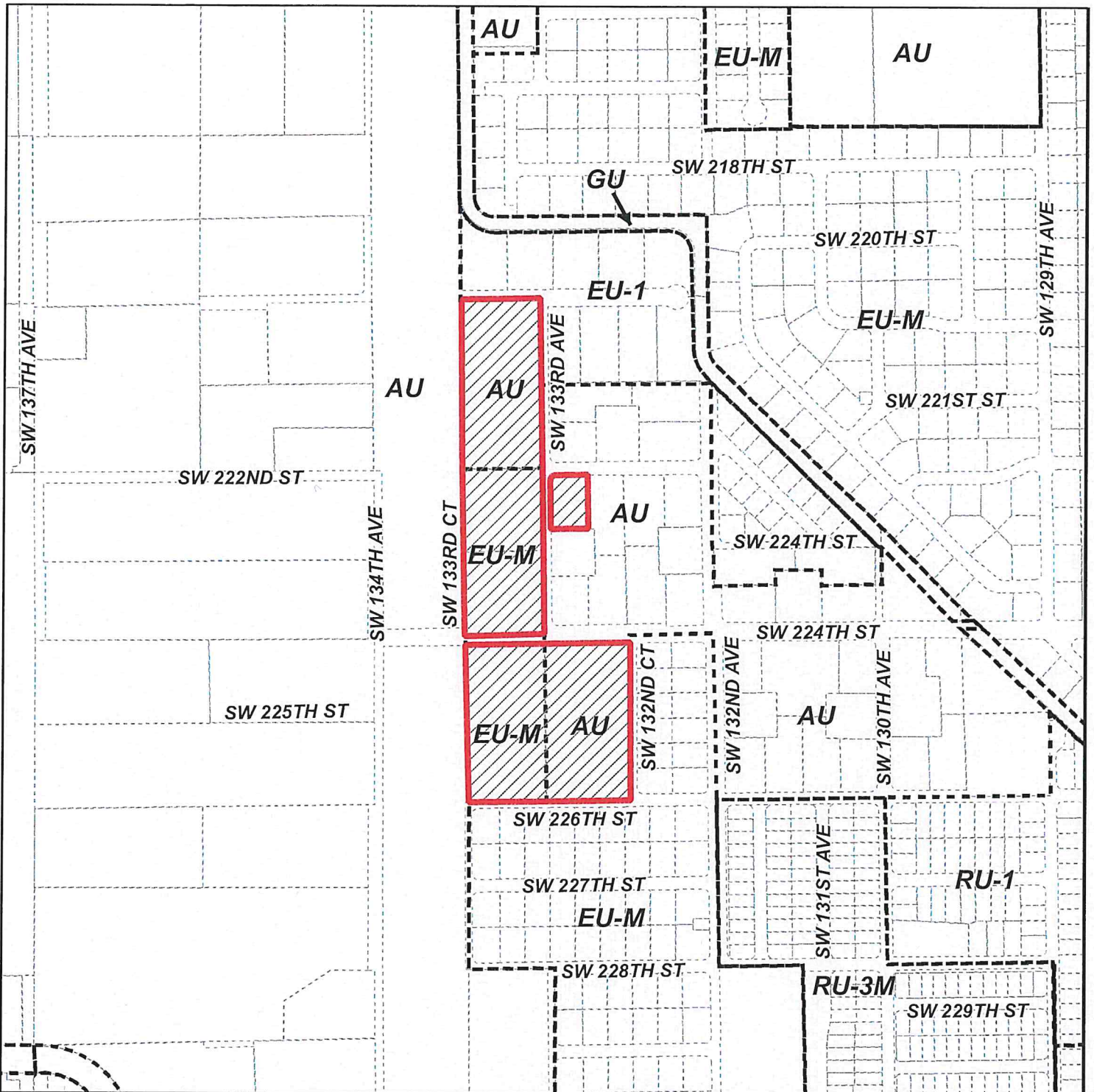
Section 15-4 of the Code requires that plans for storage and collection of recycling and solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number, and adequacy of recycling and solid waste collection and storage facilities.

5. Site Circulation Requirements

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

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

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000020

Section: 14 Township: 56 Range: 39
 Applicant: Redlands Grove LLC
 Zoning Board: BCC
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

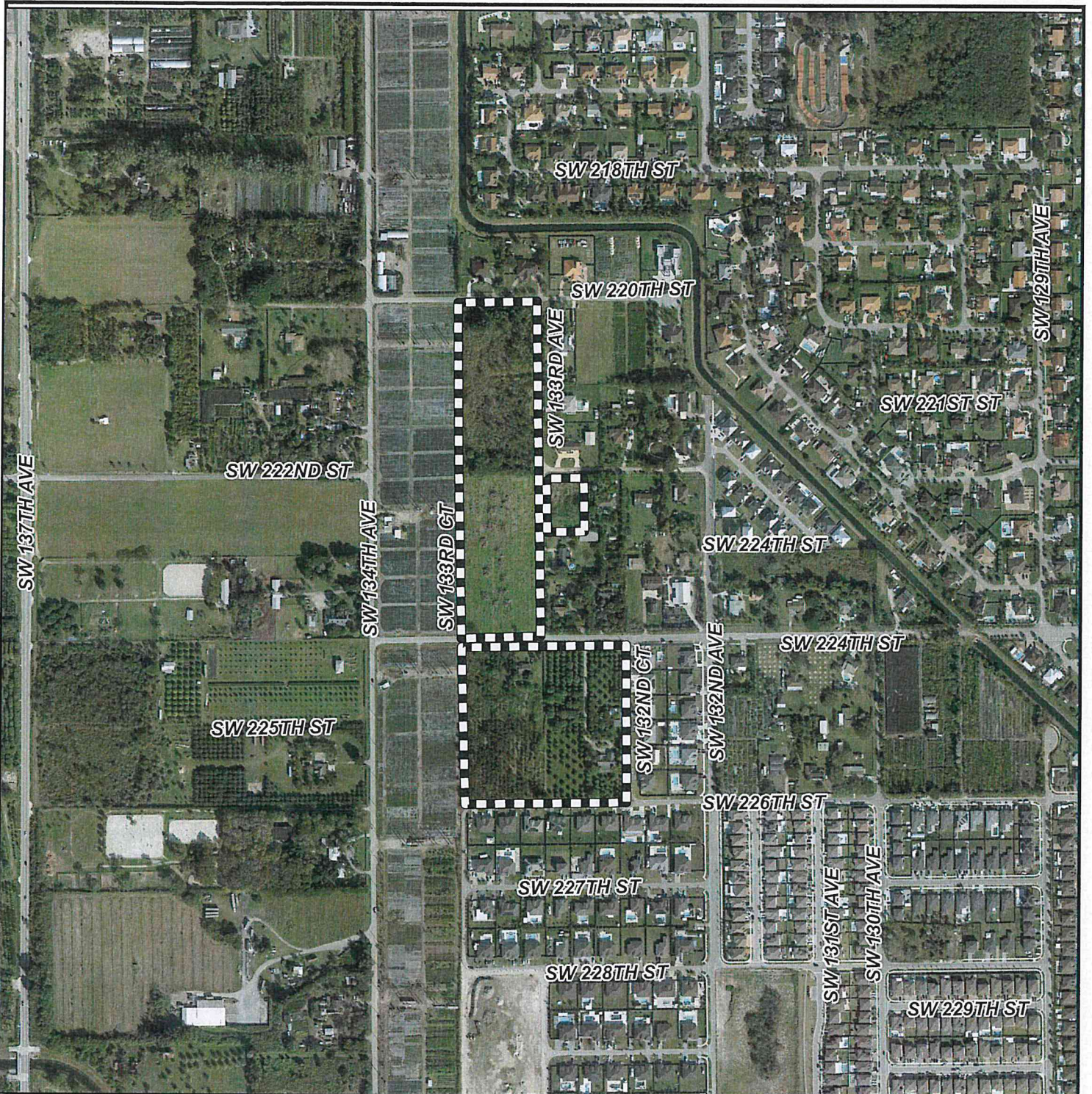
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, February 13, 2025


REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000020

Legend

 Subject Property

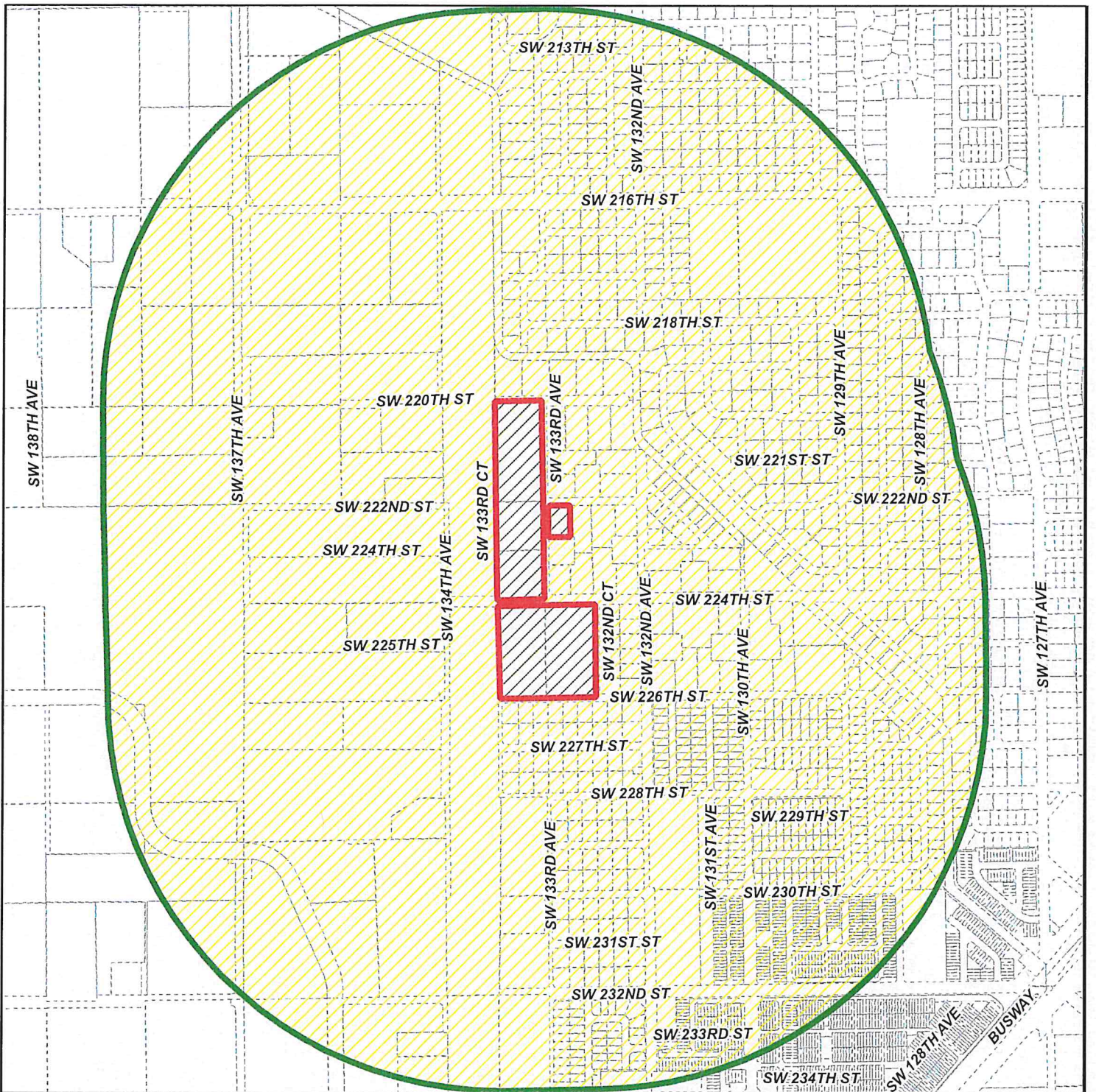


Section: 14 Township: 56 Range: 39
 Applicant: Redlands Grove LLC
 Zoning Board: BCC
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, February 13, 2025

REVISION	DATE	BY






**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 14 Township: 56 Range: 39
 Applicant: Redlands Grove LLC
 Zoning Board: BCC
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000020
 RADIUS: 2640

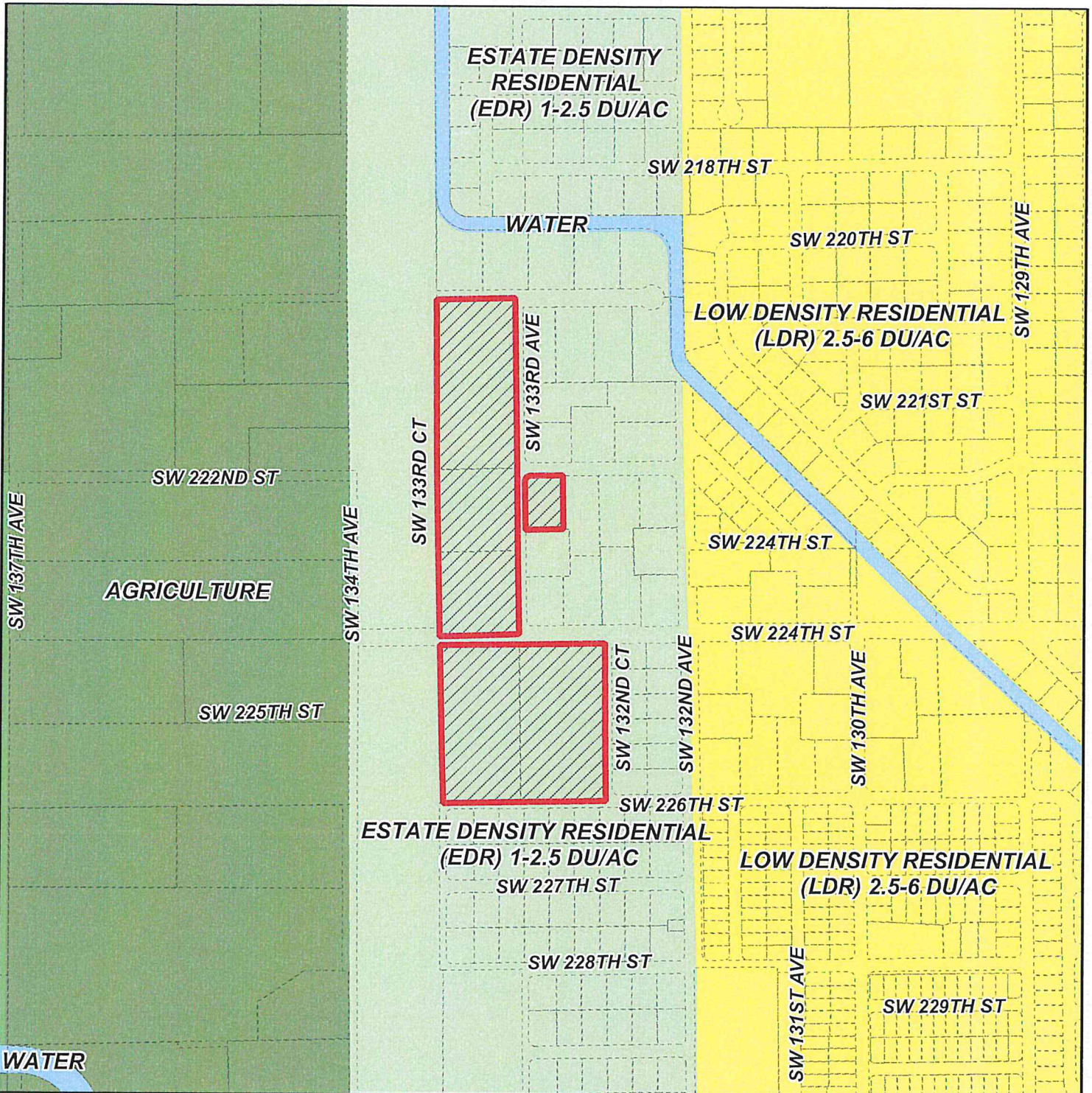
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, February 13, 2025

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2025000020

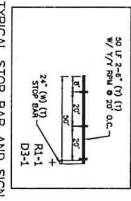
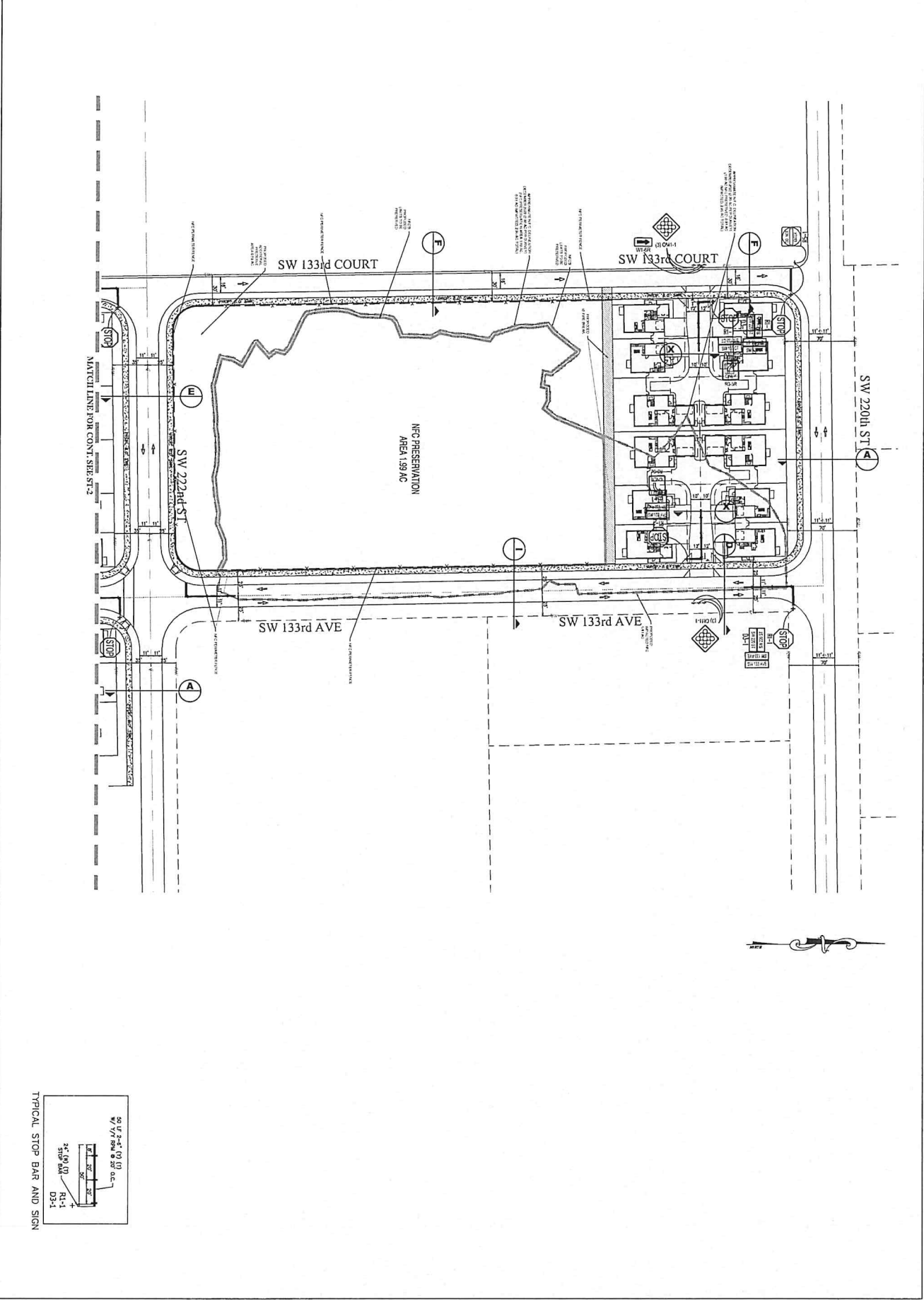
Section: 14 Township: 56 Range: 39
 Applicant: Redlands Grove LLC
 Zoning Board: BCC
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

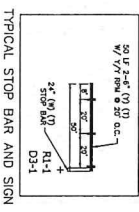
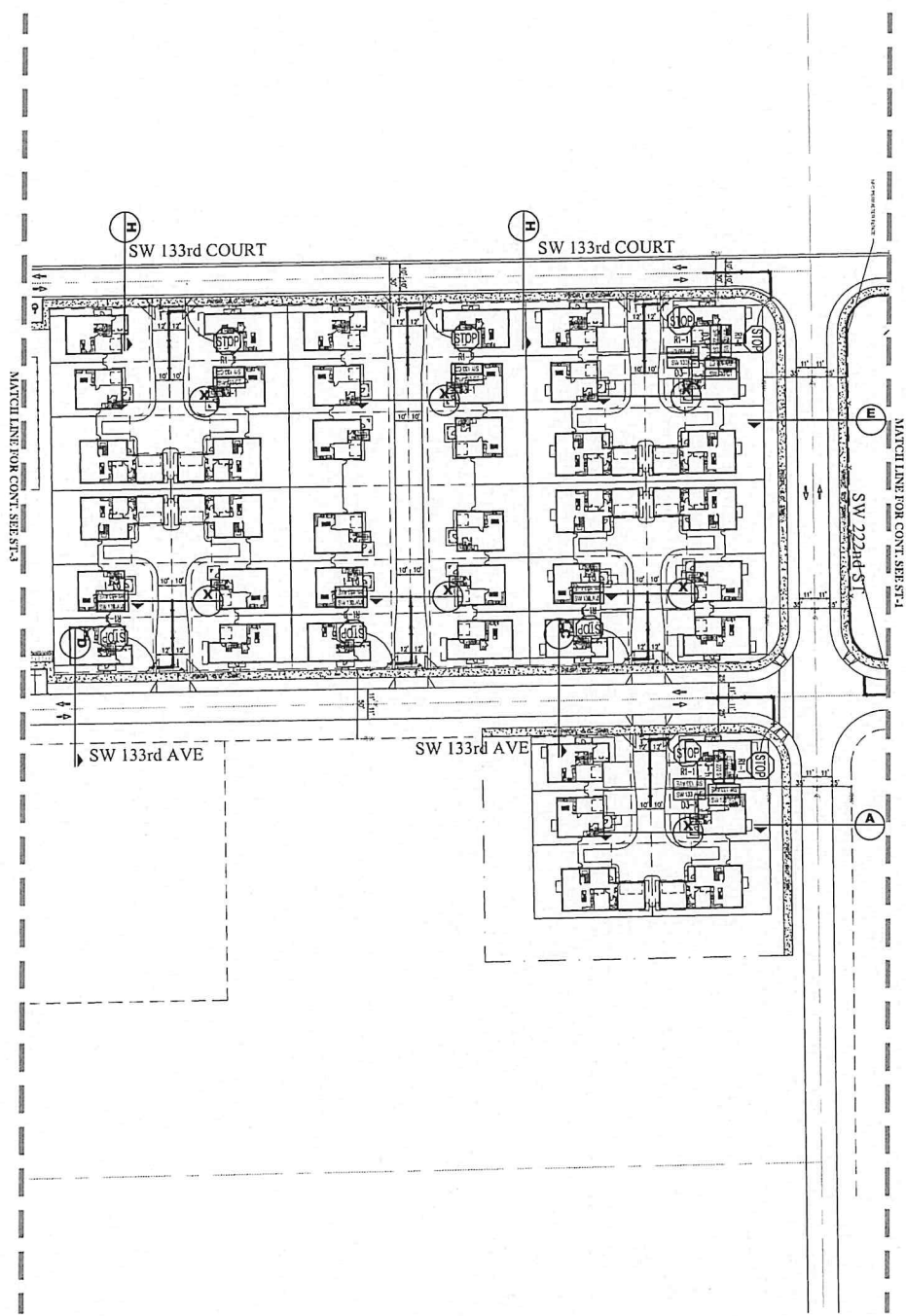
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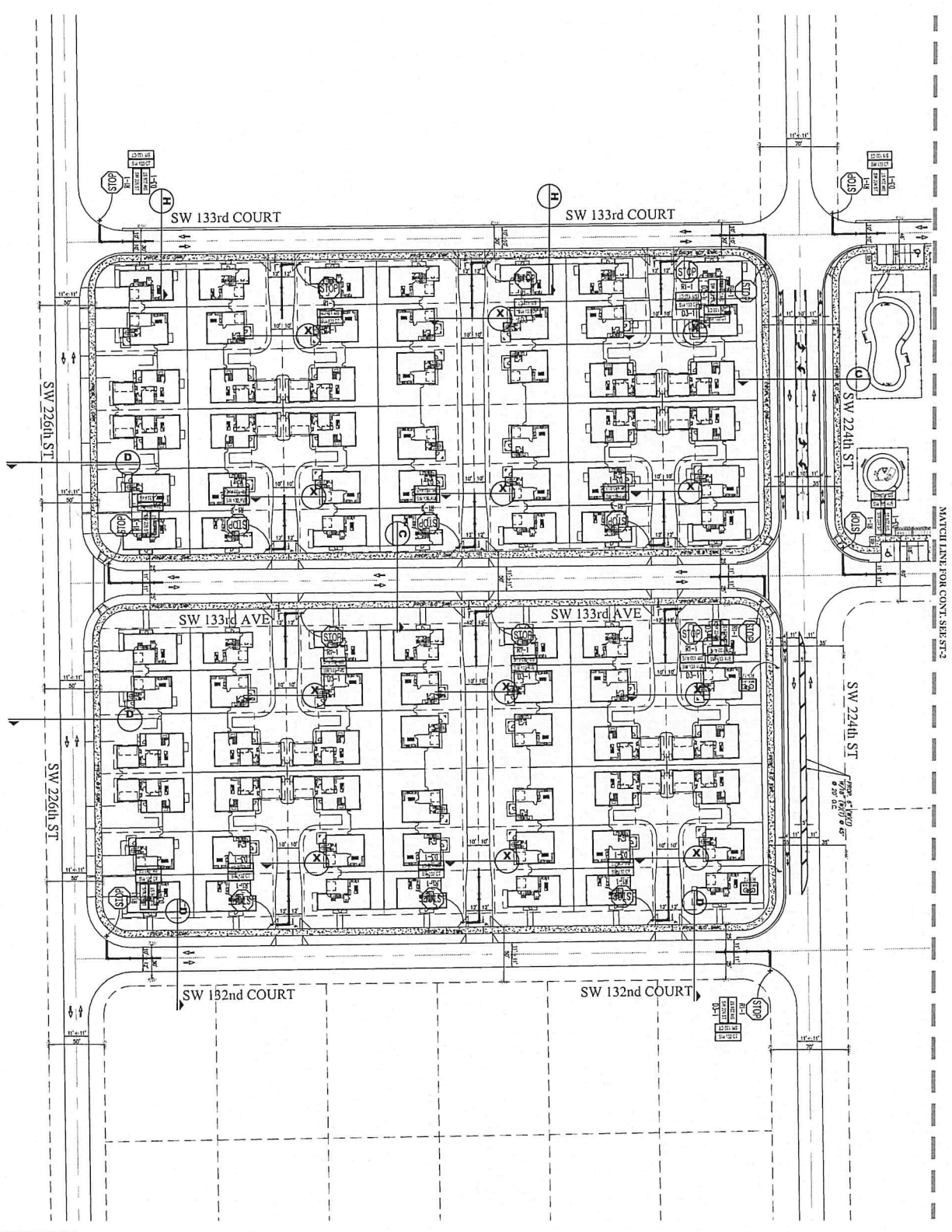
REVISION	DATE	BY



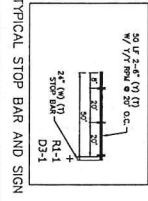
		RODAN ESTATES TYPE OF PROJECT: STRIPING & SIGNAGE PLAN CLIENT: LENNAR HOMES INC. CLIENT ADDRESS: 3355 BLUE LAGOON DRIVE, 3RD FLOOR MIAMI, FL 33155 PROJECT: SECTION 73A TOWN-OF-457 565 RANGE THE MIAMI DADE COUNTY, FLORIDA		No. _____ DATE _____ DESCRIPTION _____ BY _____ APP _____ REC. CD OR REVISION _____ REVISION NO. _____	RODAN ESTATES INC. 1830 NW 54th Avenue, 2nd Floor Fort Lauderdale, FL 33309 PHONE: 954-566-4584	
PROJECT # 24-0031 DATE 07/25 SHEET # ST-1 2 of 7		This plan has been prepared by the undersigned, a duly Licensed Professional Engineer in the State of Florida, and is submitted for the record. It is submitted for the record and is not intended to be used for any other purpose. The undersigned hereby certifies that he is the author of this plan and that he is duly Licensed Professional Engineer in the State of Florida.				



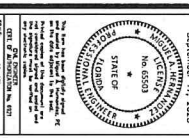
	RODAN ESTATES TYPE OF PROJECT: STRIPING & SIGNAGE PLAN CLIENT: LENNAR HOMES INC. CLIENT ADDRESS: 550 BLUE LAGOON DRIVE, 5TH FLOOR MIAMI, FL 33158 PROJECT NO: 24-0031	No. DATE DESCRIPTION BY APP. REVISIONS	FOOD ENGINEER, INC. 15840 SW 40th Ave, Suite 201 Miami, Florida 33155 Phone: (305) 551-1111 Fax: (305) 551-1112 Website: www.foodengineer.com
	SUBMITTAL NO. 17, 2025 DATE: 09/17/2025 DRAWN BY: J. GONZALEZ CHECKED BY: M. KERNANDEZ DATE: 09/17/25 PROJECT NO: 24-0031	PROJECT NO: 24-0031 SHEET NO: ST-2 OF 7	SECTION 13, TOWNSHIP 56S, RANGE 50E, MALE DADE COUNTY, FLORIDA



MATCH LINE FOR CONT. SHEET 2



ST-3
4 of 7

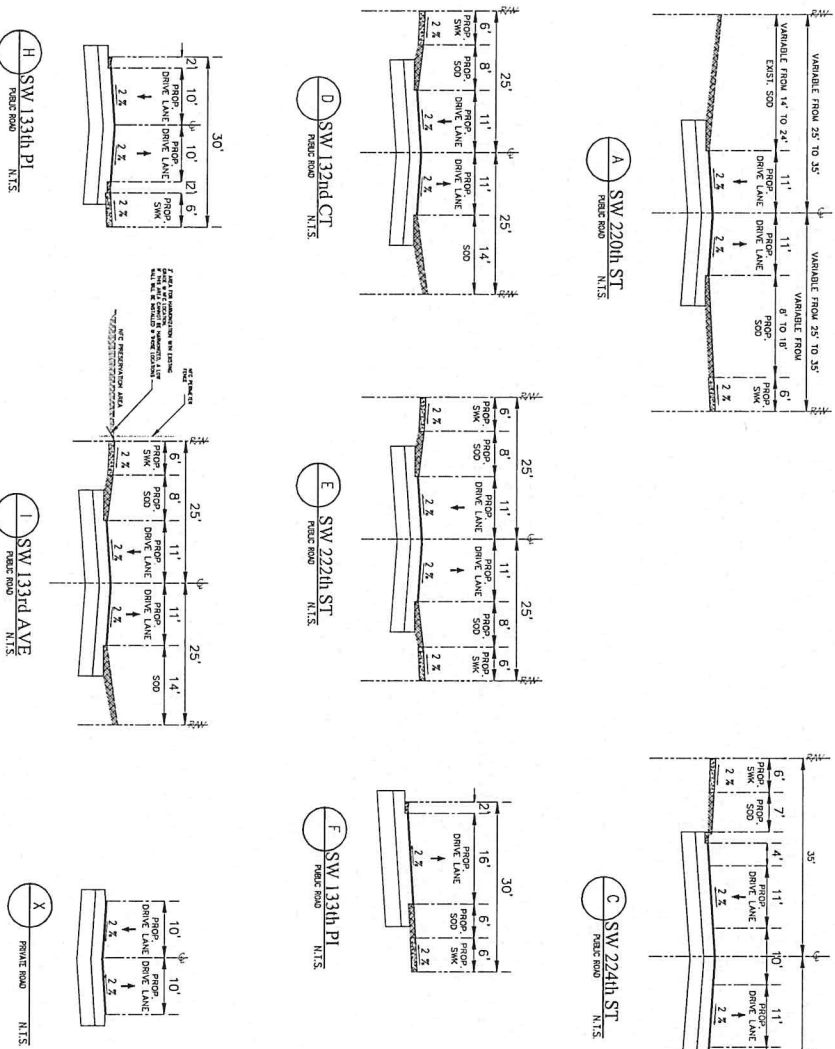


RODAN ESTATES
 TYPE OF PROJECT: STRIPING & SIGNAGE PLAN
 CLIENT: LENNAR HOMES INC.
 CLIENT ADDRESS: 3555 BLUE LAGOON DRIVE, 3RD FLOOR MIAMI FL 33156
 PROJECT: SECTION 23, TOWNSHIP 56S, RANGE 26E, MIAMI DADE COUNTY, FLORIDA

No.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISION





C:\Users\Wiqush\OneDrive - Project Files\Rodan Estates 24-0031\DWG\CIT PLAN APPROVAL\24-0031 RODAN ESTATES SP SUBMITAL-V5.dwg Drawn by: MQUEH Sep 17, 2025 - 2:07pm

No.	DATE	DESCRIPTION	BY	APP

RODAN ESTATES

TYPE OF PROJECT: CROSS SECTIONS
CLIENT: LENNAR HOMES INC.

PROJECT: SECTION 22, TOWNSHIP 25S, RANGE 18E, MIAMI DADE COUNTY, FLORIDA

DATE: SEP 17, 2025

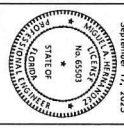
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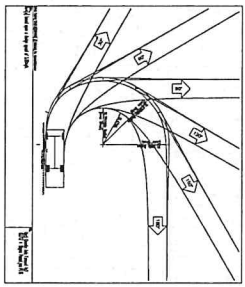
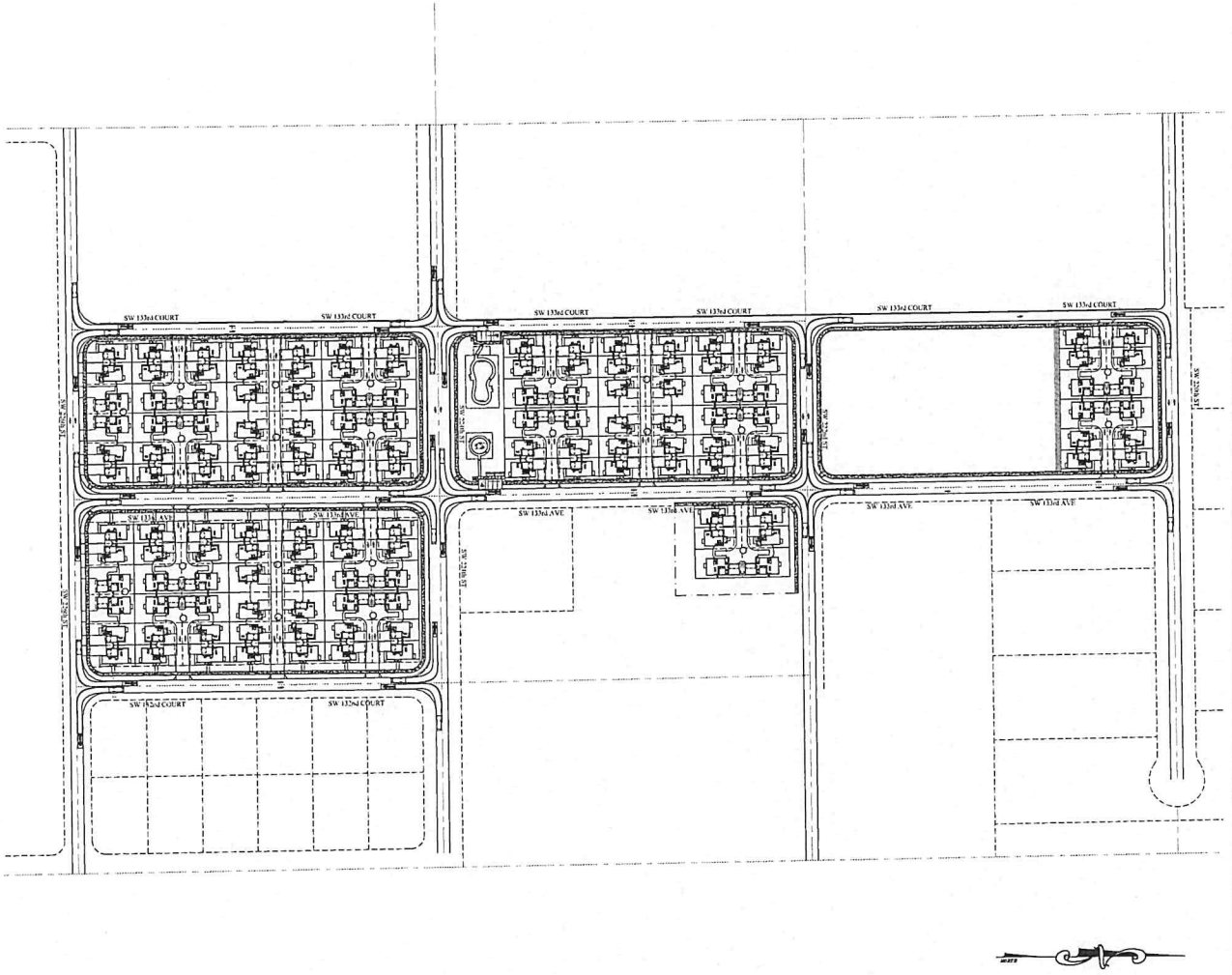
NO. 63051
STATE OF FLORIDA

DESIGNED BY: L. GONDONATE
DRAWN BY: J. GONDONATE
CHECKED BY: M. RODRIGUEZ
DATE: 09/17/25

PROJECT NO. 24-0031

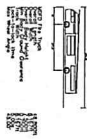
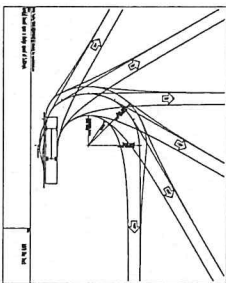
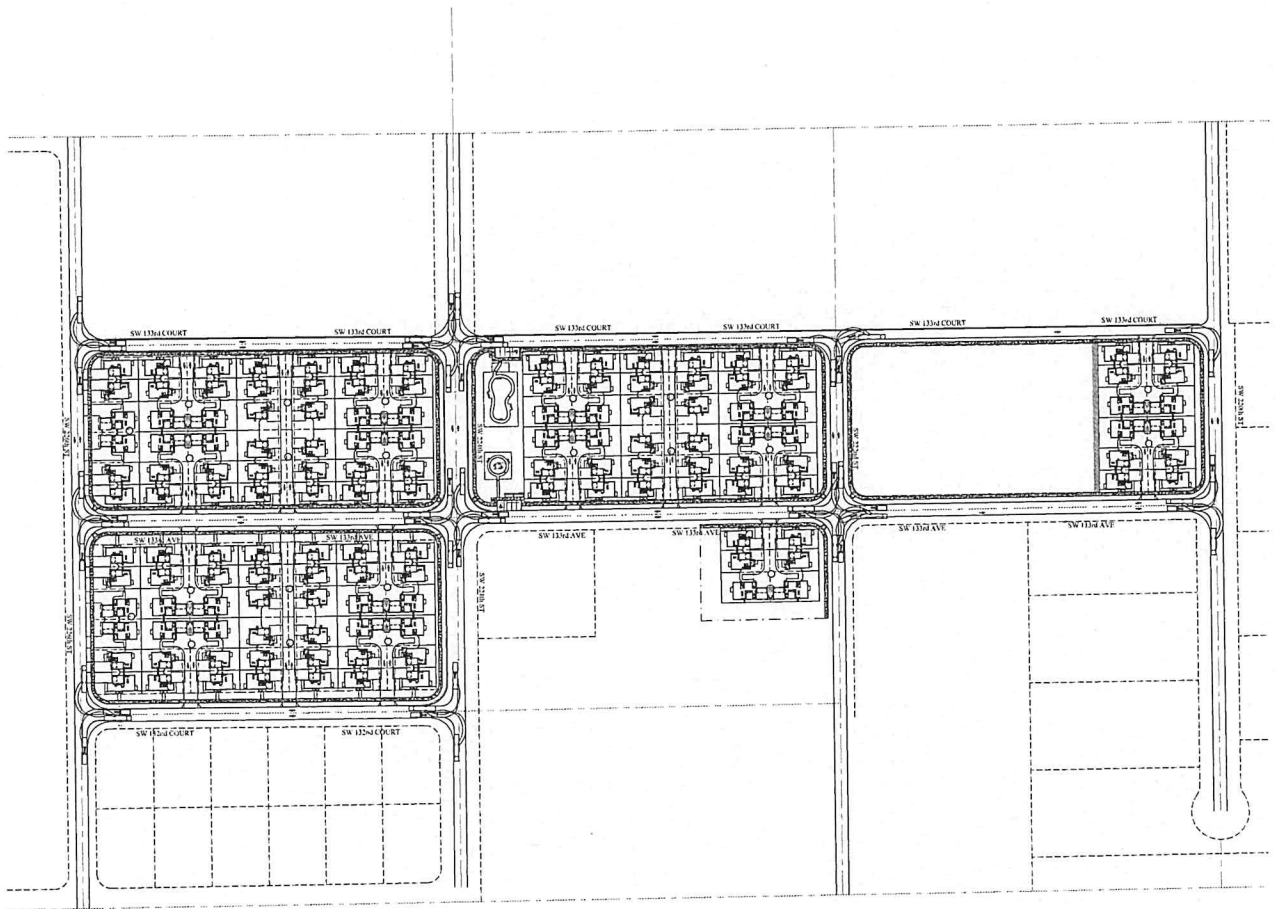
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5 OF 7





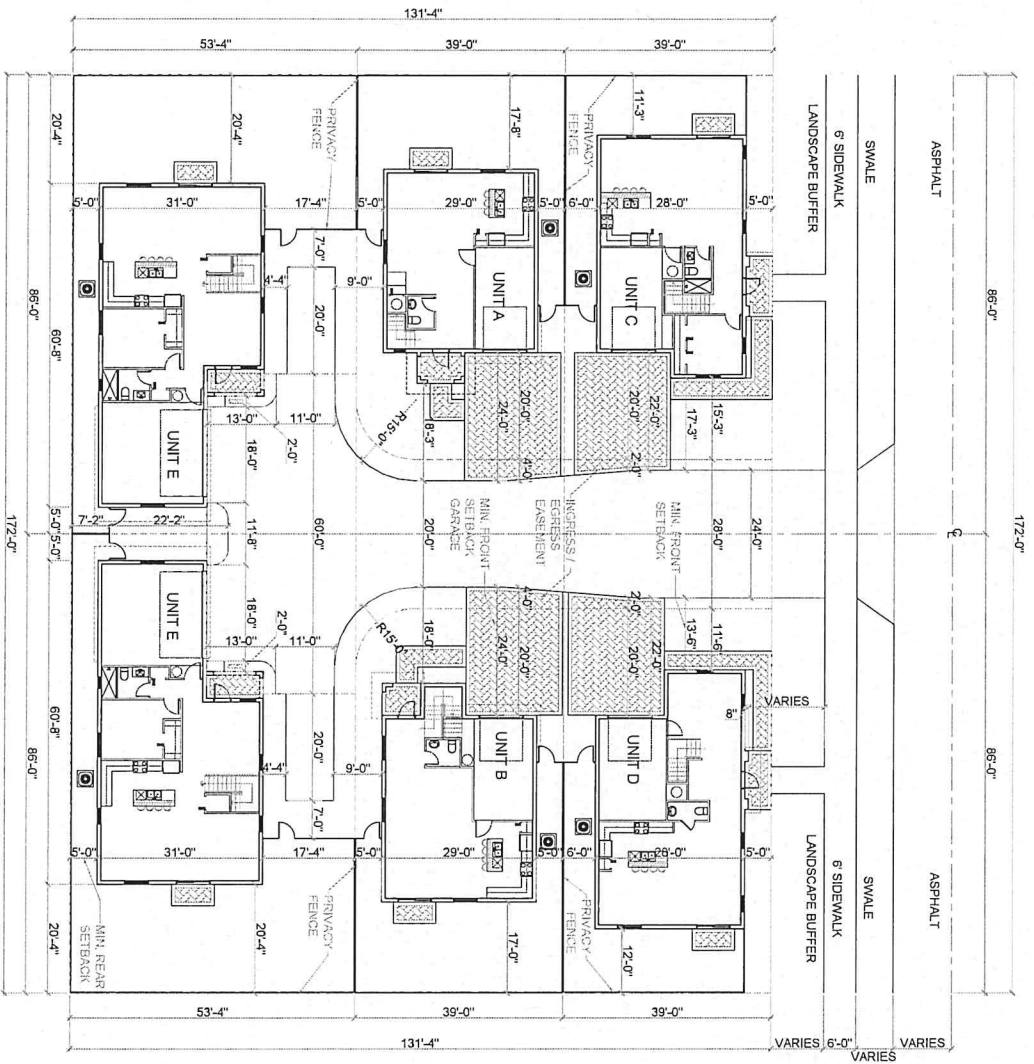
Garbage Truck Simulation
 1. Enter parking area from SW 135th Court
 2. Turn right to enter parking area
 3. Drive to end of row of spaces
 4. Turn left to exit parking area
 5. Exit parking area onto SW 135th Court

K&E ENGINEERS, INC. 15800 SW 4th Avenue, Suite 201 Miami, Florida 33175 Phone: (305) 675-1100 Fax: (305) 675-1101	RECORD OF REVISIONS No. DATE DESCRIPTION BY APP	24-0031 SEE LABELS	RODAN ESTATES TYPE OF PROJECT: GARBAGE TRUCK SIMULATION CLIENT: LENNAR HOMES INC. CLIENT ADDRESS: 5505 BLUE LAGOON DRIVE 3TH FLOOR MIAMI, FL 33158	SCALE: SECTION IS TO MATCH 5/8" RANGE THE MAIN DUC COUNTY, FLORIDA	SEPTEMBER 13, 2025 PROFESSIONAL SEAL No. 65353 STATE OF FLORIDA	SHEET TS-1 6 OF 7
						PRODUCT # 24-0031



	<p>RODAN ESTATES</p> <p>TYPE OF PROJECT: FIRE TRUCK SIMULATION</p> <p>CLIENT: LENNAR HOMES INC.</p>		<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>APP.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	DATE	DESCRIPTION	BY	APP.																									
	No.	DATE		DESCRIPTION	BY	APP.																											
<p>3405 BLUE LAGOON DRIVE SUN FLOOR MIAMI, FL 33156</p> <p>PROJECT NO.: 24-0031</p>	<p>SECTION: 12, 2025</p> <p>DATE: 09/12/25</p>	<p>FOR ENGINEER'S USE:</p> <p>DATE OF REVIEW: _____</p> <p>REVIEWED BY: _____</p> <p>DATE OF APPROVAL: _____</p> <p>APPROVED BY: _____</p> <p>REVISIONS:</p> <p>1. SEE LABELS</p>																															

SHEET
TS-2
7 OF 7

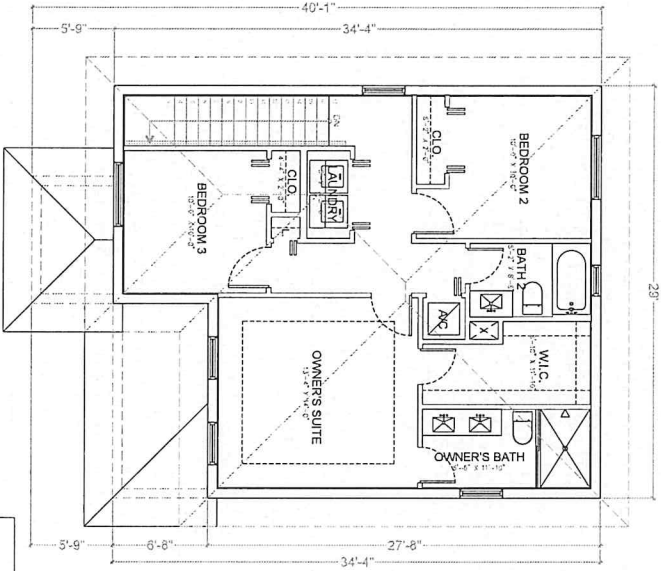


CLUSTER
SITE PLAN
SCALE: 3/32" = 1'-0"

<p>PASCUAL PEREZ KUDJAN STARR ARCHITECT • PLANNERS</p>	<p>DATE: 2025.06.16 SCALE: AS SHOWN CHECKED: AS DRAWN: AS</p>	<p>DATE: 2025.06.16 SCALE: AS SHOWN CHECKED: AS DRAWN: AS</p>	<p>DATE: 2025.06.16 SCALE: AS SHOWN CHECKED: AS DRAWN: AS</p>
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RODAN ESTATES
BY: LENNAR HOMES CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

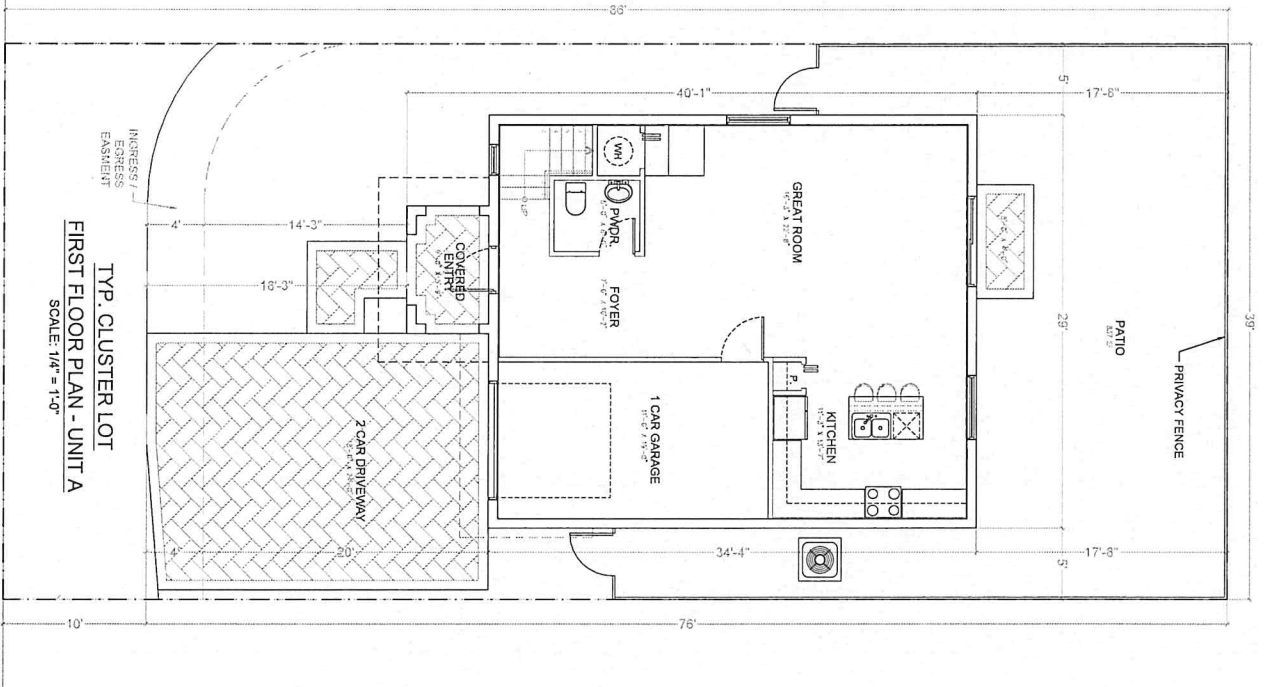
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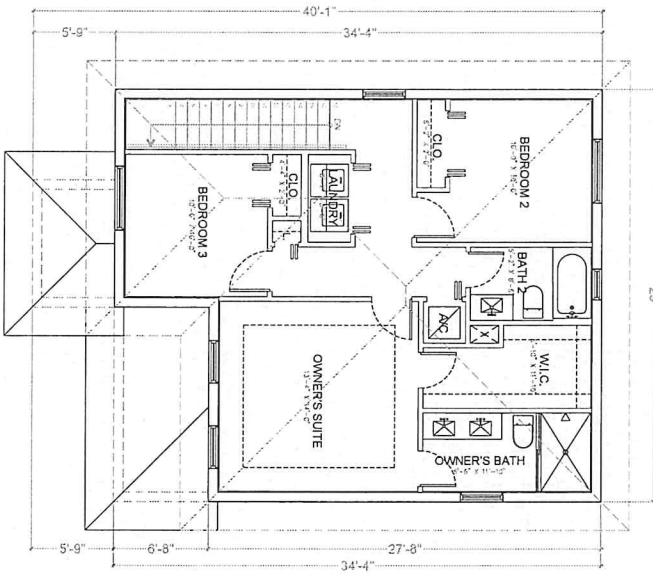
SECOND FLOOR PLAN - UNIT A
SCALE: 1/4" = 1'-0"

UNIT A	
3 BEDROOM / 2.5 BATH	
AREA CALCULATION	
1ST FLOOR A/C	768 SF
2ND FLOOR	904 SF
TOTAL A/C	1,672 SF
1 CAR GARAGE	229 SF
COV. ENTRY	51 SF
LOT COVERAGE TOT. OF INT. ST.	1,046 SF
TOTAL AREA GRCS	1,850 SF
	31.2%
GROSS INTERIOR GROUND	995 SF
PRIVATE OPEN SPACE	1,244 SF
PRIVATE OPEN SPACE PROVIDED	837 SF

TYPICAL CLUSTER LOT: 3,354 SF

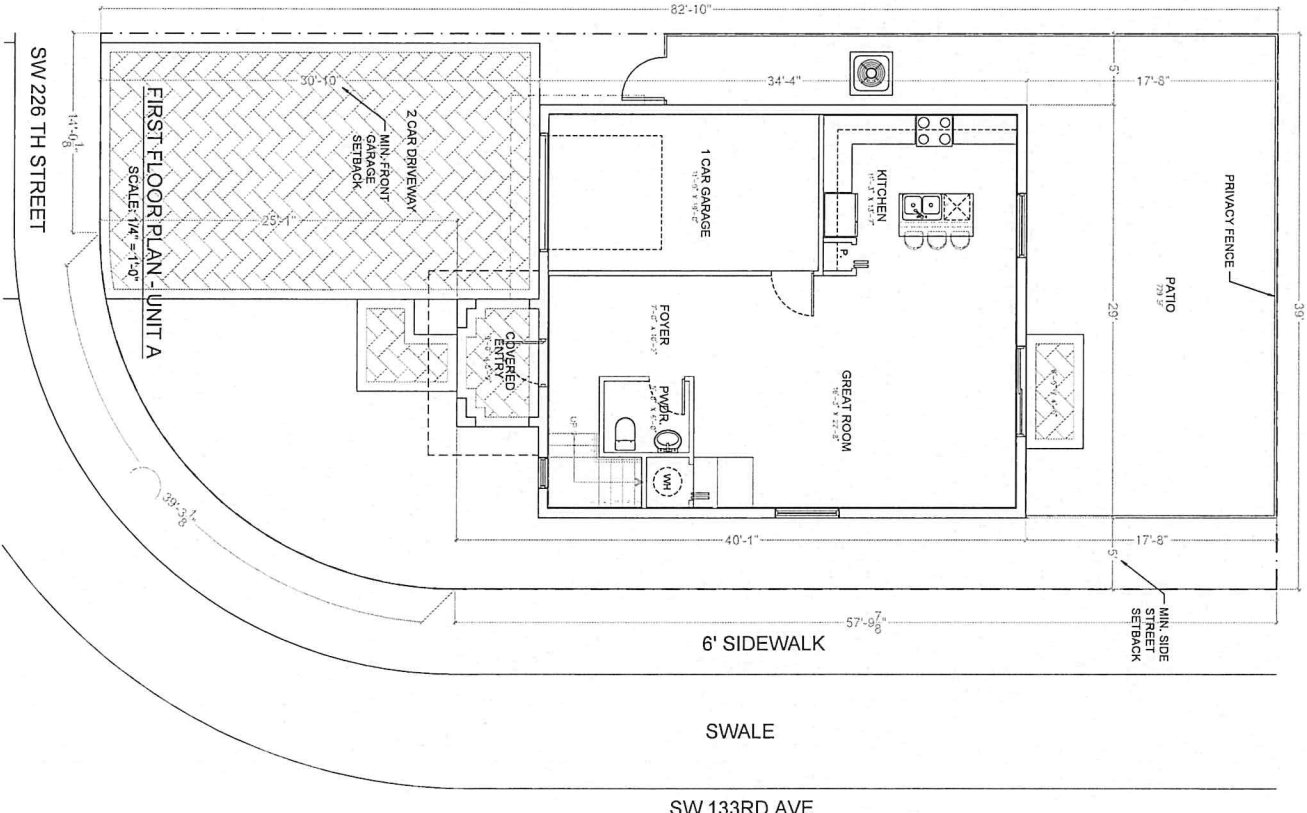


TYP. CLUSTER LOT
FIRST FLOOR PLAN - UNIT A
SCALE: 1/4" = 1'-0"



UNIT A	
3 BEDROOM / 2.5 BATH	
AREA CALCULATION	
1 ST FLOOR A/C	766 SF
2 ND FLOOR	904 SF
TOTAL A/C	1,670 SF
1 CAR GARAGE	229 SF
COV. ENTRY	51 SF
LOT COVERAGE	1,104 SF 33.8%
TOTAL AREA GROSS	1,950 SF
GROSS INTERIOR GROUND	995 SF
PRIVATE OPEN SPACE	1,244 SF
REQUIRED 995 SF X 1.25	
PRIVATE OPEN SPACE PROVIDED	729 SF

LOT AREA: 3,096.12 SF



DATE: 2/20/24
SCALE: AS SHOWN
DRAWN: CG
CHECKED: AS
NOTED: VON

UNIT A

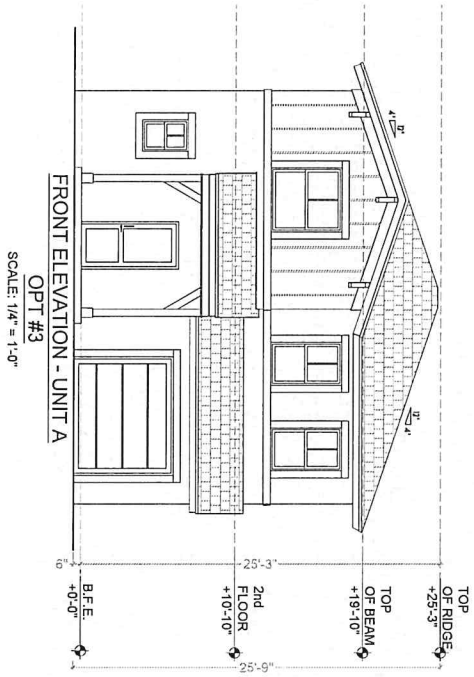
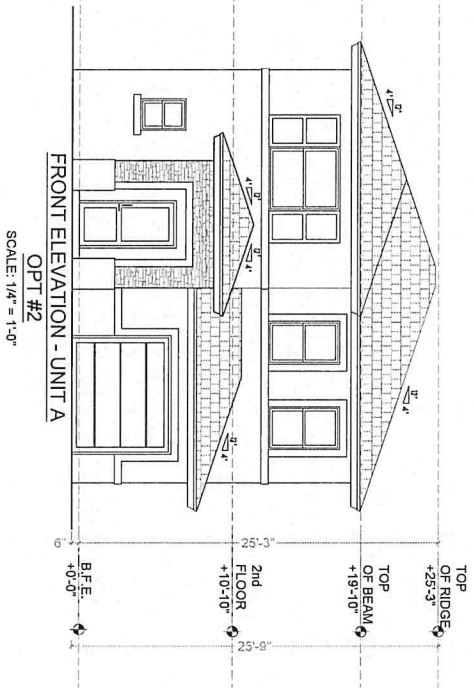
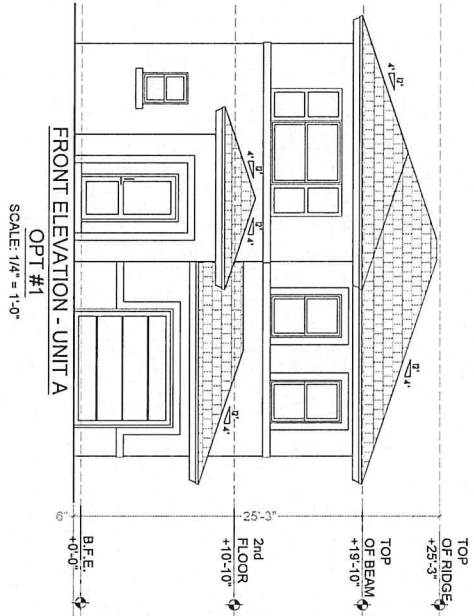
RODAN ESTATES
BY: LENNAR HOMES CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

OWNER: LENNAR
DATE: 2/20/24

REVISIONS:
1. 2/20/24: INITIAL DESIGN
2. 3/15/24: REVISIONS TO GARAGE
3. 4/10/24: REVISIONS TO ENTRY

PASTRAL PEREZ KUDOLIAN STARR ARCHITECTS • PLANNERS

SHEET NO. **A-2.1**



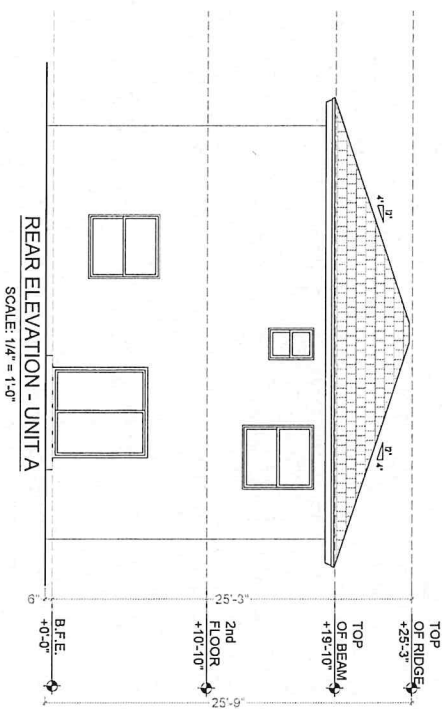
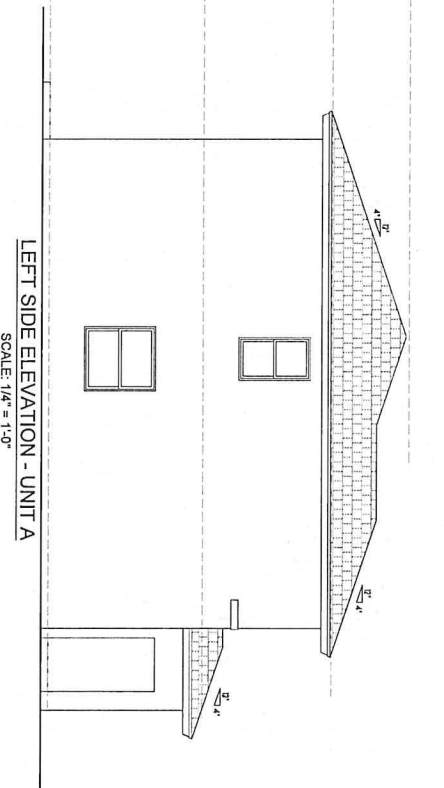
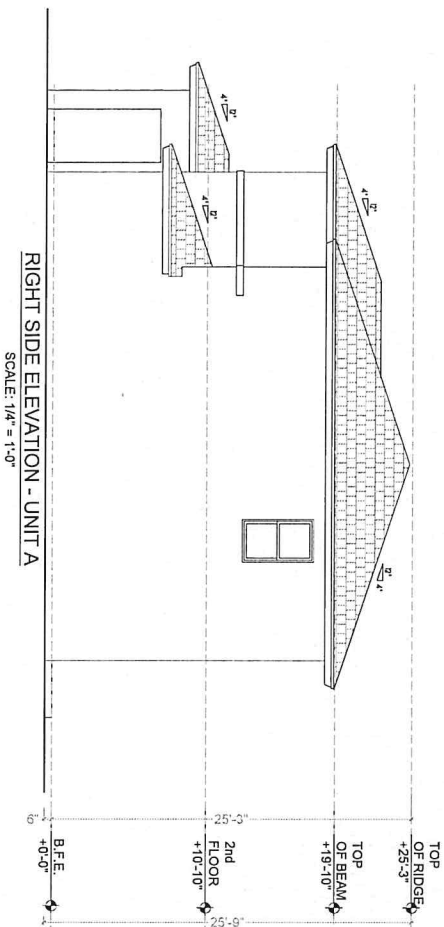
RODAN ESTATES
 BY: LENNAR HOMES
 CLUSTERS
 MIAMI-DADE COUNTY, FLORIDA

DATE	
UNIT A	
TITLEBLOCK	
DRAWN	20/06/14
SCALE	AS SHOWN
EXAMIN	CS
CHECKED	AS
DATE	20/06/14

A-3

PASCUAL
PEREZ
KNOX/JANI
STARR
 ARCHITECTS • PLANNERS

10000 W. BIRCH AVE. SUITE 100
 MIAMI, FL 33156
 TEL: 305.444.4444
 FAX: 305.444.4444
 WWW.PKJSTARCH.COM



RODAN ESTATES
 BY: LENNAR HOMES
 CLUSTERS
 MIAMI-DADE COUNTY, FLORIDA

DATE: 02/25/2025
 DRAWN BY: AS SHOWN
 CHECKED BY: AS
 ZONING: M-22

LITERATURE:
 UNIT A

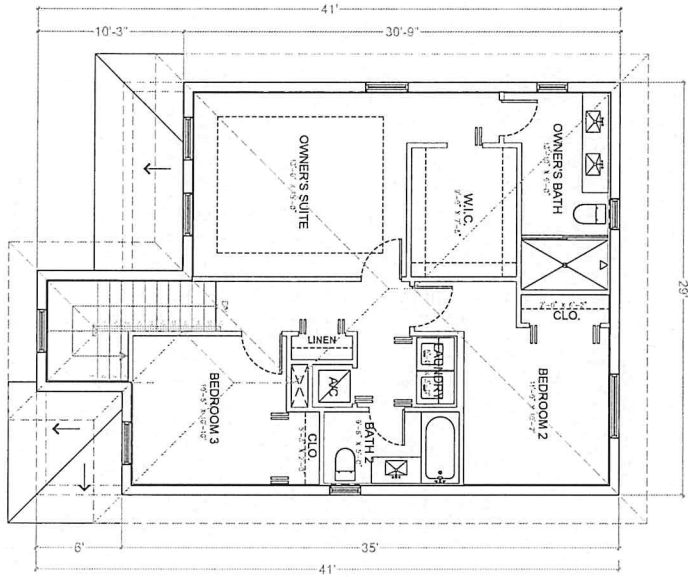
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A-4

SHEET 10

PASQUAL PEREZ, KIDDLIAN, STARR ARCHITECTS • PLANNERS

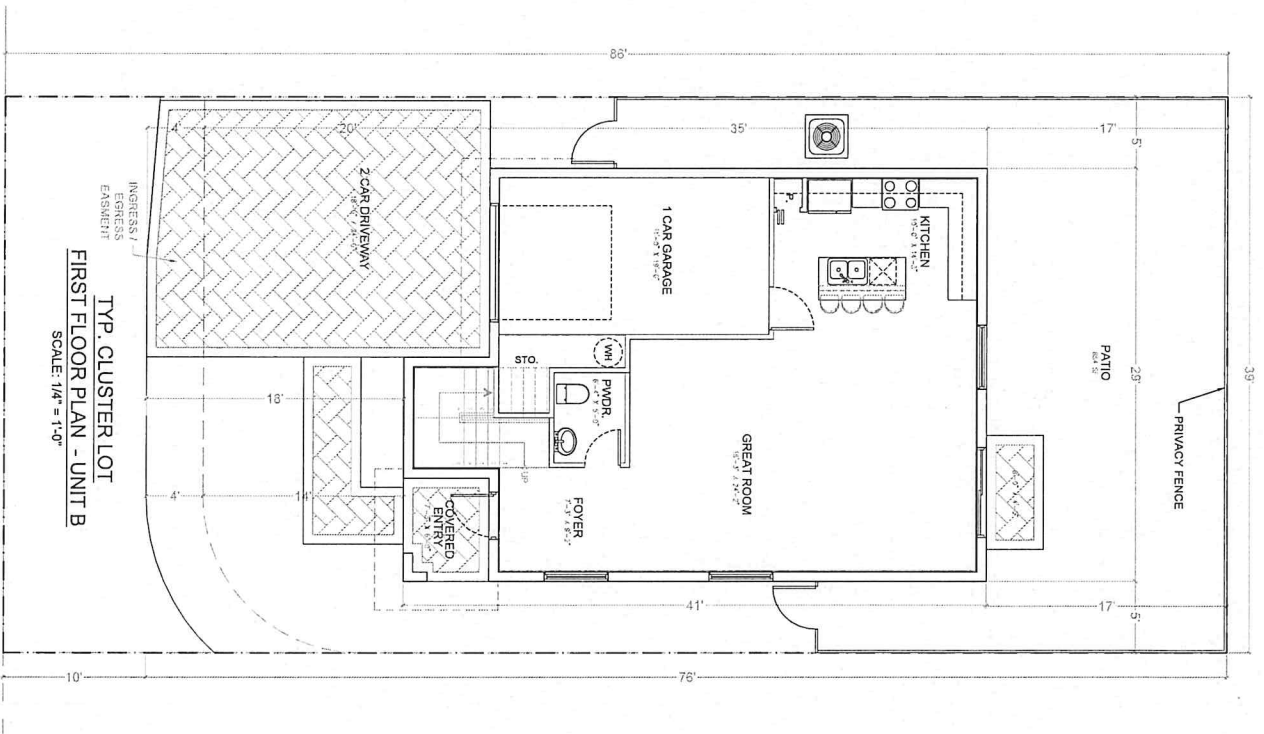
10000 BAYVIEW BLVD., SUITE 1000
 MIAMI, FLORIDA 33154
 TEL: 305.444.4444
 FAX: 305.444.4444
 WWW.PASQUALPEREZ.COM



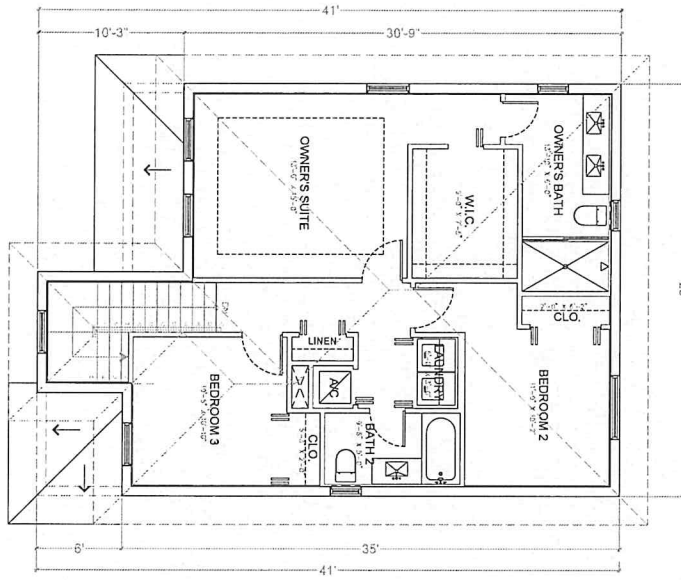
SECOND FLOOR PLAN - UNIT B
SCALE: 1/4" = 1'-0"

UNIT B	
3 BEDROOM / 2.5 BATH	
AREA CALCULATION	
1ST FLOOR AG	803 SF
2ND FLOOR	1,010 SF
TOTAL AG	1,813 SF
1 CAR GARAGE	263 SF
COV. ENTRY	43 SF
*LOT COVERAGE TO C OF INT. ST	1,100 SF
TOTAL AREA GROSS	2,119 SF
GROSS INTERIOR GROUND FLOOR AREA	1,066 SF
REQUIRED 1,066 SF @ 1.25 PRIVATE OPEN SPACE PROVIDED	854 SF

TYPICAL CLUSTER LOT: 3,354 SF



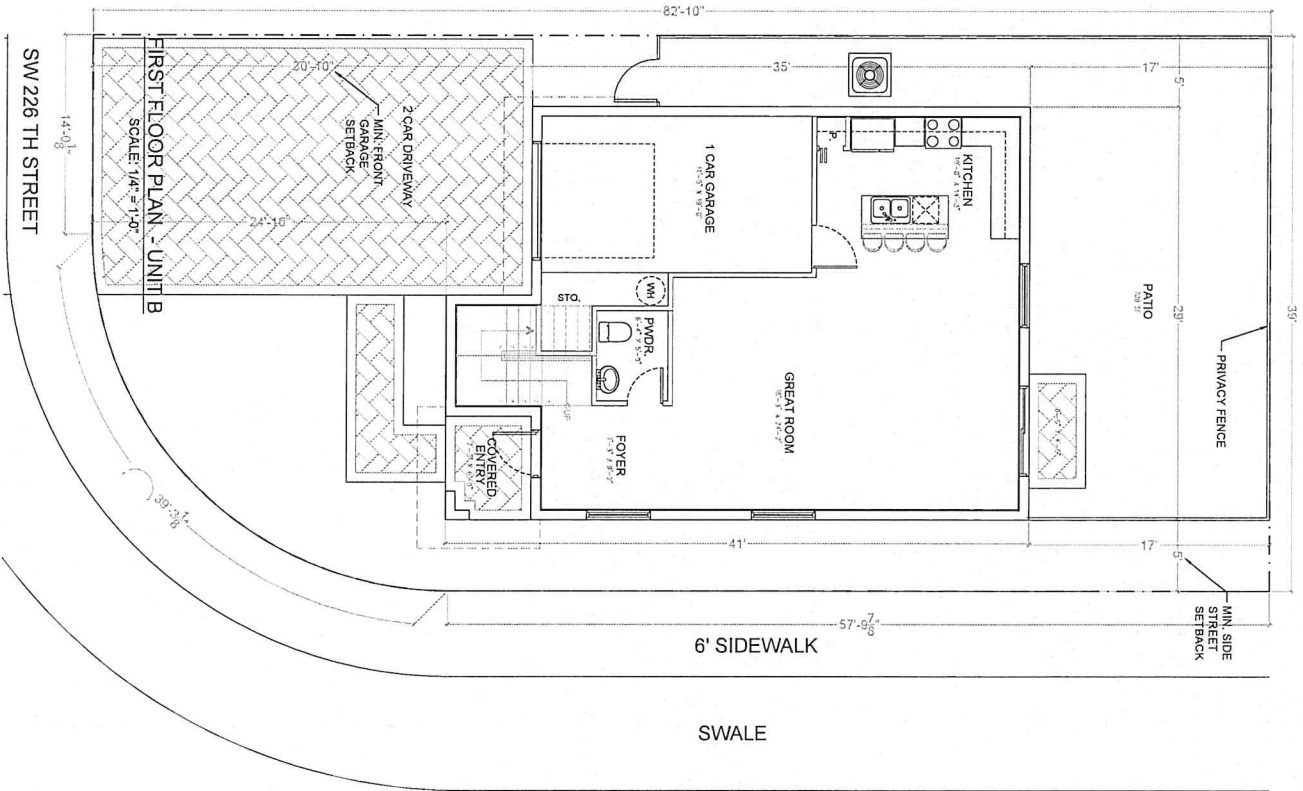
TYP. CLUSTER LOT
FIRST FLOOR PLAN - UNIT B
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN - UNIT B
 SCALE: 1/4" = 1'-0"

