

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

PH: Z23-124

October 19, 2023

Item No. 3J

Recommendation Summary	
Commission District	5
Applicant	Gallery at Marti Park, 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 County-owned property located in close proximity to the Metromover Stations, and assign to it the permitted uses and development regulations applicable under Section 33C-15 of the County Code for the "Metromover Station Subzone".
Location	450 SW 5 Street and 445 SW 6 Street, City of Miami, Miami-Dade County, Florida.
Property Size	±1.03 Acres
Existing Zoning	T4-R (Miami21)
Existing Land Use	Community center for senior citizens, vacant lot
2030-2040 CDMP Land Use Designation	Regional Urban Center <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the urban center interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33C-15(D)(1) Procedures for approval and development standards, Section 33C-11(G)(1) Initial Review, Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(20) which states "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 County-owned property, located in the "Metromover Subzone of the Rapid Transit Zone", the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-15 of the County Code.

BACKGROUND AND ANALYSIS:

The approximately 45,076 sq. ft. (1.03-acres) subject property, is comprised of two parcels under folios 01-0203-060-1020 and 01-0203-060-1090, and is located at 450 SW 5 Street and 445 SW 6 Street, which is west of I-95, between SW 5 Street and SW 6 Street, west of SW 4 Avenue. The

subject site, is part of the Miami-Dade County Department of Public Housing and Community Development (PHCD) inventory, and currently the site of Myers Senior Center, a non-residential community center for senior citizens, and a vacant lot. Staff notes that the currently existing use on the site does not provide any street front activation, nor provides the level of development density that is ideal for the urban core. The other properties surrounding the subject site are zoned for intense urban development under the terms of City of Miami's zoning regulations.

On April 20, 2021, the Board of County Commissioners (BCC) 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 March 1, 2022, the Board adopted Ordinance No. 22-25, which expanded the jurisdictional boundaries of the Metromover Subzone to encompass three County-owned properties located west of I-95, north of SW 6 Street, and west of SW 4 Avenue; which includes the subject property, as shown below in Figure 1. 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. 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 equivalent to a rezoning. The second step, or "Final Review", consists of an administrative review by the Department of Regulatory and Economic Resources (RER) of a site plan for the subject property at a future point in time. As per the request, this application consists of the initial review of the subject property.

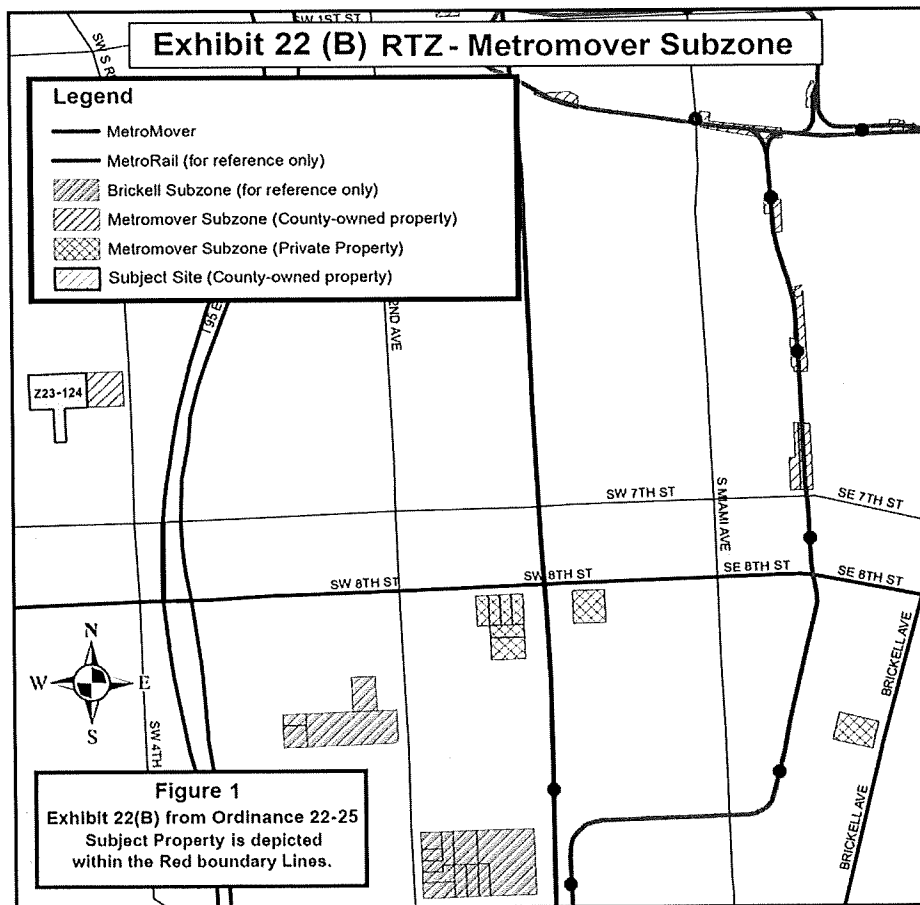


Figure 1

The County's RTZ primarily consists of properties located within and along the County's Rapid Transit System/Metrorail and Metromover Systems. Properties within the RTZ include the Metrorail Stations, the fixed-guideway path linking the Metrorail and Metromover Stations, the Stations' accessory facilities, and certain developable land. The expanded Metromover Subzone of the RTZ encompasses certain County-owned properties located between SW 4 Avenue and SW 3 Avenue, and between SW 5 Street and SW 6 Street, and certain private properties between SW 8 Street and SW 10 Street and SW 1 Avenue and Brickell Avenue. These developable parcels consist of properties such as the County-owned subject site and other parcels identified as located within the Metromover Subzone, and 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 RTZ's. As provided in Section 33C-2 (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.

Staff research for similar approvals indicates that pursuant to Resolution #Z-28-20, the Board of County Commissioners (BCC) approved a general plan designating another County (PHCD) owned property as "Brickell Subzone of the Rapid Transit Zone", and assigned to the parcel the permitted uses under Section 33C-10 of the County Code. Similarly, pursuant to Resolution #Z-8-23, the BCC approved the general development plans for a subject site located in close proximity to the Adrienne Arsht Center Metromover station, and before that, pursuant to Resolution #Z-32-22, approved a special exception for a subject site located in close proximity to the Brickell Metromover station (and Brickell Metrorail Station). Staff also notes that more recently, three properties located in close proximity to the Brickell Metromover station, and to each other, were the subject of similar zoning hearing applications (#Z2022000222, #Z2022000291 and #Z2022000292) at the BCC hearing held on September 20, 2023, and were granted approvals for their general development plans and were assigned 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 is to be developed with a wide variety of residential and other uses intended to enhance and support the County's existing mass transit system. Staff notes that the Metromover Subzone designation would effectively allow the site for additional housing opportunities in the neighborhood and improve the pedestrian environment and promote walkability within that area. On October 21, 2014, Miami-Dade Board of County Commissioners (BCC) adopted Resolution #R-946-14, which authorized a Ground Lease, Master Development Agreement, and related agreements between the County and RUDG, LLC, an affiliated entity of the applicant, for the redevelopment of the subject property and other nearby County-owned parcels as senior affordable housing. According to the submitted letter of intent by the applicant, this proposed project is being developed by the applicant pursuant to this approval. Based on the submitted letter of intent, the applicant intends to redevelop the ±1.03-acre subject site as a 12-story, 176-unit mixed-income residential development, with 168 parking garage spaces, and 5,000 sq. ft. of ground-floor community center space. Staff notes that

the project's total building height of approximately 120 feet, and a proposed residential density of 176 units are both below the maximums permitted in the Metromover Subzone, keeping the proposed development on the subject site in conformity with the medium-density residential character of the Little Havana neighborhood. The general development plans indicate that the proposed project will include a mix of unit sizes, including studios and one (1) and two (2)-bedroom units. On the ground floor would be a residential lobby that fronts directly onto SW 5 Street, helping to promote the pedestrian environment and street front activation. The proposed development will also include a community space on the ground floor, as well as an outdoor amenity deck, fitness center, and multipurpose room for use by future residents on the 4th floor. Although there is no minimum parking requirement in the Metromover Subzone pursuant to Section 33C-8 of the County Code, the general site plan indicates a total of 168 parking spaces for the proposed development. The parking garage will be screened along all frontages, minimizing the aesthetic impact of the parking uses on the surrounding neighborhood. The accompanying master plan generally depicts a preliminary general development program for the subject parcel and includes site plans; floor plans; building elevations; project tabulations and zoning maps; images and context maps; and renderings for the proposed development at the subject site (see Figure 2 below). 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. Staff notes that a different set of configurations of the general development plan may be approvable pursuant to the Metromover subzone development standards.

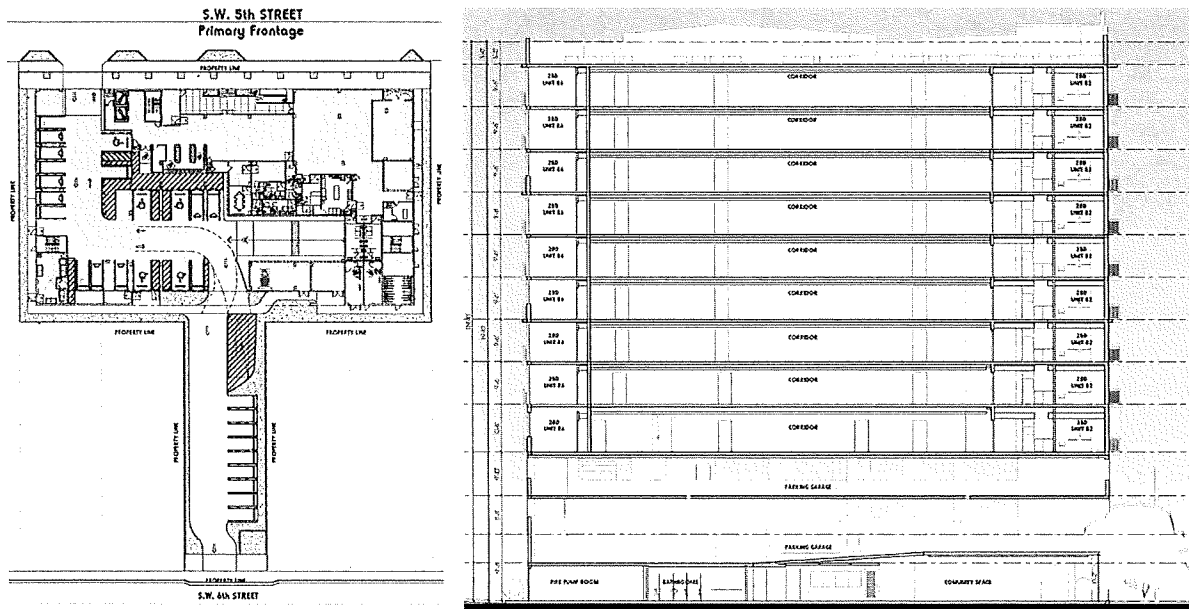


Figure 2

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 recently-established Historic Overtown/Lyric Theater Station and Santa Clara Station Subzones in the City of Miami. The regulatory framework adopted by this Board for these subzones calls for mixed-use development, with a maximum residential density of 500 units/per acre and a maximum height determined by that allowed by the Miami International Airport zoning regulations. Said regulations are consistent with the County's designation of the area as the County's only

"Regional Urban Center" on the Comprehensive Development Master Plan (CDMP) - Land Use Plan Map, the CDMP's urban center policies, and related interpretative text (see addendum). Those Urban Center policies further provide for mixed-use development at a minimum floor-area ratio of 4.0 in the designated core and of 2.0 in the designated edge, and at a maximum density of 500 dwelling units per acre. Approval of the Metromover Subzone could allow the applicant to develop the ±1.03-acre subject site with a maximum residential density of 515-units. Staff notes that the proposed density of 176-units, a building height of approximately 120 feet, and a floor area ratio of ±3.24 would be within the density, massing and floor area ratio threshold that would be allowed under aforementioned regulations. The area surrounding the site is characterized by 2-to-3 story high mid-density residential neighborhood. Since it is the goal of this application to include the subject property within the Metromover Subzone and to assign permitted uses and development regulations, **staff finds the application consistent with the CDMP.**

Staff opines that pertaining to the subject property (see Figure 1), 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).

Memoranda hereby incorporated from the reviewing agencies, including the Traffic Engineering Division (TED) of the Department of Transportation and Public Works (DTPW), Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the Division of Environmental Resources Management (DERM) of the RER, the Miami-Dade Police Department (MDPD), the Miami-Dade Fire Rescue Department (MDFRD), the Miami-Dade Parks Recreation and Open Spaces (MDPROS) Department, Water and Sewer Department (WASD), and the Miami-Dade Department of Solid Waste Management (DSWM), as well as Miami-Dade County Public Schools, do not indicate that any potential impacts would preclude development in accordance with the Metromover Subzone regulations but note that a final determination of traffic, environmental, or other impacts on County resources, will be determined during the Final Review process for specific development approvals.

Additionally, staff notes that pursuant to Section 33C-15(D)(3), approval of a project within the Metromover Subzone may be conditioned on public benefits improvements as the Board may determine to be appropriate to *address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area*. Under Section 33C-15(D)(2), it is further provided that, when undertaking this public benefits analysis, each reviewing agency shall provide a statement as to the proposed development's impact on public facilities and services. Based on the memoranda issued by DERM, MDPROS, DTPW Traffic Engineering, and DTPW Transit, staff notes that each of these reviewing agencies have recommended additional improvements relevant to this public benefit review in order to address the proposed development's impact on public facilities and services. As such, and in accordance with the aforementioned provision, the applicant has voluntarily proffered a covenant that provides certain public benefits in connection with this application to develop the subject property. These benefits and improvements include the provision that the proposed development shall include a minimum of thirty (30) residential units as workforce housing units serving residents at or below 120% of Area Median Income (AMI), and that this commitment shall run with the land for a period of thirty (30) years from the date that a Temporary Certificate of Occupancy (TCO) is issued for the occupancy of the residential units on the subject site. The development shall also include an approximately 5,000 sq. ft. of space as a community

center to replace the existing Myers Senior Center, and which shall run with the land for a period of thirty (30) years from the date that a TCO is issued for the occupancy of the community center.

ACCESS, CIRCULATION AND PARKING: The submitted general development plans indicate one (1)-ingress/egress point of direct vehicular and pedestrian access each provided along SW 5 Street, and an egress only point of access each provided along SW 6 Street, to facilitate the flow of traffic for the proposed mixed-income residential development. Parking and driveways are internal to the site, with the parking provided as structured parking within the proposed structure. The proposed mixed-use development provides for a total of 168 parking garage spaces, and complies with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

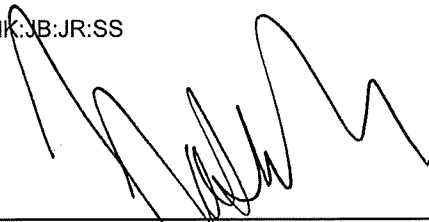
RECOMMENDATION:

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

CONDITIONS:

1. That the final site plan must conform to the general development plan dated stamped received 7/11/2023 and 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.
3. 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 memorandum dated May 18, 2023.
4. 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 memorandum dated May 15, 2023.

NK:JB:JR:SS



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

ZONING RECOMMENDATION ADDENDUM

Gallery at Marti Park, LLC
PH: Z23-124

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

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

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

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

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

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

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PH: Z23-124

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33C-2 Rapid Transit Zone</p>	<p>(A) <i>Definition-</i> 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.</p> <p>(B) <i>Designation of land included-</i> 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.</p> <p>(C) Jurisdiction of County- Jurisdiction for purposes of building and zoning approvals (including, but not limited to, site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, district boundary changes, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments), water and sewer installations, compliance with environmental regulations, street maintenance (including sidewalks where applicable) and utility regulation, all of which relate to the uses specifically delineated in subsection (D) below, shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary. Where a municipality continues to provide other services to a property in the Rapid Transit Zone, the municipality shall be responsible for ensuring that all matters relating to enforcement of land use, zoning, or building code requirements that may arise in the course of providing municipal services are referred to the County's Building Official, and the municipality shall coordinate with the County to ensure that affected property owners and tenants are also informed as to these jurisdictional matters.</p> <p>(D) <i>Permitted land uses-</i> The following land uses are permitted within the Rapid Transit Zone and no others:</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

Gallery at Marti Park, LLC
PH: Z23-124

	<p>(7) Landscaping.</p> <p>(8) Bikeways, parks, community gardening, playgrounds, power substations and other uses necessary for the construction, operation and maintenance of the Rapid Transit System.</p> <p>(9) (a) Such other uses, including commercial, office and residential uses, as may be appropriate to and compatible with the operation of the Rapid Transit System and the convenience of the ridership thereof.</p> <p>(b) Subzones; development regulations, standards and criteria. In the unincorporated areas of the Rapid Transit Zone, subzones shall be created by separate ordinances which shall become part of this chapter. Said ordinances shall identify the boundaries of the individual subzones and shall establish development regulations and site plan review standards and criteria for those land uses permitted pursuant to subsection (9)(a) herein and approved pursuant to subsection (9)(c) herein.</p> <p>(c) Requests for approval of development of those land uses permitted pursuant to subsection (9)(a) herein within a subzone created pursuant to subsection (9)(b) herein shall be made by filing an application in accordance with the provisions of Section 33-304. Said application shall be considered a special exception for site plan approval to be considered and acted upon directly by the Board of County Commissioners pursuant to the criteria established in Section 33-311(d) and the provisions of the applicable subzone.</p> <p>E) Effect on existing land uses. All land areas included by this section within the Rapid Transit Zone upon which uses other than those specified in subsection (D) of this section were authorized or permitted prior to October 27, 1978 may be used as follows:</p> <p>(1) Existing structures. All existing buildings or structures and all uses for which building permits have already been issued prior to the effective date of this article and which have complied with the applicable provisions of the South Florida Building Code, may be continued or constructed in accordance with the approved plans and specifications therefore. Alterations, improvements, or expansions of existing structures shall be subject to the provisions of paragraph (2) hereof.</p> <p>(2) All other lands. No applications for site or plan approvals and/or building permits shall be issued for new facilities within the Rapid Transit Zone except in the following circumstances:</p> <p>(a) The estimated construction costs does not exceed ten thousand dollars (\$10,000.00) in any consecutive two-year period; or</p> <p>(b) The Miami-Dade Transit Agency certifies that approval of the application will not have an adverse impact upon a material element of the Stage I System. The Miami-Dade Transit Agency shall, with respect to any application for which certification is refused, provide a detailed written explanation supporting the refusal to certify and specifying the corrective actions, if any, which would lead to certification. The decision of the Agency may be appealed to the Board of County Commissioners within thirty (30) days from the date of the written explanation by filing a notice of appeal with the Clerk of the Board of County Commissioners. The Board of County Commissioners, after giving public notice as required by Chapter 33 of the Code, shall hear the appeal and either affirm, deny or modify the decision of the Agency. Appeals from the Board of County Commissioners' action shall be in accordance with Section 33-316 of this Code.</p>
<p>Section 33C-15.-Metromover Subzone.</p>	<p>(A) Purpose and Intent. The following development review standards and criteria shall govern applications for initial plan approval of the general site development plan, and applications for final site plan review, for all development to be located within the boundaries of the Metromover Subzone established in this section. These standards</p>

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are consistent with, and support the County's and the City's commitment to, principles of urban planning, including improved mobility, enhanced pedestrian environment, and the reduction of urban sprawl. They are also consistent with the need to provide for the public service and public infrastructure needs of this area, which is within the County's only **regional urban center** and, as such, is designated for the highest level of development density and intensity in the County.

(B) **Boundaries.** The **Metromover Subzone** of the **Rapid Transit Zone** is hereby established; the boundaries of the subzone are identified in **Exhibits 22(A) and 22(B) of Section 33C-2**. The legal description and a full-scale map of the boundaries are on file with the Department.

(C) **Permitted Uses.** Permitted uses shall be in accordance with Section 33C-11(C) relating to the Government Center Subzone, which are incorporated by reference herein.

(D) **Procedures for approval and development standards.**

(1) Applications for development in the subzone shall be governed by the pre-application and application procedures and development standards relating to the Government Center Subzone, as set forth in Section 33C-11(D), (E), (F), and (G), which are incorporated by reference herein, except as follows:

(a) Parking shall be governed by Section 33C-8.

(b) Plan review standards regarding public open space may be satisfied with private open space that is open to the public.

(c) Development along the Biscayne Bay and Miami River shorelines shall be subject to the following:

(i) **Purpose and intent.** In furtherance of CDMP objectives and policies regarding shoreline management, Chapter 33D, and municipal codes and plans addressing development along these shorelines, it is the intent of the criteria contained herein to promote connectivity and accessibility to bayfront and riverfront properties within this subzone and to maintain pedestrian connectivity along the existing and planned public walkway along the shoreline, referred to as the Miami Baywalk.

(ii) **Shoreline setback.** The setback from the shoreline shall be a minimum of 50 feet as measured from the mean highwater line provided along the applicable water frontage, except that on lots with a depth of less than 200 feet, the setback shall be a minimum of 25 percent of the lot depth.

(iii) **Visual corridors.** To allow visual corridors to open from ground to sky and to allow public access to the waterfront, side setbacks shall be equal in aggregate to a minimum of 25 percent of the water frontage of each lot based on average lot width.

(iv) **Public shoreline walkway.** To maintain pedestrian connectivity along the shoreline, a publicly accessible walkway shall be provided within the shoreline setback. Walkway design and connections to adjacent existing or planned walkway segments shall be consistent with the County's Shoreline Development Review Manual and, if adjacent to properties under the City of Miami's jurisdiction, with the City of Miami's Waterfront Walkway Design Standards.

(2) It is further provided that, in the review of an application for public hearing other than for a governmental facility, each reviewing agency shall provide a statement as to the proposed development's impact on public facilities and services, including

ZONING RECOMMENDATION ADDENDUM

Gallery at Marti Park, LLC PH: Z23-124

	<p>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.</p> <p>(3) Approval of such public hearing application may be conditioned on the provision of improvements recommended by a reviewing agency and of such other public service, public infrastructure, or public benefits improvements as the Board may determine to be appropriate to address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area. Such improvements may include, without limitation: improvements to rapid transit infrastructure or surrounding roadways; mobility connections to the Rapid Transit System or other buildings or facilities in the surrounding area; emergency services facilities; educational facilities; public parks or public open spaces; tree canopy enhancements; public water and sewer infrastructure; or affordable housing.</p> <p>(4) Notwithstanding any other provision to the contrary, for any privately-owned property added to this subzone after April 20, 2021, unless an application for initial review for development approval for such property has been filed in accordance with this section within two years from the effective date of its inclusion in the subzone, the inclusion of such property in the subzone, and the corresponding assertion of County regulatory jurisdiction over it, shall sunset.</p> <p>(E) <i>Platting.</i> 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.</p> <p>(F) <i>Conflicts.</i> 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.</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>

Memorandum



DATE: May 15, 2023

TO: Amina Newsome
Sr. Division Chief – Development Services Division
Department of Regulatory and Economic Resources (RER)

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

SUBJECT: Review of DIC Project No. Z2023000124
Gallery at Marti Park, LLC
DTPW Project No. OSP173

This report analyzes the impact of the proposed development to the Level-of-Service as they apply to transit services. The following application is for Zoning Review of the subject property. Data and information were updated as of December 2021 and is current to the proposed start of fiscal year 2023-2032, as presented in the FY 2022 Transit Development Plan Annual Report (TDP).

Project Description

The applicant, Gallery at Marti Park, LLC is requesting a Zoning Hearing of a Rapid Transit Zone (RTZ) designation within the Metromover Sub-zone which will allow for the property to be developed with a mixed-income residential development. The subject property is located at 450 SW 5th Street, Miami, FL, 33130, having a size totaling approximately +/- 1.034 acres. According to the Letter of Intent (LOI) the applicant proposes to build a 12-story building, to include 176 mixed-income residential units and a total of 178 parking spaces. The subject property is in the City of Miami, in Miami-Dade County, Florida, and is located within the Urban Development Boundary and in the Urban Infill Area (UIA).

Existing Service

The property is served by Metrobus Route 8 at the nearest bus stop located approximately 900 feet (a 4-minute walk) from the property along SW 7th Street at SW 5th Avenue. The property is served by Metrobus Route 208 at a westbound bus stop located approximately 0.25 miles (a 5-minute walk) away at SW 8th Street and SW 5th Avenue. The property is served by Broward County Transit Routes 109 and 110 at a bus stop located approximately 0.55 miles (an 11-minute walk) from the property along SW 1st Court at SW 8th Street. The property is also served by Metrobus Routes 102/B and 24 and the City of Miami Trolley at a bus stop that is located approximately 0.68 miles away (a 14-minute walk) along SW 1st Avenue at the east side of the Brickell Metrorail Station. The property is also served by Metrobus Routes 8, 207 and 208 at a bus stop located approximately 0.65 miles away (less than a 13-minute walk) along SW 1st Avenue at the west side of the Brickell Metrorail Station. The property is also served by the Brickell Metrorail Station 0.67 miles away, (a 13-minute walk) and the 10th Street Promenade Metromover Stations, approximately 0.88 miles away (an 18-minute walk), which provide access to the Metrorail Green and Orange Lines, as well as the Metromover Brickell Loop.

The table below details the service headways (in minutes) for these routes:

Metrobus Route, Rail Service and Metromover Summary							
DIC Project No. Z2023000124							
Route	Peak (am/pm)	Off-peak (midday)	Evening (at 8 pm)	Over night	Saturday	Sunday	Type of Service
8	15	30	30	n/a	30	30	L/F
24	20	60	60	n/a	30	30	L/F
102 (Route B)	8/15	30	30	n/a	30	30	L/F
207 (Little Havana Connection CW)	15	30	20	n/a	30	30	L/F
208 (Little Havana Connection CCW)	15	30	20	n/a	30	30	L/F
Metrorail	5	15	15	n/a	15	15	n/a
Metromover	4.5	9	9	n/a	9	9	n/a

Note:
L means Metrobus local route service.
F means Metrobus feeder service to Metrorail.
E means Express or Limited-Stop Metrobus route service

Source: Miami Dade Department of Transportation and Public Works, Dec. 2021 Line Up. While the service above is in place, the operation of the system at the time of the review is scaled back to meet the current demands, due to COVID-19 pandemic.

Recent Service Changes

According to the TDP, there are no recent service changes planned for this year for Metrobus routes mentioned in the Existing Service section of this Memo. The stops nearest to the subject property will continue to be served by Metrobus service as a part of the Better Bus Project. The Board of County Commissioners (BCC) adopted the Better Bus Project in October 2021. The Better Bus Project is expected to be implemented in Fall 2023.

Future Transportation/Transit Needs and Planned Improvements

According to the TDP, there is a SMART Plan Demonstration Project within the area of the subject development. Smart demonstration project for El Portal would provide Express Bus Service from Village of El Portal to MiamiCentral Station located approximately 1 mile away from the property. The TDP identifies two Funded Transit Operations Projects. The SR 836 Express Bus A Line Express project will provide Premium Express transit service along SR 836 from Tamiami Station to the Downtown Miami Intermodal Terminal. The SR 836 Express Bus C Line Express project provides premium express transit service along SR 836 from the Dolphin Station to Downtown Miami Government Center.

The TDP identified four Unfunded Transit Operations Projects:

- The Beach Express South (BERT) project will provide Express bus service from Miami Central Station to the Miami Beach Convention Center.
- The I-95 Express Improvements project will implement Express Bus on express Lanes (Turnpike and I-95) from Unity Station to Miami Central Business District.
- The I-95/27 Ave Express project will implement Express Bus service on express Lanes during AM/PM peak hours from Unity Station to Government Center Metrorail Station.
- The Dolphin-Brickell Express project will implement Express Bus service on express Lanes during AM/PM peak hours from Dolphin Station to Brickell Station.

The TDP identifies four Funded Capital Projects:

- The Downtown Intermodal Terminal (SMART/BERT Terminal) project at 112 NW 3rd Street, seeks to build a new Terminal with approximately 27 bus bays, customer service and passenger waiting areas, a kiss-and-ride, bicycle parking and eight parking spaces for transit staff. Also includes a conversion of NW 1st Street to bus drop-off area with 7 saw tooth bus bays, taxi/jitney areas, and unified directional signage.
- The Underline Phase II – Hammock Trail project is approximately 2.14 miles long and extends from SW 13th Street to SW 19th Avenue. The design/build criteria package was finalized in July 2018 and the project is currently in construction. Completion is expected towards the end of 2023.
- The Underline Phase III – segments 3 - 9– is approximately 7.36 miles long and extends from SW 19th Avenue to Dadeland South Metrorail Station Park and Ride Facility. The design/build criteria package was finalized in July 2018 and is under design. Design/Builder was selected and an NTP was issued on 1/16/23. Currently, the project is in design phase and construction is expected to begin in September 2023 and be finalized in September 2025.
- The last funded project is throughout the county, all Metrorail Stations will be refurbished as needed.

According to the TDP there are three Partially Funded Capital Projects:

- The Northeast Corridor project seeks to provide Commuter Rail service from MiamiCentral Station to Aventura Station within Miami-Dade County and continues to provide County residents to access to Broward and Palm Beach Counties.
- The Flagler Corridor BERT project seeks the implement Bus Rapid Transit service along Flagler Street from Tamiami Station to Downtown Intermodal Terminal.
- The Beach Corridor (Baylink) Premium Transit project seeks to provide Rapid Transit service connecting Midtown Miami to Miami Beach Convention Center area (Light rail).

The TDP identifies one Unfunded Capital Project. The Metromover Brickell Loop Extension project seeks to extend Metromover service in the Brickell area from the Financial District Metromover Station.

According to the TDP, there are four 2031 and Beyond Transit Vision Plan projects:

- The Government Center Station project at 101 NW 1st Street, will preserve existing transit facilities and equipment, improving service reliability, safety, quality, convenience, and comfort.
- The Historic Overtown / Lyric Theatre Station project at 100 NW 6th Street, will preserve existing transit facilities and equipment, improving service reliability, safety, quality, convenience, and comfort.
- The Brickell Metrorail Station project at 1001 SW 1st Avenue, will enhance passenger and pedestrian access. The project includes additional bus passenger pickup/drop areas, additional shuttle pick-up/drop off capacity, a new designated kiss-n-ride area, upgrade pedestrian connections and improve passenger convenience through way finding, upgrade/ADA.
- The SW 11th St project will provide Bicycle and Pedestrian improvements within the right-of-way of SW 11th Street from Brickell Plaza to SW 1st Avenue.

DTPW Comments/Recommendations

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, the Brickell Metrorail Station, and the Brickell Metromover Station, as feasible. The applicant is encouraged to incorporate pedestrian accessibility into the overall site plan of the mixed-use development design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations. As noted in the existing service section of this memorandum, the subject property is situated less than a mile from the Brickell Metrorail and Metromover Stations. DTPW is currently undertaking multiple renovation and upgrade projects at these two facilities. Fully funded projects include escalator replacements and elevator refurbishments at all Metrorail stations, AC unit replacements at all Metrorail stations, Metrorail and Metromover train control replacement, Metrorail wayside communication equipment, Metrorail rail component replacement along 40 miles of tracks, Metromover Wayside Component overhaul and the Metrorail and Metromover Electronic Real Time signage project. DTPW identifies the following partially funded projects in need of additional funding, which include Metromover vehicle AC unit replacements, the repair and renovation of all Metrorail bathrooms, Metromover station tactile safety edges and between car barriers and Metrorail platform cable replacements.

Upon DTPW's review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A. **Therefore, DTPW has no objections to this application subject to the following conditions.**

1. The Applicant shall ensure that all sidewalks will be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impeded public access to the existing bus stops.
2. Given the proposed density and affordable housing component of the project and the proximity of the site to Downtown Miami and Brickell, the applicant shall coordinate with the Innovation and Mobility Service section and Transit Service Planning sections of DTPW on the proposed solutions to provide adequate space for Transit on-demand services and micro-mobility options.
 - a. Consider providing rideshare & transit-on-demand drop-off space within the parking area. The space should be able to accommodate passenger vans.
 - b. Loading & unloading of passengers should not be occurring within vehicular travel lanes.
3. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure adequate wayfinding for all transit options available is provided.
4. The applicant is strongly encouraged to provide and improve accessibility to transit by connecting to the existing neighborhood bicycle and pedestrian network.
 - a. The applicant should consider providing enhanced crosswalks or additional pavement markings to clearly delineate where pedestrians should be within the parking area. This will promote walkability to the existing transit stops.
 - b. The applicant should include bicycle lanes located on SW 6 Street connecting to Jose Marti Park and the Miami River Greenway.
 - c. The applicant should provide sidewalk connectivity to SW 6 Street which is the intuitive route to/from MetroRail/MetroMover stations. Ideally this connection should be 10-12 ft wide to allow cyclists to ride all the way up to the bike storage room on the building southside.
5. The applicant is strongly encouraged to use concrete embedded u-racks or similar instead of wave-style bike racks as a measure of best practice. DTPW discourages the use of wave-style bike racks as they do not offer two points for safety locks.
6. The applicant should coordinate with the City of Miami to provide for more robust sidewalks and bike lanes within the neighborhood. The applicant is also encouraged to work with the City of Miami to provide landscaping, and street improvements within the City Street network.

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Linda Morris, AICP, Chief, Transit Service Planning, DTPW
Eric Zahn, Transit Planning Section Supervisor, Transit Service Planning, DTPW

Memorandum



Date: July 6, 2023

To: Nathan Kogon, Assistant Director
RER Development Services

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

Subject: DIC Application 23-124
Gallery at Marti Park
MDAD DN-23-07-3912

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 23-124, Gallery at Marti Park, LLC. The applicant is requesting a Zoning Hearing of a Rapid Transit Zone (RTZ) designation within the Metromover Sub-zone which will allow for the property to be developed with a mixed-income residential development. The subject property is located at 450 SW 5th Street and 445 SW 6th Street in Miami, FL, 33130, having a size totaling approximately +/- 1.034 acres. According to the Letter of Intent (LOI) the applicant proposes to build a 12-story building, to include 176 mixed-income residential units and a total of 178 parking spaces. The subject property is in the City of Miami, in Miami-Dade County, Florida, and is located within the Urban Development Boundary and in the Urban Infill Area (UIA).

MDAD does not object to the proposed request provided that all uses comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning. An MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure reaching or exceeding 200 feet Above Ground Level (AGL). An MDAD-issued Permissible Crane Height Determination is required for any construction crane reaching or exceeding 200 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed at: http://www.miami-airport.com/planning_forms_maps.asp.

In accordance with Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and/or permanent structure on this property reaching or exceeding 200 feet AGL. If this is the case, the applicant must e-file FAA Form 7460-1 which is available on the FAA's Website (<https://oeaaa.faa.gov>).


AR/rb

C: J. Ramos
James Byers, RER

Memorandum

Date: May 18, 2023

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

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

Subject: Z2023000124-1st Review
Gallery at Marti Park, LLC
450 SW 5th Street & 445 SW 6th Street, Miami
Special Exception – approval of general development in the Rapid Transit Zone. Proposes 12-story, 176-unit mixed-income residential development (RTZ) (1.034 Acres)
03-50-42

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 Supply and Wastewater Disposal

According to DERM records the existing community center is connected to public water and sanitary sewers. Pursuant to the Code and based on the proposed site plan showing new construction, the proposed multi-unit residential development is within feasible distance to connect to the abutting public water main and abutting public sanitary sewer mains. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

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

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

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

Conditions of Approval: None

Stormwater Management

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject properties indicates the presence of non-specimen tree resources. A site plan entitled "Gallery at Marti Park", prepared by Robert K. Morissette, R.A., and dated as received by Miami-Dade County on May 8, 2023, was submitted in support of the subject application and indicates the removal/relocation of these 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@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Air Quality Preservation

The proposed development would require the demolition of existing structures. Please be advised, prior to DERM approval of a demolition permit, the applicant shall submit an asbestos survey from a Florida-licensed asbestos consultant. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor.

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: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: May 31, 2023

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

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

Subject: Lower DIC Zoning Application Z2023-000124 Gallery at Marti Park, LLC

The Office of Historic Preservation (OHP) has reviewed the above referenced application and offers the following comments:

Miami-Dade County has planning, zoning and permitting jurisdiction for the site through an Interlocal Agreement and County Code 33C-10. 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.

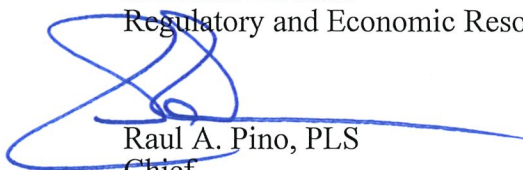
The OHP has identified two 1964 structures associated with folio 01-0203-060-1020 that currently meet the 50-year or older benchmark for historic resource eligibility. If slated to be demolished now or in the future, the applicant shall complete and submit a Florida Master Site File Historical Structure Form prior to demolition of the historic structure within the application area.

The OHP has further identified that the application area is located within an area evaluated for moderate probability for archaeological significance. The OHP shall require a Certificate to Dig (CTD) permit and all ground-disturbing work shall be monitored by an archaeological consultant who shall submit an archaeological monitoring report to the OHP within 30 days of the completed work.

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

Memorandum



Date: May 18, 2023
To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department
From: 
Raul A. Pino, PLS
Chief
Regulatory and Economic Resource Department
Subject: DIC 23-124
Name: Gallery at Marti Park, LLC
Section 03 Township 52 South Range 40 East

I. PROJECT LOCATION:

The property is located at 450 SW 5 Street and 445 SW 6 Street.

II. APPLICATION REQUEST:

This application is proposing a 176-unit multi-family residential development.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is provided SW 5 Street and SW 6 Street.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

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

52 additional PM Peak Hour vehicular trips are generated by the proposed redevelopment of the site.

(*) This application was analyzed comparing the trips generated by the existing land use to the trips generated by the proposed land use change.

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

Notes: PM =Post Meridiem

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

B. Cardinal Distribution

North	35 %	East	19 %
South	9 %	West	37 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F 5096 located on SW 7 Street east of SW 7 Avenue, has a maximum LOS “E+50” of 3,717 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,641 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 5096** with its PHP and assigned vehicles is at LOS “D”. The 14 vehicle trips generated by this development when combined with the 1,641 and those previously approved through Development Orders, 0, equal 1,655 and will cause this segment to remain at LOS “D” whose range is from 1,129 to 2,430.

Station F 5095 located on SW 8 Street west of SW 7 Avenue 1, has a maximum LOS “E+50” of 3,717 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,245 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 5095** with its PHP and assigned vehicles is at LOS “D”. The 11 vehicle trips generated by this development when combined with the 1,245 and those previously approved through Development Orders, 0, equal 1,256 and will cause this segment to remain at LOS “D” whose range is from 1,129 to 2,430.

Station F 1033 located on SW 1 Street east of Miami River Bridge, has a maximum LOS “E+50” of 3,717 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 760 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 1033** with its PHP and assigned vehicles is at LOS “C”. The 12 vehicle trips generated by this development when combined with the 760 and those previously approved through Development Orders, 0, equal 772 and will cause this segment to remain at LOS “C” whose range is up to 1,128.

Station 9150 located on Flagler Street east of NW 8 Avenue, has a maximum LOS “E+50” of 3,717 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,227 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9150** with its PHP and assigned vehicles is at LOS “D”. The 15 vehicle trips generated by this development when combined with the 1,227 and those previously approved through Development Orders, 0, equal 1,242 and will cause this segment to remain at LOS “D” whose range is from 1,129 to 2,430.

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:

The land complies with Miami-Dade County Chapter 28. The property is platted as Lots 4-8 & 15, Block 36, Plat Book B, Page 41. A Unity of Title approved by the Platting and Traffic Review Section will be required, contact Claudia Luna at Claudia.Luna@miamidade.gov.

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: Thursday, July 20, 2023

To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department

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

Subject: DIC Z2023000124
Name: Gallery at Marti Park, LLC

I. PROJECT LOCATION:

The property is located at 540 SW 5 Street and 445 SW 6 Street.

II. APPLICATION REQUEST:

The application is requesting approval of a 176-unit multifamily residential development.

III. RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) does not object to this application subject to the conditions in Section IV.

IV. CONDITIONS:

Development of this site requires the following:

Please ensure that all trees located within the sight visibility triangles comply with FDOT dimensions shown below.

considered.

Description	TREE SPACING TABLE **													
	Design Speed (mph)													
Diameter (Within Limits of Sight Window)	30	35	40	45	50	55	60	60	60	60	60			
	>4c17	>12c18	>4c17	>12c18	>4c17	>12c18	>4c17	>12c18	>4c17	>12c18	>4c17	>12c18		
Minimum Spacing (c. to c. Of Trunk)	25	90	30	105	35	120	40	135	50	150	55	165	60	180

** Sizes and spacings are based on the following conditions:
a. A single line of trees in the median parallel to but not necessarily colinear with the centerline.
b. A straight approaching mainline, within skew limits as described in No. 2 above.
c. 1. Trees and palms $\leq 11"$ in diameter casting a vertical 6' wide shadow band on a vehicle entering at stop bar location when viewed by mainline driver beginning at distance 'd'; see SHADOW DIAGRAM, Sheet 2.
2. Sabal palms with diameters $> 11" \leq 18"$ spaced at intervals providing a 2 second full view of entering vehicle at stop bar location when viewed by the mainline driver beginning at distance 'd'; see PERCEPTION DIAGRAM, Sheet 2.
d. Trees with diameters $\leq 11"$ intermixed with trees with diameters $> 11" \leq 18"$ are to be spaced based on trees with diameters $> 11" \leq 18"$.
For any other conditions the tree sizes, spacings and locations shall be detailed in the plans; see Design Note 5.

Cc: Raul A. Pino, PLS, Department of Regulatory and Economic Resources

Yamilet A. Senespleda, P.E., Traffic Engineering Division Chief, Department of Transportation and Public Works

Josenrique Cueto, P.E., Chief Project Delivery Officer, Department of Transportation and Public Works

Jose Rivero, Zoning Evaluation Supervisor, Department of Regulatory and Economic Resources

James Byers, Chief, Regulatory and Economic Resources Zoning and Public Works Plan Review Division

Memorandum



Date: May 11, 2023

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

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

A handwritten signature in blue ink, appearing to be "Maria A. Valdes", written over the "From:" field.

Subject: Zoning Application Comments - Gallery at Marti Park LLC
Application No. Z2023000124 - (Pre-app. No. Z22P-255)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Gallery at Marti Park LLC

Location: The proposed project is located on approximately 1.03 acres at 450 SW 5th Street and 445 SW 6th Street, with Folio Nos. 01-0203-060-1020 and 01-0203-060-1090, in the Municipality of Miami.

Proposed Development: The applicant is proposing to develop a 12 story, 176 apartment units (High Density) mixed income residential building. It appears from the submitted site plan 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 23,760 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.

There is a WASD Agreement No. 31896 pending to be finalized for the subject project, with approved points of connection (P.O.C.) issued on April 27, 2023. Per said P.O.C., according to Miami-Dade County G.I.S., this property is a WASD water customer. Therefore, if a new connection is necessary, the developer may connect to an existing 12-inch water main (E 2311-1) in SW 6th Street abutting the southern boundary of the property.

As per item No. 3 of the Development Committee resolutions of 4/19/23, the developer is allowed to connect a proposed fire hydrant to an existing 8-inch water main (E 1028-3) in SW 5th Street, abutting the northern boundary of the property.

Note: Any other domestic and/or fire service shall be connected to the existing 12-inch water main in SW 6th Street.

If the Fire Department requires a fire line, and/or the developer requires service in SW 5th Street, thence connect to an existing 12-inch water main (E 30432D00A-2) in SW 5th Avenue south of SW 5th Street and extend the same (12-inch water main) northerly in SW 5th Avenue to SW 5th Street thence, extend the same (12-inch water main) easterly in SW 5th Street as required to feed the hydrant, fire line, and/or

provide service to the property, interconnecting to an existing 8-inch water main (E 1028- 3) at that location.

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

A Water Supply Certification (WSC) will be required for the proposed development with this application. Said Certification will be issued at the time the WASD Agreement No. 31896 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 will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the WWTP, consistent with Policy WS-2A(2) of the CDMP.

Per approved points of connection (P.O.C.) issued on April 27, 2023, according to Miami-Dade County G.I.S., this property is a WASD sewer customer. Therefore, if a new connection is necessary, the developer shall connect to any of the following:

1. An existing 8-inch gravity sewer (ES 991-27) in SW 5th Street abutting the northern boundary of the property.
2. An existing 12-inch gravity sewer (ES 3056-1) in SW 6th Street abutting the southern boundary of the property.

NOTE: The developer did not submit a project flow distribution for analysis. The gravity evaluation considered the worst-case scenario for the requested POCs by applying the project flow to each POC in

separate scenarios. At the time of the plan review when the developer has defined the flow, an updated analysis will be required to reflect the actual flow discharge.

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

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 1. The projected sanitary sewer flows from this development will increase the Nominal Average Pump Operating Time (NAPOT) of said P.S. from 6.56 hrs. to 6.56 hrs. The Moratorium Code status for said pump station is OK.

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: May 17, 2023

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

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

Alejandro Zizold

Subject: Z2023000124 - Gallery at Marti Park, LLC

Applicant Name: Andrew Velo-Arias on behalf of Gallery at Marti Park LLC

Project Location: The applicant site is located on ±1.03 acres located at 450 SW 5th Street and 445 SW 6th Street, Miami, Florida, in incorporated City of Miami (Folios: 01-0203-060-1020 and 01-0203-060-1090). The applicant site is located within the RTZ Metromover Subzone.

Proposed Development: The applicant seeks a zoning review for special exception, to develop a 12-story multifamily project consisting of 176-unit residential development. The development proposes recreational amenities such as a fitness center, a multipurpose room, a computer lounge area, and rooftop deck.

Impact and Demand: The applicant site is located within the jurisdiction of the City of Miami and therefore the County's level of Service standards does not apply.

Due to the proximity to multiple bus stops, Phase 1 of The Underline, Brickell Metrorail Station, and Fifth Street and Eighth Street Metromover Stations, the proposed project could enhance the County's transportation infrastructure and help encourage transit ridership, walking and bicycling.

The applicant site is located within ±¼ mile from the proposed Rank 3-Miami River Trail, Segment 3. A proposed 4.3 miles from the total 21.1-mile trail along the historic Miami River, connecting the existing Snake Creek Trail and Krome Path, and providing non-motorized, multi-use greenway to the community. The applicant site is also located within ±0.5 mile from the completed first phase of the Underline. Initially, 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 is an integral segment of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

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.

- Providing shade trees that are as mature as feasible upon installation along SW 5th Street and SW 6th Street will provide the following:
 - offer shade to future development residents, visitors, and pedestrians,
 - aid in mitigation of the urban heat island effect,

- contribute to cooler public areas adjacent to the applicant site,
 - support water quality improvements by filtering rainwater, and
 - complement the ground level design of the future development.
- Contributing wayfinding, markings, and safe crossing features directing residents and visitors to The Underline, Metrorail, and Metromover will encourage safe non-motorized access and mobility.
- Please provide total area designated for private recreational space. Although PROS does not calculate impact for County local park level of service, this development would create a need for ±1 acre of park land. Please provide adequate private recreation for the future residents.
- Any required trees that might not be able to be planted on site may be donated to Miami-Dade County. Please contact the department for further details.
- PROS may request funding towards the development of a programmed playground to be located under the Fifth Street Metromover station as part of the special exception under the Metromover subzone Community Benefits.

Recommendation: PROS offers the following recommendations:

- Provide a detailed landscape plan that includes planting schedule, preferably native planting, and tree-lined streets on pedestrian pathways to provide more shaded and walkable areas per the Great Streets Vision identified in the Miami-Dade County OSMP.
- Given the development's proximity to The Underline, Brickell Metrorail Station and Metromover stations, PROS strongly encourages the applicant to provide wayfinding signage in highly visible areas, directing residents and visitors to such services to encourage non-motorized mobility.
- PROS recommends that the applicant include recreational amenities for the development as space allows, such as play areas and/or pet relief stations.

These recommendations are based on the following Recreation and Open Space policy 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 this application.** PROS looks forward to working with the owners in a collaborative process and in good faith, towards a positive community benefit outcome.

Should you need additional information or clarification on this matter, please contact Irene Cambeyro Gonzalez, Park Planner 2, by email at irene.cambeyrogonzalez@miamidade.gov.

AZ: mds icg *MDS*

Signature: *Maria Debye Saxinger*

Email: Maria.DebyeSaxinger@miamidade.gov








Z2023-124 Gallery at Marti Park LLC

Final Audit Report

2023-05-18

Created:	2023-05-17 (Eastern Daylight Time)
By:	Irene Cambeyro Gonzalez (irene.cambeyrogonzalez@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAM5B--x7-U-8flePwYkQwyO4YA_9X6g

"Z2023-124 Gallery at Marti Park LLC" History

-  Document created by Irene Cambeyro Gonzalez (irene.cambeyrogonzalez@miamidade.gov)
2023-05-17 - 4:19:03 PM EDT
-  Document emailed to Maria Debye Saxinger (Maria.DebyeSaxinger@miamidade.gov) for signature
2023-05-17 - 4:20:47 PM EDT
-  Document e-signed by Maria Debye Saxinger (Maria.DebyeSaxinger@miamidade.gov)
Signature Date: 2023-05-18 - 10:10:31 AM EDT - Time Source: server
-  Document emailed to Alejandro Zizold (alejandro.zizold@miamidade.gov) for signature
2023-05-18 - 10:10:33 AM EDT
-  Email viewed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
2023-05-18 - 11:18:35 AM EDT
-  Document e-signed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
Signature Date: 2023-05-18 - 11:19:12 AM EDT - Time Source: server
-  Agreement completed.
2023-05-18 - 11:19:12 AM EDT

Memorandum



Date: 05/19/2023

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

From: Michael J. Fernandez, Director
Department of Solid Waste Management

A handwritten signature in black ink, appearing to read "M. Fernandez".

Subject: Gallery at Marti Park RTZ – (Z2023-000124)

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, Gallery at Marti Park LLC, is requesting a Special Exception in order to redevelop the Property as a 12-story, 176-unit mixed-income residential development. As the Property is located in the Rapid Transit Zone (“RTZ”), jurisdiction over land development-related requests is retained by the County pursuant to Chapter 33C of the County Code.

Size: The subject property is approximately 1.034 acres in size.

Location: The property is located at 450 SW 5th Street and 445 SW 6th, in 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, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2022, which is valid through September 30, 2023, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There are no solid waste facilities (collection or disposal) within 2.5 miles of this property.

2. Garbage and Trash Collection Services

Should the 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

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

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

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

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

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

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

4. Recycling and Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum



Date: September 07, 2023

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

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

Subject: Z2023000124

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 07/11/2023.

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.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

Gallery at Marti Park, LLC

450 SW 5 ST
445 SW 6 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2023000124

DATE

HEARING NUMBER

FOLIO No: 01-0203-060-1020 and 01-0203-060-1090

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

May 23, 2023

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases

VIOLATOR:

Gallery at Marti Park, LLC

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees.



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 e: MODIS@MODISarchitects.com
 t: 786.879.8882
 f: 786.350.1515

project info :

GALLERY AT MARTI PARK
 ASRP SUBMITTAL #2
 450 SW 5TH ST
 MIAMI, FL 33130

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seal :

ROBERT K. MORSETTE, AIA, NCARB, LEED AP BD+C, CDP
 FLORIDA REGISTERED ARCHITECT # AB 92259

revisions :

Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023
2	ASRP SUBMITTAL #2	06/23/2023

drawing data :

RENDERING

project number : 22203
 drawing scale :
 drawing date : 06/23/2023
 phase :
 ASRP SUBMITTAL
 sheet number :
A900

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH 253.79, (7)(d), FLORIDA STATUTES AND CHAPTER 633.
 THIS IS A THRESHOLD BUILDING REFER TO STRUCTURAL PLANS AND GENERAL NOTES.



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Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023
2	ASRP SUBMITTAL #2	06/23/2023

drawing data :
RENDERING

project number : 22203
 drawing scale :
 drawing date : 06/23/2023
 phase : ASRP SUBMITTAL
 sheet number : **A901**

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revisions :

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2	ASRP SUBMITTAL #2	06/23/2023

drawing data :

RENDERING

project number : 22203
drawing scale :
drawing date : 06/23/2023
phase : ASRP SUBMITTAL
sheet number : **A902**

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drawing data :
RENDERING

project number : 22203
 drawing scale :
 drawing date : 06/23/2023
 phase : ASRP SUBMITTAL
 sheet number : **A903**

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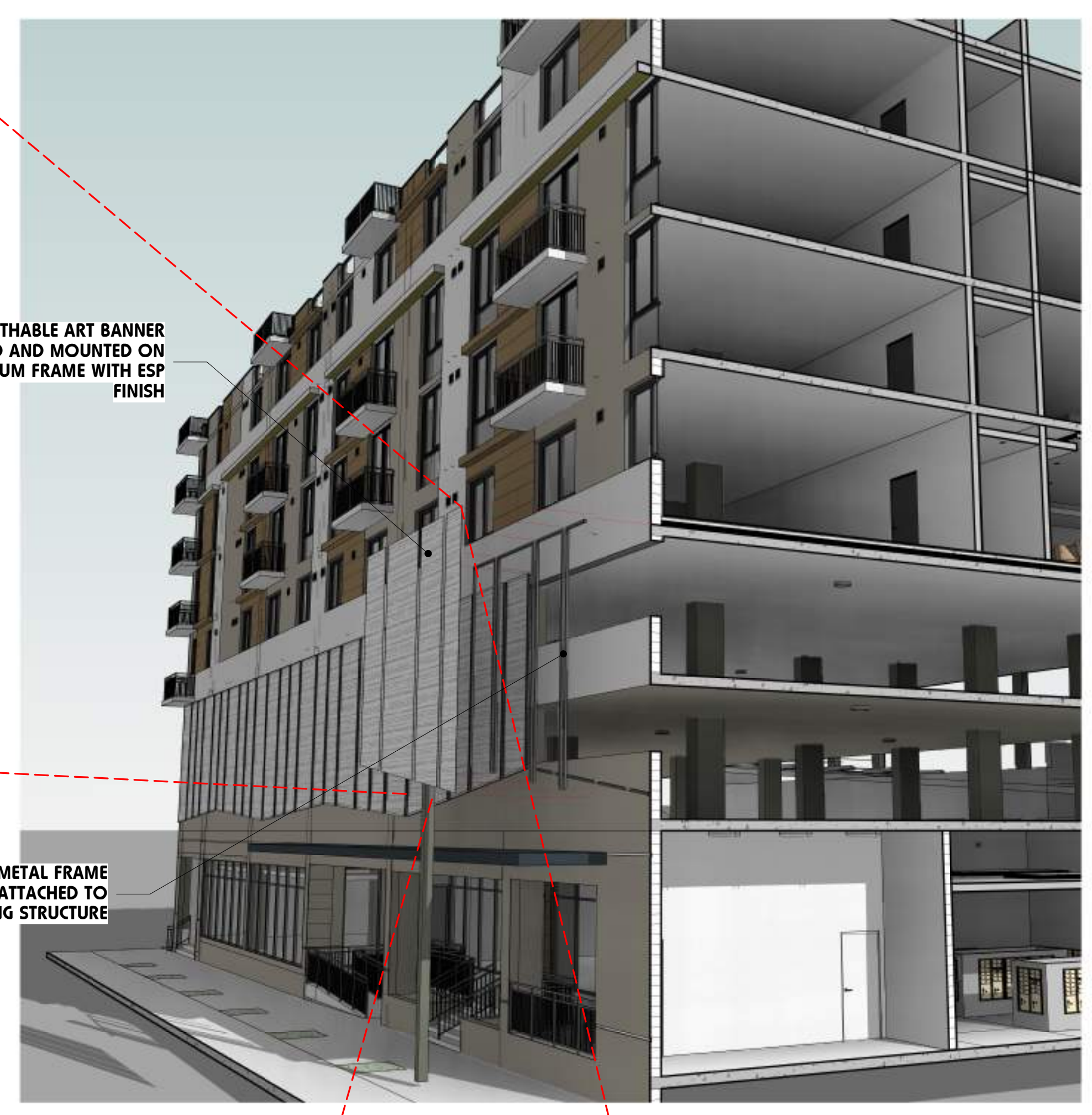
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ABSTRACT ART FOR INSPIRATION



MESH BREATHABLE ART BANNER
 PRINTED AND MOUNTED ON
 ALUMINUM FRAME WITH ESP
 FINISH

DIAGRAMMATICAL DETAIL
 SCALE



METAL FRAME
 ATTACHED TO
 BUILDING STRUCTURE

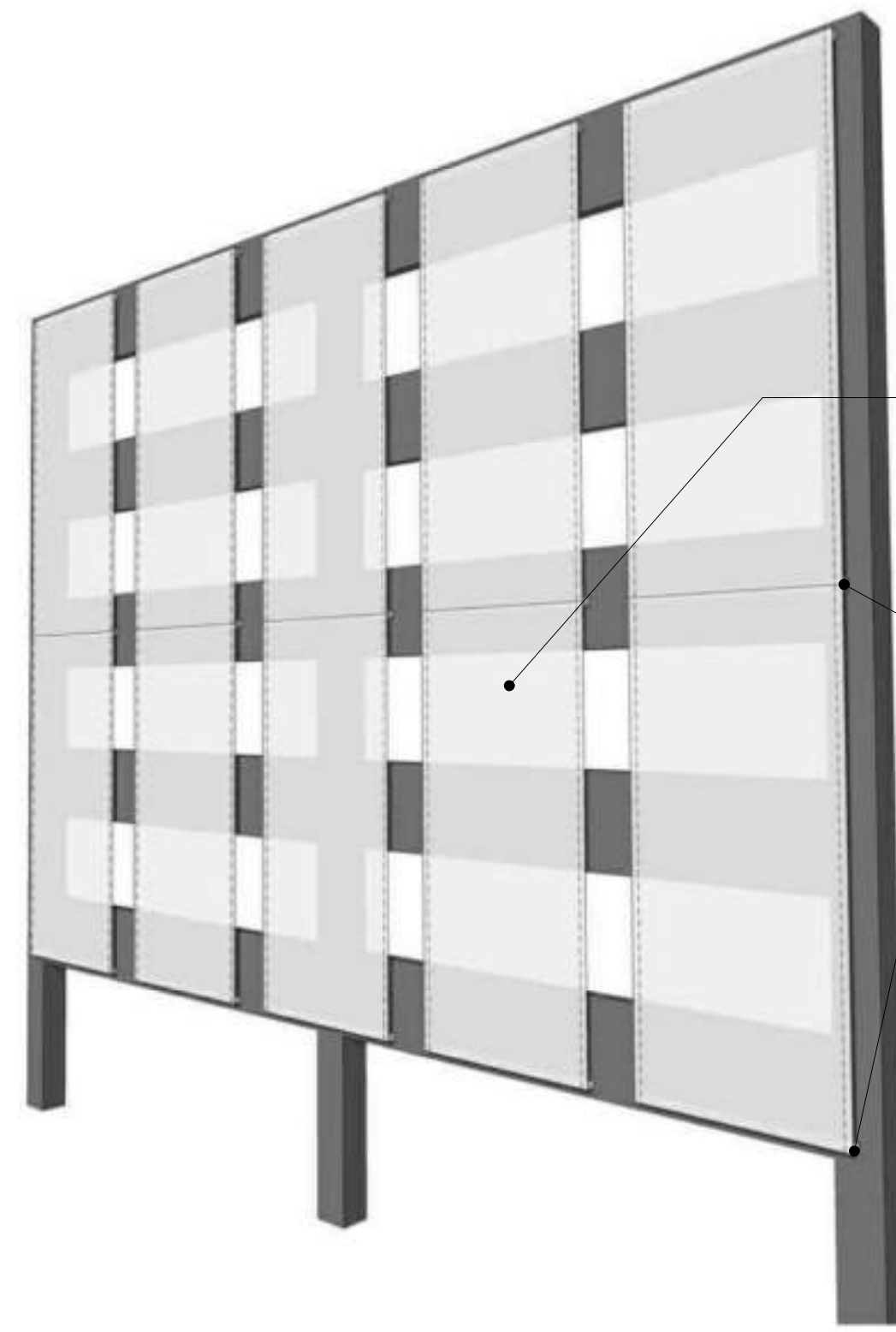
SECTION PERSPECTIVE



MESH BREATHABLE ART BANNER
 PRINTED AND MOUNTED ON
 ALUMINUM FRAME WITH ESP
 FINISH

METAL FRAME
 ATTACHED TO
 BUILDING STRUCTURE

**FLEXFACADES CLADDING SCREEN
 SAMPLE:**



MESH BREATHABLE ART BANNER
 PRINTED AND MOUNTED ON
 ALUMINUM FRAME WITH ESP
 FINISH

METAL FRAME
 ATTACHED TO
 BUILDING STRUCTURE

FLEXFACADES CLADDING SCREEN

- Economical alternative to metal mesh, perforated metal, and glass.
- Facade screening up to 50% less expensive installed when using our Flexfacades Cladding Screens solution.
- 50% less expensive maintenance/life cycle cost. No expensive metal screen refinishing.
- Reduce solar heat gain
- Eliminates the need for mechanical ventilation in most cases
- Green Screening / 100% recyclable*
- Maintains views out & air ventilation*
- Silver metallic mesh looks like expensive metal mesh.
- Innovative / Flexible Design Solutions
- 10 Year Warranties / 20-30 Year Life Expectancies*
- Fire rated (ASTM-E-84 / E-136 NON-COMBUSTIBLE)*
- Better light & noise pollution masking compared to metal.
- Inexpensive art options & colors.
- Engineered to survive extreme weather conditions & 1% the weight of metal.
- Flexible design solutions.



FLEXFACADES CLADDING SCREENS SAMPLE

PROJECT: STRATA WYNWOOD
 LOCATION: DOWNTOWN MIAMI



PARKING GARAGE NORTH ELEVATION

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revisions :

Rev. #	Description	Date
2	ASRP SUBMITTAL #2	06/23/2023

drawing data :

PARKING GARAGE SCREENING DETAIL

project number : 22203

drawing scale :

drawing date : 06/23/2023

phase : ASRP SUBMITTAL

sheet number : **A904**


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Memorandum



Date: May 31, 2023

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

From: Alfredo "Freddy" Ramirez III, Director
Miami-Dade Police Department 

Subject: Review – Zoning Application – Case: No. Z2023000124
Gallery at Marti Park, LLC.

APPLICATION:

The applicant, Gallery at Marti Park, LLC., is requesting to redevelop the property as a 12 story, 176-unit, mixed income residential development. The 1.034 acre property is located at 450 SW 5 Street and 445 SW 6 Street, in unincorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The project is in the city of Miami and serviced by the Miami Police Department. Incidents that occur requiring law enforcement services on the neighboring Metrorail will be handled by the Miami-Dade Police Department, Police Operations Section, located at 601 NW 1 Court, Miami, Florida. Current staffing allows for an average emergency response time of eight minutes or less.

APPLICATION REVIEW:

A review of the application and related documents was conducted to predict its impact on the Miami-Dade Police Department's resources, and the impact the project could have on any zoning modification changes.

Current data of police staffing, and population was examined to project any increase in calls for service. Current staffing should accommodate any slight increase in the volume of calls for service. Should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment will be required.

The Miami-Dade Police Department does not have any further comments to the proposed zoning modifications to complete this project currently.

Should you require any further assistance, please contact Executive Senior Bureau Commander Lisette Reyes-Wilcox, of our Fiscal Administration Bureau, at 305-471-2520, or via e-mail at lisi@mdpd.com.

AR/jhb
Attachment

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
N/A	

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>
N/A	

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: Gallery at Marti Park, LLC (C/O RUDG, LLC)

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
The Urban Development Group, LLC	33.33%
PRH Affordable Investments, LLC	66.67%
Gallery at Marti Park, LLC	0.01%
Alberto Milo, Jr.	
Matthew J. Allen	

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z23-124
DATE: MAY 8 2023
BY: GONGOL

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

NAME OF PURCHASER: _____

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

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: *Alberto Melf*
(Applicant)

Sworn to and subscribed before me this 17th day of April, 2023 Affiant is personally known to me or has produced _____ as identification.

Vanessa Piloto
(Notary Public)



My commission expires 2/18/26

*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.



PROJECT LOCATION



IMAGE (1)

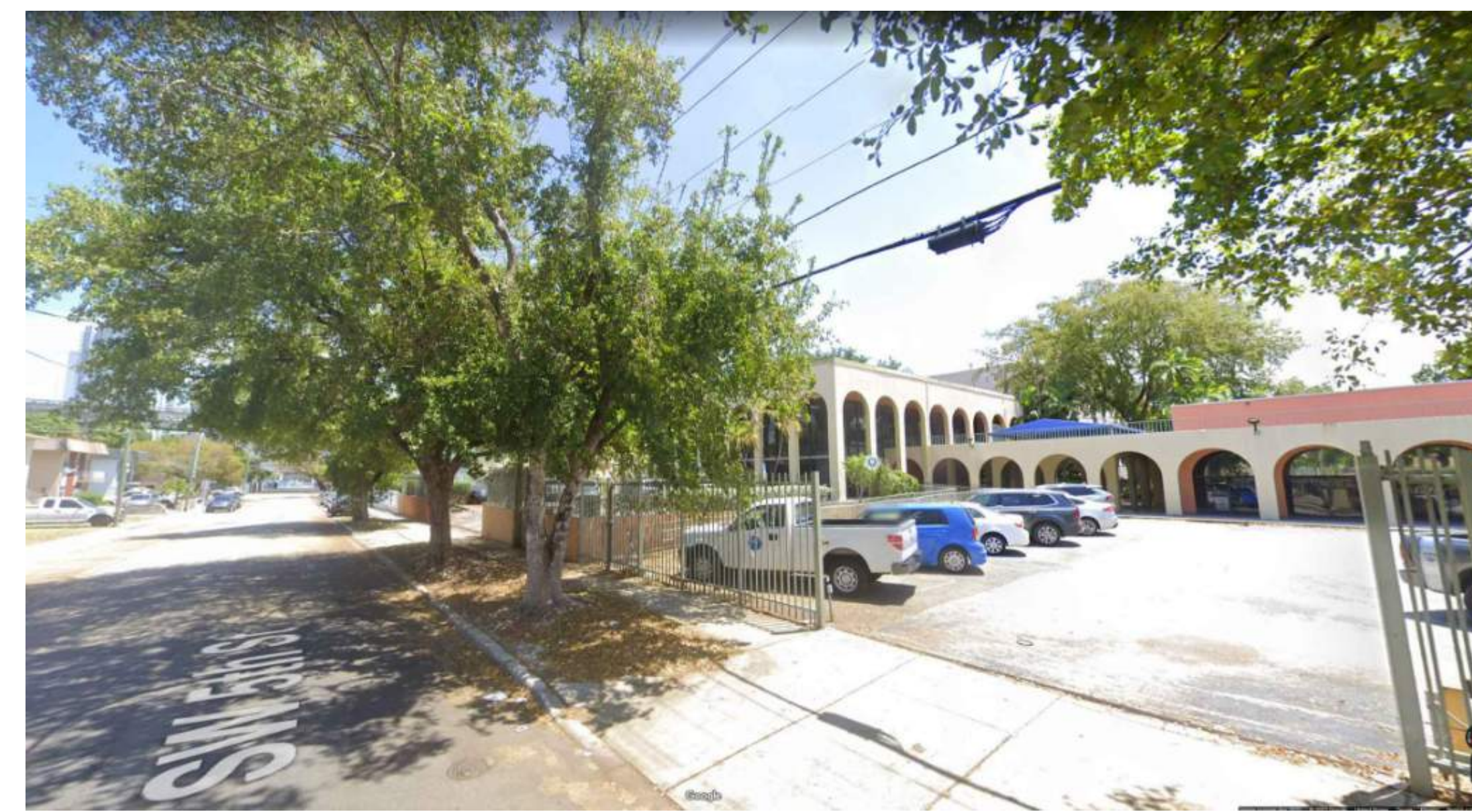


IMAGE (2)



IMAGE (3)

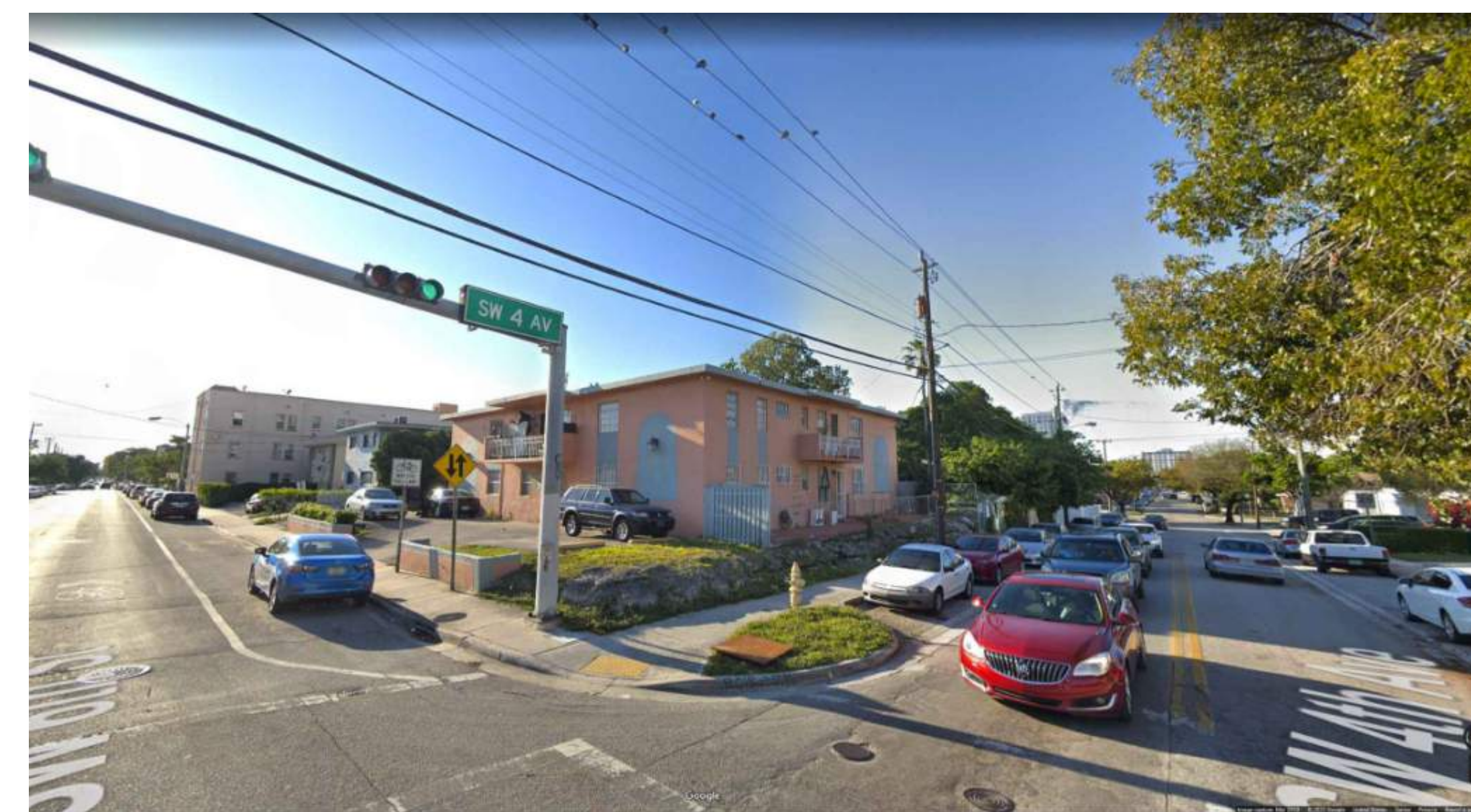


IMAGE (4)