UNIT B	
3 BEDROOM / 2.5 BATH	
AREA CALCULATION	
1ST FLOOR AC	803 SF
2ND FLOOR	1,010 SF
TOTAL AC	1,813 SF
1 CAR GARAGE	269 SF
COV. ENTRY	43 SF
1 LOT COVERAGE	1,109 SF
TOTAL AREA GROSS	2,119 SF
GROSS INTERIOR GROUND FLOOR AREA	
PRIVATE OPEN SPACE REQUIRED	1,069 SF
PRIVATE OPEN SPACE PROVIDED	1,333 SF
TOTAL PRIVATE OPEN SPACE PROVIDED	
709 SF	
35.8%	

LOT AREA: 3,098.12 SF



FIRST FLOOR PLAN - UNIT B
 SCALE: 1/4" = 1'-0"

SW 226 TH STREET

SWALE

SW 133RD AVE

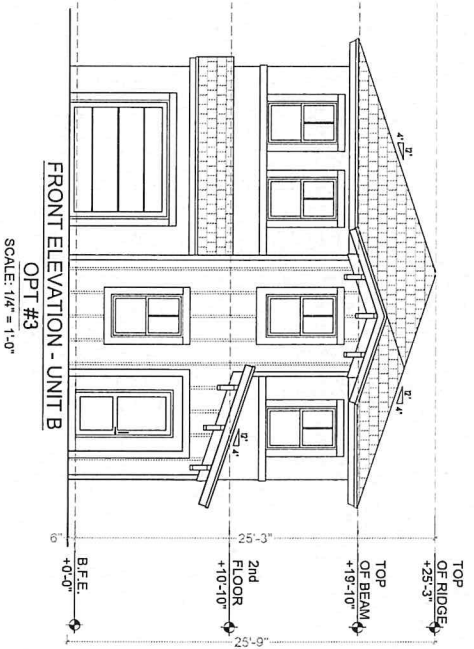
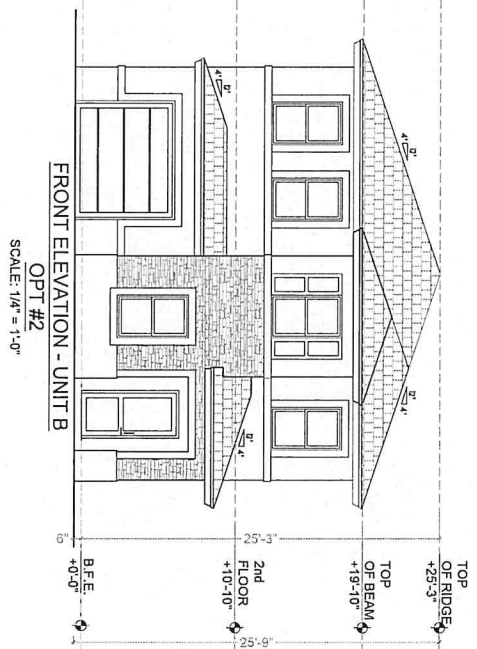
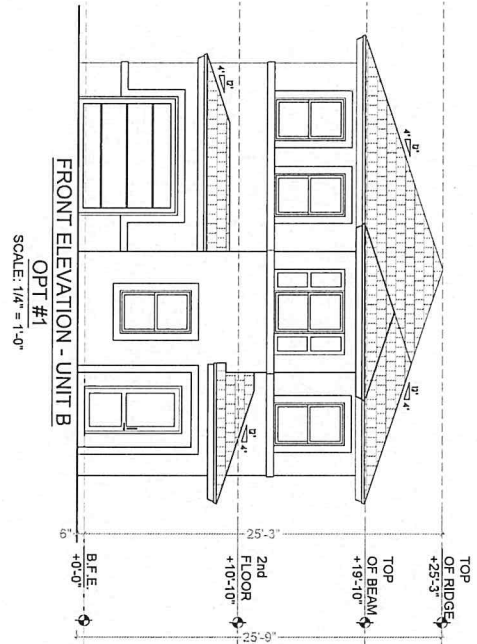
RODAN ESTATES
 BY: LENNAR HOMES CLUSTERS
 MIAMI-DADE COUNTY, FLORIDA

PASQUA
PEREZ
KLUDJIAN
STARR
 ARCHITECTS • PLANNERS

DATE: 2/20/24
 SCALE: AS SHOWN
 CHECKED: AS
 DRAWN: AS

A-5.1

SHEET NO.:

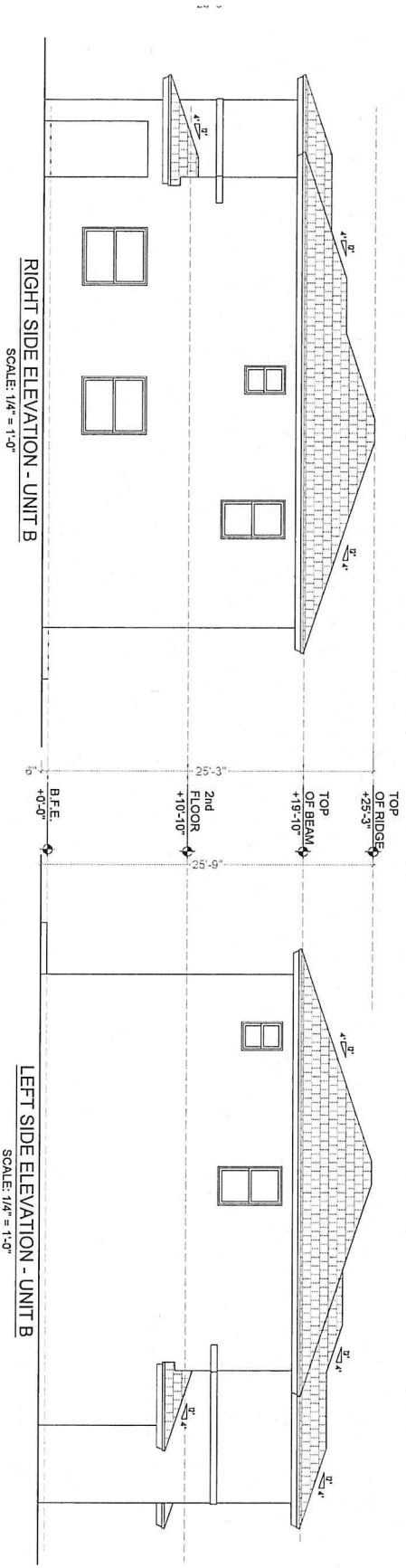


PASQUA
PEREZ
NIJOLIAN
STARR
 ARCHITECTS + PLANNERS

DATE: 2/20/2024
 SCALE: AS SHOWN
 DRAWN: CC
 CHECKED: AS
 DESIGNED: ZENNO

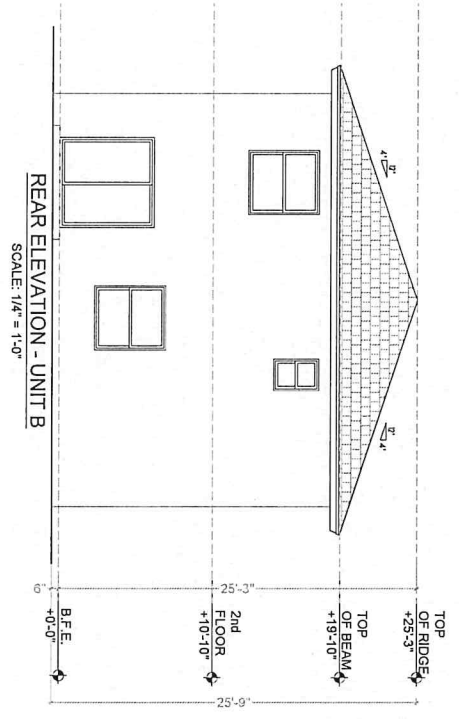
RODAN ESTATES
 BY: LENNAR HOMES
 CLUSTERS
 MIAMI-DADE COUNTY, FLORIDA

LIVING ROOM
 UNIT B
 SHEET NO. 1
A-6



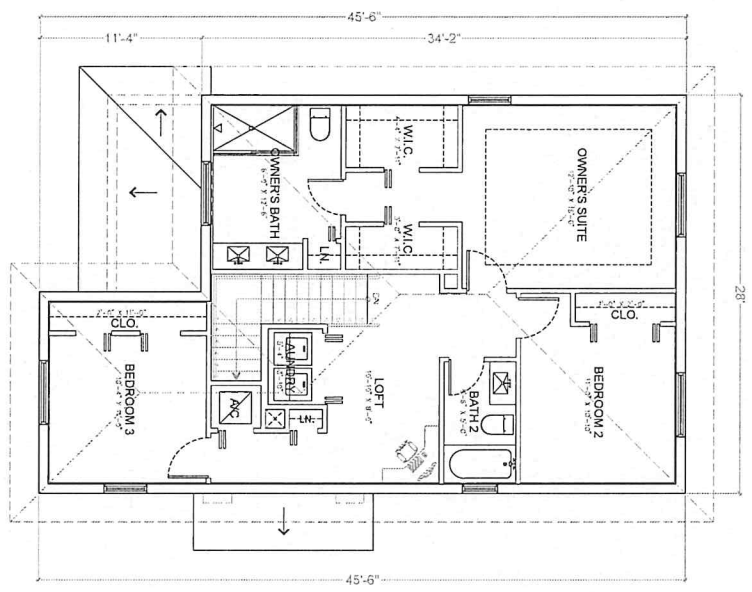
RIGHT SIDE ELEVATION - UNIT B
 SCALE: 1/4" = 1'-0"

LEFT SIDE ELEVATION - UNIT B
 SCALE: 1/4" = 1'-0"



REAR ELEVATION - UNIT B
 SCALE: 1/4" = 1'-0"

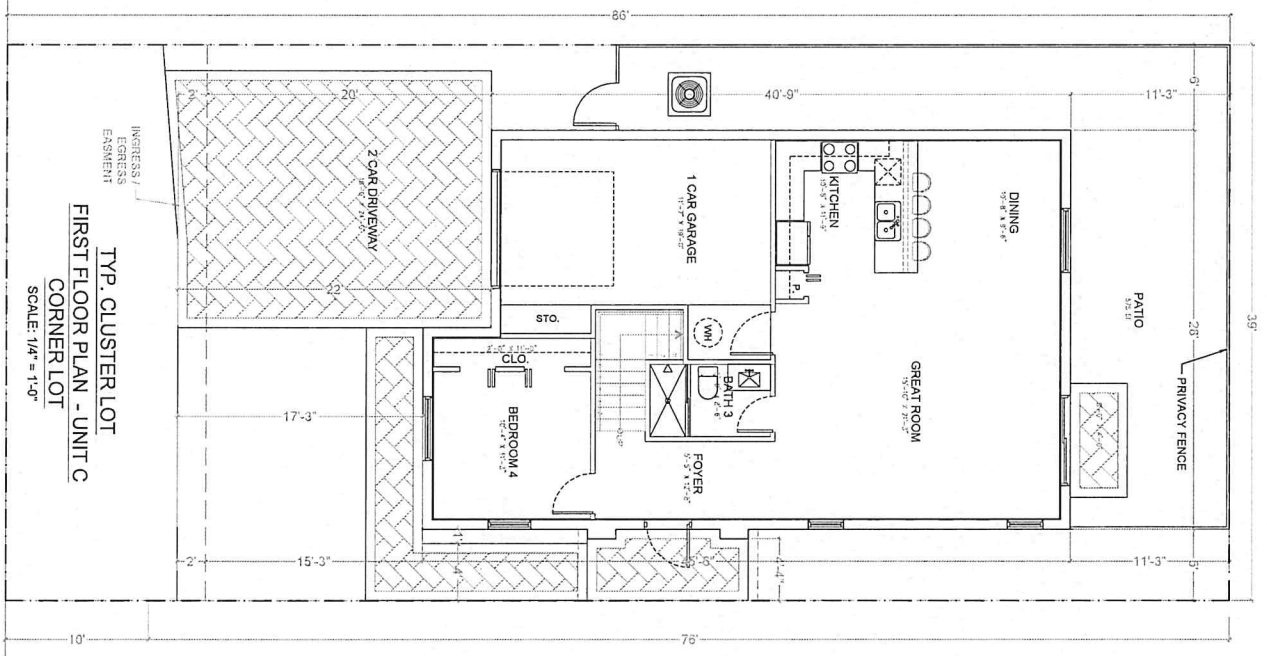
<p>OWNER: LENNAR HOMES</p>	<p>DATE: 2/20/2024 SCALE: AS SHOWN CHECKED: AS DRAWN: AS</p>	<p>UNIT B</p>	<p>RODAN ESTATES BY: LENNAR HOMES CLUSTERS MIAMI-DADE COUNTY, FLORIDA</p>	<p>PROJECT NO.: 25-020</p>
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SECOND FLOOR PLAN - UNIT C
SCALE: 1/4" = 1'-0"

UNIT C	
4 BEDROOM / 3 BATH	
AREA CALCULATION	
*1ST FLOOR A/C	955 SF
2ND FLOOR	1,117 SF
TOTAL A/C	2,072 SF
*1 CAR GARAGE	265 SF
*COV. ENTRY	44 SF
*LOT COVERAGE TOT. OF INT. SF	*1,254 SF
TOTAL AREA GROSS	2,371 SF
GROSS INTERIOR GROUND FLOOR AREA	1,210 SF
PRIVATE OPEN SPACE REQUIRED 1,210 SF X 1.25	1,513 SF
PRIVATE OPEN SPACE PROVIDED	575 SF

TYPICAL CLUSTER LOT: 3,354 SF

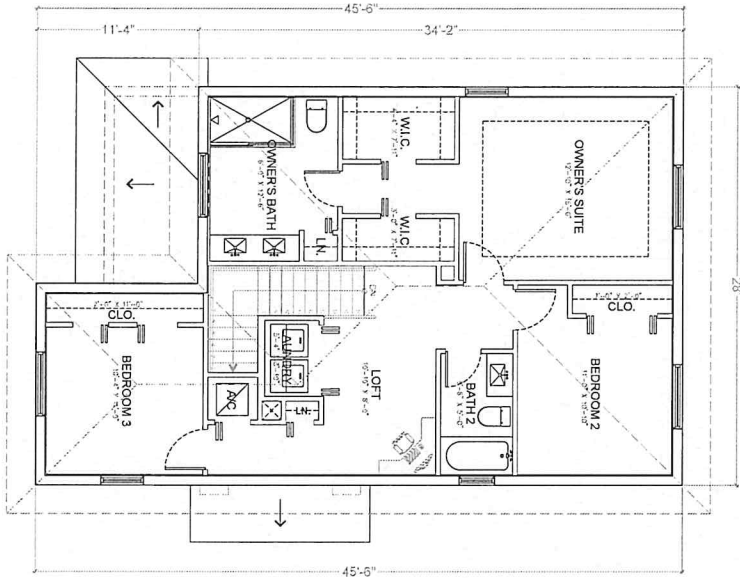


TYP. CLUSTER LOT
FIRST FLOOR PLAN - UNIT C
CORNER LOT
SCALE: 1/4" = 1'-0"

PROJECT NAME: RODAN ESTATES
 SCALE: AS SHOWN
 CHECKED: ASB
 DATE: 02/10/2024

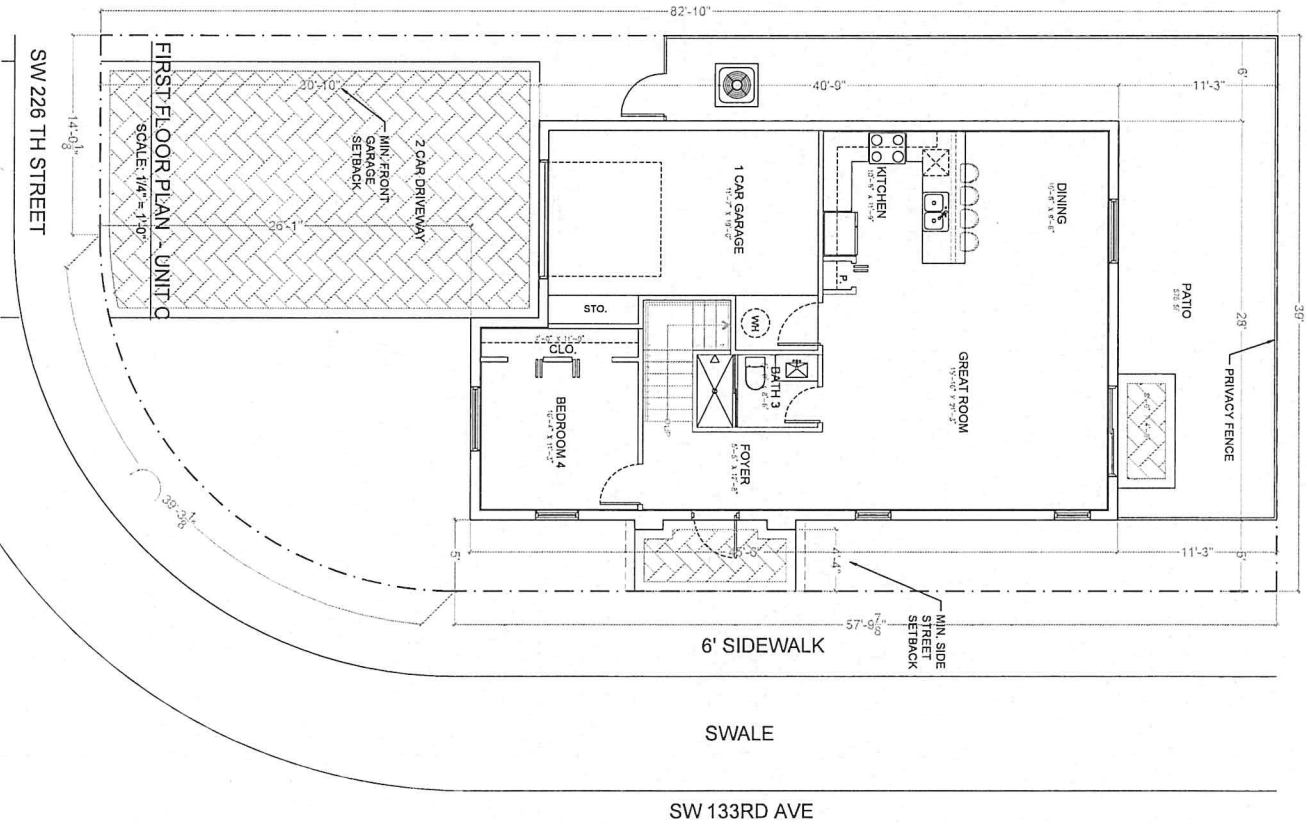
RODAN ESTATES
 BY: LENNAR HOMES CLUSTERS
 MIAMI-DADE COUNTY, FLORIDA

OWNER: 15000 SW 22ND AVE
 PEREZ, KIDULJAN, STARR ARCHITECTS + PLANNERS
 15000 SW 22ND AVE, SUITE 200
 MIAMI, FL 33185
 TEL: 305.444.1111
 WWW.PASQUA.COM



SECOND FLOOR PLAN - UNIT C
SCALE: 1/4" = 1'-0"

UNIT C	
4 BEDROOM/3 BATH	
AREA CALCULATION	
1ST FLOOR A/C	955 SF
2ND FLOOR	1,117 SF
TOTAL A/C	2,072 SF
1 CAR GARAGE	255 SF
COV. ENTRY	44 SF
1. LOT COVERAGE	4,254 SF
TOTAL AREA GROSS	2,371 SF
GROSS INTERIOR GROUND FLOOR AREA	1,210 SF
PRIVATE OPEN SPACE REQUIRED	1,210 SF X 1.25
PRIVATE OPEN SPACE PROVIDED	575 SF
LOT AREA:	3,096.12 SF



FIRST FLOOR PLAN - UNIT C
SCALE: 1/4" = 1'-0"

RODAN ESTATES
BY: LENNAR HOMES CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

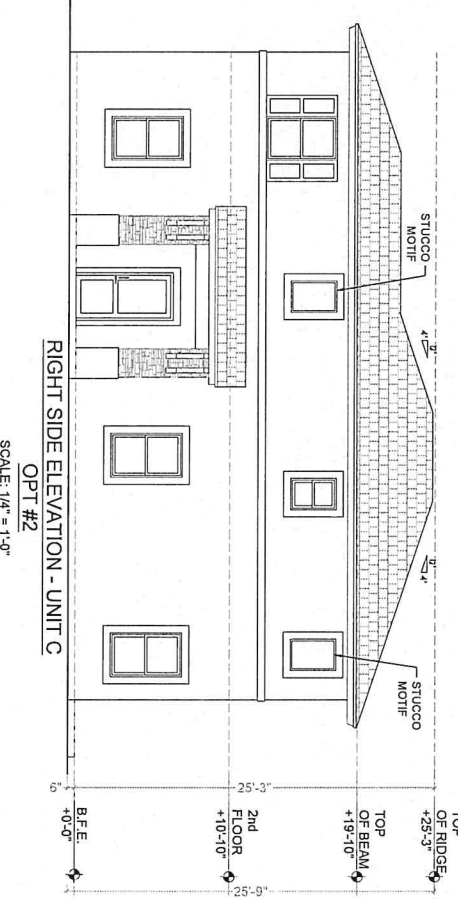
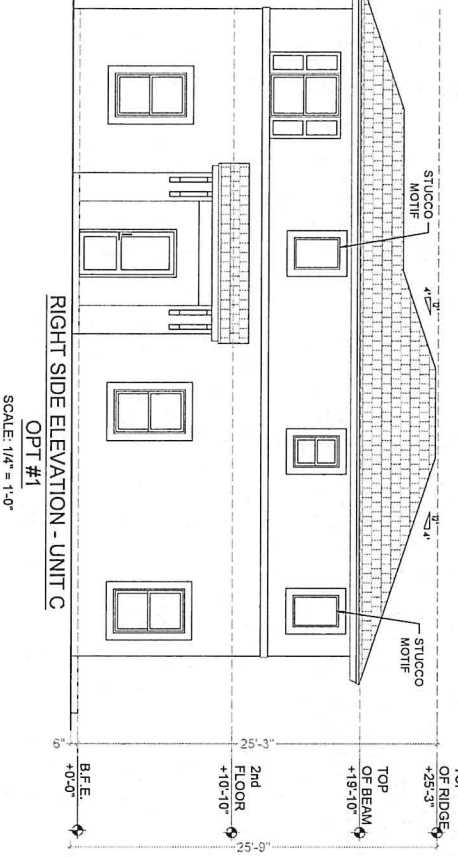
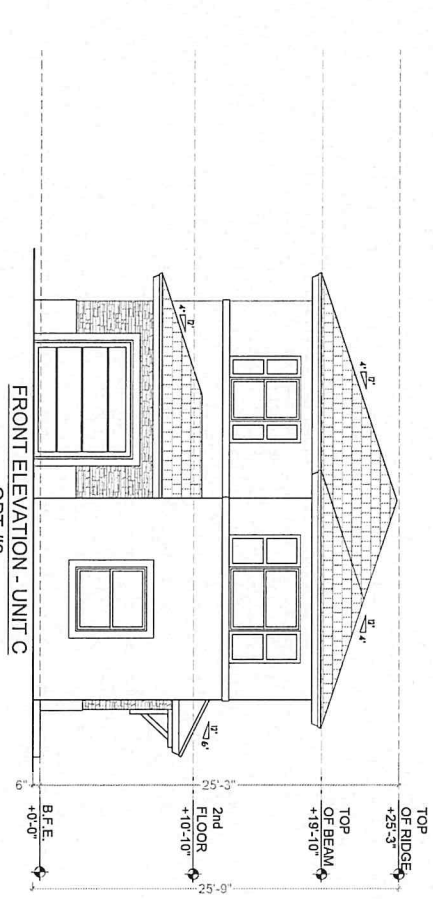
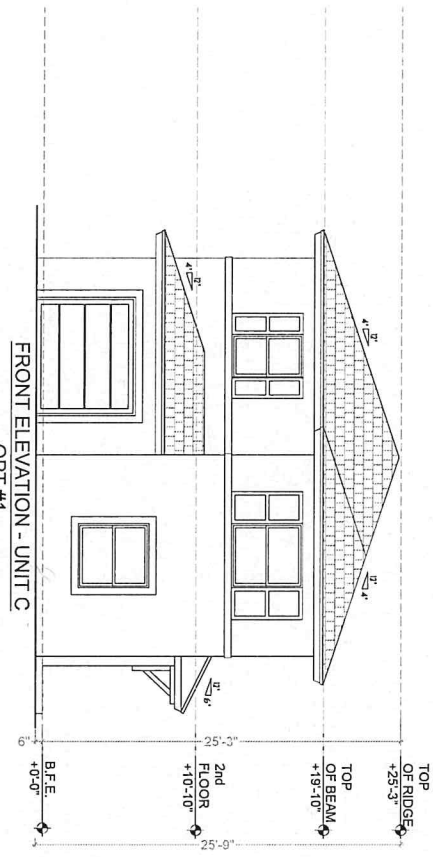
IDENTIFIERS
DATE: 2/20/2014
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DRAWN: CG
CHECKED: AS
DATE: 02/20/14

UNIT C

A-8.1

PEREZ MEDJIAN STARR ARCHITECTS • PLANNERS

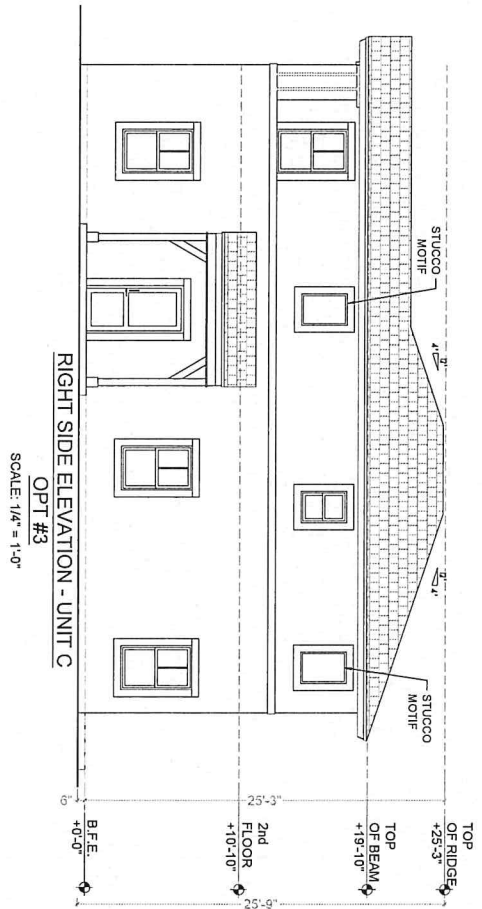
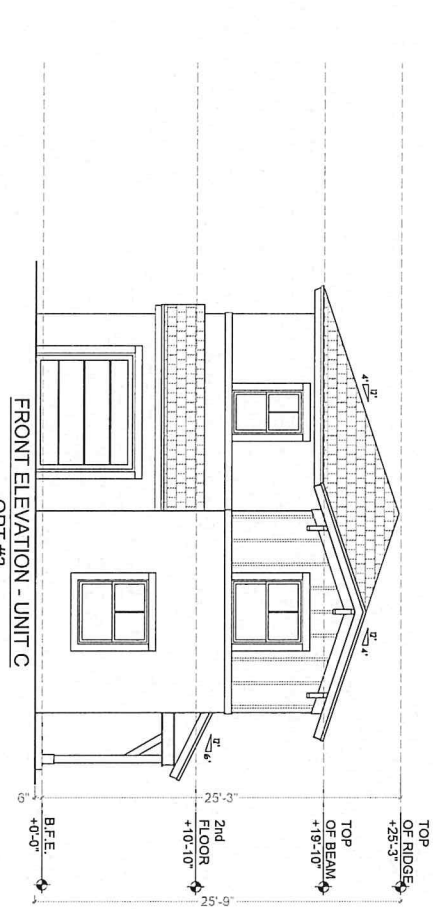
DATE: 06-25-2025
BY: ISA



RODAN ESTATES
 BY: LENNAR HOMES
 CLUSTERS
 MIAMI-DADE COUNTY, FLORIDA

DATE	2025-06-16
SCALE	AS SHOWN
DRAWN	CG
CHECKED	AS
NO. OF SHEETS	20/20
NO.	

A-9



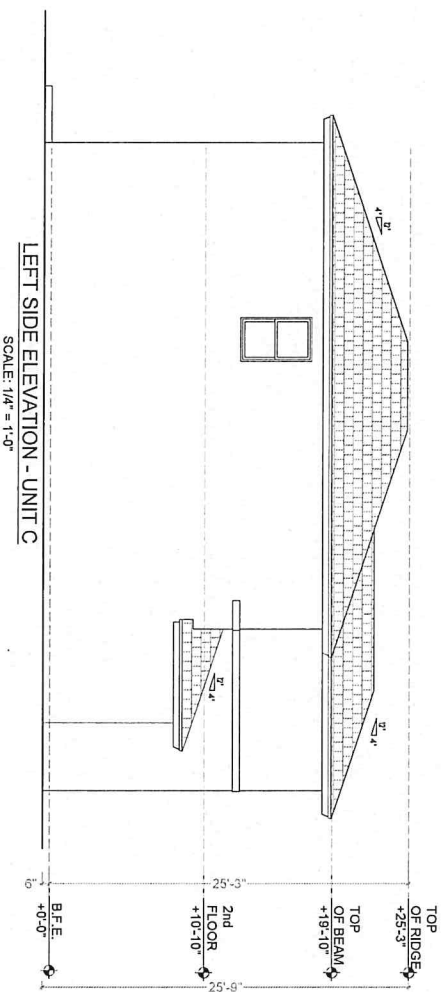
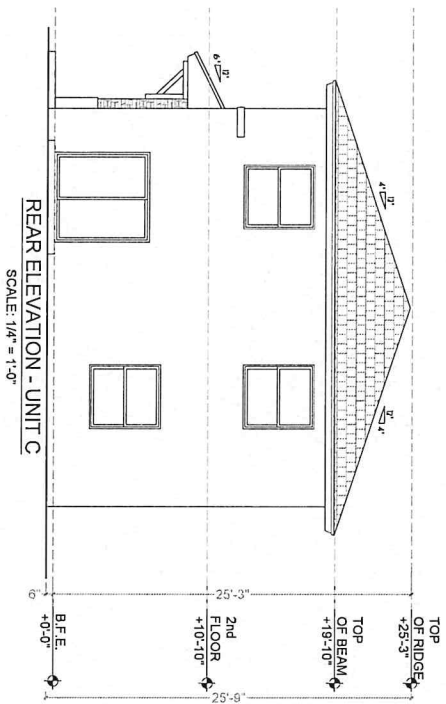
PASCUAL
PEREZ
KLUDJIAN
STARR
 ARCHITECTS - PLANNERS

PROJECT NO.: 25-020
 SHEET NO.: A-10
 DATE: 2/25/2025
 SCALE: AS SHOWN
 DRAWN: CG
 CHECKED: MS
 DATE: 2/25/2025

RODAN ESTATES
 BY: LENNAR HOMES
 CLUSTERS
 MIAMI-DADE COUNTY, FLORIDA

UNIT C
 LITERATURE
 DATE: 2/25/2025
 SCALE: AS SHOWN
 DRAWN: CG
 CHECKED: MS
 DATE: 2/25/2025

A-10



RODAN ESTATES
 BY: LENNAR HOMES
 CLUSTERS
 MIAMI-DADE COUNTY, FLORIDA

PASQUAL PERZ KLUDJAN STARR
 ARCHITECTS + PLANNERS

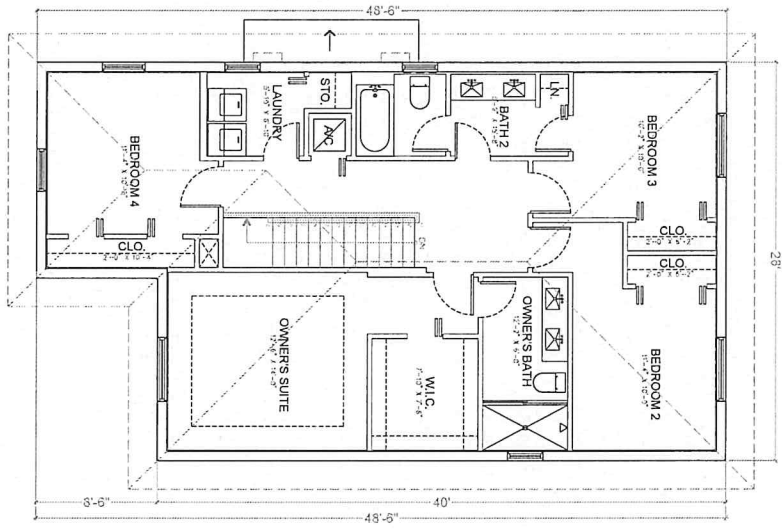
10000 W. BIRCH RD.
 SUITE 100
 MIAMI, FL 33155
 (305) 555-1100
 WWW.PASQUALPERZKLUDJANSTARR.COM

DATE: 2025-06-16
 SCALE: AS SHOWN
 DRAWN: CS
 CHECKED: AS
 ZONING: 1000

UNIT C

A-111

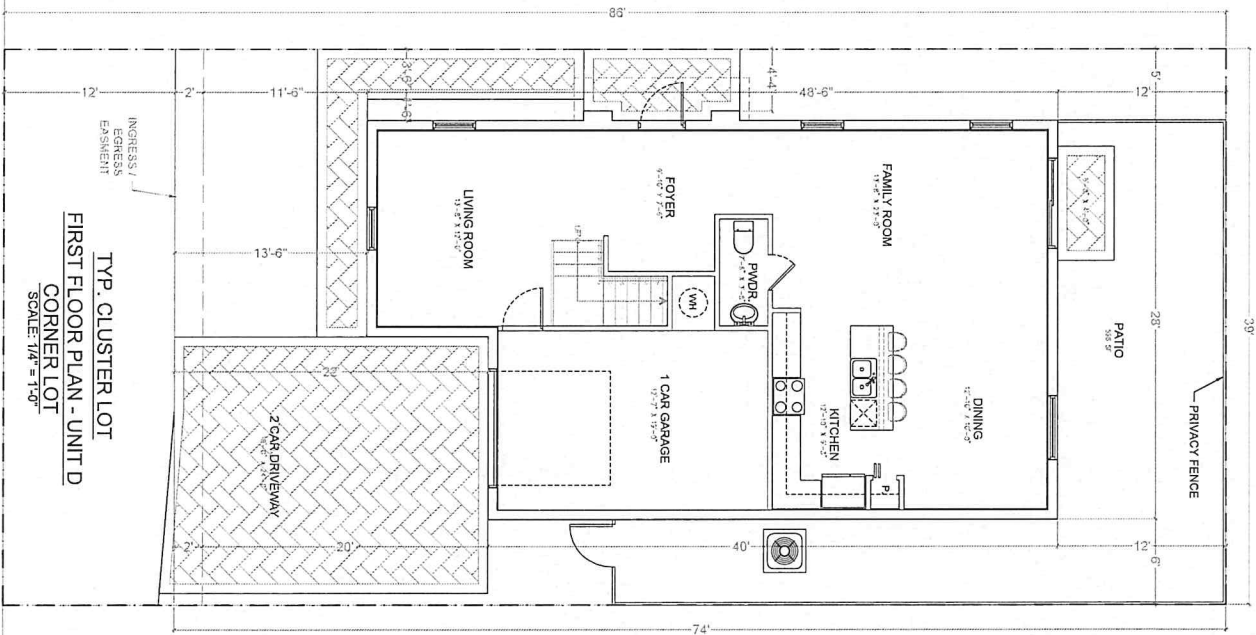
SHEET 01



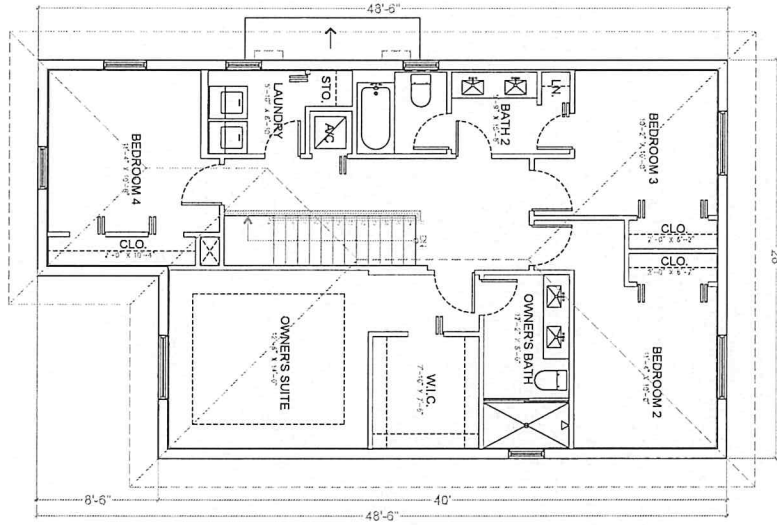
SECOND FLOOR PLAN - UNIT D
SCALE: 1/4" = 1'-0"

UNIT D	
4 BEDROOM / 2.5 BATH	
AREA CALCULATION	
1ST FLOOR A.C.	978 SF
2ND FLOOR	1,249 SF
TOTAL A.C.	2,227 SF
1 CAR GARAGE	272 SF
COV. ENTRY	43 SF
LOT COVERAGE TO 1 OF INT. ST	1,293 SF
TOTAL AREA GROSS	2,542 SF
GROSS INTERIOR GROUND	1,250 SF
PRIVATE OPEN SPACE REQUIRED 1,250 SF AT 1.25	1,563 SF
PRIVATE OPEN SPACE PROVIDED	595 SF

TYPICAL CLUSTER LOT: 3,354 SF

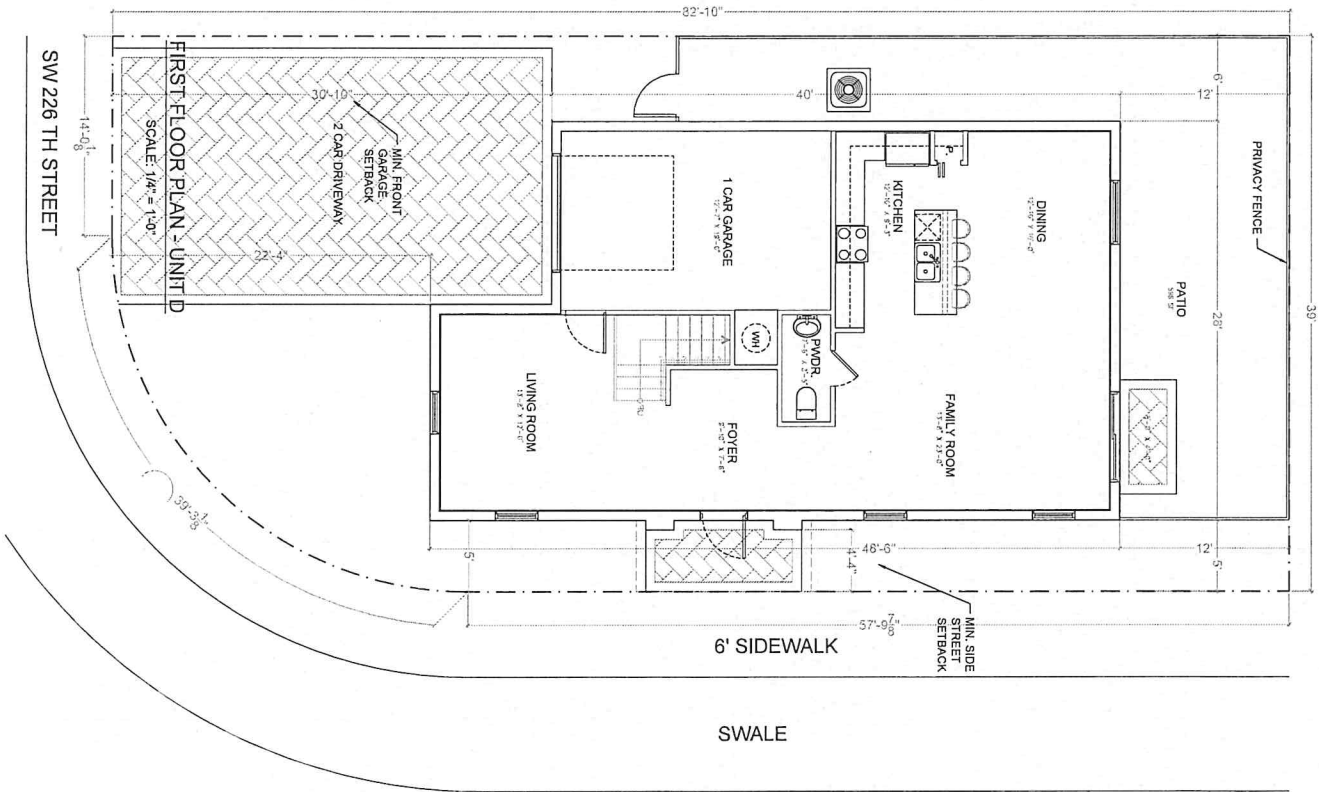


TYP. CLUSTER LOT
FIRST FLOOR PLAN - UNIT D
CORNER LOT
SCALE: 1/4" = 1'-0"



UNIT D CORNER LOT	
4 BEDROOM / 2.5 BATH	AREA CALCULATION
1ST FLOOR A/C	978 SF
2ND FLOOR	1,249 SF
TOTAL A/C	2,227 SF
1 CAR GARAGE	272 SF
COV. ENTRY	43 SF
1. LOT COVERAGE	1,293 SF 41.8%
TOTAL AREA GROSS	2,542 SF
GROSS INTERIOR GROUND	1,250 SF
PRIVATE OPEN SPACE	1,563 SF
REQUIRED 1,250 SF X1.25	
PRIVATE OPEN SPACE PROVIDED	598 SF

LOT AREA: 3,086.12 SF



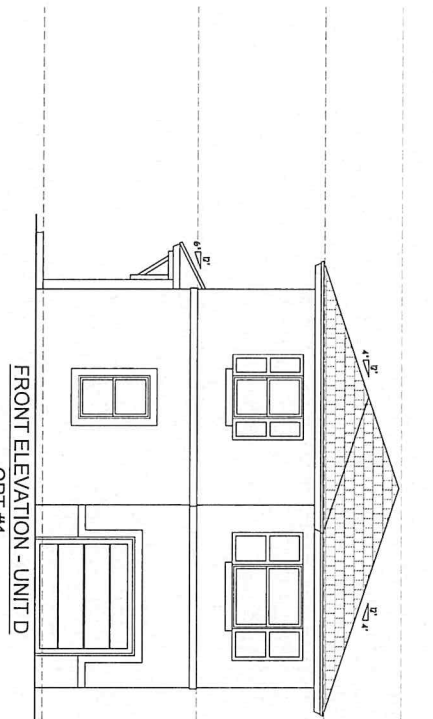
RODAN ESTATES
BY: LENNAR HOMES CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

PROJECT NAME: UNIT D
DATE: 02/20/2024
SCALE: AS SHOWN
DRAWN: AS
CHECKED: AS
DATE: 02/20/24

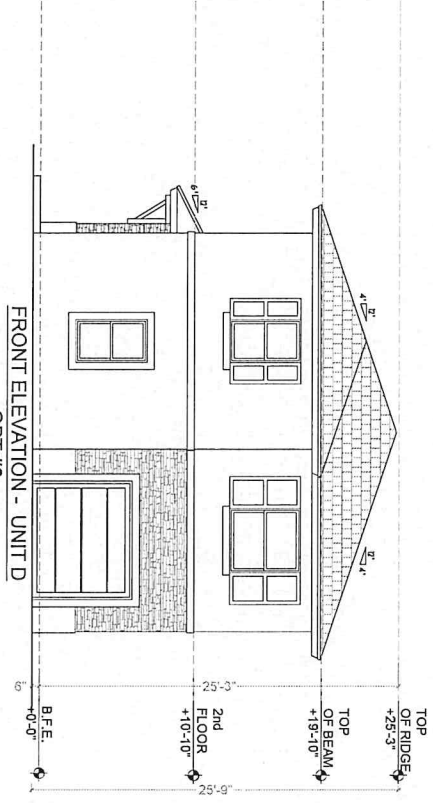
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SHEET 1

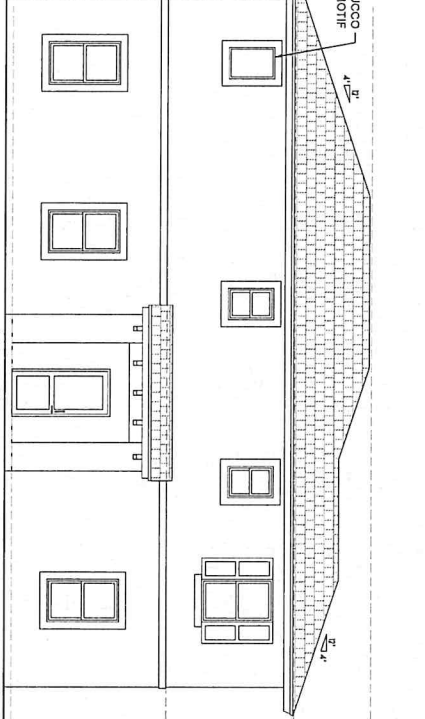
PASQUA PEREZ KUDOLJANI STAR ARCHITECTS + PLANNERS
ARCHITECTS + PLANNERS
1375 N.W. 107th Avenue, Suite 100, Doral, FL 33126
TEL: 305.486.8888 FAX: 305.486.8889
WWW.PASQUAPEREZKUDOLJANISTAR.COM



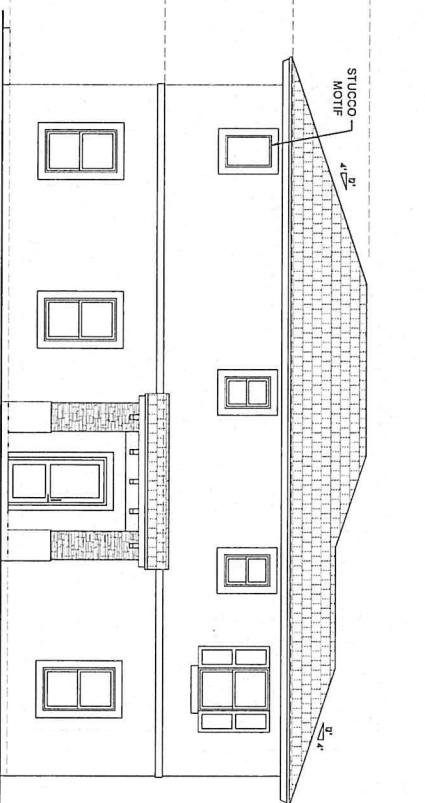
TOP OF RIDGE +25'-3"
 TOP OF BEAM +19'-10"
 2nd FLOOR +10'-10"
 B.F.E. +0'-0"
 25'-9"



TOP OF RIDGE +25'-3"
 TOP OF BEAM +19'-10"
 2nd FLOOR +10'-10"
 B.F.E. +0'-0"
 25'-9"



TOP OF RIDGE +25'-3"
 TOP OF BEAM +19'-10"
 2nd FLOOR +10'-10"
 B.F.E. +0'-0"
 25'-9"



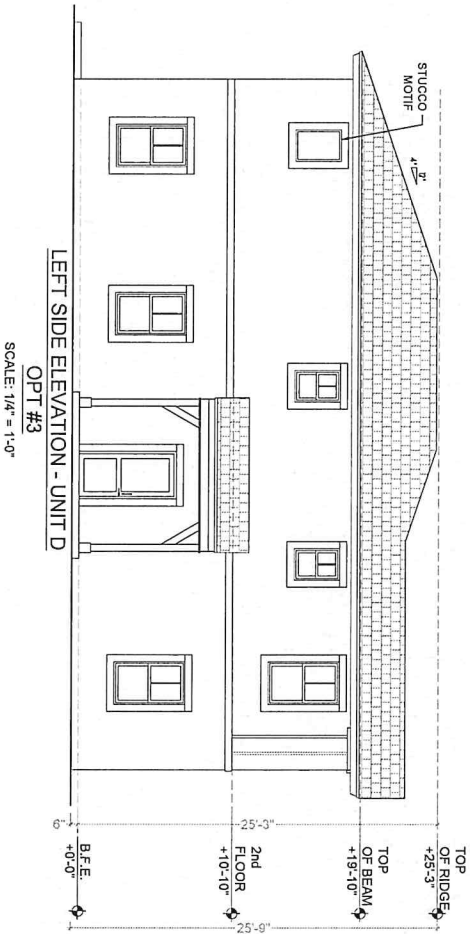
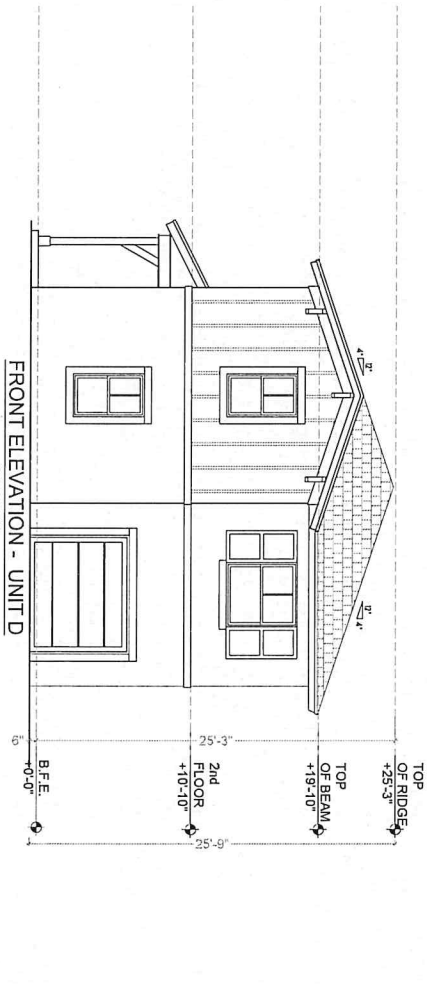
TOP OF RIDGE +25'-3"
 TOP OF BEAM +19'-10"
 2nd FLOOR +10'-10"
 B.F.E. +0'-0"
 25'-9"

FRONT ELEVATION - UNIT D
 OPT #1
 SCALE: 1/4" = 1'-0"

FRONT ELEVATION - UNIT D
 OPT #2
 SCALE: 1/4" = 1'-0"

LEFT SIDE ELEVATION - UNIT D
 OPT #1
 SCALE: 1/4" = 1'-0"

LEFT SIDE ELEVATION - UNIT D
 OPT #2
 SCALE: 1/4" = 1'-0"



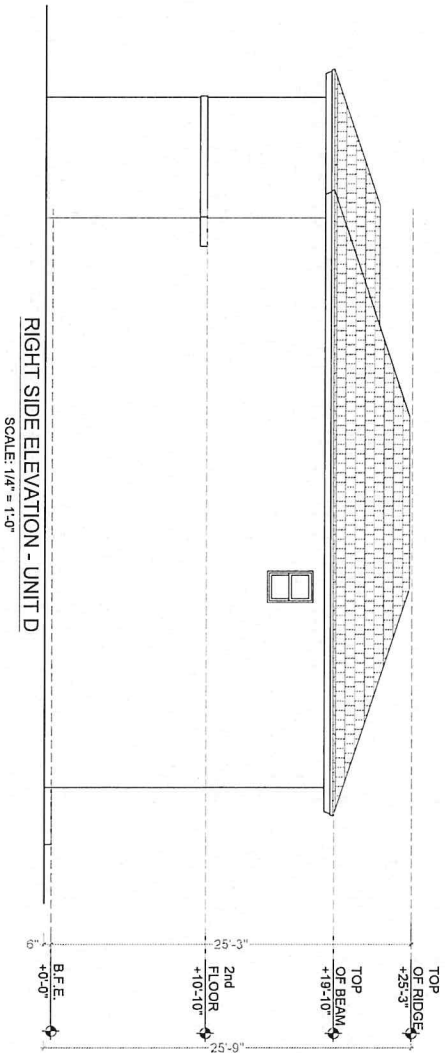
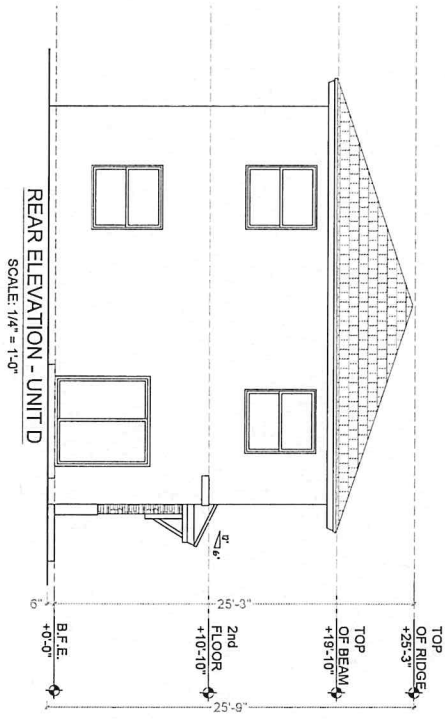
PASQUA
PEREZ
MEDJIAN
STARR
 ARCHITECTS + PLUMBERS

OWNER: LENNAR HOMES
 PROJECT: RODAN ESTATES
 SHEET: A-14

RODAN ESTATES
 BY: LENNAR HOMES
 CLUSTERS
 MIAMI-DADE COUNTY, FLORIDA

DATE: 2/28/24
 SCALE: AS SHOWN
 CHECKED: AS
 DRAWN: AS

A-14



RODAN ESTATES
 BY: LENNAR HOMES
 CLUSTERS
 MIAMI-DADE COUNTY, FLORIDA

PASQUALI
PEREZ
KLUDJAN
STARR
 ARCHITECTS • PLANNERS

UNIT D
 SHEET NO. 1

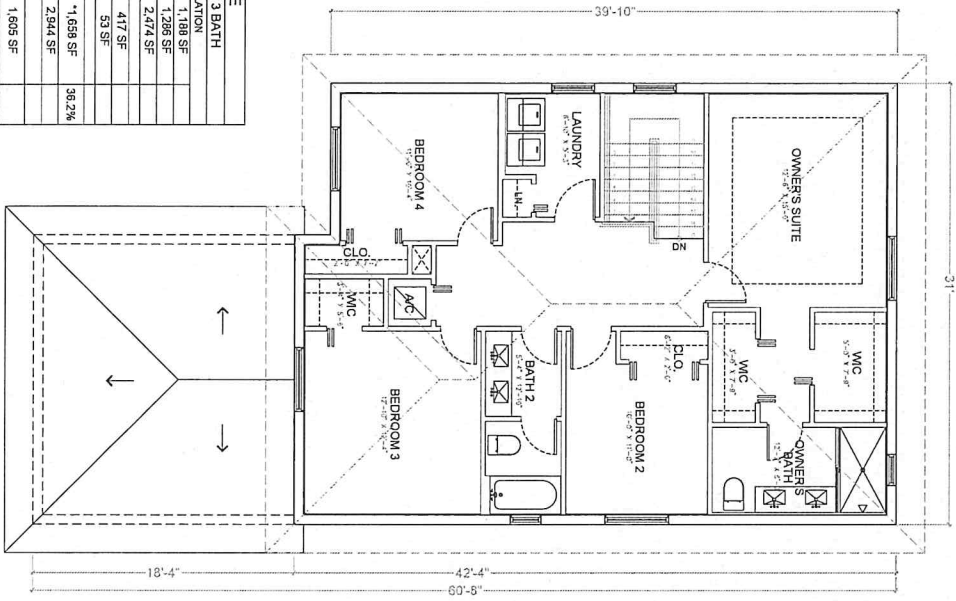
A-15

UNIT E	
3 BEDROOM / 3 BATH	
AREA CALCULATION	
1ST FLOOR A/C	1,188 SF
2ND FLOOR	1,286 SF
TOTAL A/C	2,474 SF
2 CAR GARAGE	417 SF
COV. ENTRY	53 SF
TOTAL COVERAGE TO 1 OF INT. ST.	4,658 SF
TOTAL AREA GROSS	2,944 SF
GROSS INTERIOR	1,695 SF
GROUND FLOOR AREA	1,695 SF
PRIVATE OPEN SPACE	2,006 SF
PRIVATE OPEN SPACE PROVIDED	1,573 SF

TYPICAL CLUSTER LOT: 4,586.38 SF

SECOND FLOOR PLAN - UNIT E

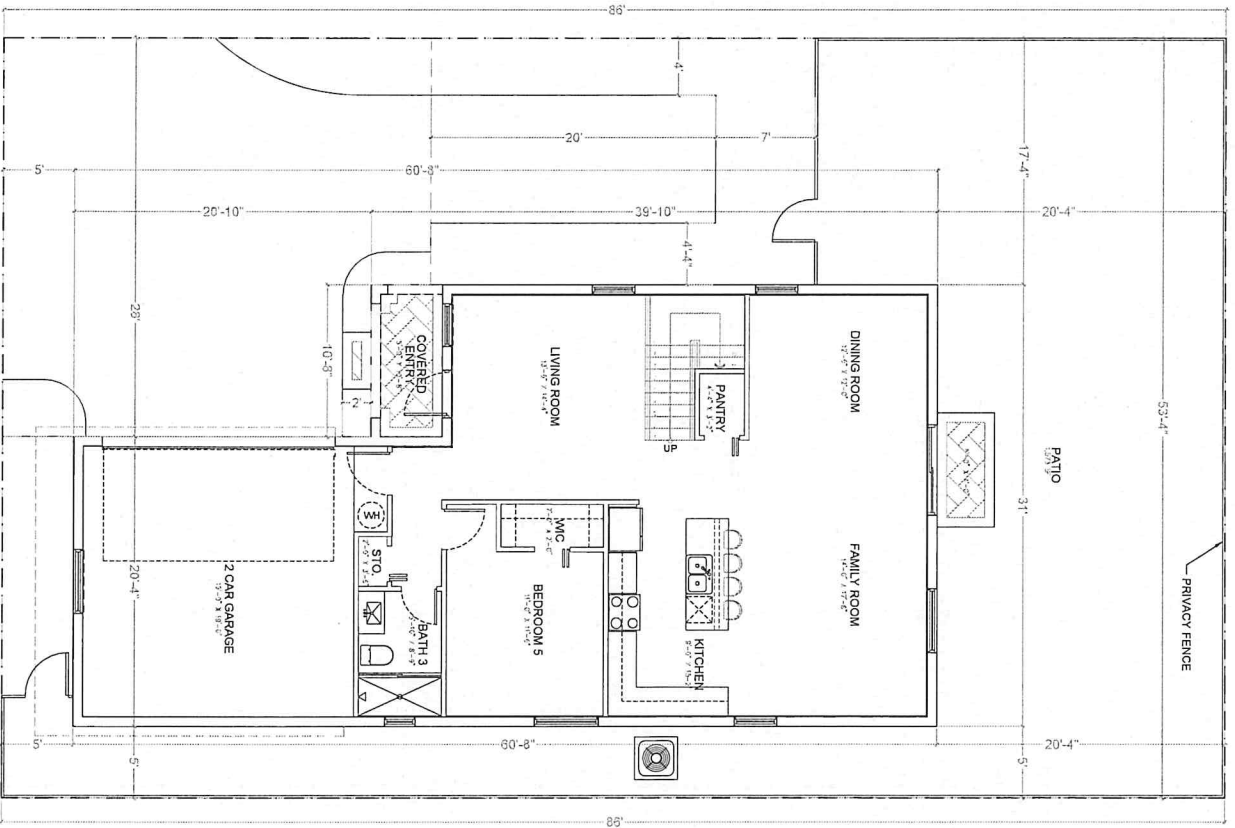
SCALE: 1/4" = 1'-0"



TYP. CLUSTER LOT

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

FIRST FLOOR PLAN - UNIT E



RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

DATE: 2/20/2024
SCALE: AS SHOWN
CHECKED: AS
DRAWN: AS

A-16

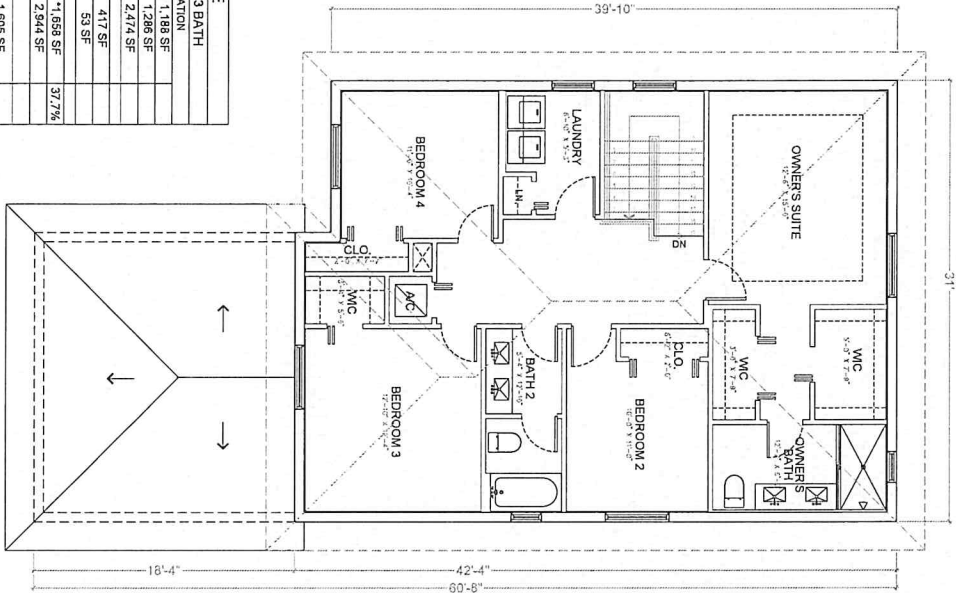
PASQUA PEREZ RODRIGUEZ ARCHITECTS + PLANNERS

PROJECT NO. 2024-001
DATE: 2/20/2024
SCALE: AS SHOWN
CHECKED: AS
DRAWN: AS

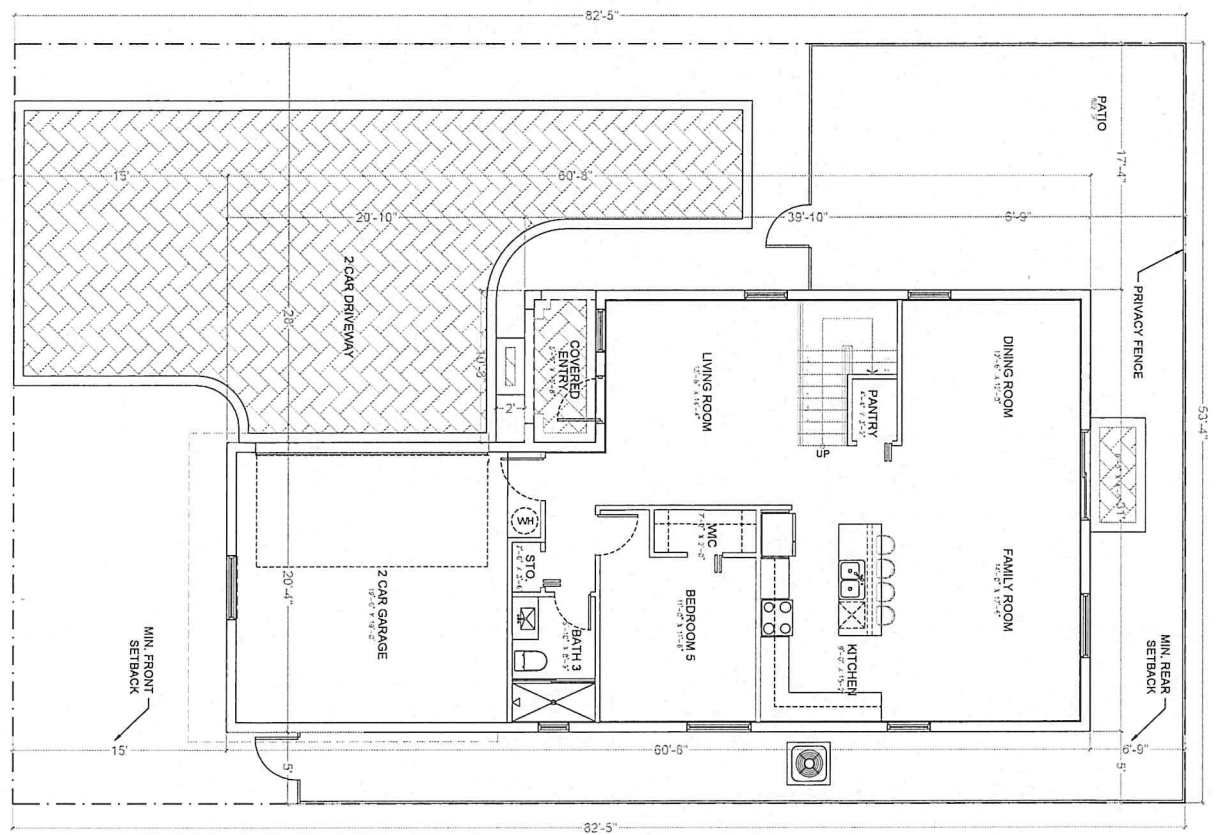
5 BEDROOM / 3 BATH	
AREA CALCULATION	
1ST FLOOR A/C	1,188 SF
2ND FLOOR	1,286 SF
TOTAL A/C	2,474 SF
2 CAR GARAGE	417 SF
COV. ENTRY	53 SF
LOT COVERAGE	1,658 SF
TOTAL AREA GROSS	2,544 SF
	37.7%
GROSS INTERIOR	1,605 SF
GROUND COVER AREA	2,006 SF
PRIVATE OPEN SPACE	1,605 SF X 1.25
PROVIDED	992 SF

LOT AREA: 4,395.63 SF

SECOND FLOOR PLAN - UNIT E
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN - UNIT E
SCALE: 1/4" = 1'-0"

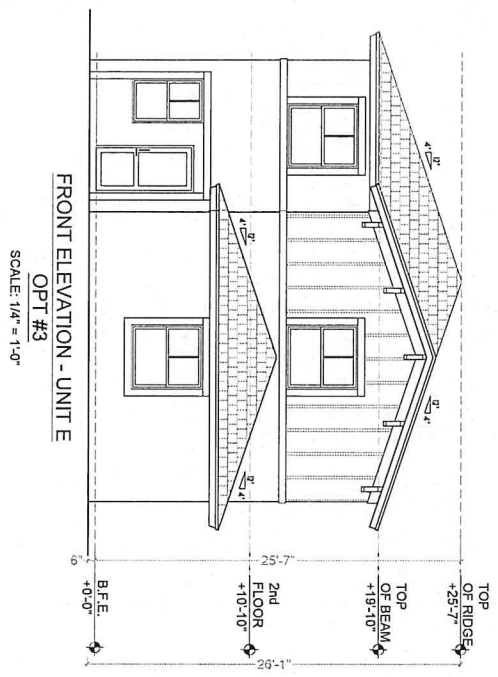
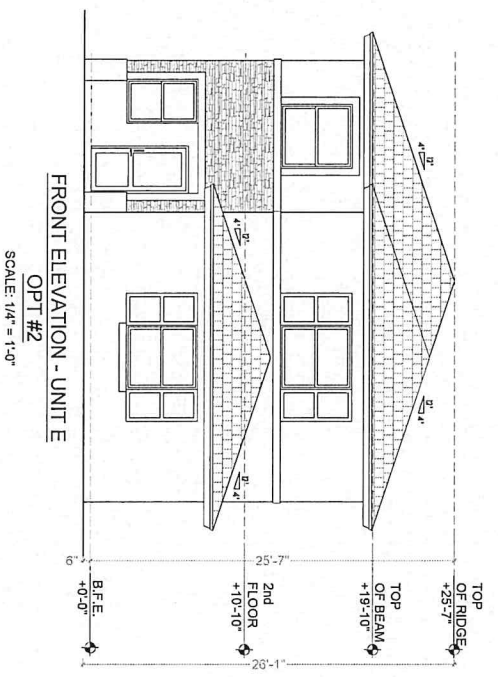
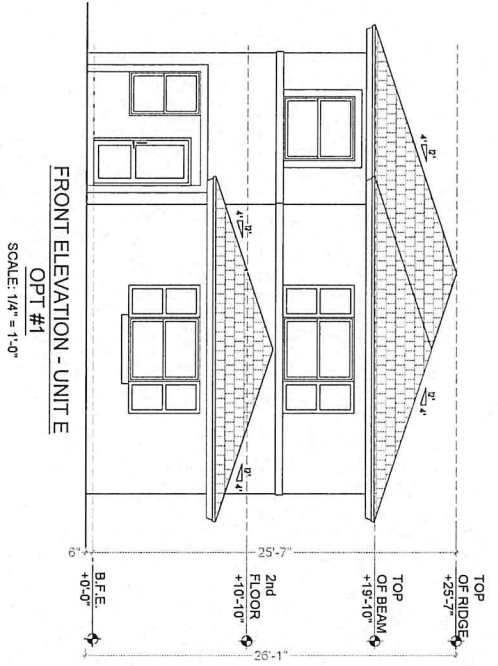


UNIT E	
DATE	2/20/2018
SCALE	AS SHOWN
DRAWN	CG
CHECKED	AS
DATE	2/20/18

A-16.1

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

PASCUAL
PEREZ
KUDOLIAN
STARR
ARCHITECTS • PLANNERS



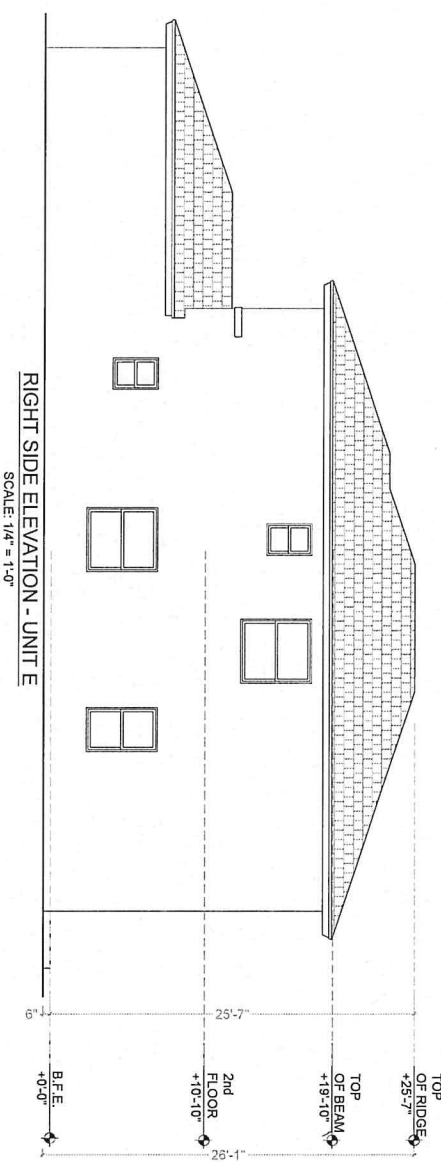
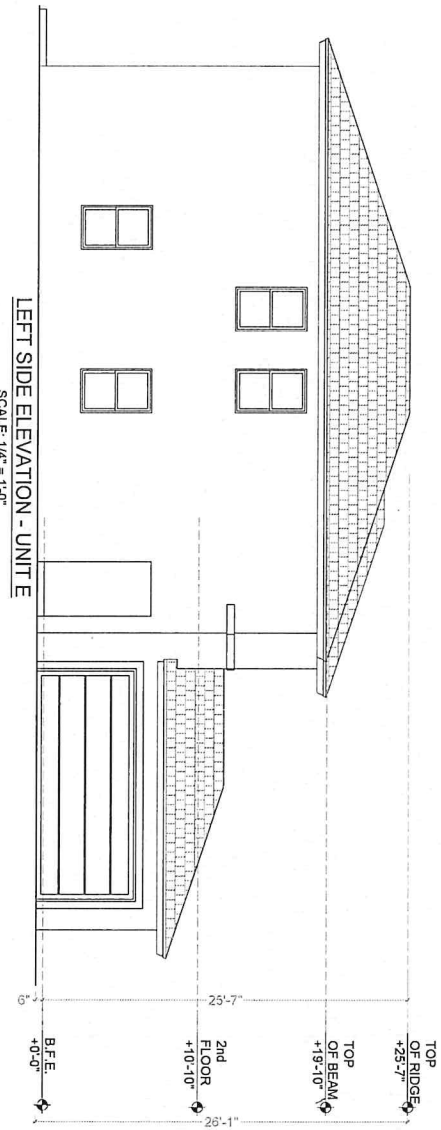
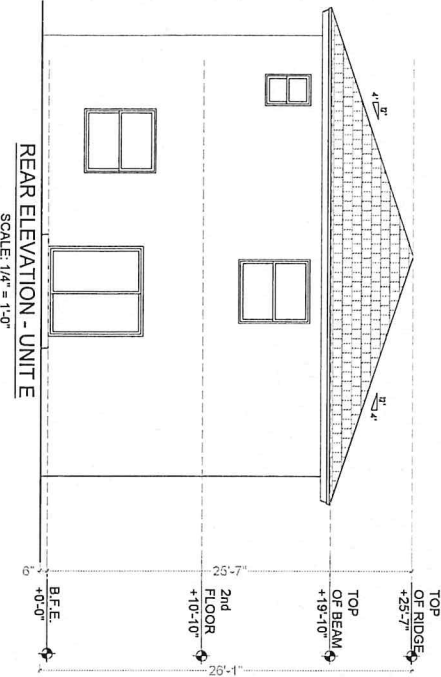
PASCUAL
PEREZ
KLUJAJAN
STARR
ARCHITECTS + PLANNERS

DATE: 06/24/2025
SCALE: 1/4" = 1'-0"
DRAWN: AS
CHECKED: AS
DATE: 06/24/2025

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

DATE: 06/24/2025
SCALE: 1/4" = 1'-0"
DRAWN: AS
CHECKED: AS
DATE: 06/24/2025

A-17



PASQUAL PEREZ KUDULJAN STARR
ARCHITECTS • PLANNERS

RODAN ESTATES
BY: LENNAR HOMES CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

DATE: 2/20/2024
SCALE: AS SHOWN
DRAWN: CG
CHECKED: AS
DATE: 2/20/24

UNIT E

DATE: 2/20/24
SCALE: AS SHOWN
DRAWN: CG
CHECKED: AS
DATE: 2/20/24

A-18



- BEST MANAGEMENT PRACTICES FOR PRESERVED AEC
- A COMBINATION OF NATIVE AND NONNATIVE PLANTS HAS BEEN INCLUDED AS IN THE PROPOSED PLANTING MATERIALS.
- RETAIN POTENTIAL ROOST SITES WITHIN THE AREAS OF ADDITIONAL PRESERVE.
- MANTAIN NATURAL LIGHT CONDITIONS. DESIGN ARTIFICIAL LIGHTING TO MEET MINIMAL LIFE SAFETY REQUIREMENTS. THIS INCLUDES DESIGNING REMOUNTED LIGHTING USING THE LOWEST LUMENS AND PREVENTING ROOM LIGHTING FROM REACHING THE OUTDOOR ENVIRONMENT.
- AVOID ENGINEERING DESIGNS THAT ENCOURAGE BATS TO USE ROOFS, BALCONIES OR STRUCTURES AS ROOSTS.
- REMOVE POTENTIAL ROOST TREES AND STRUCTURES (UNLESS THE TREE IS SIGNIFICANT) BY THE PROJECT LAUNCH DATE (THIRD QUARTER 19).
- CONDUCT A VISUAL SURVEY OF ALL POTENTIAL ROOST SITES AND STRUCTURES WITHIN 30 DAYS PRIOR TO ANY REMOVAL. PROVIDE A VISUAL SURVEY REPORT OR NOT FULLY VISIBLE BY CAMERA ARE SURVEYED USING PHOTOGRAPHY.
- REMOVE TREE REMOVAL. IF EVIDENCE OF USE BY BATS IS OBSERVED, CONTACT A QUALIFIED BATS EXPERT REPORT AND REEVALUATE SURVEY DATA INTO THE NEXT PARTNER POST.