IMAGE (5)



IMAGE (6)

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 450 SW 5TH ST
 MIAMI, FL 33130

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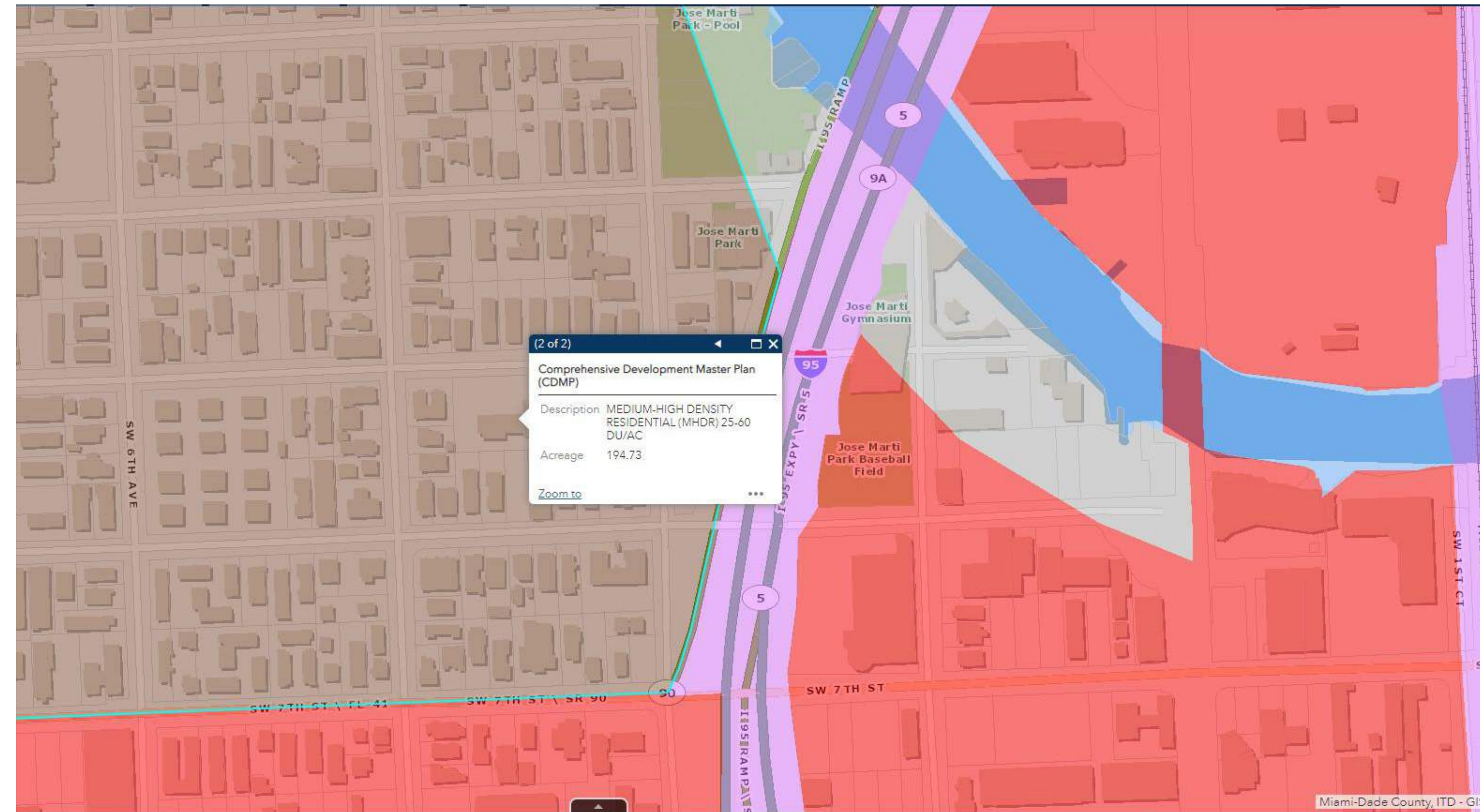
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 ROBERT K. MONSETTE, AIA, NCARB, LEED AP BD+C, CDP
 FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

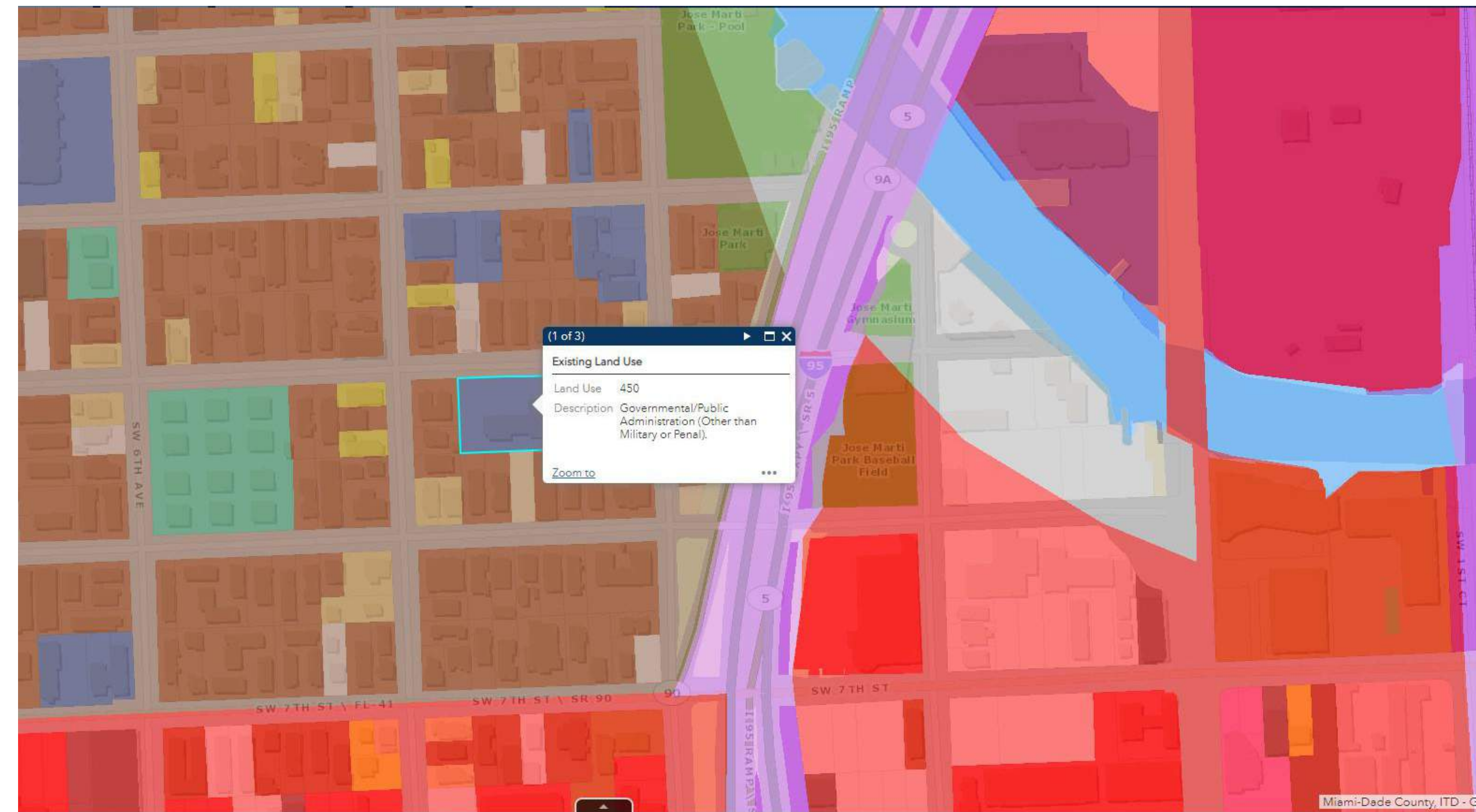
Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023

drawing data :
SITE IMAGES & CONTEXT MAP
 project number : 22203
 drawing scale :
 drawing date : 06/23/2023
 phase : ASRP SUBMITTAL
 sheet number : **G001**

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EXISTING LAND USE



EXISTING LAND USE

ZONING DATA :		
ZONING DATA		
Property Information		
Folio:	01-0203-060-1020, 01-0203-060-1090	
Property Address:	450 SW 5 ST, 445 SW 6 ST	
Site Area:	Square Footage (sf)	Acres (ac)
Lot Area	45,076.00 sf	1.03 ac
Existing Zoning:	RTZ - Metromover Subzone	
Density	Required/Allowed	Proposed
Total Density	500.0 units/ac	517 units
REGULATORY GUIDELINES		
Building Setbacks	Required	Proposed
Front (SW 5th Street)		10'-0"
Side Street (SW 6th Street)		10'-0"
Side Interior (East)	No Min. Setbacks	10'-0"
Side Interior (West)		10'-0"
Open Space	15% (6,761 sf)	36% (16,048 sf)
Lot Coverage	N/A	64% (28,880 sf)
Building Height	310.0 ft	120.5 ft
Required Parking		
No minimum parking requirement within the Rapid Transit Zone.		
Parking Provided		
Provided	Standard	HC
Garage (Off-Street)	146 sp	9 sp
Surface (Off-Street)	9 sp	
On-Street	4 sp	
Grand Total Provided :	168 sp	
Electric Vehicle & Bicycle Parking		
Electric Vehicle or EV	Required	Provided
20% of required parking	N/A	17.0 EVSE sp
Bicycle Parking		
101 to 500 pkg spaces in Lot	12 bike pkg sp	19 bike pkg sp

BUILDING UNIT BREAKDOWN :						
UNIT BREAKDOWN						
Unit Type	SF/Unit Provided	Level 4	Levels 5-12	Total Units	Leasable Area	% of Totals
1BD						
A1	620 sf	2 units	2 units	18 units	11,160 sf	
A2	680 sf	2 units	units	2 units	1,360 sf	
A3	680 sf	1 units	1 units	9 units	6,120 sf	
A1 UFAS	620 sf	1 units	1 units	9 units	5,580 sf	
Sub-Total		4 units	2 units	38 units	23,680 sf	22%
2BD						
B1	970 sf	3 units	5 units	43 units	41,710 sf	
B2	850 sf	1 units	1 units	9 units	7,650 sf	
B3	840 sf	units	2 units	16 units	13,440 sf	
B4	980 sf	units	2 units	16 units	15,680 sf	
B5	930 sf	1 units	1 units	9 units	8,370 sf	
B6	810 sf	1 units	1 units	9 units	7,290 sf	
B7	810 sf	1 units	1 units	9 units	7,290 sf	
B8	810 sf	2 units	2 units	18 units	14,580 sf	
Sub-Total		9 units	15 units	129 units	116,010 sf	73%
STUDIO						
S1	450 sf	units	1 units	4 units	1,800 sf	
S UFAS	450 sf	1 units	1 units	5 units	2,250 sf	
Sub-Total		units	1 units	9 units	1,800 sf	5%
Grand Total		13 units	20 units	176 units	141,490 sf	100%

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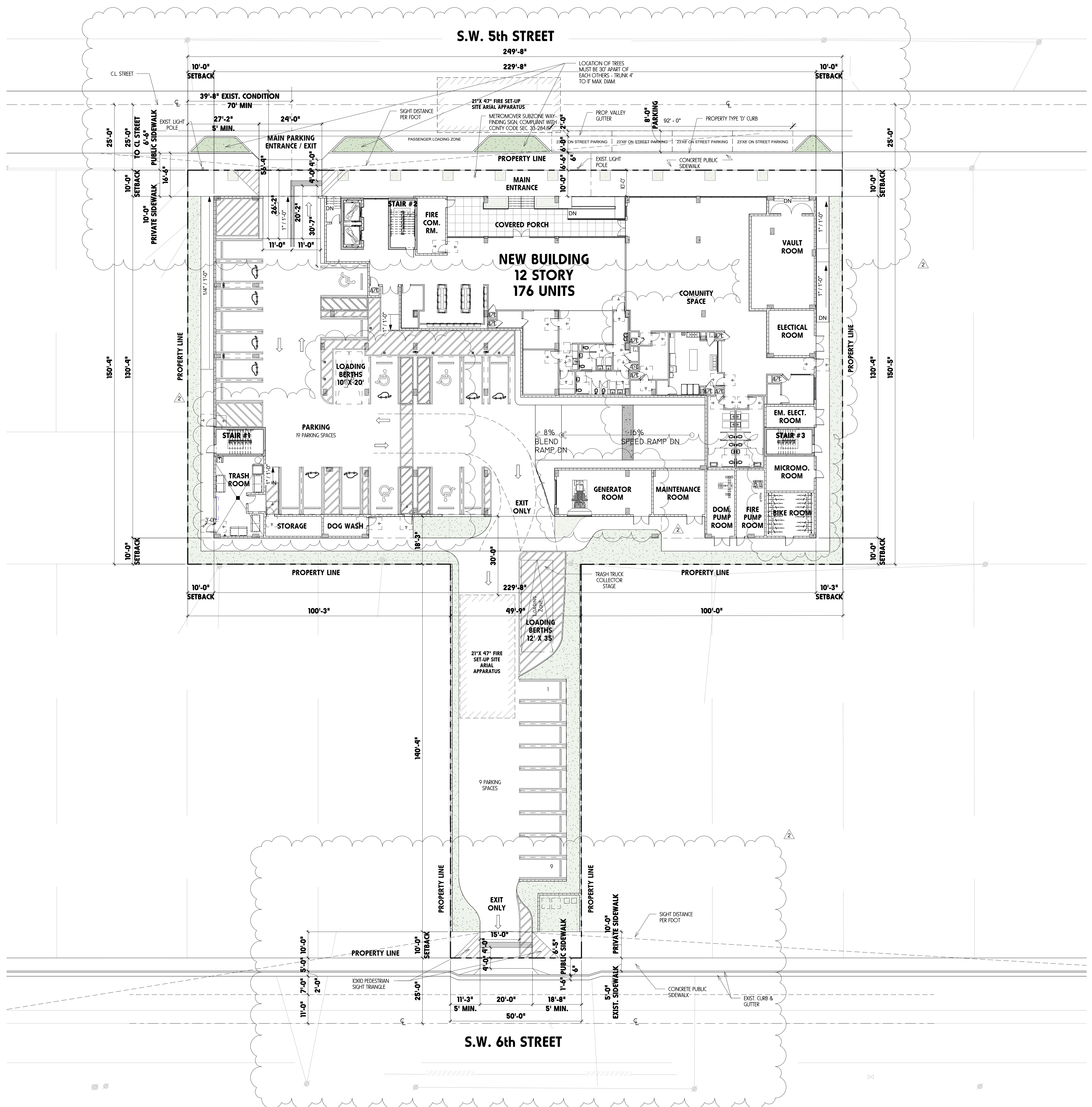
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 FLORIDA REGISTERED ARCHITECT # BR 93259

revisions :

Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023

drawing data :
PROJECT TABULATIONS & ZONING MAPS
 project number : 22203
 drawing scale :
 drawing date : 06/23/2023
 phase : ASRP SUBMITTAL
 sheet number : **G002**

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Site Plan
 SCALE 1/16" = 1'-0"

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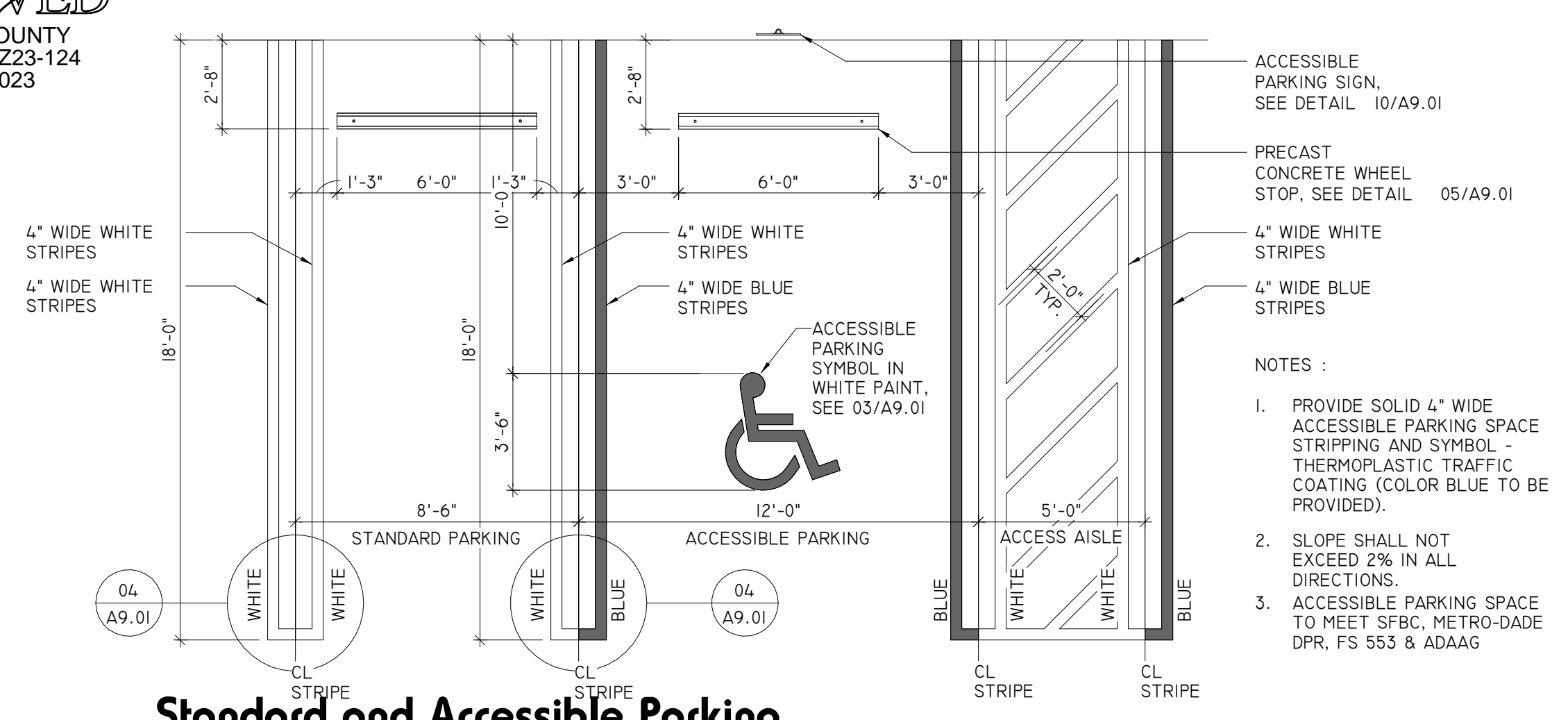
revisions :

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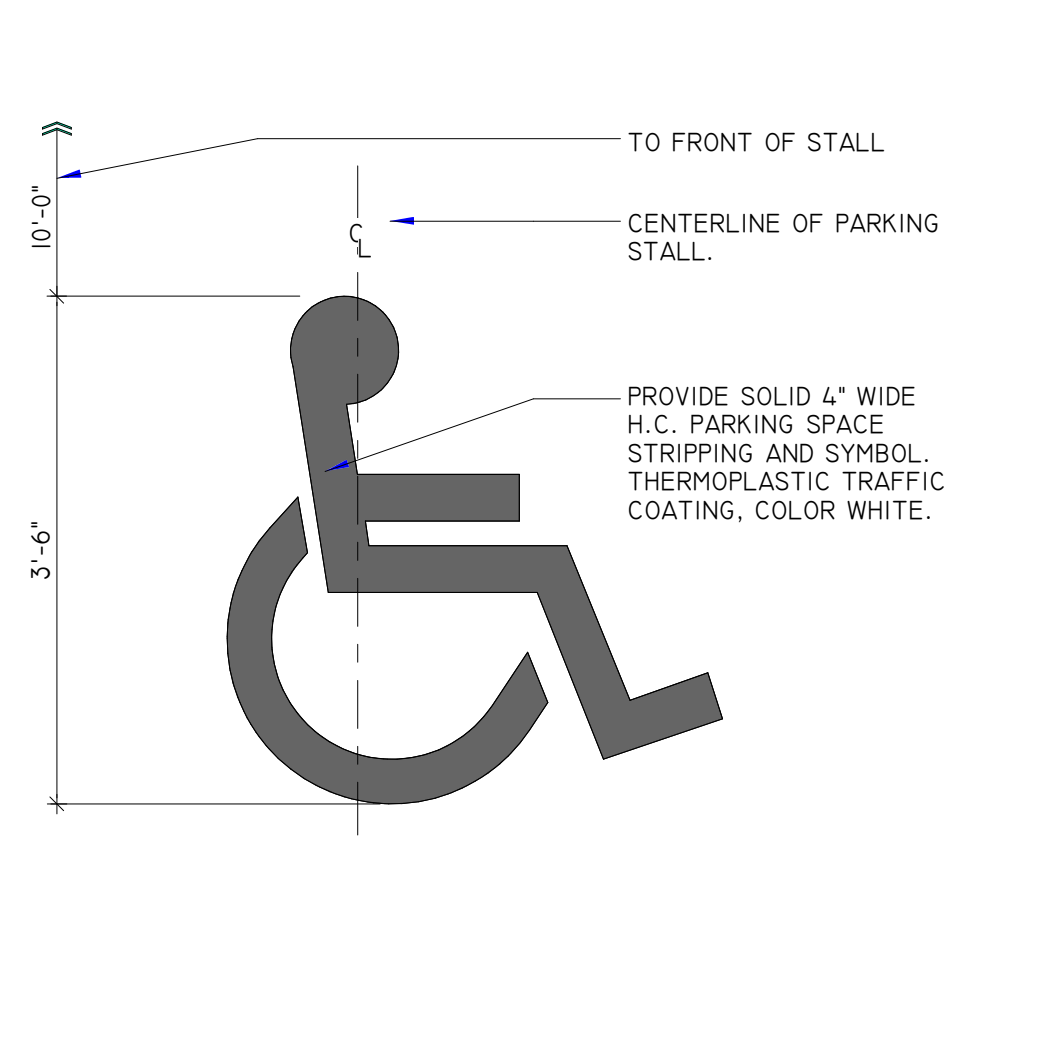
drawing data :
SITE PLAN
 project number : 22203
 drawing scale : 1/16" = 1'-0"
 drawing date : 06/23/2023
 phase : ASRP SUBMITTAL
 sheet number : **A100**

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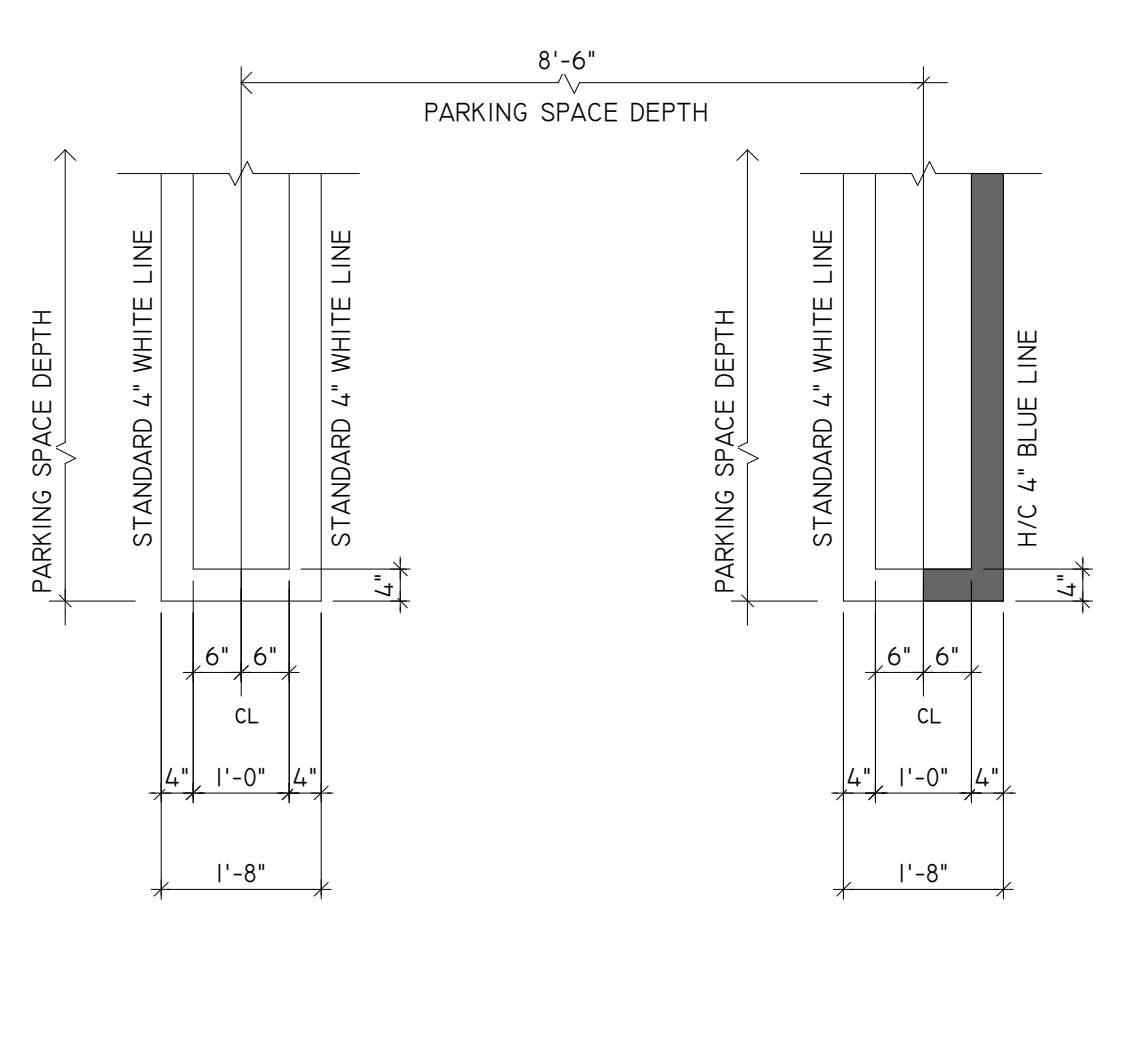
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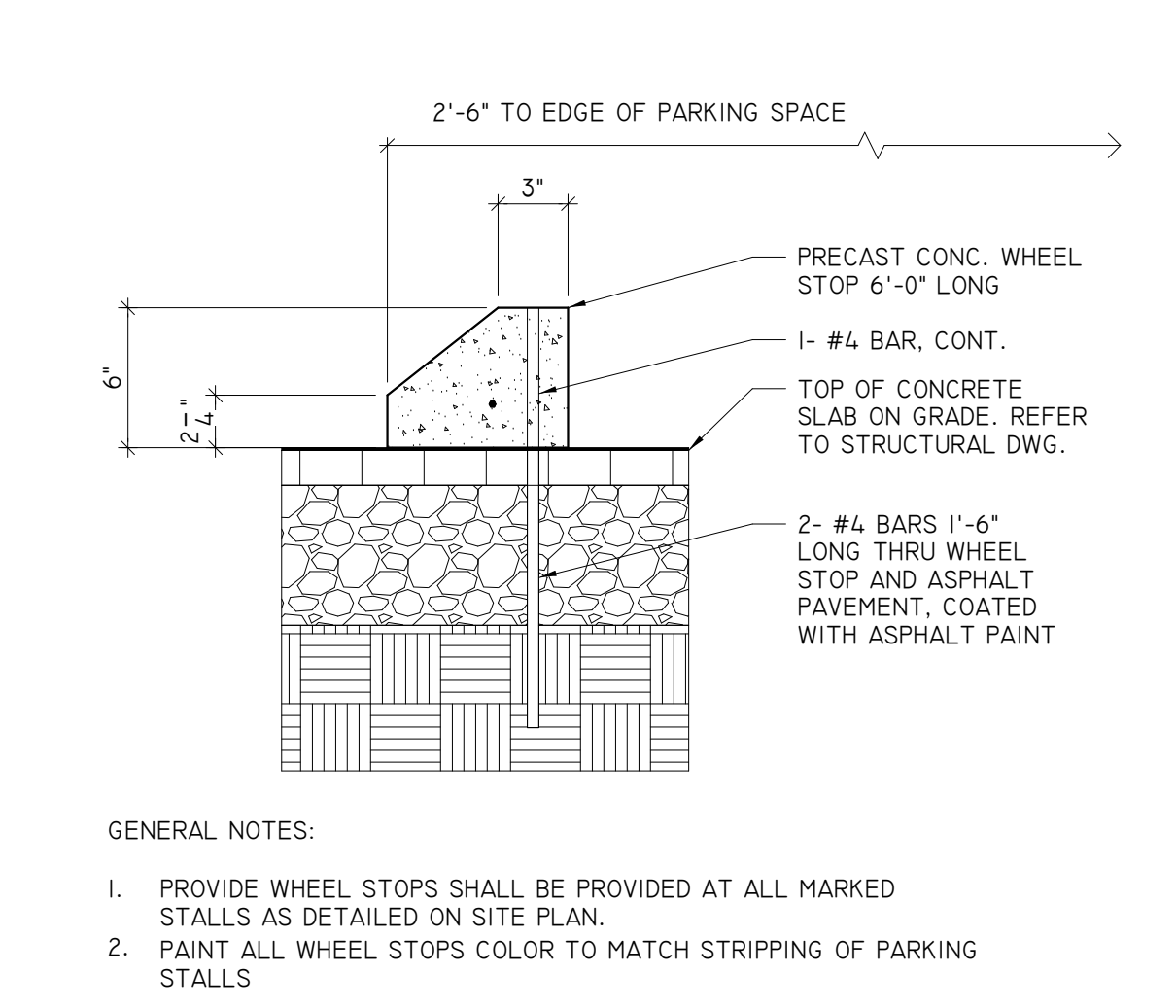
01 Standard and Accessible Parking Stall Detail ZS
SCALE: 1/4" = 1'-0"



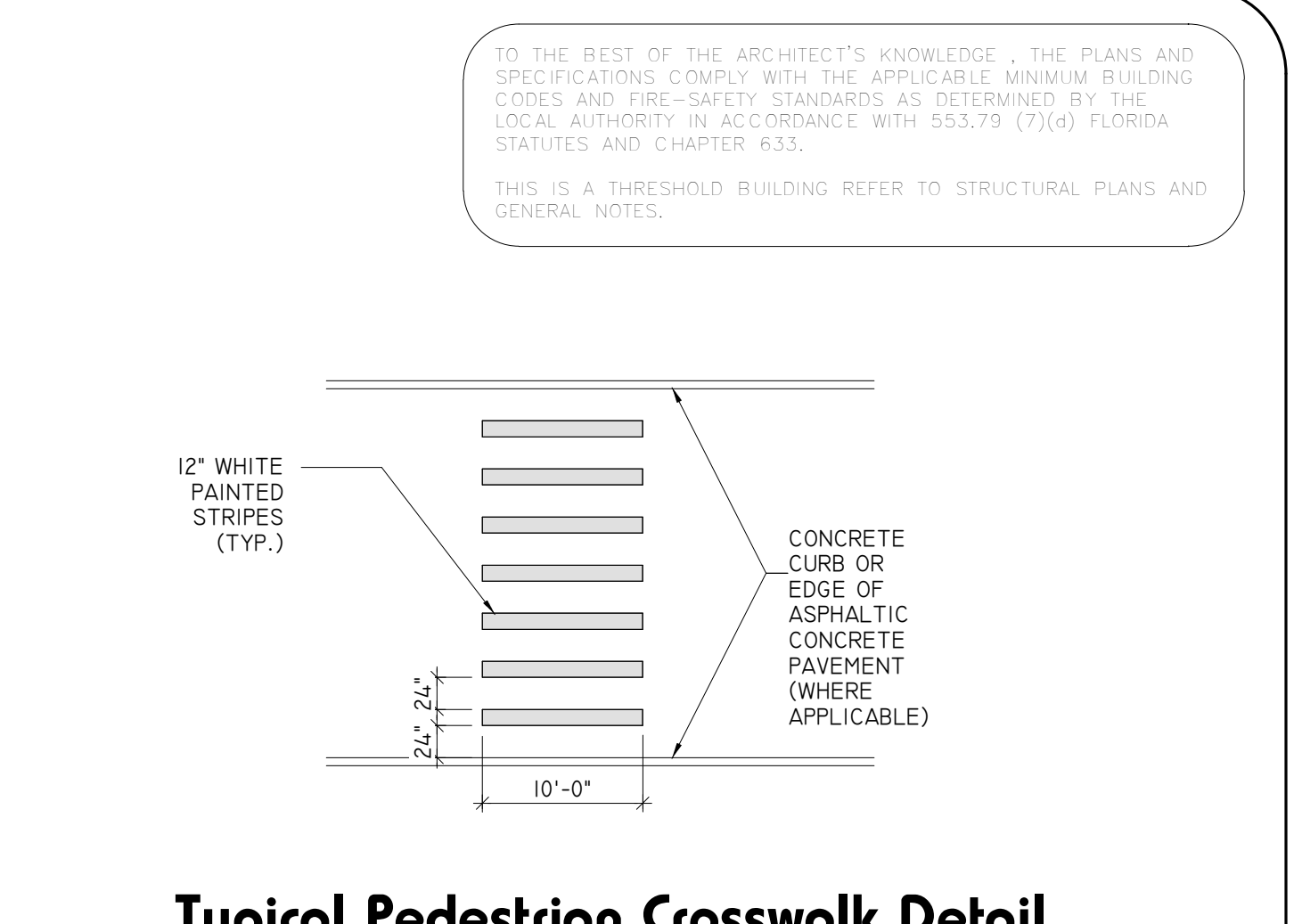
02 H.C. Parking Symbol ZS
SCALE: 3/4" = 1'-0"



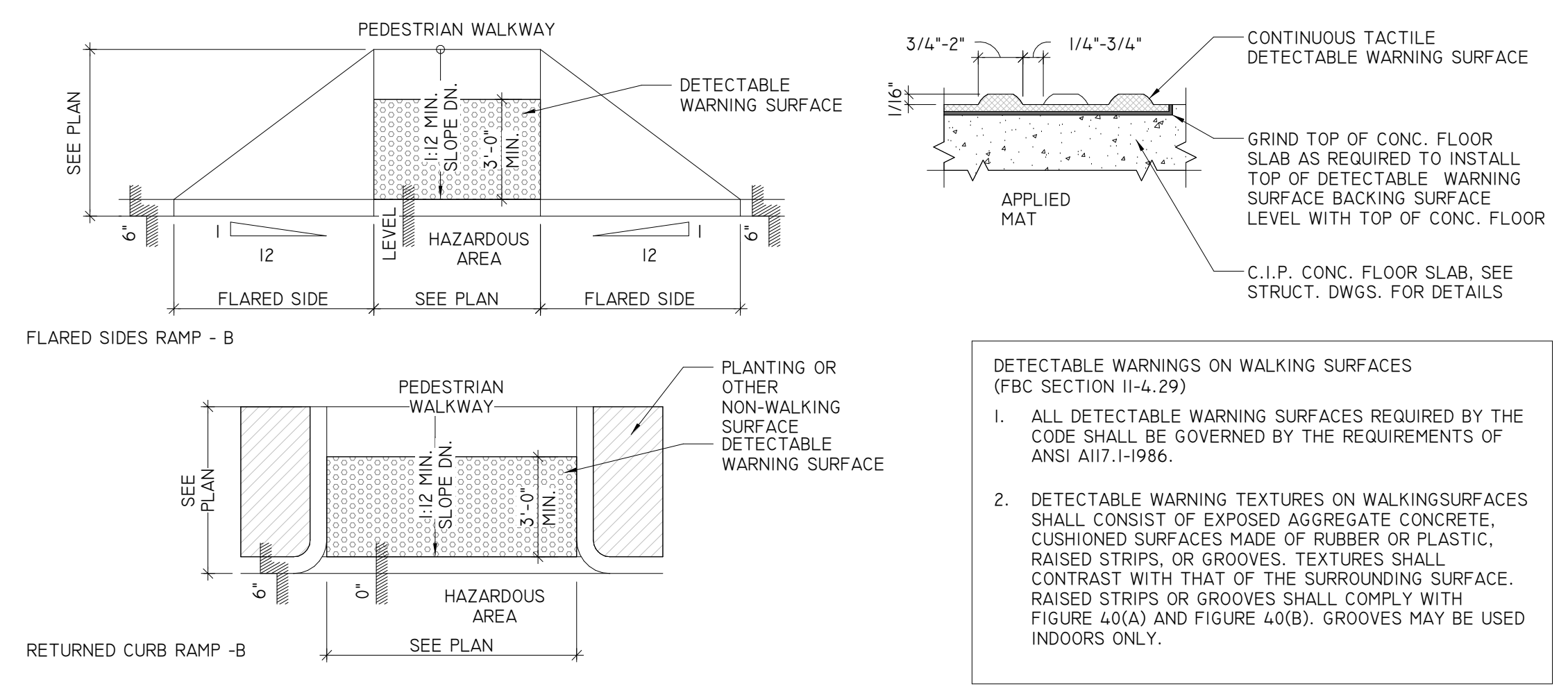
03 Parking Stall Striping ZS
SCALE: 1/2" = 1'-0"



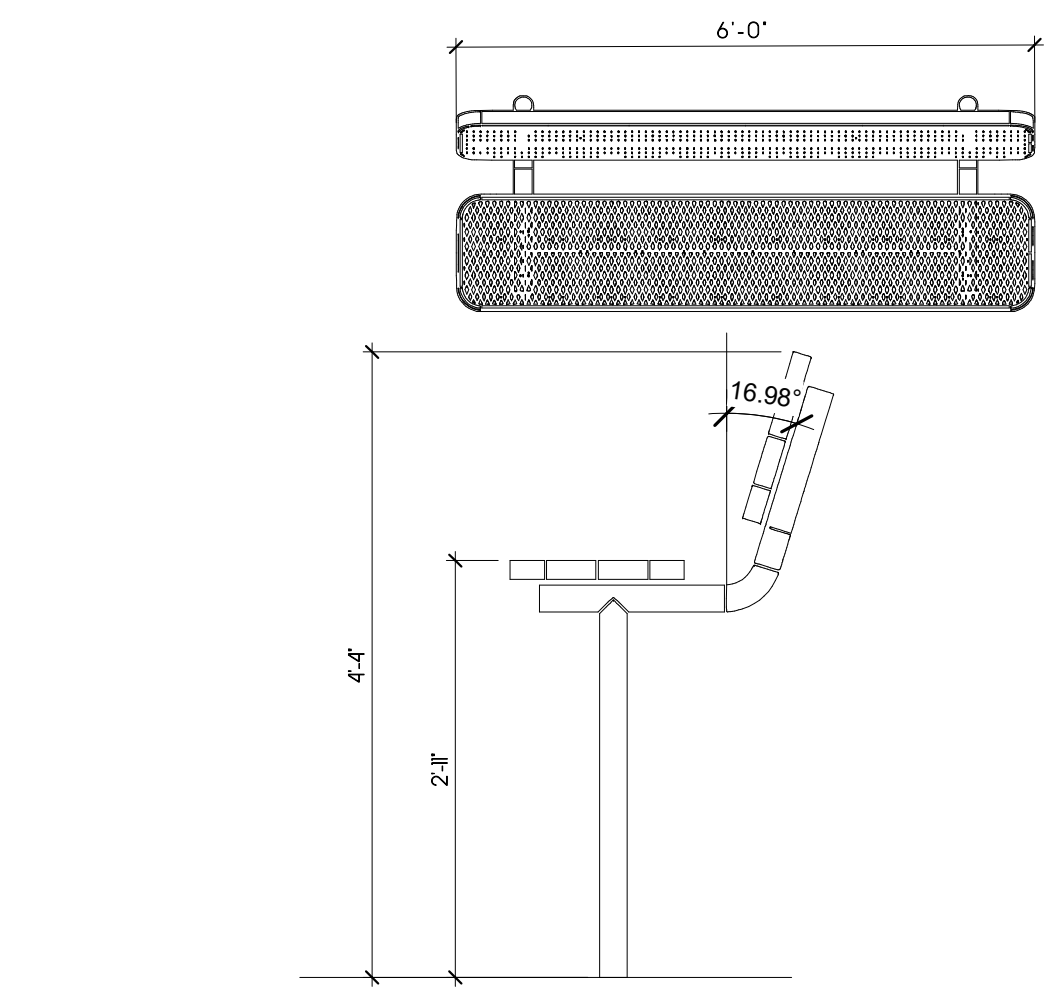
04 Wheel Stop Detail ZS
SCALE: 1/2" = 1'-0"



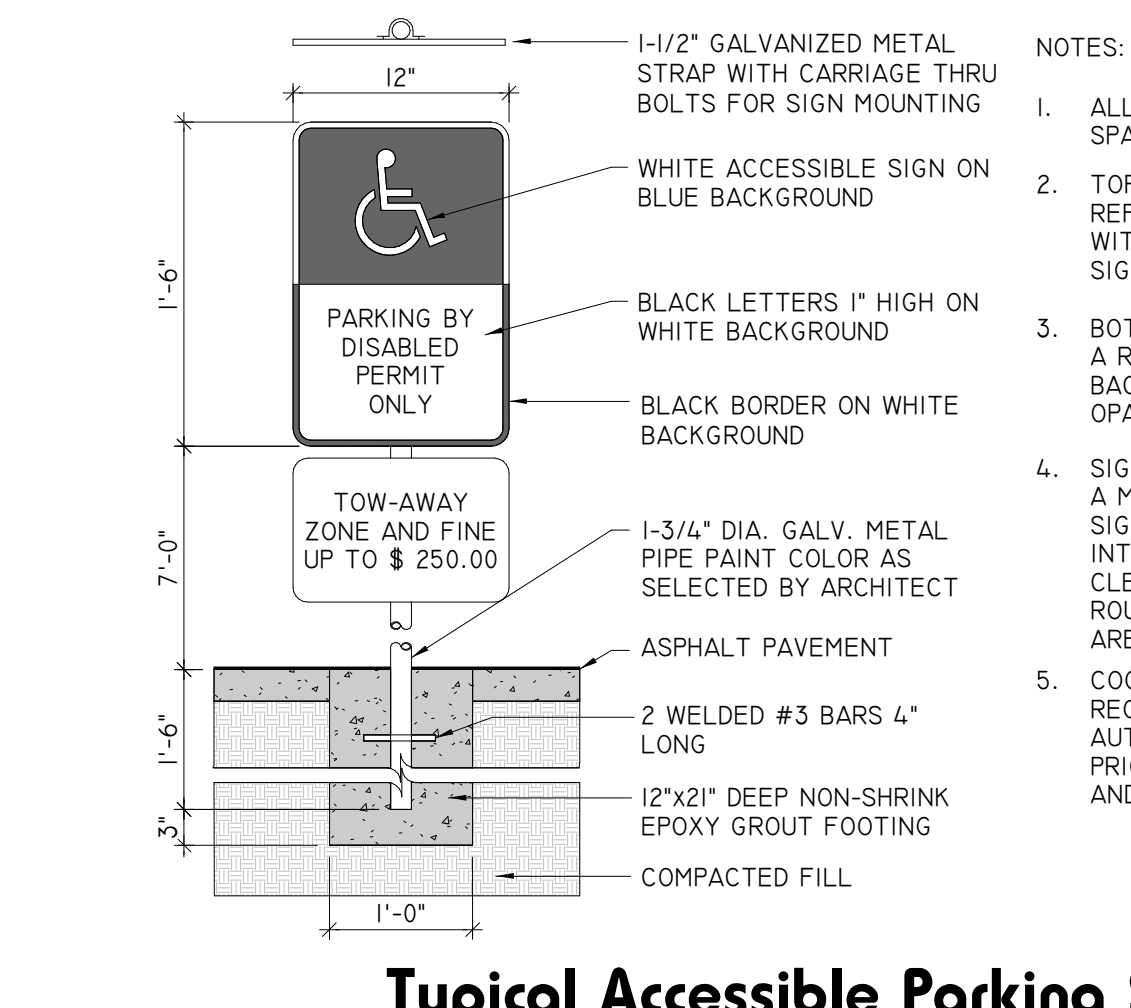
05 Typical Pedestrian Crosswalk Detail ZS
SCALE: 3/32" = 1'-0"



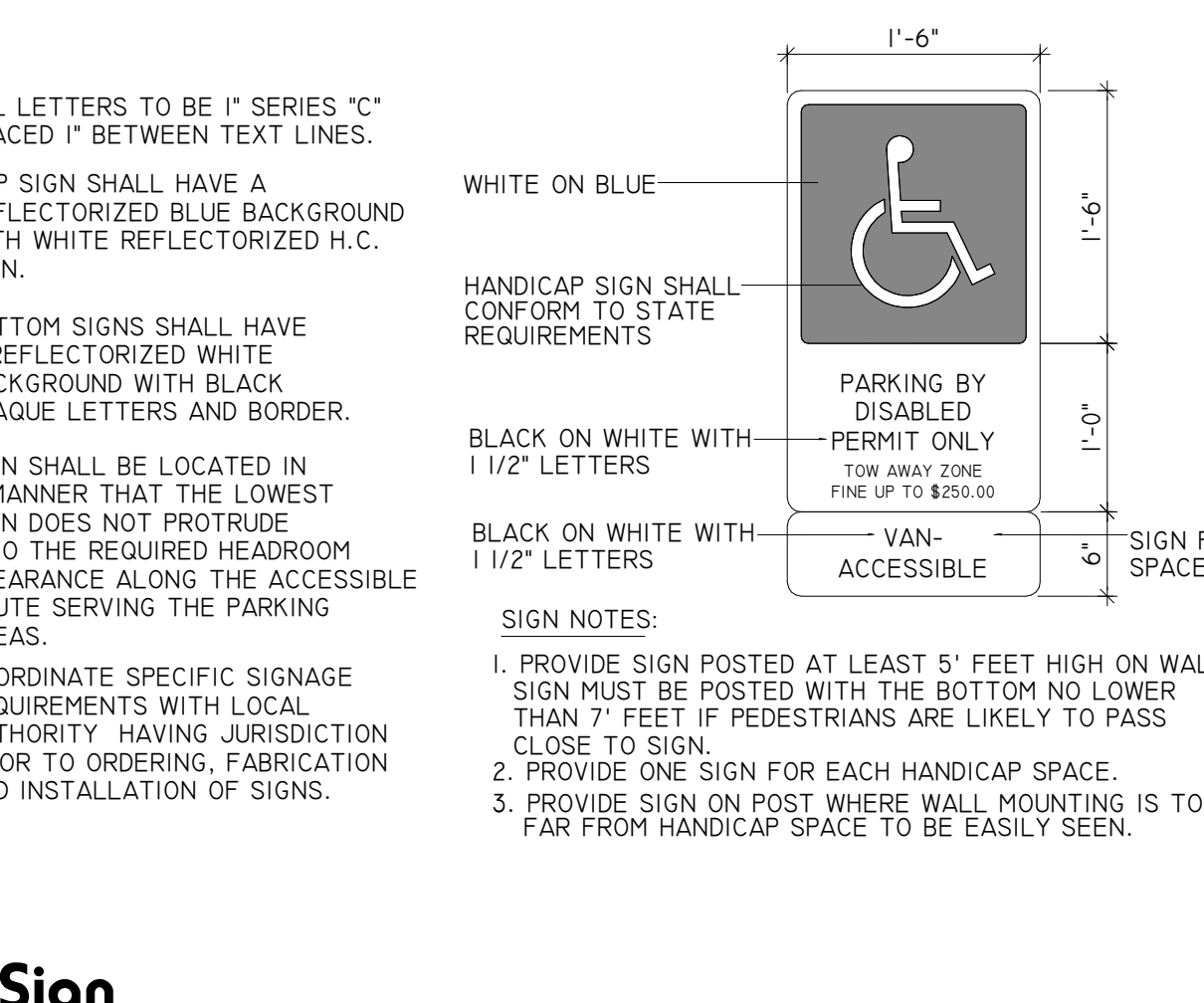
06 Accessible Curb Details ZS
SCALE: 1/4" = 1'-0"



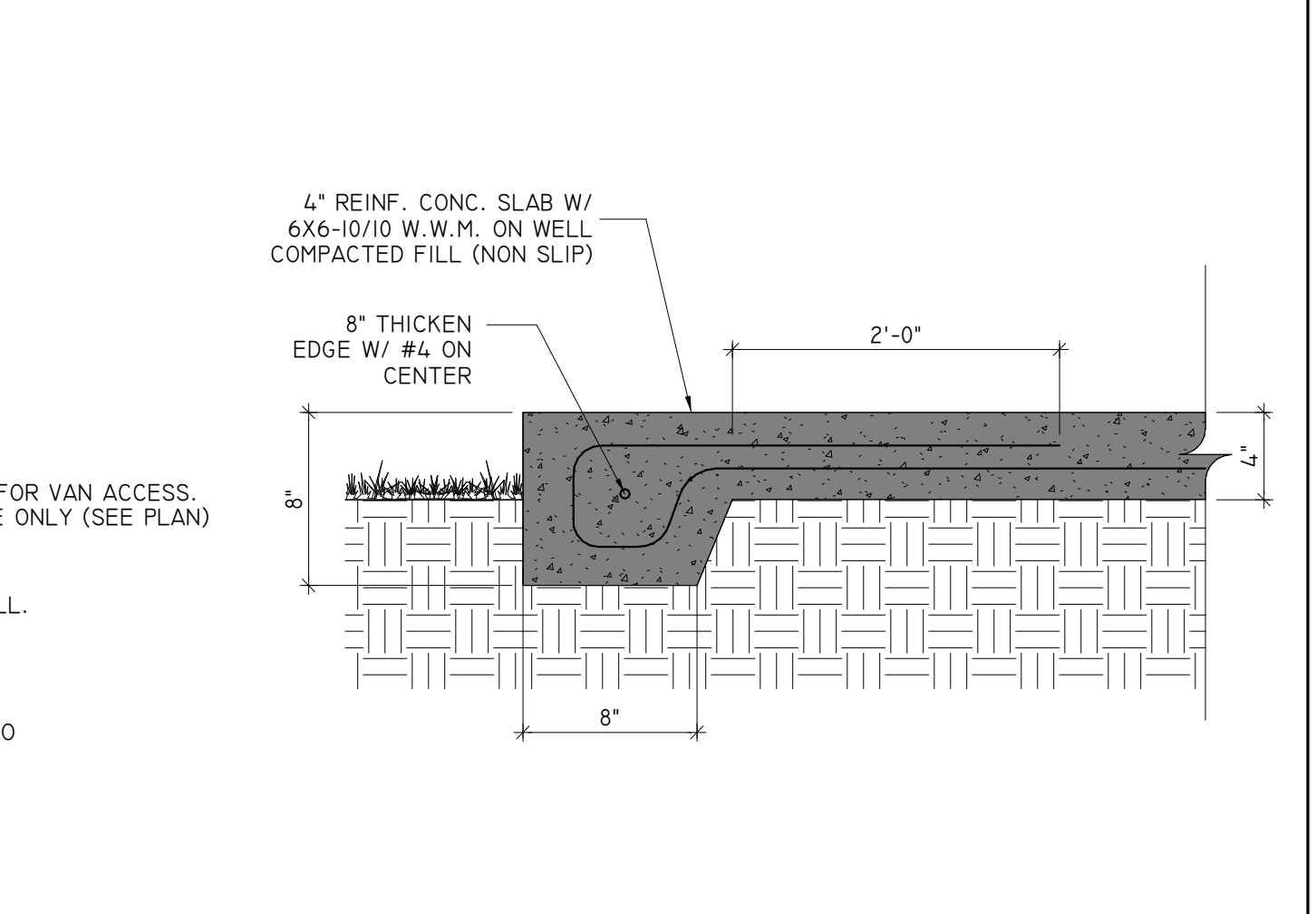
07 Bench Detail ZS
SCALE: 3/4" = 1'-0"



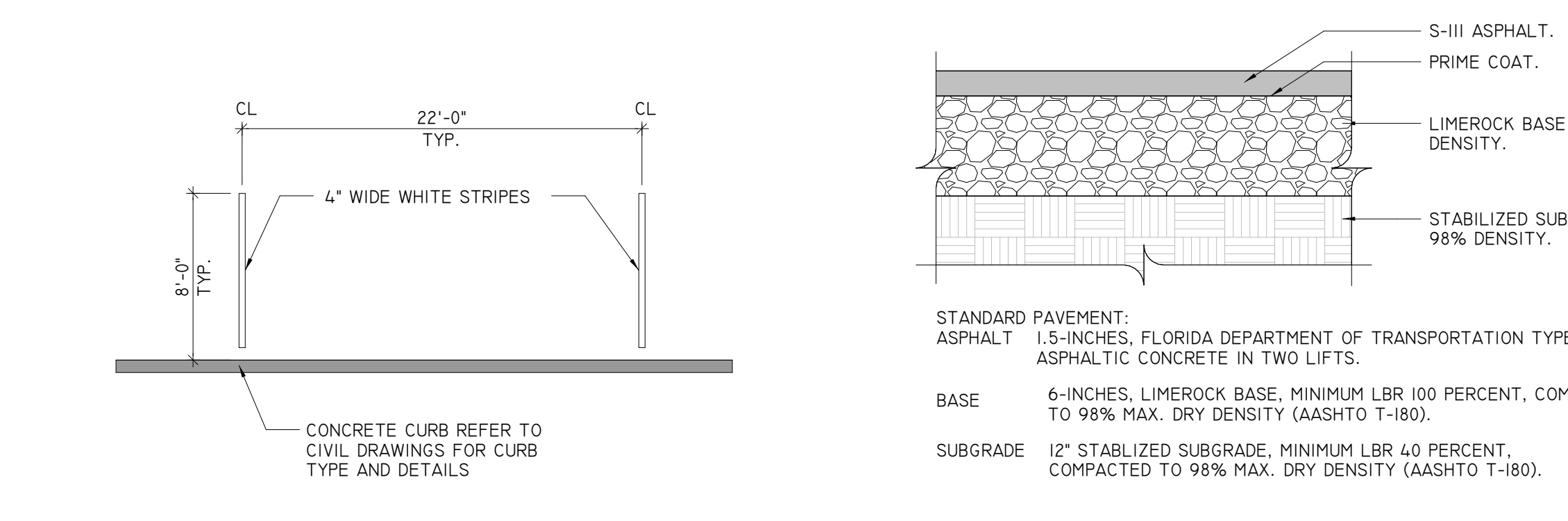
08 Typ. Accessible Parking Sign Detail ZS
SCALE: 3/4" = 1'-0"



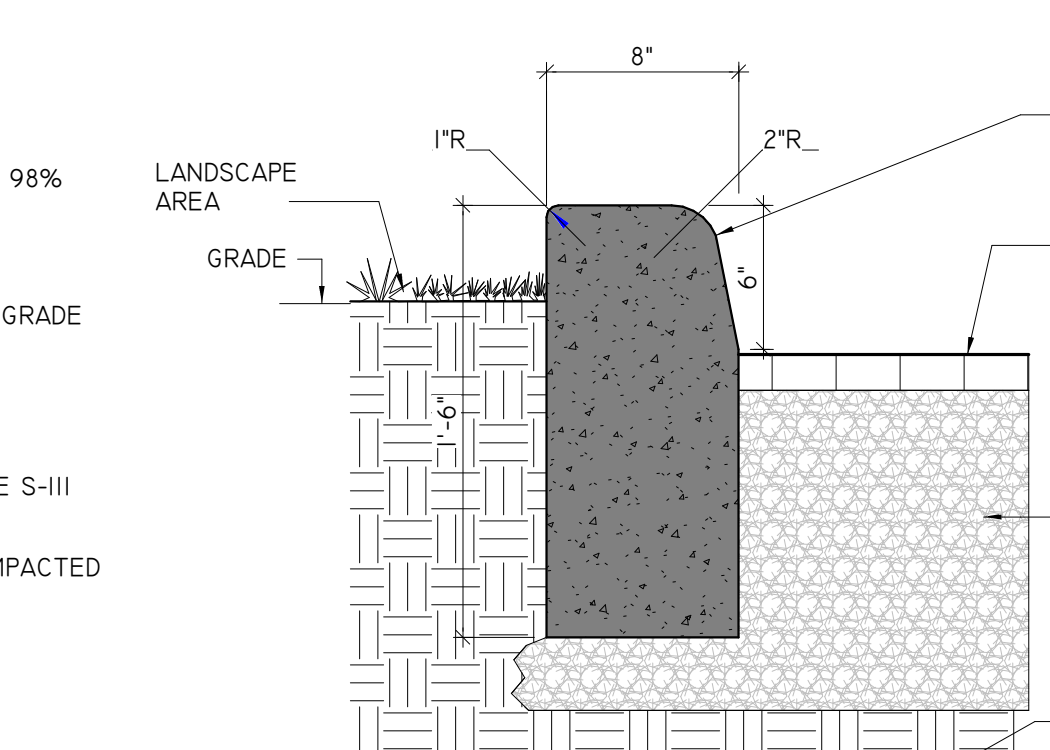
09 Typ. Handicap Sign Van Accessible ZS
SCALE: 1/8" = 1'-0"



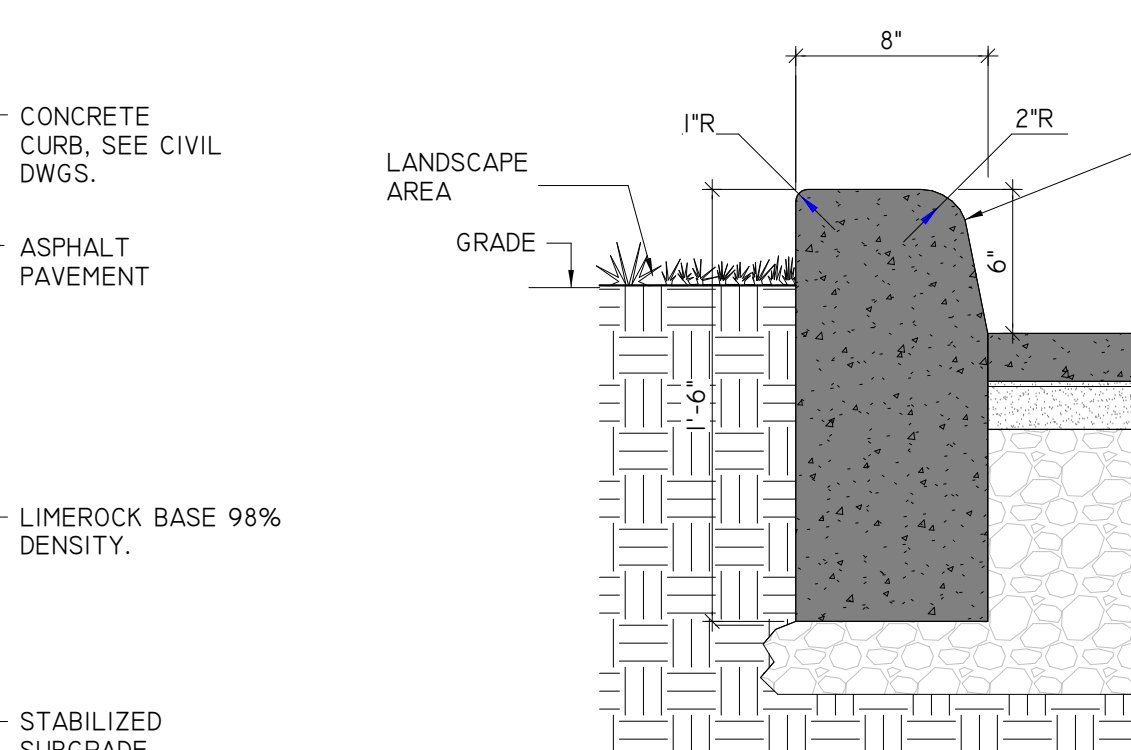
10 Typ. Sidewalk ZS
SCALE: 1/2" = 1'-0"



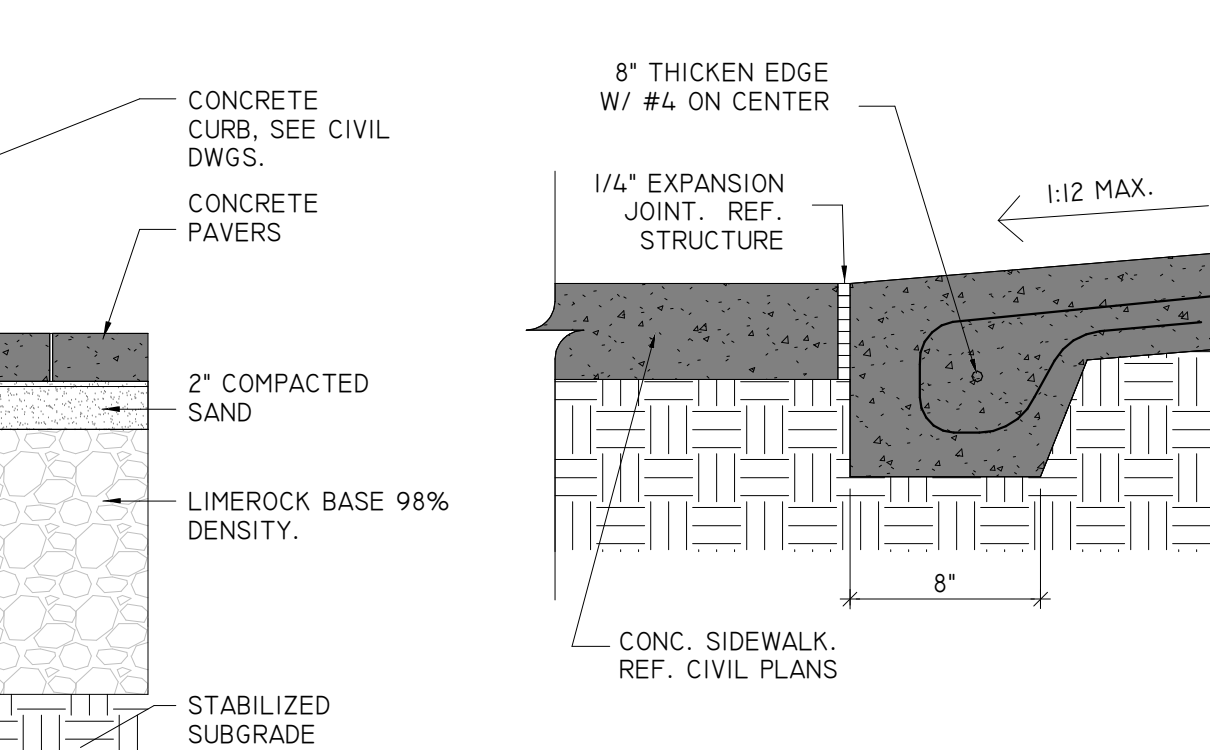
11 Asphalt Pavement Detail ZS
SCALE: 1/2" = 1'-0"



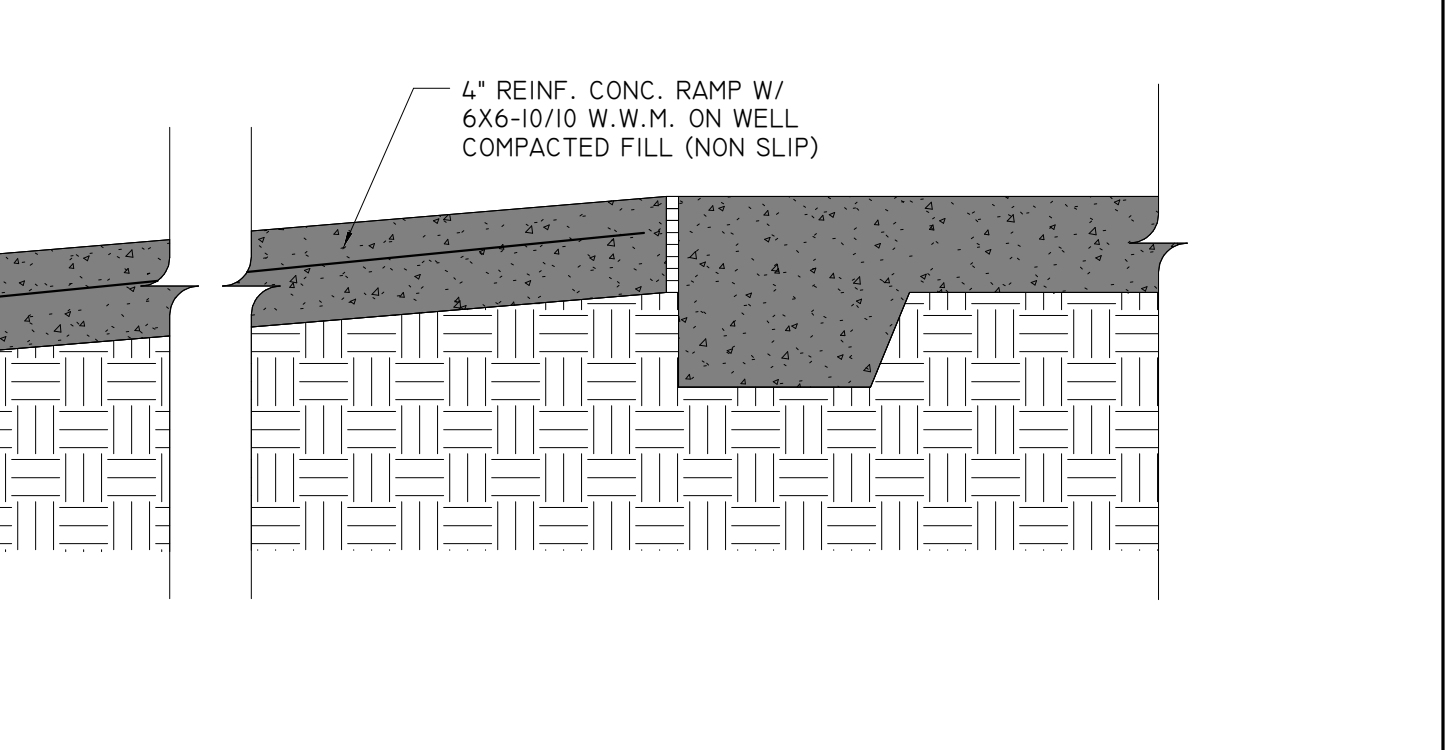
12 6" Curb Detail / Asphalt ZS
SCALE: 1/2" = 1'-0"



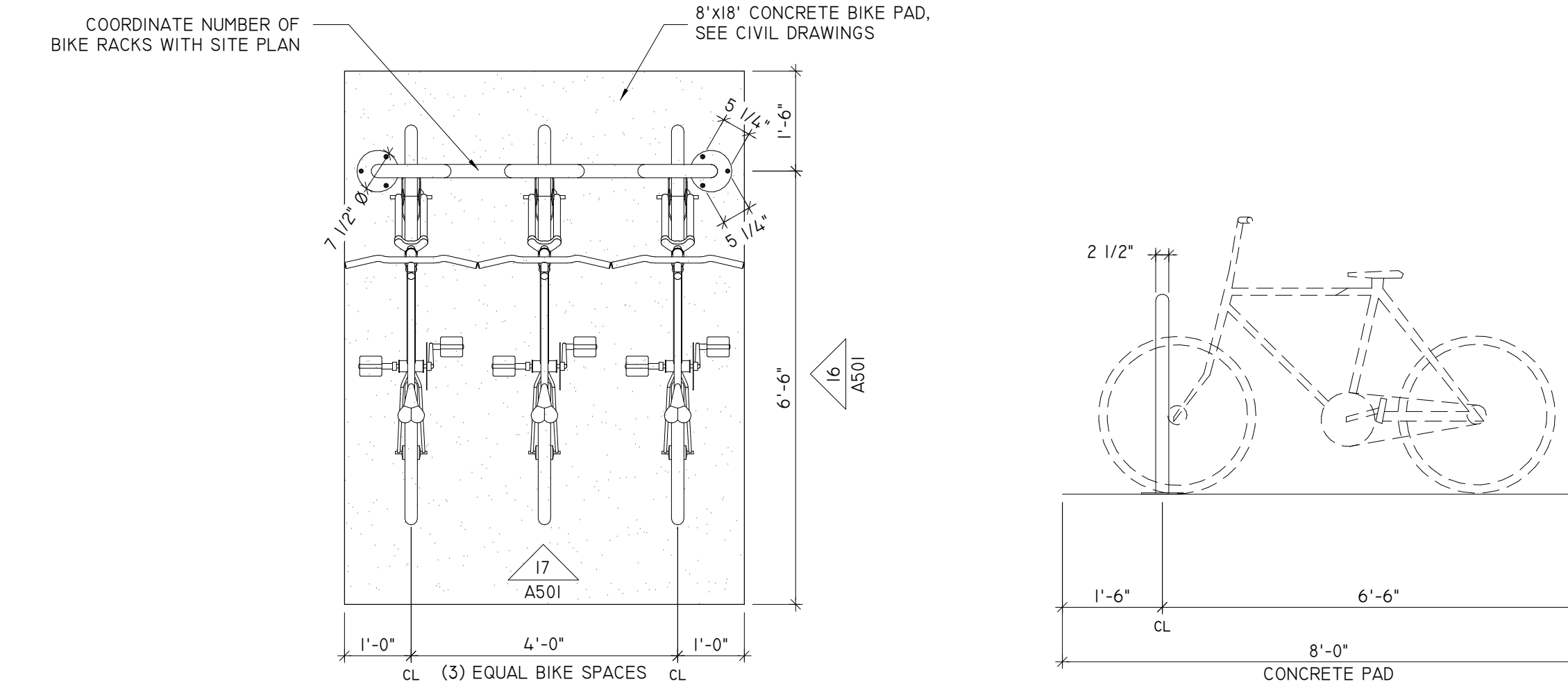
13 6" Curb Detail / Paver ZS
SCALE: 1/2" = 1'-0"