LANDSCAPE LEGEND Information Required to be Provided/ Approved for Plan

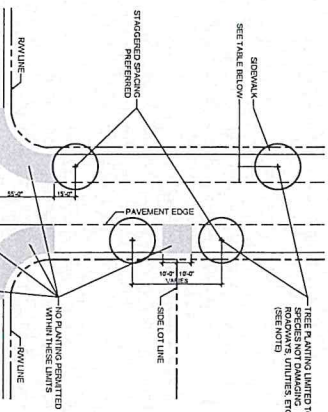
Zone: District: _____ PD: _____ Nat'l or Area: Z25, Z24, Z24.1, Z4

REQUIRED	PROVIDED
1. Street and trees shown by Chapter 23.1, 24.1, and 24.1.1 (not included in this table)	2,325.24
2. Street and trees shown by Chapter 23.1, 24.1, and 24.1.1 (not included in this table)	14,020.4
3. Street and trees shown by Chapter 23.1, 24.1, and 24.1.1 (not included in this table)	1,170.16
4. Total of 1.1 of street trees and trees shown by Chapter 23.1, 24.1, and 24.1.1 (not included in this table)	15,515.8

SEE LANDSCAPE

PLANT SCHEDULE OVERALL SITE PLAN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	INFEYS
10	10	10	Bulbosa amabilis	8" HT, X 1.5' CAL	Y	-
11	11	11	Quercus imbricaria	10" HT, X 4' SM, X 2" CAL	N	-
12	12	12	Quercus virginiana	10" HT, X 4' SM, X 2" CAL	N	-
13	13	13	Quercus laevis	10" HT, X 4' SM, X 2" CAL	N	-
14	14	14	Quercus agrifolia	10" HT, X 4' SM, X 2" CAL	N	-
15	15	15	Quercus prinus	10" HT, X 4' SM, X 2" CAL	N	-
16	16	16	Quercus sp.	10" HT, X 4' SM, X 2" CAL	N	-
17	17	17	Quercus sp.	10" HT, X 4' SM, X 2" CAL	N	-
18	18	18	Quercus sp.	10" HT, X 4' SM, X 2" CAL	N	-
19	19	19	Quercus sp.	10" HT, X 4' SM, X 2" CAL	N	-
20	20	20	Quercus sp.	10" HT, X 4' SM, X 2" CAL	N	-
21	21	21	Quercus sp.	10" HT, X 4' SM, X 2" CAL	N	-
22	22	22	Quercus sp.	10" HT, X 4' SM, X 2" CAL	N	-
23	23	23	Quercus sp.	10" HT, X 4' SM, X 2" CAL	N	-
24	24	24	Quercus sp.	10" HT, X 4' SM, X 2" CAL	N	-
25	25	25	Quercus sp.	10" HT, X 4' SM, X 2" CAL	N	-
26	26	26	Quercus sp.	10" HT, X 4' SM, X 2" CAL	N	-
27	27	27	Quercus sp.	10" HT, X 4' SM, X 2" CAL	N	-
28	28	28	Quercus sp.	10" HT, X 4' SM, X 2" CAL	N	-
29	29	29	Quercus sp.	10" HT, X 4' SM, X 2" CAL	N	-
30	30	30	Quercus sp.	10" HT, X 4' SM, X 2" CAL	N	-



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

RESERVATION: RIGHT OF WAY: 35'-0" MIN. TO 10' MAX. BOUNDARY: 10' MIN. TO 20' MAX. MINIMUM CLEARANCE: 7' MIN. TO 14' MAX.

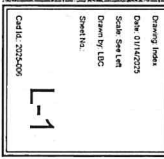
LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED RIGHT OF WAY BOUNDARY.
- ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF MIAMI PLANTING SCHEDULE FOR STREET PLANTING.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR THESE WITHIN A/C.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW CORNER TREES WITH THE STRIKES ON.
- DEVELOPERS SHALL BE RESPONSIBLE FOR THE TREE DETAIL AS SET BEYOND THE 20' SETBACK. THIS SHALL NOT BE WIDER THAN 20'.
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF THE TREE TRUNK.

Canopy Replacement Calculations

Tree / Palm	Quantity	Credit	Total Credits
Malibu Shale (Hardwood) Tree 1	189	500	94,500
Malibu Shale (Hardwood) Tree 2	84	300	25,200
Palm 1	0	300	-
Palm 2	0	100	-
Small Trees	0	200	-
Total Credits Provided			119,700
Total % Native			77%

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED RIGHT OF WAY BOUNDARY.
- ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF MIAMI PLANTING SCHEDULE FOR STREET PLANTING.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR THESE WITHIN A/C.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW CORNER TREES WITH THE STRIKES ON.
- DEVELOPERS SHALL BE RESPONSIBLE FOR THE TREE DETAIL AS SET BEYOND THE 20' SETBACK. THIS SHALL NOT BE WIDER THAN 20'.
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF THE TREE TRUNK.



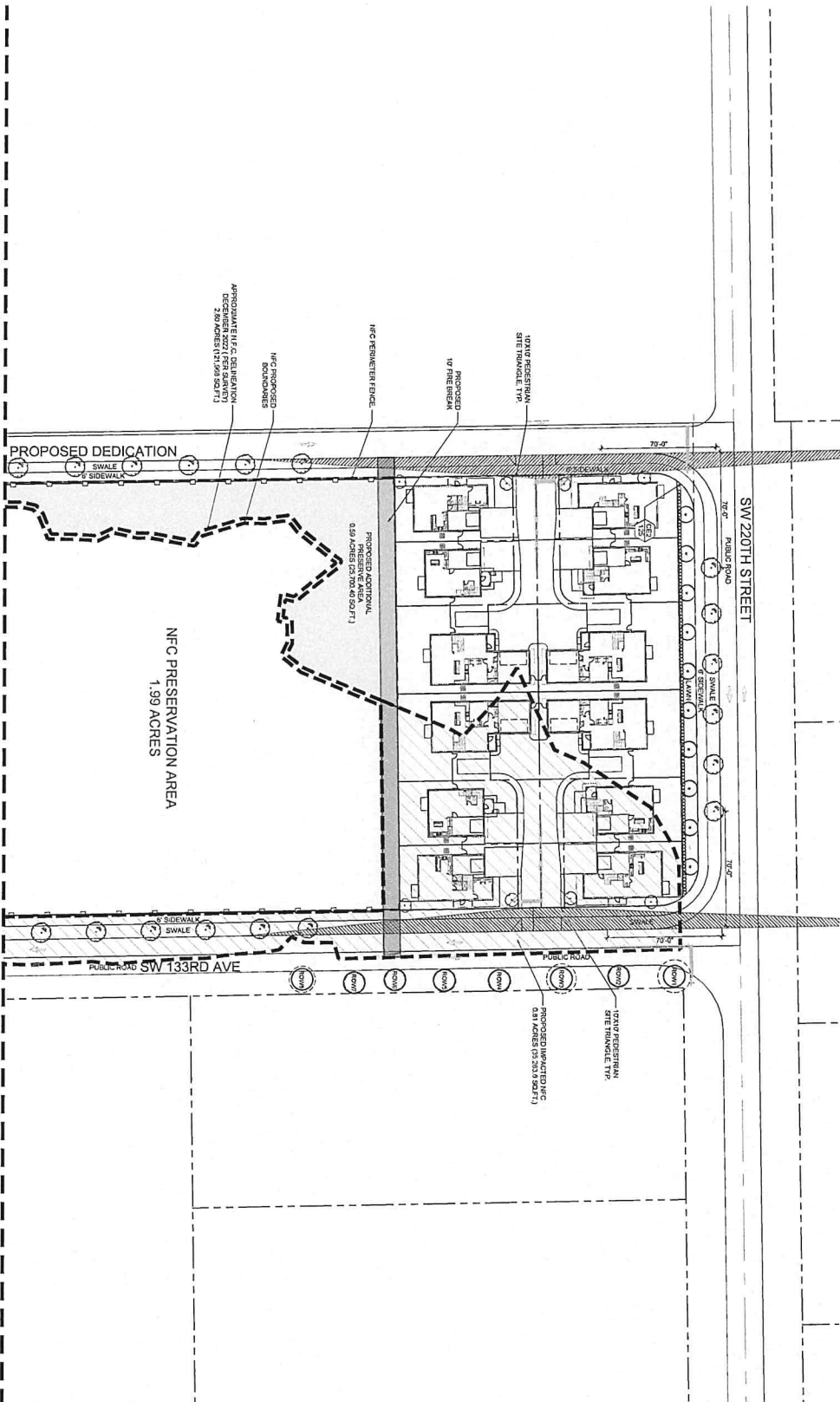
Revision	Date	By

Project

RODAN ESTATES
MIAMI - DADE COUNTY
INDEX

W H WITKIN HULTS + PARTNERS

307 South 21st Street, Suite 400, Miami, FL 33131
Phone: 305.375.1991, Fax: 305.375.1992, Website: www.witkinhults.com



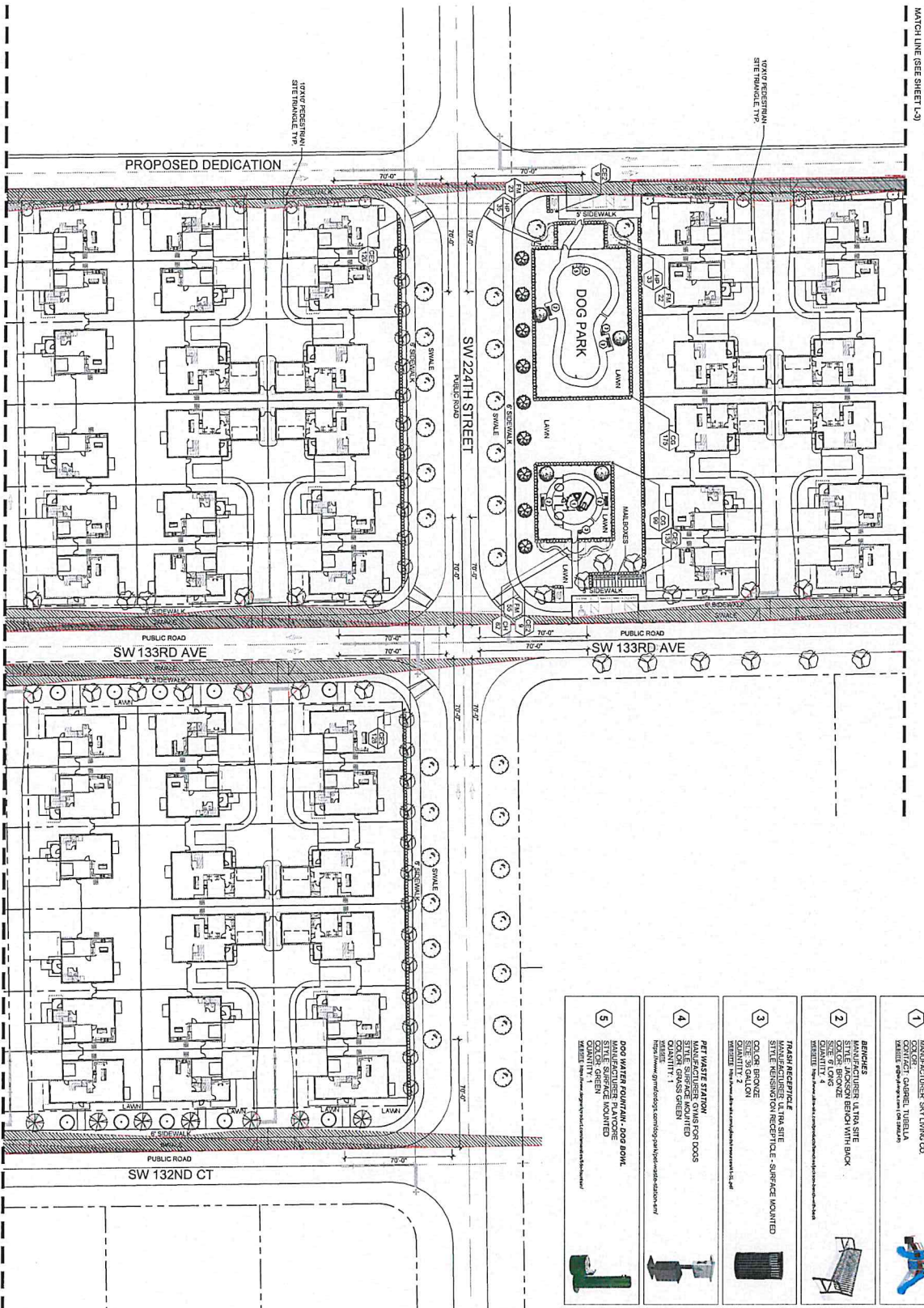
LANDSCAPE PLAN NORTH
 Scale: 1" = 20'-0"

LEGEND

(Symbol)	EXISTING TREE
(Symbol)	TREE CANOPY

MATCH LINE (SEE SHEET L-3)

CDAL 2025-005 L-2	Drawing: Landscape Plan Date: 01/14/2025 Design: Sam Lamb Drawn By: UIC Scale: N/A	L.C. # L14067720 License: N/A	Project: RODAN ESTATES MIAMI - DADE COUNTY LANDSCAPE PLAN	WITKIN HULTS + PARTNERS 207 SOUTH 21st AVENUE, HOLLYWOOD, FLORIDA PHONE: 352-322-3661 FAX: 352-322-3669 www.witkindsgr.com								
	<table border="1"> <thead> <tr> <th>Revision</th> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Revision	Date	By							Scale: 1" = 20'-0"	Date: 01/14/2025
	Revision	Date	By									
CDAL 2025-005 L-2	Drawing: Landscape Plan Date: 01/14/2025 Design: Sam Lamb Drawn By: UIC Scale: N/A	L.C. # L14067720 License: N/A	Project: RODAN ESTATES MIAMI - DADE COUNTY LANDSCAPE PLAN	WITKIN HULTS + PARTNERS 207 SOUTH 21st AVENUE, HOLLYWOOD, FLORIDA PHONE: 352-322-3661 FAX: 352-322-3669 www.witkindsgr.com								

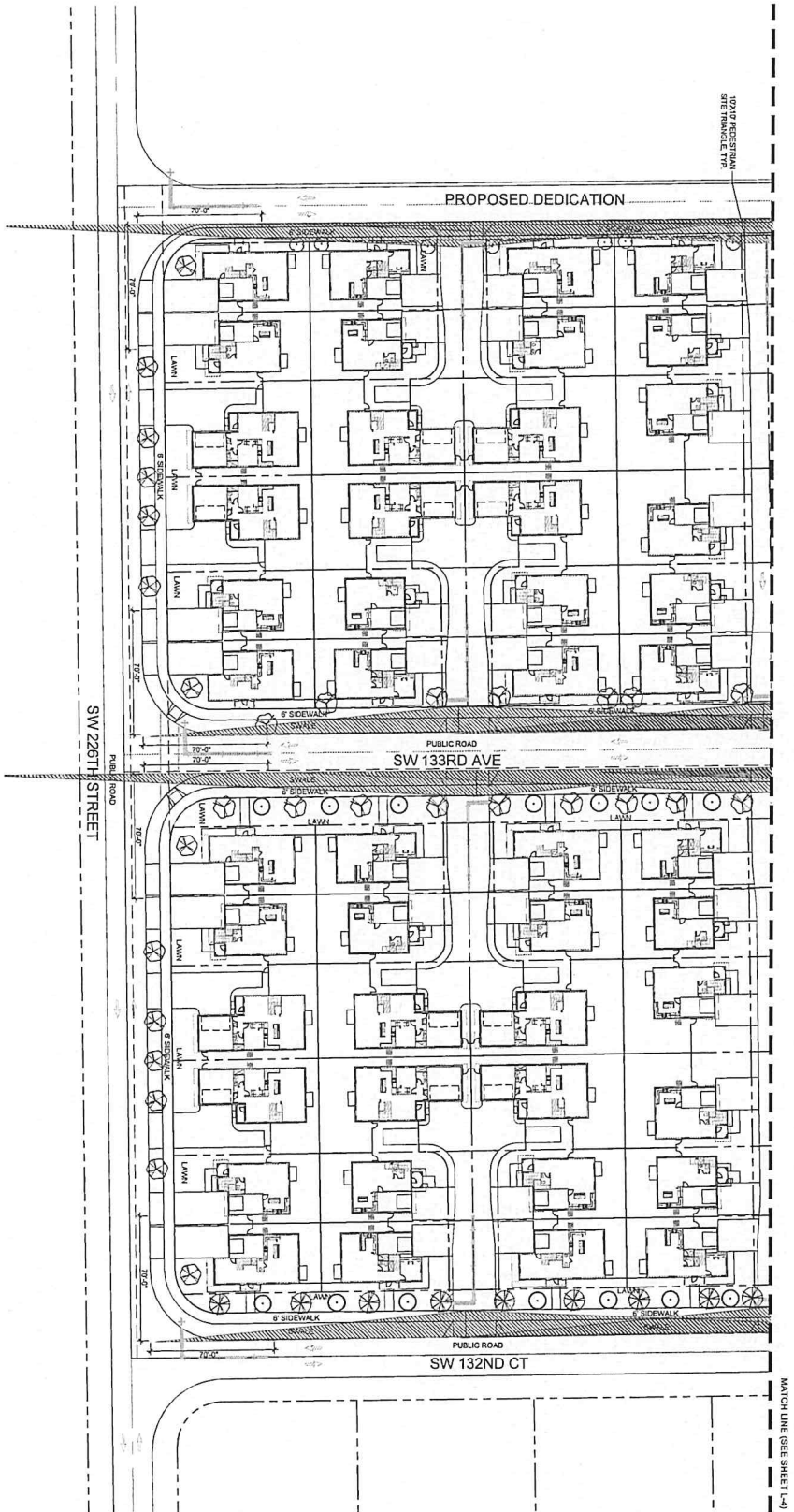


TOT LOT & DOG PARK SITE FURNITURE & AMENITIES

- 1 TOT LOT AMENITIES
 10'x6' RECEPTION SITE TRIANGLE
 10'x6' RECEPTION SITE TRIANGLE
 10'x6' RECEPTION SITE TRIANGLE
 10'x6' RECEPTION SITE TRIANGLE
 10'x6' RECEPTION SITE TRIANGLE
- 2 BENCHES
 4x8x16 LAMINATED
 4x8x16 LAMINATED
 4x8x16 LAMINATED
 4x8x16 LAMINATED
 4x8x16 LAMINATED
- 3 TRASH RECEPTION
 10'x10' SITE
 10'x10' SITE
 10'x10' SITE
 10'x10' SITE
 10'x10' SITE
- 4 PET WASTE STATION
 MANUFACTURER OMAFACOR DOGS
 10'x10' SITE
 10'x10' SITE
 10'x10' SITE
 10'x10' SITE
- 5 DOG WATER FOUNTAIN - DOG BOWL
 MANUFACTURER PLANTCOE
 10'x10' SITE
 10'x10' SITE
 10'x10' SITE
 10'x10' SITE

<p>DATE: 01/14/2025</p> <p>SCALE: 3/4" = 1'-0"</p> <p>DRAWN BY: LBC</p> <p>CHECKED BY:</p>	<p>PROJECT:</p> <p>RODAN ESTATES</p> <p>MIAMI - DADE COUNTY</p> <p>LANDSCAPE PLAN</p>	<p>WITKIN HULST PARTNERS</p> <p>307 SOUTH 2181 AVENUE, HOLLYWOOD, FLORIDA</p> <p>PHONE: 954.923.9681 FACSIMILE: 954.923.9699</p> <p>WWW.WITKINHULST.COM</p>	<p>DATE: 01/14/2025</p> <p>SCALE: 3/4" = 1'-0"</p> <p>DRAWN BY: LBC</p> <p>CHECKED BY:</p>	<p>DATE: 01/14/2025</p> <p>SCALE: 3/4" = 1'-0"</p> <p>DRAWN BY: LBC</p> <p>CHECKED BY:</p>	<p>DATE: 01/14/2025</p> <p>SCALE: 3/4" = 1'-0"</p> <p>DRAWN BY: LBC</p> <p>CHECKED BY:</p>
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LANDSCAPE PLAN
 Scale: 1" = 20'-0"
 NORTH



Drawing Landscape Plan
 Date 01/11/2025
 Scale 1/4" = 1'-0"
 Drawn by LBC
 Sheet No.
 1-5
 CAD FILE: 2025-008

Scale
 L.C. #141691720
 MARIANA A.S.T.A.

Revision	Date	By

Project
RODAN ESTATES
 MIAMI - DADE COUNTY
 LANDSCAPE PLAN


WITKIN HULST + PARTNERS
 307 South 21st Avenue, Hollywood, Florida
 Phone: 954.923.9181, Facsimile: 954.923.9189
 www.witkindesign.com

MODEL A LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT	PAD	N/A	N/A	N/A
TABLE 03.07.01 (ARTICLE 3.07.01.1, WATER SCENE 5)				
LANDSCAPE COVER (Percent of Impervious)		N/A	N/A	N/A
Lawn Area (As Defined in Ordinance)		40%	40%	40%
Trees per lot	23	2	2	2
Height of required trees and/or palm tree	6'	1	1	2
Street Trees	N/A	SEE CLUSTER	SEE CLUSTER	SEE CLUSTER
N/A	Linear feet along street / 25' O.C.	2	2	2
TOTAL NUMBER OF TREES		20	20	25
SHRUBS: (10 shrubs for each tree eq.)				
Street lighting and 2x canopy trees				
Prunum minimum required per street to Chapter 23 of Miami-Dade Code		6	6	15

MODEL B LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT	PAD	N/A	N/A	N/A
TABLE 03.07.01 (ARTICLE 3.07.01.1, WATER SCENE 5)				
LANDSCAPE COVER (Percent of Impervious)		N/A	N/A	N/A
Lawn Area (As Defined in Ordinance)		40%	40%	40%
Trees per lot	23	1	1	2
Height of required trees and/or palm tree	6'	1	1	1
Street Trees	N/A	SEE CLUSTER	SEE CLUSTER	SEE CLUSTER
N/A	Linear feet along street / 25' O.C.	2	2	2
TOTAL NUMBER OF TREES		20	20	25
SHRUBS: (10 shrubs for each tree eq.)				
Street lighting and 2x canopy trees				
Prunum minimum required per street to Chapter 23 of Miami-Dade Code		5	5	15

MODEL C LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT	PAD	N/A	N/A	N/A
TABLE 03.07.01 (ARTICLE 3.07.01.1, WATER SCENE 5)				
LANDSCAPE COVER (Percent of Impervious)		N/A	N/A	N/A
Lawn Area (As Defined in Ordinance)		40%	40%	40%
Trees per lot	38	2	2	2
Height of required trees and/or palm tree	6'	1	1	2
Street Trees	N/A	SEE CLUSTER	SEE CLUSTER	SEE CLUSTER
N/A	Linear feet along street / 25' O.C.	2	2	2
TOTAL NUMBER OF TREES		20	20	40
SHRUBS: (10 shrubs for each tree eq.)				
Street lighting and 2x canopy trees				
Prunum minimum required per street to Chapter 23 of Miami-Dade Code		6	6	40

PLANT SCHEDULE MODEL A

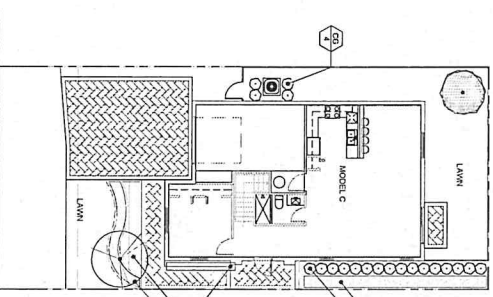
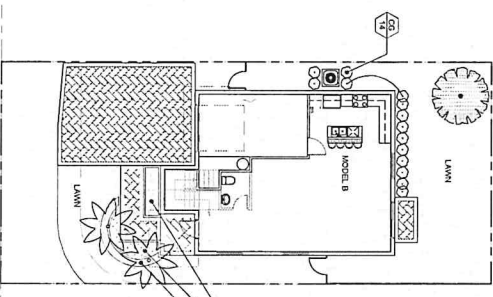
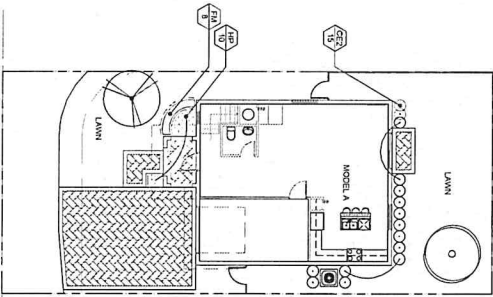
SYMBOL	CODE	CITY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES	IS	1	Dalbergia americana	8 HT. X 1.5' CAL.	Y	-
CO	1	1	Conocarpus erectus	8 HT. X 1.5' CAL.	Y	-
SHRUBS	IS	15	Conocarpus erectus Green Island form	2' HT. X 2' SPREAD	Y	-
SP	10	10	Handia japonica	1' HT. X 1' SPREAD	Y	-
GROUND COVERS	FM	8	Green Island form	15' HT. X 15' SPREAD	N	-
LAWN	MA	MA	St. Augustine Grass	50x80 FT. GRID	-	-

PLANT SCHEDULE MODEL B

SYMBOL	CODE	CITY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES	CE	1	Conocarpus erectus Green Island form	9 HT. X 1.5' CAL.	Y	-
PLANTERS	MA	2	Handia japonica	1' O.A. HT. MIN.	N	-
SHRUBS	IS	14	Conocarpus erectus Green Island form	3' HT. X 2' SPREAD	Y	-
SP	11	11	Handia japonica	1.5' HT. X 1.5' SPREAD	Y	-
GROUND COVERS	FM	20	Conocarpus erectus Green Island form	15' HT. X 15' SPREAD	N	-
LAWN	MA	MA	St. Augustine Grass	50x80 FT. GRID	-	-

PLANT SCHEDULE MODEL C

SYMBOL	CODE	CITY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES	CO	1	Conocarpus erectus	8 HT. X 1.5' CAL.	Y	-
CO	1	1	Conocarpus erectus Green Island form	8 HT. X 1.5' CAL.	Y	-
SHRUBS	IS	20	Conocarpus erectus Green Island form	3' HT. X 2' SPREAD	Y	-
SP	20	20	Handia japonica	1.5' HT. X 1.5' SPREAD	Y	-
GROUND COVERS	FM	70	Conocarpus erectus Green Island form	15' HT. X 15' SPREAD	N	-
LAWN	MA	MA	St. Augustine Grass	50x80 FT. GRID	-	-



MODEL A LANDSCAPE PLAN

Scale: 1"=10'-0"

MODEL B LANDSCAPE PLAN

Scale: 1"=10'-0"

MODEL C LANDSCAPE PLAN

Scale: 1"=10'-0"

RODAN ESTATES

MIAMI - DADE COUNTY
MODELS A-B-C TYPICAL LANDSCAPE PLANS

W H WITKIN HULTS PARTNERS P.A.
307 South 21st Avenue Hollywood, Florida
Phone: 561.923.5611 | Facsimile: 561.923.5689
www.witkinhultspartners.com

1-6
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Date: 01/14/2025
Scale: 1"=10'-0"
Drawn By: LBC
Sheet No.:

MODEL D LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT:	PAID	PER	PER
Maple 33B DIST. (Maple 22B & E, 24B, 25B & C)	\$120.00	1.5%	1.5%
Maple 33B DIST. (Maple 22B & E, 24B, 25B & C)	\$120.00	1.5%	1.5%
Maple 33B DIST. (Maple 22B & E, 24B, 25B & C)	\$120.00	1.5%	1.5%
TREES			
Tree 1' tall - 28 Trees per acre		2	2
Tree 2' tall - 14 Trees per acre		1	1
Tree 3' tall - 7 Trees per acre		1	1
Note: 20% of required trees to be native plants and shrubs species			
Native plant and shrub species / 25' O.C. =		SEE CLUSTER	SEE CLUSTER
TOTAL NUMBER OF TREES		20	35
SHRUBS (10 plants for each tree req.)			
30% native plant and shrub species req. to be native plants and shrubs species / 25' O.C. =		6	21
Proposed amount required pursuant to Chapter 33 of Miami-Dade Code		6	21

MODEL E LANDSCAPE LEGEND
CHAPTER 33

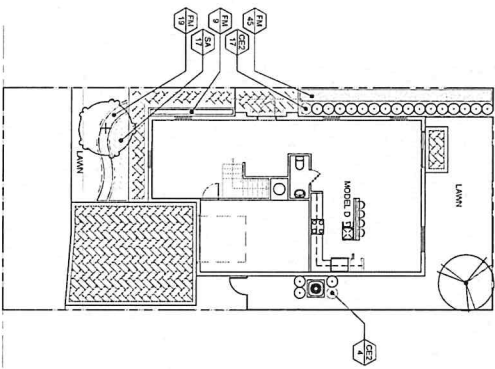
ZONE DISTRICT:	PAID	PER	PER
Maple 33B DIST. (Maple 22B & E, 24B, 25B & C)	\$120.00	1.5%	1.5%
Maple 33B DIST. (Maple 22B & E, 24B, 25B & C)	\$120.00	1.5%	1.5%
Maple 33B DIST. (Maple 22B & E, 24B, 25B & C)	\$120.00	1.5%	1.5%
TREES			
Tree 1' tall - 28 Trees per acre		2	2
Tree 2' tall - 14 Trees per acre		1	1
Tree 3' tall - 7 Trees per acre		1	1
Note: 20% of required trees to be native plants and shrubs species			
Native plant and shrub species / 25' O.C. =		SEE CLUSTER	SEE CLUSTER
TOTAL NUMBER OF TREES		20	35
SHRUBS (10 plants for each tree req.)			
30% native plant and shrub species req. to be native plants and shrubs species / 25' O.C. =		6	21
Proposed amount required pursuant to Chapter 33 of Miami-Dade Code		6	21

PLANT SCHEDULE MODEL C

SYMBOL	CODE	QTY.	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
(CD)	CD	1	Coccoloba diversifolia	8' HT. X 1.5' CAL.	Y	-
(PI)	PI	1	Pygmy Palm	8' HT. X 1.5' CAL.	Y	-
(CES)	CES	1	Castanea indica var. pedunculata	8' HT. X 1.5' CAL.	Y	-
(S)	S	20	Shrub - Citrus	2' HT. X 2' SPREAD / 2' O.C.	Y	-
(S)	S	20	Shrub - Citrus	2' HT. X 2' SPREAD / 2' O.C.	Y	-
(S)	S	20	Shrub - Citrus	2' HT. X 2' SPREAD / 2' O.C.	Y	-

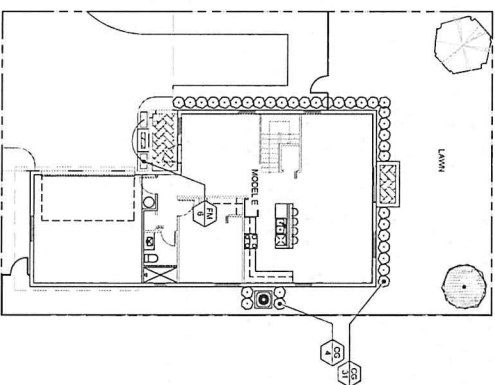
PLANT SCHEDULE MODEL D

SYMBOL	CODE	QTY.	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
(CD)	CD	1	Coccoloba diversifolia	8' HT. X 1.5' CAL.	Y	-
(PI)	PI	1	Pygmy Palm	8' HT. X 1.5' CAL.	Y	-
(CES)	CES	1	Castanea indica var. pedunculata	8' HT. X 1.5' CAL.	Y	-
(S)	S	20	Shrub - Citrus	2' HT. X 2' SPREAD / 2' O.C.	Y	-
(S)	S	20	Shrub - Citrus	2' HT. X 2' SPREAD / 2' O.C.	Y	-
(S)	S	20	Shrub - Citrus	2' HT. X 2' SPREAD / 2' O.C.	Y	-



MODEL D LANDSCAPE PLAN

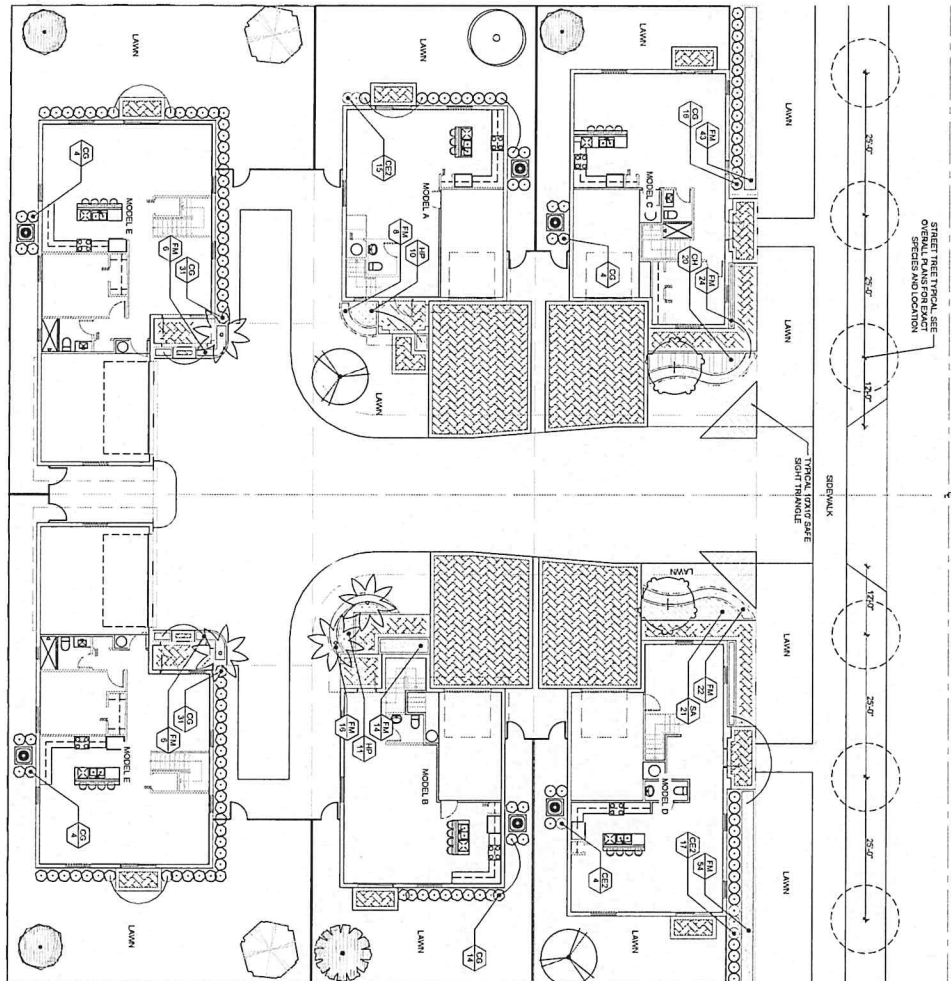
Scale: 1"=10'-0"



MODEL E LANDSCAPE PLAN

Scale: 1"=10'-0"

<p>WITKIN HULST + PARTNERS 307 South 21st Avenue, Hollywood, Florida Phone: 352-222-2222 www.witkinhulst.com</p>	<p>RODAN ESTATES MIAMI - DADE COUNTY MODELS D-E TYPICAL LANDSCAPE PLANS</p>	<table border="1"> <tr> <th>Revision</th> <th>Date</th> <th>By</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	Revision	Date	By										<p>Shade L-7</p>
Revision	Date	By													



CLUSTER OF 6 SINGLE FAMILY HOMES LANDSCAPE PLAN
Scale: 1"=10'-0"

CLUSTER OF 6 SINGLE FAMILY HOMES LANDSCAPE LEGEND
Landscape Legend Information Required to be Permanently Allocated to Plan
Zoning District: EDC
Net Lot Area: 2.65 acres, 116,862 sq ft

TREES	REQUIRED	PROVIDED
A. No. trees provided per lot (10 trees) + 25' trees (10' tall trees) = 25	4	11
B. No. trees provided (No. trees required: 120%) = 3	4	2
C. No. trees provided (No. trees required: 120%) = 3	4	7
D. Street tree minimum average spacing of 25' (4 ft) = 5	5	6
E. Street tree minimum average spacing of 25' (4 ft) (minimum tree spacing of 25' (4 ft)) = 5	5	N/A
F. 7.5' tall trees provided = 2	19	19
A + B + C + D + E + F = 25	20	19

SHRUBS

A. No. trees provided (10% of trees allowed)	10	202
B. No. shrubs allowed (20% of trees allowed)	5	181

SEE LANDSCAPE

PLANT SCHEDULE CLUSTERED SFH

SYMBOL	CODE	IDENTIFICATION (COMMON NAME)	SIZE	NATIVE	LIGHTS
○	BS 1	Bursera simaruba Gumbo Limbo	8' HT. X 1.5" D.C.	Y	-
○	CD 2	Cordia alliodora Pigeon Plum	8' HT. X 1.5" D.C.	Y	-
○	CE 1	Coccoloba retusa Green Islandwood	8' HT. X 1.5" D.C.	Y	-
○	CS 3	Cordia retusa Silver Islandwood	8' HT. X 1.5" D.C.	Y	-
○	LH 2	Laguncularia racina 'Natchez' Marsh Crape Myrtle	10' HT. X 4" SPRL. X 2" D.C.	N	-
○	TH 2	Thunbergia heterophylla Pink Tidalbush	10' HT. X 4" SPRL. X 2" D.C.	N	-
✱	PA 4	Palmetto Palmetto Palm	4' O.A. HT. (8' T)	N	-

SHRUBS

○	CD 2	Cordia alliodora Pigeon Plum	24" HT. X 24" SPRL. / 24" O.C.	Y	-
○	CS 3	Cordia retusa Silver Islandwood	24" HT. X 24" SPRL. / 24" O.C.	Y	-

SHRUBS LEGEND

SHRUBS	REQUIRED	PROVIDED
CH 20	18"	18"
LP 21	18"	18"
SA 21	18"	18"

GROUND COVERS

GROUND COVERS	REQUIRED	PROVIDED
PM 203	15"	15"

Project: **RODAN ESTATES**
MIAMI - DADE COUNTY
CLUSTERED SFH TYPICAL LANDSCAPE PLAN

W H
WITKIN HULTS
+ PARTNERS
307 South 71st Avenue, Hollywood, Florida 33024
Phone: 305.963.9494
www.witkindesign.com

Revision	Date	By	

Scale: 1"=10'-0"
 Drawing Date: 09/11/2025
 Date: 09/11/2025
 Scale: 1"=10'-0"
 Drawn by: LJC
 Checked by:

Sheet: **L-8**

DATE: 2025/09/11

Project: **RODAN ESTATES**
MIAMI - DADE COUNTY
CLUSTERED SFH TYPICAL LANDSCAPE PLAN

PLANTING NOTES:

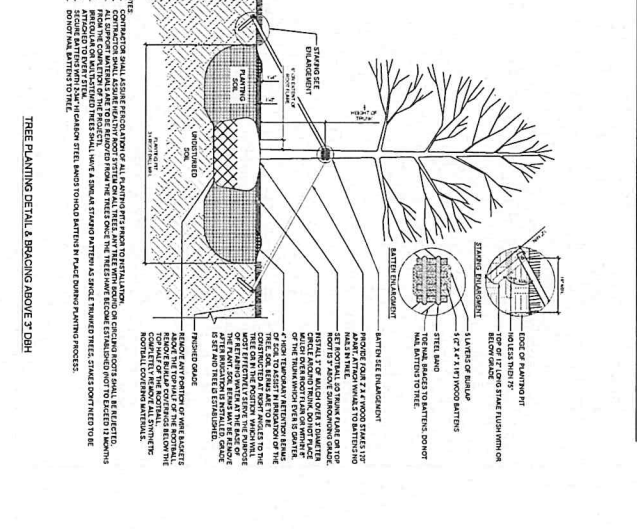
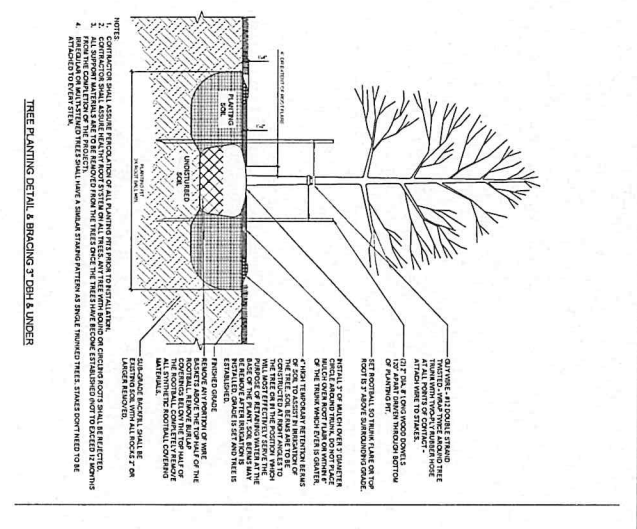
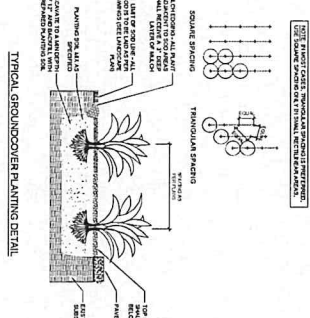
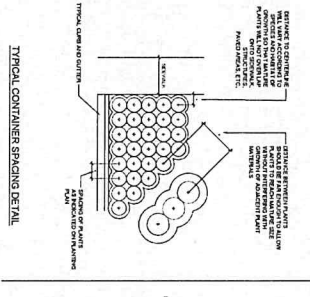
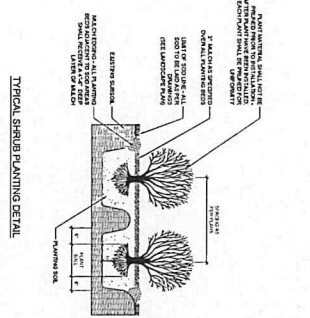
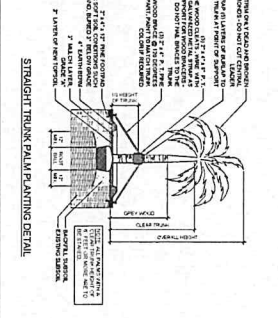
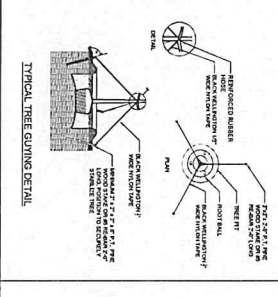
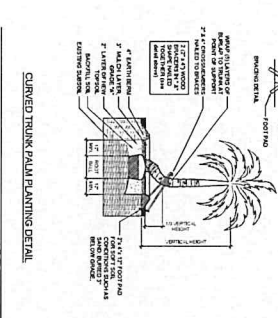
- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standard for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch. Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent and approval of the landscape Architect and Owner. Changes includes: additions, deletions, modifications to planting size, pot size, heights, species, grade etc.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and basket shall be 50/50 mix, reamade free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerobic.
- Tree and shrub pits will be supplemented with 'Agriform Pelic' 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

- Sod is to be grade 3/4" weed free.
- All areas marked 'LAWY' shall be sold sodded with St. Augustine 'Florador' sold sod. See limit on plan. All areas marked 'Bahia Grass' shall be sold sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove all debris and topsoil from the site. Finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod planting.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Edge edge of sod had a minimum of 1" away from groundcover beds and 24" away from edges of shrub beds and 30" away from trees, measured from center of plant.
- Sod shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod and 80%.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and/or General Contractor prior to digging for all utility lines. Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All materials and unpainted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etc. are to be brought to the attention of the Landscape Architect for verification prior to installation.

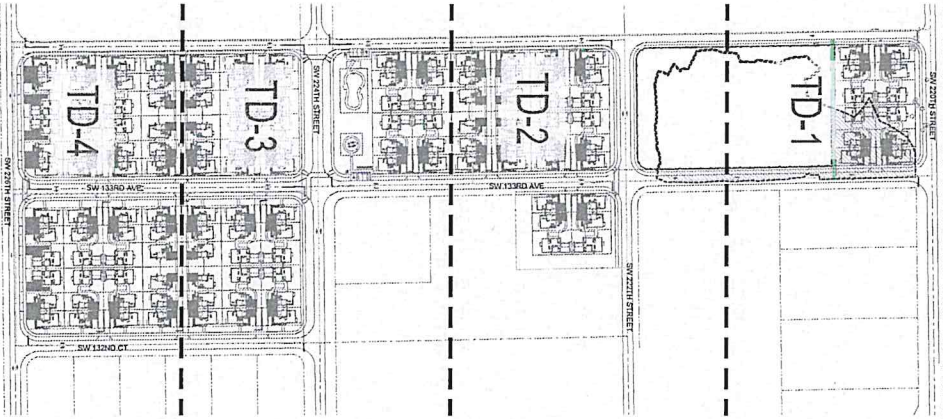


Revision	Date	By

L-9
 Drawing: Landscape Details
 Date: 01/14/2023
 Scale: NTS
 Drawn by: LDC
 Checked by:

RODAN ESTATES
 MIAMI - DADE COUNTY
 LANDSCAPE DETAILS

WITKIN HULTS + PARTNERS
 307 South 71st Avenue, Hollywood, Florida 33024
 Phone: 305.962.7515
 www.witkindesign.com



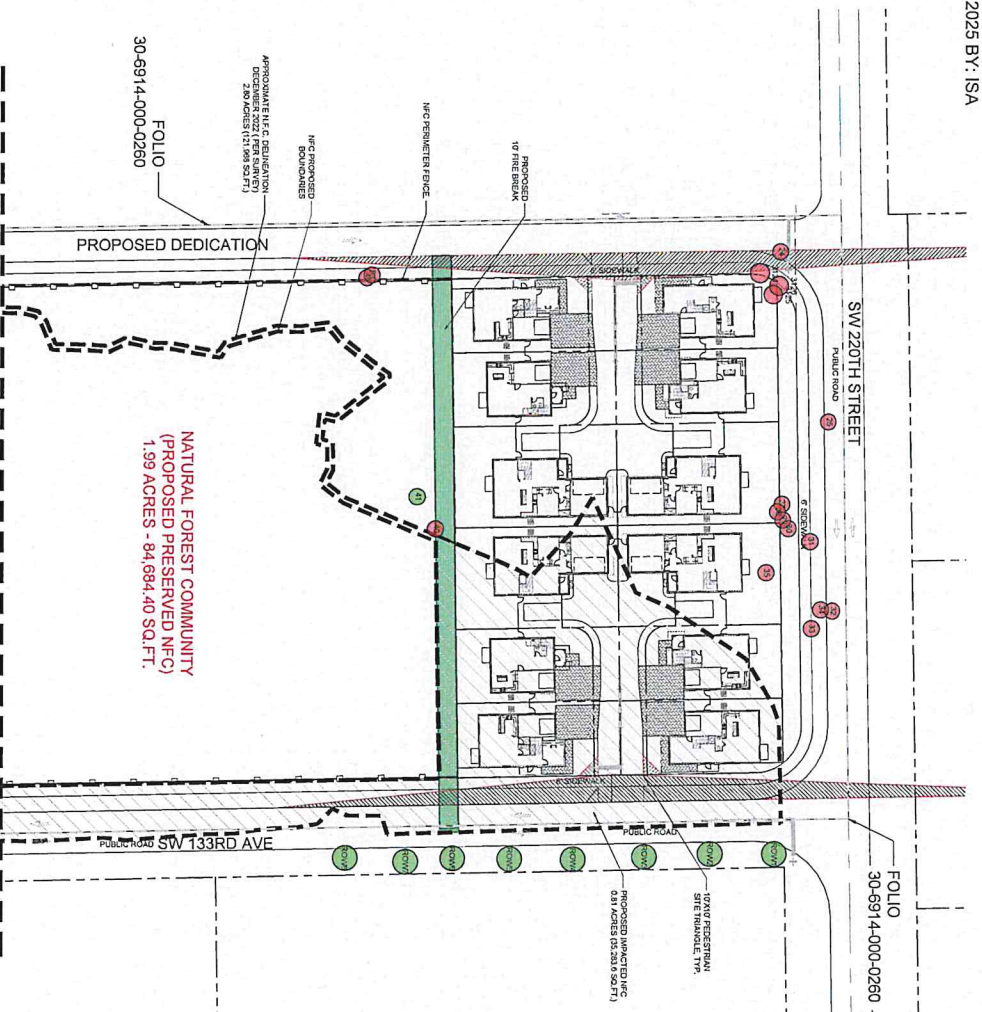
KEY PLAN

Scale: NTS

NORTH

SHEET INDEX:

- TD-1 TREE DISPOSITION & INDEX
- TD-2 TREE DISPOSITION PLAN
- TD-3 TREE DISPOSITION PLAN
- TD-4 TREE DISPOSITION PLAN
- TD-5 TREE DISPOSITION LIST
- TD-6 TREE DISPOSITION LIST
- TD-7 TREE DISPOSITION LIST



TREE DISPOSITION PLAN

Scale: 1" = 20'-0"

NORTH

LEGEND

	TREE TO REMOVE
	TREE TO REMAIN

MITIGATION

Total sq. ft. of Tree Canopy Removed	92,656
Total sq. ft. of Specimen Tree Canopy Removed (x2)	3,988
Total Credits Required	96,644

RODAN ESTATES

MIAMI - DADE COUNTY

TREE DISPOSITION & INDEX

WITKIN HULTS + PARTNERS

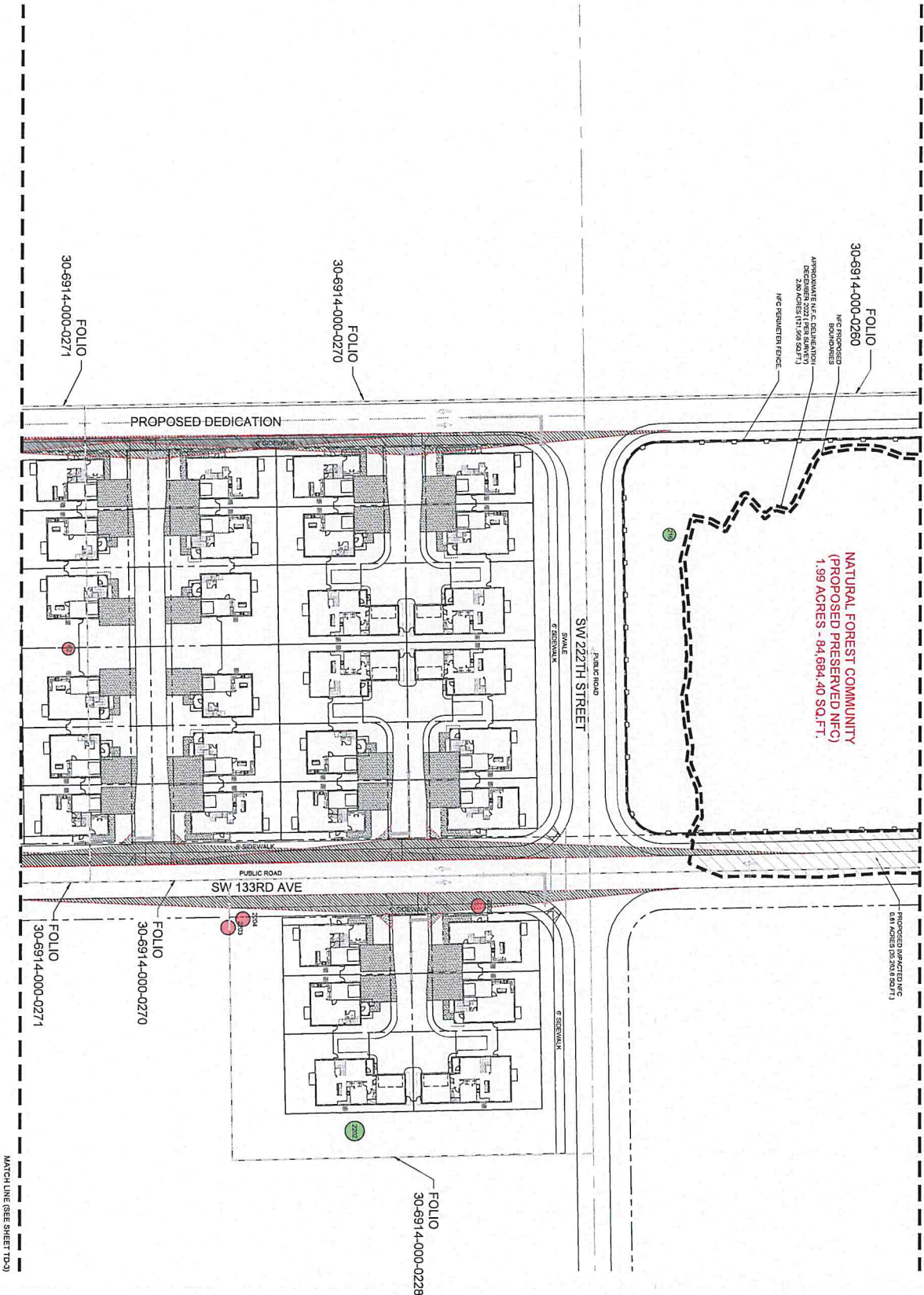
307 South 21st Avenue, Midwood, Florida
 Phone: 561-323-3661 | Fax: 561-323-3669
 www.witkindesign.com

06/25/2025
 DATE

10/10/2025
 DATE

Scale: See List
 Drawn by: EC
 Sheet No.:

TD-1



TREE DISPOSITION PLAN



Scale: 1" = 20'-0"

LEGEND

- TREE TO REMOVE
- TREE TO REMAIN

RODAN ESTATES
MIAMI - DADE COUNTY
TREEDISPOSITION PLAN

WITKIN HULST + PARTNERS
307 South 21st Avenue, Hollywood, Florida
Phone: 954-944-1944 | Fax: 954-944-1945 | Email: info@witkinhulst.com
www.witkinhulst.com

Project: _____

Revision: _____

Date: _____

By: _____

Drawn by: _____

Checked by: _____

Scale: _____

DATE: 02/11/2025

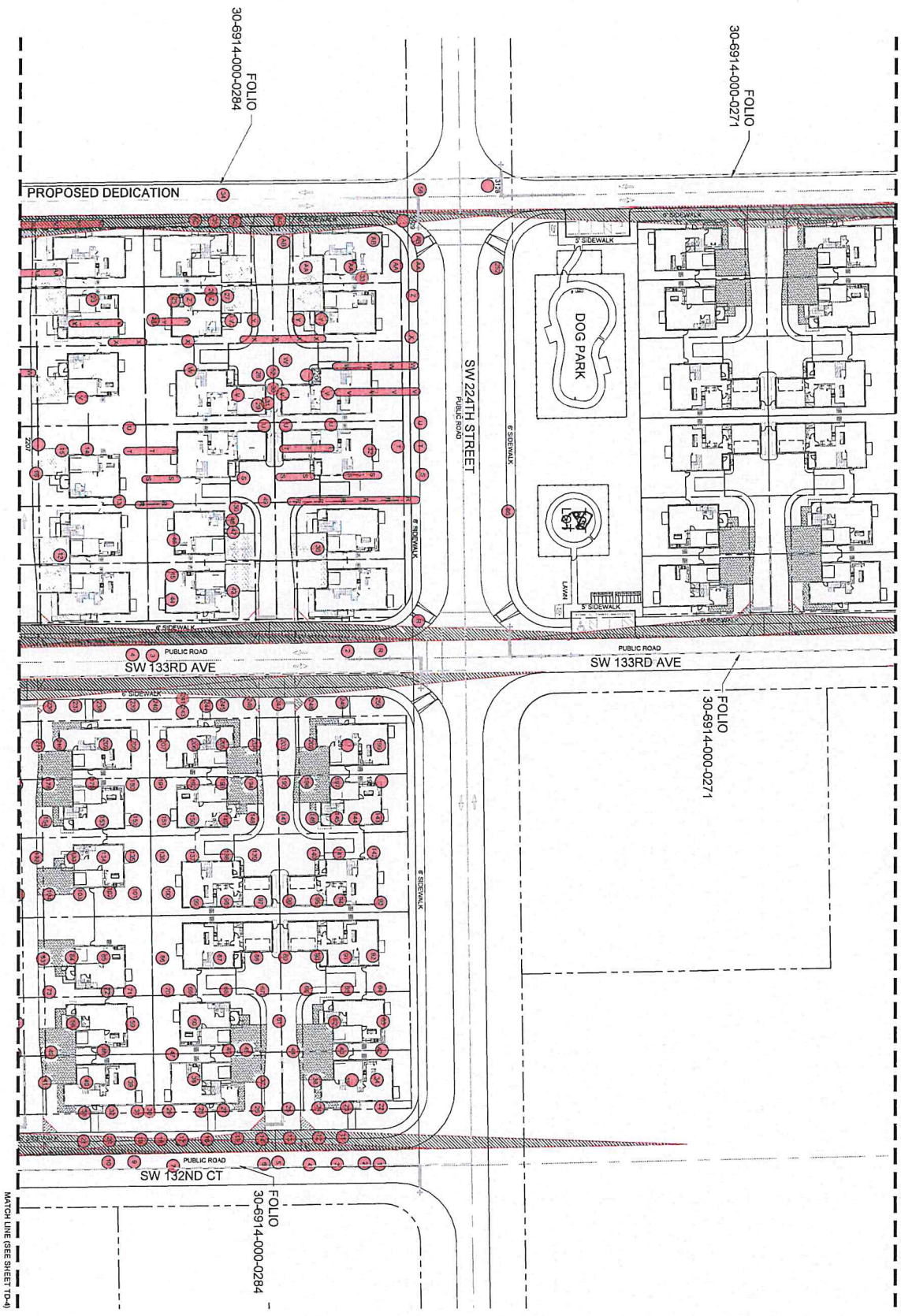
Drawn by: EC

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

Sheet No. _____

CDR: RL 2025-005

TD-2



TREE DISPOSITION PLAN

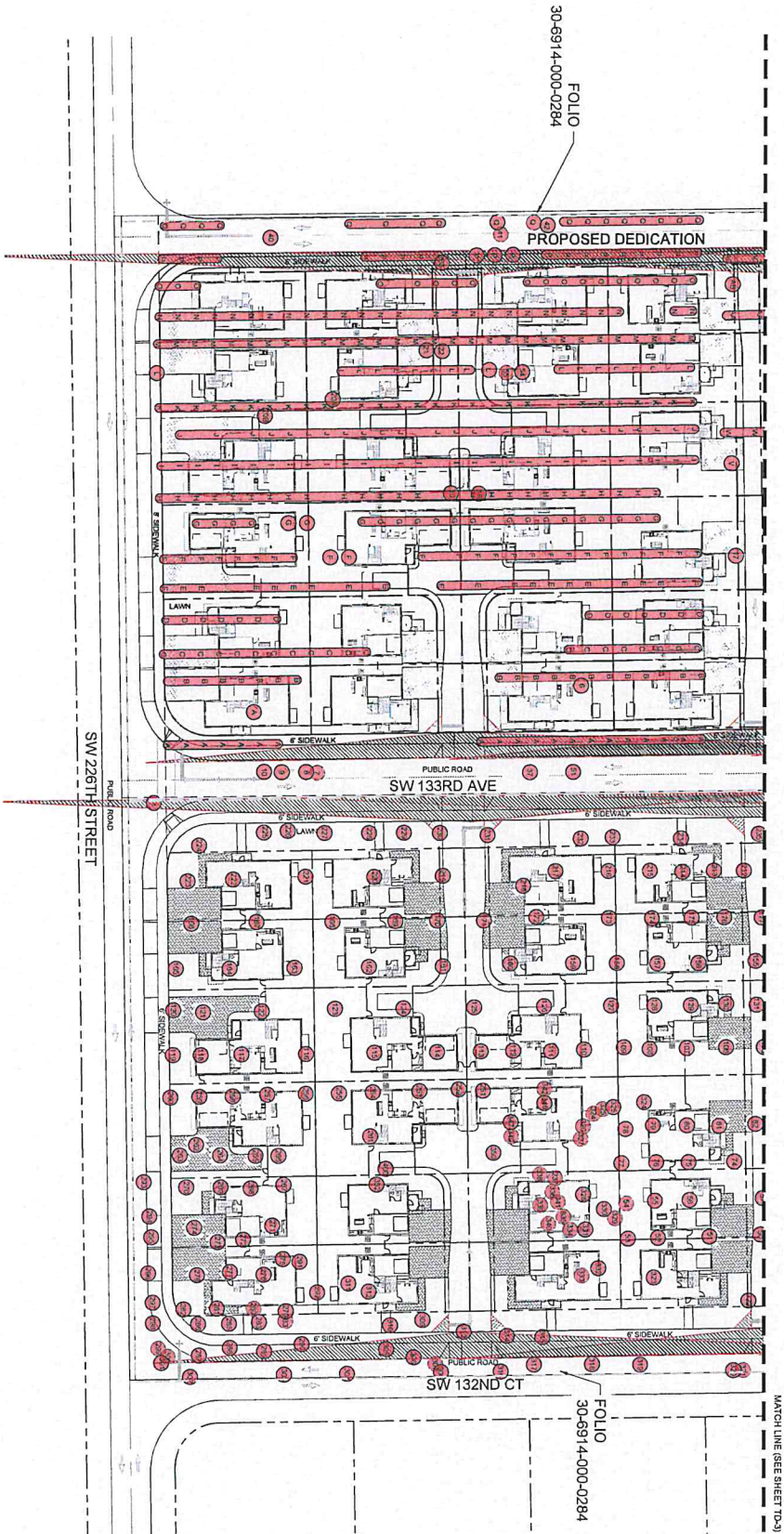
Scale: 1" = 20'-0"



LEGEND

	TREE TO REMOVE
	TREE TO REMAIN

<p>DATE: 2025-09-05</p> <p style="font-size: 24pt; font-weight: bold;">TD-3</p>	<p>Drawing: Tree Disposition Plan Date: 07/11/2025 Scale: 1/8" = 1'-0" Drawn by: CC Checked by:</p>	<p>PROJECT</p> <p style="text-align: center;">RODAN ESTATES MIAMI - DADE COUNTY TREE DISPOSITION PLAN</p>	<div style="text-align: center;"> <p>WITKIN HULTS + PARTNERS 307 South 21st Avenue, Hollywood, Florida Phone: 305.222.3943, 305.222.3659 www.witkindesign.com</p> </div>
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TREE DISPOSITION PLAN

Scale: 1" = 20'-0"



LEGEND	
	TREE TO REMOVE
	TREE TO REMAIN

<p>TD-4</p>	<p>DATE: 2025-09</p>	<p>Drawing: Tree Disposition Plan Date: 02/14/2025 Scale: See L&P Drawn By: EC Sheet No.</p>	<p>L&P: LAYOR1700 REVISED: 03/17/25</p>	<table border="1"> <thead> <tr> <th>Revision</th> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Revision	Date	By				<p>Project:</p> <p style="text-align: center;">RODAN ESTATES MIAMI - DADE COUNTY TREE DISPOSITION PLAN</p>	<p>3025 SW 13th St, Suite 100 MIAMI, FL 33135 Tel: 305-375-1111 Fax: 305-375-1112 www.witkinhults.com</p> <div style="text-align: center;"> <p>W H</p> <p>WITKIN HULTS + PARTNERS</p> <p>307 South 21st Avenue, #800 Woodlands Phone: 954-923-9641, 954-923-9615 www.witkindesign.com</p> </div>
	Revision	Date	By									
			<p>Scale:</p>									

Table with columns: Tree ID, Common Name, Botanical Name, DBH (in), Height (ft), Canopy spread (ft), Canopy [leaf], Canopy [fruit], Type, Disposition, Notes. Rows 1-220.

Table with columns: Tree ID, Common Name, Botanical Name, DBH (in), Height (ft), Canopy spread (ft), Canopy [leaf], Canopy [fruit], Type, Disposition, Notes. Rows 221-440.

ARBORIST REPORT BY SMART-SCIENCES (www.Smart-Sciences.com)

RODAN ESTATES MIAMI - DADE COUNTY TREE DISPOSITION LIST



TD-5 Drawing Title, Date, Scale, and Drawing Information block.

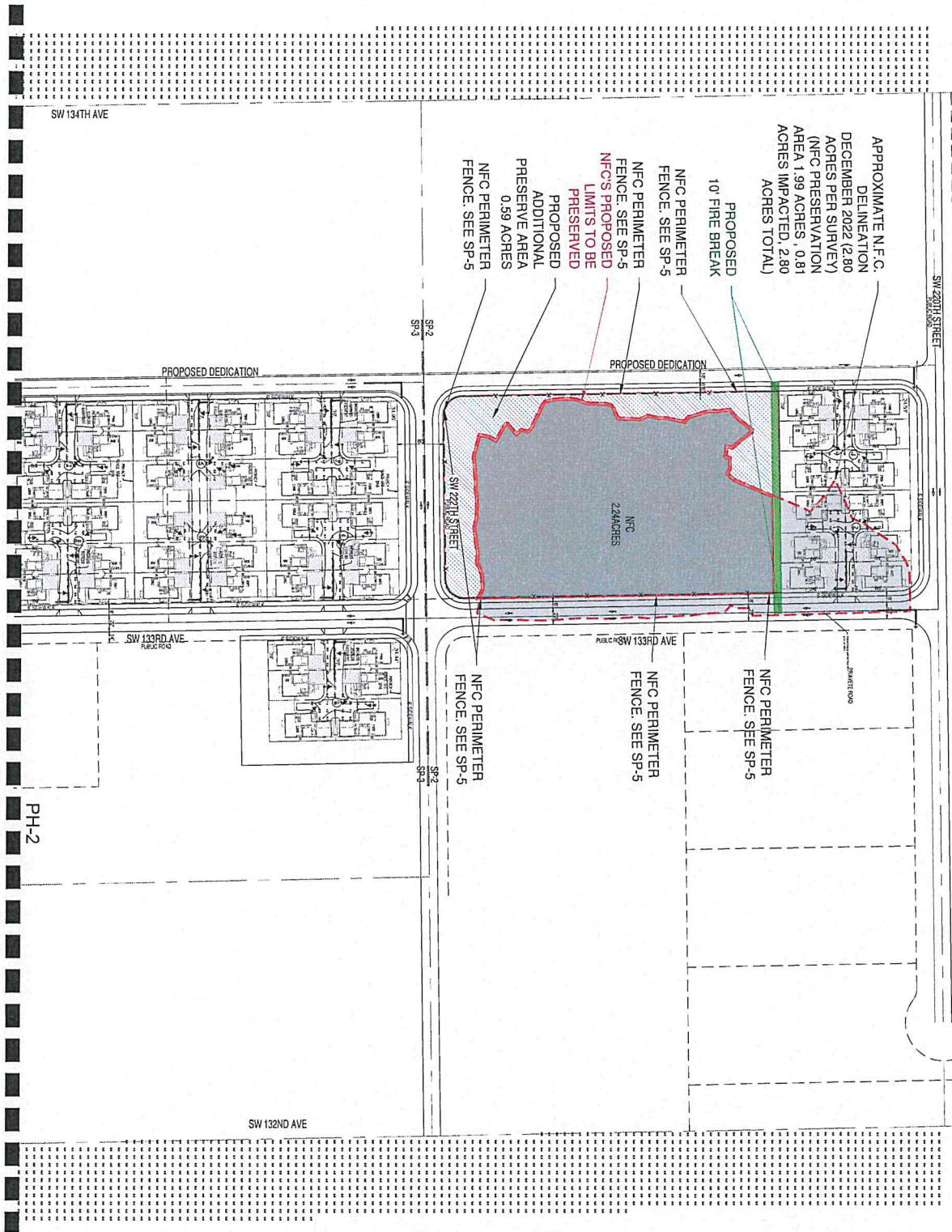
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204 295	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 296	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 297	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 298	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 299	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 300	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 301	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 302	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 303	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 304	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 305	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 306	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 307	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 308	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 309	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 310	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 311	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 312	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 313	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
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204 355	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 356	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	
204 357	Yucca	Yucca filifera	1.2	10	10	Good	Non-spermatophyte	Remove	

ARBORIST REPORT BY SMART-SCIENCES (www.Smart-Sciences.com)

WITKIN HULTS + PARTNERS
 307 South 21st Avenue, Hollywood, Florida 33021
 Phone: 305.954.1515 | Fax: 305.954.1516
 www.witkin-design.com

RODAN ESTATES
 MIAMI - DADE COUNTY
 TREE DISPOSITION LIST

Drawn By: _____
 Checked By: _____
 Date: 02/11/2025
 Scale: 1/4" = 1'-0"



LUMINAIRE SCHEDULE

CATEGORY	SYMBOL	LAMP	DESCRIPTION	MODEL	RODS	HEIGHT	SPACING	SPACING	SPACING	SPACING	SPACING
WAL-13	○	01	315 H.L. x 115 W.L. x 115 H.L.	Model: LUMINAIRE, LLC	120V IP 24	150'	12'	22'	22'	22'	22'

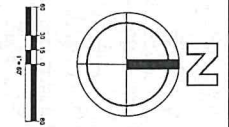
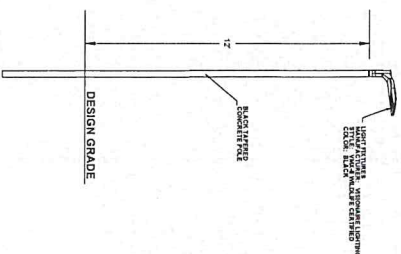
ON-SITE LIGHTING

DESCRIPTION	QUANTITY	HEIGHT	SPACING	SPACING	SPACING	SPACING
WALL MOUNTED	147					
POLE MOUNTED	32					
POLE MOUNTED	63					
POLE MOUNTED	67					
POLE MOUNTED	143					
POLE MOUNTED	121					

OFF-SITE LIGHTING

DESCRIPTION	QUANTITY	HEIGHT	SPACING	SPACING	SPACING	SPACING
WALL MOUNTED	0					
POLE MOUNTED	0					
POLE MOUNTED	0					
POLE MOUNTED	0					
POLE MOUNTED	0					
POLE MOUNTED	0					

LIGHT POLE DETAIL
N.T.S.