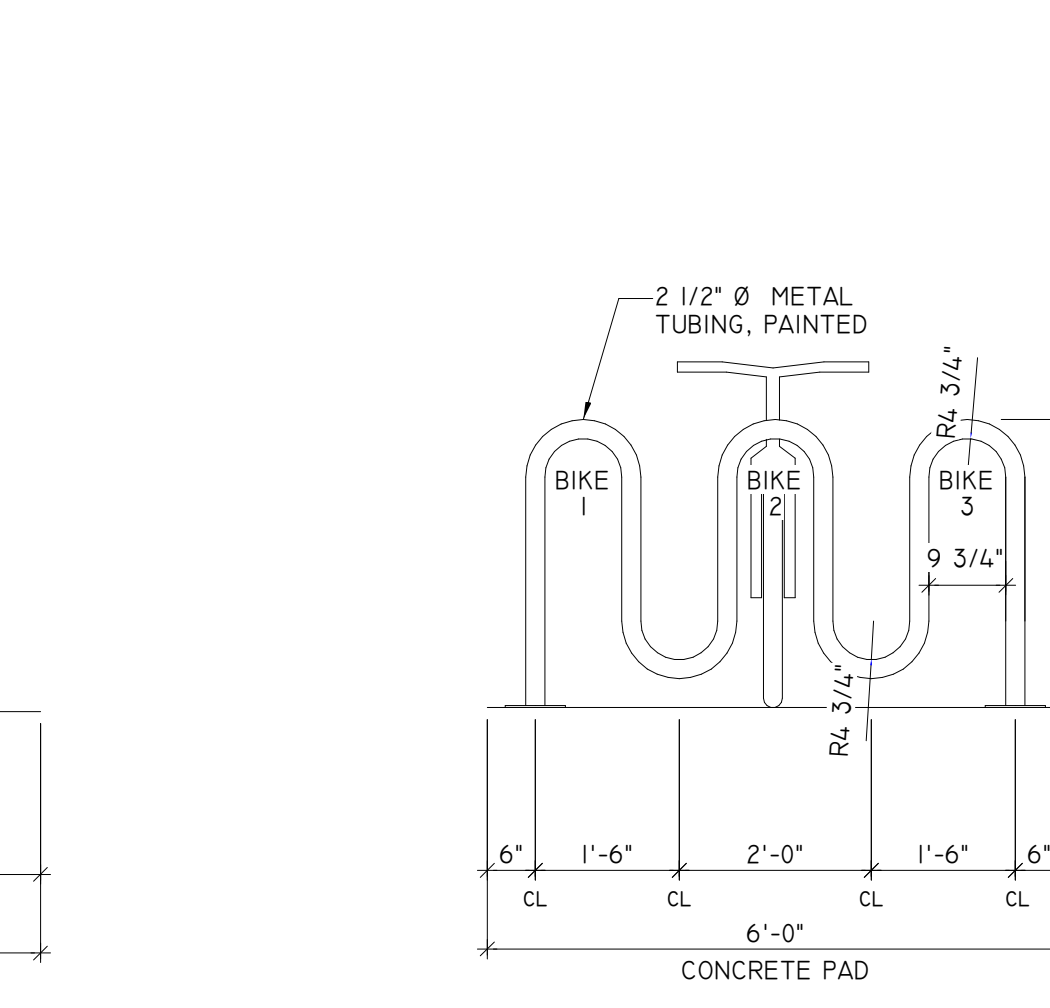
14 Typ. Exterior Ramp Section ZS
SCALE: 1/2" = 1'-0"



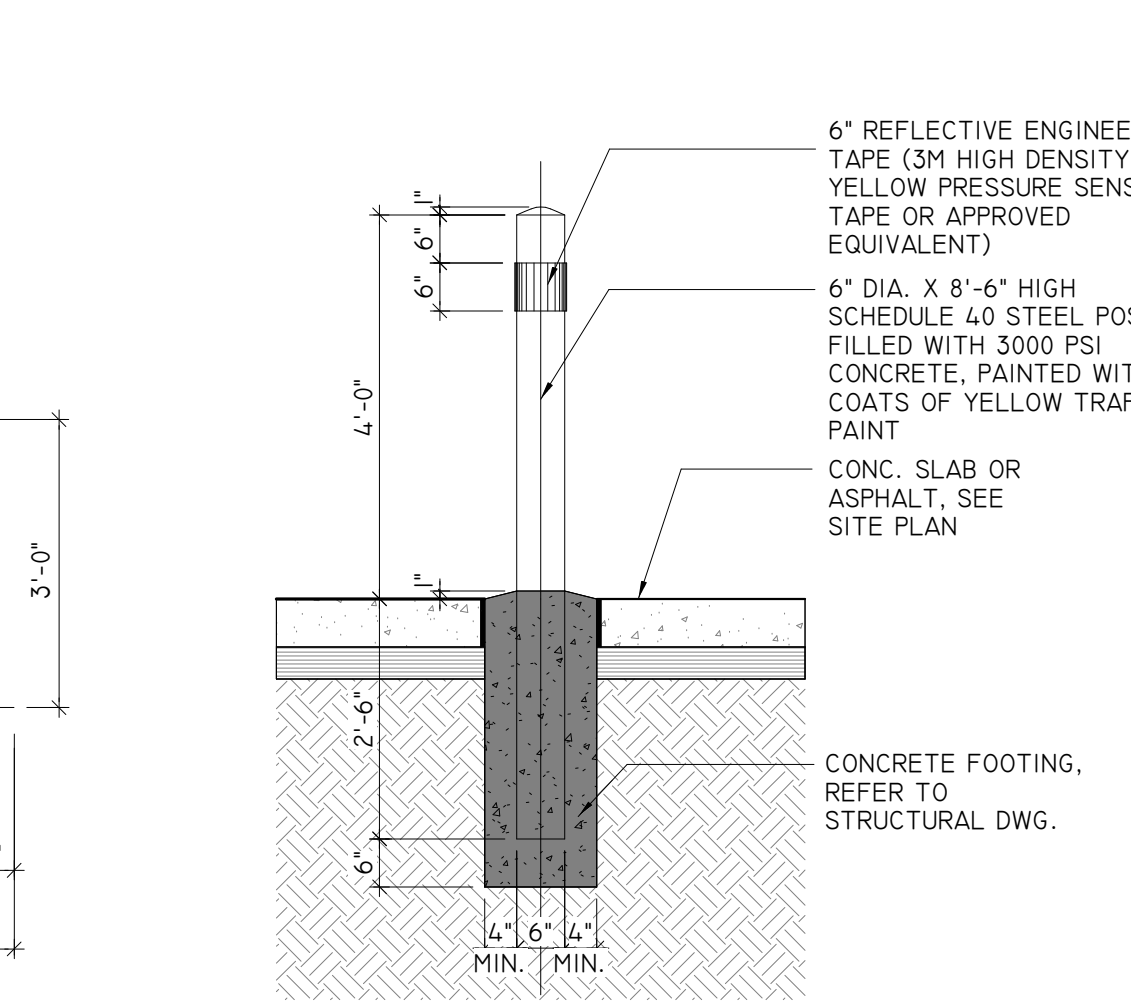
15 Bike Rack Top View ZS
SCALE: 1/2" = 1'-0"



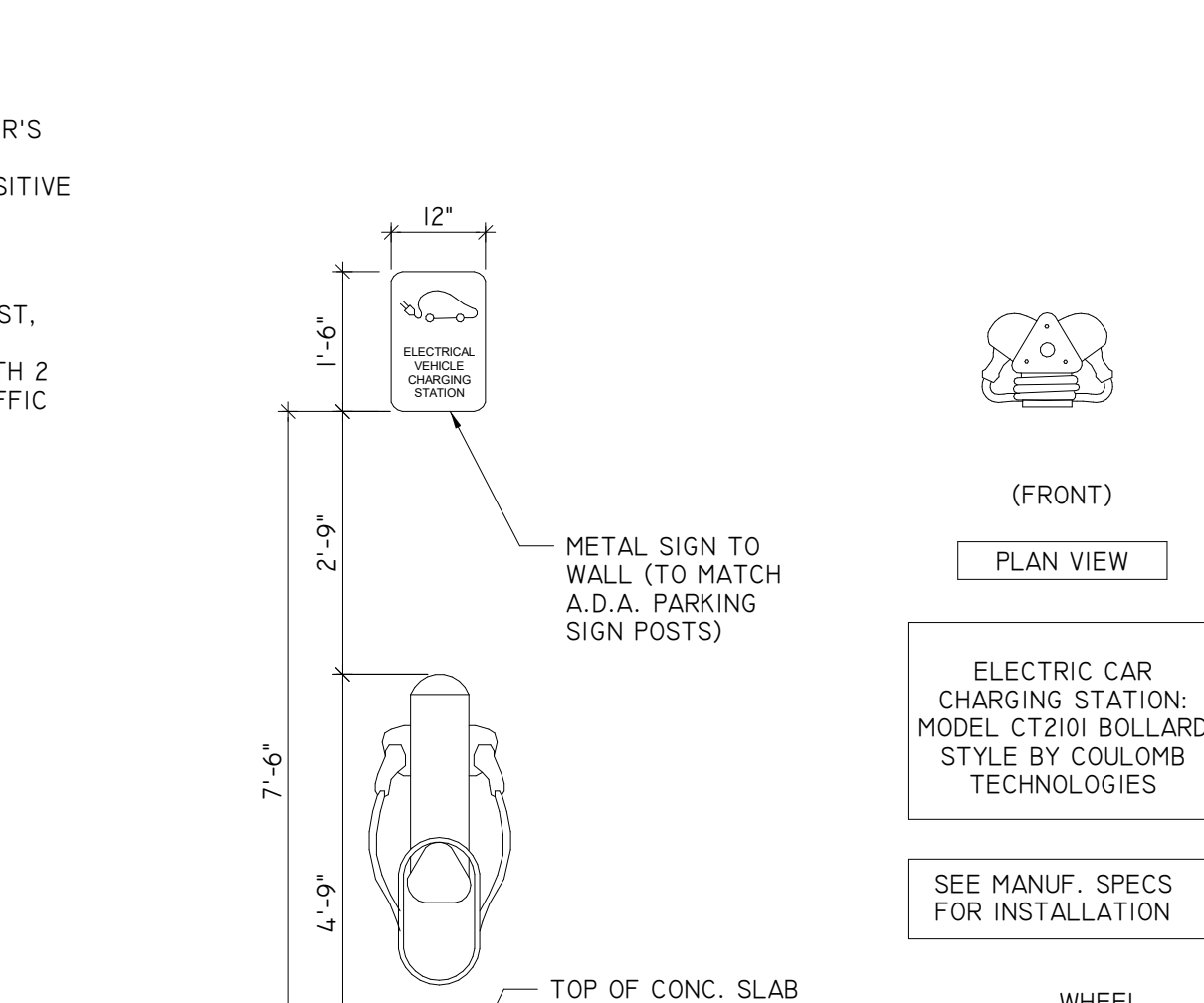
16 Bike Rack Side View ZS
SCALE: 1/2" = 1'-0"



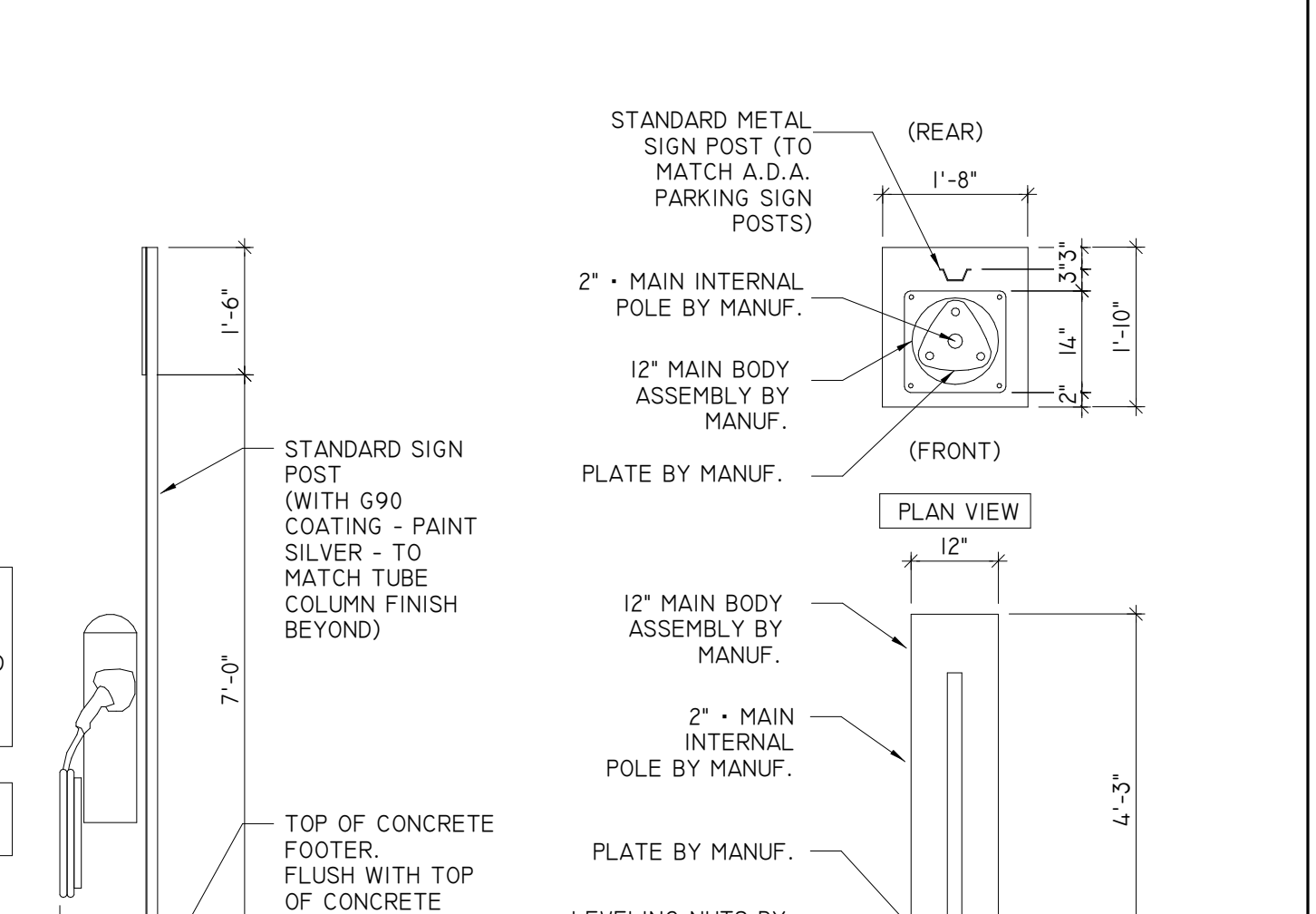
17 Bike Rack Front View ZS
SCALE: 1/2" = 1'-0"



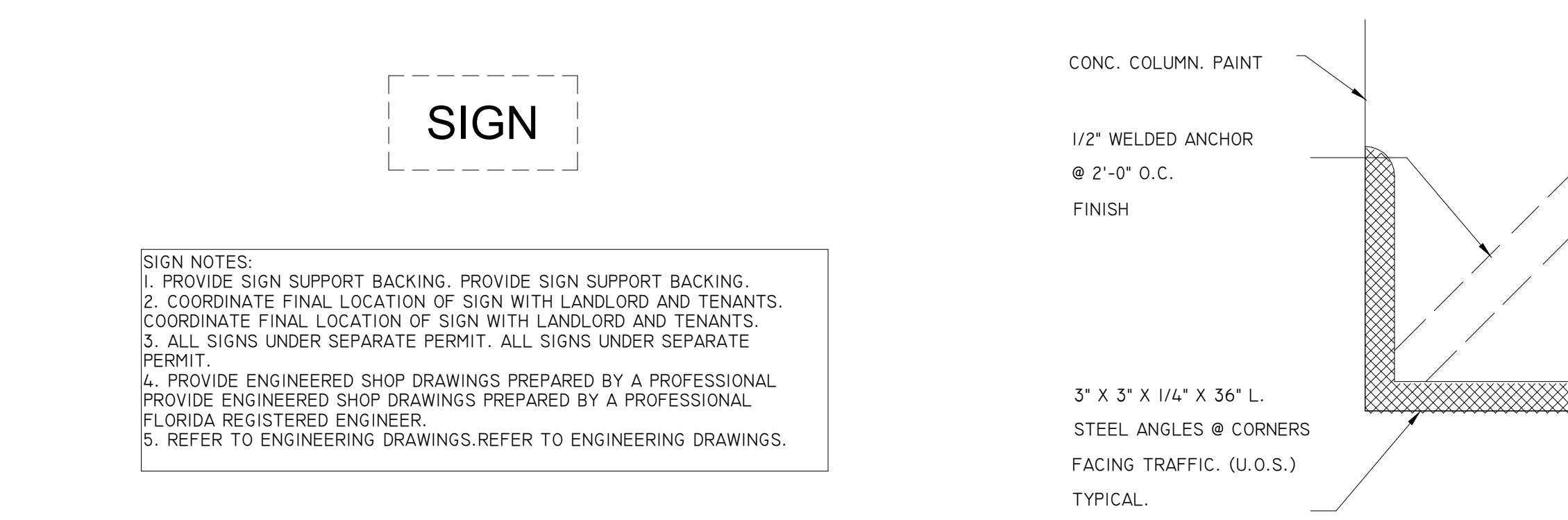
18 Safety Post Detail ZS
SCALE: 1/2" = 1'-0"



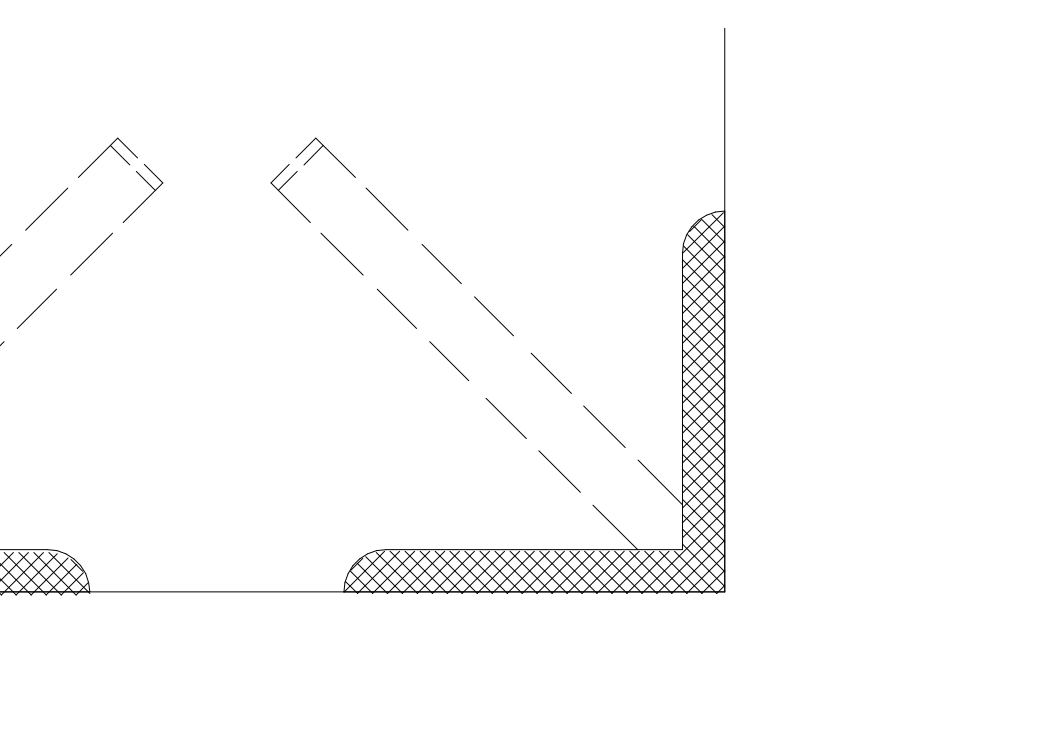
19 Electric Car Charging Station ZS
SCALE: 1/2" = 1'-0"



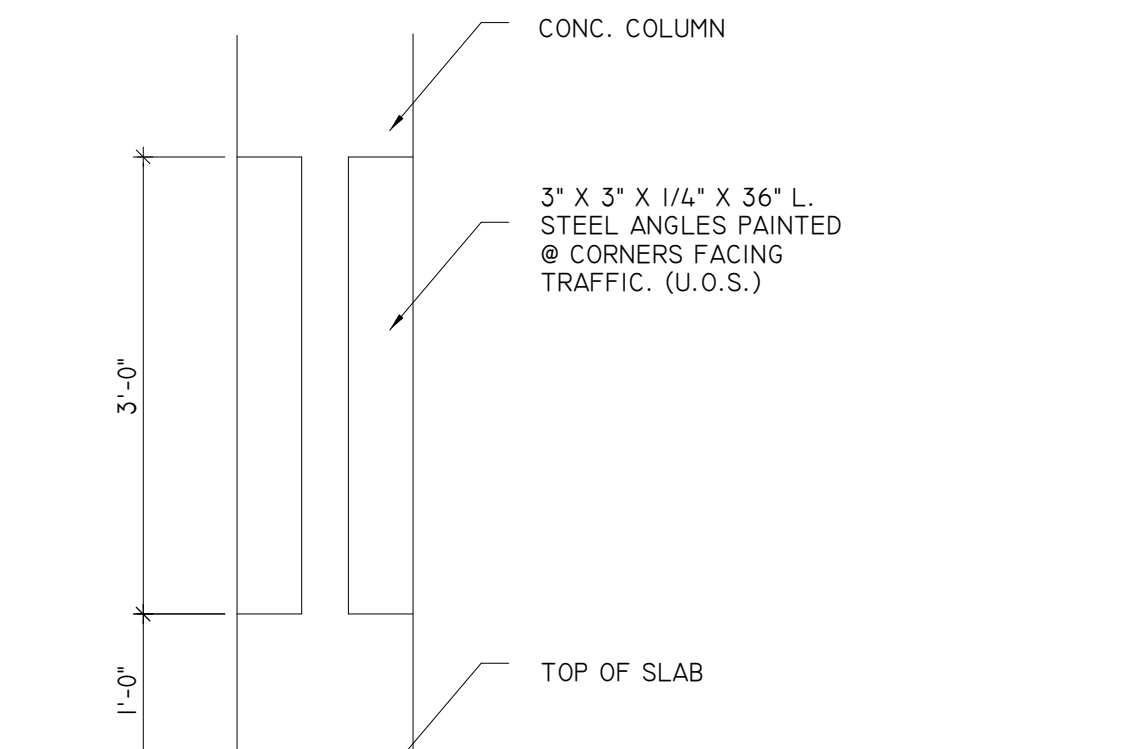
20 Typical Sign Detail ZS
SCALE: 1/2" = 1'-0"



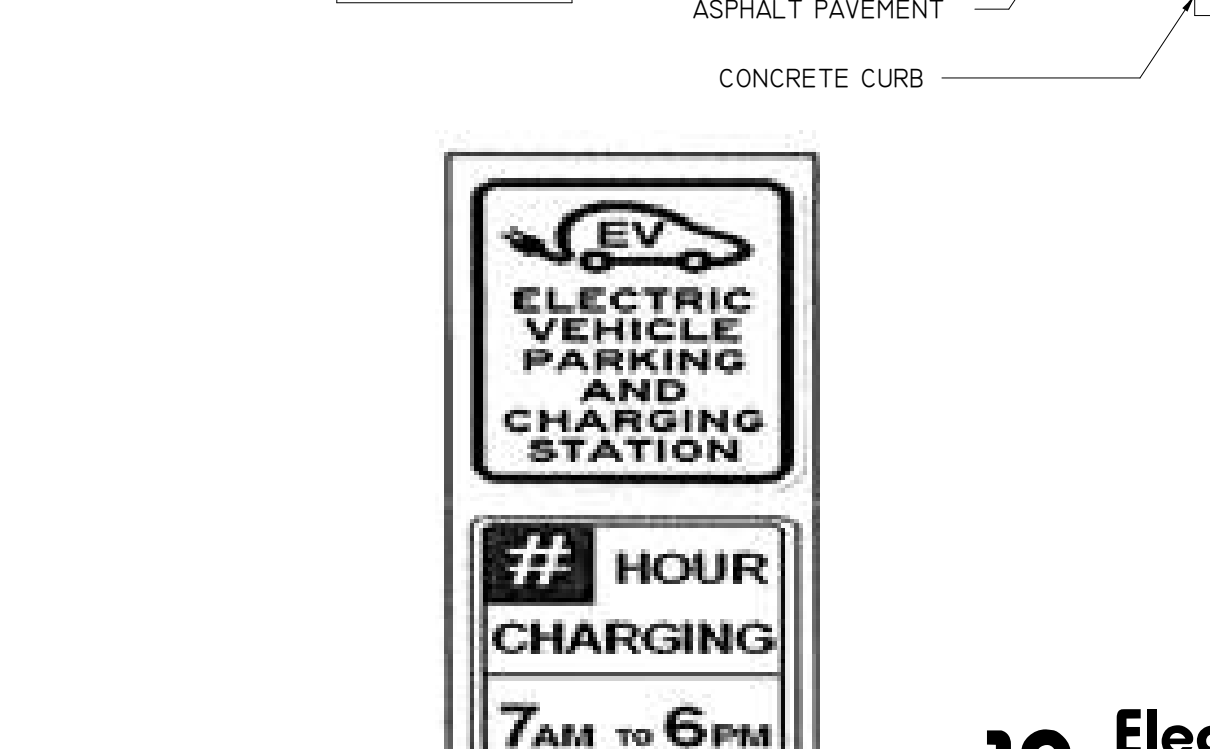
21 Column Guard Section ZS
SCALE: 1/8" = 1'-0"



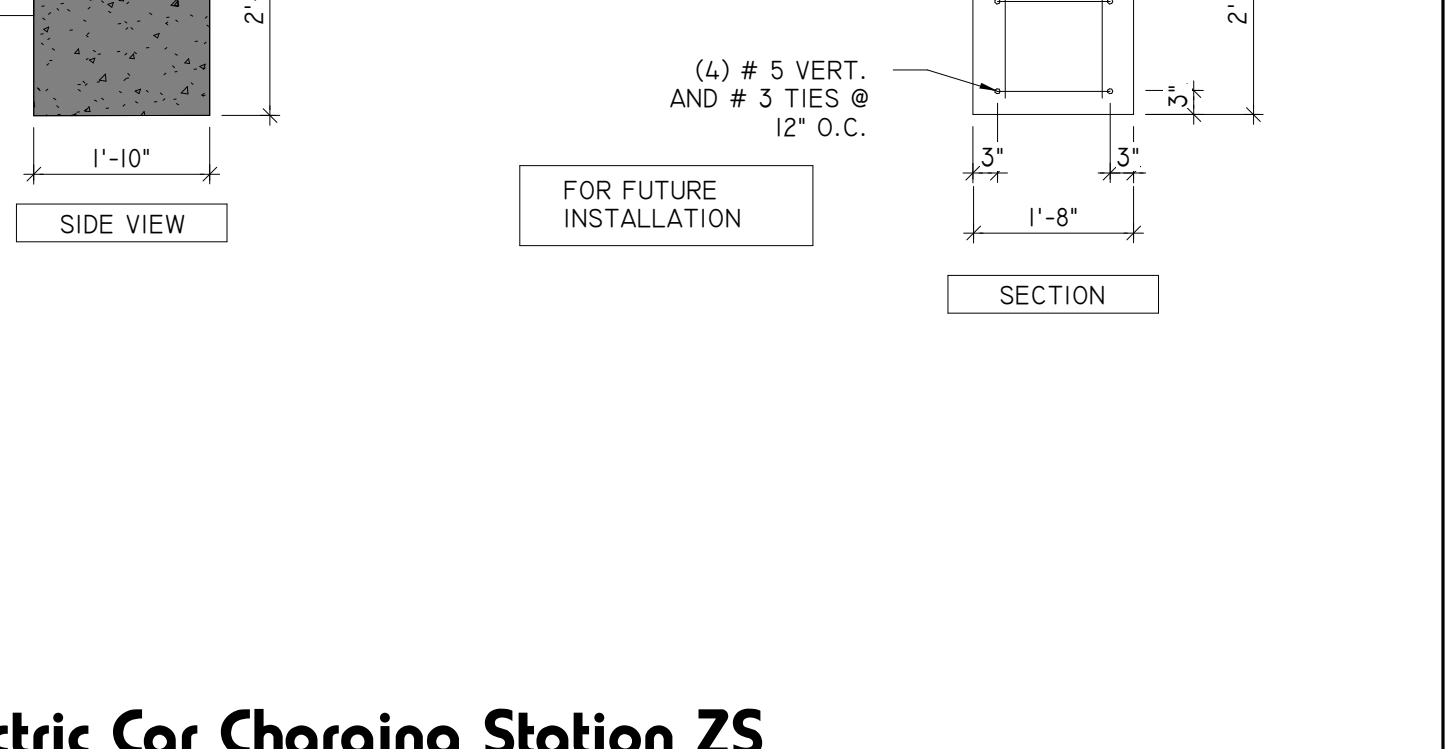
22 Column Guard Elevation ZS
SCALE: 3/32" = 1'-0"



23 Electric Car Charging Station ZS
SCALE: 1/2" = 1'-0"



24 Electric Car Charging Station ZS
SCALE: 1/2" = 1'-0"



25 Electric Car Charging Station ZS
SCALE: 1/2" = 1'-0"

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS CONFORM WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH 633.79 (7)(c) FLORIDA STATUTES AND CHAPTER 635.
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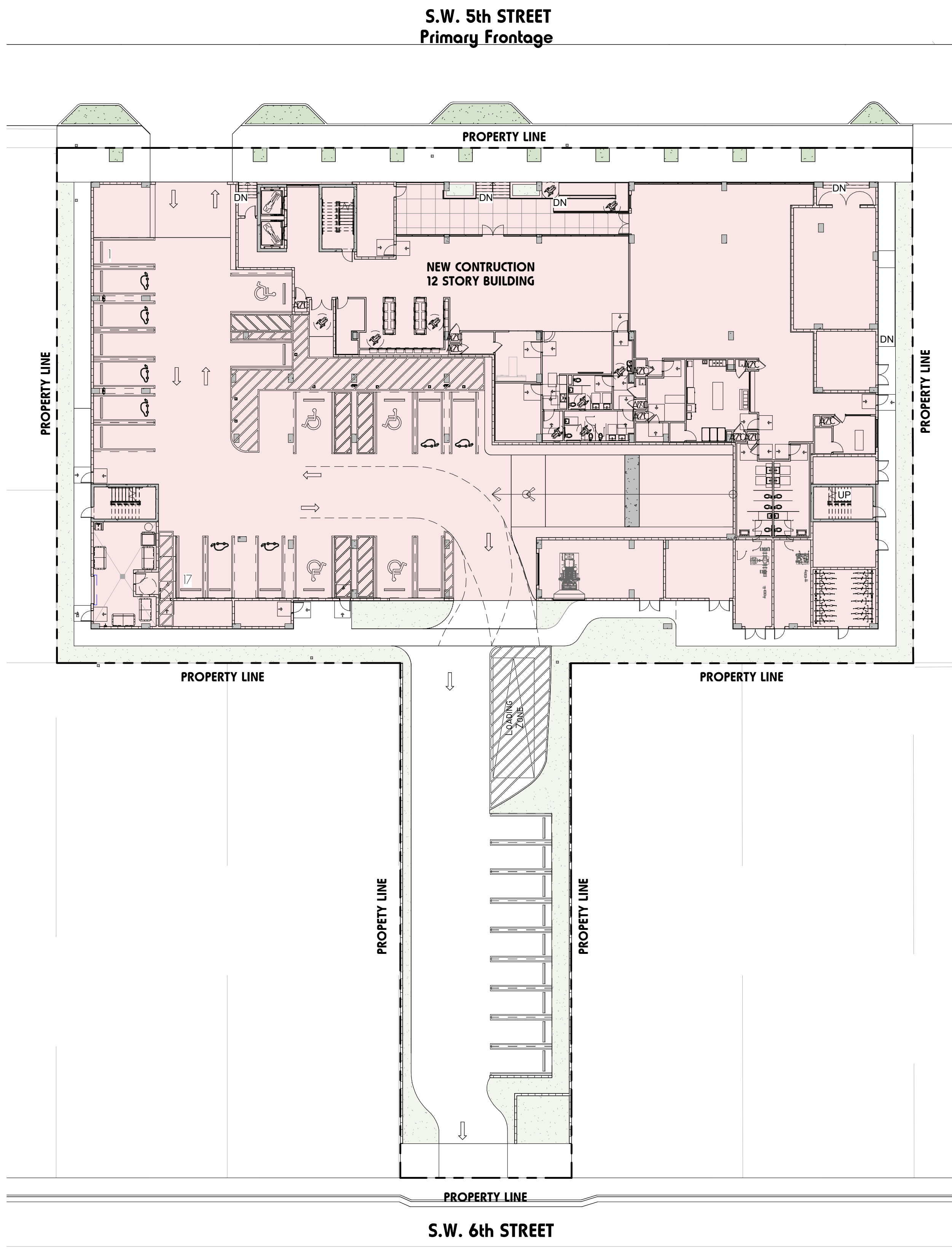
ROBERT K. MORSETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AB 93259

revisions :

Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023

drawing data :
SITE DETAILS
project number : 22203
drawing scale : As indicated
drawing date : 06/23/2023
phase : ASRP SUBMITTAL
sheet number : **A501**

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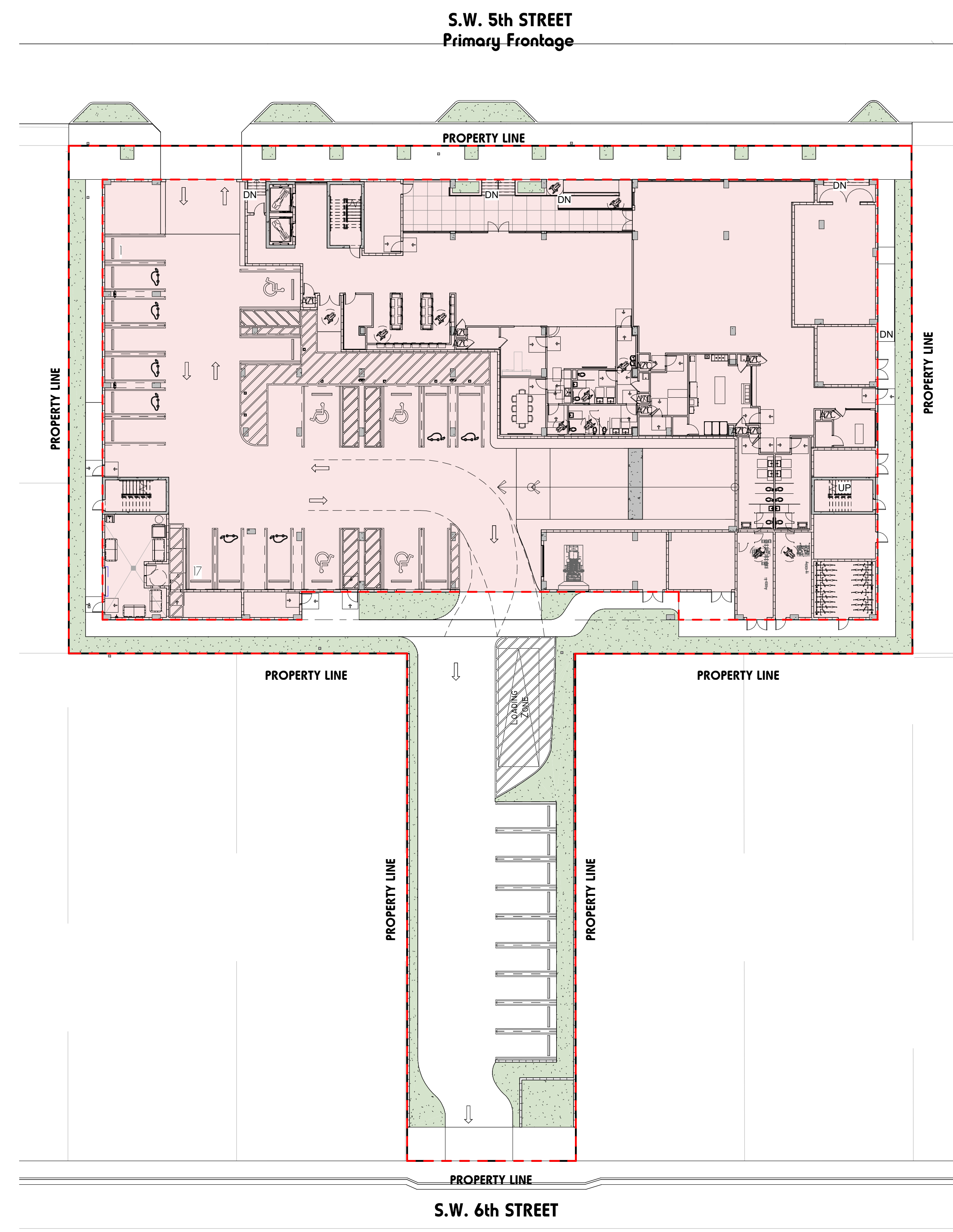
1 Lot Coverage
 SCALE: 3/64" = 1'-0"

LEGEND:

LOT COVERAGE

LOT COVERAGE:

LOT AREA:	45,076.00 NSF	
LOT COVERAGE	64%	28,880 SF



2 Open Space
 SCALE: 3/64" = 1'-0"

LEGEND:

OPEN SPACE

UNPAVED GREEN SPACE

OPEN SPACE:

OPEN SPACE	PROVIDED	
LOT AREA	45,076.00 NSF	
	1.034 AC	
OPEN SPACE REQUIRE:	35.60%	16,048 SF
UNPAVED GREEN SPACE (5% OF LOT AREA)	10.50%	4,735 SF

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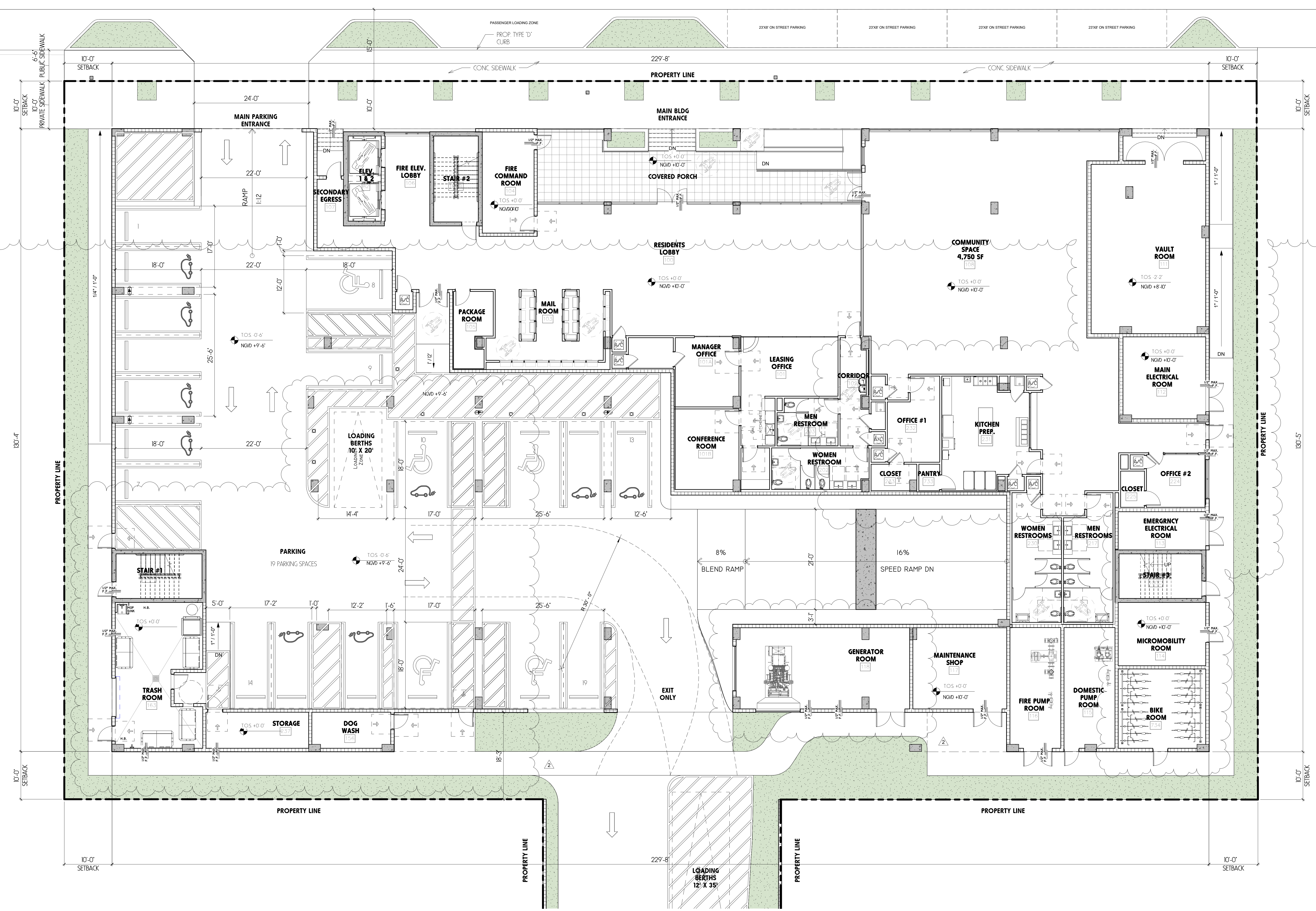
revisions :

Rev. #	Description	Date
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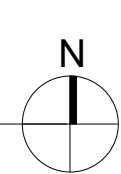
drawing data :
REQUIREMENT DIAGRAMS

project number : 22203
 drawing scale : As indicated
 drawing date : 06/23/2023
 phase : ASRP SUBMITTAL
 sheet number : **G003**

S.W. 5th STREET



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



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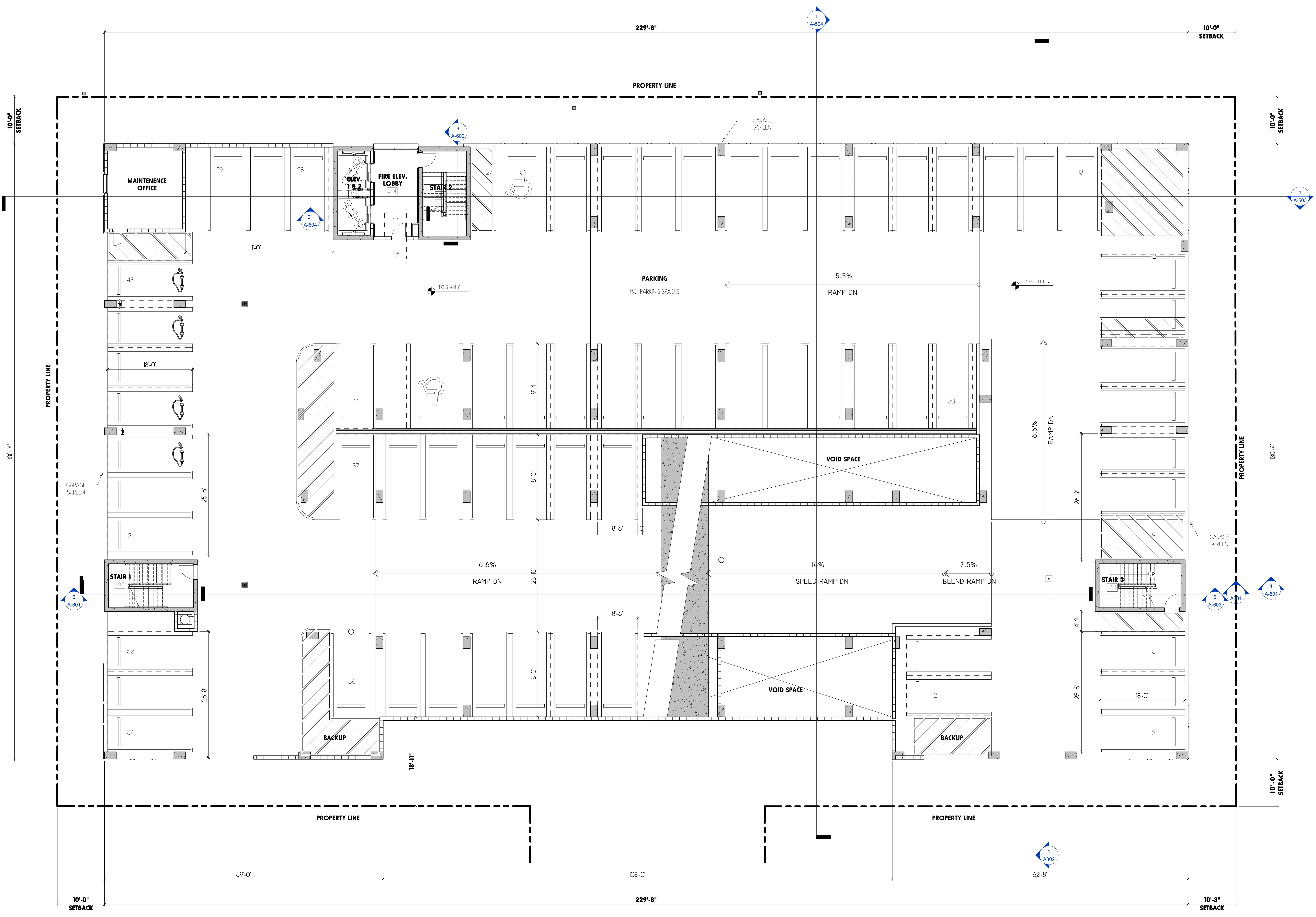
seal :
 ROBERT K. MORSETTE, AIA, NCARB, LEED AP BD+C, CDP
 FLORIDA REGISTERED ARCHITECT # AB 93259

revisions :

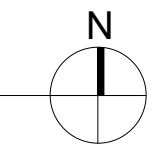
Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023
2	ASRP SUBMITTAL #2	06/23/2023

drawing data :
LEVEL 1
 project number : 22203
 drawing scale : 1/8" = 1'-0"
 drawing date : 06/23/2023
 phase : ASRP SUBMITTAL
 sheet number : **A101**

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Level 2
 SCALE: 1/8" = 1'-0"



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seal :

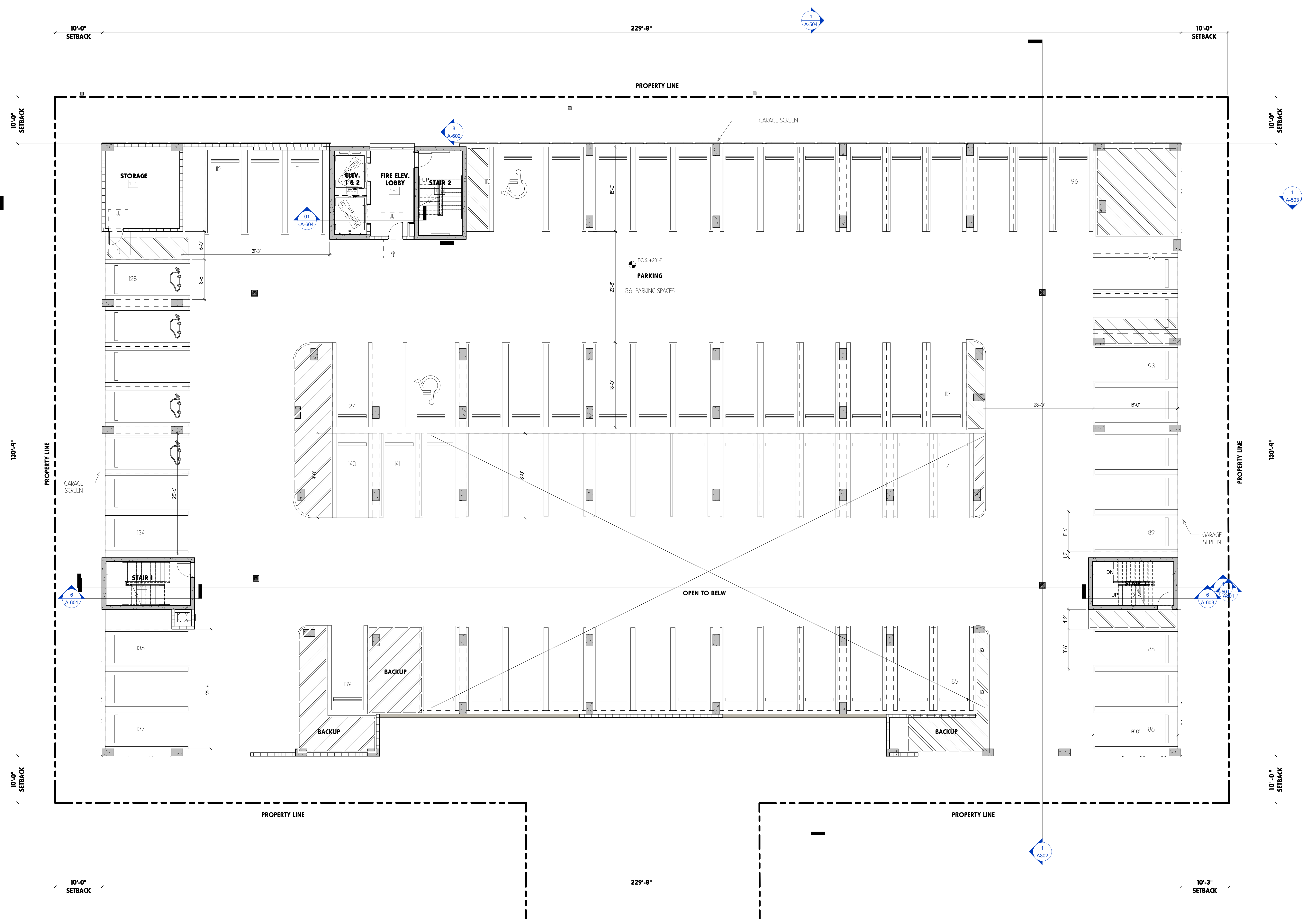
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revisions :

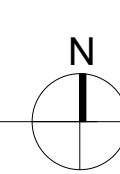
Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023

drawing data :
LEVEL 2

project number : 22203
drawing scale : 1/8" = 1'-0"
drawing date : 06/23/2023
phase : ASRP SUBMITTAL
sheet number : **A102**



Level 3
 SCALE 1/8" = 1'-0"



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seal :

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revisions :

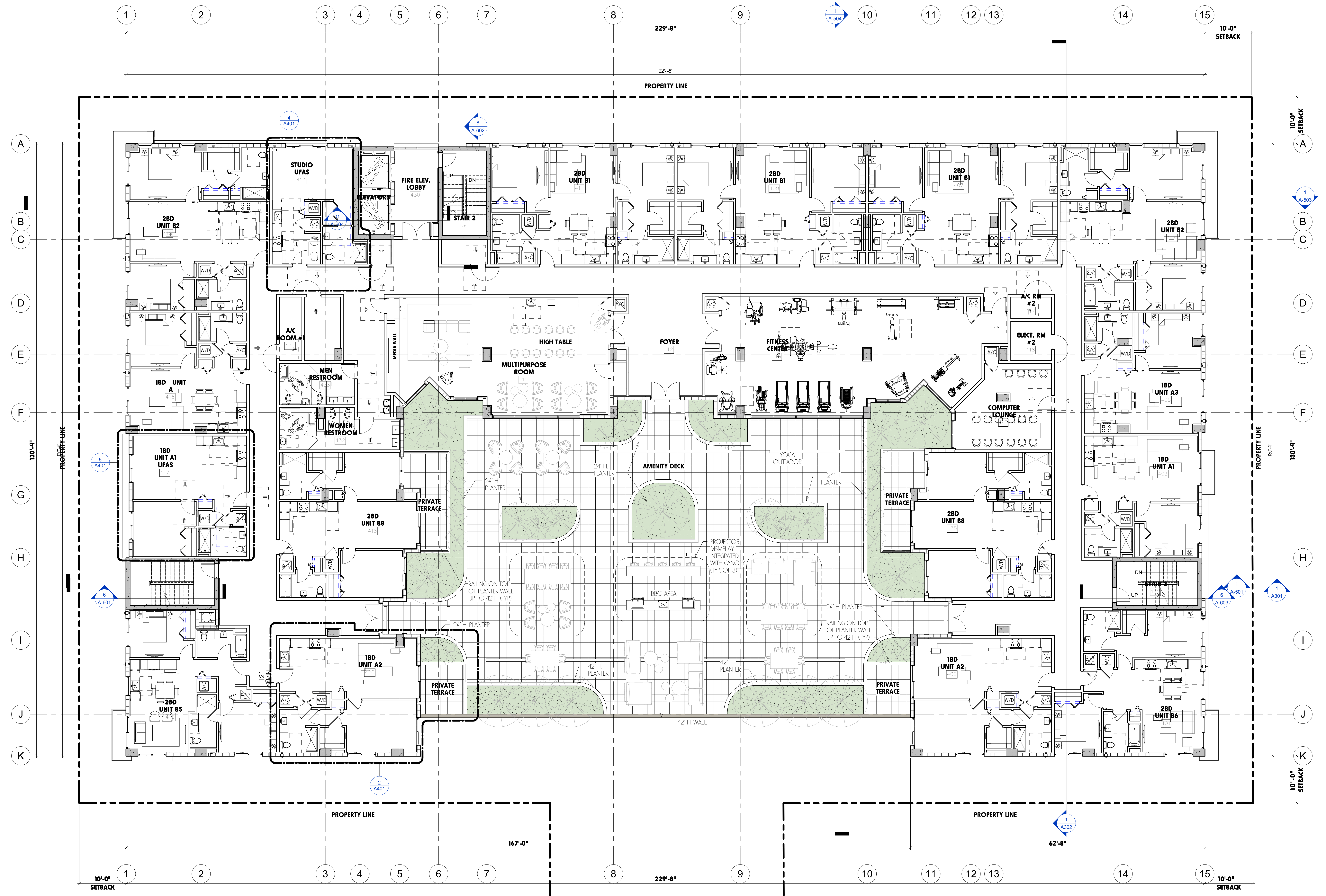
Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023

drawing data :

LEVEL 3

project number : 22203
drawing scale : 1/8" = 1'-0"
drawing date : 06/23/2023
phase : ASRP SUBMITTAL
sheet number : **A103**

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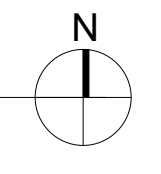
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 FLORIDA REGISTERED ARCHITECT # AB 93259

revisions :

Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023

drawing data :
LEVEL 4
 project number : 22203
 drawing scale : 1/8" = 1'-0"
 drawing date : 06/23/2023
 phase : ASRP SUBMITTAL
 sheet number : **A104**

Level 4
 SCALE: 1/8" = 1'-0"



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project info :
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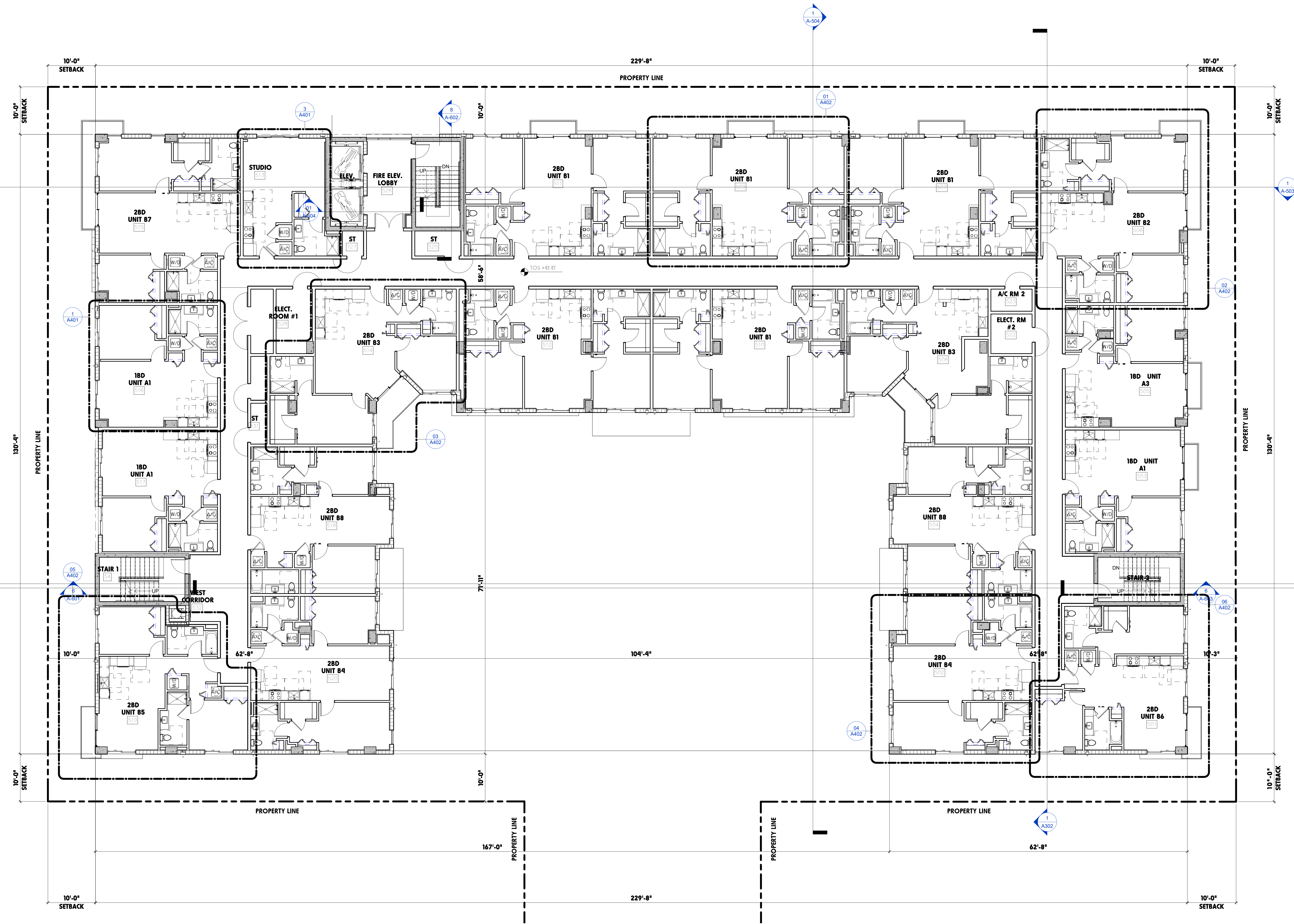
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revisions :

Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023

drawing data :
LEVEL 5 TO 12
 project number : 22203
 drawing scale : 1/8" = 1'-0"
 drawing date : 06/23/2023
 phase : ASRP SUBMITTAL
 sheet number : **A105**



Level 5 to 12
 SCALE: 1/8" = 1'-0"

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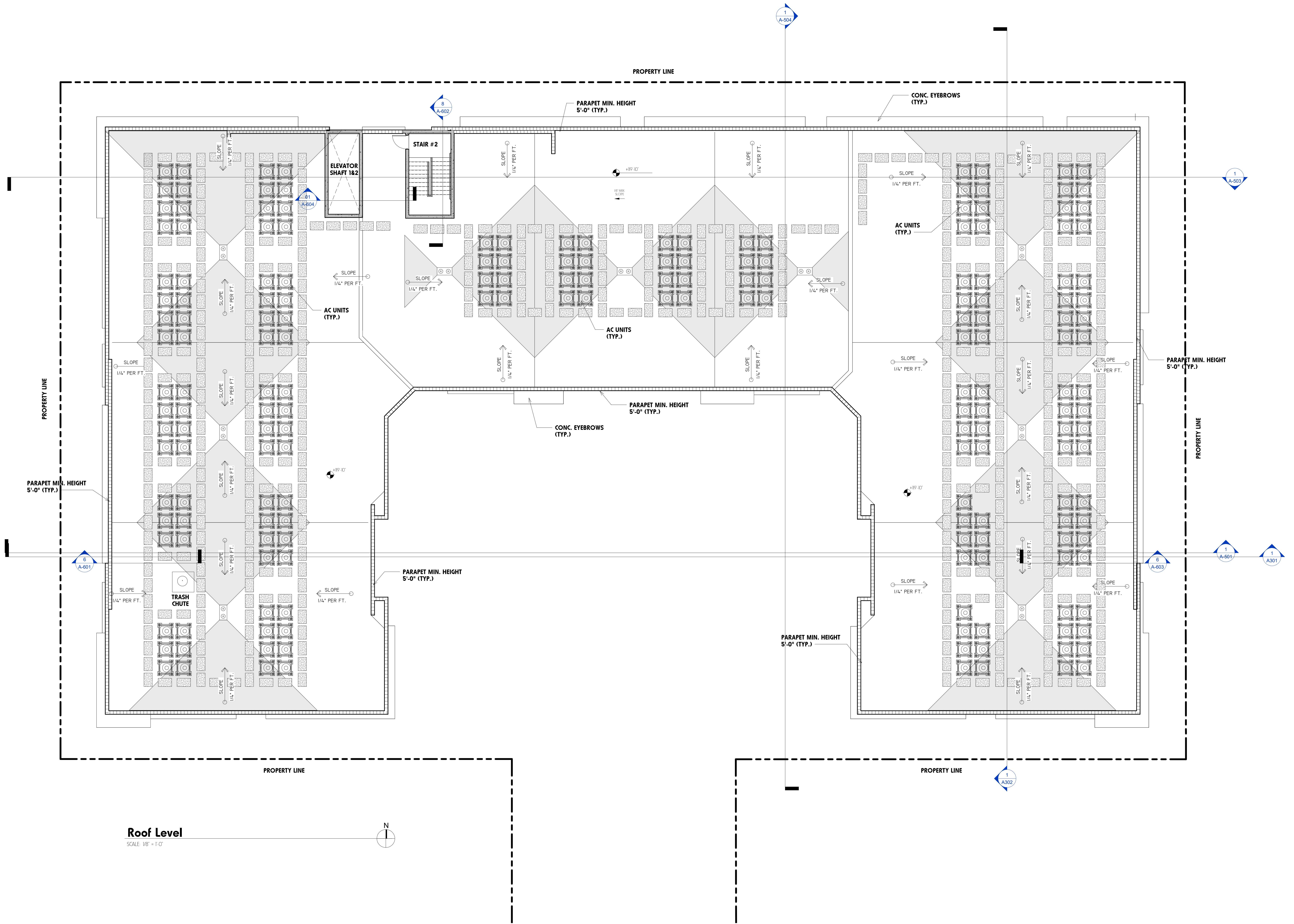
seal :
 ROBERT K. MORSETTE, AIA, NCARB, LEED AP BD+C, CDP
 FLORIDA REGISTERED ARCHITECT # AB 93259

revisions :

Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/23/2023

drawing data :

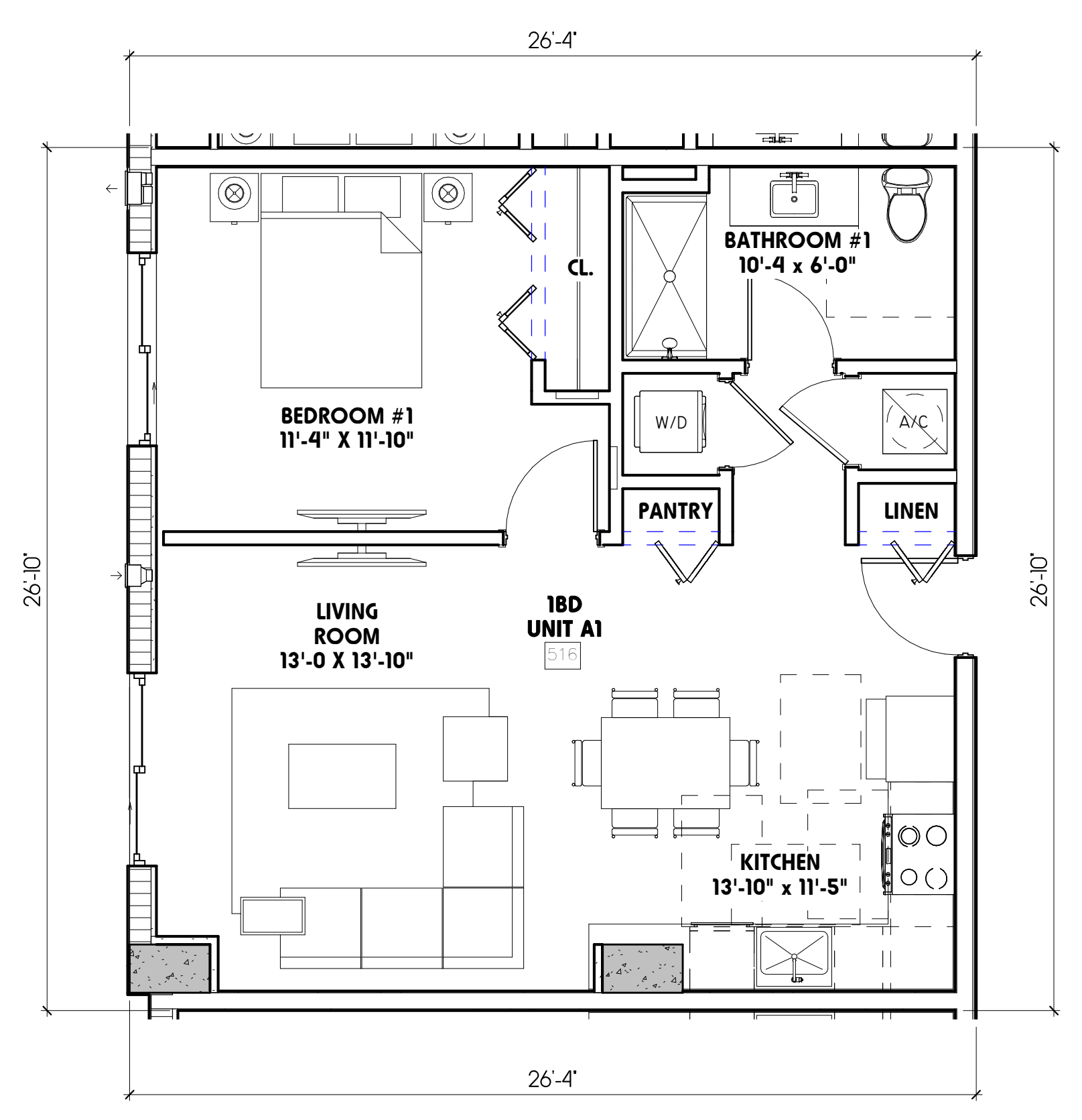
ROOF LEVEL
project number : 22203
drawing scale : 1/8" = 1'-0"
drawing date : 06/23/2023
phase : ASRP SUBMITTAL
sheet number : A106



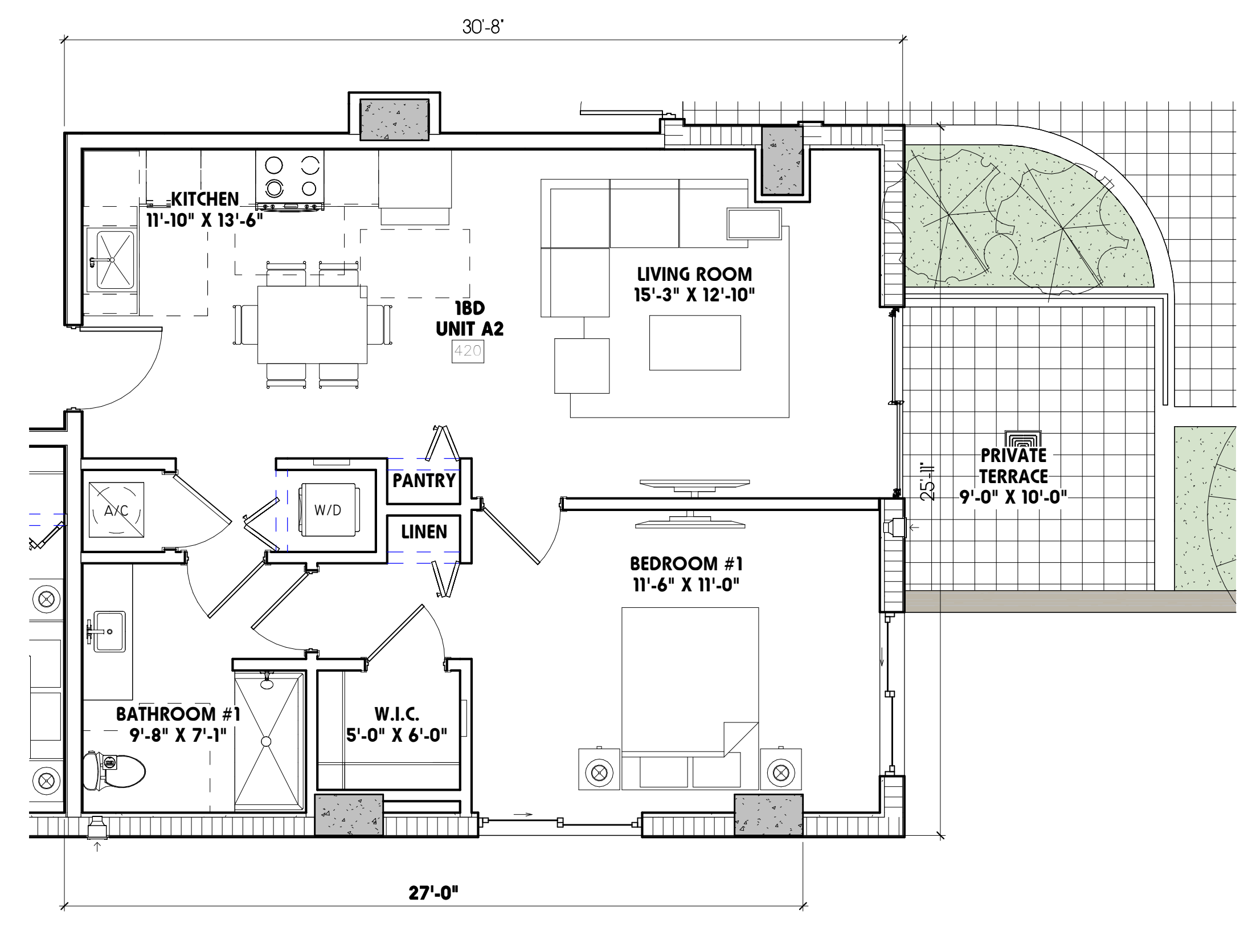
Roof Level
 SCALE: 1/8" = 1'-0"