RODAN ESTATES
PHOTOMETRIC

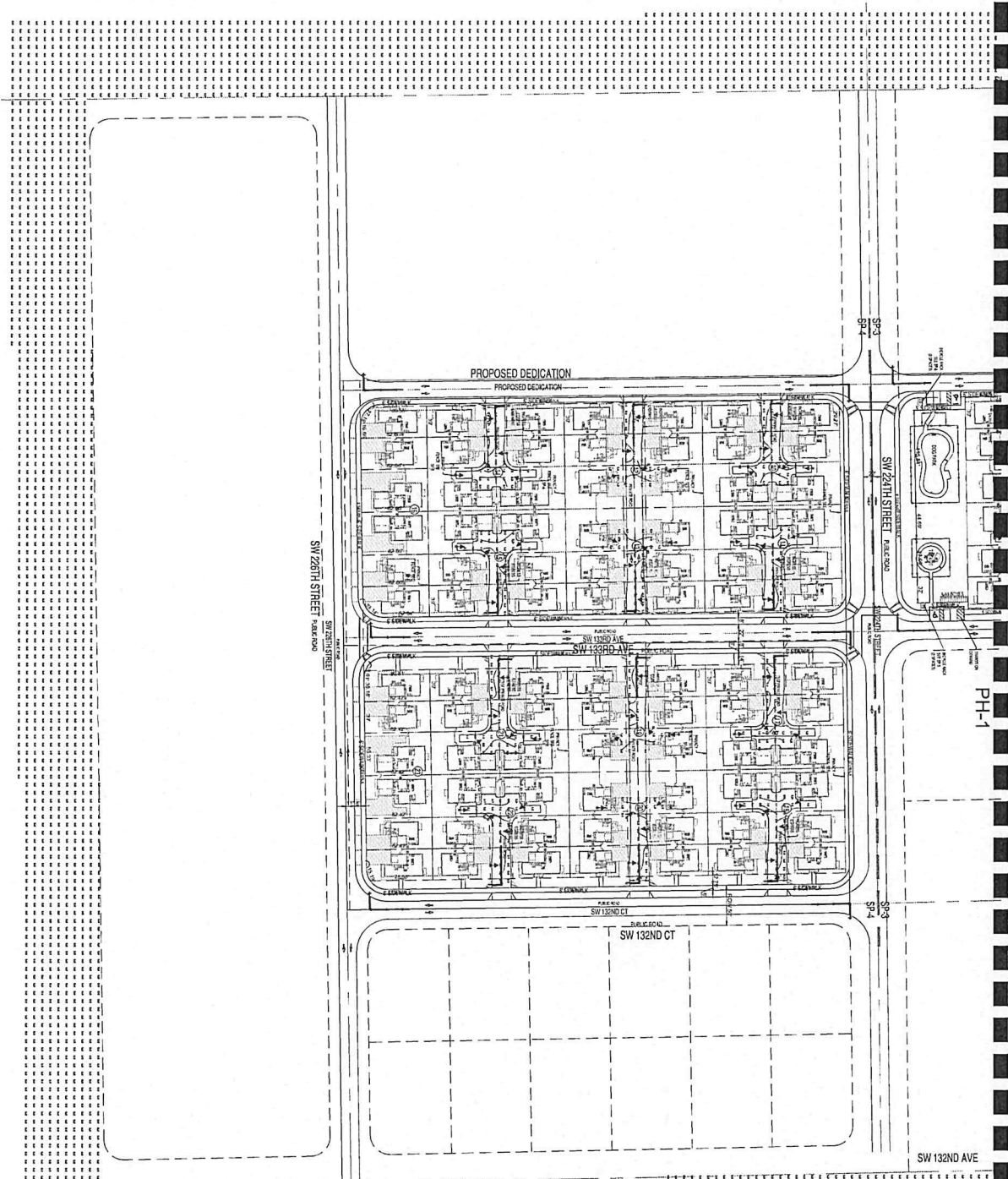
DATE: 9/18/25
DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: JM

PROJECT: Z201-03
SHEET: PH-1

HSQ GROUP, INC.
Engineers · Planners · Surveyors

C25258 - LB7924

NO.	DATE	BY	REVISIONS



LUMINAIRE SCHEDULE

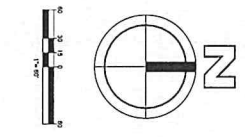
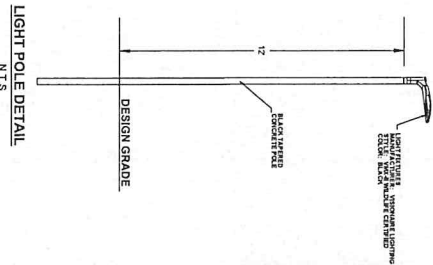
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01	C	→	LMF	3x3 S.F. 1.5' x 1.5' W. 11.5' H. II	OSRAM LUMINAIRE LITE	15' 0" 7"	100	12'	W-1, L-1, A-1, C-1, S-1	

ONSITE LIGHTING

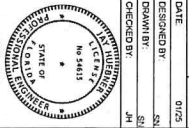
TYPE	HEIGHT	QUANTITY	STATUS	SEE FILE
RECESSED	1' 4"	0		
POST-CANALS	3' 7"	0		
WALL MOUNTED	6' 3"	0		
RECESSED	6' 0"	0		
RECESSED	14' 9"	0		
RECESSED	3' 7"	0		

OFFSITE LIGHTING

TYPE	HEIGHT	QUANTITY	STATUS	SEE FILE
RECESSED	1' 4"	0		
POST-CANALS	3' 7"	0		
WALL MOUNTED	6' 3"	0		
RECESSED	6' 0"	0		
RECESSED	14' 9"	0		
RECESSED	3' 7"	0		



RODAN ESTATES
PHOTOMETRIC



DATE: 07/05
DESIGNED BY: JH
DRAWN BY: JH
CHECKED BY: JH

PROJECT: Z501-03
SHEET: PH-2

NO.	DATE	BY	REVISIONS

VMX-II Wildlife Certified LED Specifications

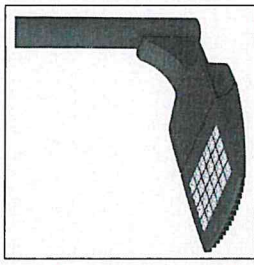


TABLE 1 LED Output Data (Based on 100% Power, 100% Duty Cycle, 100% Ambient Temperature)

The LED's performance and longevity may be impacted by the quality of the power source and the ambient temperature. The LED's performance and longevity may be impacted by the quality of the power source and the ambient temperature. The LED's performance and longevity may be impacted by the quality of the power source and the ambient temperature.

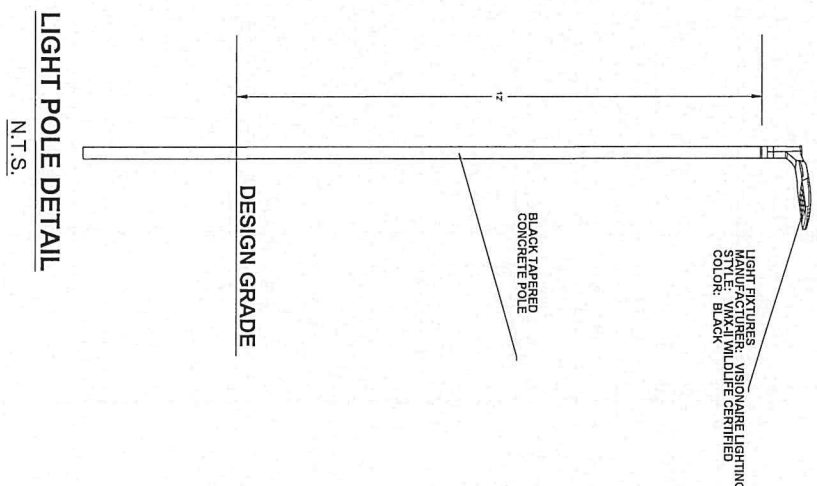
Ordering Information

MODEL	OPTICS	LED	CURRENT	KELVIN	VOLTAGE	HOUSING	FINISH	OPTIONS	OPTIONS
VMX-II	T1	48LC	3	T8	UMV	UMV	UMV	UMV	UMV



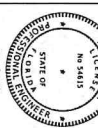
LED Specifications VMX-II Wildlife Certified

LED	Current (mA)	Power (W)	Temp (°C)	Temp (°F)	Temp (°K)	Temp (°R)	Temp (°N)	Temp (°D)	Temp (°C)	Temp (°F)	Temp (°K)	Temp (°R)	Temp (°N)	Temp (°D)
48	300	1704	1078	1970	1308	1500	1724	1948	2172	2396	2620	2844	3068	3292

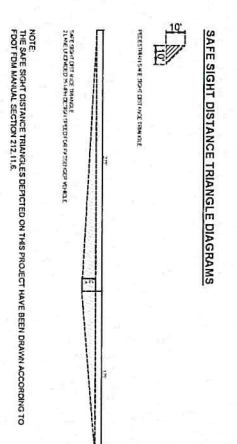
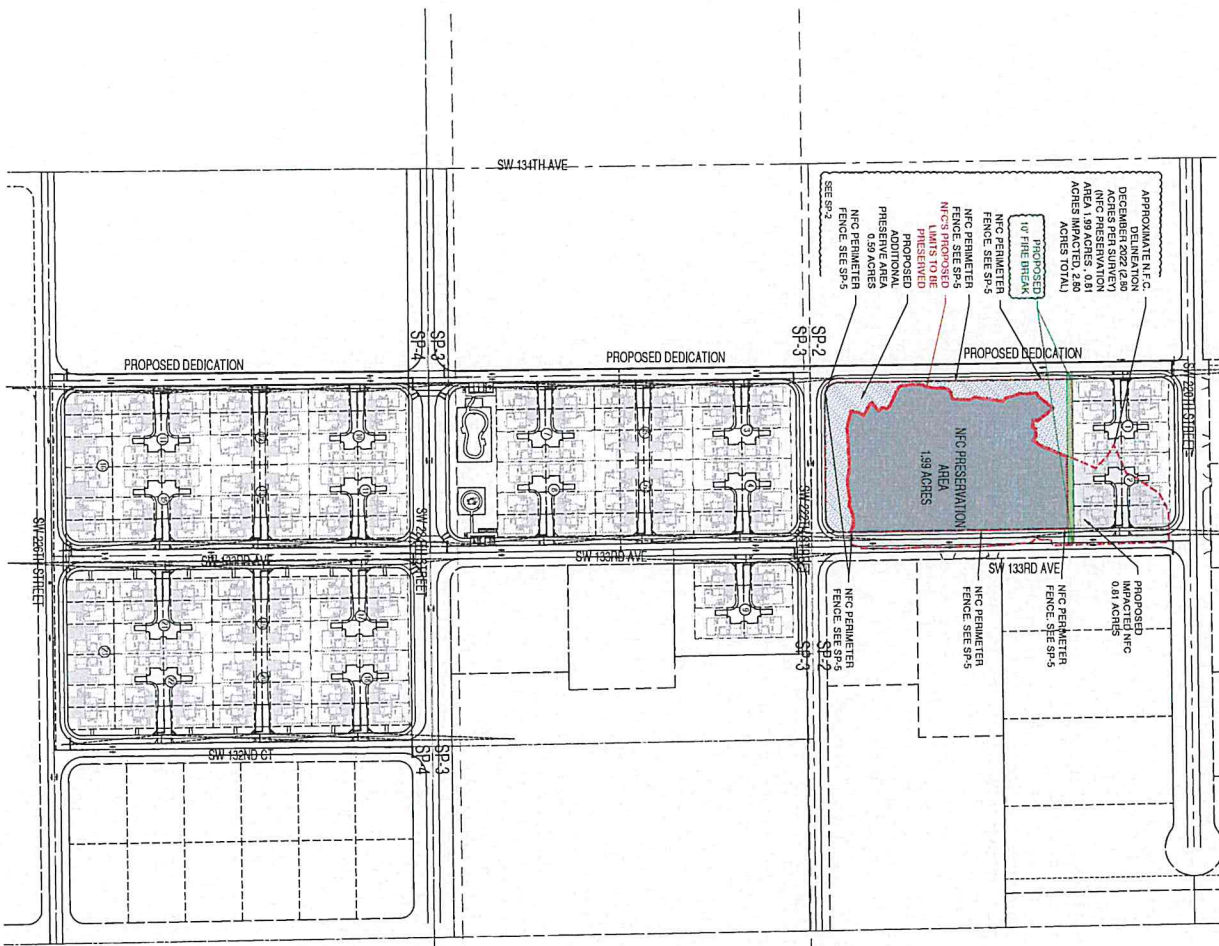


RODAN ESTATES
LIGHTING SPECIFICATIONS

DATE	07/25
DESIGNED BY	SS
DRAWN BY	SS
CHECKED BY	JH



PROJECT: 2301-103
SHEET: PH-3



DEVELOPMENT DATA

PROPOSED ZONING: PD-2	SOFT	HARD	ACRES
GROSS AREA (SUMMIT)	811,372.72	29,311	29.31
EXISTING ROW DEDICATIONS (SUMMIT)	33,129.22	3,031	3.03
NET AREA (SUMMIT)	878,501.94	26,280	26.28
PROPOSED ADDITIONAL ROW DEDICATIONS	193,260.07	4,437	4.44
NFC PRESERVATION AREA	60,664.40	1,860	1.86
PROPOSED ADDITIONAL PRESERVATION AREA	29,700.40	629	0.63
NET PRESERVATION AREA	90,364.80	2,489	2.49
DENSITY	#	DUPLICATE	
QUALITY LOTS	12		
SWITCHED LOTS	138		
TOTAL	139		
PERCENTAGE	100%		
PERCENTAGE	100%		
TOTAL BERRINGS	442		
POPULATION PROJECTION	3,000 UNIT	300	
CALCULATIONS			
BUILDING COVERAGE AT GROUND LEVEL	175,741.00	50.71	%
UNIT DRIVEWAYS & ENTRY WALKS	59,997.07	10.46	%
PRIVATE ROADS & PARKING AREAS	65,002.00	11.45	%
FEDESTRIAN WALKS	4,115.20	0.72	%
COMMON GREEN OPEN SPACE	128,549.00	22.47	%
PRIVATE OPEN SPACE	108,337.25	24.18	%
TOTAL GROSS ACREAGE	672,134.81	100.00	%
OPEN SPACE	5-F		
FEDESTRIAN WALKS	4,115.20	0.72	%
COMMON GREEN OPEN SPACE	128,549.00	22.47	%
TOTAL	132,662.21	23.18	%
PRIVATE OPEN SPACE			
QUALITY HOMES (1-2500RSR)	1,250	PROVIDED	
QUALITY HOMES (170-195 SF) (LA.81M)	1,700	PROVIDED	
QUALITY HOMES (100-165 SF) (LA.81M)	1,000	PROVIDED	
TOTAL	4,250		
UNGENUOUS AREA			
UNGENUOUS AREA	204,227.21	53.28	%
FERROUS AREA	205,995.91	45.44	%
TOTAL AREA	672,134.81	100.00	%
PARKING			
TOTAL REQUIRED PER UNIT	2.00	295	
PROVIDED IN DRIVEWAYS	2.16	295	
PROVIDED IN ATTACHED GARAGES	1.72	237	
TOTAL PROVIDED PER UNIT	3.88	432	
TOTAL PARKING PROVIDED	432		
QUALITY STANDARDS			
MIN. LOT AREA	MIN. 3,304 SF		
MIN. LOT WIDTH	37' & 5.33'		
MIN. LOT DEPTH	MIN. 66'		
BUILDING SETBACKS			
MIN. FRONT	5.0'		
MIN. FRONT SETBACK GARAGE	24.0'		
MIN. INTERIOR SIDE SETBACK	5.0'		
MIN. SIDE STREET SETBACK	5.0'		
MIN. REAR SETBACK	5.0'		
MAX. LOT COVERAGE			
%	34.0%		
%	34.0%		
FE-ENTRANCES			
BUILDING HEIGHT			
MAX. STORY - 25 STOREYS			
LOTS SW 28TH STREET STANDARDS			
MIN. LOT AREA	MIN. 5,009.12 SF		
MIN. LOT WIDTH	37' & 5.33'		
MIN. LOT DEPTH	MIN. 62.42'		
BUILDING SETBACKS			
MIN. FRONT	13.5'		
MIN. FRONT SETBACK GARAGE	22.0'		
MIN. INTERIOR SIDE SETBACK	5.0'		
MIN. SIDE STREET SETBACK	5.0'		
MIN. REAR SETBACK	5.0'		
MAX. LOT COVERAGE			
%	41.8%		

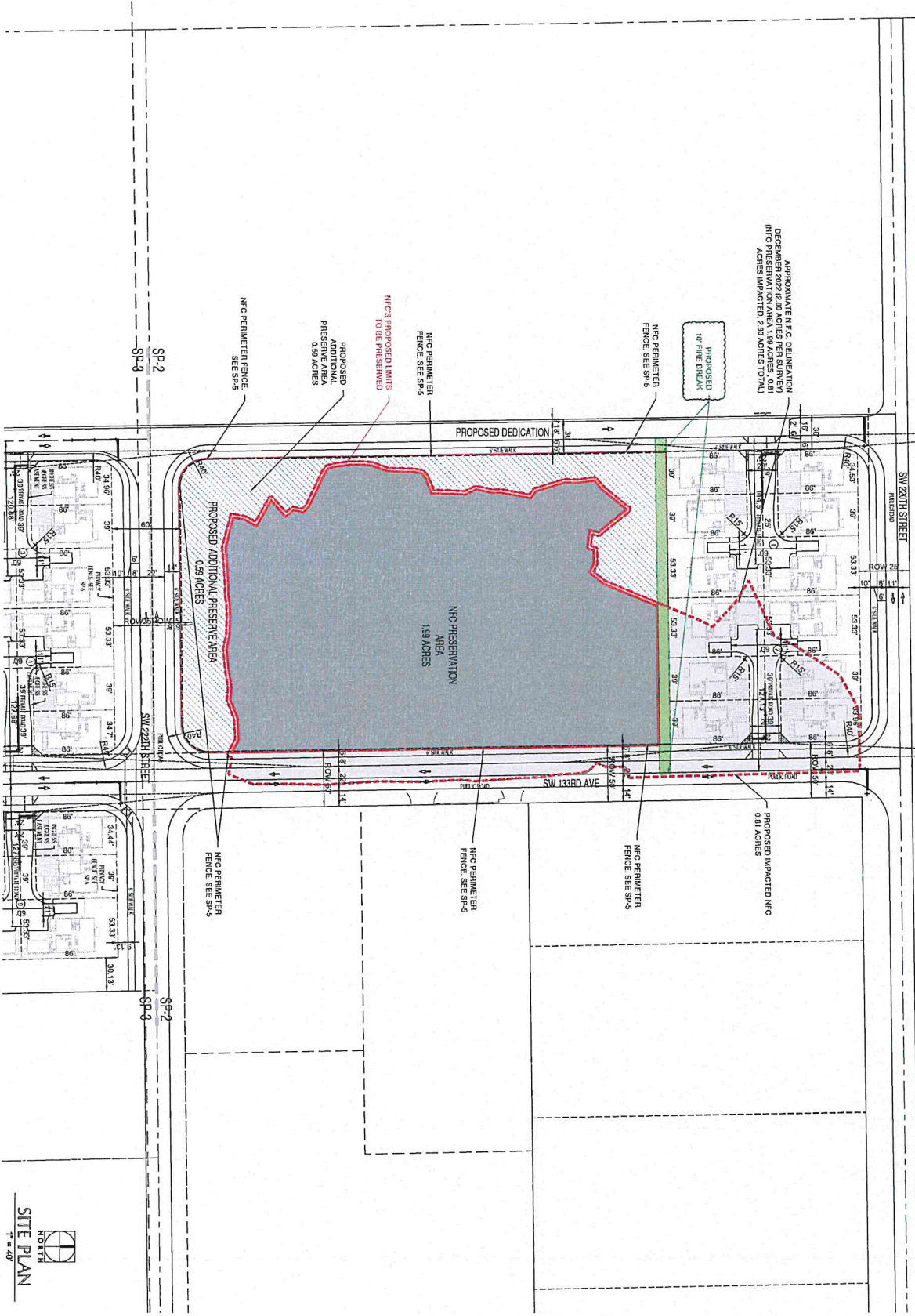
NOTES:
 1. MAIN FRONT SETBACK TO EDGE OF PAVEMENT
 2. MAIN SIDE ST. SETBACK FROM WALK CARRIAGE TO COLUMN
 3. SEE PLAN

RODAN ESTATES
 BY: LENNAR HOMES
 MIAMI-DADE COUNTY, FLORIDA

PASCUAL PEREZ KLIDDJIAN STARR
 ARCHITECTS + PLANNERS
 10955 SW 26TH ST
 SUITE 200
 MIAMI, FL 33155
 TEL: 305.444.1111
 WWW.PPKARCHITECTS.COM

OWNER:
 LUNNA HOMES

SITE PLAN
 SHEET NO. SP-1
 DATE: 2/20/2024
 SCALE: AS SHOWN
 DRAWN BY: AS
 CHECK BY: PR



APPROXIMATE N/C DELINEATION
DECEMBER 2022 (0.89 ACRES PER SURVEY
N/C'S IMPACTED 2.80 ACRES TOTAL
ACRES IMPACTED 2.80 ACRES TOTAL)

PROPOSED
10' FIRE DRUNK

N/C PERIMETER
FENCE SEE SP-5

N/C PERIMETER
FENCE SEE SP-5

N/C'S PROPOSED LIMITS
TO BE PRESERVED

PROPOSED
ADDITIONAL
PRESERVE AREA
0.59 ACRES

N/C PERIMETER FENCE
SEE SP-5

N/C PRESERVATION
AREA
1.39 ACRES

N/C PERIMETER
FENCE SEE SP-5

N/C PERIMETER
FENCE SEE SP-5

N/C PERIMETER
FENCE SEE SP-5

PROPOSED IMPACTED N/C
0.9 ACRES



DATE: 20250904
SCALE: AS SHOWN
CDD: NS
CDD: MK

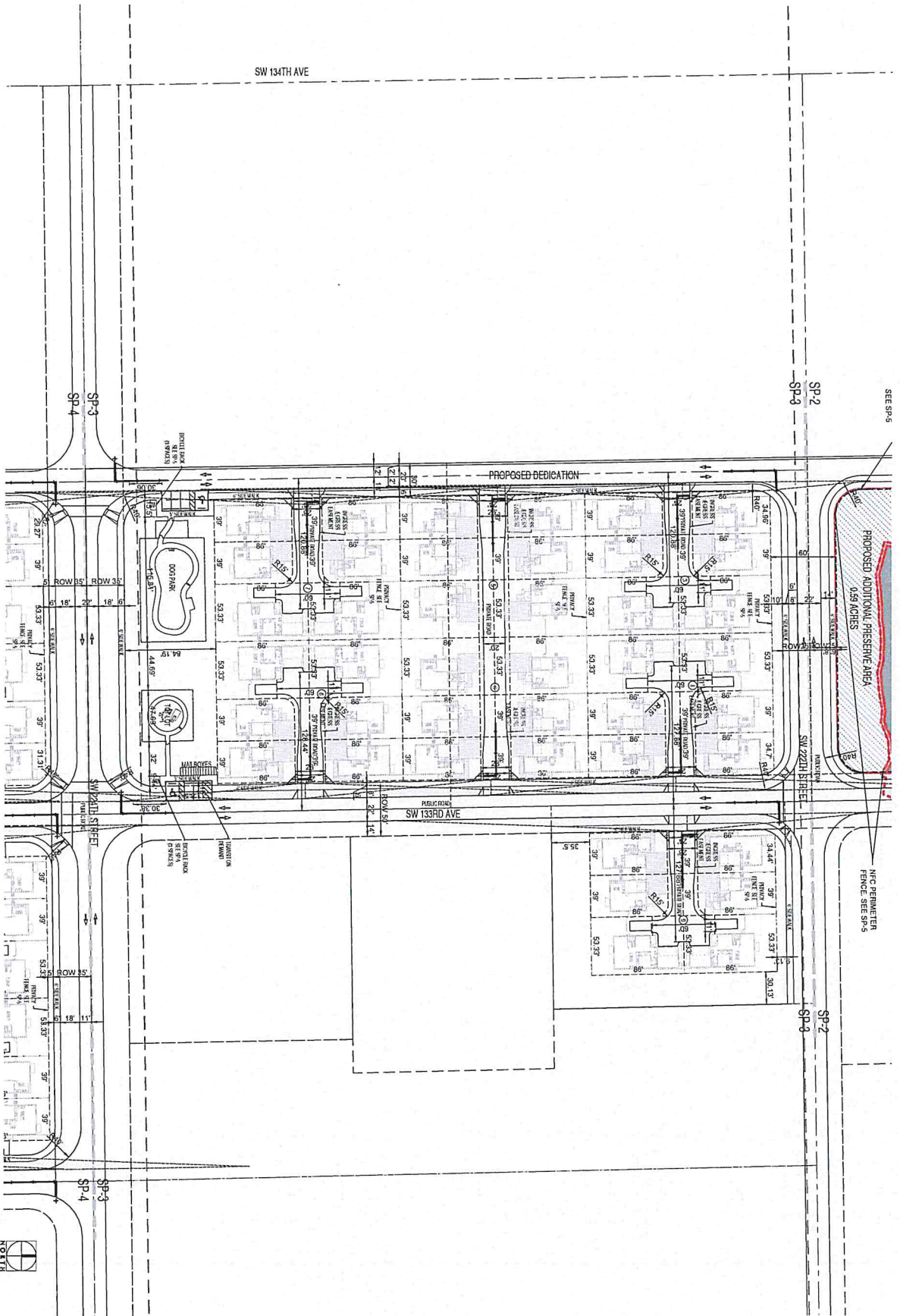
SITE PLAN

RODAN ESTATES
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

OWNER:
LNNM LHOMS

ARCHITECT • PLANNERS
PASCUAL
PEREZ
KILIDDJIAN
STARR

SP-2

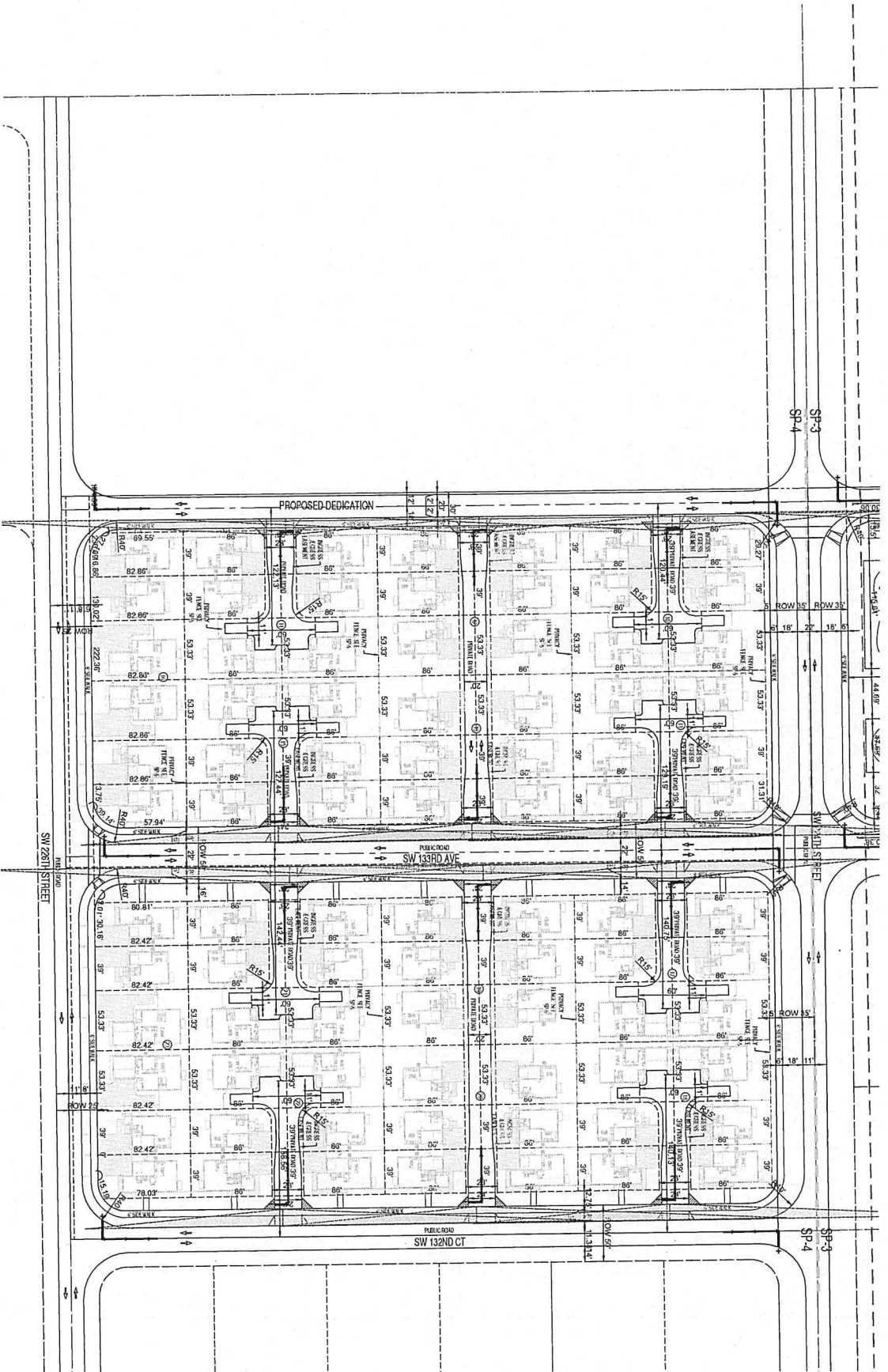


SITE PLAN
T = 40'

<p>PASCUAL PEREZ KILIDDJIAN STARR ARCHITECTS + PLANNERS</p> <p>10000 SW 11TH AVE SUITE 200 MIAMI, FL 33155 TEL: 305.444.1111 WWW.PPKA.COM</p>		<p>OWNER: LENNAR HOMES</p>	<p>DATE:</p>	<p>SITE PLAN</p>	<p>DATE:</p>	<p>SCALE: AS SHOWN</p>	<p>DATE:</p>	<p>SCALE: AS SHOWN</p>	<p>DATE:</p>	<p>SCALE: AS SHOWN</p>
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RODAN ESTATES
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

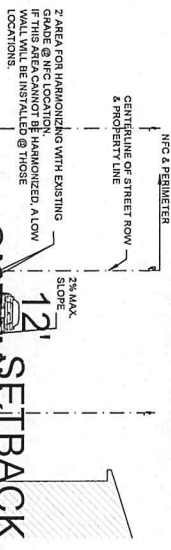
SP-3
SITE PLAN



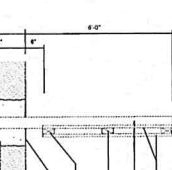
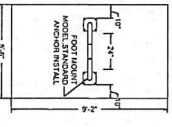
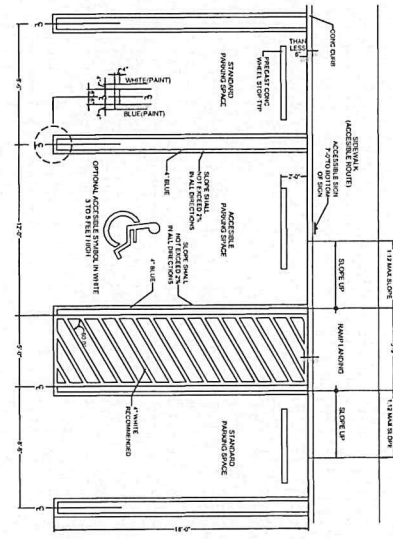
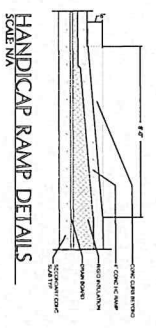
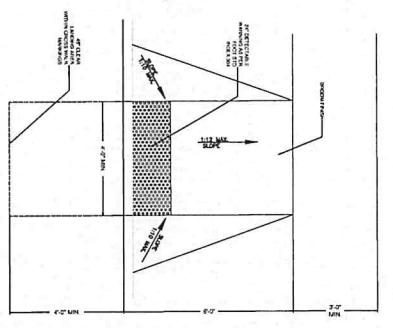
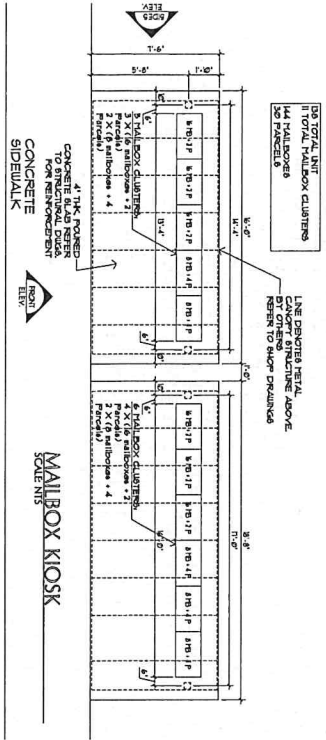
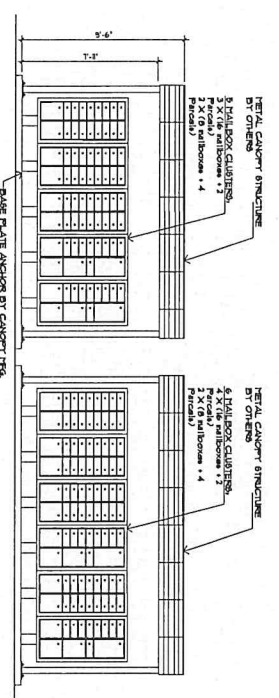
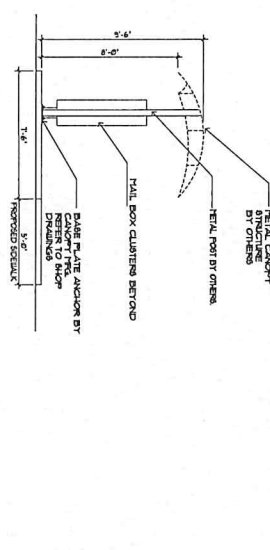
SITE PLAN
T = 40'

<p>PASCUAL PEREZ KLIDDJIAN STARR ARCHITECTS - PLANNERS</p> <p>12000 N.W. 11TH AVENUE, SUITE 100 MIAMI, FLORIDA 33150 TEL: 305.555.1111 WWW.PASCUALPEREZKLIDDJIANSTARR.COM</p>	<p>OWNER: LENNAR HOMES</p>	<p>DATE: 2025.08.04 SCALE: AS SHOWN BY: AS CHKD BY: MK APP'D: MK</p>	<p>PROJECT: RODAN ESTATES</p>	<p>PHASE: SITE PLAN</p>	<p>SHEET NO.: SP-4</p>	<p>TITLE: SITE PLAN</p>	<p>DATE: 2025.08.04 SCALE: AS SHOWN BY: AS CHKD BY: MK APP'D: MK</p>	<p>PROJECT: RODAN ESTATES</p>	<p>PHASE: SITE PLAN</p>	<p>SHEET NO.: SP-4</p>	<p>TITLE: SITE PLAN</p>	<p>RODAN ESTATES BY: LENNAR HOMES MIAMI-DADE COUNTY, FLORIDA</p>
												<p>DATE: 2025.08.04 SCALE: AS SHOWN BY: AS CHKD BY: MK APP'D: MK</p>

FINAL STREET SECTIONS TO BE DESIGN BY CIVIL

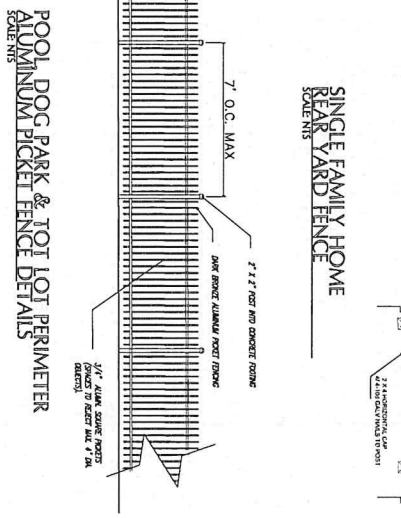
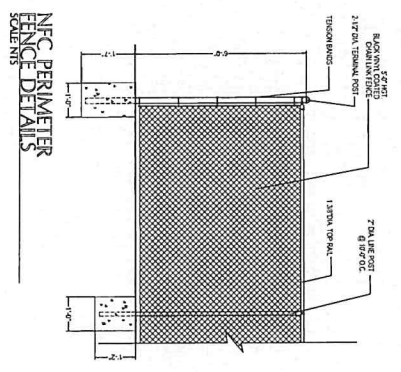


25' ROW - 12' SETBACK



BICYCLE RACK DETAIL

SINGLE FAMILY HOME REAR YARD FENCE



Development Impact Committee Application

Miami-Dade County Department of Regulatory and Economic Resources
Development Services Division

Public Hearing Rapid Transit ASPR Charter School

Pre-Application No.: Z2024P00281

Pre-Application Meeting Date: 01/08/2025

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

Date Stamp Received

Applicant Information

NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

Citinet Aventura LLC and Redland Grove LLC

PROPERTY FOLIO(S): 30-6914-000-0228, -0260, -0270, -0271, -0283, and -0284

APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER, E-MAIL:

Mailing Address: c/o Holland & Knight LLP, 701 Brickell Avenue, Suite 3300

City: Miami State: FL Zip: 33131 Phone no.: 305-789-7462

Fax no.: _____ E-mail: c/o amanda.naldjieff@hklaw.com

OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of all owners):

Same as Applicant.

Mailing Address: _____

City: _____ State: _____ Zip: _____ Phone no.: _____

Fax no.: _____ E-mail: _____

CONTACT PERSON/APPLICANT'S REPRESENTATIVE INFORMATION:

Name: Amanda Naldjieff, Esq. Company: Holland & Knight LLP

Mailing Address: 701 Brickell Avenue, Suite 3300

City: Miami State: FL Zip: 33131 Phone no.: 305-789-7462

Fax no.: _____ E-mail: amanda.naldjieff@hklaw.com

Subject Property Legal Description

Provide complete legal description, i.e., lot, block, subdivision name, plat book and page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly identify each legal description. If lengthy, legal description is required to be submitted in Microsoft Word via email or other digital media.

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**Subject Property
Legal Description
(continued)**

See attached Exhibit "A."

MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

**Address or
Location of
Property**

For location, use description such as NE corner of, etc.:

Located between SW 220 Street and SW 226 Street and between SW 132 Court and SW 133 Court, in unincorporated Miami-Dade County, Florida.

Size of Property

In acres: +/-20.915 gross acres (+/-20.153 net acres)

**Date Property
Acquired/Leased**

acquired leased: 08/14/2024, 03/02/2023, 12/14/2021 and 04/07/2023 (month and year)

Lease term (years):

**Contiguous
Property**

Is contiguous property owned by the subject property owner(s)? no yes
If yes, provide complete legal description of said contiguous property.

Not applicable.

**Option to
Purchase**

Is there an option to purchase or lease the subject property or property contiguous thereto?
no yes (If yes, identify intended purchaser or lessee and complete 'Disclosure of Interest' form.)

Lennar Homes, LLC (Contract Purchaser)

Present Zoning

AU, Agricultural District, and EU-M, Estate Modified District

**Application
Requests**

District Boundary(zone) Changes [Zone(s) requested]: PAD, Planned Area Development

Unusual Use:

Use Variance:

Non-Use Variance: Please refer to Letter of Intent included herewith.

Alternative Site Development Option:

Special Exception:

Modification of Previous Resolution/Plan [provide resolution number(s)]:

Modification of Declaration or Covenant [provide recording book(s) and page]:



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Development Proposed

If applicable:
Area of building(s) for non-residential uses: _____ Not applicable
Proposed residential units **OR** for application without a site plan, units permitted by the requested zoning district 138 single-family detached cluster homes (total number of units).
MIAMI-DADE COUNTY
PROCESS NO. 725-020
DATE: FEB 10 2025
BY: ISA

Residential unit type(s):

Single-Family Detached 138 Single-Family Attached _____
 Multi-Family _____

Recent Public Hearing

Has a public hearing been held on this property within the last one and one-half years? no yes
If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

Not applicable.

Notice of Violation

Is this application a result of a violation notice? no yes . If yes, provide name to whom the violation notice was served and describe the violation:

(Pursuant to Section 8CC-7 no zoning action to any named violator with (i) unpaid civil penalties; (ii) unpaid administrative costs of hearing; (iii) unpaid County investigative, enforcement, testing, or monitoring costs; or (iv) unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida.)

Not applicable.

Describe Structures on the property

None.

Existing Use

Is there an existing use on the property? no yes . If yes, what use and when was it established?

Vacant Land

Comprehensive Development Master Plan (CDMP) amendment

Please indicate whether this property was subject to a recent Comprehensive Development Master Plan amendment. If so, please indicate the ordinance number:

Concurrent CDMP Application to be filed during the January 2025 Cycle.

Peak hour trip generation

Indicate the estimated peak-hour vehicle trips to be generated by the proposed application:

See Traffic Study submitted herewith.



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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020

DATE: FEB 10 2025

Acknowledgement by Applicant

1. RER Platting and Traffic Review Section, RER Division of Environmental Resources Management (DERM); and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submission of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department on County forms, at least 1 month prior to the hearing date. The covenant will be reviewed, and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

(Applicant's Signature)

Luis Rodan on behalf of Citinet Aventura LLC

(Print Name of Applicant)

Sworn to and subscribed to before me on the

14th day of January, 2025

Affiant is personally known to me or has produced Florida

Driver License as identification

Notary Public

Commission expires: April 23, 2027

Print Name: Kevin Mendez



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027



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MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

APPLICANT'S AFFIDAVIT

(SELECT APPROPRIATE AFFIDAVIT AND NOTARIZE BELOW)

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the application advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the [] owner [] tenant of the property described and which is the subject matter of the application.

Signature (see notary below) Signature

Sworn to and subscribed to be me this _____ day of _____, 202_____.	Signature:
	Notary Public:
	Commission expires:

CORPORATION AFFIDAVIT

I, LUIS RODAN, being first duly sworn, depose and say that I am the [] President [] Vice-President [x] Manager [] Secretary [] Asst. Secretary of the CITINET AVENTURA LLC, and as such, have been authorized by the corporation to file this application for a district boundary change and request for non-use variances from zoning and subdivision regulations; and that said corporation is the [] owner [] tenant of the property described herein and which is the subject of the application.

Attest: _____

By: LUIS RODAN, Manager
CITINET AVENTURA LLC, a Florida limited liability company

Sworn to and subscribed to be me this <u>14th</u> day of <u>January</u> , 202 <u>5</u> .	Signature: <u>[Signature]</u>
	Notary Public: <u>Kevin Mendez</u>
	Commission expires: <u>April 23, 2027</u>

KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the [] owner [] tenant of the property described herein which is the subject of the application.

(Name of Partnership)

By _____ % By _____ %
By _____ % By _____ %

Sworn to and subscribed to be me this _____ day of _____, 202_____.	Signature:
	Notary Public:
	Commission expires:

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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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

1. Affiant is the **Manager** of **CITINET AVENTURA LLC, a Florida limited liability company** (the "Corporation") with the following address: **20100 NE 25 Court, Miami, Florida 33180.**
2. The Corporation owns a portion of the property, which is the subject of the application.
3. The subject property is legally described as: **See attached Exhibit "A".**
4. Affiant is legally authorized to file this application.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted by the application.

Witnesses:



Signature

David Macineiro

Print Name



Signature

Gustavo Henriquez

Print Name

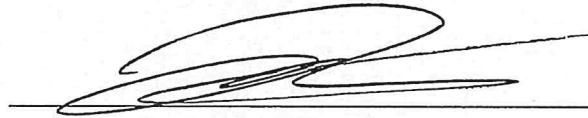
CITINET AVENTURA LLC, a Florida
limited liability company

By: Luis Rodan as Manager

Sworn to and subscribed before me on the 14th day of January, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027



Notary Public-State of Florida

My Commission Expires: April 23, 2027

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MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: CITINET AVENTURA LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
LUIS RODAN 2550 NE 201 ST. MIAMI, FLORIDA 33180. USA	90%
ILANA GOLDENSTEIN 2550 NE 201 ST. MIAMI, FLORIDA 33180. USA	10%

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
_____	_____
_____	_____
_____	_____

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

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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020

NAME OF PURCHASER: Lennar Homes, LLC, a Florida limited liability company DATE: FEB 10 2025

BY: ISA

NAME AND ADDRESS (if applicable)	Percentage of Interest
<u>Lennar Corporation * - 5505 Waterford District Drive, Miami FL 33126</u>	<u>99%</u>
<u>U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation*, aa publicly traded company)</u>	<u>1%</u>

* Lennar Corporation is a publicly traded company on the NYSE: LEN

Date of contract: Confidential

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

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

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

CITINET AVENTURA LLC, a Florida limited liability company

By: [Signature]
Print Name: **Luis Rodan**
Title: **Manager**

Sworn to and subscribed before me this 14th day of JANUARY, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.

[Signature]
(Notary Public)



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

My commission expires April 23, 2027

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

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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020

Acknowledgement by Applicant

1. RER Platting and Traffic Review Section, RER Division of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of a hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department on County forms, at least 1 month prior to the hearing date. The covenant will be reviewed, and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

(Applicant's Signature)

Luis Rodan on behalf of Redlands Grove LLC

(Print Name of Applicant)

Sworn to and subscribed to before me on the

14th day of January, 2025

Affiant is personally known to me or has produced Florida

Driver License as identification

Notary Public

Commission expires: April 23, 2027

Print Name: Kevin Mendez



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027



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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

APPLICANT'S AFFIDAVIT

(SELECT APPROPRIATE AFFIDAVIT AND NOTARIZE BELOW)

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the application advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the owner tenant of the property described and which is the subject matter of the application.

(see notary below)

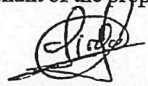
Signature Signature

Sworn to and subscribed to be me this _____ day of _____, 2025 .	Signature:
	Notary Public:
	Commission expires:

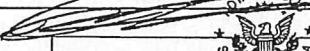
CORPORATION AFFIDAVIT

I, LUIS RODAN, being first duly sworn, depose and say that I am the President Vice-President Manager Secretary Asst. Secretary of the REDLANDS GROVE LLC, and as such, have been authorized by the corporation to file this application for a district boundary change and request for non-use variances from zoning and subdivision regulations; and that said corporation is the owner tenant of the property described herein and which is the subject of the application.

Attest: _____



By: LUIS RODAN, Manager,
REDLANDS GROVE LLC, a Florida limited liability company

Sworn to and subscribed to be me this <u>17</u> day of <u>January</u> , 2025 .	Signature: 
	Notary Public: <u>Kevin Mendez</u>
	Commission expires: <u>April 23 2027</u>

KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner tenant of the property described herein which is the subject of the application.

(Name of Partnership)

By _____ % By _____ %
By _____ % By _____ %

Sworn to and subscribed to be me this _____ day of _____, 2025 .	Signature:
	Notary Public:
	Commission expires:

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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

OWNERSHIP AFFIDAVIT
FOR
CORPORATION


STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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

1. Affiant is the **Manager** of **REDLANDS GROVE LLC**, a Florida limited liability company (the "Corporation") with the following address: **20100 NE 25 Court, Miami, Florida 33180**.
2. The Corporation owns a portion of the property, which is the subject of the application.
3. The subject property is legally described as: **See attached Exhibit "A"**.
4. Affiant is legally authorized to file this application.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted by the application.

Witnesses:



 Signature

David Macineira

 Print Name

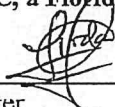


 Signature

Gustavo Henriquez

 Print Name

REDLANDS GROVE LLC, a Florida limited liability company




 By: Luis Rodan as Manager

Sworn to and subscribed before me on the 14th day of January, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.



KEVIN MENDEZ
 Commission # HH 389660
 Expires April 23, 2027



Notary Public-State of Florida

My Commission Expires: April 23, 2027

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025

BY: ISA

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: **REDLANDS GROVE LLC, a Florida limited liability company**

NAME AND ADDRESS	Percentage of Stock
THE GROVE ESTATES PARTNERS CORP. (OWNED BY LUIS RODAN & ILANA GOLDENSTEIN)	55%
2550 NE 201 ST. MIAMI, FLORIDA 33180. USA	
KESEV INC (OWNED BY KING INTERNATIONAL GROUP WHICH IS OWNED BY FRANKLIN GOLDENSTEIN & SYLVIE BARON GOLDENSTEIN)	45%
QUINTA AGUAMIEL, CALLE LA ENTRADA. URB. MIRANDA. CARACAS, VENEZUELA	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
_____	_____
_____	_____
_____	_____

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

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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020

NAME OF PURCHASER: Lennar Homes, LLC, a Florida limited liability company DATE: FEB 10 2025

BY: ISA

NAME AND ADDRESS (if applicable)	Percentage of Interest
<u>Lennar Corporation * - 5505 Waterford District Drive, Miami FL 33126</u>	<u>99%</u>
<u>U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation*, aa publicly traded company)</u>	<u>1%</u>

* Lennar Corporation is a publicly traded company on the NYSE: LEN

Date of contract: Confidential

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

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

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

REDLANDS GROVE LLC, a Florida limited liability company

By: [Signature]
Print Name: **Luis Rodan**
Title: **Manager**

Sworn to and subscribed before me this 14th day of January, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.

[Signature]
(Notary Public)



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

My commission expires April 23, 2027

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

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MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

EXHIBIT "A"

PARCEL 1:

THE EAST 330 FEET OF THE WEST 685 FEET OF THE NORTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTH 35 FEET THEREOF FOR ROAD RIGHT-OF-WAY, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 355 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 355 FEET, OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 355 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 5:

THE EAST 330 FEET OF THE WEST 1015 FEET OF THE NORTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTH 35 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 6:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 150 FEET, AND LESS THE SOUTH 428 FEET, AND LESS THE NORTH AND WEST 25 FEET THEREOF, SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 7:

ALL THAT PORTION OF THE EAST 660 FEET OF THE WEST 1015 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTHERLY 660 FEET THEREOF.

Development Impact Committee Application

Miami-Dade County Department of Regulatory and Economic Resources
Development Services Division

Public Hearing Rapid Transit ASPR Charter School

Pre-Application No.: Z2024P00281

Pre-Application Meeting Date: 01/08/2025

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: FEB 10 2025 BY: ISA Date Stamp Received

Applicant Information

NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

Citinet Aventura LLC and Redland Grove LLC

PROPERTY FOLIO(S): 30-6914-000-0228, -0260, -0270, -0271, -0283, and -0284

APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER, E-MAIL:

Mailing Address: c/o Holland & Knight LLP, 701 Brickell Avenue, Suite 3300

City: Miami State: FL Zip: 33131 Phone no.: 305-789-7462

Fax no.: _____ E-mail: c/o amanda.naldjieff@hklaw.com

OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of all owners):

Same as Applicant.

Mailing Address: _____

City: _____ State: _____ Zip: _____ Phone no.: _____

Fax no.: _____ E-mail: _____

CONTACT PERSON/APPLICANT'S REPRESENTATIVE INFORMATION:

Name: Amanda Naldjieff, Esq. Company: Holland & Knight LLP

Mailing Address: 701 Brickell Avenue, Suite 3300

City: Miami State: FL Zip: 33131 Phone no.: 305-789-7462

Fax no.: _____ E-mail: amanda.naldjieff@hklaw.com

Subject Property Legal Description

Provide complete legal description, i.e., lot, block, subdivision name, plat book and page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly identify each legal description. If lengthy, legal description is required to be submitted in Microsoft Word via email or other digital media.

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Subject Property
Legal Description
(continued)

See attached Exhibit "A."

MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

Address or
Location of
Property

For location, use description such as NE corner of, etc.:

Located between SW 220 Street and SW 226 Street and between SW 132 Court and SW 133 Court, in unincorporated Miami-Dade County, Florida.

Size of Property

In acres: +/-20.915 gross acres (+/-20.153 net acres)

Date Property
Acquired/Leased

acquired leased: 08/14/2024, 03/02/2023, 12/14/2021 and 04/07/2023 (month and year)

Lease term (years):

Contiguous
Property

Is contiguous property owned by the subject property owner(s)? no yes
If yes, provide complete legal description of said contiguous property.

Not applicable.

Option to
Purchase

Is there an option to purchase or lease the subject property or property contiguous thereto? no yes (If yes, identify intended purchaser or lessee and complete 'Disclosure of Interest' form.)

Lennar Homes, LLC (Contract Purchaser)

Present Zoning

AU, Agricultural District, and EU-M, Estate Modified District

Application
Requests

District Boundary(zone) Changes [Zone(s) requested]: PAD, Planned Area Development

Unusual Use:

Use Variance:

Non-Use Variance: Please refer to Letter of Intent included herewith.

Alternative Site Development Option:

Special Exception:

Modification of Previous Resolution/Plan [provide resolution number(s)]:

Modification of Declaration or Covenant [provide recording book(s) and page]:



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Development Proposed

If applicable:
Area of building(s) for non-residential uses: _____ Not applicable
Proposed residential units **OR** for application without a site plan, units permitted by the requested zoning district 138 single-family detached cluster homes (total number of units).
MIAMI-DADE COUNTY
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BY: ISA

Residential unit type(s):

Single-Family Detached 138 Single-Family Attached _____
 Multi-Family _____

Recent Public Hearing

Has a public hearing been held on this property within the last one and one-half years? no yes
If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

Not applicable.

Notice of Violation

Is this application a result of a violation notice? no yes . If yes, provide name to whom the violation notice was served and describe the violation:
(Pursuant to Section 8CC-7 no zoning action to any named violator with (i) unpaid civil penalties; (ii) unpaid administrative costs of hearing; (iii) unpaid County investigative, enforcement, testing, or monitoring costs; or (iv) unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida.)

Not applicable.

Describe Structures on the property

None.

Existing Use

Is there an existing use on the property? no yes . If yes, what use and when was it established?

Vacant Land

Comprehensive Development Master Plan (CDMP) amendment

Please indicate whether this property was subject to a recent Comprehensive Development Master Plan amendment. If so, please indicate the ordinance number:

Concurrent CDMP Application to be filed during the January 2025 Cycle.

Peak hour trip generation

Indicate the estimated peak-hour vehicle trips to be generated by the proposed application:

See Traffic Study submitted herewith.



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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020

DATE: FEB 10 2025

Acknowledgement by Applicant

1. RER Platting and Traffic Review Section, RER Division of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.
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3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
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[Signature]
(Applicant's Signature)

Luis Rodan on behalf of Citinet Aventura LLC
(Print Name of Applicant)

Sworn to and subscribed to before me on the
14th day of January, 2025

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

[Signature]
Notary Public

Commission expires: April 23, 2027

Print Name: Kevin Mendez



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027



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MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

APPLICANT'S AFFIDAVIT

(SELECT APPROPRIATE AFFIDAVIT AND NOTARIZE BELOW)

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (1)(We) understand this application must be complete and accurate before the application can be submitted and the application advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the [] owner [] tenant of the property described and which is the subject matter of the application.

Signature (see notary below) Signature

Table with 3 columns: Sworn to and subscribed to be me this ___ day of ___, 202__; Signature; Notary Public; Commission expires:

CORPORATION AFFIDAVIT

I, LUIS RODAN, being first duly sworn, depose and say that I am the [] President [] Vice-President [x] Manager [] Secretary [] Asst. Secretary of the CITINET AVENTURA LLC, and as such, have been authorized by the corporation to file this application for a district boundary change and request for non-use variances from zoning and subdivision regulations; and that said corporation is the [] owner [] tenant of the property described herein and which is the subject of the application.

Attest: _____

By: LUIS RODAN, Manager
CITINET AVENTURA LLC, a Florida limited liability company

Table with 3 columns: Sworn to and subscribed to be me this 14th day of January, 2025; Signature; Notary Public: Kevin Mendez; Commission expires: April 23, 2027

KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the [] owner [] tenant of the property described herein which is the subject of the application.

(Name of Partnership)

By _____ % By _____ %
By _____ % By _____ %

Table with 3 columns: Sworn to and subscribed to be me this ___ day of ___, 202__; Signature; Notary Public; Commission expires:

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MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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

- 1. Affiant is the Manager of CITINET AVENTURA LLC, a Florida limited liability company (the "Corporation") with the following address: 20100 NE 25 Court, Miami, Florida 33180.
2. The Corporation owns a portion of the property, which is the subject of the application.
3. The subject property is legally described as: See attached Exhibit "A".
4. Affiant is legally authorized to file this application.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted by the application.

Witnesses:

[Handwritten signature]

Signature

David Macineira

Print Name

[Handwritten signature]

Signature

Gustavo Henriquez

Print Name

CITINET AVENTURA LLC, a Florida limited liability company

[Handwritten signature]

By: Luis Rodan as Manager

Sworn to and subscribed before me on the 14th day of January, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

[Handwritten signature]

Notary Public-State of Florida

My Commission Expires: April 23, 2027

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025

BY: ISA

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: CITINET AVENTURA LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
LUIS RODAN 2550 NE 201 ST. MIAMI, FLORIDA 33180. USA	90%
ILANA GOLDENSTEIN 2550 NE 201 ST. MIAMI, FLORIDA 33180. USA	10%

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020

NAME OF PURCHASER: Lennar Homes, LLC, a Florida limited liability company DATE: FEB 10 2025

BY: ISA

<u>NAME AND ADDRESS (if applicable)</u>	<u>Percentage of Interest</u>
<u>Lennar Corporation * - 5505 Waterford District Drive, Miami FL 33126</u>	<u>99%</u>
<u>U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation*, aa publicly traded company)</u>	<u>1%</u>

* Lennar Corporation is a publicly traded company on the NYSE: LEN

Date of contract: Confidential

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

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

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

CITINET AVENTURA LLC, a Florida limited liability company

By: _____
Print Name: **Luis Rodan**
Title: **Manager**



Sworn to and subscribed before me this 14th day of JANUARY, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.

(Notary Public)



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

My commission expires April 23, 2027

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

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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020

Acknowledgement by Applicant

1. RER Platting and Traffic Review Section, RER Division of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submission of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department on County forms, at least 1 month prior to the hearing date. The covenant will be reviewed, and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

DATE: FEB 10 2025
BY: ISA

(Applicant's Signature)

Luis Rodan on behalf of Redlands Grove LLC

(Print Name of Applicant)

Sworn to and subscribed to before me on the

14th day of January, 2025

Affiant is personally known to me or has produced Florida

Driver License as identification

Notary Public

Commission expires: April 23, 2027

Print Name: Kevin Mendez



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027



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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

APPLICANT'S AFFIDAVIT

(SELECT APPROPRIATE AFFIDAVIT AND NOTARIZE BELOW)

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the application advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the owner tenant of the property described and which is the subject matter of the application.

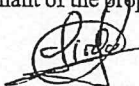
Signature (see notary below) Signature


Sworn to and subscribed to be me this _____ day of _____, 202__.	Signature:
	Notary Public:
	Commission expires:

CORPORATION AFFIDAVIT

I, LUIS RODAN, being first duly sworn, depose and say that I am the President Vice-President Manager Secretary Asst. Secretary of the **REDLANDS GROVE LLC**, and as such, have been authorized by the corporation to file this application for a district boundary change and request for non-use variances from zoning and subdivision regulations; and that said corporation is the owner tenant of the property described herein and which is the subject of the application.

Attest: _____


By: LUIS RODAN, Manager
REDLANDS GROVE LLC, a Florida limited liability company

Sworn to and subscribed to be me this <u>14</u> day of <u>January</u> , 202 <u>5</u> .	Signature: 
	Notary Public: <u>Kevin Mendez</u>
	Commission expires: <u>April 23 2027</u>

KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner tenant of the property described herein which is the subject of the application.

(Name of Partnership)

By _____ % By _____ %
By _____ % By _____ %

Sworn to and subscribed to be me this _____ day of _____, 202__.	Signature:
	Notary Public:
	Commission expires:

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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

OWNERSHIP AFFIDAVIT
FOR
CORPORATION


STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared **Luis Rodan**, hereinafter the Affiant(s), who being duly sworn by me, on oath, deposes and says:

1. Affiant is the **Manager** of **REDLANDS GROVE LLC**, a Florida limited liability company (the "Corporation") with the following address: **20100 NE 25 Court, Miami, Florida 33180**.
2. The Corporation owns a portion of the property, which is the subject of the application.
3. The subject property is legally described as: **See attached Exhibit "A"**.
4. Affiant is legally authorized to file this application.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted by the application.

Witnesses:



Signature

David Macineira

Print Name

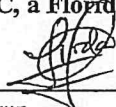


Signature

Gustavo Hernandez

Print Name

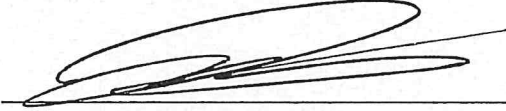
REDLANDS GROVE LLC, a Florida limited liability company


By: Luis Rodan as Manager

Sworn to and subscribed before me on the 14th day of January, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027



Notary Public-State of Florida

My Commission Expires: April 23, 2027

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MIAMI-DADE COUNTY
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BY: ISA

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: **REDLANDS GROVE LLC, a Florida limited liability company**

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>THE GROVE ESTATES PARTNERS CORP. (OWNED BY LUIS RODAN & ILANA GOLDENSTEIN)</u>	<u>55%</u>
<u>2550 NE 201 ST. MIAMI, FLORIDA 33180. USA</u>	
<u>KESEV INC (OWNED BY KING INTERNATIONAL GROUP WHICH IS OWNED BY FRANKLIN GOLDENSTEIN & SYLVIE BARON GOLDENSTEIN)</u>	<u>45%</u>
<u>QUINTA AGUAMIEL, CALLE LA ENTRADA. URB. MIRANDA. CARACAS, VENEZUELA</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>
_____	_____
_____	_____
_____	_____

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>Percentage of Ownership</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].

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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020

NAME OF PURCHASER: Lennar Homes, LLC, a Florida limited liability company DATE: FEB 10 2025

BY: ISA

NAME AND ADDRESS (if applicable)	Percentage of Interest
<u>Lennar Corporation * - 5505 Waterford District Drive, Miami FL 33126</u>	<u>99%</u>
<u>U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation*, aa publicly traded company)</u>	<u>1%</u>

* Lennar Corporation is a publicly traded company on the NYSE: LEN

Date of contract: Confidential

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

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

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

REDLANDS GROVE LLC, a Florida limited liability company

By: [Signature]
Print Name: **Luis Rodan**
Title: **Manager**

Sworn to and subscribed before me this 14th day of JANUARY, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.

[Signature]
(Notary Public)



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

My commission expires April 23, 2027

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

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MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

EXHIBIT "A"

PARCEL 1:

THE EAST 330 FEET OF THE WEST 685 FEET OF THE NORTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTH 35 FEET THEREOF FOR ROAD RIGHT-OF-WAY, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 355 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 355 FEET, OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 355 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 5:

THE EAST 330 FEET OF THE WEST 1015 FEET OF THE NORTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTH 35 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 6:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 150 FEET, AND LESS THE SOUTH 428 FEET, AND LESS THE NORTH AND WEST 25 FEET THEREOF, SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 7:

ALL THAT PORTION OF THE EAST 660 FEET OF THE WEST 1015 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTHERLY 660 FEET THEREOF.

This instrument was prepared by:

Name: Hugo P. Arza, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

(Space reserved for Clerk of Court)

PLANNED AREA DEVELOPMENT DECLARATION OF RESTRICTIONS
(Zoning Covenant)

WHEREAS, the undersigned owner, **REDLANDS GROVE LLC**, a Florida limited liability company, and **CITINET AVENTURA LLC**, a Florida limited liability company (hereinafter, referred to collectively as the "Owner"), holds the fee simple title to that certain approximately ±20.915 gross acres (±20.15 net acres) parcel of land, located between SW 220th Street and SW 226th Street and between SW 132nd Court and SW 133rd Court in unincorporated Miami-Dade County, Florida, and identified by the Property Appraiser's Office under Tax Folio Nos. 30-6914-000-0228, -0260, -0270, -0271, -0283, and -0284, in Section 14, Township 56 South, Range 39 East, which is legally described in Exhibit "A" attached hereto and hereinafter referred to as the "Property," which is supported by the Opinion of Title; and

WHEREAS, the Property is subject to a proposed Small-Scale amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") filed in the January 2025 CDMP Cycle and said amendment is identified as Application No. CDMP20250003 (the "Application"); and

WHEREAS, the Owner filed Application No. Z202500020 (the "Application") with Miami-Dade County (the "County") for a district boundary change (and other related requests) on the Property to the Planned Area Development ("PAD") district, pursuant to Article XXXIIID of the Code of Miami-Dade County (the "Code"); and

WHEREAS, Code Section 33-284.26(B)(1)(a) requires the Owner to submit to the Miami-Dade County Department of Regulatory and Economic Resources (the "Department") a recordable agreement guaranteeing the development of the Property in accordance with promises made in the documents submitted to the County with the Application, as approved by the Board of County Commissioners (the "BCC"); and

Section-Township-Range: 14-56-39

Folio Number: 30-6914-000-0228, 30-6914-000-0260, 30-6914-000-0270, 30-6914-000-0271, 30-6914-000-0283, and 30-6914-000-0284

WHEREAS, this Planned Area Development Agreement ("Agreement") is submitted pursuant to Code Section 33-284.26(B) and is contingent upon and will be effective only upon final approval by the BCC of the district boundary change and related requests under the Application.

NOW, THEREFORE, in order to assure the County that the representations made by the Owner during consideration of the Application will be abided by, the Owner freely, voluntarily and without duress makes this Agreement covering and running with the Property.

1. **Density Limitation.** The Property shall be restricted to a maximum density of one hundred and thirty-eight (138) residential dwelling units.
2. **Connection to Public Water and Sanitary Sewer Service.** The Owner hereby acknowledges and agrees that any development of the Property shall connect to the public water and public sanitary sewer system at the Owner's expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the Code of Miami Dade County and Water and Sewer Department ("WASD") rules and regulations and design standards.

The right to connect the Property to the County's sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including, but not limited to, the Consent Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the "Consent Decree), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.

3. **Endangered Species Survey.** Prior to approval of any of the following development orders, including but not limited to, Zoning Approvals, Site Plans, Tentative Plats, Final Plats, building permits, zoning improvement permits, lake excavation permits, and Tree Removal permits, for development of any portions of the Property, the applicant shall conduct a survey to determine the absence or presence of listed wildlife species found in Appendix B of the CDMP within the area or phase of development subject to the request for approval of said development order. The survey(s) shall utilize professionally recognized sampling methodology which shall be

Section-Township-Range: 14-56-39

Folio Number: 30-6914-000-0228, 30-6914-000-0260, 30-6914-000-0270, 30-6914-000-0271, 30-6914-000-0283, and 30-6914-000-0284

subject to review and approval by RER-DERM. In addition, the applicant is advised that wildlife best management practices may need to be incorporated to minimize impacts of any development to listed species. The applicant shall prepare or revise site plans, tentative plat applications, final plat applications, building permit plans, zoning improvement permits, lake excavation permits and Tree Removal permit plans, subject to DERM review and approval, as necessary to comply with requirements of Chapter 24 of the Code and for conformance with provisions of the CDMP.

4. **Preservation of the Natural Forest Community Pine Rockland.** The Owners acknowledge that a portion of the Property, measuring 2.8 acres in size, is a Natural Forest Community, which is globally imperiled habitat found only in Miami-Dade and Monroe Counties. In order to ensure consistency with the CDMP, including, but not limited to, CDMP policy CON-8A and CON-8D, the Owners shall conserve the Natural Forest Community ("NFC") with its unique features, as provided herein. The Owners shall establish a Natural Forest Community preservation area ("NFC Preserve"), located within the area identified in **Exhibit "B"**. This NFC Preserve shall consist of the entire 2.8 acres of NFC, except to the extent that the NFC is reduced in size through the granting of an NFC removal permit in accordance with section 24-49.2(I)(1)(c) of the Code, and in such cases, the NFC Preserve shall consist of the entirety of the remainder of the NFC after the removal of any trees pursuant to the approved NFC removal permit. The Owners agree that prior to the County's tentative plat approval for any portion of the Property, the Owners agree to establish the NFC Preserve as a separate tract or parcel by plat (separate folio number) or other legal instrument, as may be acceptable to Miami-Dade County. The Owners agree to establish a Special Taxing District or similar mechanism to provide long-term maintenance of the NFC Preserve. The NFC Preserve shall remain in a natural state, shall be maintained as an NFC Preserve in perpetuity, and shall not allow any impacts within the NFC Preserve. The Owners may install a fence around the outside of the NFC Preserve within the area of the Property that is not designated NFC. A firebreak is necessary to maintain the NFC preserve and removal of NFC for creation of the firebreak is prohibited. The Owners agree to perform the removal of exotic vegetation from the NFC Preserve, and the Owners shall maintain the NFC Preserve free of exotic vegetation with the standard maintenance threshold of less than 5% of the entirety of the area to prevent the growth or accumulation of such prohibited species. The Owners agree to obtain a permit that authorizes the removal of exotic vegetation from DERM to maintain the NFC Preserve.

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Folio Number: 30-6914-000-0228, 30-6914-000-0260, 30-6914-000-0270, 30-6914-000-0271, 30-6914-000-0283, and 30-6914-000-0284

All Owners of any portion of the Property that is subject to this CDMP application shall be responsible for complying with all requirements related to this NFC Preserve, including, but not limited to, the maintenance and preservation of the NFC. If the Property is conveyed to MDC as an EEL preservation area, the maintenance and preservation obligations in this Declaration may be transferred to the County without the need to amend this Declaration.

5. **Prescribed Burning Notice.** The Owners, their successors, and assigns, shall provide all contracts granting any interest to any portion of the Property with a written notice, acknowledgement, and waiver acknowledging that the Property is located within 5500 feet of an NFC Preserve, which will be subject to periodic controlled burnings to maintain the health and quality of the protected lands. All contracts for sale, lease, or otherwise granting any interest in any portion of the Property shall contain the following statement:

"Grantee(s) hereby acknowledges and understands that the property which is the subject of this conveyance is located in the vicinity of a designated NFC Preserve, which is subject to periodic burnings to maintain the health and quality of protected pinelands. As a result, Grantee(s) may be affected by smoke generated by the controlled burnings. Grantee(s), its successors, and assigns hereby acknowledge and agree that such controlled burnings do not constitute and shall not be deemed a nuisance by said Grantee. In addition, the Grantee(s) hereby acknowledge and agree to provide the disclosure in this paragraph in any and all future contracts for sale or lease in any portion of the property."

6. **Site Plan.** The Property shall be developed substantially in accordance with the plans entitled "Rodan Estates," consisting of architectural plans prepared by Pascual, Perez, Kiliddjian, Starr and Associates, P.A., comprising 23 sheets dated-stamped received June 25, 2025, and 5 sheets dated-stamped received on September 30, 2025; civil plans prepared by Ford Engineers, Inc., comprising 7 sheets dated-stamped received September 30, 2025; a photometric plan prepared by HSQ Group, Inc., comprising 3 sheets, dated-stamped received September 30, 2025; and landscape plans prepared by Witkin Hults and Partners, comprising 16 sheets dated-stamped received September 30, 2025; for a total of 54 sheets.
7. **Anticipated Development Schedule.** Development of the Property is projected to commence within twelve (12) months following the final approval by the County of the

Application.

8. Additional Development Information.

(a) Total Number of Bedrooms. The maximum total number of bedrooms on the Property shall not exceed 552.

(b) Total Building Coverage. The total area of the Property to be covered by buildings and structures (not including entrance features, swimming pools, cabana, pool decks or patios, or accessory garden structures such as fences, gazebos or chickee huts, etc.) shall not exceed approximately ± 4.04 acres, or 30.71% of the Property.

(c) Open Space. The area of common open space for the Property shall consist of at least ± 3.05 acres, or 23.18% open space. The common open space areas within the Property shall be accessible to future residents of the Property and their guests. Rules and regulations governing the use and accessibility of the common open space areas may be established by the Owner or any homeowners, property owners, or other collective ownership association established to operate and maintain such common open space.

(d) Private Roads and Parking Areas. The private roadways and parking areas designated on the Plans shall consist of ± 1.50 acres, or 11.45% of the Property. The precise acreage constituting roadways may be subject to change based on final design and paving criteria.

(e) Population Projection. The estimated population projection anticipated to result from the development of the Property is approximately 389 persons.

9. Types of Dwelling Units. The Owner agrees that the Property shall be developed with detached single-family residences to include models and sizes as follows:

MODELS ON CLUSTERED AND NON-CLUSTERED LOTS

Model Unit A (3 Bedrooms, 2.5 Baths)

Maximum Unit Gross Area: 1,950 sq. ft.

Maximum Lot Coverage to Centerline of Interior Street: 1,046 sq. ft. (31.2%)

Maximum Lot Coverage Corner: 1,046 sq. ft. (33.8%)

Minimum Private Open Space: 729 sq. ft.

Maximum Height to Top of Roof: 2 stories, 25'-9"

Minimum Front Setback: 18'-3"

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Minimum Front Setback Corner: 25'-1"
Minimum Setback to Garage: 20'-0"
Minimum Rear Setback: 17'-8"
Minimum Interior Side Setback: 5'-0"
Minimum Side Street Setback: 5'-0"

Model Unit B (3 Bedrooms, 2.5 Baths)

Maximum Unit Gross Area: 2,119 sq. ft.
Maximum Lot Coverage to Centerline of Interior Street: 1,109 sq. ft. (33.1%)
Maximum Lot Coverage Corner: 1,109 sq. ft. (35.8%)
Minimum Private Open Space: 709 sq. ft.
Maximum Height to Top of Roof: 2 stories, 25'-9"
Minimum Front Setback: 18'-0"
Minimum Front Setback Corner: 24'-10"
Minimum Setback to Garage: 20'-0"
Minimum Rear Setback: 17'-0"
Minimum Interior Side Setback: 5'-0"
Minimum Side Street Setback: 5'-0"

Model Unit C (4 Bedrooms, 3 Baths)

Maximum Unit Gross Area: 2,371 sq. ft.
Maximum Lot Coverage to Centerline of Interior Street: 1,254 sq. ft. (37.4%)
Maximum Lot Coverage Corner: 1,254 sq. ft. (40.5%)
Minimum Private Open Space: 575 sq. ft.
Maximum Height to Top of Roof: 2 stories, 25'-9"
Minimum Front Setback: 17'-3"
Minimum Front Setback Corner: 26'-1"
Minimum Setback to Garage: 20'-0"
Minimum Rear Setback: 11'-3"
Minimum Interior Side Setback: 4'-4"
Minimum Side Street Setback: 4'-4"

Model Unit D (4 Bedrooms, 2.5 Baths)

Maximum Unit Gross Area: 2,542 sq. ft.

Maximum Lot Coverage to Centerline of Interior Street: 1,293 sq. ft. (38.6%)
Maximum Lot Coverage Corner: 1,293 sq. ft. (41.8%)
Minimum Private Open Space: 596 sq. ft.
Maximum Height to Top of Roof: 2 stories, 25'-9"
Minimum Front Setback: 13'-6"
Minimum Front Setback Corner: 22'-4"
Minimum Setback to Garage: 20'-0"
Minimum Rear Setback: 12'-0"
Minimum Interior Side Setback: 4'-4"
Minimum Side Street Setback: 4'-4"

Model Unit E (5 Bedrooms, 3 Baths)

Maximum Unit Gross Area: 2,944 sq. ft.
Maximum Lot Coverage to Centerline of Interior Street: 1,658 sq. ft. (37.7%)
Minimum Private Open Space: 982 sq. ft.
Maximum Height to Top of Roof: 2 stories, 26'-1"
Minimum Front Setback: 5'-0"
Minimum Rear Setback: 6'-9"
Minimum Interior Side Setback: 5'-0"
Minimum Side Street Setback: 2'-0"
Minimum Side Street Setback (To Garage): 20'-0"

Model Unit E Parking: The garage shall not be enclosed in any manner for habitable space and remain for parking of vehicles and storage of items only.