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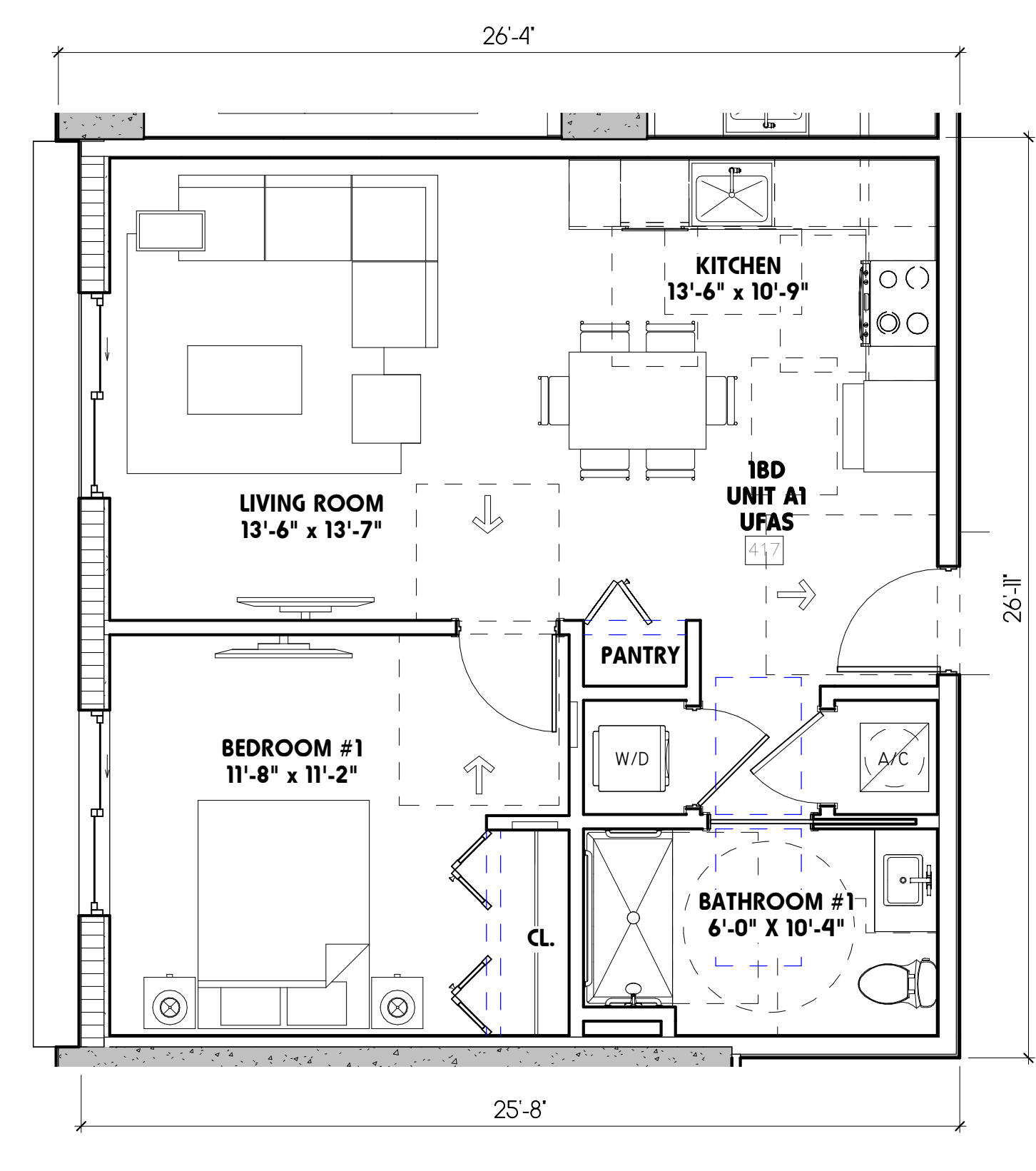
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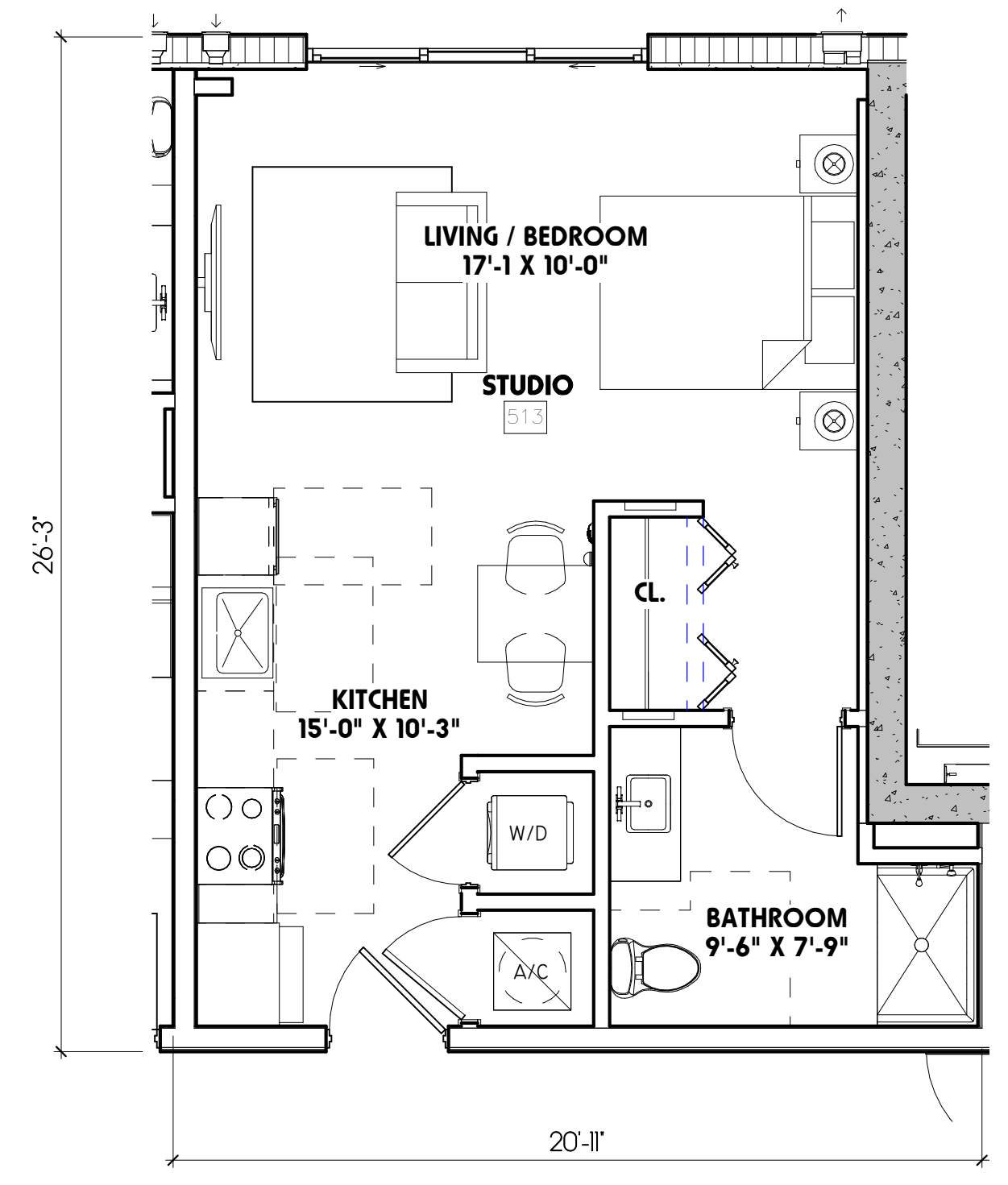
1 Unit A1
 SCALE: 1/4" = 1'-0"
 1BD / 1BATH
 620 SF



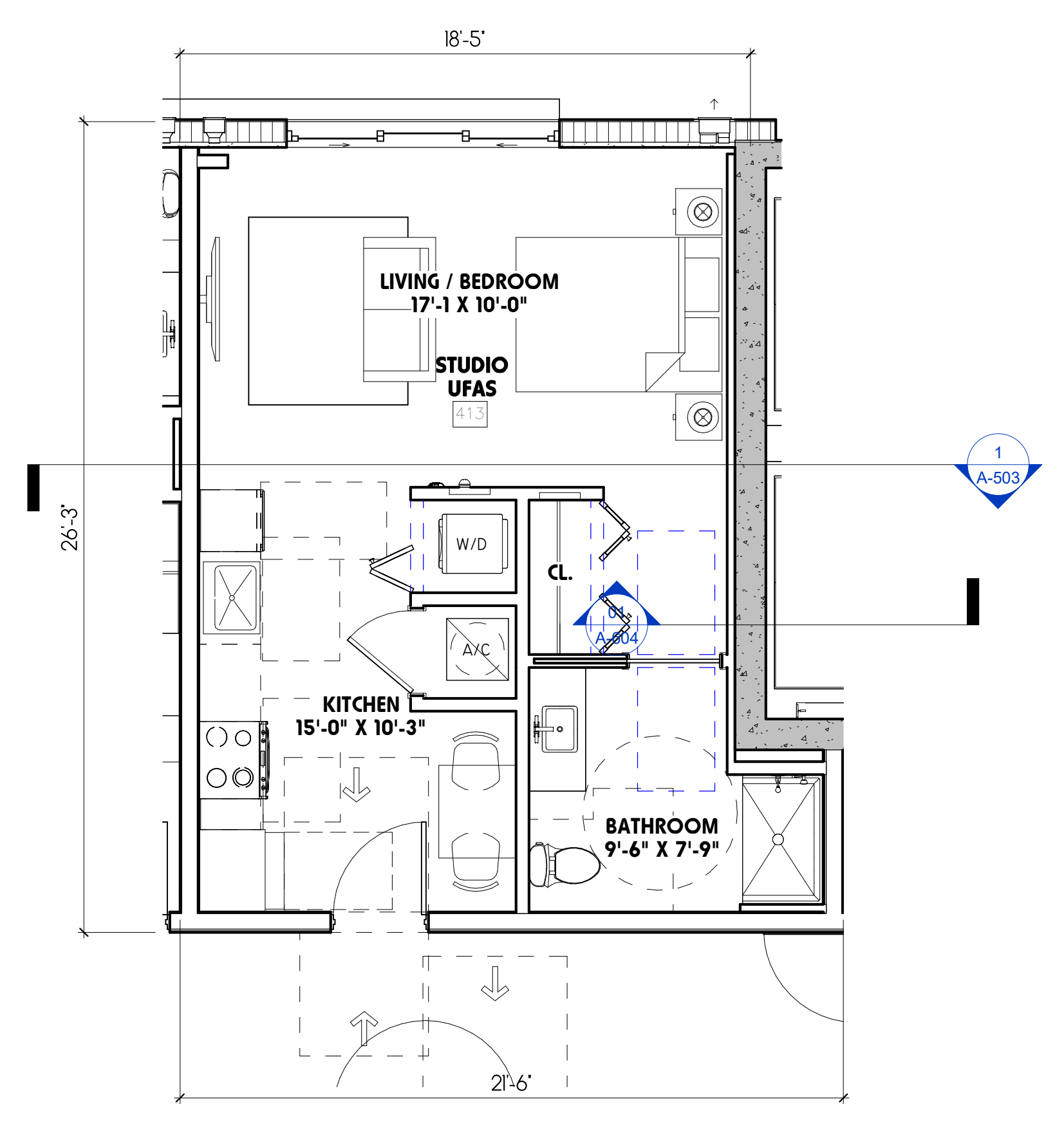
2 Unit A2
 SCALE: 1/4" = 1'-0"
 1BD / 1BATH
 680 SF



5 Unit A1 UFAS
 SCALE: 1/4" = 1'-0"
 1BD / 1BATH
 620 SF



3 Studio
 SCALE: 1/4" = 1'-0"
 1BD / 1BATH
 450 SF



4 Studio UFAS
 SCALE: 1/4" = 1'-0"
 1BD / 1BATH
 450 SF

project info :

GALLERY AT MARTI PARK
 ASRP SUBMITTAL #2
 450 SW 5TH ST
 MIAMI, FL 33130

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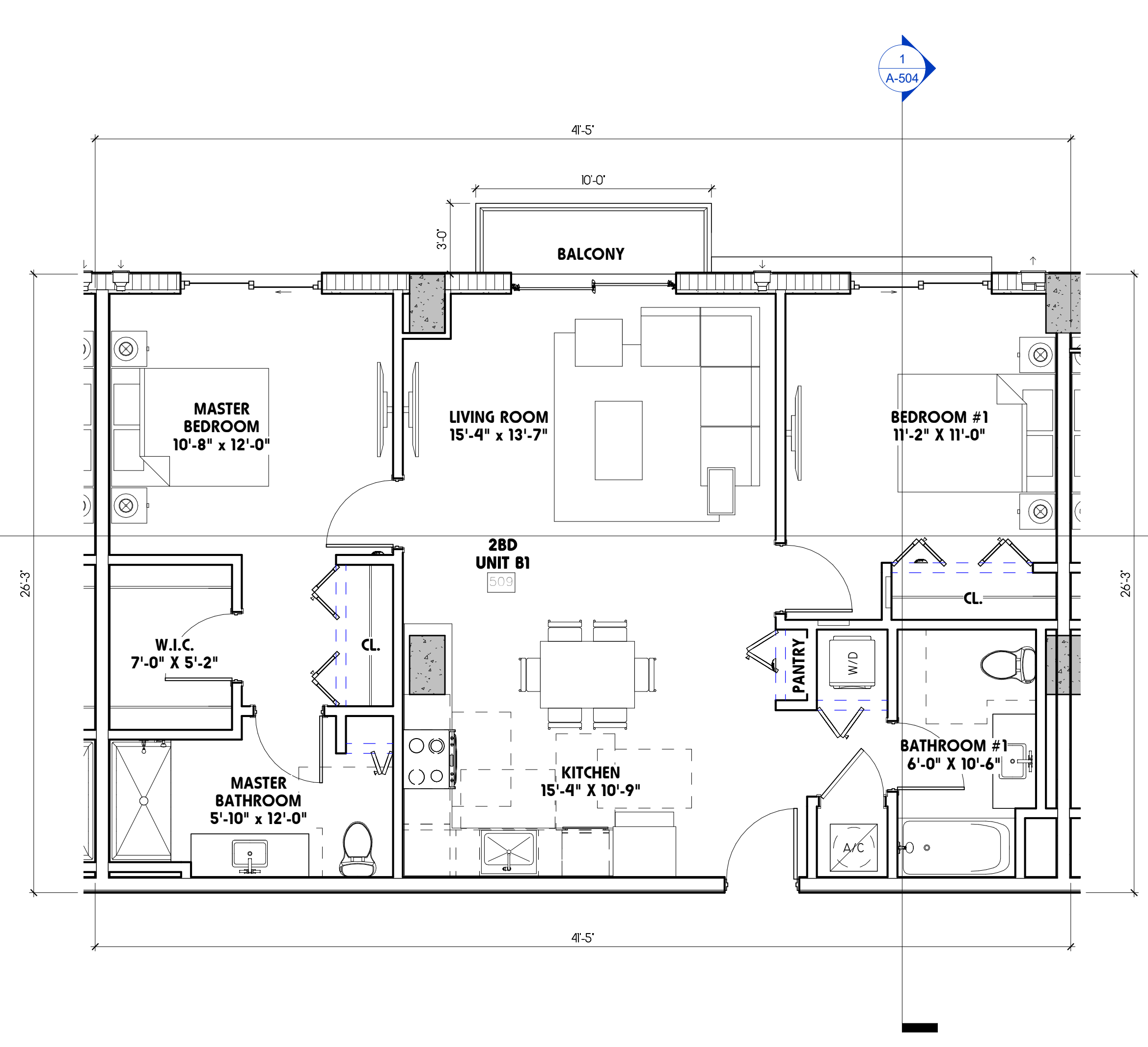
seal :
 ROBERT K. MONSIEFFE, AIA, NCARB, LEED AP BD+C, CDP
 FLORIDA REGISTERED ARCHITECT # AB 93259

revisions :

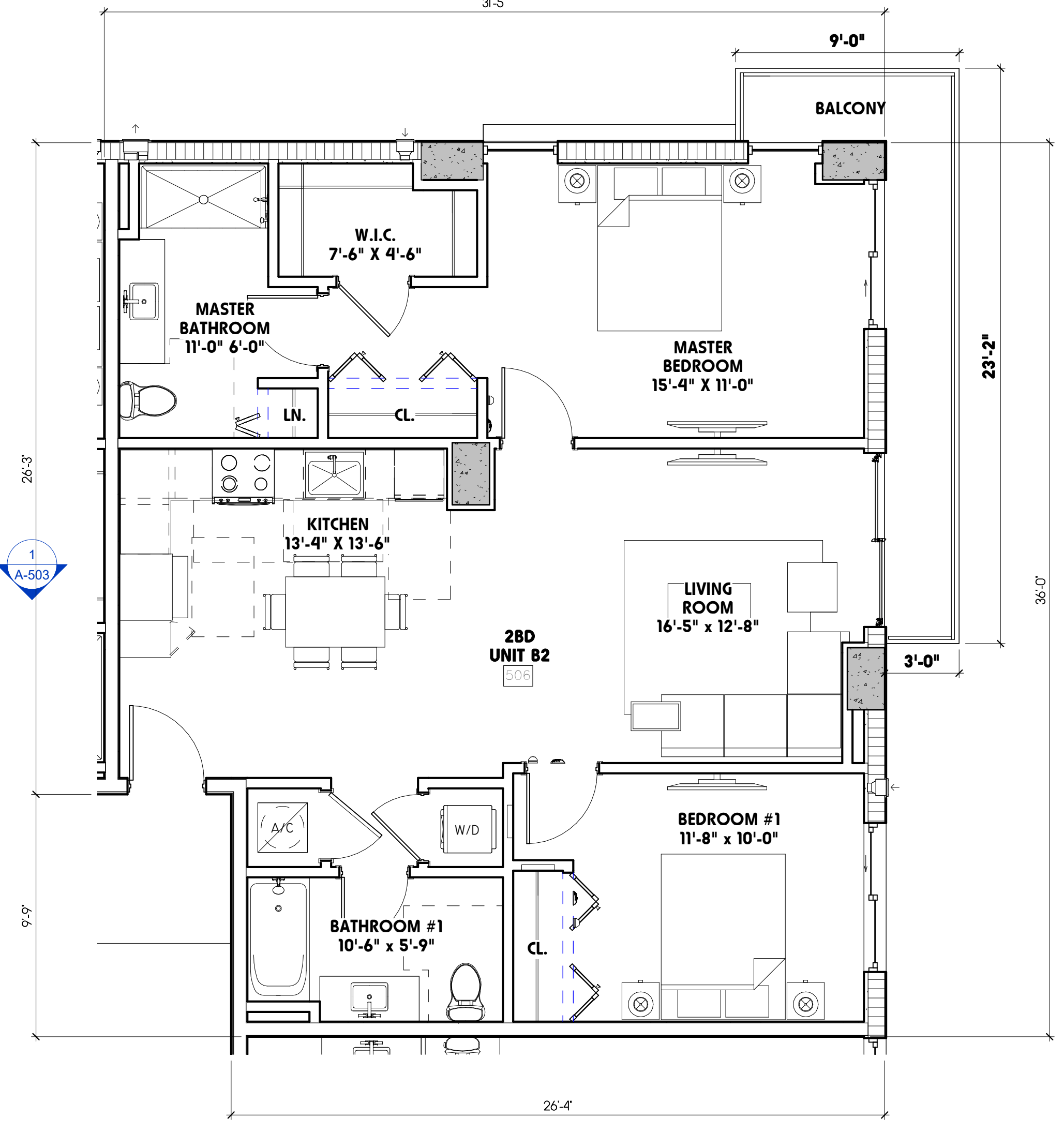
Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023

drawing data :
ENLARGED UNIT PLANS
 project number : 22203
 drawing scale : 1/4" = 1'-0"
 drawing date : 06/23/2023
 phase : ASRP SUBMITTAL
 sheet number : **A401**

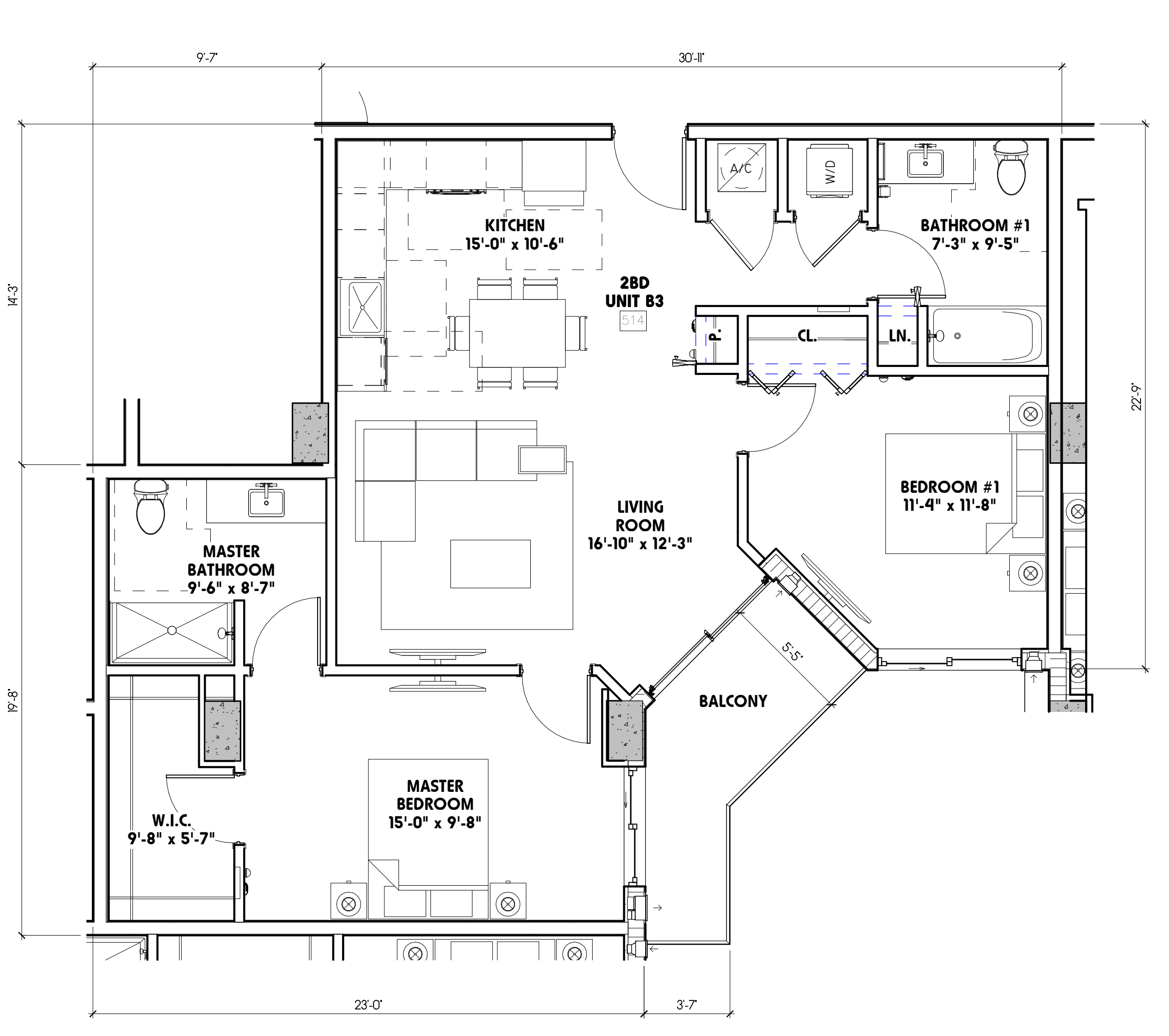
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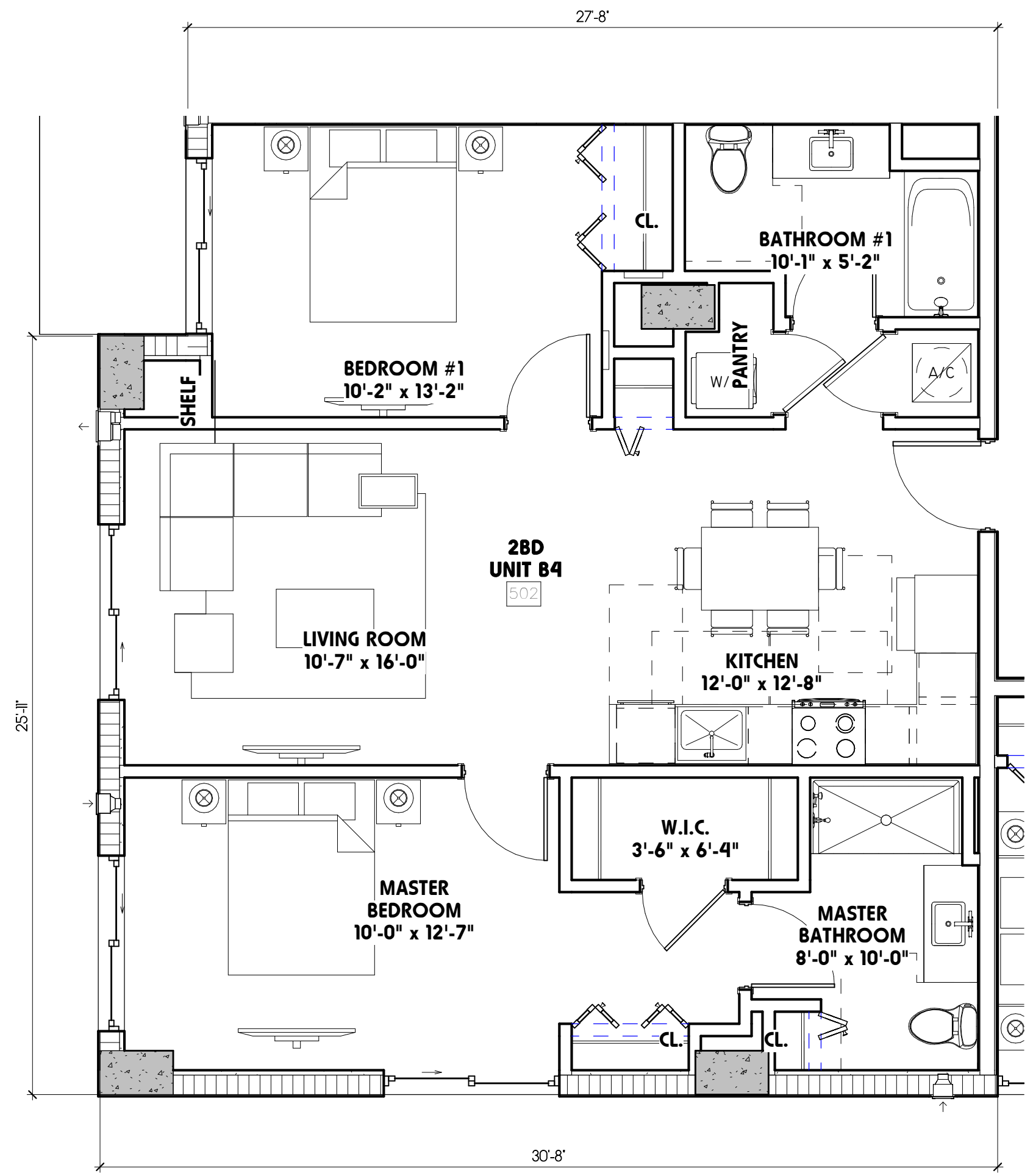
01 Unit B1 SCALE: 1/4" = 1'-0" 2BD / 2BATH 950 SF



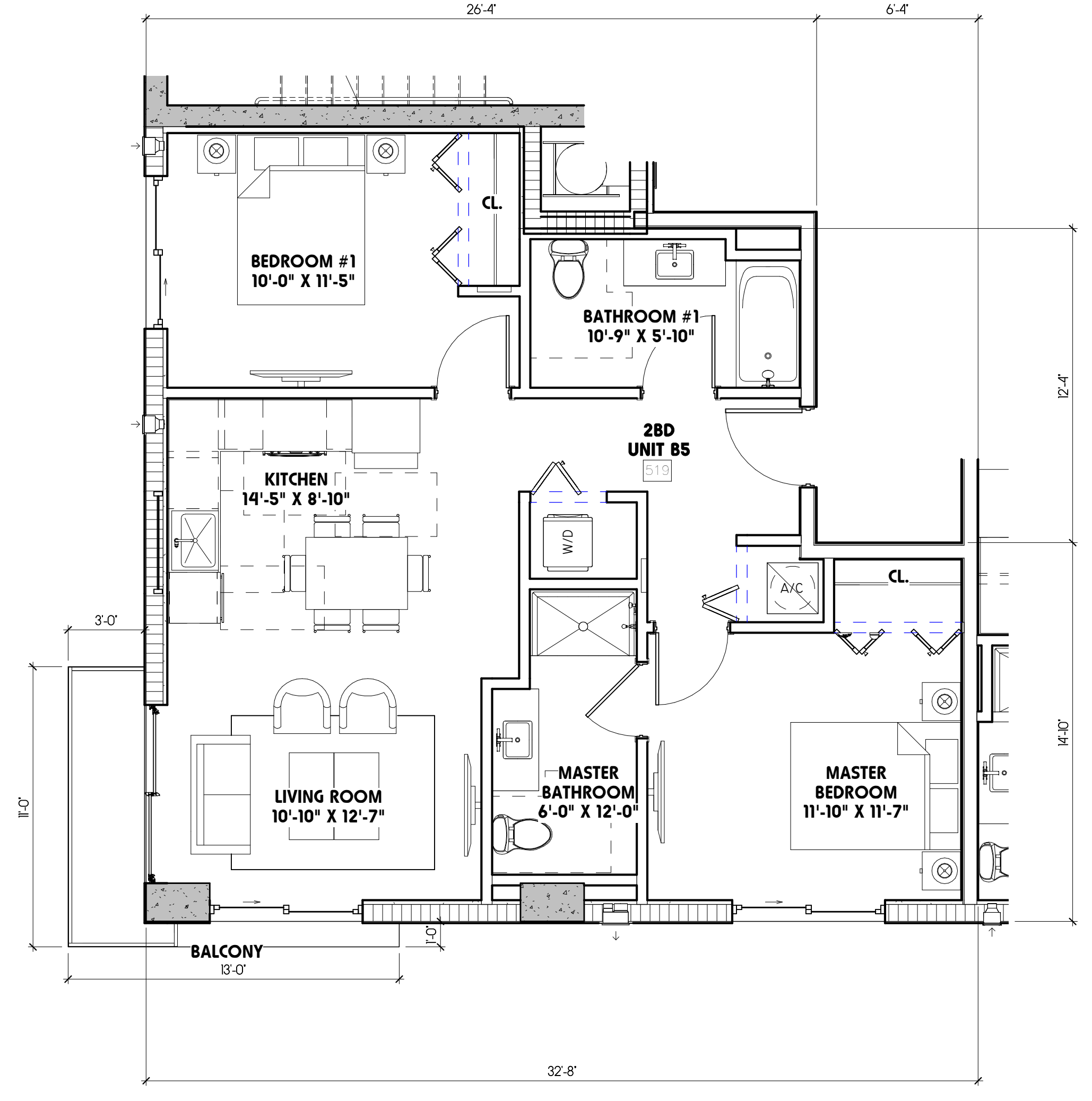
02 Unit B2 SCALE: 1/4" = 1'-0" 2BD / 2BATH 980 SF



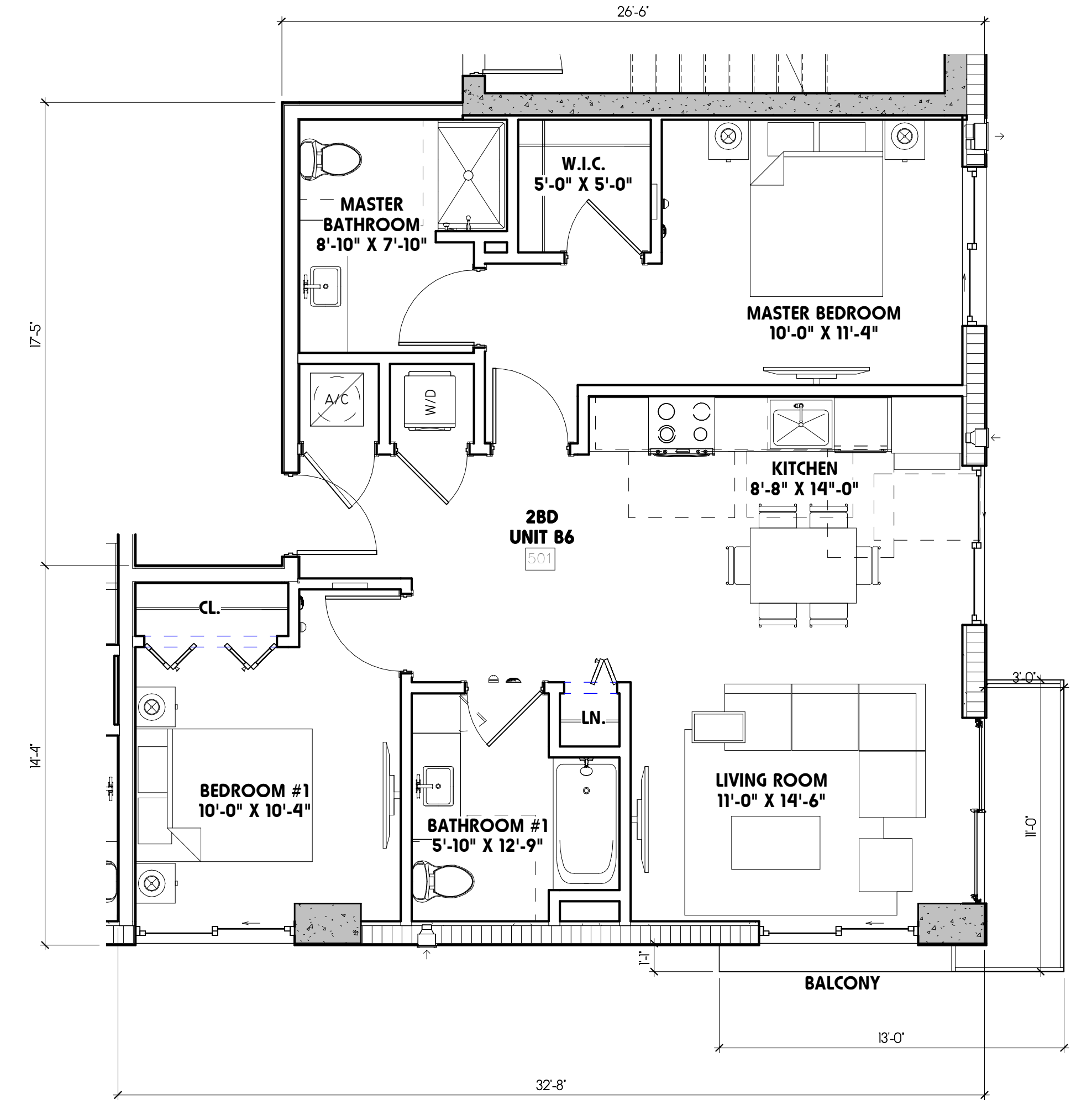
03 Unit B3 SCALE: 1/4" = 1'-0" 2BD / 2BATH 930 SF



04 Unit B4 SCALE: 1/4" = 1'-0" 2BD / 2BATH 850 SF



05 Unit B5 SCALE: 1/4" = 1'-0" 2BD / 2BATH 800 SF



06 Unit B6 SCALE: 1/4" = 1'-0" 2BD / 2BATH 830 SF

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revisions :

Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023

drawing data :
ENLARGED UNIT PLANS
 project number : 22203
 drawing scale : 1/4" = 1'-0"
 drawing date : 06/23/2023
 phase : ASRP SUBMITTAL
 sheet number : **A402**

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH 553.79 (7)(c) FLORIDA STATUTES AND CHAPTER 635.
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project info :
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revisions :

Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023
2	ASRP SUBMITTAL #2	06/23/2023

drawing data :
NORTH ELEVATION
 project number : 22203
 drawing scale : As indicated
 drawing date : 06/23/2023
 phase : ASRP SUBMITTAL
 sheet number : **A201**