10. **Accessory Buildings and Uses on Single-Family Residential Lots.** The Owner agrees that permanent accessory buildings and uses on single-family residential lots shall be ancillary to single-family residences and developed as follows:

Pool, spa, gazebo and shed setbacks:	
Front	52'

Rear	5'
Interior sides	5'
Side Street	5'
Spacing from house for pools or spas	5'
Spacing from house for structures	5'
Screen enclosure and trellis setbacks:	
Front	52'
Rear	4'
Interior side	4'
Side Street	5'
Accessory structures of four (4) feet high or less:	
Front	52'

Section-Township-Range: 14-56-39
 Folio Number: 30-6914-000-0228, 30-6914-000-0260, 30-6914-000-0270, 30-6914-000-0271, 30-6914-000-0283, and 30-6914-000-0284

Rear	2'
Side(s)	2'
Accessory Building Coverage:	No more than 45% of the rear yard.

11. **Ownership and Maintenance of Roadways and Common Areas.** One or more property owners' association(s) or similar association(s) or special taxing district(s) or Community Development District (CDD) approved by Miami-Dade County in accordance with applicable regulations shall be created for the maintenance of the roadways and common areas within the Property.

12. **Pedestrian and Vehicular Access.** Owner agrees to provide for permanent and safe access for pedestrian and vehicular traffic within the Property and particularly for right of access for fire, police, health, sanitation, and other public service personnel and vehicles. The roadways shall be installed and maintained by the Owner, including, but not limited to, sidewalks, drainage facilities, water, sewers, and fire hydrants, subject to the approval of the appropriate County departments.

Miscellaneous

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

B. **Covenant Running with the Land.** This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded, at Owners expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owners, 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 Miami-Dade County and the public welfare. The Owners, its heirs, successors and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

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

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

E. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants 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 his/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law,

Section-Township-Range: 14-56-39

Folio Number: 30-6914-000-0228, 30-6914-000-0260, 30-6914-000-0270, 30-6914-000-0271, 30-6914-000-0283, and 30-6914-000-0284

in equity or both.

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

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

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

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

J. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results

Section-Township-Range: 14-56-39

Folio Number: 30-6914-000-0228, 30-6914-000-0260, 30-6914-000-0270, 30-6914-000-0271, 30-6914-000-0283, and 30-6914-000-0284

in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by her/his assistant in charge of the office in her/his absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

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

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

[Signature pages follow]

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 330 FEET OF THE WEST 685 FEET OF THE NORTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTH 35 FEET THEREOF FOR ROAD RIGHT-OF-WAY, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 355 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 355 FEET, OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 355 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 5:

THE EAST 330 FEET OF THE WEST 1015 FEET OF THE NORTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTH 35 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Section-Township-Range: 14-56-39

Folio Number: 30-6914-000-0228, 30-6914-000-0260, 30-6914-000-0270, 30-6914-000-0271, 30-6914-000-0283, and 30-6914-000-0284

EXHIBIT "A" (Cont.)

LEGAL DESCRIPTION

PARCEL 6:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 150 FEET, AND LESS THE SOUTH 428 FEET, AND LESS THE NORTH AND WEST 25 FEET THEREOF, SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 7:

ALL THAT PORTION OF THE EAST 660 FEET OF THE WEST 1015 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTHERLY 660 FEET THEREOF.

Section-Township-Range: 14-56-39

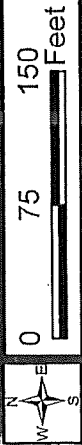
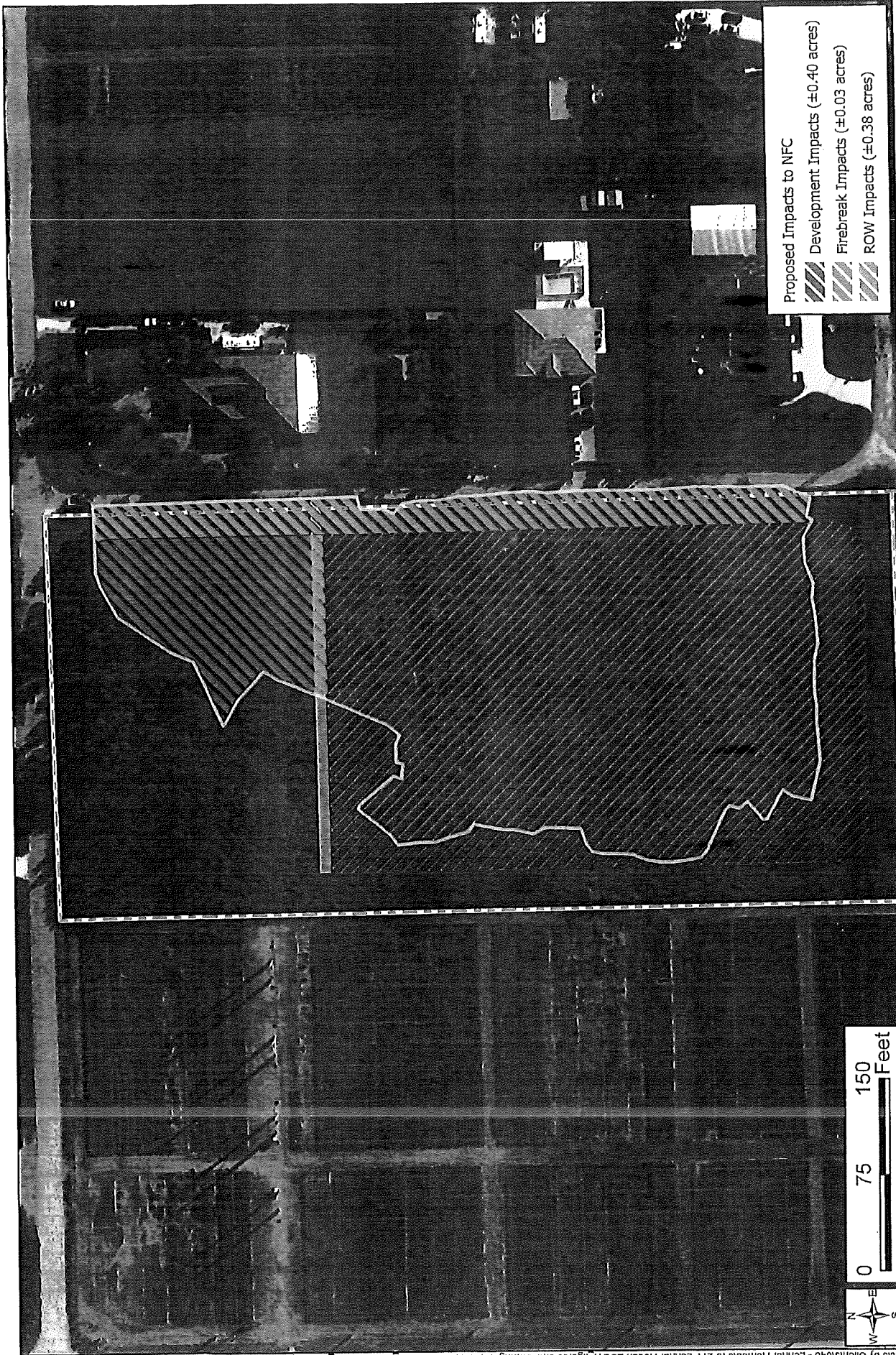
Folio Number: 30-6914-000-0228, 30-6914-000-0260, 30-6914-000-0270, 30-6914-000-0271, 30-6914-000-0283, and 30-6914-000-0284

EXHIBIT "B"

NFC PRESERVE AREA

Section-Township-Range: 14-56-39

Folio Number: 30-6914-000-0228, 30-6914-000-0260, 30-6914-000-0270, 30-6914-000-0271, 30-6914-000-0283, and 30-6914-000-0284



Proposed Impacts to NFC
 Development Impacts (±0.40 acres)
 Firebreak Impacts (±0.03 acres)
 ROW Impacts (±0.38 acres)

Proposed Preservation and Impact Areas
 Figure 2

Approximate Development Site Boundary (±20.92 acres)
 Natural Forest Community (NFC) Delineation (±2.80 acres, 121,968 sq ft)
 10-Foot Firebreak
 Proposed Preserved NFC (±1.99 acres, 86,684.40 sq ft)
 Proposed Additional Preserve Area (±0.59 acres, 25,700.40 sq ft)

Rodan Estates
 South of the Intersection of
 SW 220th Street and SW 133rd Avenue
 Section 14, Township 56 South, Range 39 East
 Unincorporated Miami-Dade County, Florida

SCALE: AS SHOWN
 DATE: 10/17/2025

SMART-SCIENCES
 Environmental Consulting
 15500 New Bam Road, Suite 105, Miami Lakes, FL 33014
 P: 766.313.3977 F: 305.355.4333
 www.smart-sciences.com

CHECKED BY: GLC
 DRAWN BY: DC
 PROJECT NUMBER: 040-277

Rodan Estates – Zoning Application

OPINION OF TITLE

To: MIAMI-DADE COUNTY

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as an inducement for acceptance of a Planned Area Development Declaration of Restrictions pursuant to a Zoning Application, it is hereby certified that I have examined Chicago Title Insurance Company Commitment No. 11948400 Revision Number 14, covering the period from the beginning to the 21st day of October, 2025, at 11:00 p.m., inclusive, of the property described on Exhibit “A” hereto. All title instruments, policies and documents referenced above are collectively referred to as the “Title Evidence”. I know of no reason that this Title Evidence is inaccurate or incomplete.

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

Redlands Grove LLC, a Florida limited liability company (“Redlands”) as to
Parcels 1 through 5 and Parcel 7

and

Citinet Aventura LLC, a Florida limited liability company (“Citinet”) as to
Parcel 6

Further, based upon my review of all relevant documents and materials necessary to complete my due diligence and render this opinion, including the State of Florida Division of Corporations’ Sunbiz website, I am of the opinion that Franklin Goldenstein, Luis Rodan, Joel Goldenstein and Ilana Goldenstein, each as Manager of Redlands are authorized to execute all documents on behalf of Redlands and Luis Rodan as Manager of Citinet is authorized to executed all documents on behalf of Citinet. I further confirm that I have not reviewed any documentation which would contradict this opinion.

Subject to the following encumbrances, liens, and other exceptions:

1. **RECORDED MORTGAGES:**

1. Mortgage and Security Agreement dated December 13, 2024, recorded January 6, 2025 in Official Records Book 34562, Page 715, Public Records of Miami-Dade County, Florida, in favor of Lennar Homes, LLC., a Florida limited liability company (the “Mortgagee”)

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

None.

3. **GENERAL EXCEPTIONS:**

1. All taxes for the year 2025 and subsequent years.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics' or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authority.
6. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land and any adverse claim to all or part of the land that is or was previously under water.
7. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the property.

4. **SPECIAL EXCEPTIONS:**

1. Automatic reservation of phosphate, minerals, metals and petroleum rights pursuant to Section 270.11, Florida Statutes arising from the Deed from the Trustees of the Internal Improvement Fund of Florida recorded May 25, 1940 in Deed Book 2065, Page 445, Public Records of Miami-Dade County, Florida. (Note: As to said reservation, the reservation for mining and exploration have been modified by the release of the right of entry into the insured premises, as contained in Section 270.11 of the Florida Statutes) (Parcels 1 and 5)
2. Resolution R-1217-98 (Environmentally Endangered Lands Covenants) recorded in Official Records Book 18489, Page 3021; along with Covenant recorded in Official Records Book 18489, Page 3227, Public Records of Miami-Dade County, Florida. (Parcel 4)
3. Road Right of Way for SW 224th Street as now laid out and in use.
4. Covenants, conditions and provisions of the Declaration of Restrictions recorded in Official Records Book 33256, Page 1513, of the Public Records of Miami-Dade County, Florida. (Parcels 1, 2 & 3)

5. Dedication and Improvement Agreement recorded in Official Records Book 10397, Page 157, of the Public Records of Miami-Dade County, Florida. (Parcel 6)
6. Automatic reservation of phosphate, minerals, metals and petroleum rights pursuant to Section 270.11, Florida Statutes arising from the Deed from the Trustees of the Internal Improvement Fund of Florida recorded May 25, 1940 in Deed Book 2065, Page 445, Public Records of Miami-Dade County, Florida. (Note: As to said reservation, the reservation for mining and exploration have been modified by the release of the right of entry into the insured premises, as contained in Section 270.11 of the Florida Statutes) (Parcel 7)
7. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of SOUTHERN COVE, recorded in Plat Book 173, Page 63, of the Public Records of Miami-Dade County, Florida. (Parcel 7)
8. Dedication and Improvement Agreement recorded March 12, 1991 in Official Records Book 14933, Page 2772, of the Public Records of Miami-Dade County, Florida. (Parcel 7)
9. Public School Concurrency Proportionate State Mitigation Development Agreement between The School Board of Miami-Dade County, Florida; Miami-Dade County; and Southern Estate Homes, LLC, a Florida limited liability company, recorded April 18, 2018 in Official Records Book 30945, Page 1158, of the Public Records of Miami-Dade County, Florida.(Parcel 7)
10. Assessment Roll Resolution # R-972-18 for a Special Taxing District known as "Southern Cove Street Lighting", recorded December 4, 2018 in Official Records Book 31242, Page 2273, of the Public Records of Miami-Dade County, Florida. (Parcel 7)
11. Ordinance # 18-117 Creating the Southern Cove Street Lighting Special Taxing District recorded December 4, 2018 in Official Records Book 31242, Page 2480, of the Public Records of Miami-Dade County, Florida. (Parcel 7)
12. Resolution # R-972-18, recorded in Official Records Book 31242, Page 2273 and Ordinance # 18-117, recorded in Official Records Book 31242, Page 2480, Public Records of Miami-Dade County, Florida. (Parcel 7)
13. Terms, provisions and conditions of the Agreement by and between Redlands Grove LLC, a Florida limited liability company, Citinet Aventura LLC, a Florida limited liability company, and Lennar Homes, LLC, a Florida limited liability company, and Lennar Homes, LLC, a Florida limited liability company, by evidence of the Memorandum of Agreement recorded December 12, 2024 in Official Records Book 34531, Page 4049, Public Records of Miami-Dade County, Florida.

NOTE: All recording references in this form shall refer to the public records of Miami-Dade County, Florida, unless otherwise noted.

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 Zoning Application.

Therefore, it is my opinion that the following party must join in the Zoning Application in order to make the Zoning Application a valid and binding covenant on the lands described herein:

<u>Name</u>	<u>Interest</u>
Redlands Grove LLC, a Florida limited liability company	Owner
Citinet Aventura LLC, a Florida limited liability company	Owner
Lennar Homes, LLC, a Florida limited liability company	Mortgagee

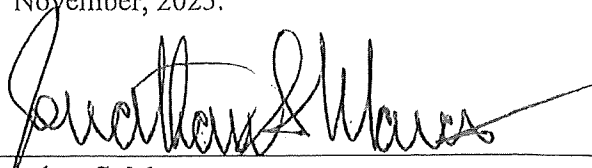
The following is a description of the aforementioned Title Evidence and its continuations:

<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
<i>Chicago Title Insurance Company Commitment No. 11948400 Revision Number 14</i>	<i>13</i>	<i>Beginning -10/21/2025</i>

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 Zoning Application.

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

Respectfully submitted this 4th day of November, 2025.

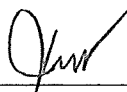


Jonathan S. Marcus
Florida Bar No. 333591
Holland & Knight LLP
P.O. Box 14070 (Zip Code 33302-4070)
515 East Las Olas Boulevard, Suite 1200
Fort Lauderdale, FL 33301
Telephone: (954) 468-7924

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of X physical presence or _____ online notarization, this 4th day of November, 2025, by Jonathan S. Marcus who is personally known to me.



Notary Public, State of Florida



Rodan Estates – Zoning Application

EXHIBIT "A"

PARCEL 1:

The East 330 feet of the West 685 feet of the North 660 feet of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 56 South, Range 39 East, Less the North 35 feet thereof for road right-of-way, Miami-Dade County, Florida.

PARCEL 2:

The North 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 14, Township 56 South, Range 39 East, Less the West 355 feet thereof, lying and being in Miami-Dade County, Florida.

PARCEL 3:

The South 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4, Less the West 355 feet, of Section 14, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PARCEL 4:

The Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 14, Township 56 South, Range 39 East, Less the West 355 feet thereof, lying and being in Miami-Dade County, Florida.

PARCEL 5:

The East 330 feet of the West 1015 feet of the North 660 feet of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 56 South, Range 39 East, Less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

PARCEL 6:

The West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4, less the East 150 feet, and less the South 428 feet, and less the North and West 25 feet thereof, Section 14, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

PARCEL 7:

All that portion of the East 660 feet of the West 1015 feet of the North 1/2 of the Northeast 1/4 of the South-west 1/4 of Section 14, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida, Less the Northerly 660 feet thereof.

JOINDER BY MORTGAGEE CORPORATION

The undersigned, LENNAR HOMES, LLC, a Florida limited liability company, as Mortgagee under that certain Mortgage to REDLANDS GROVE LLC, a Florida limited liability company, recorded in Official Records Book 34562, Page 715, in the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing Covenant Running With The Land, does hereby consent to the execution of this Covenant Running With The Land by Redlands Grove LLC, and agrees that in the event Mortgagee or any other party shall obtain title to the property, in whole of in part, the property will be subject to this Covenant Running With The Land.

IN WITNESS WHEREOF, these presents have been executed this 5 day of November, 2025.

WITNESSES:

[Signature]
Name: Patrick Bellon
Address: 5505 Waterford District Drive, Miami, 33126

[Signature]
Name: NICOLAS DUENIAS
Address: 5505 WATERFORD DISTRICT DRIVE, MIAMI, 33126

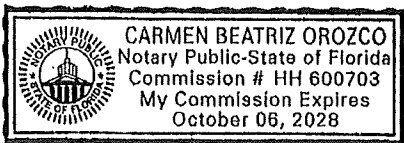
LENNAR HOMES, LLC a Florida limited liability company
[Signature]
Print Name: Greg McPherson
Title: VP
Address: 5505 Waterford District Drive, Miami, 33126

STATE OF Florida

COUNTY OF Miami Dade

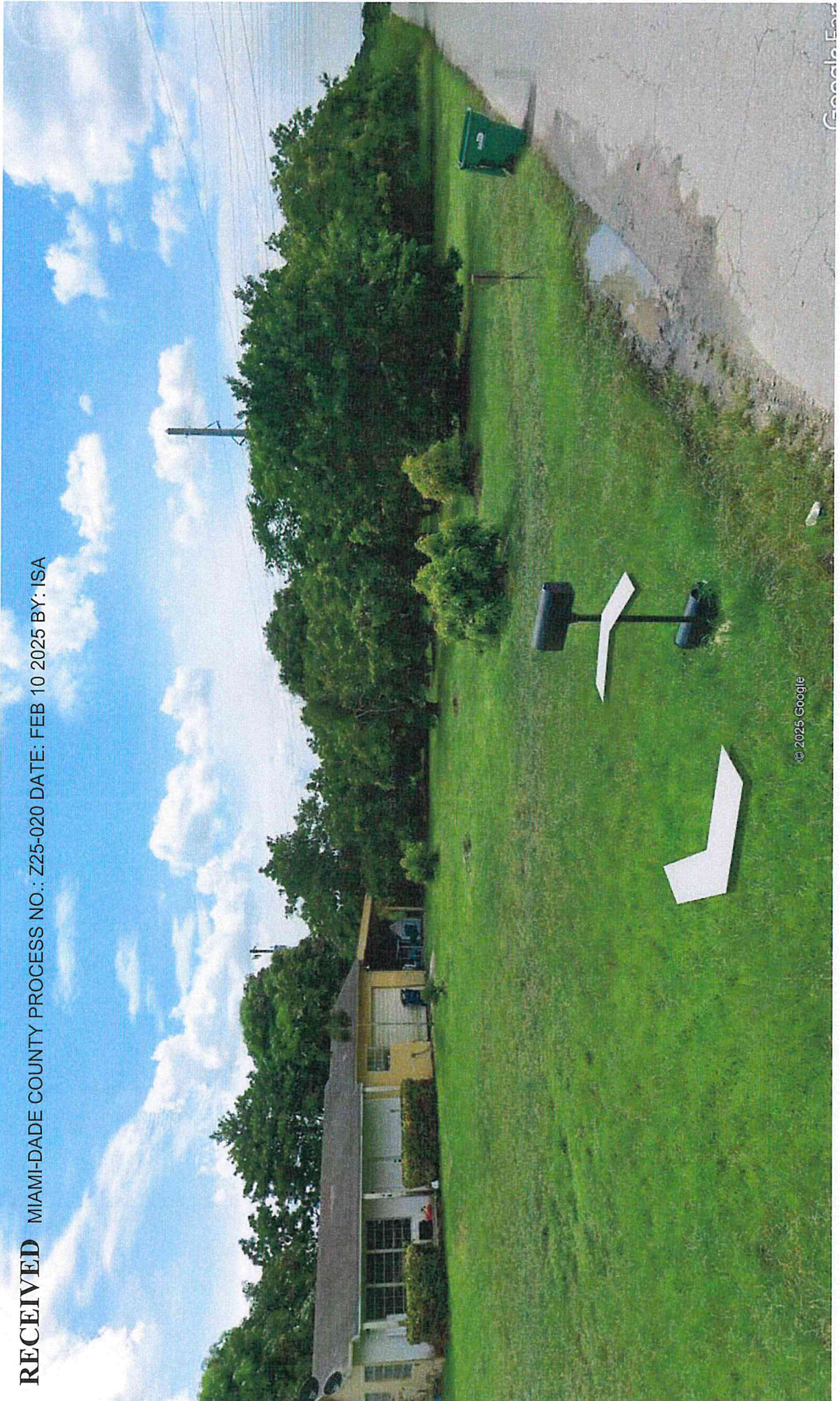
The foregoing instrument was acknowledged before me by means of [X] physical presence [] online notarization this 5 day of November, 2025 by Greg McPherson, as [] of LENNAR HOMES, LLC, a Florida limited liability company. Individual identified by [X] personal knowledge [] satisfactory evidence

Affix Notary Seal below:



[Signature]
Carmen Orozco
Printed Name of Notary Public

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: FEB 10 2025 BY: ISA



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: FEB 10 2025 BY: ISA

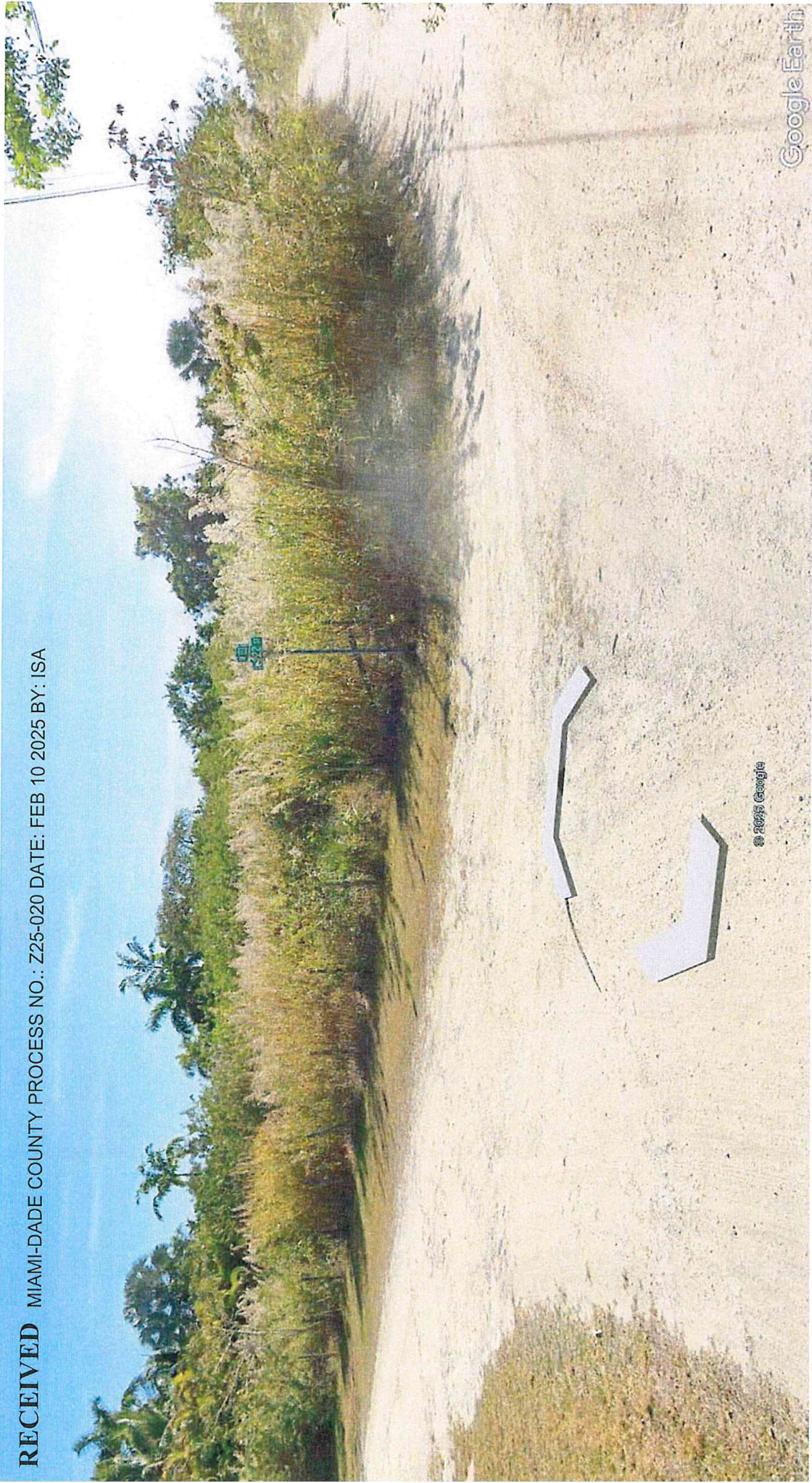
22565 SW 132nd Ct Exit Street View



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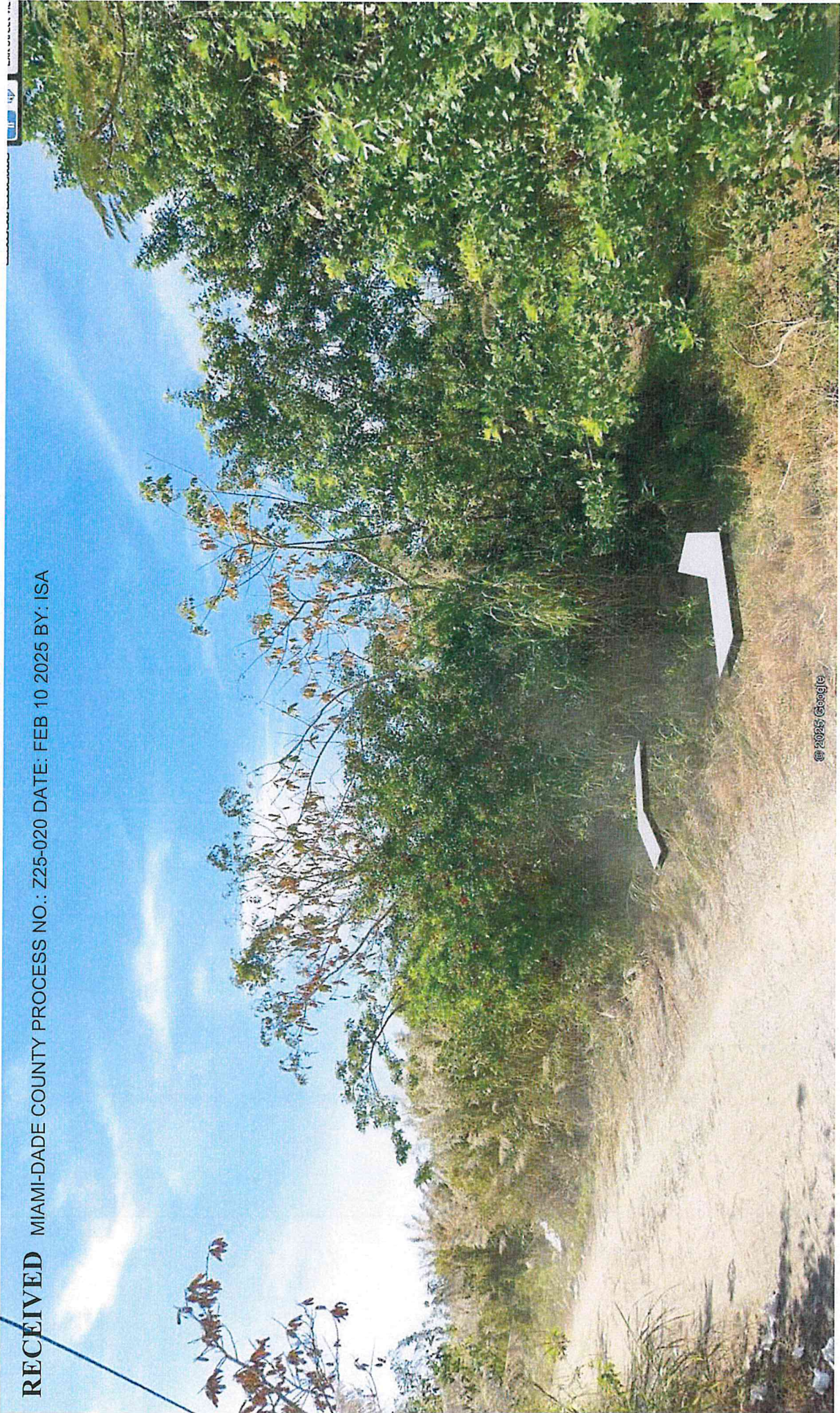


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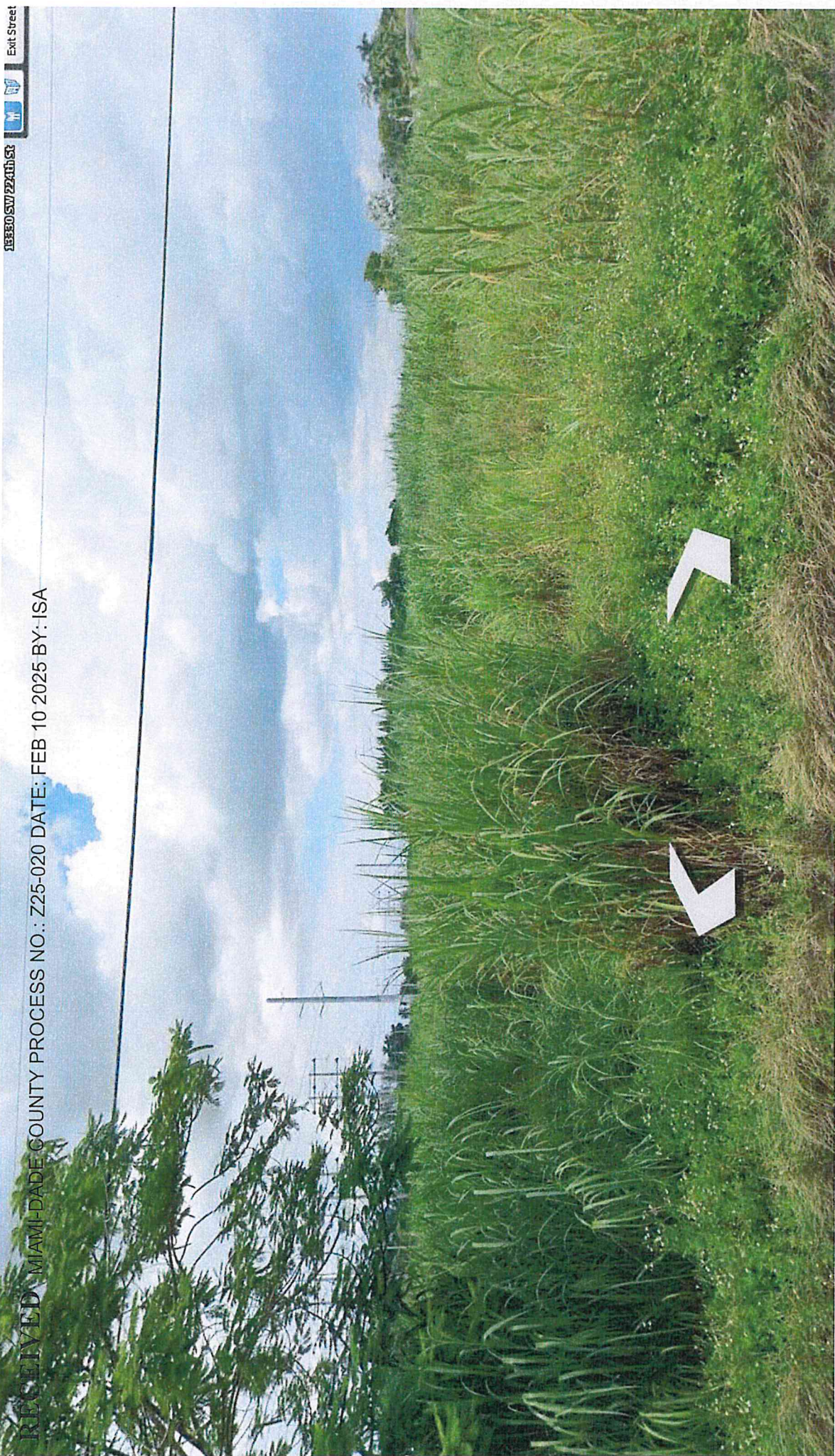
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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: FEB 10 2025 BY: ISA



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

PH: Z25-033

December 18, 2025

Item No. 8A5

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 would allow the property to be developed as multi-family apartments with a maximum density of up to 60 units per acre and a maximum height of 8 stories under the Land Use and Density Regulating Plans of the Ojus Urban Area District.
Location	Generally located north of NE 187 Street and approximately 166' west of NE 25 Avenue, Miami-Dade County, Florida.
Property Size	±0.62-gross (±0.43-net) Acres
Existing Zoning	Ojus Urban Area District (OUAD), RM, Center
Existing Land Use	Vacant
2030-2040 CDMP Land Use Designation	Low-Medium Density Residential (within a Metropolitan Urban Center)
Comprehensive Plan Consistency	Consistent with the mixed-use and urban center policies and interpretative text of the CDMP and inconsistent with policy LU-7A of the CDMP.
Applicable Zoning Code Section	Section 33-311(A)(7) General Modification Standards, <i>(See attached Zoning recommendation Addendum)</i>
Recommendation	Denial without prejudice

Pursuant to 33-313.1 the request to delete or modify a covenant requires the affirmative votes of 2/3 of the Board members present.

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."

PROCEDURAL HISTORY:

This application was deferred at the October 23, 2025, meeting of the Board of County Commissioners (BCC) to the November 20, 2025, in order to allow staff to correct the advertisement and readvertise. Subsequently, this item was deferred from the November 20, 2025, meeting of the BCC at a request by the applicant.

The public hearing on this item has not been held.

REQUEST:

DELETION of a Declaration of Restrictions recorded in Official Records Book 31237, Page 2459-2463.

PROJECT HISTORY AND DESCRIPTION:

The subject property consists of one mid-block parcel comprising of ±0.62-gross (±0.43-net) Acres generally located north of NE 187 Street and approximately 166’ west of NE 25 Avenue, Miami-Dade County, Florida and is within the Ojus Urban Area District. The parcel is vacant and surrounded by multi-family and single-family residences.

On June 6, 2006, the Board of County Commissioners (BCC) adopted Ordinance No. 06-86 establishing the Ojus Urban Area District (OUAD) Regulations. The OUAD provides the regulatory framework for all development within the Ojus area of northeastern Miami-Dade County. The properties within the OUAD boundaries were rezoned to OUAD on March 8, 2007, pursuant to Resolution No. Z-3-07. The OUAD regulations have subsequently been amended in 2007, 2014, 2015 and 2016. OUAD regulations, as well as most Urban Center Districts, are based on the Standard Urban Center (SUCO) Regulations, which provide the foundational regulatory framework. The permitted density and intensity have been amended from time to time, with the most recent amendment approved in 2019 pursuant to Ordinance No. 19-120, which increased allowable density and intensity within the area. Prior to the OUAD rezoning, zoning records indicate that the subject property was zoned RU-3, Four-Unit Apartment District.

After two (2) deferrals earlier in 2018, the Board of County Commissioners, on November 15, 2018, approved an amendment to the Ojus Urban Area District Land Use Regulating Plan pursuant to Resolution No. Z-26-18. The amendment re-designated the subject property from Residential (R) to Residential Modified (RM), subject to a Declaration of Restrictions. The Declaration, among other provisions, limited development to: (1) a maximum building height of three (3) stories, and (2) no more than 18 dwelling units in total. The covenant was placed on the property to address concerns related to residential uses and the proximity of two (2) schools in the surrounding area.

As part of the subject application, the applicant seeks to delete the above-mentioned Declaration of Restrictions, recorded in Official Records Book 31237, Pages 2459–2463. Removal of the covenant would allow the property to be developed with multi-family apartments with a density of 60 units per acre and a height of eight (8) stories. Staff notes that no site plan was submitted with the application. Therefore, if the applicant were to pursue development under the Workforce Housing Development Program pursuant to Article XIIA of the Miami-Dade County Code, the property could be developed at an even greater density and intensity, including up to six (6) additional stories.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	OUAD-RM; vacant	Metropolitan Urban Center
North	OUAD-R; multi-family	Metropolitan Urban Center
South	OUAD-MC; vacant	Metropolitan Urban Center
East	OUAD-RM; multi-family	Metropolitan Urban Center
West	OUAD-R; single family residence	Metropolitan Urban Center

NEIGHBORHOOD COMPATIBILITY:

The subject property is a vacant parcel of land located at north of NE 187 Street and approximately 166’ west of NE 25 Avenue. It is surrounded by a mix of residential and vacant parcels, including multi-family developments to the north and east, a single-family residence to the west, and vacant land to the south.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to develop the parcel with more density and intensity than currently permitted. Staff acknowledges that the development will result in additional traffic on the surrounding roadways. Based on the accompanying department memoranda and information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the proposed development will generate approximately 13 PM peak hour vehicle trips. Based on the memorandum from the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM), approval of the application will not reduce the Level of Service (LOS) standards for an initial development order.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **Ojus Urban Area District (OUAD)**. The Ojus Urban Area District implements the urban center policies and interpretative text of the County’s Comprehensive Development Master Plan (CDMP). The CDMP Land Use Element (LUE) states that *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.* 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.*

Below is a brief overview of the Metropolitan Urban Center Floor Area Ratio (FAR) and Maximum Density Requirement:

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
<i>Metropolitan Urban Centers</i>	<i>greater than 3.0 in the core not less than 0.75 in the edge</i>	250

The Ojus Urban Area District implements the Urban Center and Mixed-Use Corridor policies and interpretative text of the CDMP. Staff opines that the request to delete the Declaration of Restrictions recorded in Official Records Book 31237, Pages 2459-2463, thereby allowing development of the subject parcel with 37 dwelling units and eight (8) stories in height, or a maximum of 47 dwelling units and up to 14 stories in height if developed pursuant to the Workforce Housing Development Program would be **consistent** with the mixed-use and urban center policies and interpretative text of the CDMP.

However, as part of the CDMP, the criteria to evaluate new development and redevelopment in existing and planned transit corridors and **urban centers** is outlined in the CDMP Land Use Element, **Policy LU-7A**, which states, “[t]hrough its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and no-residential land uses and activities in nodes around rapid transit stations to promote mobility, 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.”

The applicant seeks to delete the above-mentioned Declaration of Restrictions, recorded in Official Records Book 31237, Pages 2459–2463, to allow for future development on the site with more density and intensity than currently permitted. Staff opines that the maximum density and intensity permitted with the proposed amendment would be **incompatible** with the existing and future physical characteristics of development in the area, building massing and height. Based on the foregoing, and for the reasons that will be further expanded upon in the zoning analysis, staff opines that approval of the deletion of the covenant on the subject property would allow development on the site that would not be suitable for that area, and could create significant unfavorable impacts which could disrupt or degrade the safety and tranquility of the neighboring properties and would be **incompatible** with the surrounding parcels based on the compatibility criteria outlined in **Policy LU-7A**, and therefore would be **inconsistent** with Policy LU-7A of the CDMP.

ZONING ANALYSIS:

The applicant seeks to delete a previously recorded Declaration of Restrictions on the property. The deletion would allow the property to be developed as multi-family apartments with a density of 60 units per acre and a height of 8 stories under the Land Use and Density Regulating Plans of the Ojus Urban Area District. When the applicant’s request to delete the agreement, is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that the approval of the request would be **incompatible** with the area concerned, when considering the necessity and reasonableness of the deletions in relation to the present and future development of the area concerned. The purpose of the application is to delete the covenant that restricts the subject property to a maximum of three (3) stories and eighteen (18) dwelling units. Removal of this restriction could potentially allow development at a maximum density of 47 dwelling units and up to 14 stories in height if pursued under the Workforce Housing Development Program. Staff notes that when the application for the amendment to the OUAD and the associated covenant was presented to the BCC in 2018, the application was deferred twice (October 3 and October 25) to allow further coordination between staff and the applicant. At the November 15, 2018, BCC hearing, concerns were raised regarding the compatibility of higher density and building height with the surrounding area, which includes nearby schools and established residential uses. While the underlying zoning could have supported additional units and height, staff and the Board concluded that such density and intensity would not be appropriate for the site. To address these concerns, the applicant proffered a Declaration of Restrictions limiting the site to a maximum of 18 dwelling units and three (3) stories. Based on this proffer, the

application was approved in accordance with staff's recommendation, subject to the Declaration of Restrictions adopted under Resolution No. Z-26-18.

The subject parcel is adjacent to properties designated as Residential (R) to the north and west, which are restricted to a maximum density of 13 dwelling units per acre and a maximum height of four (4) stories. As such, any development exceeding these thresholds is considered to be **incompatible** with the surrounding area and would have a negative impact in the immediate parcels, which are currently developed with one (1) story structures or could potentially be redeveloped at a maximum of four (4) stories. Staff also notes that, during the 2018 approval process, it was recognized that the property immediately to the east, fronting NE 25 Avenue and NW 187 Street, could accommodate additional density and intensity due to its existing land use of RM, Center. The 2018 covenant was therefore intended to serve as a transitional buffer, allowing for slightly higher density on the subject site while ensuring compatibility with the lower-density residential areas to the north and west. Prior to this public hearing, multiple meetings were held between the applicant and the Development Services Division to discuss the possibility of proffering a new covenant restricting the building density and intensity to maintain this transitional role. However, no agreement was reached regarding such restriction. Staff further opines that the request to delete the existing covenant in order to qualify for the additional density and height would also be **incompatible** with the future development of the area outlined in the community's vision expressed through the Ojus Miami-Dade charrette report, and as adopted through the OUAD regulations.

Staff notes that approval of the request will not adversely impact the County's adopted Level of Service (LOS) standards for non-transportation County services. The memoranda from the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources (RER), the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the Water and Sewer Department and Miami-Dade Fire Rescue, indicate that the request will not generate or result in excessive noise, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, or other such facilities which have been constructed or which are planned and budgeted for construction.

For the reasons above, staff is of the opinion that deleting the Declaration of Restrictions for the subject property would be **inconsistent and incompatible** with the surrounding area. The 2018 covenant was intended to provide a transition between higher-density development to the east and lower-density residential to the north and west. Removing the covenant could result in a development that does not fit the scale and character of the neighborhood. **Therefore, staff recommends denial without prejudice of the application under Section 33-311(A)(7), Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: N/A

RECOMMENDATION:

Denial without prejudice.

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:EA

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Garden Place Development, LLC.
PH: Z25-033

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Miami-Dade Fire Rescue (MDFR)	<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>Objective LU-7A (Pg. 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 promote mobility, 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>Land Use Element Urban Centers pg. I-45</p>	<p>Urban Centers <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 areawide traffic will be reduced in several ways: proximity of housing and</i></p>

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

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.*
Average Floor Area Ratios (FAR)

	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>	500
<i>Metropolitan Activity Centers</i>	<i>greater than 3.0 in the core not less than 0.75 in the edge</i>	250
<i>Community Urban Centers</i>	<i>greater than 1.5 in the core not less than 0.5 in the edge</i>	125

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

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F.

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p><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 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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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

GARDEN PLACE DEVELOPMENT, LLC N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000033

DATE

HEARING NUMBER

FOLIO: 30-2204-000-0640

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 28, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

GARDEN PLACE DEVELOPMENT, LLC.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: August 29, 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: Z2025000033-2nd Review
Garden Place Development LLC
2475 NE 187th Street
Applicants seek elimination of restrictive covenants related to zoning actions under resolution Z-26-18 and related declarations of restrictions.
(OUAD) (0.42 acres)
04-52-42

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). DERM has no pertinent comments regarding this application since the proposed application request for elimination of restrictive covenants and declarations of restrictions related to zoning actions under resolution Z-26-18, does not entail any environmental concerns. 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.

DERM will evaluate the feasibility of connecting to the public water and sanitary sewer system prior to DERM approval of any future development orders (zoning site plan, tentative plat applications, building permits) that proposes structures requiring public water and sanitary sewers on the subject property.

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 25, 2025

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

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

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

Subject: **UPDATED** Zoning Application Comments - Garden Place Development LLC
Application No. Z2025000033 - (Previous App. No. M24-032)

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.

The subject application is within North Miami Beach' water service area and WASD's sewer service area. At the time of development, the applicant is advised to consult with the Utility of North Miami Beach for any infrastructure that they may have within their service area and WASD to finalize points of connection and capacity approval for the proposed project.

Application Name: Garden Place Development LLC

Location: The proposed project is located on approximately 0.43 acres on the north side of NE 187th Street, approximately 55 feet west of NE 24th Place, with Folio No. 30-2204-000-0640, within the Ojus Urban Area District (OUAD), in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting for the elimination of Restrictive Covenants Associated with Zoning Hearing Resolution Z-26-18 and Related Declaration of Restrictions for Garden Place Development LLC, for the subject site. A site plan was not provided with this application and thus the water/sewer flows for the future development cannot be calculated at this time.

Water: The proposed development is located within the City of North Miami Beach's water service area. Please consult with the Utility Department of the City of North Miami Beach for any infrastructure that they may have in their service area. In addition, a Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of North Miami Beach's water service area and the water supply will be provided by the North Miami Beach Utility.

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

There is an existing 8-inch gravity sewer (ES9050-2; MH No. 2 per As-built) located at the intersection of NE 187th Street and NE 24th Place, approximately 55 feet east of the subject property, to where the developer may connect and extend the same 8-inch gravity sewer, at full depth westerly along NE 187th Street to the southwestern corner of the property, in order to provide sewer service to the proposed development as required, provided there is sufficient depth and that there are no obstacles that would preclude construction of the sewer system. Final points of connections and capacity approval to connect to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure. At such time, a hydraulic modeling analysis will be performed and any upgrades to the system will be identified.

If UNITY OF TITLE does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flows from the proposed development will be transmitted to Pump Station No. 394. Said pump station is currently in OK Moratorium Code Status.

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

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-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>

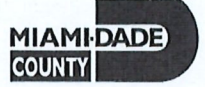
<http://www.miamidade.gov/water/construction-service-agreement.asp>

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

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

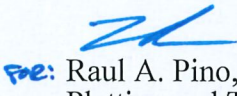
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballe@miamidade.gov.

Memorandum



Date: October 24, 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: Z2025000033
Name: Garden Place Development, LLC
Location: 2475 NE 187 Street
Section 04 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 an Urban Center and the urban infill area where traffic concurrency does not apply. It will generate approximately **13 PM** peak hour vehicle trips (*)

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

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

Notes: PM =Post Meridiem

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

Standard Conditions:

- 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: August 25, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

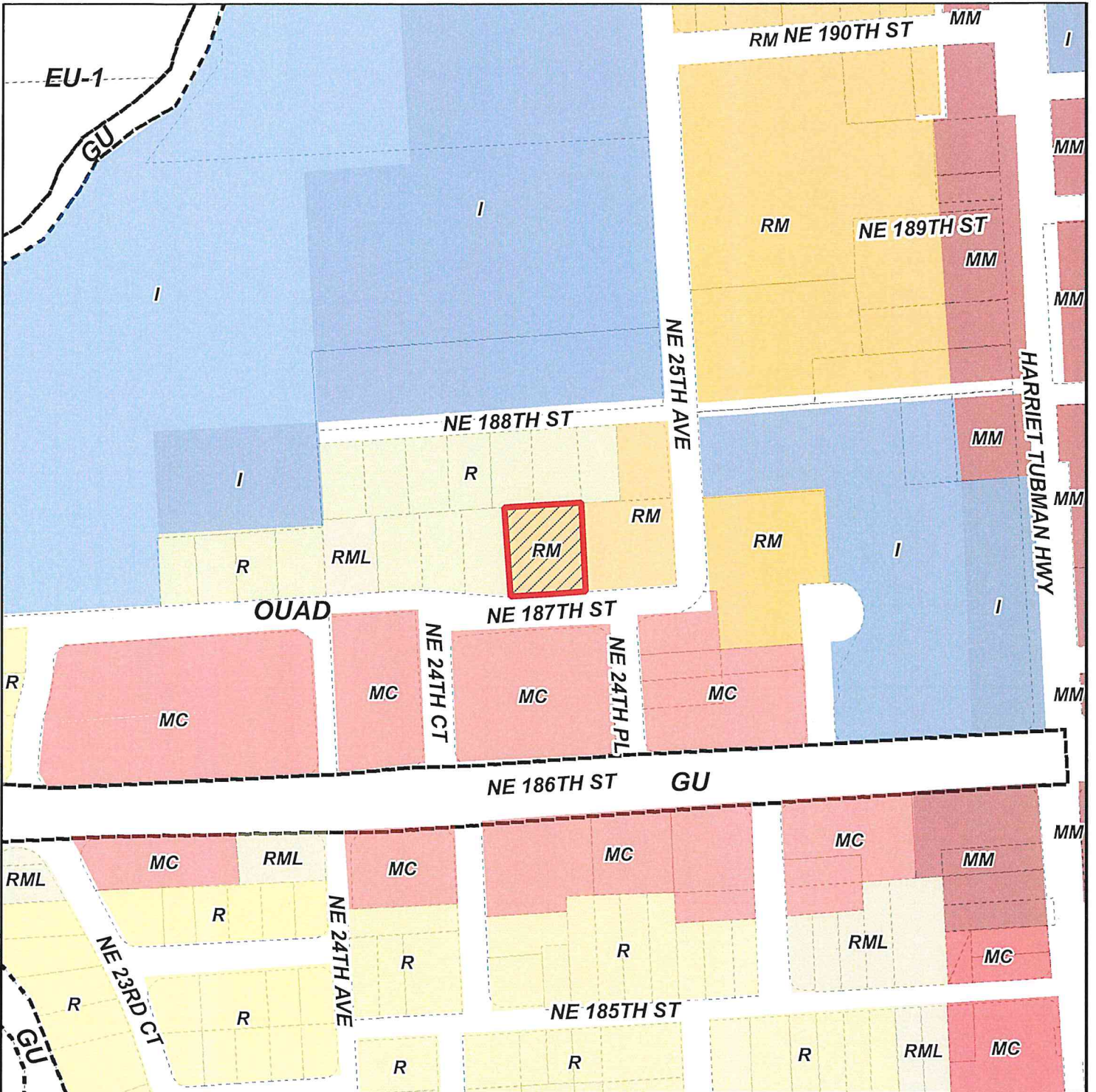
Subject: Z2025000033

The Miami-Dade Fire Rescue Department has **no objection** to request to elimination of restrictive covenants uploaded to "EnerGov" on 3/7/2025.

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.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000033

Section: 04 Township: 52 Range: 42
 Applicant: Garden Place Development LLC
 Zoning Board: Board of County Commissioners
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

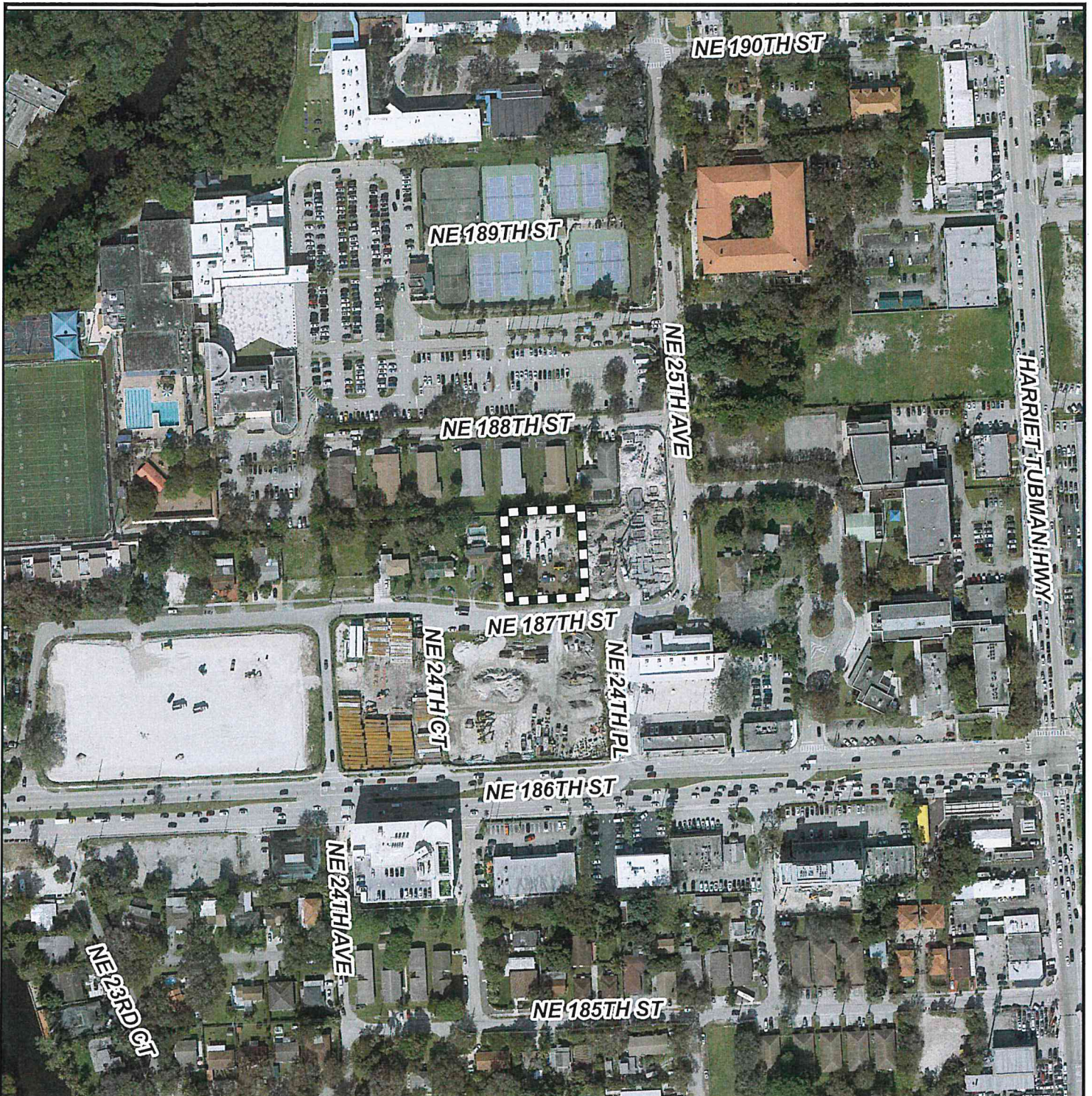
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, March 10, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000033

Legend
 Subject Property



Section: 04 Township: 52 Range: 42
 Applicant: Garden Place Development LLC
 Zoning Board: Board of County Commissioners
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, March 10, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2025000033
 RADIUS: 2640

Section: 04 Township: 52 Range: 42
 Applicant: Garden Place Development LLC
 Zoning Board: Board of County Commissioners
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

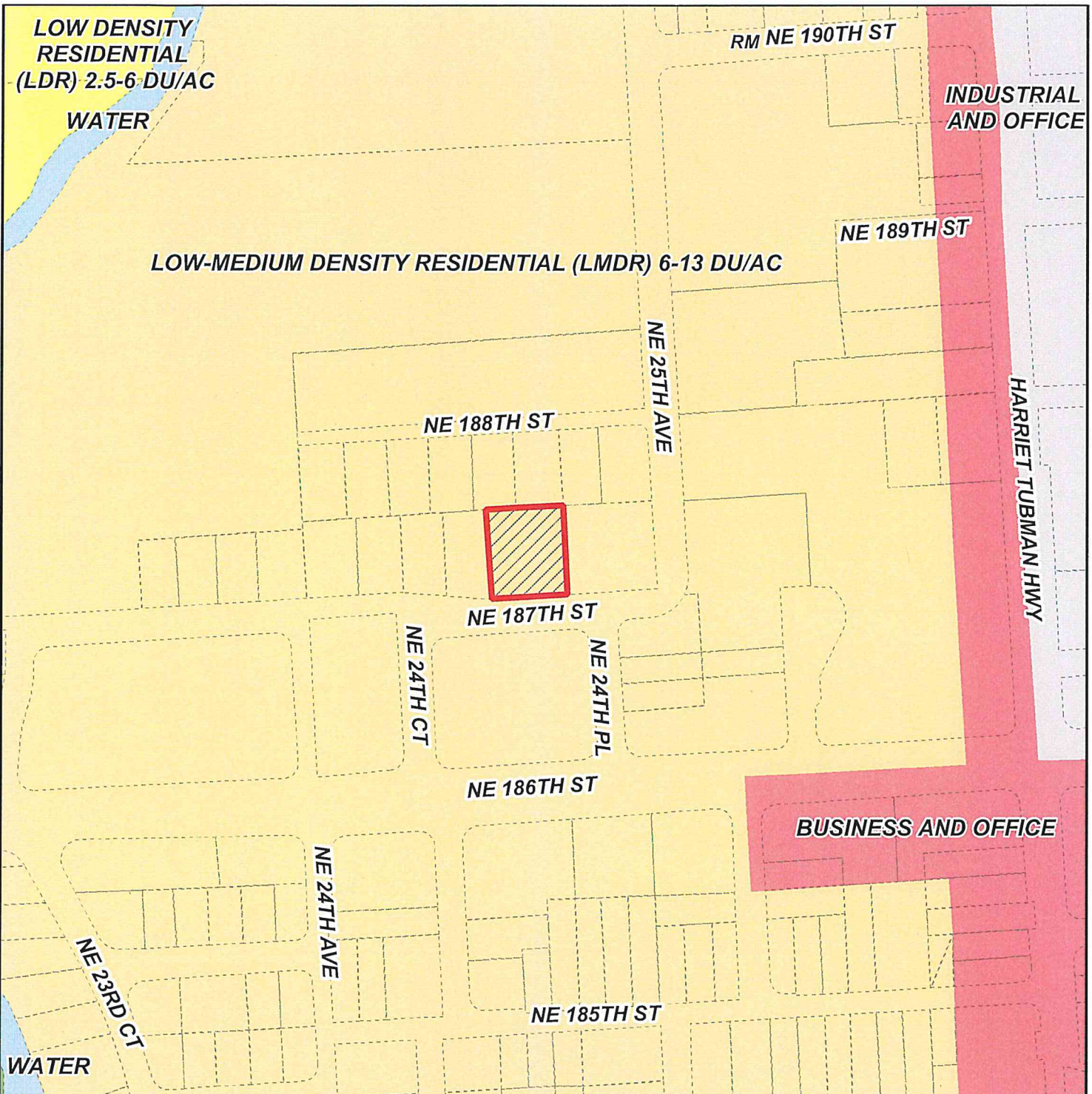
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, March 10, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2025000033

Section: 04 Township: 52 Range: 42
 Applicant: Garden Place Development LLC
 Zoning Board: Board of County Commissioners
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



Legend

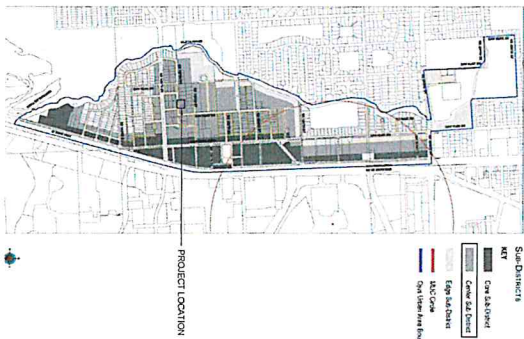
 Subject Property Case



SKETCH CREATED ON: Monday, March 10, 2025

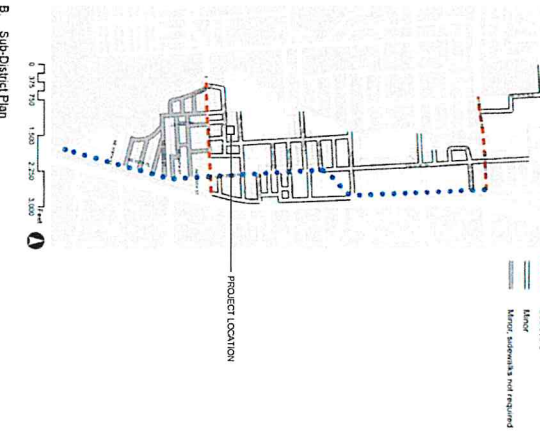
REVISION	DATE	BY

II. Sub-District Plan



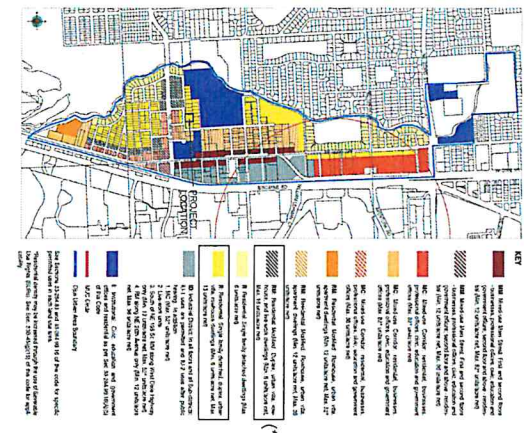
SUB-DISTRICTS PLAN

Street Types



STREET PLAN

III. Land Use Plan



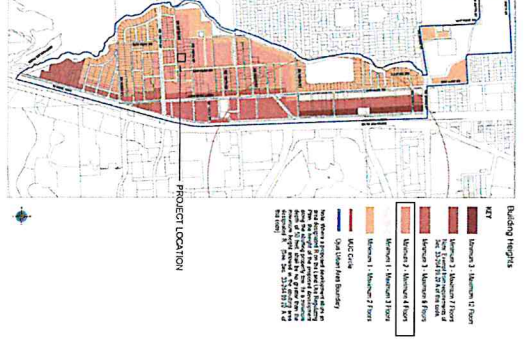
LAND USE PLAN



AERIAL VIEW

(*) ZONING VERIFICATION LETTER

IV. Building Heights Plan



Disclosure of Interest*

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

CORPORATION NAME: _____

NAME AND ADDRESS	PERCENTAGE OF STOCK
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME: _____

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: Garden Place Development LLC

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP
Moshe Mann 17555 COLLINS AVE ^{FI} SUNNY ISLES 33160	1/3
Haim Sklsh 19111 COLLINS AVE Sunny Isles FI 33160	1/3
Raphael Weizman 101400 TURNBERRY WAY AVENTURA FI 33180	1/3

*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
u	.

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.

x [Signature] (MGR) x [Signature] Haim Sklash, Moshe Mann, Raphael Weizman
 Signature Print Name

Sworn to and subscribed to before me on the 30 day of September, 2024

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

Notary: _____



Commission expires: _____

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

FORM REVISION 2019/3

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

PH: Z25-066

December 18, 2025

Item No. 8C1

Recommendation Summary	
Commission District	2
Applicant	3645 Investors, 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 within the SMART Corridor, and assign to it the permitted uses and development regulations applicable under Section 33C-3.3 of the County Code for the "SMART Corridor Subzone of the Rapid Transit Zone (RTZ)", in order to develop the property with a mixed-use development, with retail uses and multi-family residential, including workforce housing.
Location	Lying on the northeast corner of NW 36 Street and NW 37 Avenue, Miami-Dade County, Florida.
Property Size	±2.27 Acres
Existing Zoning	BU-2, Special Business District, IU-1, Light Industrial Manufacturing District, 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, <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."

REQUEST:

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

BACKGROUND AND ANALYSIS:

The approximately ±2.27 acre subject property, under folios 01-3121-000-1491; 01-3121-048-0010; 30-3121-000-1490; 30-3121-000-1505, is located on the northeast corner of NW 36 Street and NW 37 Avenue, within close proximity to the 112 Expressway (East-West SMART corridor), and the Hialeah Market Tri-Rail Station. Additionally, staff notes that the property is also situated in close proximity to the Miami Intermodal Center (MIC) and the Earlington Heights Metrorail Station as well. The subject site is currently vacant and comprised of four (4)-lots, of which two of the northern parcels were within unincorporated Miami-Dade County whereas the two bottom parcels fronting along NW 36 Street were within the jurisdiction of City of Miami prior to the subject property's addition to the SMART Corridor Subzone of the Rapid Transit Zone.

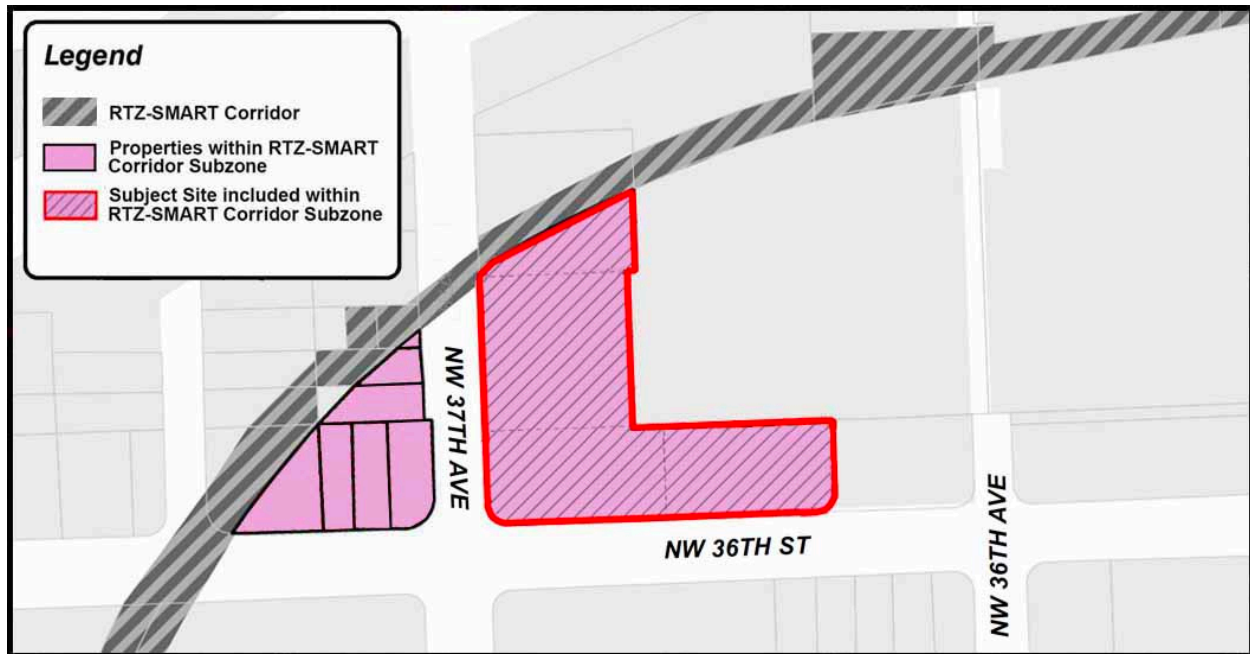


Figure 1

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). Recently, on May 6, 2025, the Board adopted Ordinance No. 25-020, amending sections 33C-2 & 33C-3.3 of the Code and expanding the Smart Corridor Subzone of the Rapid Transit Zone to encompass certain private properties in the vicinity of NW 37 Avenue and NW 36 Street, and within a half mile of a public transit station. Ordinance No. 25-020 provided Exhibit 37 which includes, among other things, the subject property, as shown in Figure 1 above. Staff notes that prior to its addition to the SMART Corridor Subzone of the Rapid Transit Zone, two of the folios of the subject property that front along SW 36 Street were 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

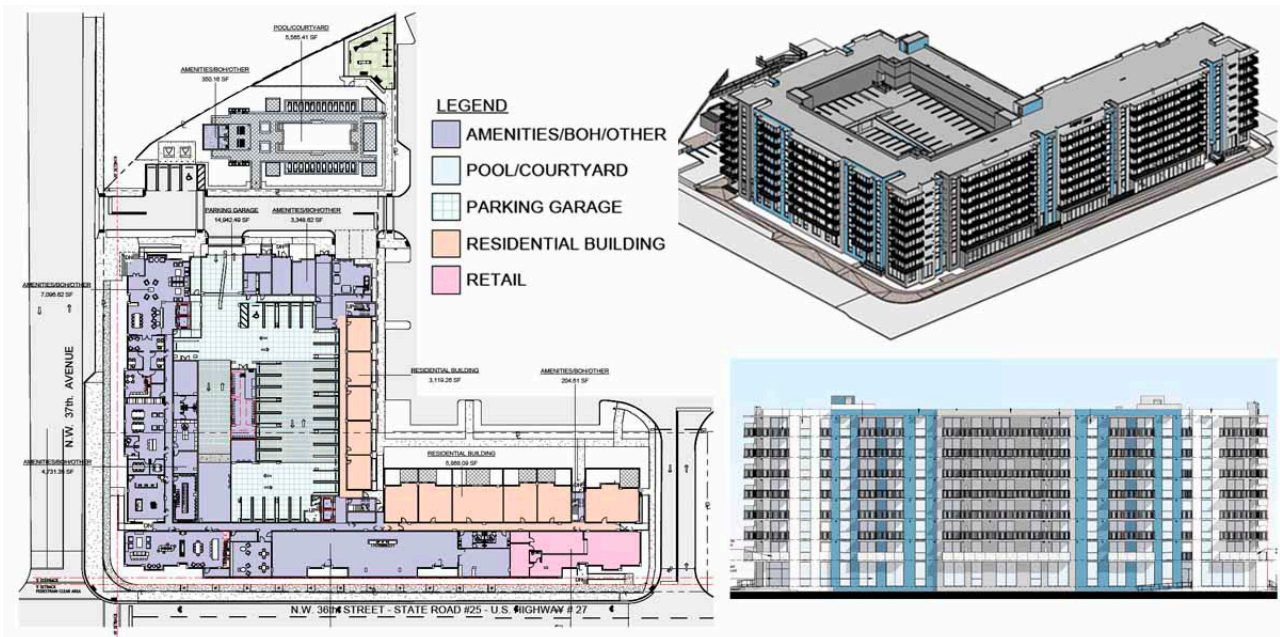
hold a public hearing and decide the application after the property has been added to the SMART Corridor Subzone of the Rapid Transit Zone. The second step, or “Final Review”, consists of an administrative review by the Department of Regulatory and Economic Resources (RER) of a site plan for the subject 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 SMART Corridor Subzone of the RTZ primarily consists of properties located within and along the County’s six (6) rapid transit corridors designated as the Strategic Miami Area Rapid Transit (SMART) Plan Corridors. 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 that may be in proximity to these areas. As such, pursuant to Ordinance No. 25-020, the BCC expanded the SMART Corridor Subzone of the RTZ relating to Chapter 33C-2 and 33C-3.3 of the Code in order to promote higher density near transit hubs, thereby increasing transit ridership and offering residents greater access to employment, housing, and essential services. It was also anticipated that the proximity of such properties to the East-West SMART Plan Corridor and the Hialeah Market Tri-Rail Station would provide several transit options to residents and workers in the area. 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.

As previously mentioned, the subject property is not only located within the urban center radius of the Hialeah Market Tri-Rail Station, but is also situated in close proximity to the 112 Expressway (East-West corridor), one of the six (6) rapid transit corridors identified as a part of the **Strategic Miami Area Rapid Transit** (SMART) Plan adopted by the Miami-Dade County’s Transportation Planning Organization (TPO) in April 2016, and endorsed by the Board of County Commissioners (BCC) by Resolution No. R-523-16. The County’s CDMP provides different policies for development density and intensity for different areas within the SMART Corridor Subzone, and properties that are within the radius of a CDMP-designated urban center shall be governed by the CDMP policies for urban centers. Sections of Chapter 33C (Subsections 33C-3.3 for the SMART Corridor Subzone), includes the standards for development of such properties that are located within the radius of a designated urban center such as the Hialeah Market Tri-Rail Station, with a variety of land uses, residential densities and building intensities consistent with and in conformance with the thresholds of the Miami-Dade County adopted Comprehensive Development Master Plan (CDMP) Urban Center text. Specifically, Subsection 33C-3.3 (C)(1)(a) for the SMART Corridor Subzone states that *“for properties located within the radius of an **Community Urban Center** designated on the CDMP Land Use Map but not incorporated in an urban center zoning district, the maximum density residential density would be **125 dwelling units/per acre** and a maximum allowable **height of 15-stories**.”* 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 Douglas Road Metrorail Station. At that same meeting, pursuant to Resolution #Z-31-25, the BCC also approved the general development plans for another subject site (under application #Z2024000231), located at 13485 Alexandria Drive, in close proximity to the Opa Locka Tri- Rail Station. Both sites were granted special exception approvals under the “SMART Corridor Subzone of the Rapid Transit Zone (RTZ)”, assigning to them the applicable permitted uses in accordance with Section 33C-3.3 and Section 33C-8 of the County Code. More recently, another site located at 1136 NW 8 Avenue and 1157 NW 11 Street Road, in close proximity to the Culmer Metrorail Station, was the subject of a similar zoning hearing (#Z2024000272), and its general development plans approved by the BCC at their November 20, 2025, meeting, and was assigned the permitted uses and development regulations applicable under the County Code for the “SMART Corridor Subzone of the Rapid Transit Zone (RTZ).”

The applicant intends to develop the subject property with a mixed-use development, with retail uses and multi-family residential, 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, the applicant would be required to submit a Workforce Housing Agreement that commits to set aside 12.5% of the proposed dwelling units (30-units) as workforce housing units. In addition to complying with the aforementioned WFH code requirement, the applicant has also voluntarily proffered a covenant setting aside all 30 WFH units for households whose annual income is less than 120% of the Area Median Income (AMI) of Miami Dade County, and also providing that 50% of those workforce housing units (15-units) would be set aside for households earning between 60-79% of the AMI.



Based on the submitted letter of intent and general development plans that depict the anticipated massing and location of the proposed development, the applicant intends to redevelop the ±2.27-acre site with a 8-story high mixed-use building, with a total of 235 residential units, ±2,771 sq. ft. of ground floor commercial spaces, ±34,143 sq. ft. of open space. The proposed amenities may include a club room, gym/business center, kids' area, EV chargers and a dog park. The proposed development shall also provide for 365 parking spaces within a structured parking garage, and would have two (2) ingress/egress points of direct vehicular and pedestrian access to the proposed development; one from NW 37 Avenue and the other provided along NW 36 Street. The accompanying master plan generally depicts a preliminary general development program for the subject parcel and includes site plans; floor plans; building elevations; landscape plans; lot coverage and open space diagrams; aerials; and renderings for the proposed mixed-use development at the subject site (see Figure 2 on the previous page). Attached Exhibit A consists of the subject property's general development plan depicting the location of the proposed uses and provides a potential concept plan for the subject property which would be further detailed through the "final review" or, the Administrative Site Plan Review (ASPR) process filed separately under Application number Z2025000139.

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 the other Community Urban Centers (CUC). As such, the proposed development has been designed in accordance with the CUC designation due to its location within the radius of the Hialeah Market Tri-Rail Station urban center, 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 Community Urban Centers calls for mixed-use development, with a maximum residential density of 125 units/per acre and a maximum allowable height of 15-stories. 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). Those Urban Center policies further provide for mixed-use development at an floor-area ratio greater than 1.5 in the core; not less than 0.5 in the edge. Based on the SMART Plan policies, the applicant could develop the 2.27-acre subject site with a maximum of 283 multifamily units together with commercial/retail uses within structures that can have a maximum height of 15-stories. Staff notes that the proposed eight (8)-floors high mixed-use building with a total of 235 multifamily units, and a floor area ratio of +/-2.73 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, the proposed development would be within the density, massing and floor area ratio threshold that would be allowed under the aforementioned SMART Corridor RTZ Subzone regulations, would be similar in scale to the surrounding area, will produce a development that will be compatible with the neighborhood, is consistent with, and complements the overall development trend in the area. Since it is the goal of this application to include the ±2.27-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 the application 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 East-West SMART Plan Corridor and the Hialeah Market Tri-Rail Station. Staff notes that approval of the request would also authorize for the site all of the applicable permitted uses and building standards set forth in Section 33C-3.3(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 where traffic concurrency does not apply, but that the application will generate 103 PM peak hour vehicle trips. Further, memoranda submitted by other departments reviewing the application, including the Division of Environmental Resources Management (DERM) of the RER, the Office of Historic Preservation (OHP) of the RER, the Miami-Dade Sheriff's Office (MDSO), the Miami-Dade Fire Rescue Department (MDFRD), the Miami-Dade Parks Recreation and Open Spaces (MDPROS) Department, Water and Sewer Department (WASD), and the Miami-Dade Department of Solid Waste Management (DSWM), as well as Miami-Dade County Public Schools, do not indicate that any potential impacts would preclude development in accordance with the SMART Corridor Subzone regulations but note that a final determination of traffic, environmental, or other impacts on County resources, will be determined during the Final Review process for specific development approvals.

ACCESS, CIRCULATION AND PARKING: The submitted general development plans indicate one (1)-ingress/egress point of direct vehicular and pedestrian access provided along NW 37 Avenue, whereas another point of ingress/egress has been provided along NW 36 Street 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 365 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 with conditions of this application.

CONDITIONS:

1. That the final site plan must conform to the general development plans dated stamped received 11/19/2025 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, subject to the following conditions:

- a) The Workforce Housing Agreement shall be a binding commitment that the restrictions of this article shall run with the land for the entire control period.
 - b) The Workforce Housing Agreement will bind the applicant, any assignee, mortgagee, or buyer, and all other parties that receive title to or an interest in the property.
 - c) The Workforce Housing Agreement shall be senior to all other liens or encumbrances on the property including all instruments that facilitate the securing of permanent financing, except that tax and assessment liens shall be superior to these covenants, and except as may be provided in Chapter 17, Article IX of this Code.
 - d) The Workforce Housing Agreement shall incorporate all terms and conditions regarding WHUs (Workforce Housing Units), including without limitation, the required shared equity agreement, eligibility standards, appropriate sale and rental price standards and affordability controls required of purchasers of WHUs pursuant to Chapter 17, Article VIII of this Code.
 - e) Where WHUs are to be provided as part of a rental development, the declaration and agreement required by this section and Section 33-193.13 may specify the total number of WHU rental units to be made available on the property and provide for an annual inventory of WHUs, instead of encumbering each individual WHU.
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 Water and Sewer Department (WASD) as indicated in their memorandum.
 7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) and the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) as indicated in their combined memorandum.

ES:JB:SS



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

ZONING RECOMMENDATION ADDENDUM

3645 Investors, LLC
PH: Z25-066

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: 30%;"></th> <th style="width: 35%;">Average Floor Area Ratios (FAR)</th> <th style="width: 35%;">Max. Densities /Gross Acre</th> </tr> </thead> <tbody> <tr> <td>Regional Activity Centers</td> <td>greater than 4.0 in the core not less than 2.0 in the edge</td> <td style="text-align: center;">500</td> </tr> <tr> <td>Metropolitan Urban Centers</td> <td>greater than 3.0 in the core not less than 0.75 in the edge</td> <td style="text-align: center;">250</td> </tr> <tr> <td>Community Urban Centers</td> <td>greater than 1.5 in the core not less than 0.5 in the edge</td> <td style="text-align: center;">125</td> </tr> </tbody> </table> <p>In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.</p> <p>As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use design requirements of this section and Policy LU-7F.</p>		Average Floor Area Ratios (FAR)	Max. Densities /Gross Acre	Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500	Metropolitan Urban Centers	greater than 3.0 in the core not less than 0.75 in the edge	250	Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125
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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-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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	<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) <i>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."</i></p> <p>(5) <i>Entertainment uses, except adult entertainment.</i> (6) <i>Food/beverage establishments.</i> (7) <i>Rental car facilities.</i> (8) <i>Commercial parking garages and surface parking lots.</i> (9) <i>Institutional or governmental uses, including civic uses, colleges, universities, trade schools, child-care facilities, religious facilities, and schools (K-12).</i> (10) <i>Health care services, except hospitals.</i> (11) <i>Public and private parks and open spaces.</i> (12) <i>Industrial uses as permitted in Section 33-259, subject to the following requirements:</i></p> <p style="padding-left: 40px;">(a) <i>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</i> (b) <i>The proposed industrial use is mixed with one or more other allowed uses, either in vertical or horizontal mixed-use developments.</i></p> <p>(13) <i>Other similar uses, as determined by the Director.</i></p> <p>(C) <i>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.</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>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

3645 INVESTORS, LLC/VALDERRAMA,
ERICK

3647/3685 NW 36 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2025000066

DATE

HEARING NUMBER

FOLIO No: 30-3121-000-1490/01-3121-000-1491/30-3121-000-1505/01-3121-048-0010

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 8, 2025

NEIGHBORHOOD REGULATIONS:

Folio No.s: 30-3121-000-1490/01-3121-000-1491/30-3121-000-1505/01-3121-048-0010

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-3121-000-1490/01-3121-000-1491/30-3121-000-1505/01-3121-048-0010

There are no open/closed cases in BSS.

VIOLATOR:

3645 INVESTORS, LLC/VALDERRAMA, ERICK

APPLICANT: 3645 INVESTORS, LLC/VALDERRAMA, ERICK

Case No. A2025000829-X was opened on 12/11/2024. A Notice of Violation was issued on 12/14/2024 for the expiration of permit no. 2024030676 and is pending a follow up inspection. There are no outstanding fees.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: September 30, 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

A handwritten signature in blue ink that reads "Lisa M. Spadafina".

Subject: Z2025000066-2nd Review
3645 Investors LLC
NE Corner of NW 36th Street and NW 37th Avenue
Special Exception in SMART corridor to develop multi-family
residential building with 235 units.
(IU-1) (2.27 acres)
21-53-41

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

Potable Water and Wastewater Disposal

According to DERM records, public water and public sanitary sewers are located within feasible distance to the subject properties. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with the requirements of the Code.

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

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

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

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

Please be advised, 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 proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

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

Water Control Review

Any development/ redevelopment involving 2 acres or more of impervious area shall require a DERM Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

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.

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

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

Pursuant to section 24-48.1(1)(f) of the Code, the applicant is advised that a DERM Class VI Permit may be required for the construction of the proposed surface water management system for the development.

The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Pollution Remediation Review

A preliminary review of available information to the Department based on the transition from commercial to residential use, indicates the potential for environmental concerns at the subject property based on historical and/or current land use on the subject or adjoining property(ies). Therefore, the applicant is required to evaluate for and identify all site activities and land uses (historical and current) that represent(ed) a potential to cause or to have caused impairment of the environment (i.e., soil, groundwater, surface water, vapor) at, near or in the vicinity of the site. Based on the findings, appropriate environmental site assessment may be required in support of the site development. A report presenting

the results/findings of the above required site investigation(s) and any necessary assessment, including all supporting documentation, shall be submitted to DERM for review prior to the submittal of site development plans including but not limited to soil improvement plans, drainage plans, dewatering plans, etc. DERM review and approval of said documents shall be required.

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 engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans. Please contact Thomas Kux at Thomas.Kux@miamidade.gov if you have any questions.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources. A landscape plan entitled "Proposed Mixed Use Development" prepared by Orlando S. Comas, R.L.A., and dated as received by Miami-Dade County on September 15, 2025, was submitted in support of the subject application and indicates the removal/relocation of non-specimen tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application

process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

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: September 19, 2025

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

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

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

Subject: Zoning Application Comments - Legacy Thirty-Six Eighty-Five
Application No. Z2025000066 (Revision No. 3) - (Pre- App. No. Z24P-265,
Zoning App. No. Z25-139)

A handwritten signature in black ink that reads "Maria Valdes". The signature is written in a cursive, flowing style.

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

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

Application Name: Legacy Thirty-Six Eighty-Five

Location: The proposed project is located on approximately 2.276 acres at the northeast corner of the intersection of NW 36th Street and NW 37th Avenue, with Folio Nos. 01-3121-000-1491, 01-3121-048-0010, within the Municipality of Miami and Folio Nos. 30-3121-000-1490 and 30-3121-000-1505, in unincorporated Miami-Dade County. The site is located within SMART Corridor Subzone of the Rapid Transit Zone.

Proposed Development: The Applicant is proposing to develop a Mixed-Use Development consisting of 235 apartment units (High Density) and 2,771 square feet of retail, through the Workforce Housing Program.

The estimated total water demand for the proposed project will be 32,002 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.

On July 8, 2025, WASD Agreement No. 32140A-2 was offered for the subject site with approved points of connection (P.O.C # 3) dated June 10, 2025.

Per approved Point of Connection (POC #3) dated June 10, 2025, the developer shall connect to any of the following:

1. An existing 12-inch water main (E7659-2) in NW 36th Street, abutting the southern boundary of the property.
2. An existing 12-inch water main (E23314D00A-2) in an easement within the property, abutting the eastern boundary.

There are water mains within this project's area, either in existing dedicated Right-of-Way (R/W) or easements, which may need to be removed and relocated if in conflict with the proposed project. Easements associated with mains to be removed and relocated shall be closed and vacated entirely within this developer property before starting bldg. construction. In case of R/W to be closed and vacated/released 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.

PCTS 16054 has an expected completion date for 2026 and proposes a 16-inch water main in NW 37th Avenue to where the developer may connect if the project is conveyed by the time this project is ready for construction.

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

Notes:

1. The estimated completion date for PCTS 16054 is May 2026. Connection to PCTS 16054 is not allowed until the PCTS 16054 has been tested and certified. The developer shall install water service(s) line (s), meter box(es) only, and fire line(s) to supply to the development. However, WASD will not provide/set domestic and/or irrigation meters until the PCTS16054 is certified.
2. As the connection of this project is contingent on offsite improvements made by others, any verification form (VF) issued by WASD will indicate "WILL HAVE" on the water portion of the VF.
3. Be aware that the PCTS estimated completion date is subject to change.
4. Prior to the preconstruction meeting, the developer shall submit an updated survey and a signed, sealed letter from the Engineer of Record (EOR) confirming whether a design modification is necessary or if the approved plans are adequate to proceed with the construction. If a revision to previously approved plans is required, the developer is

responsible for revising the design with signed and sealed explanation letter and re-submitting it to WASD for Concurrent Plans Review and Approval.

5. The developer should maintain close communication with the PCTS project manager to coordinate, monitor project status, and track certification timelines.

A Water Supply Certification (WSC) letter from WASD was issued on July 8, 2025, through WASD Agreement No. 32140A-2. 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 will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. The CDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the CDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Per approved P.O.C. dated June 10, 2025, the developer shall connect as follows:

Connect to an existing 10-inch gravity sewer system (ES6354-5) in NW 36th Street, abutting the southern boundary property to provide sewer service for the proposed development.

There is a sewer main within the property, either in existing dedicated R/W or easements, which may need to be removed or relocated. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In

case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Services to existing customers cannot be interrupted.

Please note that a new sanitary sewer system project (PCTS 16054) is proposed along NW 37th Avenue abutting this property. This project is anticipated to be completed by May 2026. Said proposed sanitary sewer system will be abutting the subject application and will be available for connection upon completion.

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

Note to the Developer:

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

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 86 and P.S. No. 1. Said pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. No. 86

Existing NAPOT: 8.77 hrs.
Proposed Development: 32,002 gpd
Proposed Projected NAPOT: 9.36 hrs.

P.S. No. 1

Existing NAPOT: 5.96 hrs.
Proposed Development: 32,002 gpd
Proposed Projected NAPOT: 5.97 hrs.

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

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders,

judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

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

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

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

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

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

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

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


Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum



Date: October 16, 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 25-066
Name: 3645 Investors, LLC
Section 21 Township 53 South Range 41 East

I. PROJECT LOCATION:

The property is located at the northeast corner of NW 36 Street and NW 37 Avenue.

II. APPLICATION REQUEST:

This application requests approval of a general development plan for 235 rental apartments in one eight-story building

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site from the east and west is provided by NW 36 Street and from the north and south is provided by NW 37 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)

103 PM Peak Hour trips are generated by the proposed 235 multifamily units and 2,771 square feet of retail use.

Please note that this application meets the traffic concurrency criteria because it lies within the urban infill area 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	26 %	East	15 %
South	31 %	West	28 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

“E+50” of 4,380 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,863 vehicles and 55 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0107** with its PHP and assigned vehicles is at LOS “D”. The 62 vehicle trips generated by this development when combined with the 1,863 and those previously approved through Development Orders, 55, equal 1,980 and will cause this segment to remain at LOS “D” whose range is from 1,311 to 2,920.

Station F-5080 located on NW 36 Street east of NW 27 Avenue, has a maximum LOS “E+50” of 4,380 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,591 vehicles and 286 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5080** with its PHP and assigned vehicles is at LOS “D”. The 16 vehicle trips generated by this development when combined with the 1,591 and those previously approved through Development Orders, 286, equal 1,893 and will cause this segment to remain at LOS “D” whose range is from 1,311 to 2,920.

Station 9418 located on NW 28 Street west of NW 27 Avenue, has a maximum LOS “E” of 1,269 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 653 vehicles and 16 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9418** with its PHP and assigned vehicles is at LOS “D”. The 11 vehicle trips generated by this development when combined with the 653 and those previously approved through Development Orders, 16, equal 680 and will cause this segment to remain at LOS “D” whose range is from 595 to 1,197.

Station 9422 located on NW 32 Avenue north of NW 36 Street, has a maximum LOS “E+50” of 4,833 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,767 vehicles and 65 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9422** with its PHP and assigned vehicles is at LOS “C”. The 14 vehicle trips generated by this development when combined with the 1,767 and those previously approved through Development Orders, 65, equal 1,846 and will cause this segment to remain at LOS “C” whose range is up to 3,078.

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

VII. PLATTING REQUIREMENT:

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

VIII. STANDARD CONDITIONS:

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

Memorandum



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: Z2025000066

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 9/17/2025.

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: December 1, 2025

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

FROM: Francisco Arbelaez, AICP, LEED Green Associate
Principal Planner, Transportation Planning and Policy Division
Department of Transportation and Public Works (DTPW)

SUBJECT: Review of DIC Project No. Z2025000066
3645 Investors, 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 3685 NW 36th St., Miami, FL

CONDITIONS/RECOMMENDATIONS:

I. Transportation Planning and Policy Division:

A. Conditions

1. The applicant shall ensure that the sidewalk along NW 36th St. and NW 37th Avenue be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impede public access to the existing bus stops mentioned in Project Description.
2. The applicant shall provide enhanced crosswalks or additional pavement markings at the intersection of NW 36th St and NW 37th Avenue if approved by TED to clearly delineate where pedestrians should be. This will promote walkability to the bus stops mentioned in the Proposed Project section of this Memo.
3. The Applicant shall work with the City of Miami on bus stop enhancements, including ADA compliance, and adding an enhanced bus shelter to stop at NW 37 Ave & NW 36 St along the property. Contact Raonel Rodriguez at Raonel.Rodriguez@miamidade.gov for the removal of any signage.
 - a. If necessary, Applicant should dedicate an 11' x 14' space to ensure bus stop enhancements have sufficient space.
4. The applicant shall evaluate options to incorporate bicycle and pedestrian accessibility into the development site that will ensure a safe connection to the existing sidewalk network and Transit Stops.
 - a. Adequate lighting throughout all pedestrian/bicycle connections/pathways shall be provided.

5. The applicant shall coordinate with DTPW's Design and Engineering section to ensure wayfinding is provided to all available transit options.
6. The applicant shall coordinate with the DTPW on the proposed solutions to provide adequate space for Transit On-Demand services. Additionally, the Applicant should provide a Drop-off/Pickup Zone in a centralized area within the site that can accommodate passenger vans.
 - a. Valet service shall have a dedicated area and not be occurring within the public right-of-way.
7. The placement of covered and secured bicycle and micro-mobility device parking is noted near property entrances on the development plans.
 - a. Applicant shall increase the number of short-term bicycle parking spaces.
 - b. DTPW discourages the use of wave-style bicycle racks. Inverted U-shaped racks are recommended.
8. The applicant shall ensure that a 5 ft clear pedestrian path, per the DTPW Design Manual, shall be provided. The Pedestrian path shall be free of furniture and obstructions.

Please contact Francisco Arbelaez, AICP at Francisco.Arbelaez@miamidade.gov if you have any questions on the conditions above.

II. Traffic Engineering Division

A. Conditions

1. This development has been approved for the construction of a residential project consisting of 235 mid-rise residential units and $\pm 2,771$ square feet of retail space. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. The proposed gates shall remain open during daytime hours and shall be closed during nighttime hours. A note specifying this requirement shall be included on the plans.
3. According to the email correspondence from Leandro Oña dated July 3, 2025, a contribution is required for the ongoing roadway project along NW 37th Avenue being completed by the County. Please note that this contribution must be provided prior to approval of the final plat.

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 comments, or wish to discuss this matter further, please contact Francisco Arbelaez at (786) 469-5310.

C: Lisa Colmenares, AICP, Chief Planning Officer, DTPW

Paola Baez, P.E., Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Manager, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW
Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW
Amina Newsome, Senior Division Chief, Zoning, RER

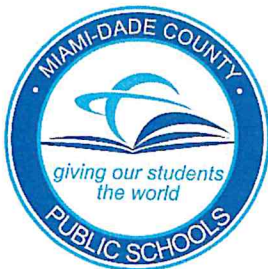
From: [HERRERA, ANA I](#)
To: [Erick Valderrama](#); [Vazquez, Javier](#)
Cc: [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(RER\)](#); [Furney, Susan \(RER\)](#)
Subject: Preliminary School Concurrency Analysis for 3645 Investors, LLC (Z2025000066) (PH3025041000188)
Date: Thursday, November 6, 2025 10:17:00 AM
Attachments: [3645 Investors, LLC \(Z2025000066\) \(PH3025041000188\).pdf](#)

Dear Applicant,

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

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 235 units, which generate 38 students (19 at the elementary, 9 at the middle, and 10 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval. Should you have any questions, please feel free to contact our office at 305-995-7285.

Regards,



Ana Herrera

**District Coordinator
Growth Management**

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



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number:
Date Application Received:
Type of Application:

PH3025041000188
4/10/2025 3:44:24 PM
Public Hearing

Local Government (LG):
LG Application Number:
Sub Type:

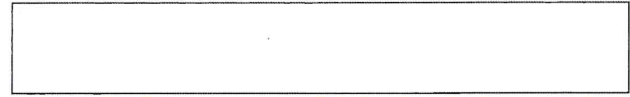
Miami-Dade
Z2025000066
Zoning

Applicant's Name:
Address/Location:
Master Folio Number:
Additional Folio Number(s):

3645 Investors, LLC
NE Corner of NW 36 Street and NW 37 Avenue, Miami-Dade County, Florida
3031210001490
3031210001505,

PROPOSED # OF UNITS
SINGLE-FAMILY DETACHED UNITS:
SINGLE-FAMILY ATTACHED UNITS:
MULTIFAMILY UNITS:

235
0
0
235



CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
3181	MELROSE ELEMENTARY	14	19	14	NO	Current CSA
3181	MELROSE ELEMENTARY	0	5	0	NO	Current CSA Five Year Plan
6031	BROWNSVILLE MIDDLE	681	9	9	YES	Current CSA
7411	MIAMI NORTHWESTERN SENIOR	502	10	10	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
2661	KENSINGTON PARK ELEMENTARY	279	5	5	YES	Adjacent CSA

*An Impact reduction of **33.68%** included for charter and magnet schools (Schools of Choice).

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

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

Memorandum



Date: September 22, 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 *Alejandro Zizold*
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Subject: Z2025000066 - Legacy 3685 Version 2. (Associated Applications: Z2024P0265, Z2025000139). Based on revised plans submitted on September 17th, 2025.

Applicant Name: Javier L. Vazquez on behalf of 3645 Investors, LLC

Project Location: The property consists of approximately ± 2.28 -acres, an assembly of four parcels generally located at the NE corner of NW 36th Street and NW 37th Avenue. Folios 30-3121-000-1505 and 30-3121-000-1490 are located in unincorporated Miami-Dade County, while 01-3121-000-1491 and 01-3121-048-0010 are located in incorporated City of Miami. The subject property is located within the RTZ SMART Corridor Subzone.

Proposed Development: The applicant seeks a zoning application review for a general development plan Special Exception, to develop a mixed used 8-story building with 235 multifamily residential rental apartments, including 30 Workforce Housing Units ("WHU") pursuant to Section 33C-8(C)(1)(b) of the Code. The Project includes a total of 270,203 square feet of floor area, 2,771 square feet of commercial area, 34,143 square feet of open space, and a 365-space parking garage. The Project amenities will include a club room, gym/business center, kids' area, EV chargers and a dog park.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 1 are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

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

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
ALONZO KELLY PARK	1455 NW 67 ST	MINI-PARK	0.29	LOCAL
OLINDA PARK	2101 NW 51 ST	COMMUNITY PARK	6.40	LOCAL
GLADEVIEW PARK	6815 NW 31 AVE	MINI-PARK	0.92	LOCAL
BROADWAY PARK	6920 NW 18 AVE	MINI-PARK	0.50	LOCAL
DREW PARK	NW 60 ST AND 17 AVE	NEIGHBORHOOD PARK	4.90	LOCAL
LIBERTY CITY ELEMENTARY PARK	7100 NW 17 AVE	NEIGHBORHOOD PARK	2.80	LOCAL
GWEN CHERRY PARK	7090 NW 22 AVE	COMMUNITY PARK	38.55	LOCAL
27TH AVENUE BOXING CENTER PARK	6940 NW 27 AVE	SINGLE PURPOSE PARK	1.38	LOCAL
ROCKY CREEK PARK	3305 NW 48 TERR	MINI-PARK	0.25	LOCAL
DR MARTIN LUTHER KING JR MEMORIAL PARK	6000 NW 32 CT	COMMUNITY PARK	10.13	LOCAL
MARVA Y BANNERMAN PARK	4830 NW 24 AVE	COMMUNITY PARK	3.92	LOCAL
POINCIANA PARK	6745 NW 23 AVE	NEIGHBORHOOD PARK	4.40	LOCAL
CLAIRE ROSICHAN PARK	2450 NW 57 ST	MINI-PARK	0.38	LOCAL
WEST LITTLE RIVER PARK	2326 NW 84 ST	COMMUNITY PARK	4.46	LOCAL

AREA 227	NW 59 ST AND 15 AVE	MINI-PARK	0.12	LOCAL
PARTNERS FOR YOUTH PARK	5536 NW 21 AVE	NEIGHBORHOOD PARK	5.00	LOCAL
NORTHWEST HIGHLANDS PARK	2361 NW 67 AVE	MINI-PARK	0.80	LOCAL
AREA 225	3023 NW 58 ST	MINI-PARK	0.39	LOCAL
MELROSE PARK	3050 NW 35 ST	NEIGHBORHOOD PARK	3.40	LOCAL
JEFFERSON REAVES SR PARK	3090 NW 50 ST	COMMUNITY PARK	1.67	LOCAL
GLENWOOD PARK	3155 NW 43 ST	MINI-PARK	0.55	LOCAL

The subject property is located within 0.5 mile from the Miami-Dade County's proposed Gold Coast Trail, which is a 22.4-mile bicycle and pedestrian trail that will occupy the easement of the South Florida Rail Corridor, linking the Miami Intermodal Center to Broward County and intersects several other trails. The trail is envisioned to provide an alternate loop as a lane along Northwest 27th Avenue and other collector and local roads in Opa-Locka and Hialeah.

The subject property is also located within 0.5 mile from a Miami-Dade County's proposed segment of the Miami River Greenway, which is a 21.1-mile, non-motorized, multi-use greenway along the historic Miami River which will connect to the existing Snake Creek Trail and Krome Path.

Impact and Demand: The proposed 80 multifamily residential units located within the unincorporated Miami-Dade County portion of the property would generate a population of 169 and an impact of ±0.47-acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. As shown in Table A, there are several Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area. The site is in Park Benefit District 1 (PBD1) which currently meets park concurrency requirements.

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

The County's Level of Service Standards do not apply for the two folios (01-3121-000-1491 and 01-3121-048-0010) located within the City of Miami. **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.** There are several municipal parks larger than 5-acres within the 3-mile radius from the application area including, Charles Hadley Park, Grapeland Heights Park, Curtis Park Sport Complex, Circle Park, Benny Babcock Park & Pool, Moore Park/Ashe-Buchholz Tennis Ctr, Charles B Stafford Park, E.G. Sewell Park, Juan Pablo Duarte Park, Fern Isle Park / South Fork Park, and Peavy-Dove Field Park.

Additional Impacts on Public Facilities and Services: While the proposed development is located within the Miami-Dade County's RTZ SMART Corridor Subzone, this portion of the development that falls within folios (01-3121-000-1491 and 01-3121-048-0010) located within the City of Miami, have no impact on Miami-Dade County's park facilities, and therefore PROS has no additional considerations for community benefit for such folios. **Contact the Department of Transportation and Public Works (DTPW) to further understand their requirements for Community Benefit as it pertains to impacts on Miami International Airport's Light Rail, Metro and Bus Stations and its facilities.**

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

- PROS recognizes that a bicycle storage room with a repair station, drinking fountain and 48 bicycle parking spaces are provided for residents' use only. However, PROS highly recommends relocating the 10 additional bicycle parking spaces provided for the public access, near the entrances to the building per Sec. 33-122.3. The public might benefit more if the spaces are near the retail and recreational space on the north end of the property.
- PROS highly encourages the applicant to propose a separate or wider access to the Dog Park, to provide the kids a safe and tranquil access to the Tot Lot.
- Include fall zones within the Tot Lot to show adequate spacing for all equipment.
- Please consider revising the planting schedule, and update the Landscape Legend and calculations accordingly, as *Thaumatococcus danianus* is not a Florida native plant.

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.

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 Alexandra Dreybus, Park Planner 2, by email at alexandra.dreybus@miamidade.gov

AZ: ad

Attachment

Memorandum



Date: June 12, 2025

To: Eric Silva, Assistant Director
RER Development Services

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

Subject: DIC Z25-066
3645 Investors LLC
MDAD DN-25-04-4670

A.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 Z25-066. The applicant, 3645 Investors, LLC is requesting a Special Exception for a general development plan in the SMART Corridor Subzone of the RTZ. The 2.27 acre assembly of parcels located at the NE corner of NW 36th Street and NW 37th Avenue and further identified as Folio Nos 30-3121-000-1490, 30-3121-000-1505, 01-3121-000-1491 and 01-3121-048-0010.

Please be advised that an MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure reaching or exceeding 49 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 49 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 49 feet AGL. The applicant must e-file FAA Form 7460-1 which is available on the FAA's Website (<https://oeaaa.faa.gov>). **Please note, FAA determinations are a prerequisite for MDAD-issued determinations. It can take the FAA up to 4 months to issue determinations.**

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.

C: J. Ramos
James Byers, RER

Miami-Dade Sheriff's Office
Memorandum



Date: September 17, 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. Z2025000066
3645 Investors, LLC.

A handwritten signature in blue ink, likely belonging to Rosie Cordero-Stutz, the Sheriff of Miami-Dade County.

APPLICATION:

The applicant, 3645 Investors, LLC., is requesting to develop the property with a multifamily residential development consisting of 235 rental apartment units. The 2.27-acre property is located at NW 36 Street and NW 37 Avenue in incorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The project is in the City of Hialeah and serviced by the Hialeah Police Department located at 5555 East 8th Avenue, Hialeah, FL 33013.

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 multifamily residential development consisting of 235 rental apartment 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: 09/23/2025

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

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

Subject: 3645 Investors LLC RTZ - (Z2025-000066) UPDATE

In its prior response to the earlier submittal of this application (dated May 02, 2025) and an Administrative Site Plan Review (dated August 13, 2025), the Department of Solid Waste Management (DSWM) stated that it had no objections to the development plan of an eight-story building consisting of 235 multifamily residential units, 365 parking spaces, and 2,771 square feet of retail space on the property located at the NE corner of NW 36th Street and NW 37th Ave in Miami, FL. The latest update provides response to staff comments regarding Traffic Study from the earlier application and does not impact the previous DSWM conclusion.

The most recent analysis 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.

The additional details provided in the updated application do not impact the previous assessment. **The DSWM continues to have no objections to the proposed application.**

Memorandum



Date: November 11, 2025

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

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

Subject: Zoning Review Z2025 – 000066 3645 Investors, LLC

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

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

Memorandum



Date: October 30, 2025

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

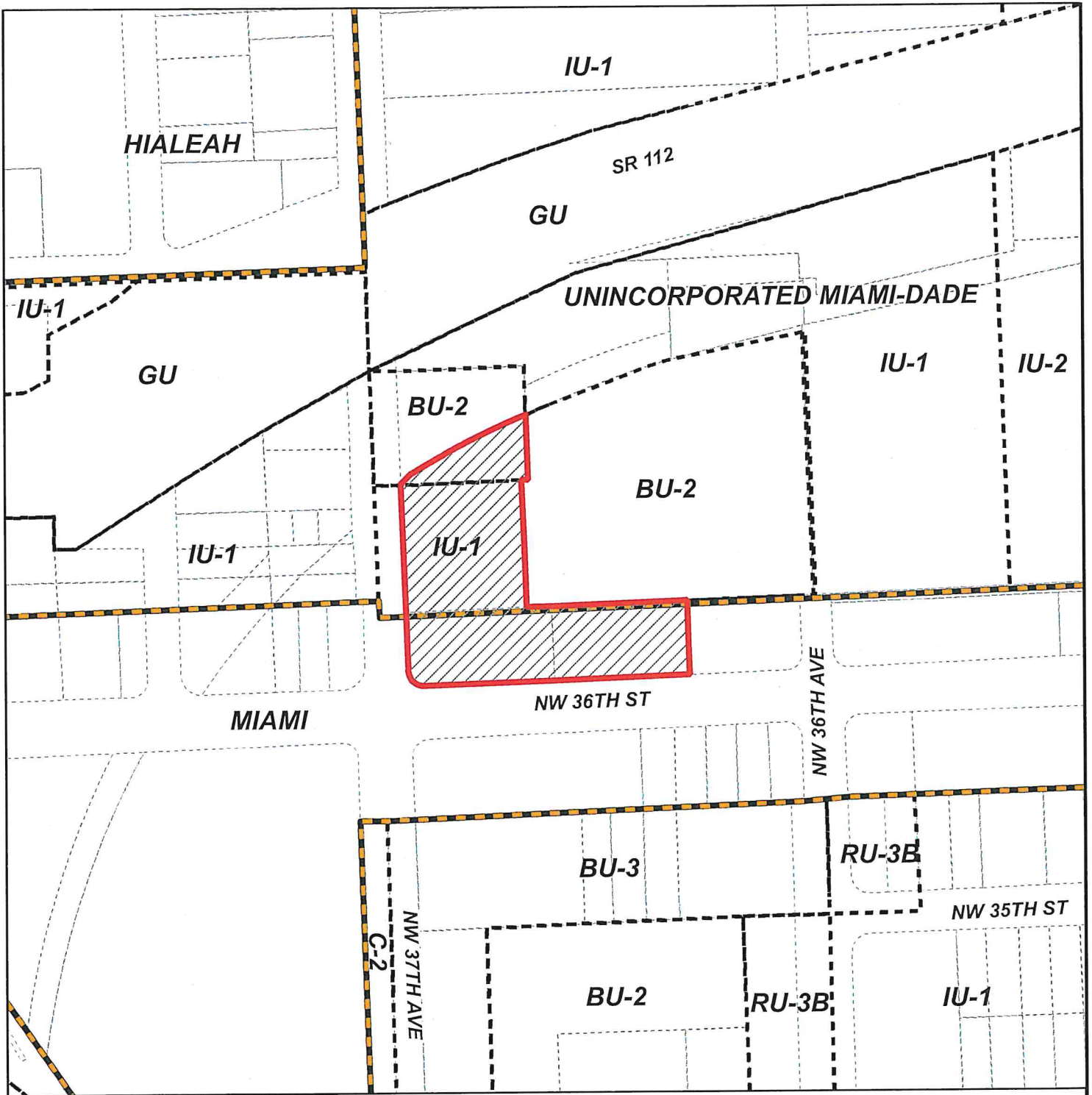
From: Christina Salinas Cotter, Assistant Director, Program Excellence *Christina Salinas Cotter*
Housing & Community Development (HCD)

Subject: Zoning Application Comments
Application No.: Z2025000066
Applicant: 3645 Investors, LLC
Location: 3685 NW 36 ST & 3647 NW 36 ST
Folio No(s): 30-3121-000-1490; 30-3121-000-1505;
01-3121-000-1491; 01-3121-048-0010

Housing and Community Development (HCD) has completed its review of the proposed development associated with the subject zoning application.

For questions or assistance related to HCD programs, please contact the appropriate staff:

- **Workforce Housing Agreements, Rental Regulatory Agreements, Compliance, and Impact Fee Waiver Requests:**
A'kari Johnson – (786) 469-4234 | A'kari.Johnson@miamidade.gov
or
Phyllis Tynes Saunders – (786) 469-4167 | Phyllis.TynesSaunders@miamidade.gov
- **Infill Housing Program Inquiries:**
Oscar Barco – (786) 469-4226 | Oscar.Barco@miamidade.gov





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000066

Section: 21 Township: 53 Range: 41
 Applicant: 3645 Investors, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

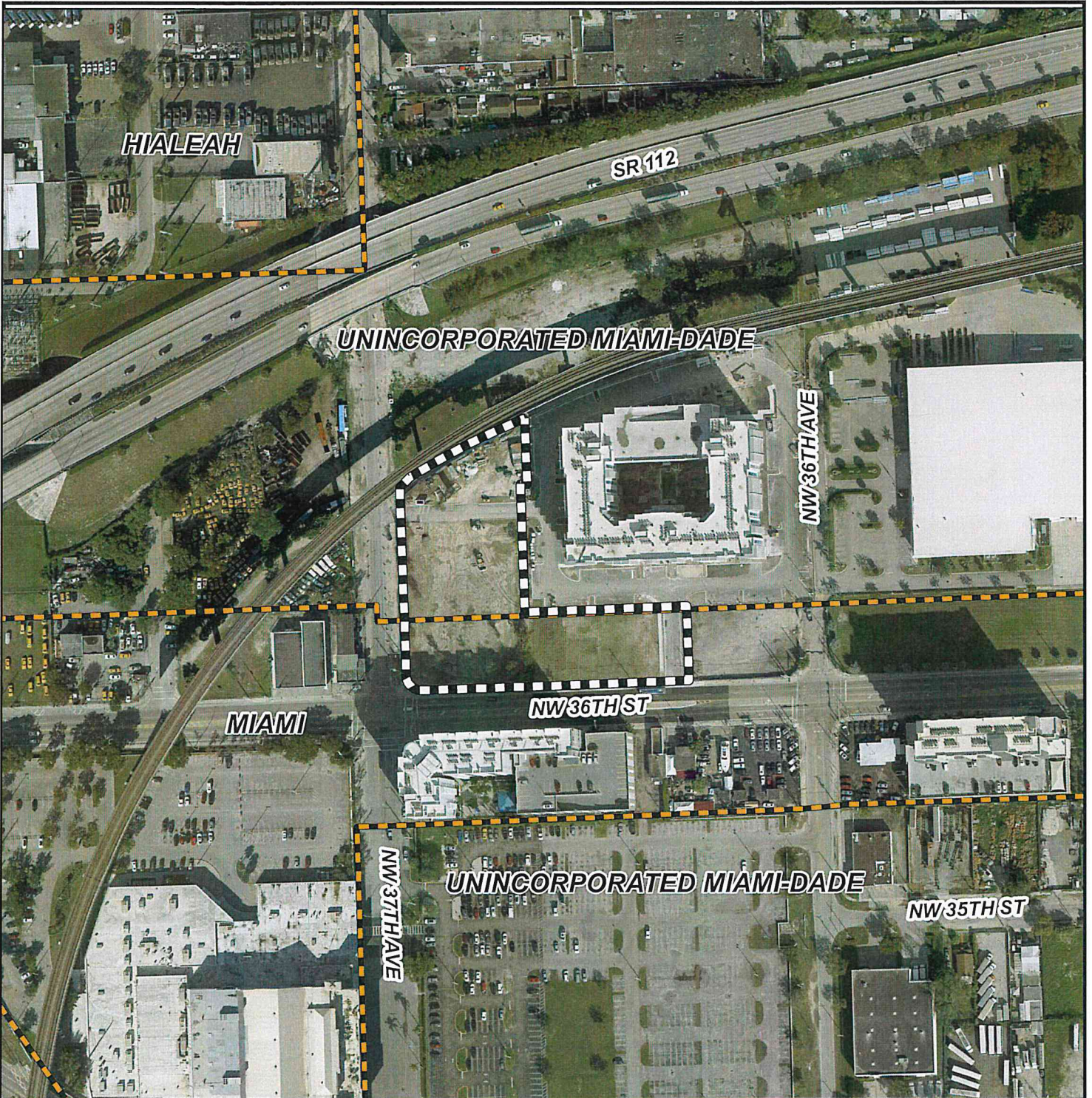
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, July 15, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000066

Legend



Subject Property

Municipalities



Section: 21 Township: 53 Range: 41
 Applicant: 3645 Investors, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, July 15, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 21 Township: 53 Range: 41
 Applicant: 3645 Investors, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000066
 RADIUS: 2640

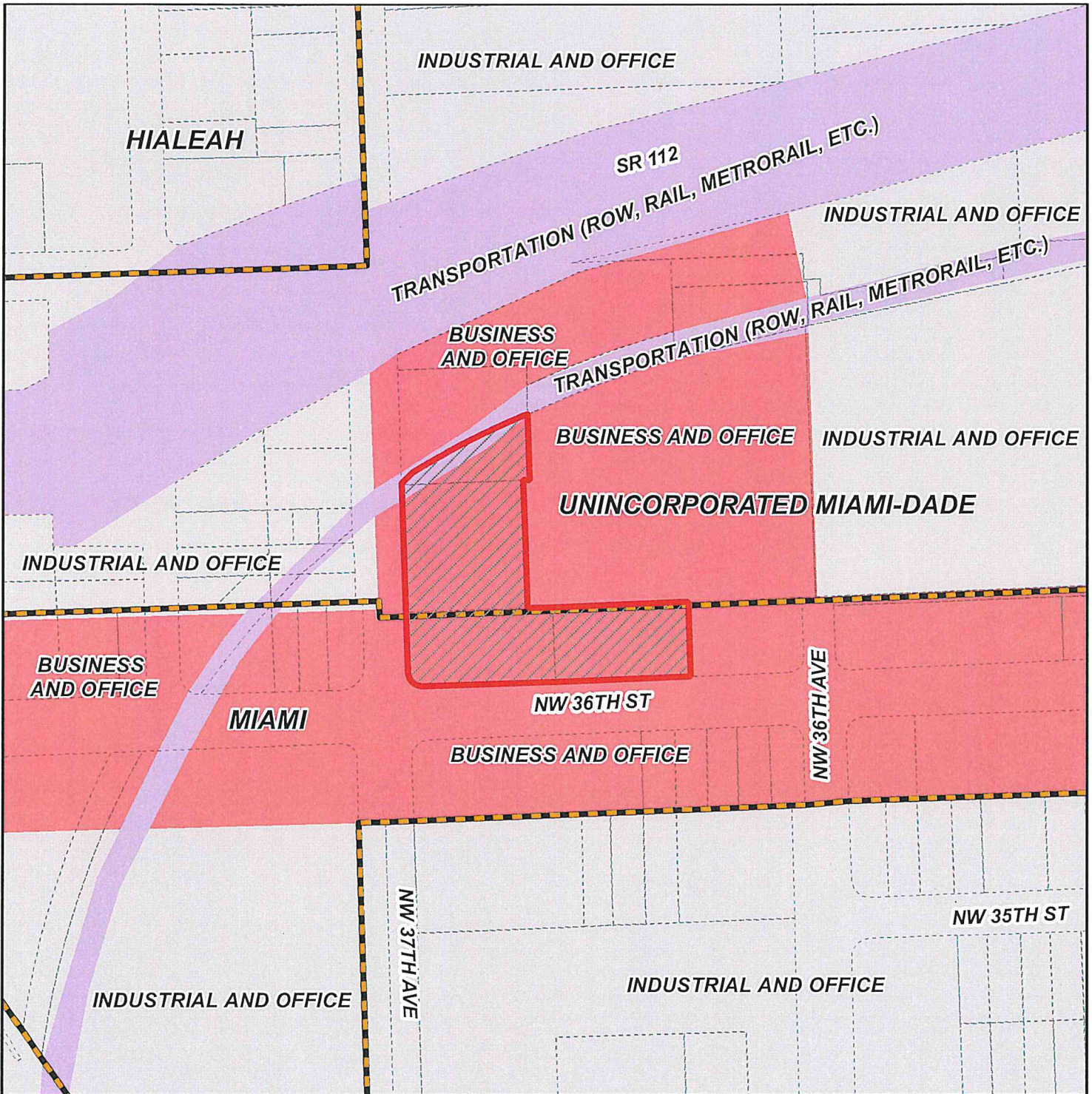
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-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Tuesday, July 15, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000066

Section: 21 Township: 53 Range: 41
 Applicant: 3645 Investors, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

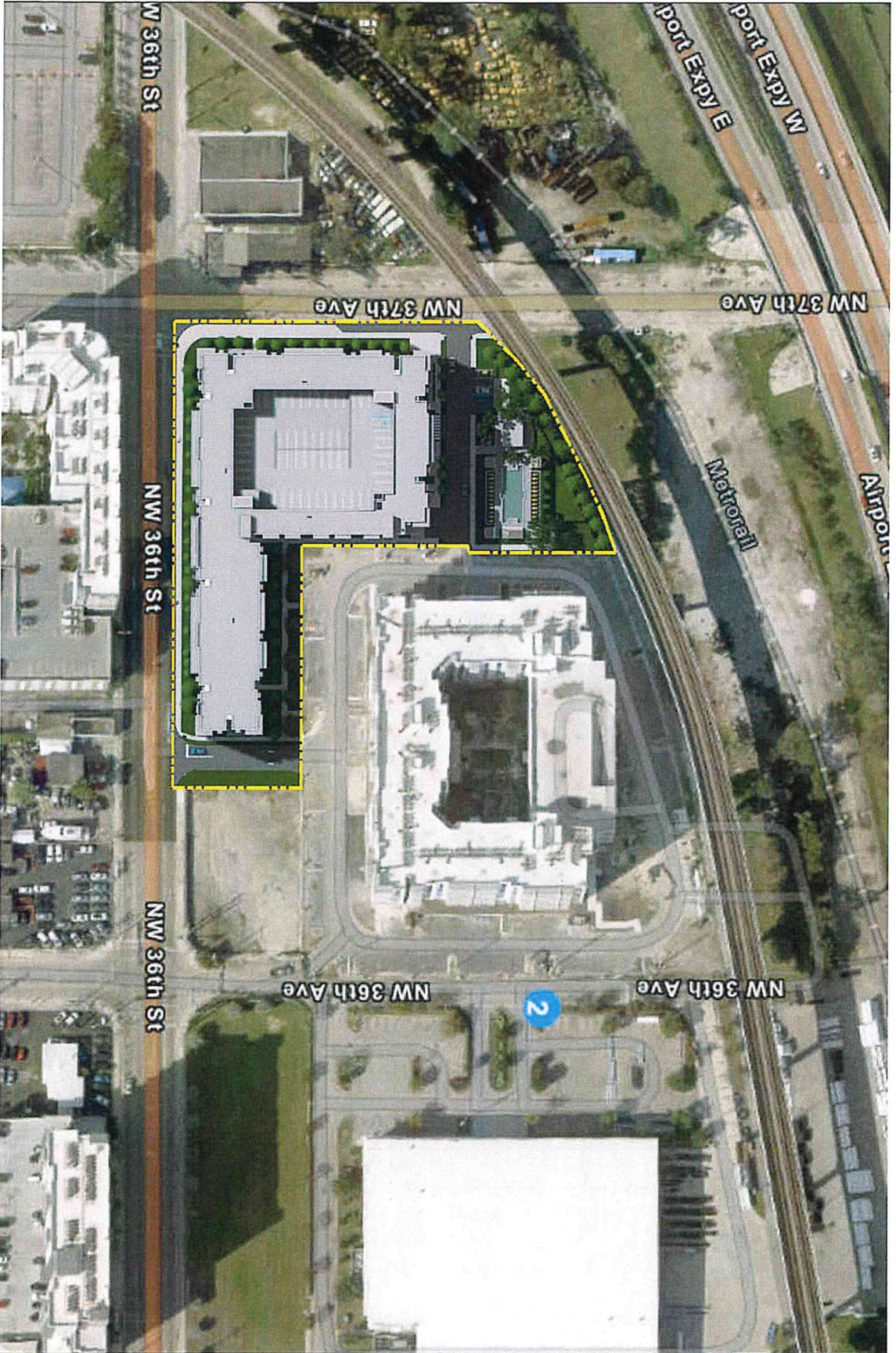
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 Subject Property Case



SKETCH CREATED ON: Tuesday, July 15, 2025

REVISION	DATE	BY



LOCATION MAP

SCALE

DATE: 09-18-2025
 PROJECT NO: 21-070
 DRAWING NAME: LOCATION MAP
 LOCATION MAP
 G003

LEGACY THIRTY-SIX EIGHTY-FIVE

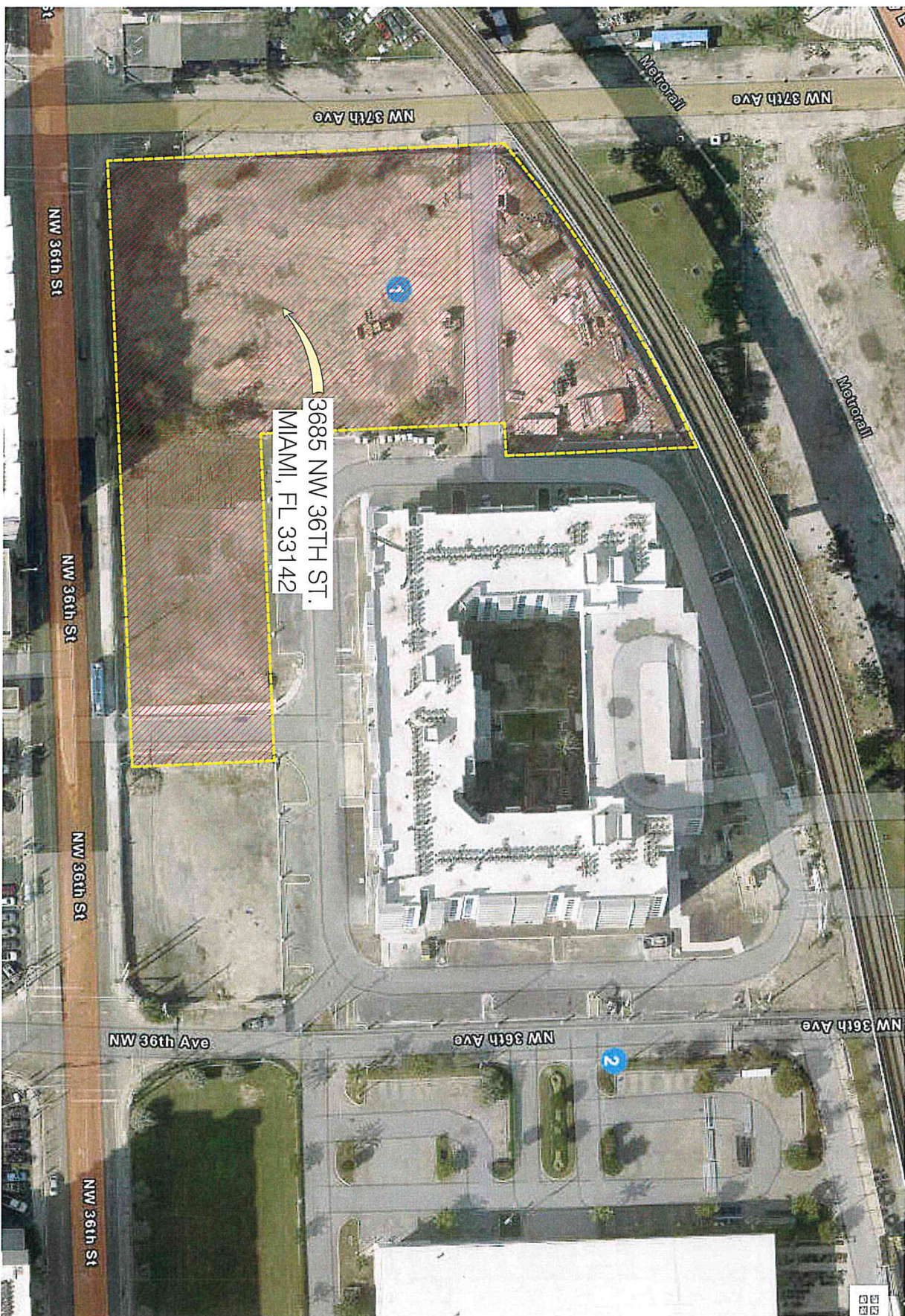
3685 NW 36TH STREET,
MIAMI, FL 33142

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Behar Font Architects, P.A.
 12547
 12547

SCALE





3685 NW 36TH ST.
MIAMI, FL 33142

CONTEXT MAP

SCALE 1" = 100'

DATE: 09-26-2025
PROJECT NO.: 101-070
DRAWING NAME:
CONTEXT MAP

G004

LEGACY THIRTY-SIX EIGHTY-FIVE

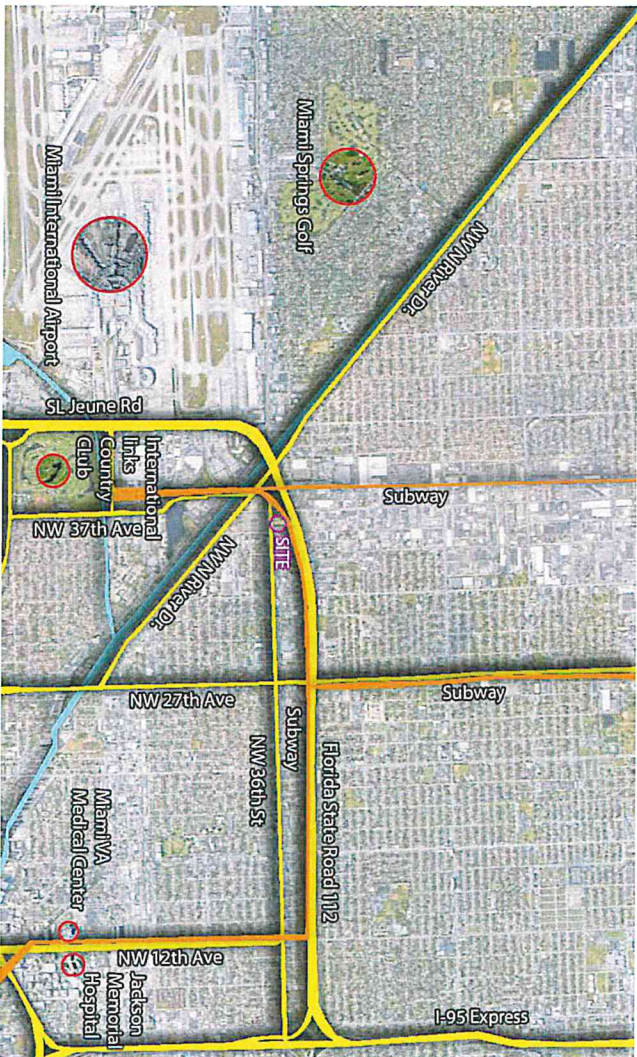
3685 NW 36TH STREET.
MIAMI, FL 33142

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BEHAR · FONT
ARCHITECTS
P.A.
1000 BAYVIEW BLVD., SUITE 1000
MIAMI, FL 33134
TEL: 305.371.1111
WWW.BEHARFONT.COM

Seal Area No. 12547

SEAL



CONTEXT VIEWS



VIEW 1



VIEW 3

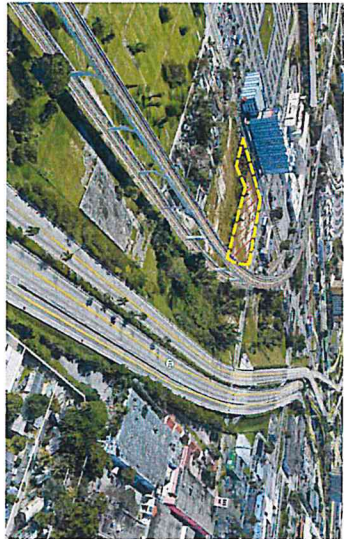


VIEW 2



VIEW 4

AERIAL VIEWS



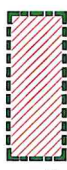
SOUTH-WEST VIEW



NORTH-WEST VIEW



SOUTH VIEW



SITE CONTEXT

SCALE: AS SHOWN

BEHAR + FONT
 ARCHITECTS
 1000 Biscayne Blvd, Suite 1000
 Miami, FL 33132
 Tel: 305.375.1111
 Fax: 305.375.1112
 www.beharfont.com

SEAL
 Junior Firm No. 12547

LEGACY THIRTY-SIX EIGHTY-FIVE

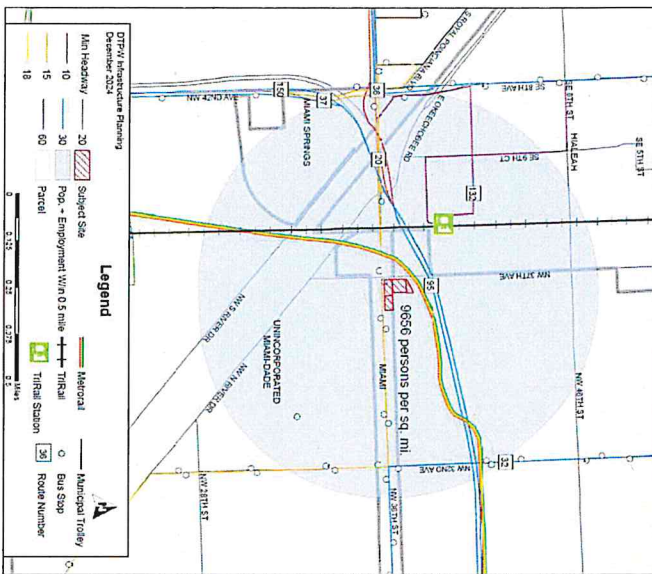
3685 NW 36TH STREET,
 MIAMI, FL 33142

2021 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

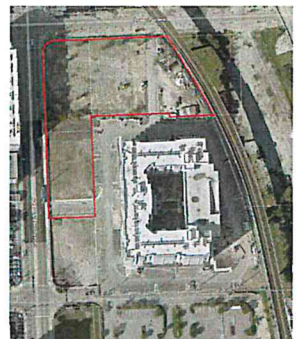
LEGACY 36

DATE: 09-26-2025
 PROJECT NO: 070
 DRAWING NAME:
 SITE CONTEXT
 G005

Exhibit
Transit Concurrence Reviews
ZS04P00285
NE corner of NW 36th Street and NW 37th Avenue



ZONING MAP- RTZ / SMART CORRIDOR SUBZONE EXPANSION (EXHIBIT 37) AS PER ORDINANCE 250020



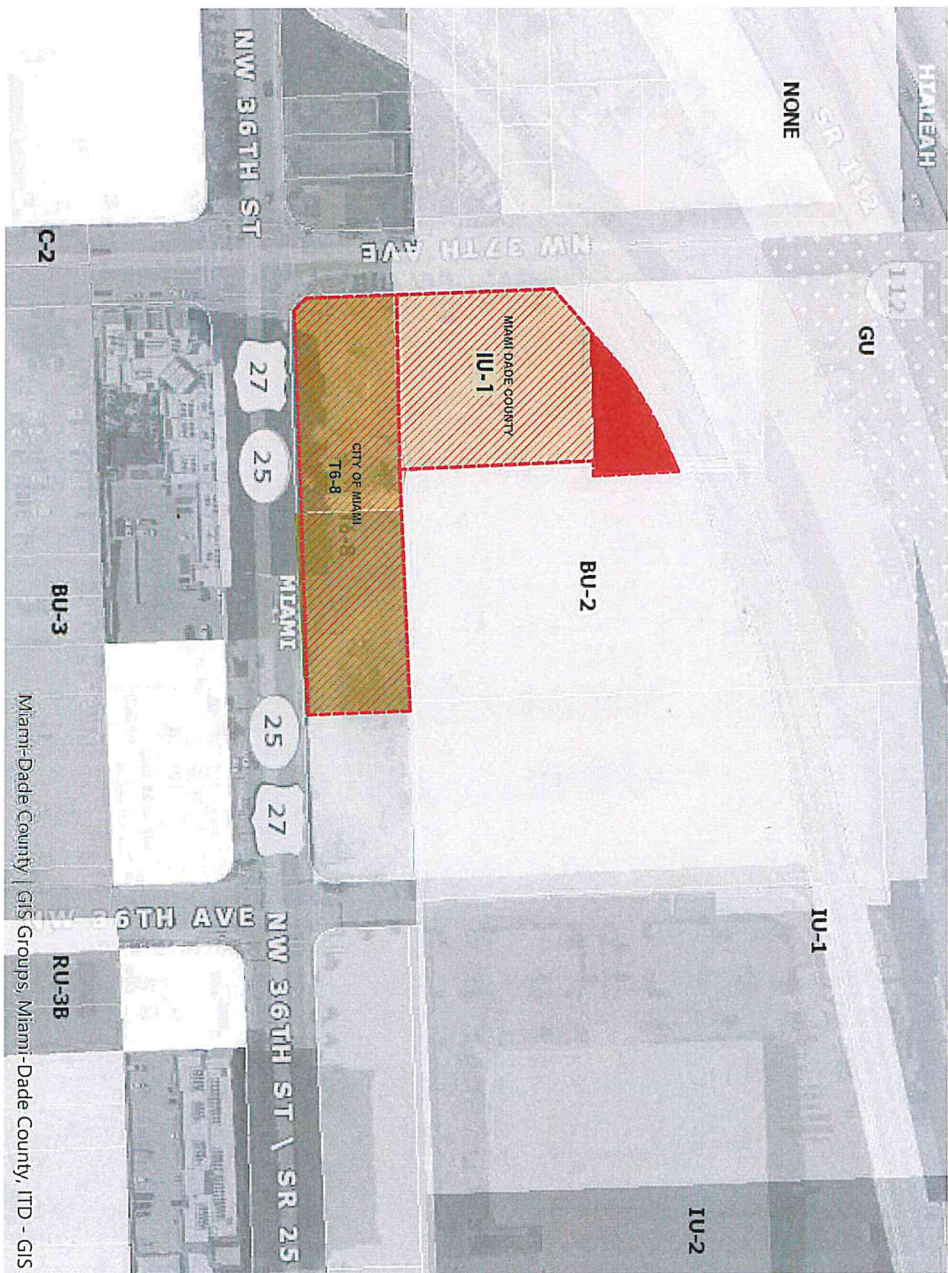
SITE LOCATION

CROSS AREA	NO.	UNIT COMMENTS
GROUND FLOOR	1	1 UNIT
1ST FLOOR	1	1 UNIT
2ND FLOOR	1	1 UNIT
3RD FLOOR	1	1 UNIT
4TH FLOOR	1	1 UNIT
5TH FLOOR	1	1 UNIT
6TH FLOOR	1	1 UNIT
7TH FLOOR	1	1 UNIT
8TH FLOOR	1	1 UNIT
9TH FLOOR	1	1 UNIT
10TH FLOOR	1	1 UNIT
11TH FLOOR	1	1 UNIT
12TH FLOOR	1	1 UNIT
13TH FLOOR	1	1 UNIT
14TH FLOOR	1	1 UNIT
15TH FLOOR	1	1 UNIT
16TH FLOOR	1	1 UNIT
17TH FLOOR	1	1 UNIT
18TH FLOOR	1	1 UNIT
19TH FLOOR	1	1 UNIT
20TH FLOOR	1	1 UNIT
21TH FLOOR	1	1 UNIT
22TH FLOOR	1	1 UNIT
23TH FLOOR	1	1 UNIT
24TH FLOOR	1	1 UNIT
25TH FLOOR	1	1 UNIT
26TH FLOOR	1	1 UNIT
27TH FLOOR	1	1 UNIT
28TH FLOOR	1	1 UNIT
29TH FLOOR	1	1 UNIT
30TH FLOOR	1	1 UNIT
31TH FLOOR	1	1 UNIT
32TH FLOOR	1	1 UNIT
33TH FLOOR	1	1 UNIT
34TH FLOOR	1	1 UNIT
35TH FLOOR	1	1 UNIT
36TH FLOOR	1	1 UNIT
37TH FLOOR	1	1 UNIT
38TH FLOOR	1	1 UNIT
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44TH FLOOR	1	1 UNIT
45TH FLOOR	1	1 UNIT
46TH FLOOR	1	1 UNIT
47TH FLOOR	1	1 UNIT
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93TH FLOOR	1	1 UNIT
94TH FLOOR	1	1 UNIT
95TH FLOOR	1	1 UNIT
96TH FLOOR	1	1 UNIT
97TH FLOOR	1	1 UNIT
98TH FLOOR	1	1 UNIT
99TH FLOOR	1	1 UNIT
100TH FLOOR	1	1 UNIT

UNIT TYPE	QUANTITY	DESCRIPTION
1-BEDROOM	1	1 UNIT
2-BEDROOM	1	1 UNIT
3-BEDROOM	1	1 UNIT
4-BEDROOM	1	1 UNIT
5-BEDROOM	1	1 UNIT
6-BEDROOM	1	1 UNIT
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96-BEDROOM	1	1 UNIT
97-BEDROOM	1	1 UNIT
98-BEDROOM	1	1 UNIT
99-BEDROOM	1	1 UNIT
100-BEDROOM	1	1 UNIT

UNIT TYPE	COUNT	LOCATION
1-BEDROOM	1	CITY OF MIAMI
2-BEDROOM	1	CITY OF MIAMI
3-BEDROOM	1	CITY OF MIAMI
4-BEDROOM	1	CITY OF MIAMI
5-BEDROOM	1	CITY OF MIAMI
6-BEDROOM	1	CITY OF MIAMI
7-BEDROOM	1	CITY OF MIAMI
8-BEDROOM	1	CITY OF MIAMI
9-BEDROOM	1	CITY OF MIAMI
10-BEDROOM	1	CITY OF MIAMI
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12-BEDROOM	1	CITY OF MIAMI
13-BEDROOM	1	CITY OF MIAMI
14-BEDROOM	1	CITY OF MIAMI
15-BEDROOM	1	CITY OF MIAMI
16-BEDROOM	1	CITY OF MIAMI
17-BEDROOM	1	CITY OF MIAMI
18-BEDROOM	1	CITY OF MIAMI
19-BEDROOM	1	CITY OF MIAMI
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24-BEDROOM	1	CITY OF MIAMI
25-BEDROOM	1	CITY OF MIAMI
26-BEDROOM	1	CITY OF MIAMI
27-BEDROOM	1	CITY OF MIAMI
28-BEDROOM	1	CITY OF MIAMI
29-BEDROOM	1	CITY OF MIAMI
30-BEDROOM	1	CITY OF MIAMI
31-BEDROOM	1	CITY OF MIAMI
32-BEDROOM	1	CITY OF MIAMI
33-BEDROOM	1	CITY OF MIAMI
34-BEDROOM	1	CITY OF MIAMI
35-BEDROOM	1	CITY OF MIAMI
36-BEDROOM	1	CITY OF MIAMI
37-BEDROOM	1	CITY OF MIAMI
38-BEDROOM	1	CITY OF MIAMI
39-BEDROOM	1	CITY OF MIAMI
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44-BEDROOM	1	CITY OF MIAMI
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55-BEDROOM	1	CITY OF MIAMI
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57-BEDROOM	1	CITY OF MIAMI
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59-BEDROOM	1	CITY OF MIAMI
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63-BEDROOM	1	CITY OF MIAMI
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67-BEDROOM	1	CITY OF MIAMI
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74-BEDROOM	1	CITY OF MIAMI
75-BEDROOM	1	CITY OF MIAMI
76-BEDROOM	1	CITY OF MIAMI
77-BEDROOM	1	CITY OF MIAMI
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80-BEDROOM	1	CITY OF MIAMI
81-BEDROOM	1	CITY OF MIAMI
82-BEDROOM	1	CITY OF MIAMI
83-BEDROOM	1	CITY OF MIAMI
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86-BEDROOM	1	CITY OF MIAMI
87-BEDROOM	1	CITY OF MIAMI
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94-BEDROOM	1	CITY OF MIAMI
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96-BEDROOM	1	CITY OF MIAMI
97-BEDROOM	1	CITY OF MIAMI
98-BEDROOM	1	CITY OF MIAMI
99-BEDROOM	1	CITY OF MIAMI
100-BEDROOM	1	CITY OF MIAMI

UNIT TYPE	NO.	BEDROOMS	COUNT
1-BEDROOM	1	1	1
2-BEDROOM	1	2	1
3-BEDROOM	1	3	1
4-BEDROOM	1	4	1
5-BEDROOM	1	5	1
6-BEDROOM	1	6	1
7-BEDROOM	1	7	1
8-BEDROOM	1	8	1
9-BEDROOM	1	9	1
10-BEDROOM	1	10	1
11-BEDROOM	1	11	1
12-BEDROOM	1	12	1
13-BEDROOM	1	13	1
14-BEDROOM	1	14	1
15-BEDROOM	1	15	1
16-BEDROOM	1	16	1
17-BEDROOM	1	17	1
18-BEDROOM	1	18	1
19-BEDROOM	1	19	1
20-BEDROOM	1	20	1
21-BEDROOM	1	21	1
22-BEDROOM	1	22	1
23-BEDROOM	1	23	1
24-BEDROOM	1	24	1
25-BEDROOM	1	25	1
26-BEDROOM	1	26	1
27-BEDROOM	1	27	1
28-BEDROOM	1	28	1
29-BEDROOM	1	29	1
30-BEDROOM	1	30	



PROPOSED ZONING (RAPID TRANSIT ZONE)

ZONING LAND USES

SCALE: 1/16" = 1'

DATE: 02/04/2025
 PROJECT NO: 21-0719
 DRAWING NAME:
 ZONING LAND USES
 G007

LEGACY 36

LEGACY THIRTY-SIX EIGHTY-FIVE

3685 NW 36TH STREET,
 MIAMI, FL 33142

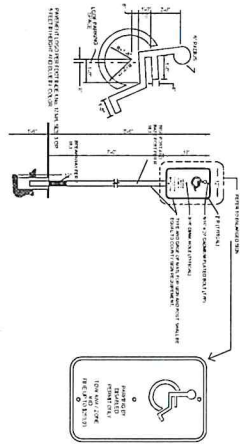
2021 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

SEAL

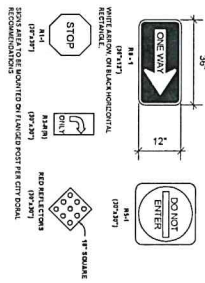
Janine Font, AIA No. 12547

BEHAR · FONT

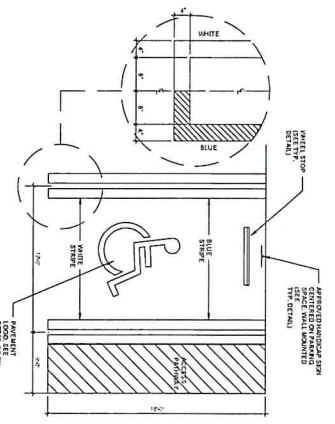
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 2021 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.



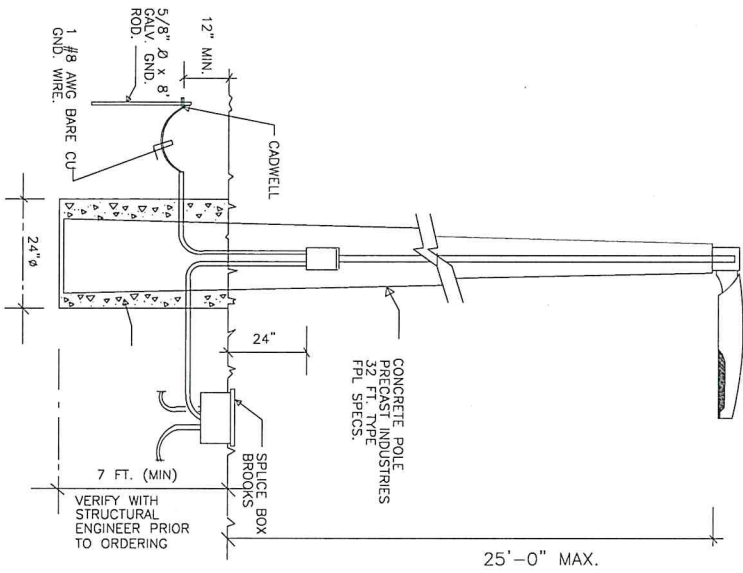
ADA SIGNS



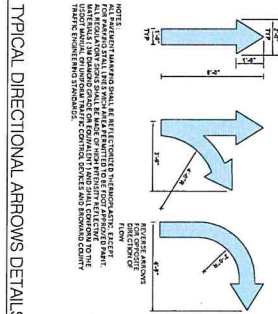
TYPICAL TRAFFIC SIGNS



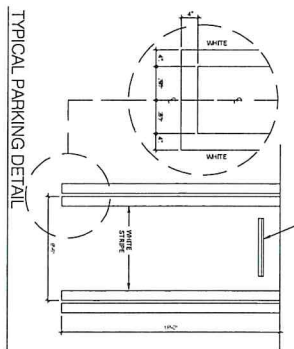
TYPICAL ACCESSIBLE PARKING DETAIL



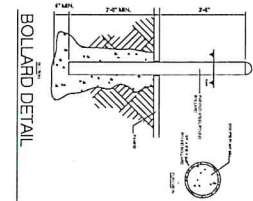
SITE LIGHTING DETAIL



TYPICAL DIRECTIONAL ARROWS DETAILS

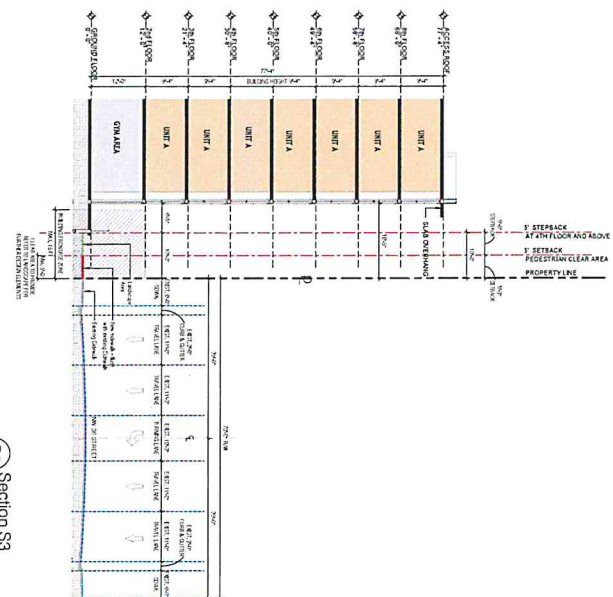


TYPICAL PARKING DETAIL

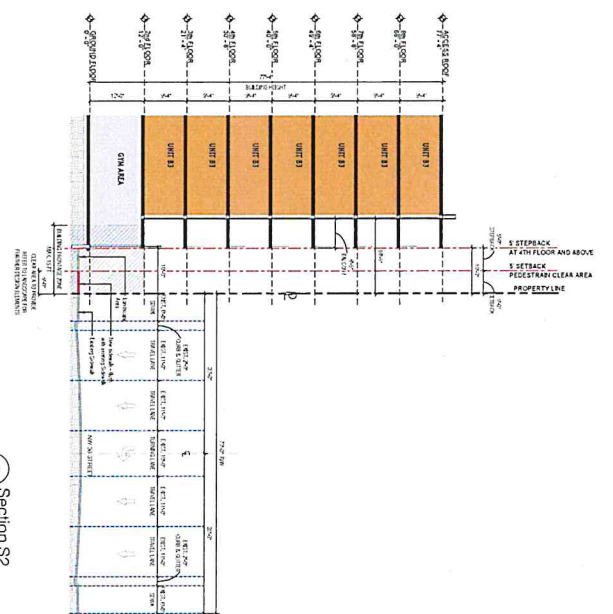


BOLLARD DETAIL

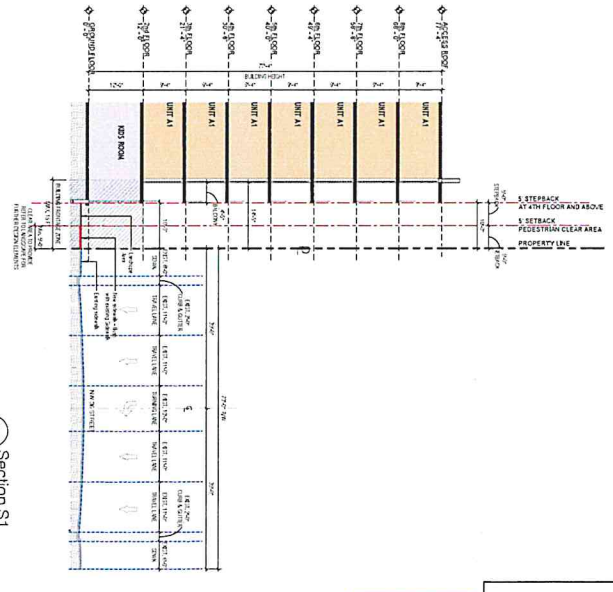
NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS SIGN AND SEALED BY AN STRUCTURAL ENGINEER SHOW COMPLIANCE WITH THE 175 mph WIND AS PER FBC.



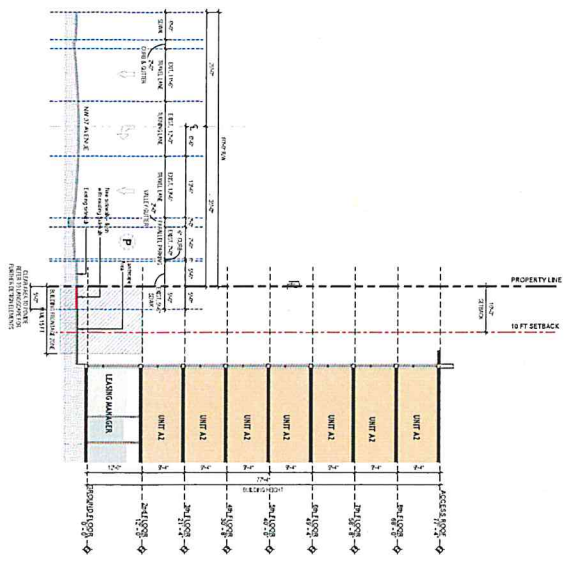
S3 Section S3
SCALE: 3/32" = 1'-0"



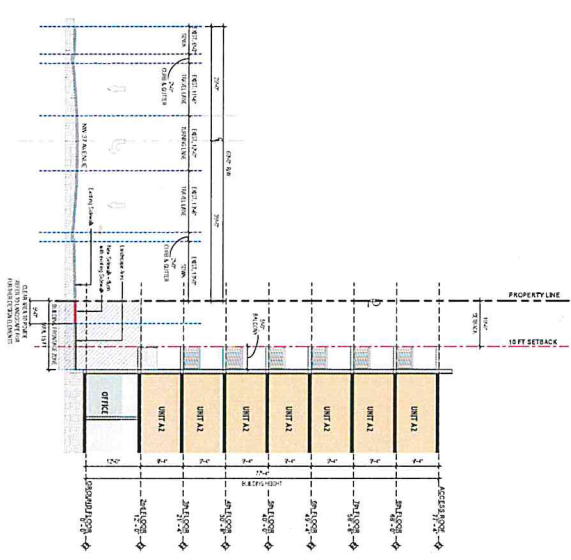
S2 Section S2
SCALE: 3/32" = 1'-0"



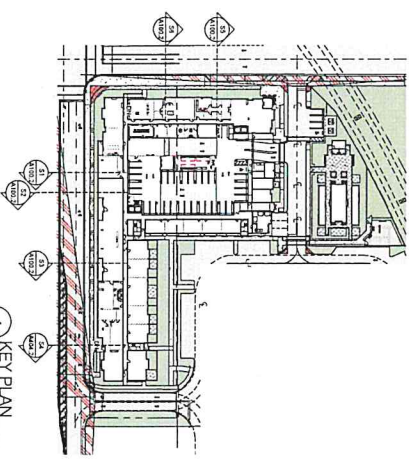
S1 Section S1
SCALE: 3/32" = 1'-0"



S5 Section S5
SCALE: 3/32" = 1'-0"



S6 Section S6
SCALE: 3/32" = 1'-0"



4 KEY PLAN
SCALE: 1/8" = 1'-0"

BUILDING-STREET SECTIONS

SCALE: AS SHOWN

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 BEHAR-FONT PARTNERS, P.A.
 1100 BAYVIEW DRIVE, SUITE 1000
 MIAMI, FL 33133
 TEL: 305.371.1100
 WWW.BEHAR-FONT.COM

SEAL
 JAMES FONT, ARCHITECT
 JAMES FONT ARCHITECT, P.A.
 1100 BAYVIEW DRIVE, SUITE 1000
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 TEL: 305.371.1100
 WWW.BEHAR-FONT.COM

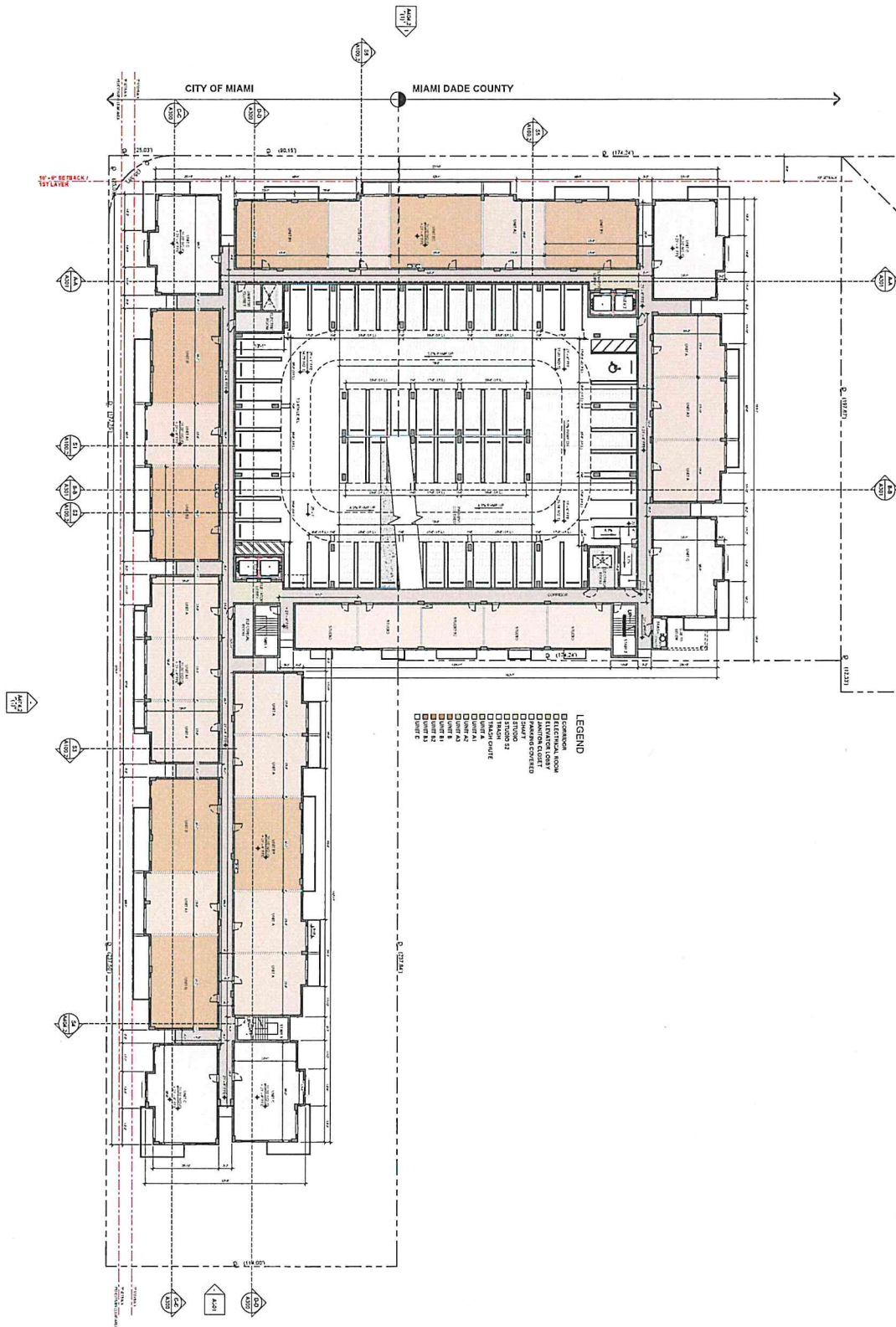
LEGACY THIRTY-SIX EIGHTY-FIVE

3685 NW 36TH STREET,
 MIAMI, FL 33142

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LEGACY 36

DATE: 02/04/2025
 PROJECT: N21-070
 DRAWING NAME:
 BUILDING-STREET
 SECTIONS
A100.2



LEGEND

- MECHANICAL ROOM
- ELEVATOR LOBBY
- OFFICE
- CONFERENCE ROOM
- STORAGE
- STORAGE S2
- STORAGE S1
- STORAGE S3
- STORAGE S4
- STORAGE S5
- STORAGE S6
- STORAGE S7
- STORAGE S8
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- STORAGE S94
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- STORAGE S96
- STORAGE S97
- STORAGE S98
- STORAGE S99
- STORAGE S100

3rd-6th FLOOR PLAN PRELIMINARY

SCALE 1/8" = 1'-0"

DATE: 09-20-2025
 PROJECT NO: 2021-070
 DRAWING NAME:
 3rd-6th FLOOR PLAN
 PRELIMINARY
 A104

LEGACY 36

LEGACY THIRTY-SIX EIGHTY-FIVE

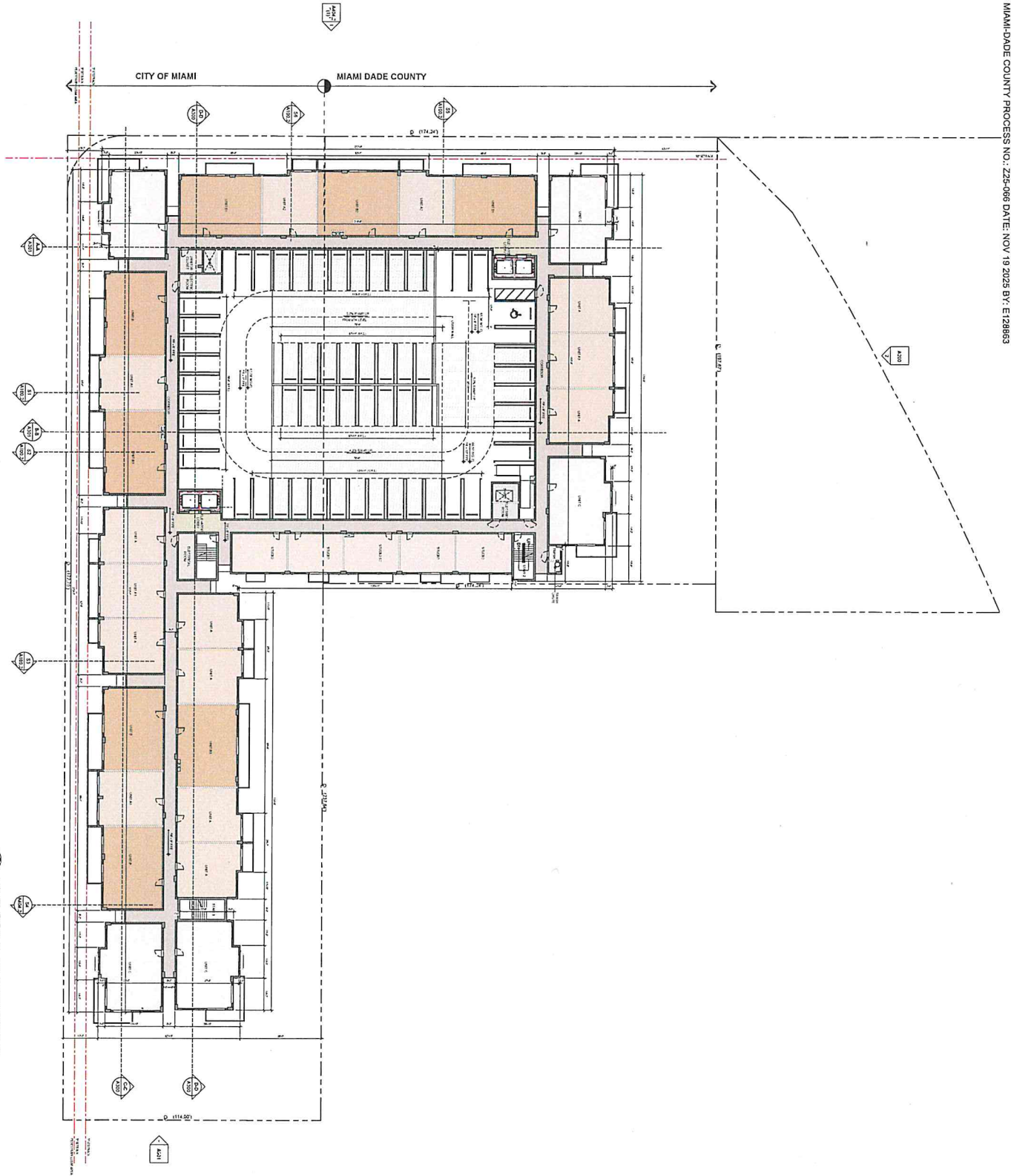
3685 NW 36TH STREET, MIAMI, FL 33142

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 ARCHITECTS
 1000 BAYVIEW BLVD, SUITE 1000
 MIAMI, FL 33133
 TEL: 305.371.1234
 WWW.BEHARFONT.COM

SEAL

Professional Engineer
 State of Florida
 License No. 12345
 Name: [Redacted]



7th FLOOR PLAN PRELIMINARY

SCALE 1/8" = 1'-0"

DATE: 09-20-2025
 PROJECT NO: 24-070
 DRAWING NAME:
 7th FLOOR PLAN
 PRELIMINARY

A105

LEGACY 36

LEGACY THIRTY-SIX EIGHTY-FIVE

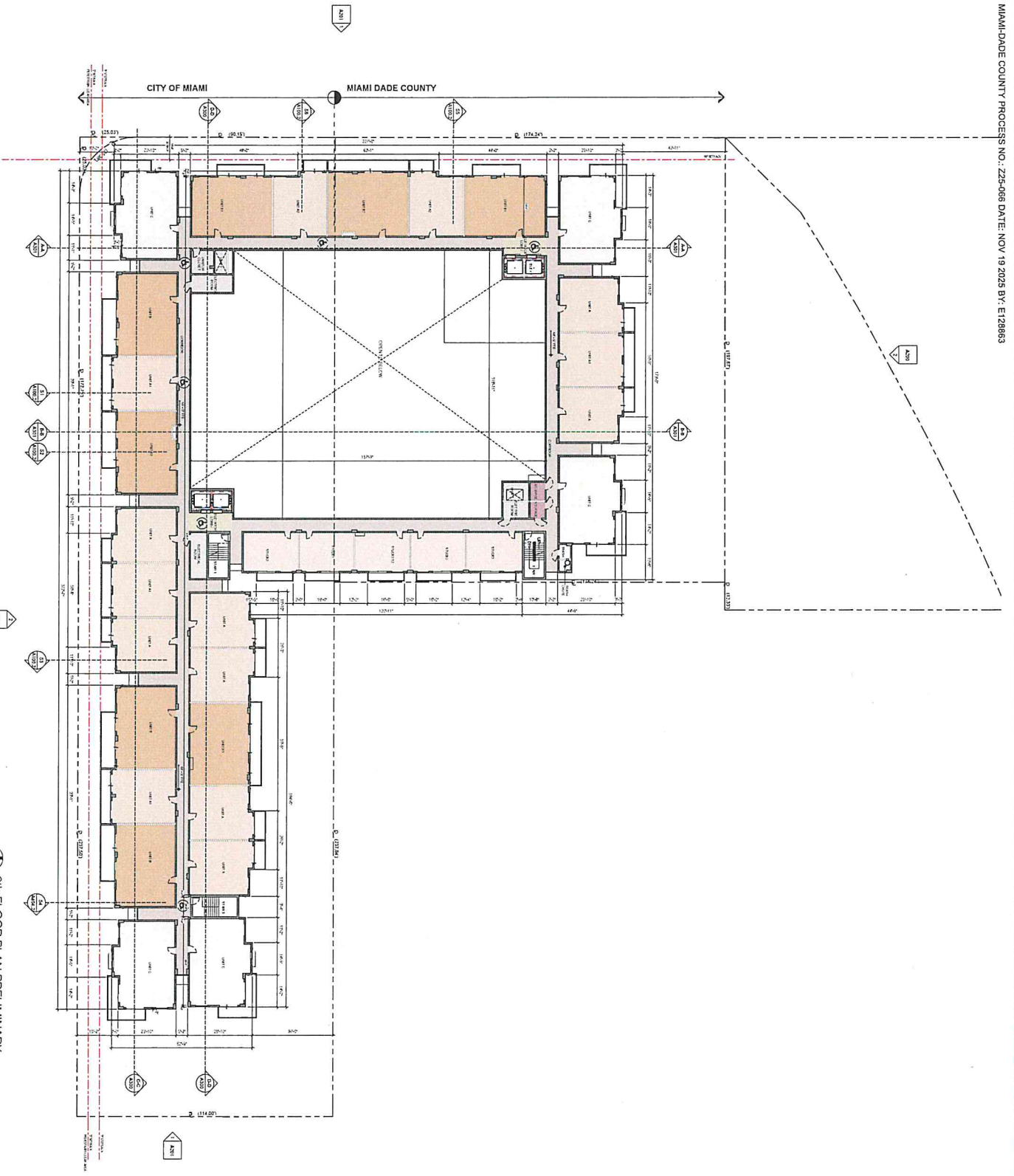
3685 NW 36TH STREET,
MIAMI, FL 33142

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 TEL: 305.371.1234
 WWW.BEHARFONT.COM



8th FLOOR PLAN PRELIMINARY

SCALE: 1/16" = 1'-0"

DATE: 02/04/2025
 PROJECT NO: 12070
 DRAWING NAME:
 8TH FLOOR PLAN
 PRELIMINARY

A106

LEGACY 36

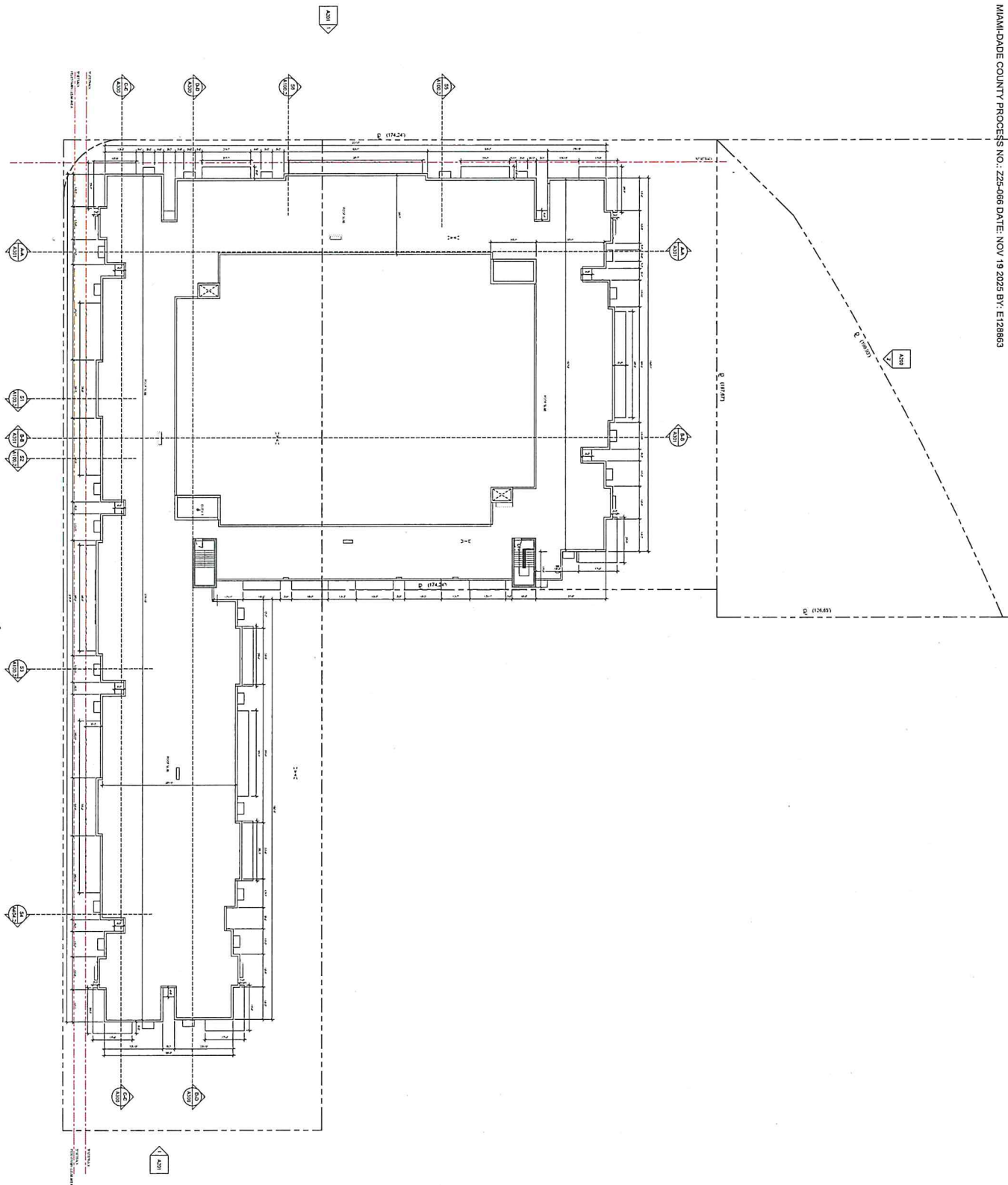
LEGACY THIRTY-SIX EIGHTY-FIVE

3685 NW 36TH STREET,
MIAMI, FL 33142

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Behar Font Architects, P.A.
 12501 Biscayne Blvd, Suite 100
 Miami, FL 33181
 Phone: 305.442.2222
 Fax: 305.442.2223
 Email: info@beharfont.com

BEHAR · FONT
 ARCHITECTS, P.A.
 ARCHITECTS



ROOF ACCESS PLAN

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

DATE: 07-04-2025
 PROJECT NO: 1270
 DRAWING NAME:
 ROOF ACCESS PLAN
 A107

LEGACY 36

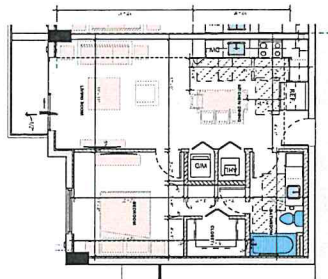
LEGACY THIRTY-SIX EIGHTY-FIVE

3685 NW 36TH STREET,
 MIAMI, FL 33142

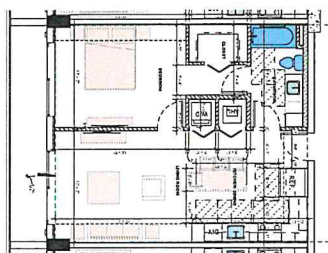
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Behar Font AR No. 12547

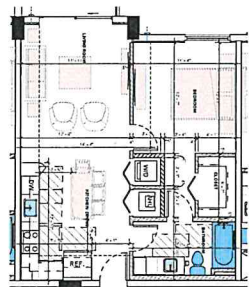
BEHAR · FONT
 ARCHITECTS
 1100 BAYVIEW DRIVE, SUITE 1000
 MIAMI, FL 33134
 TEL: 305.371.1100
 WWW.BEHARFONT.COM



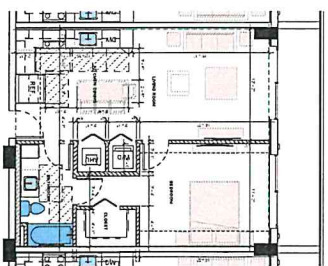
1 UNIT TYPE A FLOOR PLAN.
SCALE: 3/8" = 1'-0"



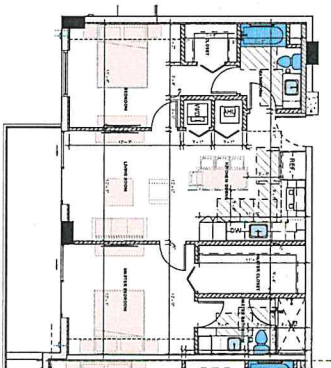
2 UNIT TYPE A1 FLOOR PLAN.
SCALE: 3/8" = 1'-0"



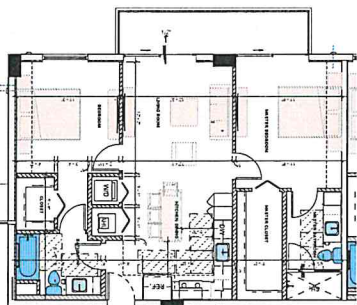
4 UNIT TYPE A2 FLOOR PLAN.
SCALE: 3/8" = 1'-0"



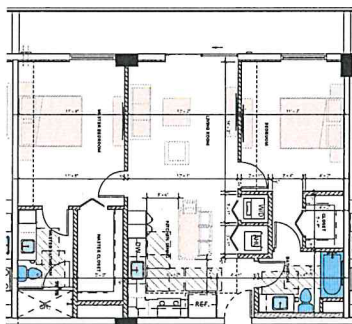
3 UNIT TYPE A3 FLOOR PLAN.
SCALE: 3/8" = 1'-0"



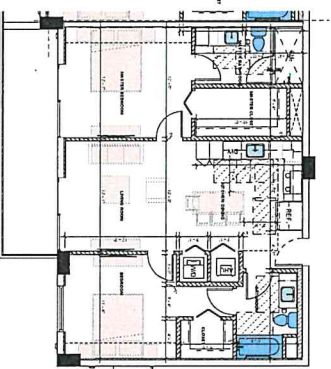
5 UNIT TYPE B FLOOR PLAN.
SCALE: 3/8" = 1'-0"



6 UNIT TYPE B1 FLOOR PLAN.
SCALE: 3/8" = 1'-0"

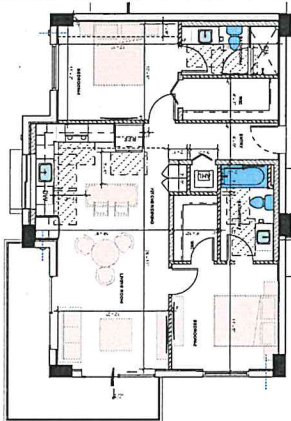


7 UNIT TYPE B2 FLOOR PLAN.
SCALE: 3/8" = 1'-0"

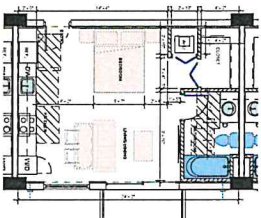


8 UNIT TYPE B3 FLOOR PLAN.
SCALE: 3/8" = 1'-0"

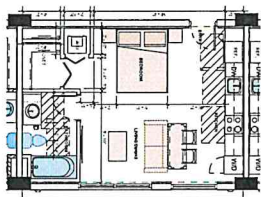
UNIT AREA BY TYPE	
TOTAL	10,382.00 SQ. FT.
1-BEDROOM	1,100.00
2-BEDROOM	2,100.00
3-BEDROOM	1,100.00
4-BEDROOM	1,100.00
5-BEDROOM	1,100.00
6-BEDROOM	1,100.00
7-BEDROOM	1,100.00
8-BEDROOM	1,100.00
9-BEDROOM	1,100.00
10-BEDROOM	1,100.00
11-BEDROOM	1,100.00
12-BEDROOM	1,100.00
13-BEDROOM	1,100.00
14-BEDROOM	1,100.00
15-BEDROOM	1,100.00
16-BEDROOM	1,100.00
17-BEDROOM	1,100.00
18-BEDROOM	1,100.00
19-BEDROOM	1,100.00
20-BEDROOM	1,100.00
21-BEDROOM	1,100.00
22-BEDROOM	1,100.00
23-BEDROOM	1,100.00
24-BEDROOM	1,100.00
25-BEDROOM	1,100.00
26-BEDROOM	1,100.00
27-BEDROOM	1,100.00
28-BEDROOM	1,100.00
29-BEDROOM	1,100.00
30-BEDROOM	1,100.00
31-BEDROOM	1,100.00
32-BEDROOM	1,100.00
33-BEDROOM	1,100.00
34-BEDROOM	1,100.00
35-BEDROOM	1,100.00



9 UNIT TYPE C FLOOR PLAN.
SCALE: 3/8" = 1'-0"



10 UNIT TYPE STUDIO FLOOR PLAN.
SCALE: 3/8" = 1'-0"



11 UNIT TYPE STUDIO S2.
SCALE: 3/8" = 1'-0"

UNITS FLOOR PLANS

BEHAR · FONT
 ARCHITECTS, P.A.
 1000 BAYVIEW BLVD., SUITE 1000
 MIAMI, FL 33134
 TEL: 305.371.1111
 WWW.BEHARFONT.COM

SEAL

Janet Font AR No. 12547

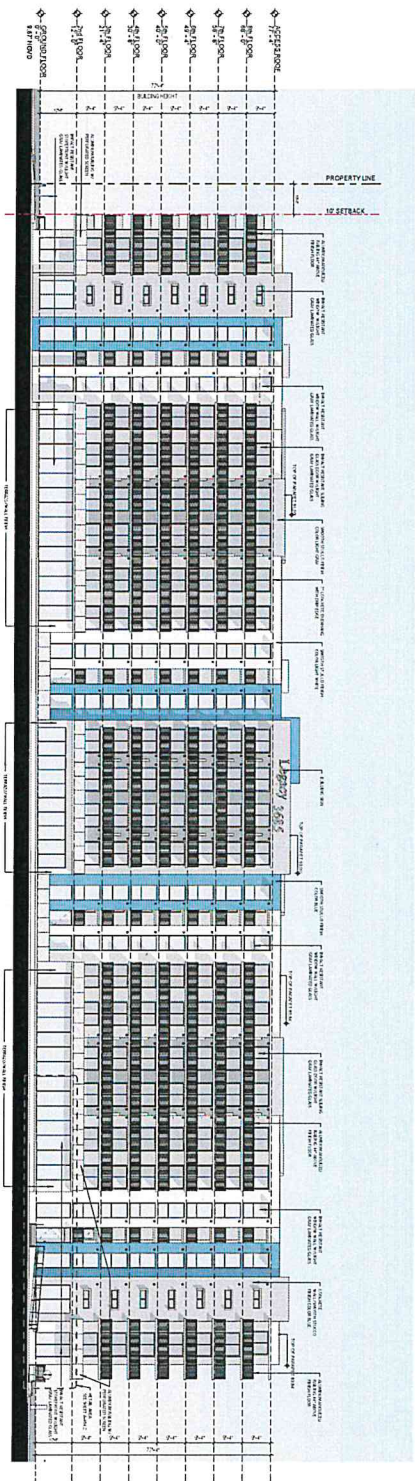
LEGACY THIRTY-SIX EIGHTY-FIVE

3685 NW 36TH STREET,
 MIAMI, FL 33142

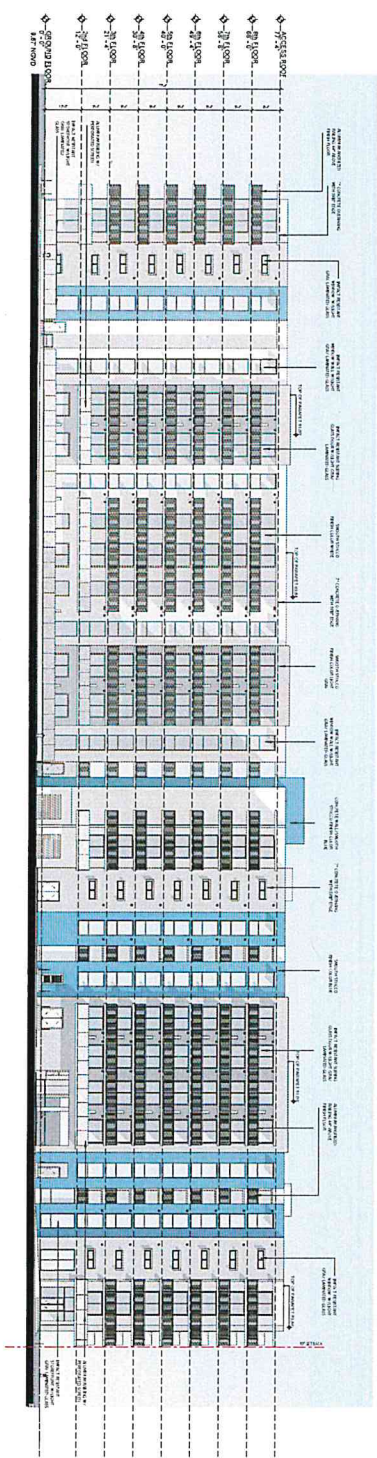
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DATE: 09-06-2025
 PROJECT: 031-070
 DRAWING NAME:
 UNITS FLOOR PLANS
 A108

LEGACY 36



1 SOUTH ELEVATION
SCALE 1/16" = 1'-0"



2 NORTH ELEVATION
SCALE 1/16" = 1'-0"

ELEVATIONS PRELIMINARY

SCALE 1/16" = 1'-0"



Janet Font Art No. 12547

LEGACY THIRTY-SIX EIGHTY-FIVE

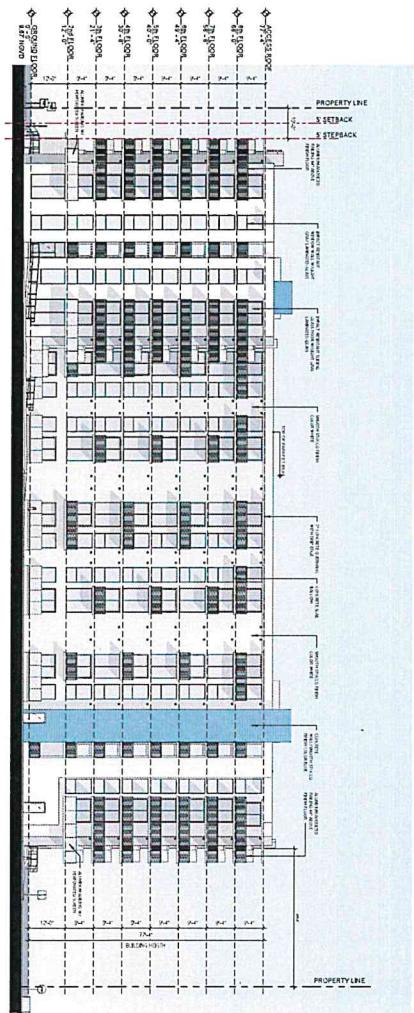
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MIAMI, FL 33142

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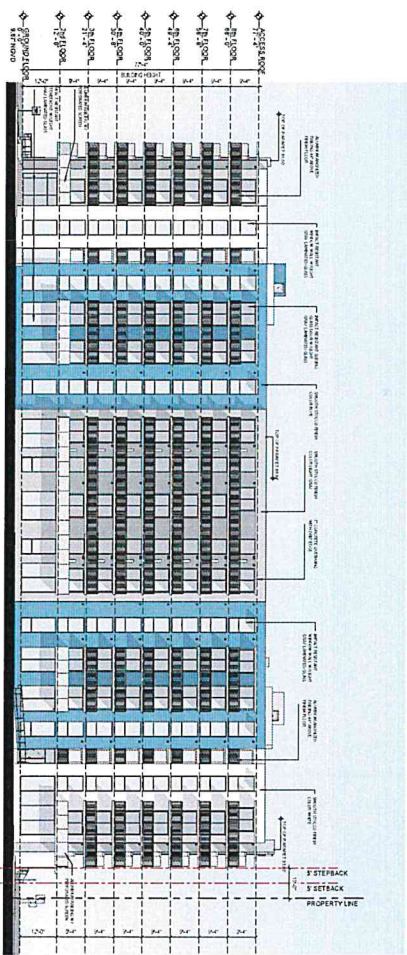
LEGACY 36

DATE: 09-03-2025
PROJECT NO: 21-070
DRAWING NAME:
ELEVATIONS
PRELIMINARY

A200



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



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS PRELIMINARY

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

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MIAMI, FL 33133
TEL: 305.371.1100
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Javier Font AR No. 12647

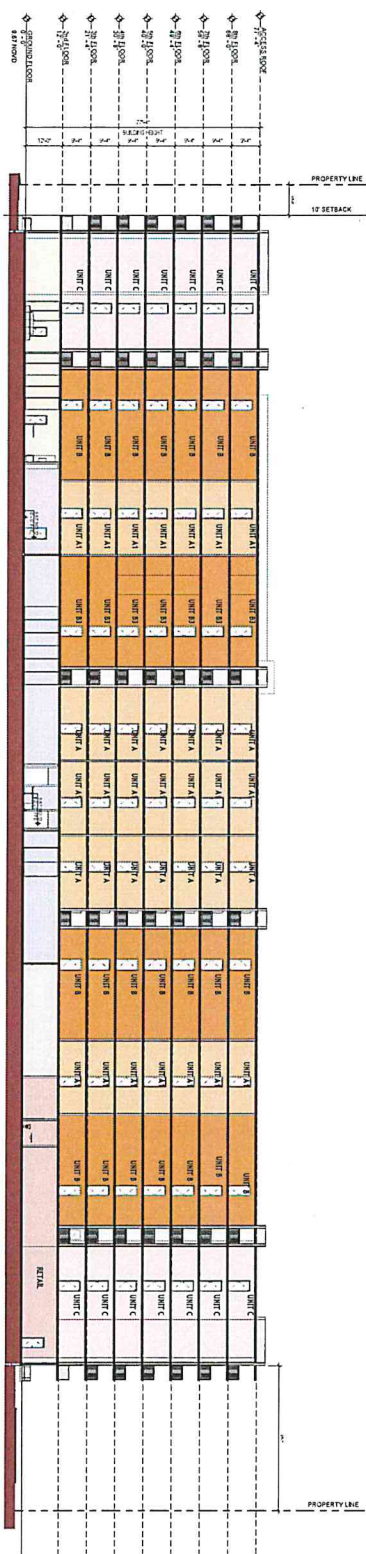
LEGACY THIRTY-SIX EIGHTY-FIVE

3685 NW 36TH STREET,
MIAMI, FL 33142

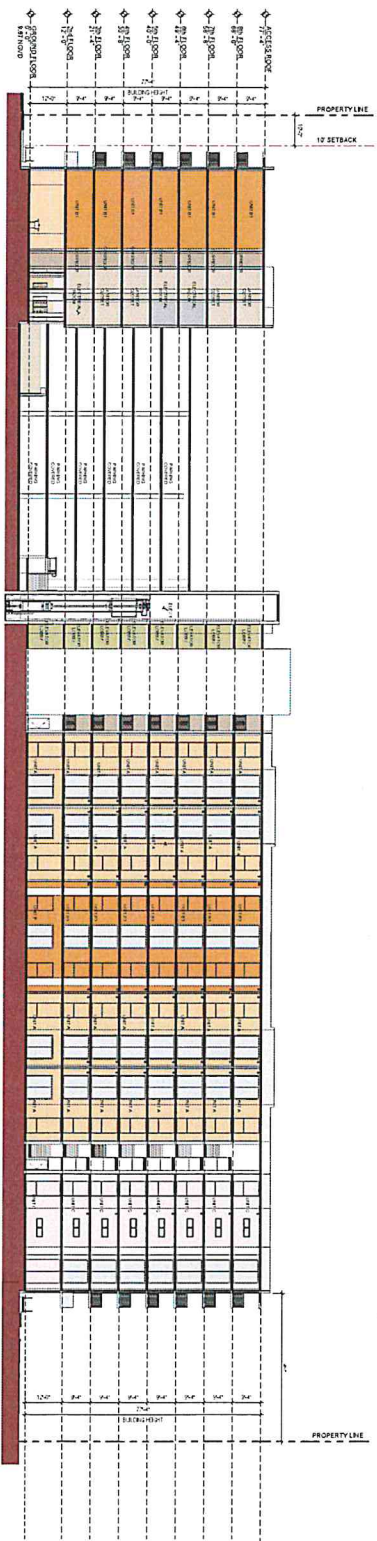
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LEGACY 36

DATE: 09-04-2025
PROJECT NO: 1-070
DRAWING NAME:
ELEVATIONS
PRELIMINARY
A201



C-C SCHEMATIC SECTION C-C
SCALE: 1/8" = 1'-0"



D-D SCHEMATIC SECTION D-D
SCALE: 1/8" = 1'-0"

SCHEMATIC SECTION

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

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ARCHITECTS, P.A.
1100 BAYVIEW DRIVE, SUITE 1000
MIAMI, FL 33134
TEL: 305.371.1100
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Javier Font AR No. 12547

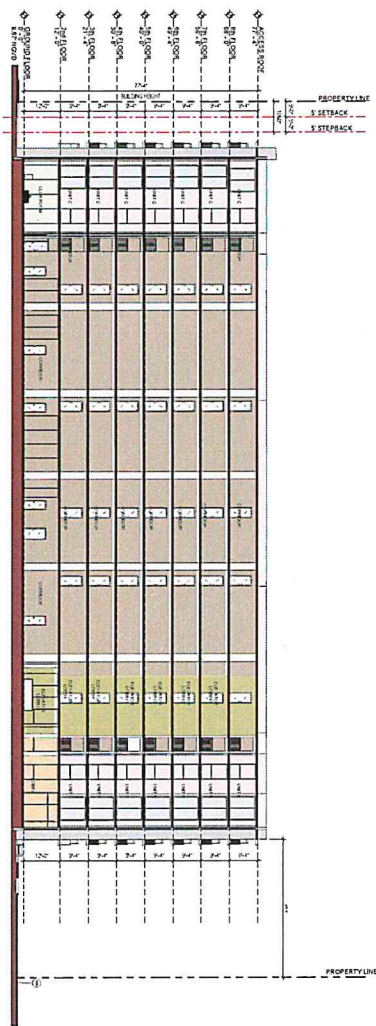
LEGACY THIRTY-SIX EIGHTY-FIVE

3685 NW 36TH STREET,
MIAMI, FL 33142

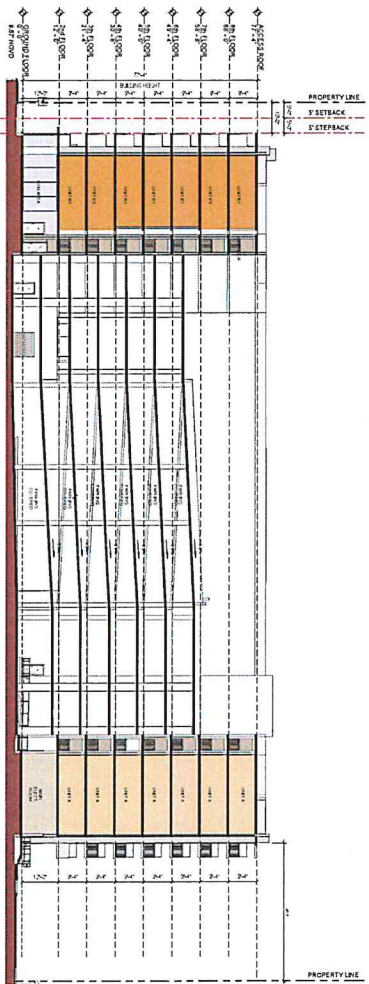
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LEGACY 36

DATE: 09-04-2025
PROJECT NO: 01-070
DRAWING NAME:
SCHEMATIC SECTION
A300



A-A SCHEMATIC SECTION A-A
SCALE: 1/8" = 1'-0"



B-B SCHEMATIC SECTION B-B
SCALE: 1/8" = 1'-0"

SCHEMATIC SECTION

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

BEHAR-FONT
 ARCHITECTS
 1000 BROADWAY, SUITE 1000
 MIAMI, FL 33139
 TEL: 305.375.1111
 WWW.BEHAR-FONT.COM

Javier Font AR No. 12547

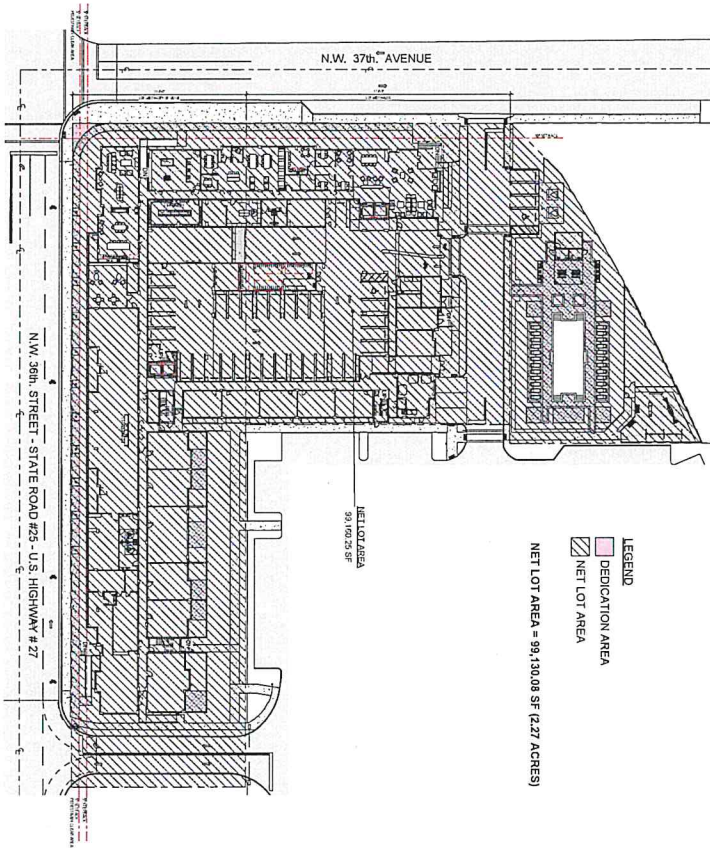
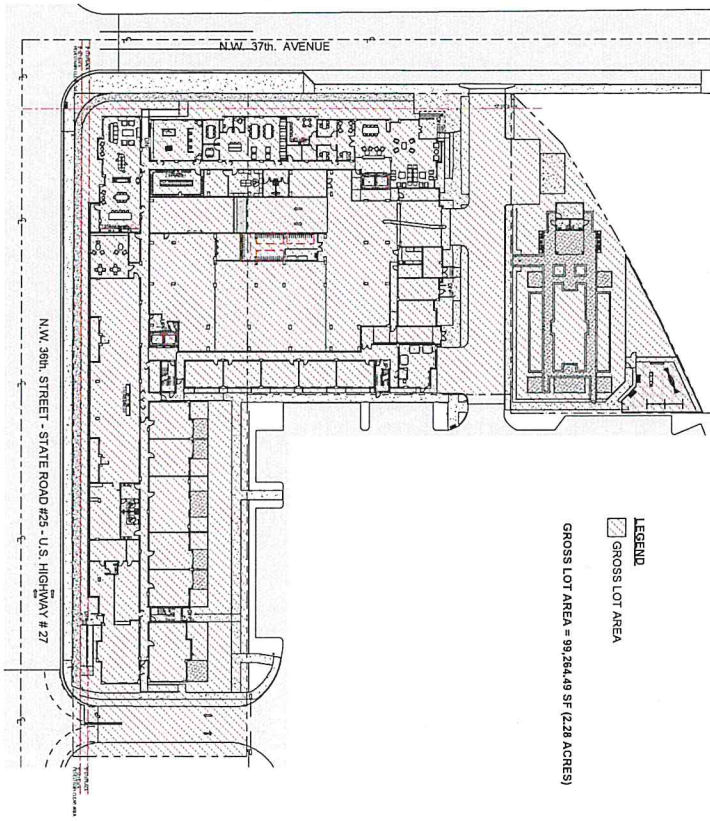
LEGACY THIRTY-SIX EIGHTY-FIVE

3685 NW 36TH STREET,
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LEGACY 36

DATE: 09-03-2025
 PROJECT: N04-070
 DRAWING NAME:
 SCHEMATIC SECTION
A301



LOT AREA PLAN

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

LEGACY THIRTY-SIX EIGHTY-FIVE

3685 NW 36TH STREET,
MIAMI, FL 33142

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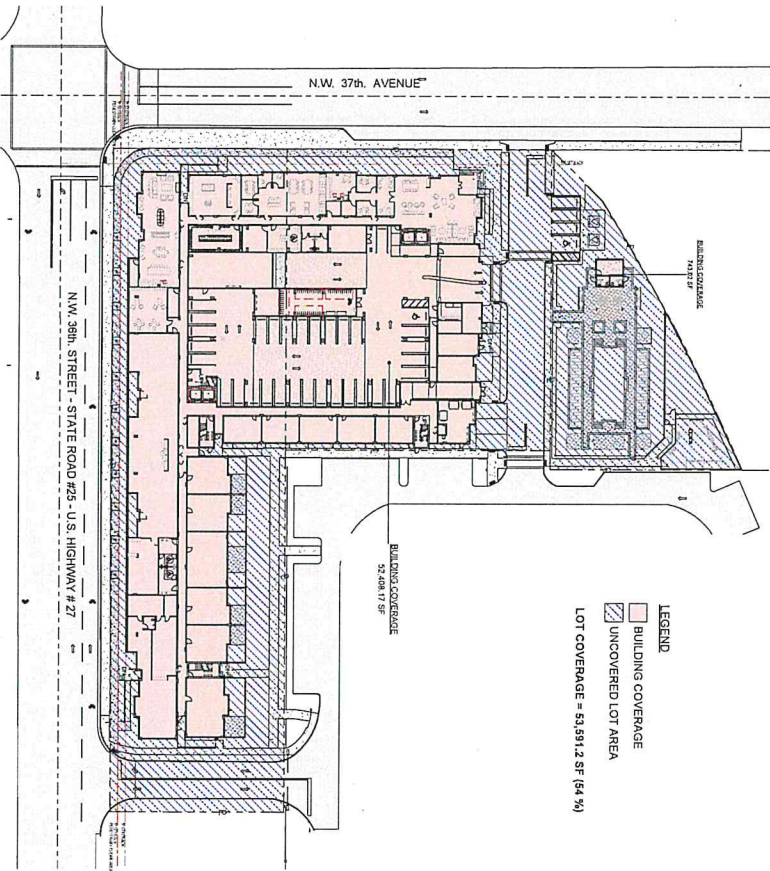
LEGACY 36

DATE: 09-28-2025
PROJECT NO: 21-070
DRAWING NAME:
LOT AREA PLAN

A401

BEHAR FONT
ARCHITECTS
1000 BROADWAY
SUITE 2000
MIAMI, FL 33139
TEL: 305.375.1111
WWW.BEHARFONT.COM

Stamp: Jan 17 2025
Stamp: 12:47



LOT COVERAGE

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



LEGACY THIRTY-SIX EIGHTY-FIVE

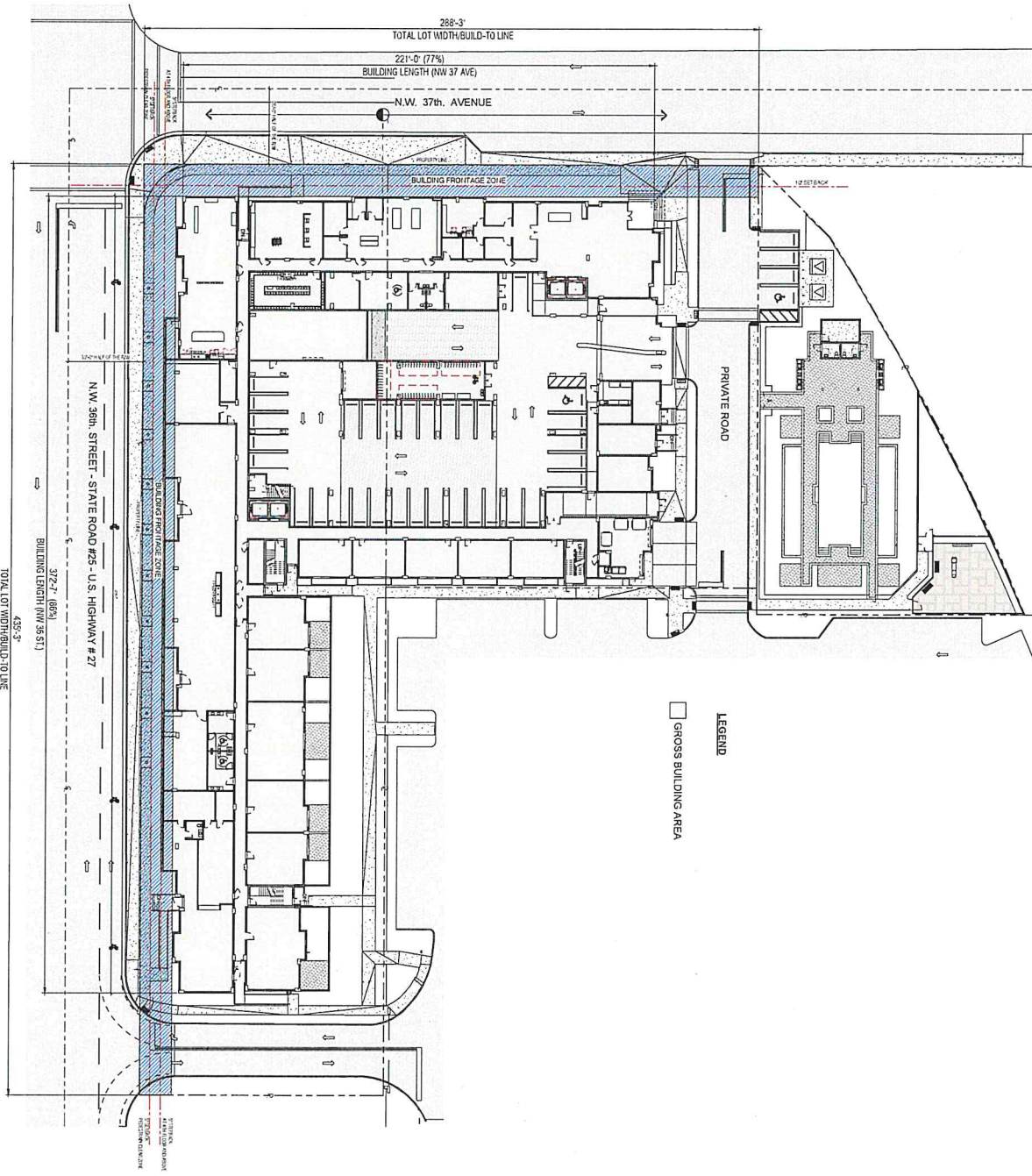
3685 NW 36TH STREET.
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LEGACY 36

DATE: 09-28-2025
PROJECT NO: 21-070
DRAWING NAME:
LOT COVERAGE

A402



LOT WIDTH/FRONTAGE DIAGRAMS

SCALE 1" = 50'

DATE: 09-06-2023
 PROJECT NO: 21-070
 DRAWING NAME:
 LOT WIDTH/FRONTAGE
 DIAGRAMS
 A403

LEGACY 36

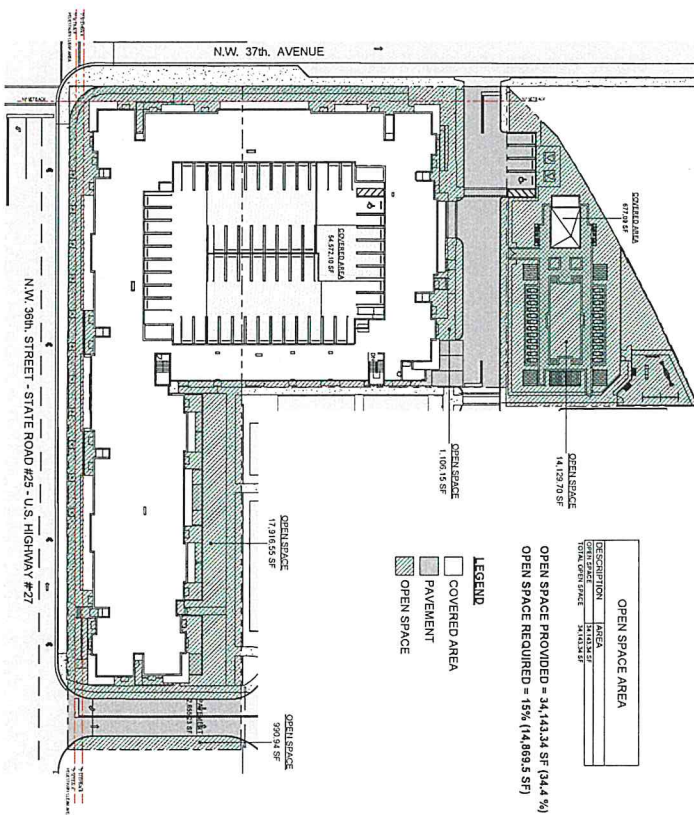
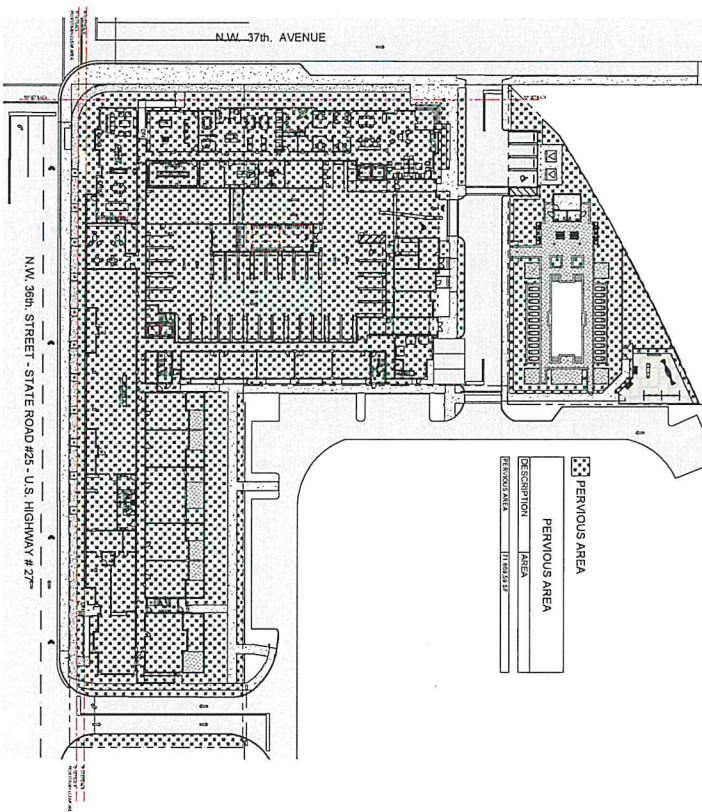
LEGACY THIRTY-SIX EIGHTY-FIVE

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SEAL
 Junior Firm AR No. 12547

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 P.A.
 1101 NORTH MIAMI AVENUE, SUITE 200
 MIAMI, FL 33136
 PHONE: 305.375.1100
 WWW.BEHARFONT.COM



PERVIOUS AREAS/OPEN SPACE

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

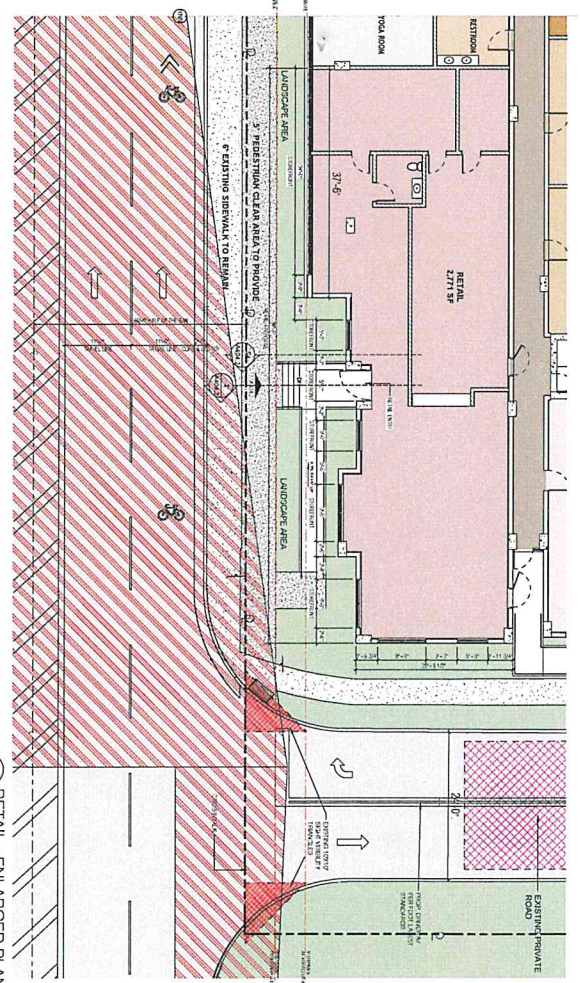
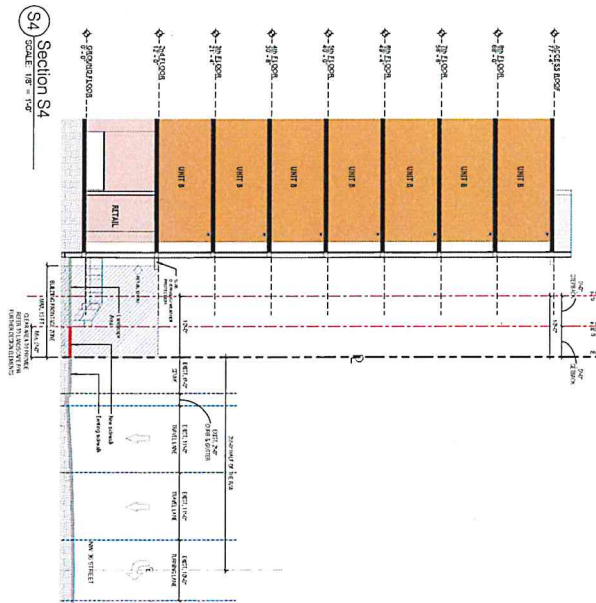
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 1000 BAYVIEW BLVD
 MIAMI, FL 33134
 TEL: (305) 371-1111
 FAX: (305) 371-1112
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 MIAMI, FL 33142

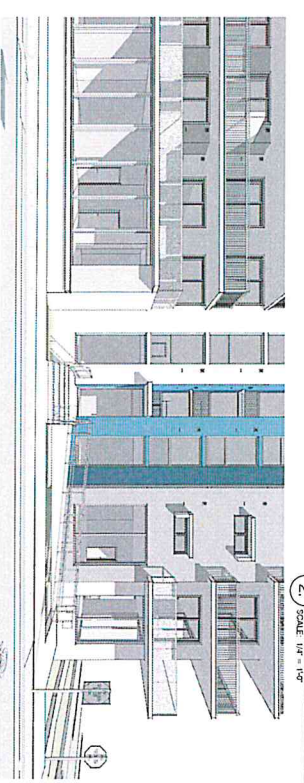
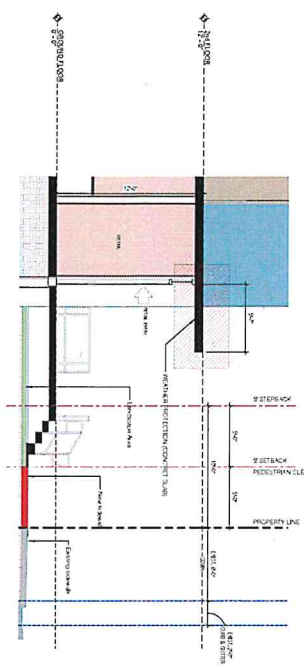
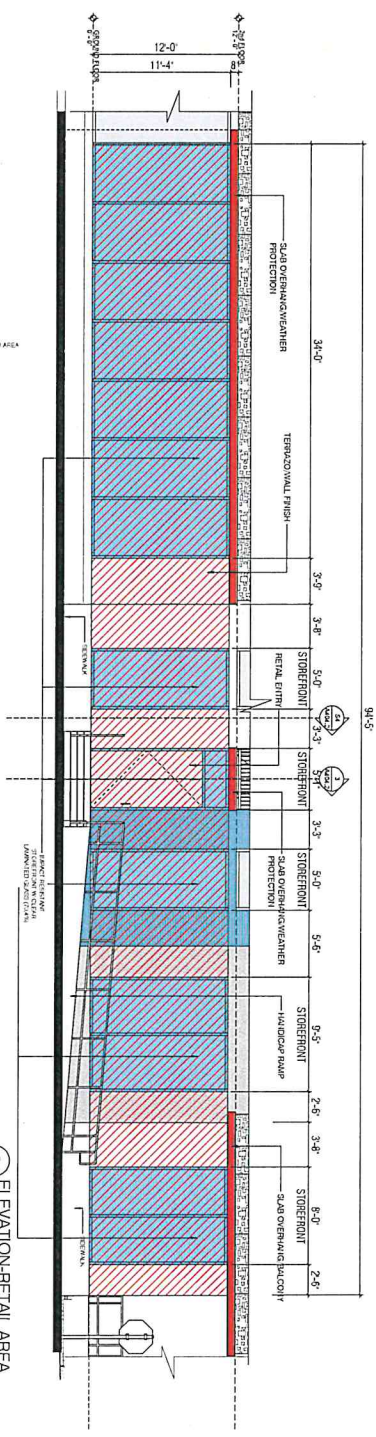
LEGACY THIRTY-SIX EIGHTY-FIVE

LEGACY 36

DATE: 09-20-2025
 PROJECT NO: 21-070
 DRAWING NAME:
 PERVIOUS AREAS/OPEN SPACE
 A404



TOTAL RETAIL FRONTAGE AREA	1,070.76 SF
GLAZING AREA PERCENTAGE	70.3 %



BEHAR FONT
Architectural Firm
2700 N.W. 107th Avenue, Suite 100
Miami, FL 33150
Phone: (305) 555-1234

SEAL
Janel Font A/R No. 12347

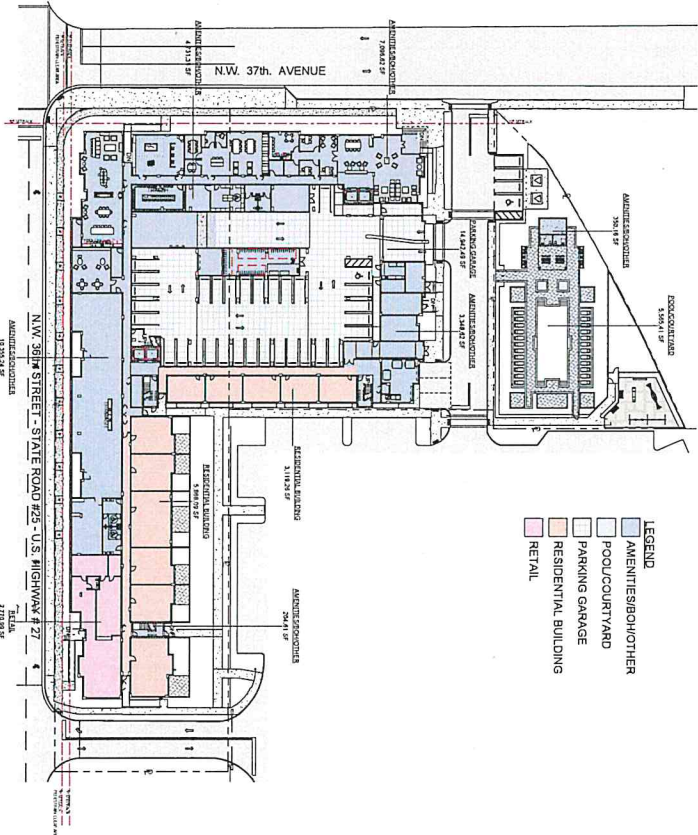
LEGACY THIRTY-SIX EIGHTY-FIVE

3685 NW 36TH STREET.
MIAMI, FL 33142

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LEGACY 36

DATE: 09-28-2025
PROJECT NO: 21070
DRAWING NAME: STOREFRONT-GLAZING DIAGRAMS
A404.2



- LEGEND**
- AMENITIES/OTHER
 - POOL/COURTYARD
 - PARKING GARAGE
 - RESIDENTIAL BUILDING
 - RETAIL

FAR / GROUND FLOOR SCALE: 1/32" = 1'-0"

GROSS AREA GROUND FLOOR			
FUNCTION	AREA	USE	PERCENTAGE
AMENITIES/OTHER	12,777 SF	15%	
POOL/COURTYARD	2,277 SF	3%	
PARKING GARAGE	20,967 SF	25%	
RESIDENTIAL BUILDING	14,818 SF	18%	
RETAIL	3,941 SF	5%	
UNASSIGNED			54%

FAR - AREA DIAGRAMS

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

LEGACY THIRTY-SIX EIGHTY-FIVE

3685 NW 36TH STREET.
MIAMI, FL 33142

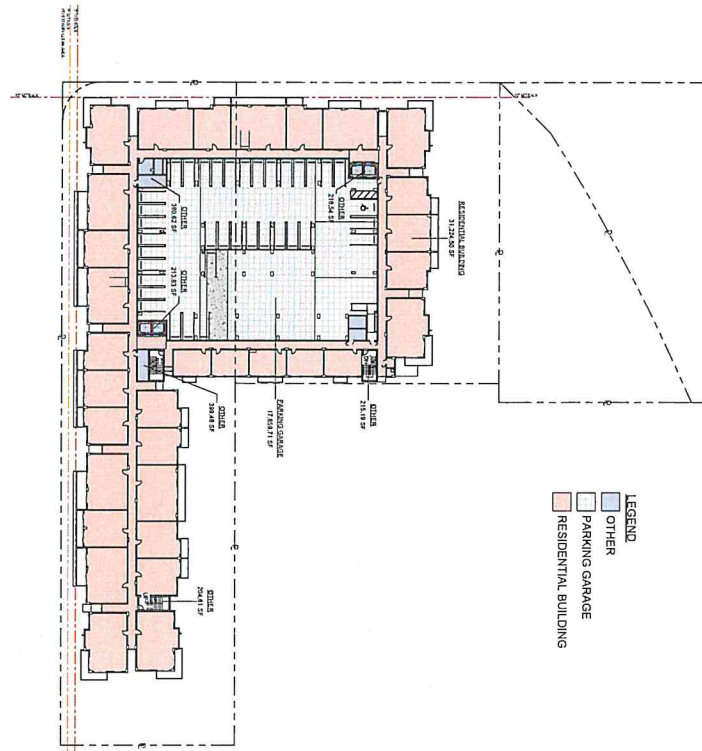
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3685
Javier Font A/E No. 1247

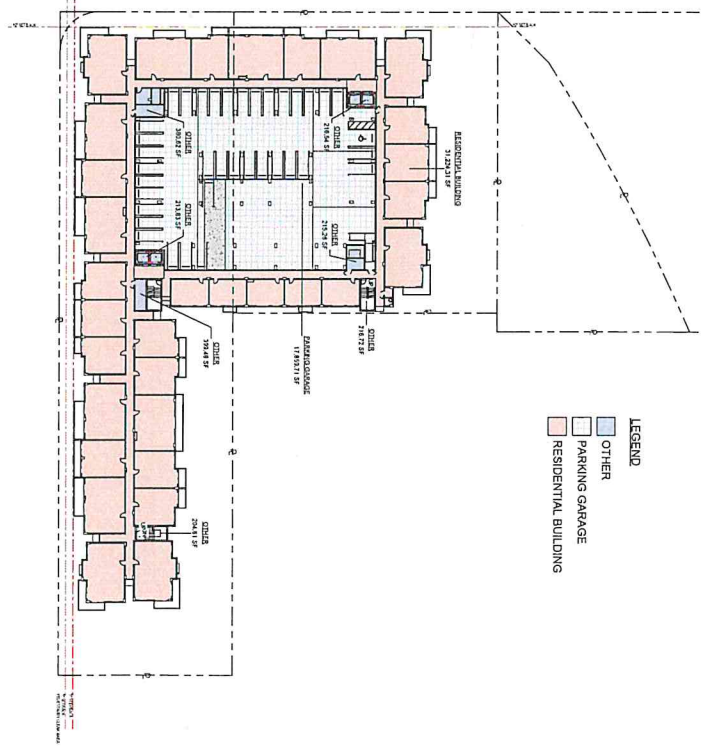
LEGACY 36

DATE: 04-08-2025
PROJECT NO: 21-070
DRAWING NAME:
FAR-AREA
DRAWINGS
A405



GROSS AREA 2ND LEVEL

FLOOR	NAME	AREA	USE	USE
2ND FLOOR				
RESIDENTIAL BUILDING		320,000 SF		



GROSS AREA 3RD LEVEL

FLOOR	NAME	AREA	USE	USE
3RD FLOOR				
RESIDENTIAL BUILDING		320,000 SF		

GROSS AREA 4TH LEVEL

FLOOR	NAME	AREA	USE	USE
4TH FLOOR				
RESIDENTIAL BUILDING		320,000 SF		

GROSS AREA 5TH LEVEL

FLOOR	NAME	AREA	USE	USE
5TH FLOOR				
RESIDENTIAL BUILDING		320,000 SF		

GROSS AREA 6TH LEVEL

FLOOR	NAME	AREA	USE	USE
6TH FLOOR				
RESIDENTIAL BUILDING		320,000 SF		

FAR - AREA DIAGRAMS

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

BEHAR FONT
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 1000 BROADWAY, SUITE 2000
 MIAMI, FL 33139
 TEL: 305.575.1100
 WWW.BEHARFONT.COM

SEAL
 JAMES FONT ARCH. NO. 17547

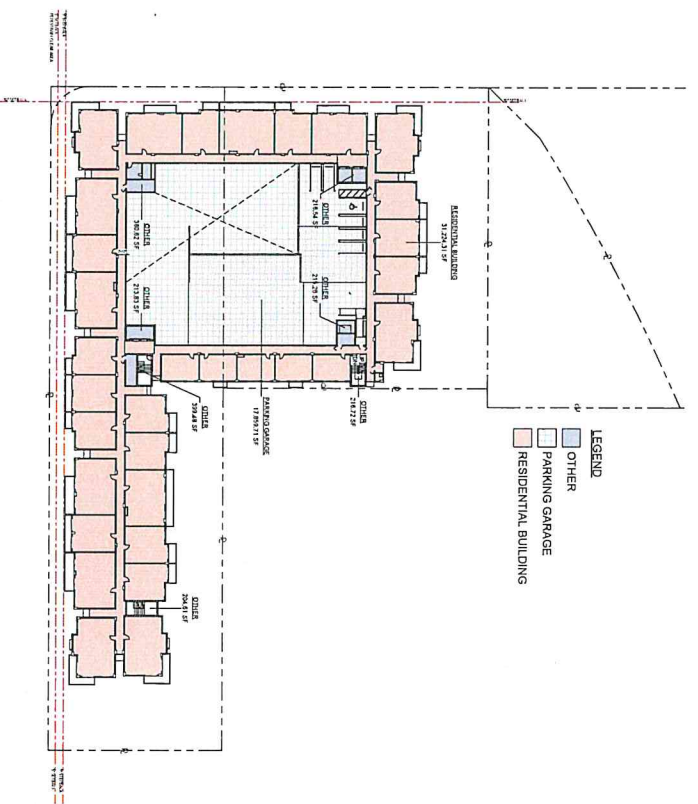
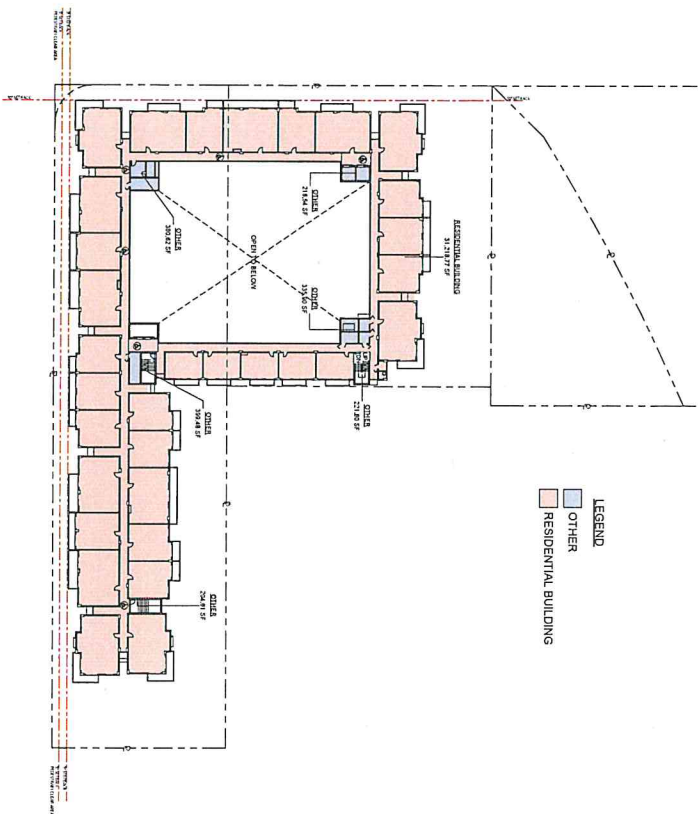
LEGACY THIRTY-SIX EIGHTY-FIVE

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LEGACY 36

DATE: 09-28-2025
 PROJECT: W21-2010
 DRAWING NAME:
 FAR AREA
 DRAWINGS
A406



FAR - AREA DIAGRAMS

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

BEHAR - FONT
 ARCHITECTS
 1000 BROADWAY, SUITE 200
 MIAMI, FL 33139
 TEL: 305.575.1111
 WWW.BEHARFONT.COM



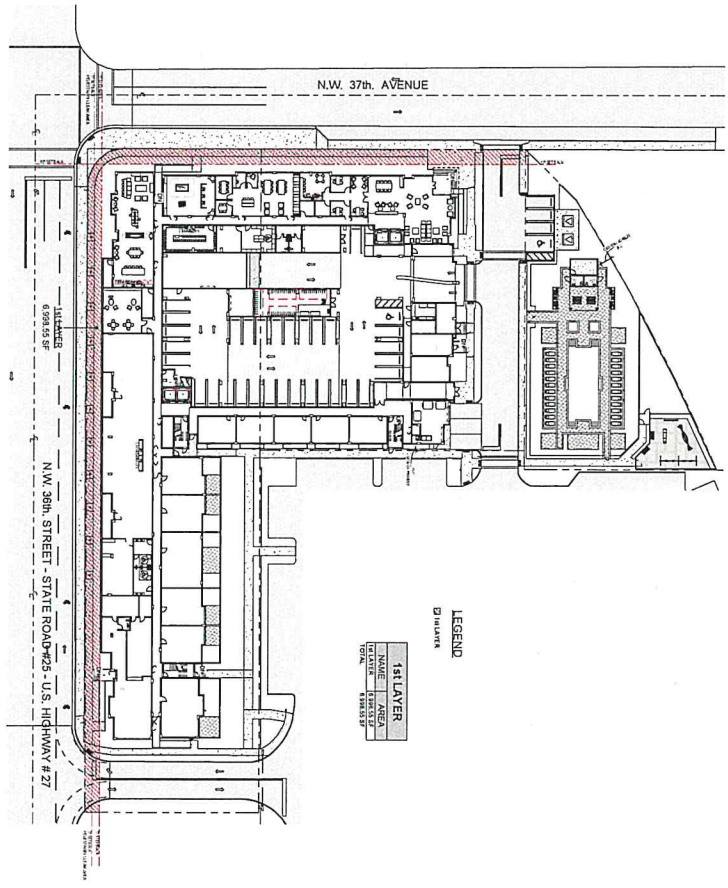
LEGACY THIRTY-SIX EIGHTY-FIVE

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LEGACY 36

DATE: 09-08-2025
 PROJECT NO: 21-070
 DRAWING NAME: FAR-AREA DIAGRAMS
 A407



LAYERS AND SETBACKS
SCALE: 1/32" = 1'-0"

LAYERS AND SETBACK DIAGRAM

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

DATE: 09-16-2023
PROJECT NO: 21-070
DRAWING NAME:
LAYERS AND SETBACK DIAGRAM
A408

LEGACY 36

LEGACY THIRTY-SIX EIGHTY-FIVE

3685 NW 36TH STREET,
MIAMI, FL 33142

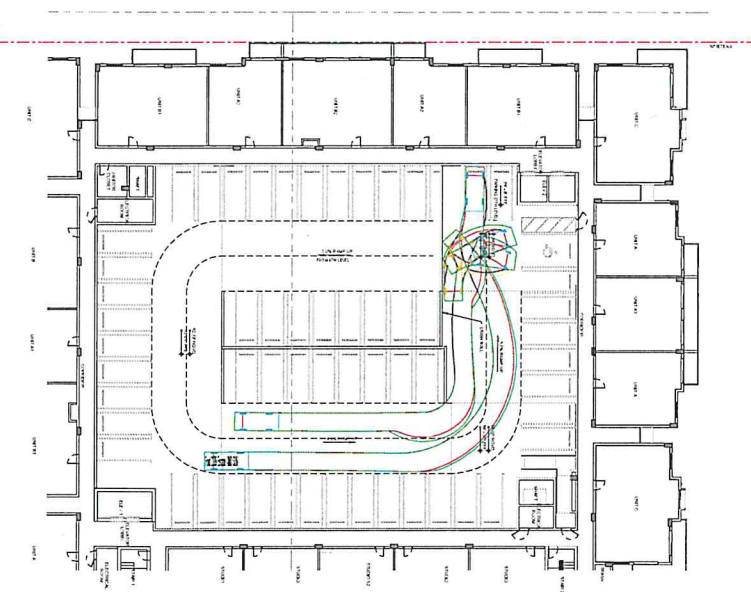
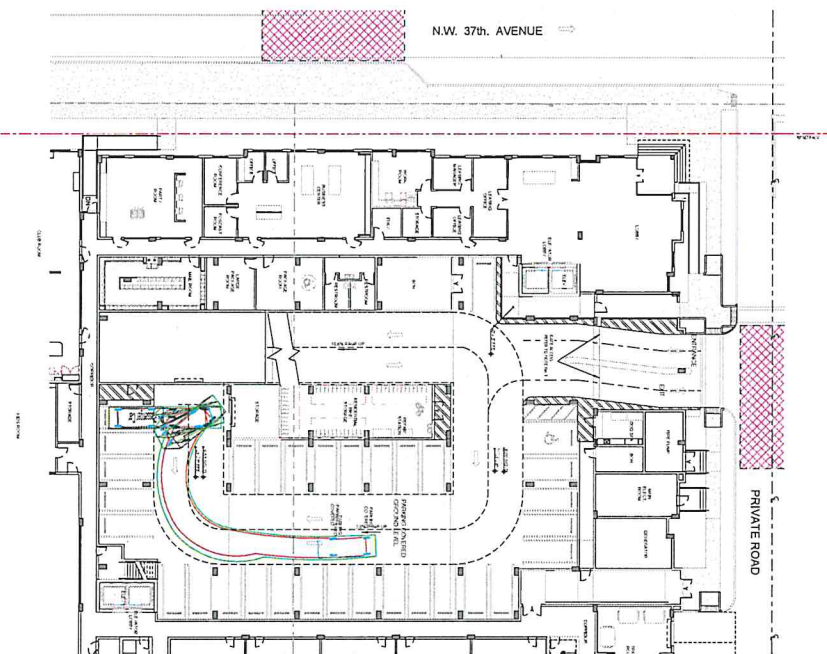
2021 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

BEHAR FONT

1000 N. MIAMI AVENUE, SUITE 1000
MIAMI, FL 33132
TEL: 305.371.1111
WWW.BEHARFONT.COM

SEAL

Professional Engineer No. 12547



LEGEND

- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- PROPOSED DRIVEWAY WITH CURB
- PROPOSED DRIVEWAY WITH CURB AND SIDEWALK
- PROPOSED DRIVEWAY WITH CURB AND SIDEWALK AND BIKEWAY
- PROPOSED DRIVEWAY WITH CURB AND SIDEWALK AND BIKEWAY AND CLOSED DRAINAGE NEIGHBOR
- PROPOSED DRIVEWAY WITH CURB AND SIDEWALK AND BIKEWAY AND CLOSED DRAINAGE NEIGHBOR AND BIKEWAY
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NOTE NO. 1
NOTE ACCESS TO RESUME OPERATING DARTIME AND CLOSED DRAINING NEIGHBOR

1-TURNAROUND - DEAD-END PARKING AISLE
SCALE: AS SHOWN

BEHAR + FONT
ARCHITECTS
3685 NW 36TH STREET
MIAMI, FL 33142
TEL: 305.442.1234
WWW.BEHARFONT.COM

SEAL
Javier Font A/E No. 12547

LEGACY THIRTY-SIX EIGHTY-FIVE

3685 NW 36TH STREET,
MIAMI, FL 33142

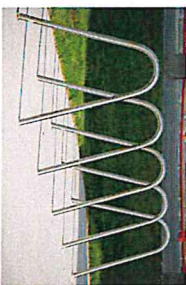
2021 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

DATE: 09-23-2025
PROJECT NO: 21070
DRAWING NAME: 1-TURNAROUND - DEAD-END PARKING AISLE
A409.2

LEGACY 36



BUILDING FRONT FACADE



BIKE RACKS - SITE



REFERENCE



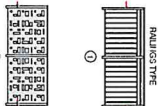
GREEN WALL



STOREFRONT



REFERENCE



HANDRAILS
FINISH



EXTERIOR WALL MATERIAL FINISHES



POOL REFERENCE



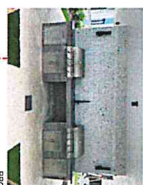
CHANGE LOUNGE



PLANTERS



COURTARD



BBQ



POOL DECK IMAGE



MATERIALS BOARD

LEGACY THIRTY-SIX EIGHTY-FIVE

3685 NW 36TH STREET,
MIAMI, FL 33142

2021 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

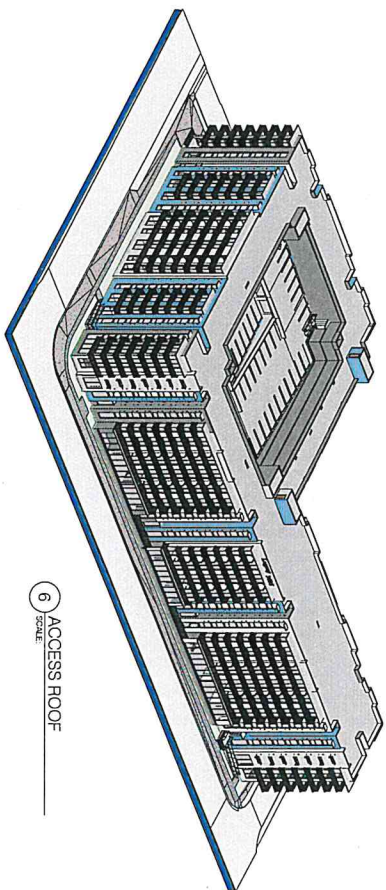


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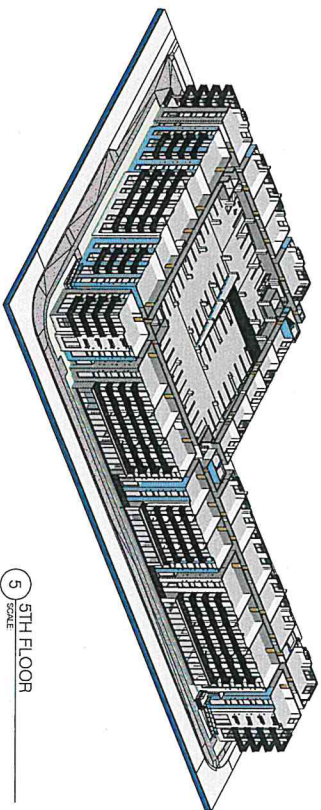
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DATE 09-28-2023
PROJECT NO 21-070
DRAWING NAME
MATERIALS BOARD
A500

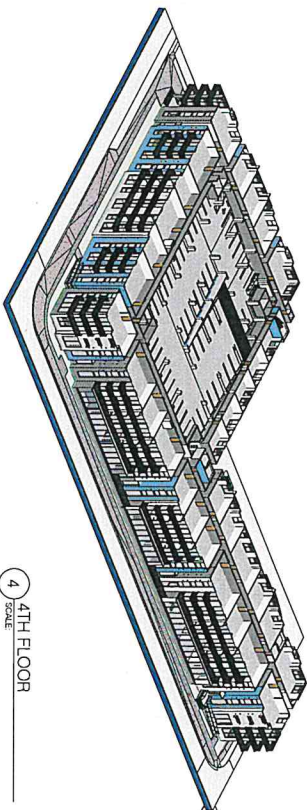
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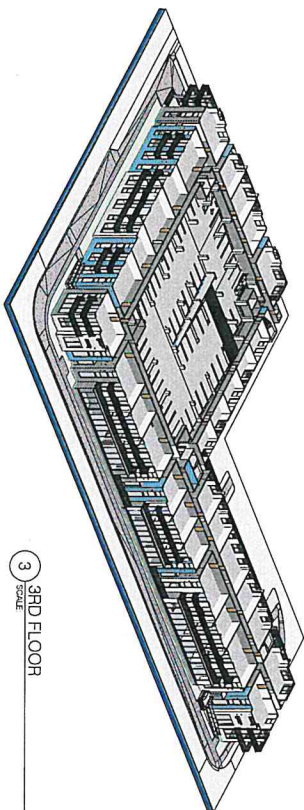
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SCALE



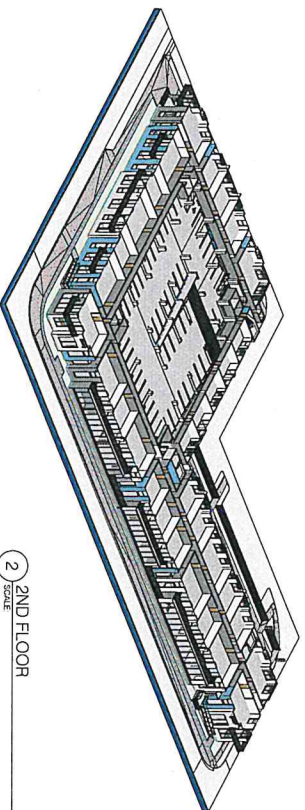
5 5TH FLOOR
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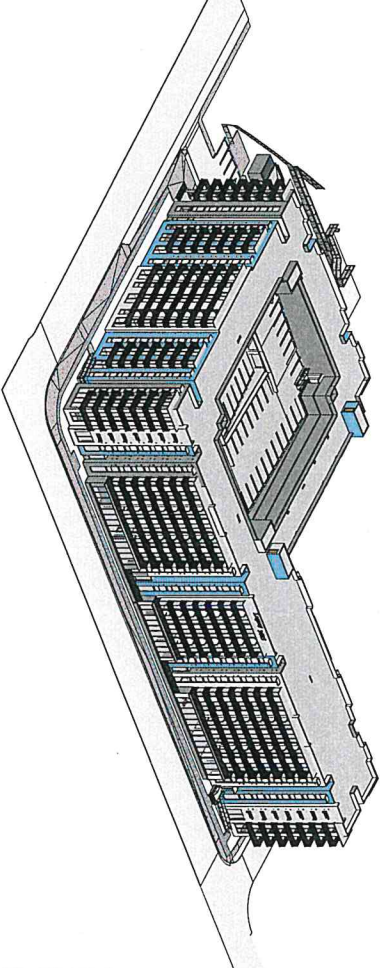
4 4TH FLOOR
SCALE



3 3RD FLOOR
SCALE



2 2ND FLOOR
SCALE



1 COMPLETE
SCALE

3D VIEWS

SCALE

LEGACY THIRTY-SIX EIGHTY-FIVE

3685 NW 36TH STREET,
MIAMI, FL 33142

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BEHAR + FONT
ARCHITECTS

1000 BROADWAY, SUITE 2000
NEW YORK, NY 10018
TEL: 212 675 1234
WWW.BEHARFONT.COM

SCALE

Junior Print Art No. 12547

LEGACY 36

DATE: 09-08-2025
PROJECT NO: 121070
DRAWING NAME:
3D VIEWS

A600

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: 3645 INVESTORS, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Tomas Cabrerizo, 3850 Bird Road, Suite 1900, Miami, Fl. 33131</u>	<u>100%</u>
<u> </u>	<u> </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: N/A

<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: N/A

<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>
<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: N/A

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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) Tomas Cabrero

Sworn to and subscribed before me this 26th day of March, 2025 Affiant is personally known to me or has produced _____ as identification.

(Notary Public)



My commission expires 11/02/2026

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

This instrument was prepared by:

Name: Javi Vazquez, 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 3645 Investors 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 30 WHUs located on the Property are at all times available for occupancy by Qualified Households as hereinafter defined,

NOW, THEREFORE, TO ASSURE Miami-Dade County, Florida (the "County") that the obligations and requirements set forth in the Ordinance will be abided by, the Declarant, on behalf of itself and its successors and assigns, freely, voluntarily, and without duress hereby makes the following Declaration of Restrictive Covenants and Workforce Housing Agreement covering and running with the Property, which shall bind the Declarant, any assignee, mortgagee, or buyer, and all other parties that receive title to, or interest in, the WHUs,

1. The foregoing recitals are true and correct and are incorporated herein.

2. **Definitions.**

(a) "Area Median Income" means the median income level for the Miami-Dade County Metropolitan Statistical Area, as established and defined in the annual schedule published by the Secretary of the U.S. Department of Housing and Urban Development, and adjusted for household size.

(b) "Certificate of Qualification" means a certificate 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 order and who will use the WHU as their primary residence.

(j) “Household” means any natural person who occupies a WHU as their primary residence.

(k) “Market Rate Dwelling Units” means all additional dwelling units in a development that are not WHUs as defined herein.

(l) “Qualified Household” means an eligible household that has received a certificate of qualification from the Declarant, as verified by the Department

(m) “WHU” means a workforce housing unit.

(n) “Workforce Housing Rent” or “WHU Rent” means rents that do not exceed the maximum monthly Rent Limit as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual income Limits and Rent Limits and as used by the Florida Housing Finance Corporation for its multifamily rental programs (published annually at <http://www.floridahousing.org>).

3. **Covered Development.** The Covered Development consists of 30 WHUs located on the Property, which are identified on the site plan approved pursuant to Rapid Transit Administrative Site Plan Approval No. TBD or which shall be identified on an annual inventory of WHUs to be provided to the Department].

4. **Leasing of WHUs During Control Period.** WHUs shall be leased only to Qualified Households during the Control Period. Qualified Households shall be provided leases of a minimum period of 12 months, which shall comply with all applicable federal and state laws. WHU leases shall, at minimum, include: (i) provisions that specify the maximum household size allowed in the unit; (ii) a prohibition against subleasing; and (iii) a requirement that qualified household shall report any changes in household size or income during his or her tenancy.

5. **Eligibility to Rent.** The Covered Development may only be rented, before the expiration of the Control Period, by Qualified Households to be used as primary residences for those households. Prospective Eligible Households seeking to rent a WHU shall complete and execute the Certificate of Qualification as part of their unit lease application. Completed copies of the Certificate of Qualification, executed by the Declarant or their designee, shall be transmitted to the Department for a verification of eligibility. Upon determination of eligibility by the Declarant, the Declarant shall sign the Certificate of Qualification confirming that the Eligible Household is a Qualified Household. 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% 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

3645 Investors 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'

**General Development Plans
#Z25-066, 3645 Investors, LLC**

Exhibit A

Legal Description

LEGAL DESCRIPTION:

Parcel 1:

The SW 1/4 of the SW 1/4 of the SW 1/4, less the East 435.5 feet, and less the North 349.68 feet, and less the South 35 feet, and less the West 35 feet, and less that portion conveyed in that certain Warranty Deed to the Florida Department of Transportation, recorded in Official Records Book 17335, Page 4014, and less that portion conveyed in that certain Quit Claim Deed to Miami-Dade County, recorded in Official Records Book 28276, Page 1013, in Section 21, Township 53 South, Range 41 East, in Miami-Dade County, Florida.

Parcel 2:

The South 175 feet of the North 349.68 feet of the West 245 feet of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 53 South, Range 41 East, LESS the West 35 feet thereof, lying and being in Miami-Dade County, Florida. LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

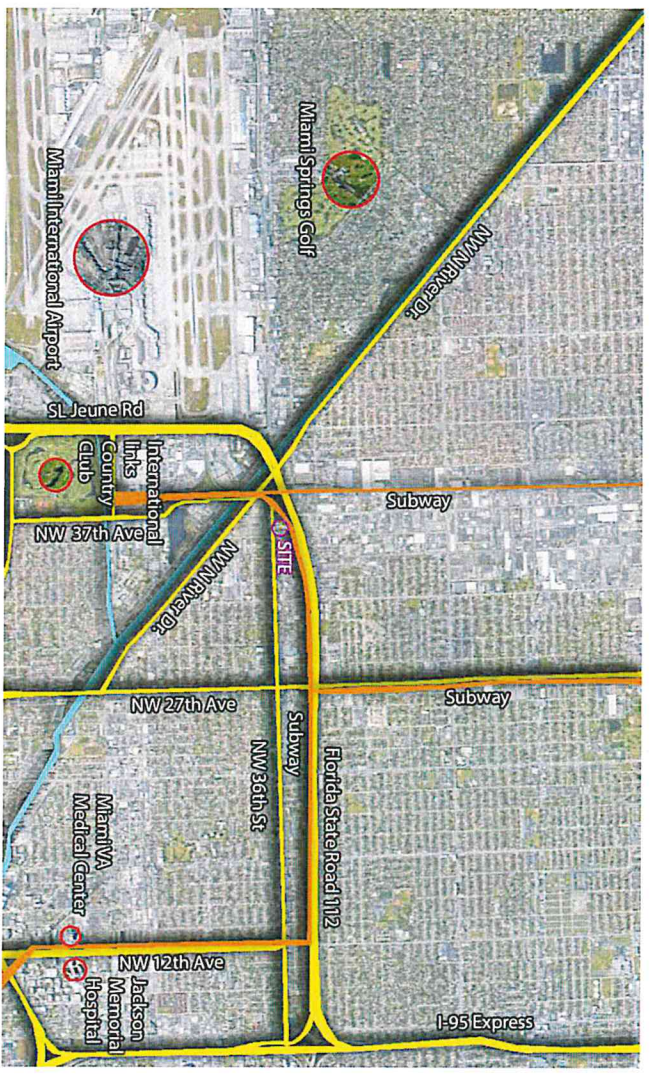
Commence at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 53 South, Range 41 East; Thence run N.02°09'06"W., along the West line of said Section 21, for a distance of 498.24 feet to a point; Thence run N.87°46'53"E. for a distance of 35.00 feet to the Point of Beginning of parcel of land hereinafter to be described; Thence continue N.87°46'53"E. for a distance of 210.00 feet to a point of intersection with the East line of the West 245 feet of the S.W. 1/4 of said Section 21; Thence run S.02°09'06"E., parallel with the West line of the S.W. 1/4 of said Section 21, for a distance of 48.73 feet to a point on curve, said point bears S.25°32'19"E. to the center of a circular curve, concave to the Southeast, and having for its elements a Radius of 1326.50 feet and central angle of 08°38'11"; Thence run Southwesterly along the arc of said curve for an arc distance of 199.94 feet to a point on curve, said point bearing N.34°10'30"W. from the center of aforementioned circular curve; Thence run S.42°25'11"W. for a distance of 47.23 feet to a point of intersection with a line that lies 35 feet East of and parallel with the West line of the S.W. 1/4 of said Section 21; Thence run N.02°09'06"W., along said parallel line for a distance of 175.00 feet to the Point of Beginning.

Parcel 3:

All of Tract "A" of "JOHNNIE & MACK SUBDIVISION", according to the plat thereof as recorded in Plat Book 75, at Page 73, of the Public Records of Miami-Dade County, Florida.

All of the above parcels of land containing 99,162 square feet (2.276 Acres, more or less)

DRAFT



CONTEXT VIEWS



VIEW 1



VIEW 2

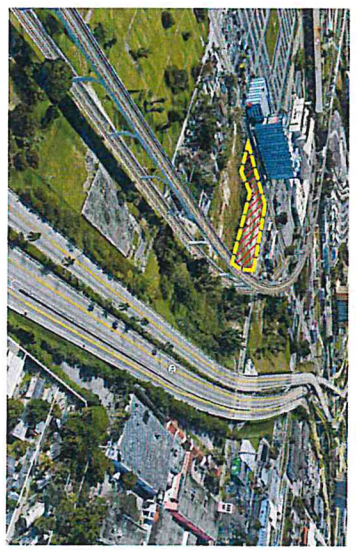


VIEW 3



VIEW 4

AERIAL VIEWS



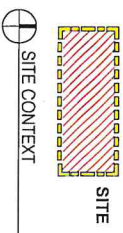
SOUTH-WEST VIEW



NORTH-WEST VIEW



SOUTH VIEW



SITE CONTEXT

SCALE: AS SHOWN

BEHAR • FONT
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SEAL

Shirley Font, AIA No. 12547

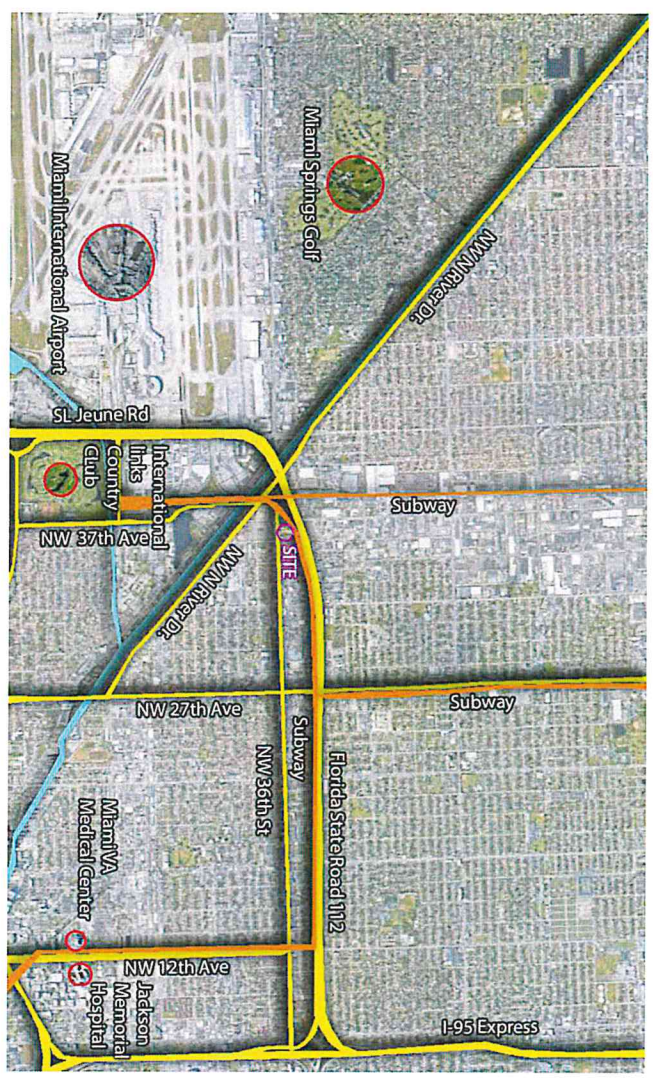
LEGACY THIRTY-SIX EIGHTY-FIVE

3685 NW 36TH STREET.
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LEGACY 36

DATE: 04-23-2025
 PROJECT: 003-1400
 DRAWING NAME:
 SITE CONTEXT
G005



CONTEXT VIEWS



VIEW 1



VIEW 3

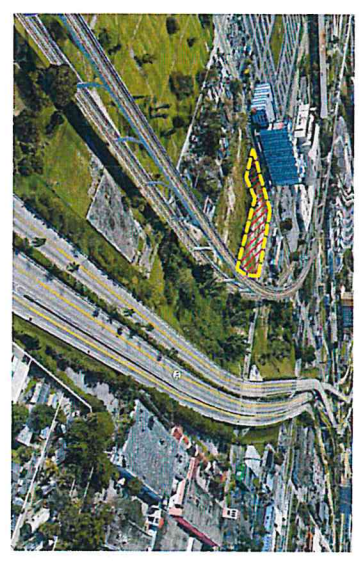


VIEW 2



VIEW 4

AERIAL VIEWS



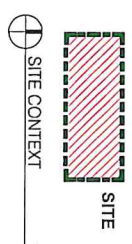
SOUTH-WEST VIEW



NORTH-WEST VIEW



SOUTH VIEW



SITE CONTEXT

SCALE: AS SHOWN

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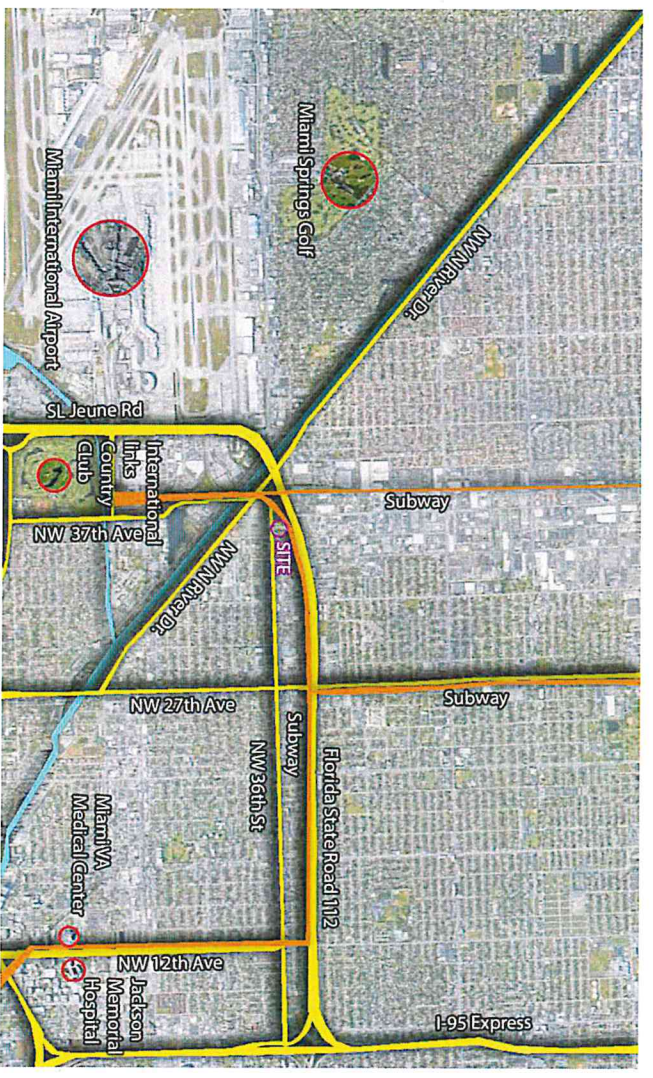
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LEGACY 36

DATE: 06-19-2025
 PROJECT: N01-F070
 DRAWING NAME:
 SITE CONTEXT
G005



CONTEXT VIEWS



VIEW 1



VIEW 2

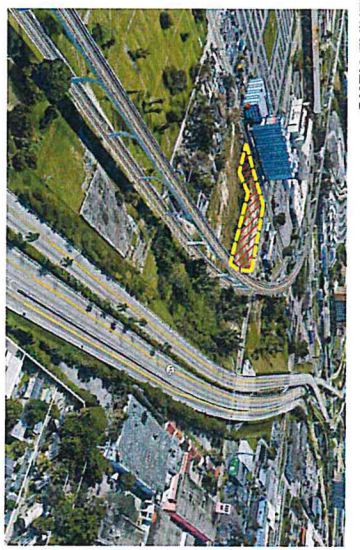


VIEW 3



VIEW 4

AERIAL VIEWS



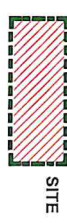
SOUTH-WEST VIEW



NORTH-WEST VIEW



SOUTH VIEW



SITE CONTEXT

SCALE: AS INDICATED

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LEGACY 36

DATE: 09-18-2025
 PROJECT: N21 5079
 DRAWING NAME:
 SITE CONTEXT
G005

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

PH: Z25-074

December 18, 2025
Item No. 8C2

Recommendation Summary	
Commission District	9
Applicant	TLC South Dade, LLC
Summary of Requests	The applicant seeks to amend the regulating plan for the Perrine Community Urban Center District (PECUCD) to redesignate the subject property as ID, Industrial District on the Center sub-districts.
Location	16905 SW 100 Avenue, Miami-Dade County, Florida.
Property Size	±0.47-gross (±0.26-net) Acres
Existing Zoning	Perrine Community Urban Center District (PECUCD)
Existing Land Use	Day Care Center and Preschool
2030-2040 CDMP Land Use Designation	Community Urban Center <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 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan, Section 33-311 District Boundary Change <i>(See attached Zoning recommendation Addendum)</i>
Recommendation	Approval, subject to the Board's acceptance of the proffered covenant.

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."

REQUESTS:

- (1) AMENDMENT to the PECUCD Land Use Regulating Plan to re-designate the subject property from Residential (R) to Industrial District (ID).
- (2) AMENDMENT to the PECUCD Sub-district Regulating Plan to re-designate the subject property from Edge to Center.

PROJECT HISTORY AND DESCRIPTION:

In February 2002, pursuant to Resolution No. CZAB14-2-02, the subject property received approval with conditions by the Community Zoning Appeals Board 14 (CZAB 14) for an unusual use to permit day care center for fifty (50) children, allowed parking closer to an official right-of-way than permitted, the building of public assemblage located closer to certain property lines

and a single-family residence than permitted, and a narrower greenbelt than permitted along SW 168 Terrace.

On September 2006, pursuant to Ordinance No. 06-127, the Board of County Commissioners (BCC) established the Perrine Community Urban Center District (PECUCD) Regulations. The PECUCD as well as the Standard Urban Center District Regulations provide the regulatory framework for all development within the Perrine Community Urban Center area of Miami-Dade County, including density, building heights, lot standards, setbacks and the urban district and Sub-district regulating plans. Subsequently, in 2007, the subject property was a part of a large tract of land, which, pursuant to Resolution No. Z-52-07, was approved for a District Boundary Change (DBC) from multiple zoning districts to the Perrine Community Urban Center District (PECUCD). Within the aforementioned PECUCD, the subject parcel was designated R, Residential, and located within the Edge sub-district on the underlying regulating plans.

The area within the boundaries of an urban center is divided in three Sub-districts: Core, Center and Edge. The highest density and intensity within an urban center shall be allocated to the Core Sub-districts, a mixed-use area adjacent to the transit station(s) or major transit stop(s). The densities and intensities shall then gradually decrease from the Core to the Center Sub-district where mixed uses are still permitted and then further decrease to the Edge Sub-district, which is characterized by single uses, including low density residential. As previously mentioned, the subject property is located within the Edge Sub-district as designated on the Land Use Plan Map. The existing Edge Sub-district permits development at a maximum density of 18 dwelling units per acre and a maximum building height of two (2) stories. Furthermore, the proposed Center Sub-district designation would allow for an increased density of 90 dwelling units per acre and a building height of 12 stories. Staff also notes that additional density and intensity may be permitted through participation in the Workforce Housing Program, pursuant to Article XIIA of the Miami-Dade County Code. Staff further notes that no plans were submitted with this application. However, the applicant has proffered a covenant which, among other provisions, restricts the building height on the property to a maximum of four (4) stories.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	PECUCD, R, Edge; day care center and preschool	Community Urban Center
North	PECUCD, ID, Center; religious facility	Community Urban Center
South	PECUCD, R, Edge; multi-family residential	Community Urban Center
East	PECUCD, ID, Center; alley & sales and services	Community Urban Center
West	PECUCD, R, Edge; religious facility, Sunday school, kindergarten & vacant land	Community Urban Center

NEIGHBORHOOD COMPATIBILITY:

The ±0.47-gross-acre (±0.26-net-acre) subject property is designated PECUCD, Residential (R), and is currently developed with a day care center and preschool. To the north, the property is bordered by a religious facility within the PECUCD, Institutional (ID) designation. To the south,

the site abuts multi-family residential development within the PECUCD, Residential (R) designation. To the east, the property is adjacent to an alley and sales and services uses within the PECUCD, Industrial District (ID) designation. To the west, the site is bordered by a religious facility, Sunday school, kindergarten, and vacant land, all within the PECUCD, Residential (R) designation.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to develop the parcel with more density and intensity than currently permitted. Staff acknowledges that the development will result in additional traffic on the surrounding roadways. Based on the accompanying department memoranda and information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the proposed development will generate approximately 15 PM peak hour vehicle trips. Similarly, based on the memorandum from The Department of Regulatory and Economic Resources, approval of the application will not reduce the Level of Service (LOS) standards for an initial development order.

COMPREHENSIVE DEVELOPMENT MASTER PLAN AND ZONING ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as Low Density Residential and lying within the **Perrine Community Urban Center District (PECUCD)**. The Perrine Community Urban Center District implements the urban center and mixed-use corridor policies and interpretative text of the County's Comprehensive Development Master Plan (CDMP). The CDMP Land Use Element (LUE) states that *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.* 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.*

Below is a brief overview of the Community Urban Center Floor Area Ratio (FAR) and Maximum Density Requirement:

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
<i>Community Urban Centers</i>	<i>greater than 1.5 in the core not less than 0.5 in the edge</i>	125

The Perrine Community Urban Center District implements the Urban Center and Mixed-Use Corridor policies and interpretative text of the CDMP. The request is to amend the PECUCD Land Use Regulating Plan to re-designate the subject property from Residential (R) to Industrial District (ID) and from the Edge Sub-district to the Center Sub-district. Under current zoning, the site is limited to a maximum of 8 dwelling units and 2 stories in height. The proposed amendment would allow development of up to 42 dwelling units at a maximum height of 12 stories, or up to 53 dwelling units and 18 stories if developed under the Workforce Housing

Development Program. However, the applicant has proffered a zoning covenant limiting the building height to a maximum of four (4) stories, which would be consistent with the mixed-use and urban center policies and interpretative text of the CDMP. This height restriction may also limit the total number of units to fewer than what would otherwise be permitted under the amendment.

In addition, as part of the CDMP, the criteria to evaluate new development and redevelopment in existing and planned transit corridors and **urban centers** is outlined in the CDMP Land Use Element, **Policy LU-7A**, which states; “[t]hrough its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and no-residential land uses and activities in nodes around rapid transit stations to promote mobility, 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.”

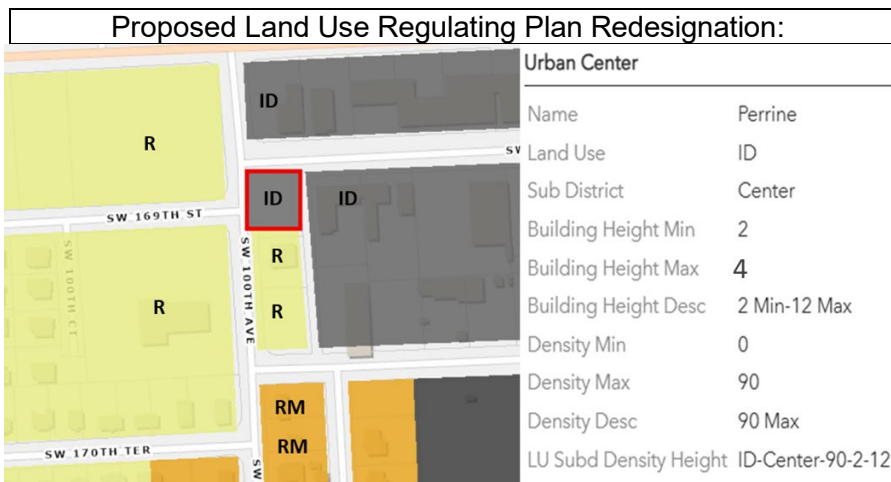
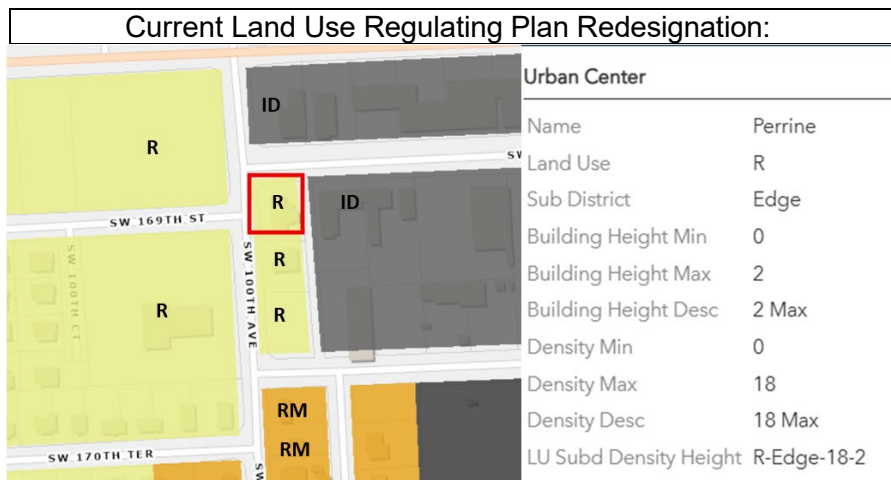
The applicant seeks to re-designate the parcel to ID, Industrial District, to allow for future development on the site with more density and intensity than currently permitted. Staff opines that the proposed density and intensity permitted with the proposed amendment, subject to the proffered covenant would be **compatible** with the existing and future physical characteristics of development in the area, building massing and height. Based on the foregoing, and for the reasons that will be further expanded upon in the zoning analysis, staff opines that approval of the re-designation to ID, Center on the subject property would allow development on the site that would be suitable for the area and will be **compatible** with the surrounding parcels based on the compatibility criteria outlined in **Policy LU-7A**, and therefore would be **consistent** with **Policy LU-7A** of the CDMP. Staff further opines that the request to re-designate the property ID, Center in order to qualify for the additional density and height, subject to the acceptance of the proffered covenant would also be **consistent** with the future development of the area outlined in the community’s vision expressed through the Perrine Community Urban Center District regulations.

ZONING ANALYSIS:

The subject property is a ±0.47-gross (±0.26-net) Acres and is located within the R (Residential) Land use and Edge Sub-district of the PECUCD. The property is currently developed as a day care center and the applicant is seeking to re-designate the Land Use from (R) Residential to (ID) Industrial District within the Center Sub-district. As previously noted, based on the Standard Urban Center Regulations outlined in Section 33-284.84.1 of the Code, the property is located within the Urban Center. Surrounding the site, the north and east parcels are designated ID and Center Sub-district, while the west and south parcels are designated R and Edge Sub-district. Staff notes that the parcel to the south was recently developed with a two-story multi-family development, and that the proposed amendment with the proffered height restriction of four (4) stories will serve as a transition to the parcels to the north and east currently zoned ID, Center Sub-district which allow for higher intensity.

As previously mentioned, the Center Sub-district designation could allow mixed-use development of up to 90 residential units per acre and up to twelve (12) stories in height. However, the applicant has proffered a covenant restricting the height of any proposed building to four (4) stories. As a result, staff opines that the re-designation of the property to ID would continue the transitional land use pattern of ID that currently exists to the north and east of the site. Staff further notes that, although no site plan was submitted with this application, any future approvals through the Administrative Site Plan Review (ASPR) process would need to comply with the Standard Urban Center District Regulations, including the implementation of adequate buffering, site planning, and design features. Additionally, pursuant to Sec. 33-284.83(C)(5), the proposed residential development is required to maintain the existing service road to the east as a buffer from the adjacent industrial use. Further, pursuant to Sec. 33-284.83(A)(3), a minimum of 12.5 percent of the units must be designated as Workforce Housing Units.

Below is an image of the existing and proposed Land Use Regulating Plan Redesignation:



Furthermore, staff notes that the memorandum from the Department of Regulatory and Economic Resources indicates that the approval of this application meets all applicable LOS standards for an initial development order, as specified in the adopted CDMF for potable water supply, wastewater disposal, and flood protection. The Platting and Traffic Review Section of the

Department of Regulatory and Economic Resources (RER), in their memorandum state that they have no objections to the application subject to conditions in their memorandum, and that the application will generate approximately 15PM peak hour vehicle trips. In addition, the memoranda submitted by the Department of Solid Waste Management, the Water and Sewer Department, and Miami-Dade Fire Rescue Department indicate no objection to the application as well. Based on the aforementioned department memoranda, staff opines that approval with conditions of this application would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or more dangerous hazard, or provoke excessive overcrowding of people, will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities.

For the reasons stated above, staff opines that the requested amendment of the PECUCD land use regulating, and sub-districts plan for the subject property would be **consistent** with the CDMP and **compatible** with the surrounding area. **Based on the foregoing, staff recommends approval, subject to the Board's acceptance of the proffered covenant under 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.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant.

ES:JB:SS:EA:MA

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

TLC South Dade, LLC
PH: Z25-074

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Department of Regulatory and Economic Resources	<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>
Parks, Recreation and Open Spaces Department (PROS)	<i>No objection*</i>
Historic Preservation	<i>No objection</i>
Housing & Community Development (HCD)	<i>No objection</i>
School Board	<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</i></p>
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encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour. Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.

Policies for Development of Urban Centers

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

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

Radius. *The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the*

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center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.

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

Parking. Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, 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.

ZONING RECOMMENDATION ADDENDUM

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

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

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Activity 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

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

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with

ZONING RECOMMENDATION ADDENDUM

TLC South Dade, LLC
PH: Z25-074

	<p><i>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>
<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>

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-284.89.3. - Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan.</p>	<p><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></p>
<p>Section 33-311 District Boundary Change</p>	<p><i>(A) The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p><i>(F) Section 33-311 provides that the Board shall take into consideration,</i></p>

ZONING RECOMMENDATION ADDENDUM

TLC South Dade, LLC
PH: Z25-074

	<p><i>among other factors the extent to which:</i></p> <ol style="list-style-type: none"><i>(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i><i>(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i><i>(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i><i>(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i><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>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

TLC SOUTH DADE, LLC/MAZOTTA,
MELISSA

16905 SW 100 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2025000074

DATE

HEARING NUMBER

FOLIO No: 30-5032-002-0240

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 31, 2025

NEIGHBORHOOD REGULATIONS OPEN:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

TLC SOUTH DADE, LLC/MAZOTTA, MELISSA

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: November 17, 2025

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

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

Subject: Z2025000074-3rd Review
TLC SOUTH DADE LLC
16905 SW 100th Ave
DBC from UC-R to PCUC to develop apartments with 30 units and
1150 square feet of commercial retail space.
(UC-R) (0.26 Acres)
32-55-40

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

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the requested district boundary change, the future development is within feasible distance to connect to public water and public sanitary sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain water and sanitary sewer extension permits prior to RER approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

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

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,

RER will evaluate and may reserve sanitary sewer capacity, through the RER-Environmental Plan Review sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

Conditions of Approval: None

Stormwater Management

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 -year, 1-day storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

Conditions of Approval: None

Tree Preservation

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

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

The subject application, which requests a district boundary change from PECUC Edge - Residential (R) to PECUC Center - Industrial District (ID) could result in tree removal/relocation activity to trees. The specimen tree standards of section 24.49.2(II)(1) of the Code require the preservation of the specimen trees whenever reasonably possible, unless a tree removal permit is obtained which authorizes the removal of specimen trees. Any DERM recommendation or approval of the district boundary change shall not be interpreted as approval for the removal or relocation of any tree resources on site. The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

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

Conditions of Approval: None

Enforcement History

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: November 4, 2025

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

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

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

Subject: **UPDATED** Zoning Application Comments - TLC South Dade, LLC
Application No. Z2025000074 - (Pre-App. No. Z25P-058)

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: TLC South Dade, LLC

Location: The proposed project is located on approximately 0.51 gross acres at 16905 SW 100th Avenue, with Folio No. 30-5032-002-0240, within the Perrine Community Urban Center (PECUC) District, in unincorporated Miami-Dade County.

Proposed Development: Per Letter of Intent submitted by the Applicant's Representative Ms. Clara Garcia's email dated 4/24/2025, the Applicant is seeking a district boundary change from Residential - Edge to Industrial District - Center in order to develop a mixed-use project consisting of 30 apartment units (High Density) and 1,150 sq. ft. of retail. It appears that the existing structures will be demolished for the construction of the new building.

The estimated total water demand for the proposed project will be 4,165 gallons per day (gpd).

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

The subject property is connected to water. If a new connection is required, there is an existing 12-inch water main (E1805-1) abutting the property along SW 168th Terrace and another 12-inch water main (E9040-1) abutting the property along SW 100th Avenue, to where the developer may connect to provide water service to the proposed development.

Any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped

with two (2) points of connections. Final points of connection and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.

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

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

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, 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 South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

The existing property is connected to sewer. If a new connection is required, there is an existing 8-inch gravity sewer system (ES6283-1) abutting the property along SW 168th Terrace and along SW 100th Avenue, to where the developer may connect 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.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 602. The projected sanitary sewer flows from this development will increase the Nominal Average Pump Operating Time (NAPOT) of said P.S. from 6.02 hrs. to 6.07 hrs. Said pump station is in OK Moratorium Code status.

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

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

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

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

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

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

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

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

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

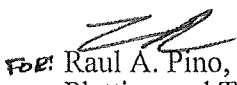
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

Memorandum



Date: November 21, 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: Z2025000074
Name: TLC South Dade LLC
Location: 16905 SW 100 Avenue
Section 32 Township 55 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 12, Block 2, Plat Book 58, Page 19.

This application meets the traffic concurrency criteria because it lies within an Urban Center where traffic concurrency does not apply. It will generate approximately **48 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: October 30, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000074

The Miami-Dade Fire Rescue Department has no objection to request for district boundary change uploaded to "EnerGov" on 4/21/2025. 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.

From: [HERRERA, ANA I](#)
To: mazzottamelissa@gmail.com; clara@adonaidc.com
Cc: [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(RER\)](#)
Subject: Preliminary School Concurrency Analysis for TLC South Dade, LLC (Z2025000074) (PH3025042500221)
Date: Wednesday, April 30, 2025 3:24:00 PM
Attachments: [TLC South Dade, LLC \(Z2025000074\) \(PH3025042500221\).pdf](#)

Dear Applicant,

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

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 30 units, which generate 8 students (4 at the elementary, 2 at the middle, and 2 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval. Should you have any questions, please feel free to contact our office at 305-995-7285.

Regards,



Ana Herrera

**District Coordinator
Growth Management**

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



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:
 Date Application Received:
 Type of Application:
 Applicant's Name:
 Address/Location:
 Master Folio Number:
 Additional Folio Number(s):

PH3025042500221
4/25/2025 10:15:04 AM
Public Hearing
TLC South Dade, LLC
16905 SW 100 AVE
3050320020240

Local Government (LG):
 LG Application Number:
 Sub Type:

Miami-Dade
Z2025000074
Zoning

PROPOSED # OF UNITS **30**
 SINGLE-FAMILY DETACHED UNITS: **0**
 SINGLE-FAMILY ATTACHED UNITS: **0**
 MULTIFAMILY UNITS: **30**



CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
3541	ROBERT RUSSA MOTON ELEMENTARY	422	4	4	YES	Current CSA
6701	PALMETTO MIDDLE	490	2	2	YES	Current CSA
7431	MIAMI PALMETTO SENIOR	89	2	2	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of **33.68%** included for charter and magnet schools (Schools of Choice).

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

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

Memorandum



Date: December 1, 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 *Alejandro Zizold*
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Subject: Z2025000074- TLC South Dade LLC (Associated application: Z2025P00058 – New Mixed-Use Multifamily Building- 16905 SW 100 Ave)-v3

Applicant Name: Clara Garcia on behalf of TLC South Dade LLC

Project Location: The applicant site is located on ±0.26 acres located at 16905 SW 100 Avenue, in unincorporated Miami-Dade County (Folio: 30-5032-002-0240). The project site is located within the Perrine Residential Center and Edge Sub-district of the Perrine Community Urban Center (PECUC) District.

Proposed Development: The applicant seeks a public hearing in order to change the property's zoning designation from Residential(R) Edge-sub District to Industrial District (ID)- Center of the PECUC in order to rezone and eventually develop the subject property with a mixed-use four-story multifamily mixed-use building featuring 30 Workforce Housing units and 1,150 SF of retail area.

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 2 (PBD 2) are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

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

Name	Address	Class	Acres	Type
BEN SHAVIS PARK	17829 SW 104TH AVE	MINI PARK	0.86	LOCAL
BRIAR BAY PARK	9043 SW 129TH TER	NEIGHBORHOOD PARK	4.77	LOCAL
CAMP CHOEE	11300 SW 160 ST	COMMUNITY PARK	20.31	LOCAL
COLONIAL DRIVE PARK	10750 SW 156TH TER	COMMUNITY PARK	13.9	LOCAL
DEERWOOD BONITA LAKES PARK	14405 SW 122ND AVE	COMMUNITY PARK	11.03	LOCAL
EUREKA PARK	11951 SW 184TH ST	COMMUNITY PARK	4.62	LOCAL
FAIRWOOD PARK	16651 SW 107TH AVE	NEIGHBORHOOD PARK	7.93	LOCAL
FERGUSON PARK	14567 SW 103RD AVE	COMMUNITY PARK	7.22	LOCAL
LOSNER PARK	11865 SW 188TH ST	MINI PARK	0.56	LOCAL
MIAMI HEIGHTS PARK	17303 SW 117TH AVE	NEIGHBORHOOD PARK	38.13	LOCAL
QUAIL ROOST PARK	11336 SW 186 ST	NEIGHBORHOOD PARK	2.63	LOCAL
RICHMOND TRIANGLE PARK	14355 GRAVES DR	MINI PARK	0.6	LOCAL
ROBERTA HUNTER PARK	SW 117 AVE AND 200 ST	NEIGHBORHOOD PARK	20.39	LOCAL
ROCKDALE PARK	10818 SW 117TH AVE	NEIGHBORHOOD PARK	3	LOCAL
SGT JOSEPH DELANCY RICHMOND HEIGHTS PARK	14450 BOGGS DR	COMMUNITY PARK	10.64	LOCAL
WALTER A WHITE PARK	10804 PERRY DR	NEIGHBORHOOD PARK	1.64	LOCAL
WEST PERRINE SENIOR CENTER	17753 HOMESTEAD AVE	SINGLE PURPOSE PARK	2.59	LOCAL
WILBUR B BELL PARK	17121 SW 104TH AVE	COMMUNITY PARK	10.3	LOCAL

Impact and Demand: The proposed 30 multi-family dwelling units would generate a population of 66 and an impact of ± 0.18 -acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. As shown in Table A, there are several Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area. The project site is in PBD 2, which currently meets park concurrency requirements.

The subject property is located near the existing South Dade Trail, a 20.9-mile pedestrian and bicycle path along the South Miami-Dade Busway that connects communities from South Miami to Florida City and is part of the envisioned Miami LOOP, a 225-mile non-motorized trail network within Miami-Dade County.

Recommendation: PROS offers the following recommendations:

- Provide a detailed site plan and include green space and open space diagrams. PROS recommends that the applicant include recreational space for residents within the site plan. Please detail and label any proposed recreational amenity.
- Provide a detailed landscape plan that includes planting schedule, preferably with native plantings. PROS recommends that any plants and landscaping as mature as feasible to offer immediate shading and walkable areas per the Great Streets Vision identified in the Miami-Dade County OSMP.
- The applicant should provide a full set of floor plans in order to determine if any proposed recreational amenities or open spaces are provided throughout the proposed development.
- Given the subject property's proximity to the South Dade Trail and Bus route, and the designated bike routes within the PECUC Plan, PROS recommends that the applicant provide adequate bicycle storage and parking locations within the site plan.
- PROS recommends that the applicant provide wayfinding signage directing residents and visitors to the trail and bike lanes, in order to encourage non-motorized mobility.

These recommendations are based on the following Recreation and Open Space policies and objectives in the 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, through 2017.

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

Policy ROS-3E The Parks, Recreation and Open Spaces Department shall seek to increase public awareness of available recreation opportunities through education and information programs and signage on roadways, at park entrances, and within large parks.

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

Based on our findings described herein, **PROS has no objection to the applicant's zoning change request. Any future development will require further review.** Should you need additional information or clarification on this matter, please contact Alexandra Dreybus, Park Planner 2, at alexandra.dreybus@miamidade.gov.

AZ: at ad
Attachment

Memorandum



Date: October 30, 2025

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

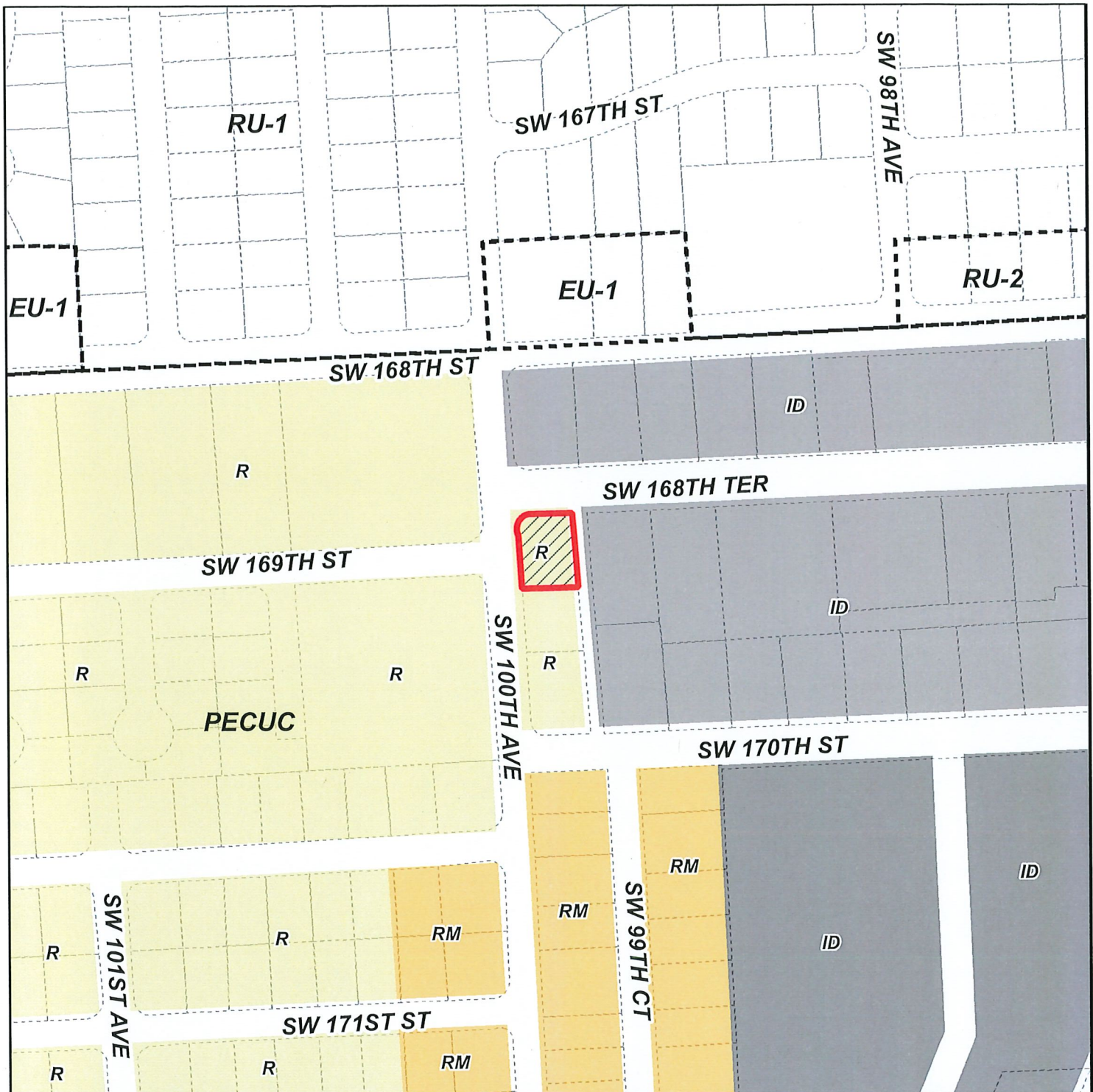
From: Christina Salinas Cotter, Assistant Director, Program Excellence *Christina Salinas Cotter*
Housing & Community Development (HCD)

Subject: Zoning Application Comments
Application No.: Z2025000074
Applicant: TLC South Dade, LLC
Location: 16905 SW 100 AVE
Folio No(s): 30-5032-002-0240

Housing and Community Development (HCD) has completed its review of the proposed development associated with the subject zoning application.

For questions or assistance related to HCD programs, please contact the appropriate staff:

- **Workforce Housing Agreements, Rental Regulatory Agreements, Compliance, and Impact Fee Waiver Requests:**
A'kari Johnson – (786) 469-4234 | A'kari.Johnson@miamidade.gov
or
Phyllis Tynes Saunders – (786) 469-4167 | Phyllis.TynesSaunders@miamidade.gov
- **Infill Housing Program Inquiries:**
Oscar Barco – (786) 469-4226 | Oscar.Barco@miamidade.gov



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000074

Section: 32 Township: 55 Range: 40
 Applicant: TLC SOUTH DADE LLC
 Zoning Board: Board of County Commissioners
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, April 28, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000074

Legend
 Subject Property



Section: 32 Township: 55 Range: 40
 Applicant: TLC SOUTH DADE LLC
 Zoning Board: Board of County Commissioners
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, April 28, 2025

REVISION	DATE	BY






**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number
Z2025000074
RADIUS: 2640

Section: 32 Township: 55 Range: 40
Applicant: TLC SOUTH DADE LLC
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

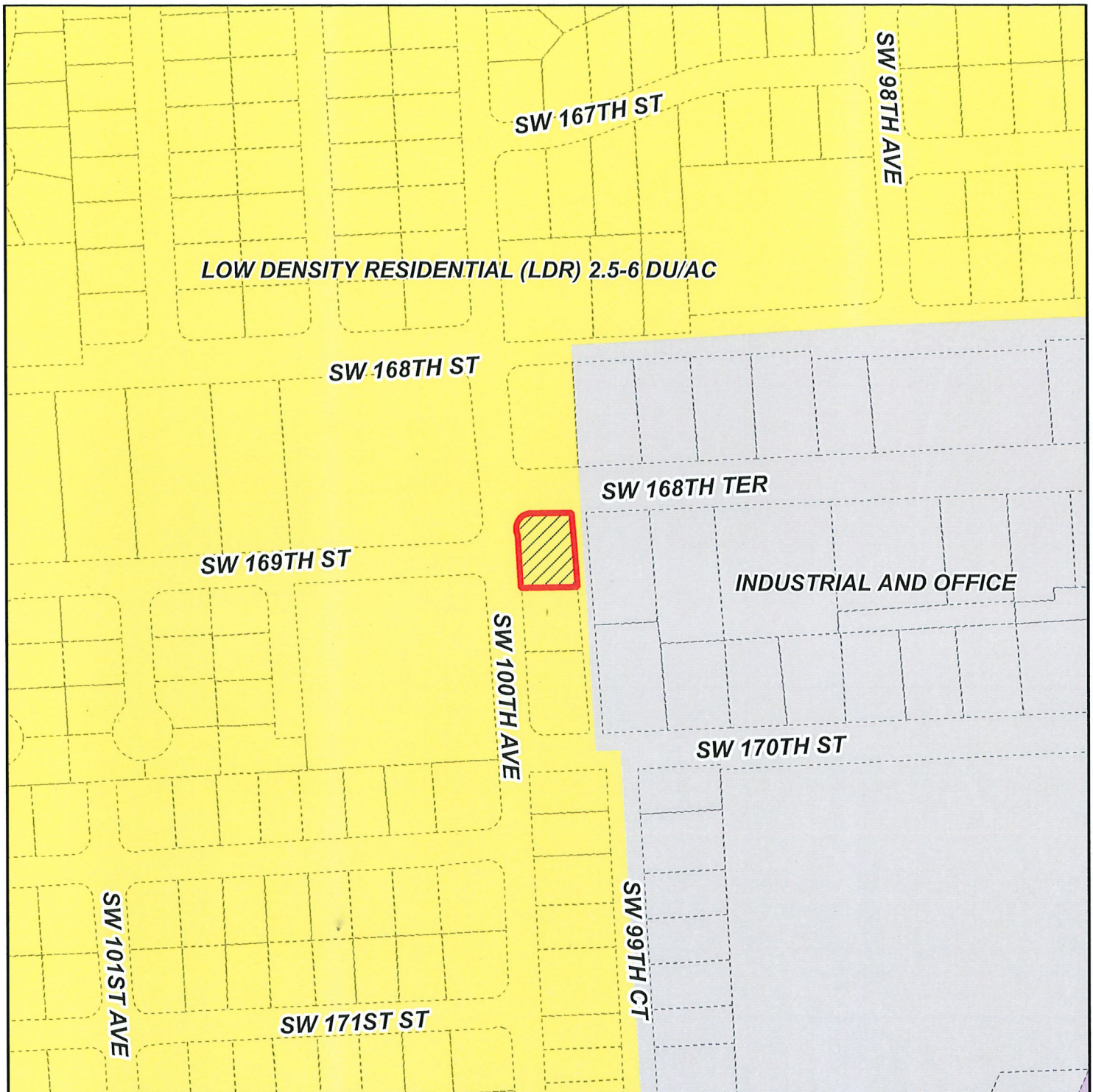
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, April 28, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2025000074



Section: 32 Township: 55 Range: 40
 Applicant: TLC SOUTH DADE LLC
 Zoning Board: Board of County Commissioners
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, April 28, 2025

REVISION	DATE	BY

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: TLC SOUTH DADE LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>MELISSA MAZZOTTA 11351 NW 71 ST, DORAL FL 33178</u>	<u>100%</u>
<u> </u>	<u> </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>
<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.

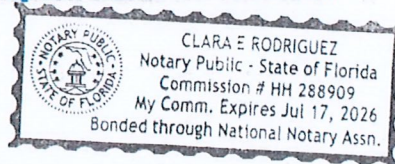
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 10 day of April, 25. Affiant is personally known to me or has produced Melissa Wazzotta as identification.

Clara E. Rodriguez
(Notary Public)

My commission expires Jul 17, 2026



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



Property Photographs



Aerial View



Corner View



SW 100 Ave View



Abutting Industrial



Abutting Multifamily Development

This instrument was prepared by:
Name: Meghhaa Kumaarr, Esq.
Address: 3162 Commodore Plaza, Suite 3E
Coconut Grove, Florida 33133

Folio No.: 30-5032-002-0240

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned TLC South Dade LLC, a Florida limited liability company (hereinafter referred to as the "Owner") holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit A, attached hereto, and hereinafter called the "Property," which is supported by the Opinion of Title; and

WHEREAS, the Owner has applied for a District Boundary Modification (rezoning) from Residential – Edge to Industrial District – Center of the Perrine Community Urban Center and said application is identified as Application No. Z2025000074 (the "Application"); and

NOW, THEREFORE, in order to assure Miami-Dade County (the "County") that the representations made by the Owner during the consideration of the Application and the Amendment will be abided by the Owner freely, voluntarily, and without duress makes the following Declaration of Restrictions covering and running with the Property:

1. The maximum number of residential units will not exceed thirty (30) units.
2. The maximum number of stories will not exceed four (4) stories.
3. One hundred percent (100%) of the total proposed units shall be designated as workforce/affordable housing, as defined in Section 33-284.83(A)(3) of the Miami-Dade County Code.

Miscellaneous.

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

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

Section-Township-Range:
Folio number:

(Public Hearing)

(Space reserved for Clerk)

and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

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

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

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

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

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

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

Severability. Invalidation of any one of these covenants, by judgment of Court, shall

(Space reserved for Clerk)

not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.

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

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

Owner. The term Owner shall include all heirs, assigns, and successors in interest.

[Execution Pages Follow]

(Space reserved for Clerk)

In witness whereof the undersigned has caused his hand and seal to be affixed hereto on this 3 day of December 2025.

WITNESSES

Darlene Fajardo
Name: Darlene Fajardo
2307 S Douglas Rd, Suite 301

Address: _____
Maura Casas
Name: Maura Casas
Address: 2741 SW 11 St.
Miami FL 33135

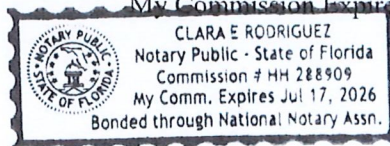
TLC South Dade, LLC
a Florida Limited Liability Company

By: _____
Name: Melissa Mazzotta
Title: President
Address: 11351 NW 71st St
Doral FL 33178

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

The foregoing Declaration was acknowledged before me this 03 day of December 2025, by Melissa C. Mazzotta, as Manager of TLC South Dade, LLC, a Florida limited liability company. Personally Known X or Produced Identification _____
Type of Identification Produced _____

Clara E. Rodriguez
Print or Stamp Name: _____
Notary Public, State of Florida
Commission No.: N/A
My Commission Expires: _____



Section-Township-Range:
Folio No.:

(Public Hearing)

(Space reserved for Clerk)

EXHIBIT A
Legal Description

Lot 12, Block 2, of PERRINE INDUSTRIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 58, Page 19, of the Public Records of Miami-Dade County, Florida.

Section-Township-Range:
Folio No.:

(Public Hearing)

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 covenant running with the land in favor of Miami-Dade County, for a zoning action, Application No. Z2025000074, it is hereby certified that I have examined *a complete Abstract of Title* covering the period from the beginning to the 12th day of November, 2025, at the hour of 11:00 PM, inclusive, of the property described on **Exhibit A** hereto. All title instruments, policies, and documents referenced above are collectively referred to as the "Title Evidence". I know of no reason that this Title Evidence is inaccurate or incomplete.

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

TLC South Dade LLC, a Florida limited liability company (the "Company"), of which Company Melissa C. Mazzotta is the Manager authorized to execute documents on behalf of the Company.

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

1. **RECORDED MORTGAGES:**

Mortgage from TLC South Dade LLC, a Florida limited liability company in favor of Javier Armando Callejas, a single man, recorded on October 9, 2024, in O.R. Book 34441 at Page 711 of the public records of Miami-Dade County, Florida.

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

None.

3. **GENERAL EXCEPTIONS:**

- a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
- b. General or special taxes and assessments required to be paid in the year 2023 and subsequent years.
- c. Rights or claims of parties in possession not recorded in the Public Records.

- d. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
- e. Easements or claims of easements not recorded in the Public Records.
- f. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.

4. **SPECIAL EXCEPTIONS**

- a. All matters contained on the Plat of Perrine Industrial Subdivision, as recorded in Plat Book 58, Page 19, Public Records of Miami-Dade County, Florida.
- b. Covenant Running with the Land in Favor of Miami-Dade County recorded on July 1, 2025, in O.R. Book 34827 at Page 1205 of the public records of Miami-Dade County, Florida.
- c. Mortgage from TLC South Dade LLC, a Florida limited liability company in favor of Javier Armando Callejas, a single man, recorded on October 9, 2024, in O.R. Book 34441 at Page 711 of the public records of Miami-Dade County, Florida.
- d. Land Patent in favor of the United States of America recorded on March 20, 1996, in O.R. Book 17136 at Page 612.

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

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

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
Javier Armando Callejas	Mortgage	4(c)

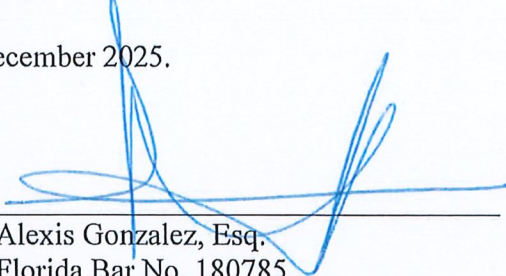
The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
	Old Republic National Title		Beginning of time to 11/12/2025

I HEREBY CERTIFY that the legal description contained under Exhibit "A" to 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 _____ day of December 2025.



Alexis Gonzalez, Esq.
Florida Bar No. 180785
3162 Commodore Plaza, Suite 3E
Miami, Florida 33133

STATE OF FLORIDA }
 } ss:
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of physical presence or online notarization [] me this 2nd day of December, 2025, by Alexis Gonzalez, Esq., who is personally known to me or has produced _____, as identification.

Meghhaa

Notary Public
Meghhaa Kumaarr

Print Name

My Commission Expires:

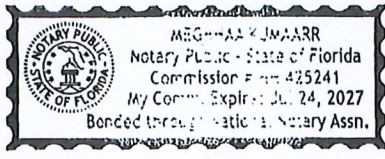


EXHIBIT "A"
(Legal Description)

Property Folio:

30-5032-002-0240

Legal Description:

Lot 12, Block 2, of PERRINE INDUSTRIAL SUBDIVISION, according to the plat thereof as recorded in Plat Book 58, Page 19, of the Public Records of Miami-Dade County, Florida.