1 North Elevation - ASRP
 SCALE 1/8" = 1'-0"

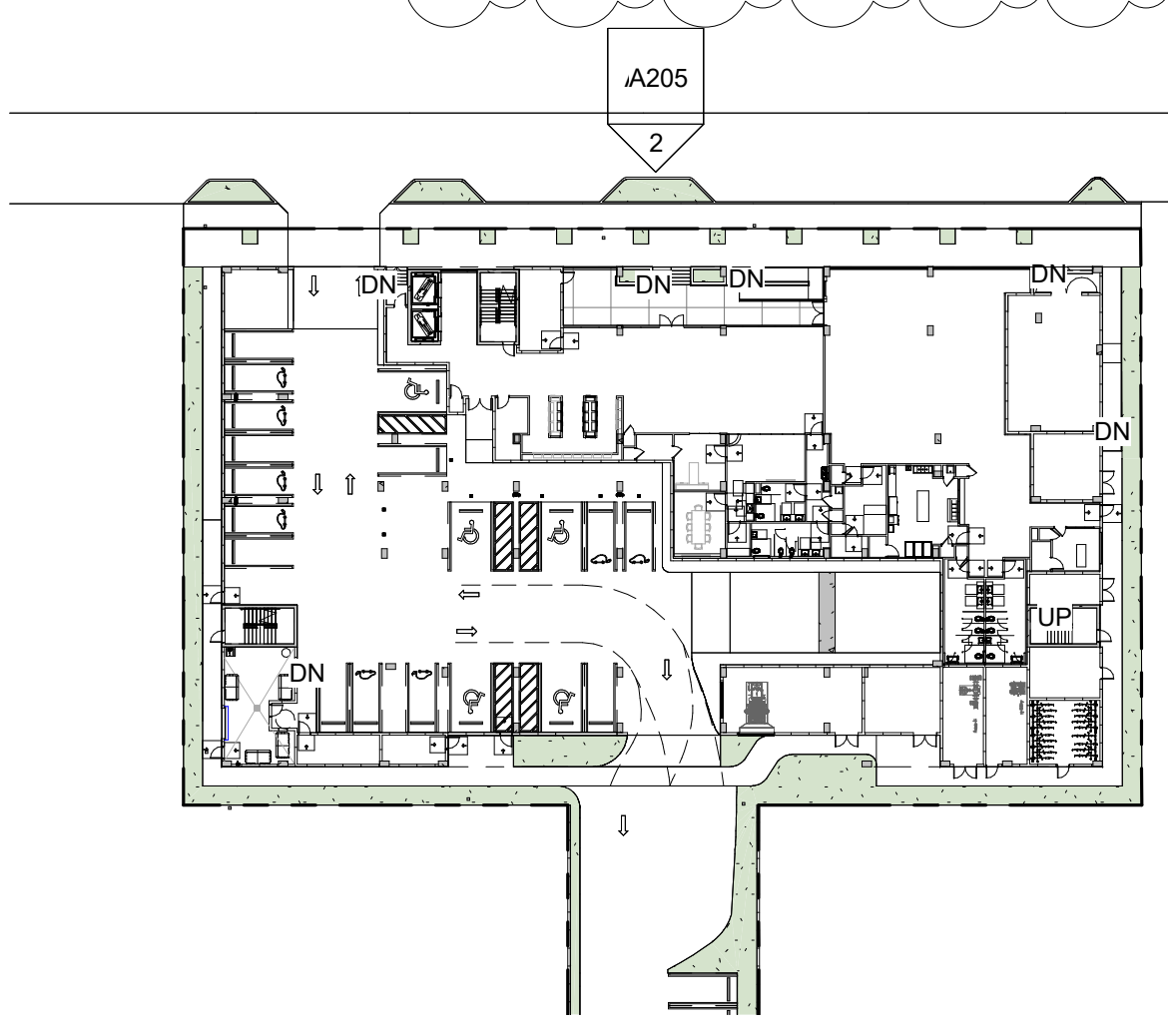
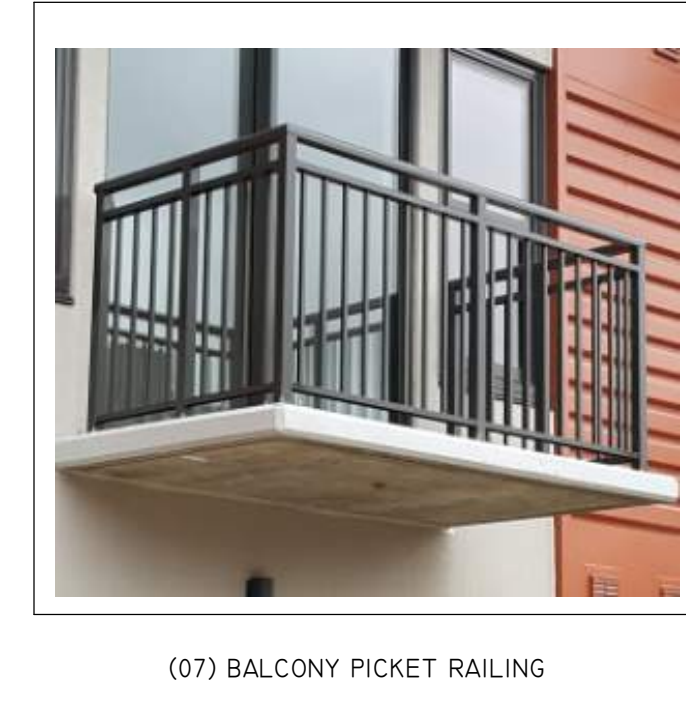
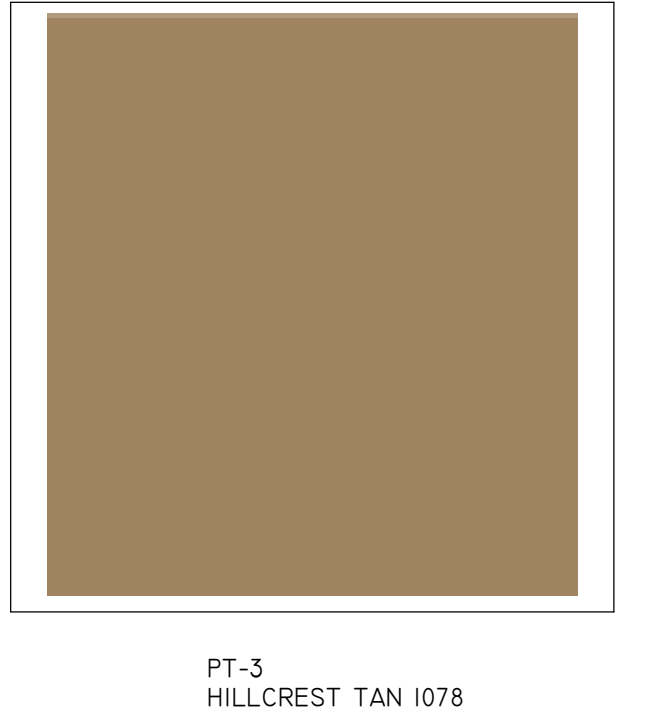
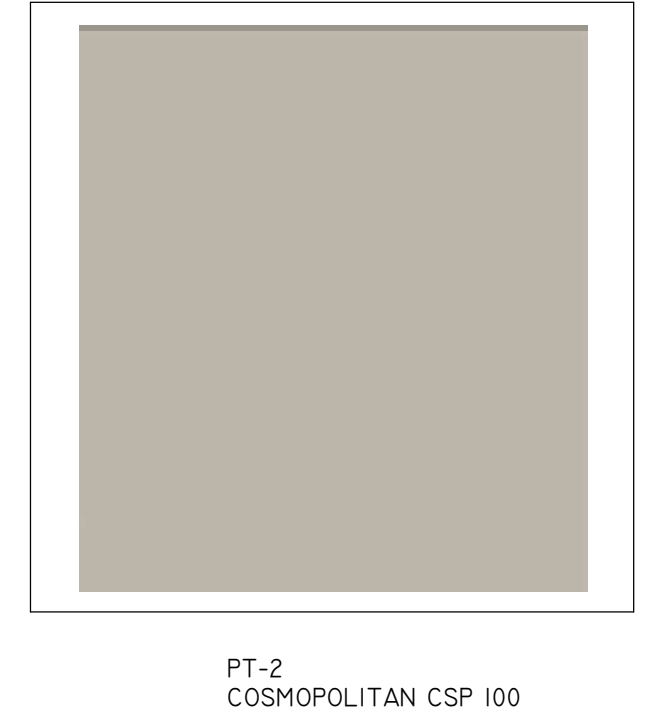
elevation keynotes :

01	5/8" PAINTED "SEMI SMOOTH"/"FINE SAND" TEXTURED STUCCO FINISH
02	STUCCO SCORE LINES.
03	CONCRETE EYEBROW, 1/8" MIN. SLOPE/FIT.
04	IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM
05	IMPACT RESISTANT WINDOW/ DOOR SYSTEM
06	DECORATIVE EXPANDED METAL MESH PANELS
07	BALCONY PICKET RAILING

notes:

PT-1	BENJAMIN MOORE: WHITE CHRISTMAS (872)
PT-2	BENJAMIN MOORE: COSMOPOLITAN CSP 100
PT-3	BENJAMIN MOORE: HILLCREST TAN 1078

notes:
 NOTE: ALL PROPOSED SIGNAGE IS ILLUSTRATIVE AND WILL BE UNDER SEPARATE PERMIT



2 Elevation Key Plan
 SCALE 1" = 50'-0"

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1 East Elevation - ASPR
 SCALE: V8" = 1'-0"

elevation keynotes :

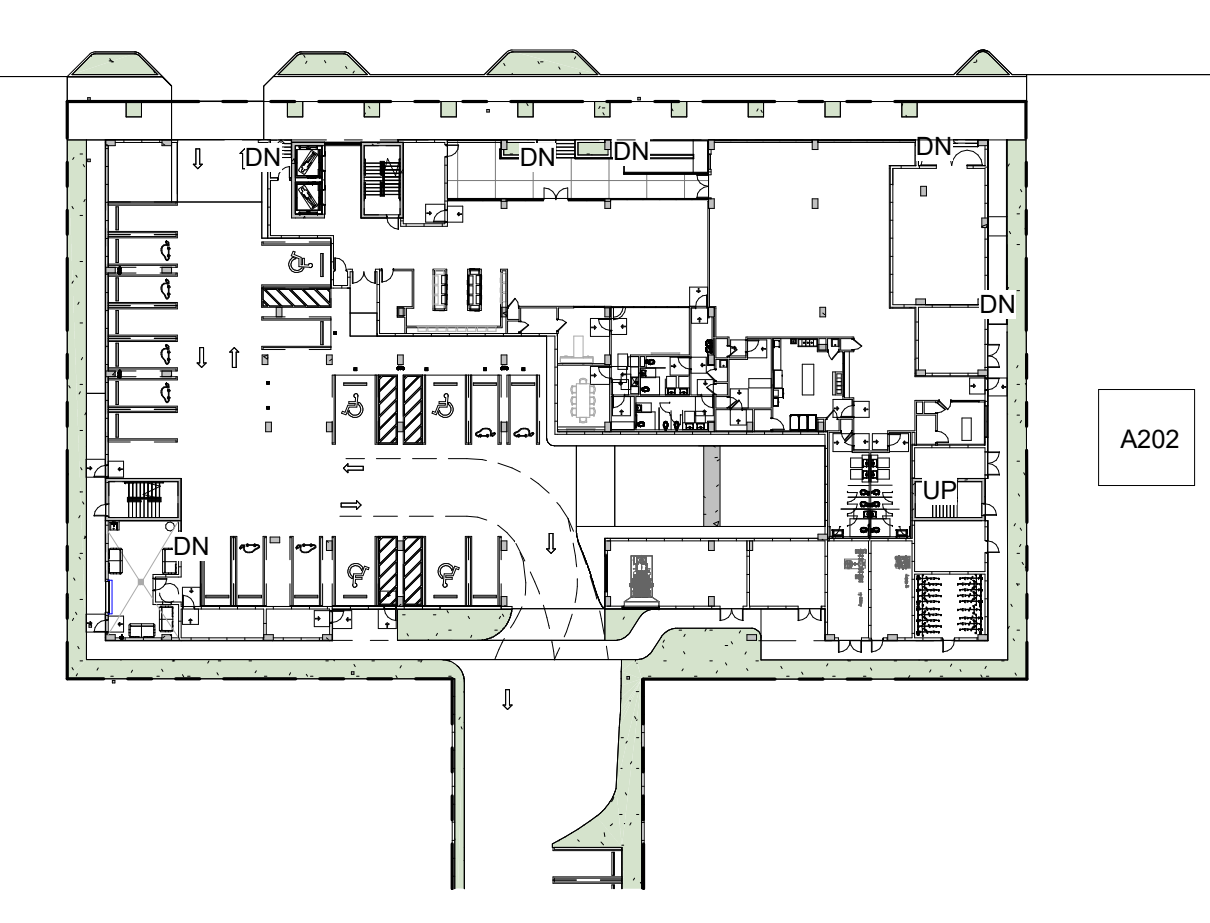
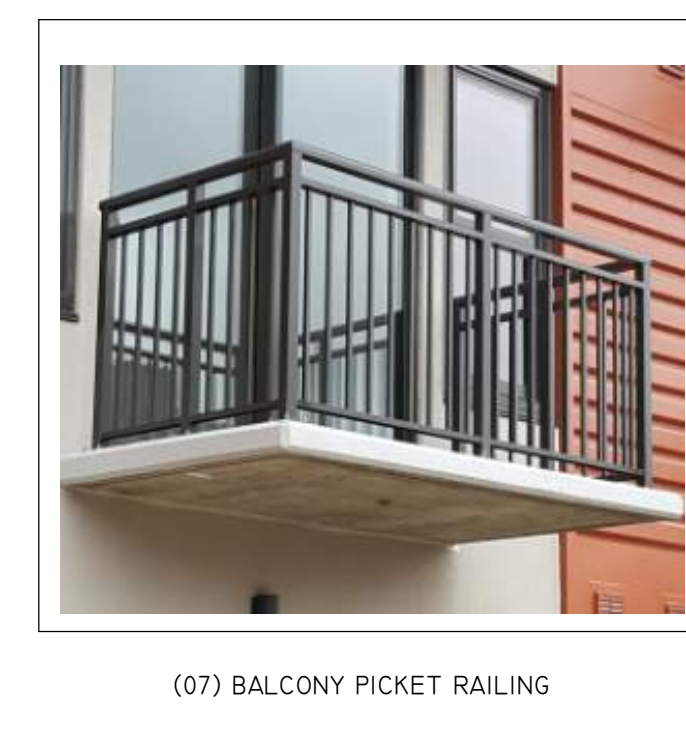
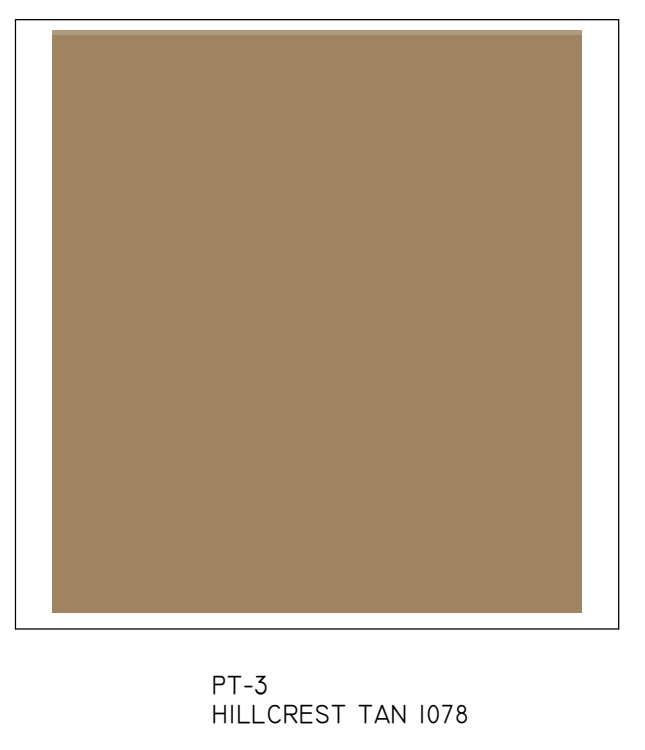
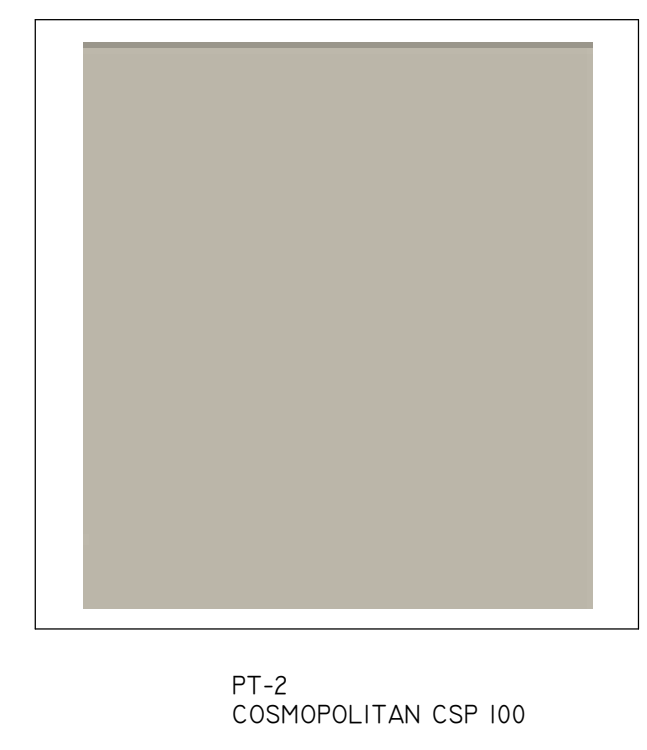
01	5/8" PAINTED "SEMI SMOOTH"/"FINE SAND" TEXTURED STUCCO FINISH
02	STUCCO SCORE LINES
03	CONCRETE EYEBROW, 1/8" MIN. SLOPE/FIT.
04	IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM
05	IMPACT RESISTANT WINDOW/ DOOR SYSTEM
06	DECORATIVE EXPANDED METAL MESH PANELS
07	BALCONY PICKET RAILING

notes:

PT-1	BENJAMIN MOORE: WHITE CHRISTMAS (872)
PT-2	BENJAMIN MOORE: COSMOPOLITAN CSP 100
PT-3	BENJAMIN MOORE: HILLCREST TAN 1078

notes:

NOTE:
 ALL PROPOSED SIGNAGE IS ILLUSTRATIVE AND WILL BE UNDER SEPARATE PERMIT



2 East Elevation Key Plan
 SCALE: T = 50'-0"

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project info :

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seal :

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 FLORIDA REGISTERED ARCHITECT # AB 93259

revisions :

Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023
2	ASRP SUBMITTAL #2	06/23/2023

drawing data :

EAST ELEVATION

project number : 22203

drawing scale : As indicated

drawing date : 06/23/2023

phase : ASRP SUBMITTAL

sheet number : **A202**

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH 553.79 (7)(c) FLORIDA STATUTES AND CHAPTER 635.
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1 South Elevation - ASPR
 SCALE: 1/8" = 1'-0"

elevation keynotes :

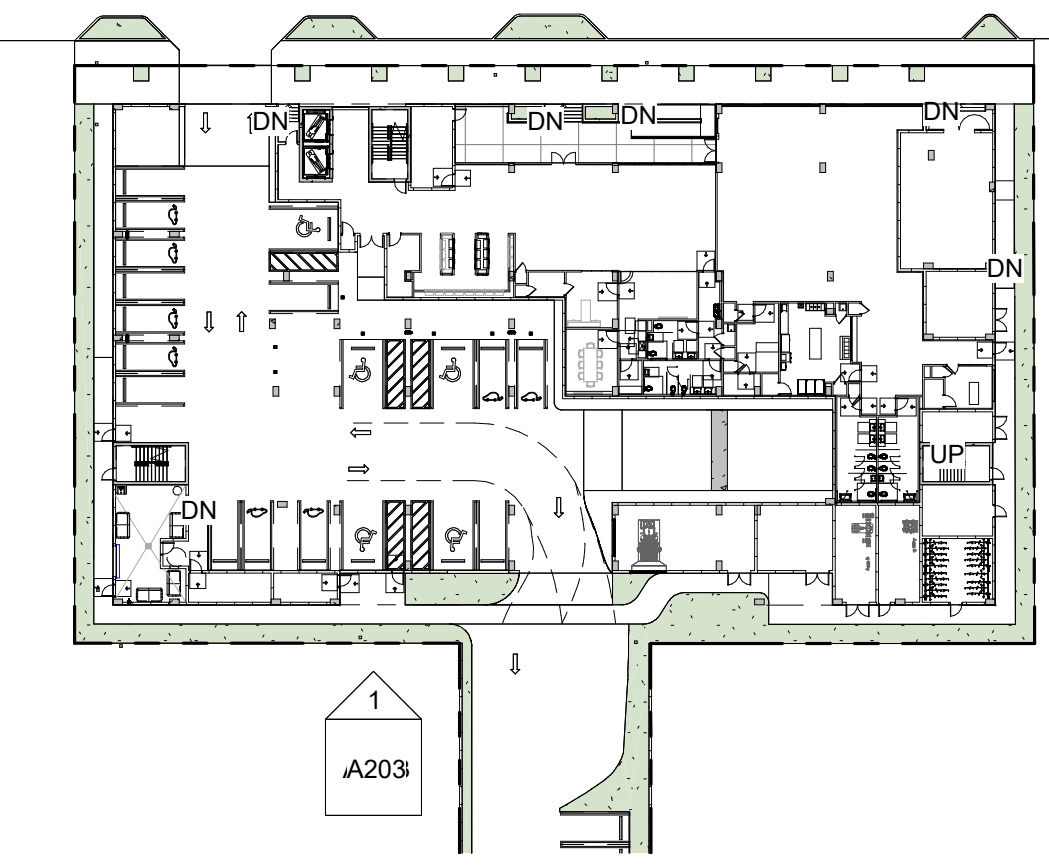
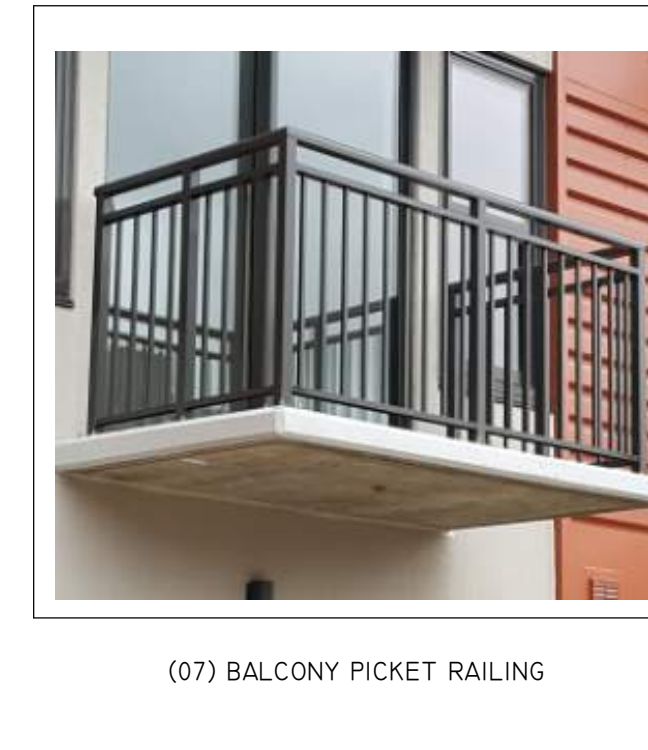
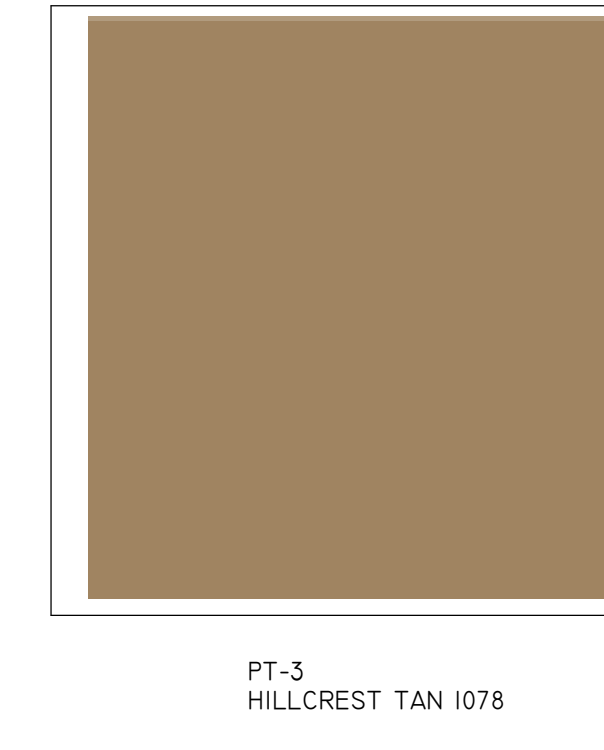
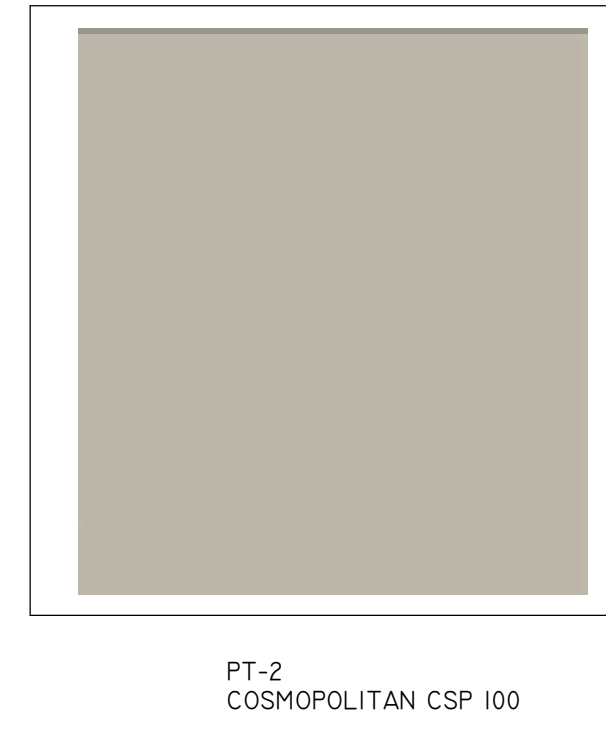
01	5/8" PAINTED "SEMI SMOOTH"/"FINE SAND" TEXTURED STUCCO FINISH
02	STUCCO SCORE LINES
03	CONCRETE EYEBROW, 1/8" MIN. SLOPE/FIT.
04	IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM
05	IMPACT RESISTANT WINDOW/ DOOR SYSTEM
06	DECORATIVE EXPANDED METAL MESH PANELS
07	BALCONY PICKET RAILING

notes:

PT-1	BENJAMIN MOORE: WHITE CHRISTMAS (872)
PT-2	BENJAMIN MOORE: COSMOPOLITAN CSP 100
PT-3	BENJAMIN MOORE: HILLCREST TAN 1078

notes:

NOTE:
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project info :

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revisions :

Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023
2	ASRP SUBMITTAL #2	06/23/2023

drawing data :

SOUTH ELEVATION

project number : 22203

drawing scale : As indicated

drawing date : 06/23/2023

phase : ASRP SUBMITTAL

sheet number : **A203**

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH 553.79 (7)(c) FLORIDA STATUTES AND CHAPTER 633.
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1 West Elevation - ASPR
 SCALE: 1/8" = 1'-0"

elevation keynotes :

01	5/8" PAINTED "SEMI SMOOTH"/"FINE SAND" TEXTURED STUCCO FINISH
02	STUCCO SCORE LINES.
03	CONCRETE EYEBROW. 1/8" MIN. SLOPE/FIT.
04	IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM
05	IMPACT RESISTANT WINDOW/ DOOR SYSTEM
06	DECORATIVE EXPANDED METAL MESH PANELS
07	BALCONY PICKET RAILING

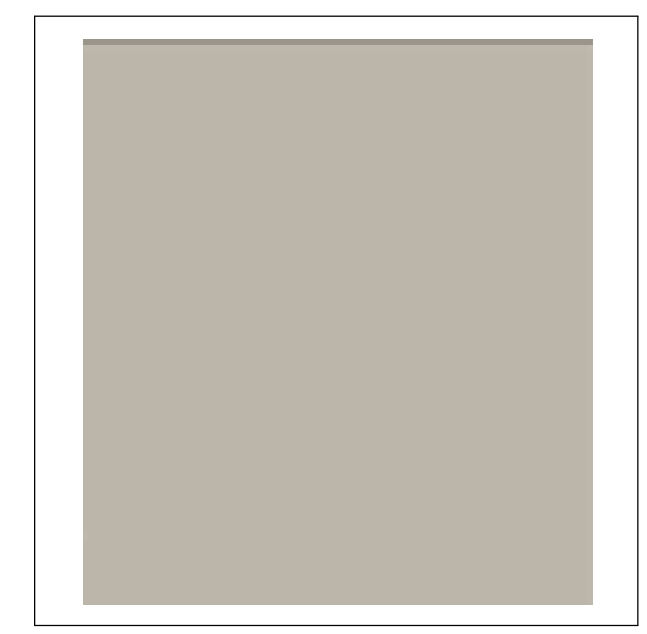
notes:

PT-1	BENJAMIN MOORE: WHITE CHRISTMAS (872)
PT-2	BENJAMIN MOORE: COSMOPOLITAN CSP 100
PT-3	BENJAMIN MOORE: HILLCREST TAN 1078

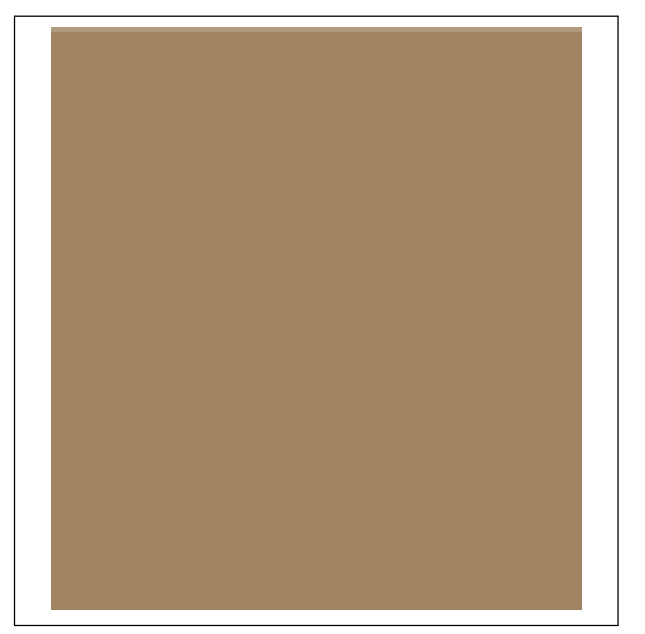
notes:
 NOTE:
 ALL PROPOSED SIGNAGE IS ILLUSTRATIVE AND WILL BE UNDER SEPARATE PERMIT



PT-1 BM #872
 WHITE CHRISTMAS



PT-2
 COSMOPOLITAN CSP 100



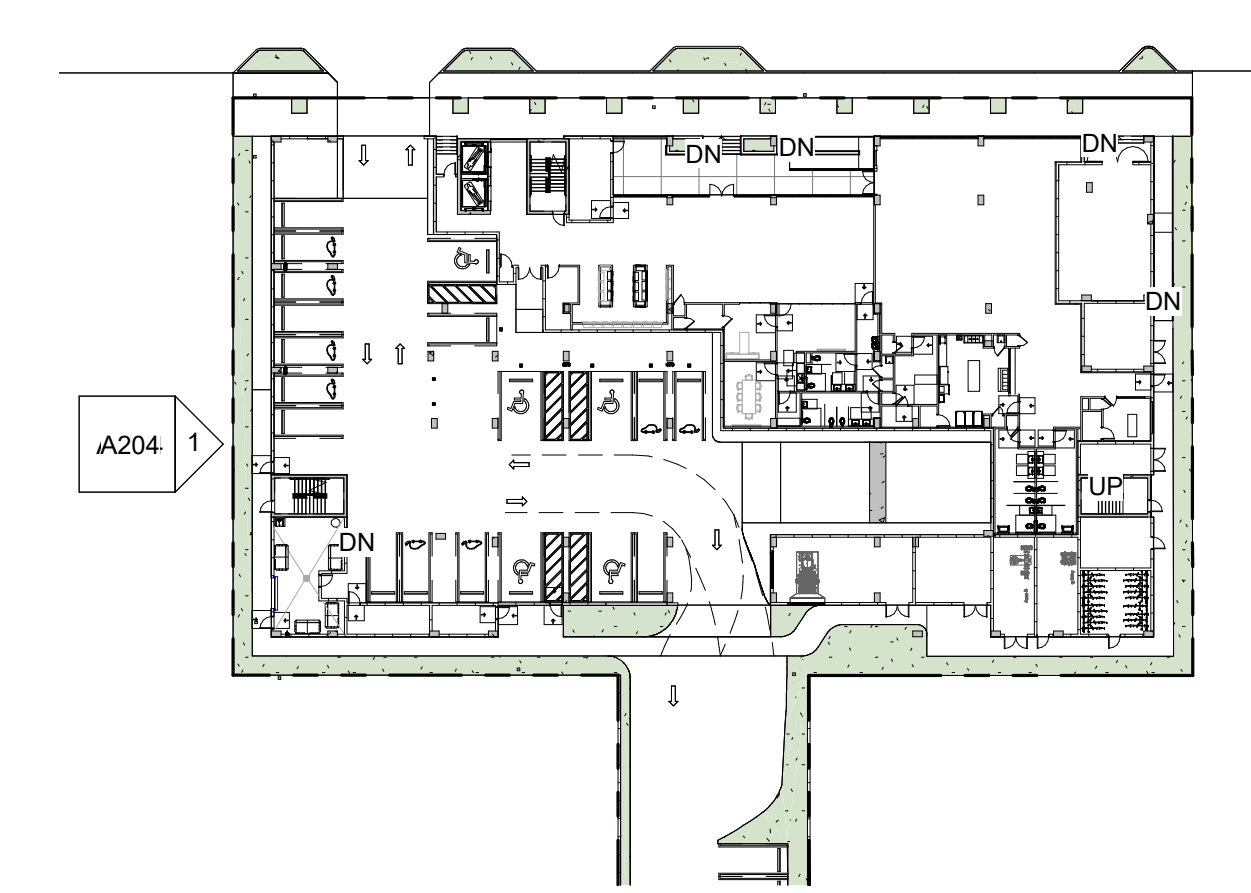
PT-3
 HILLCREST TAN 1078



(05) IMPACT GLASS WINDOW



(07) BALCONY PICKET RAILING



2 West Elevation Key Plan
 SCALE: 1" = 50'-0"

project info :

GALLERY AT MARTI PARK
 ASRP SUBMITTAL #2
 450 SW 5TH ST
 MIAMI, FL 33130

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seal :

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revisions :

Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023
2	ASRP SUBMITTAL #2	06/23/2023

drawing data :

WEST ELEVATION

project number : 22203

drawing scale : As indicated

drawing date : 06/23/2023

phase : ASRP SUBMITTAL

sheet number : **A204**

elevation keynotes :		
	WALL ELEVATION SF	GLAZING OPENING
NORTH ELEVATION	19,200 SF	7,700 SF
	100%	40%

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project info :
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 ASRP SUBMITTAL #2
 450 SW 5TH ST
 MIAMI, FL 33130

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 FLORIDA REGISTERED ARCHITECT # AB 93259

revisions :

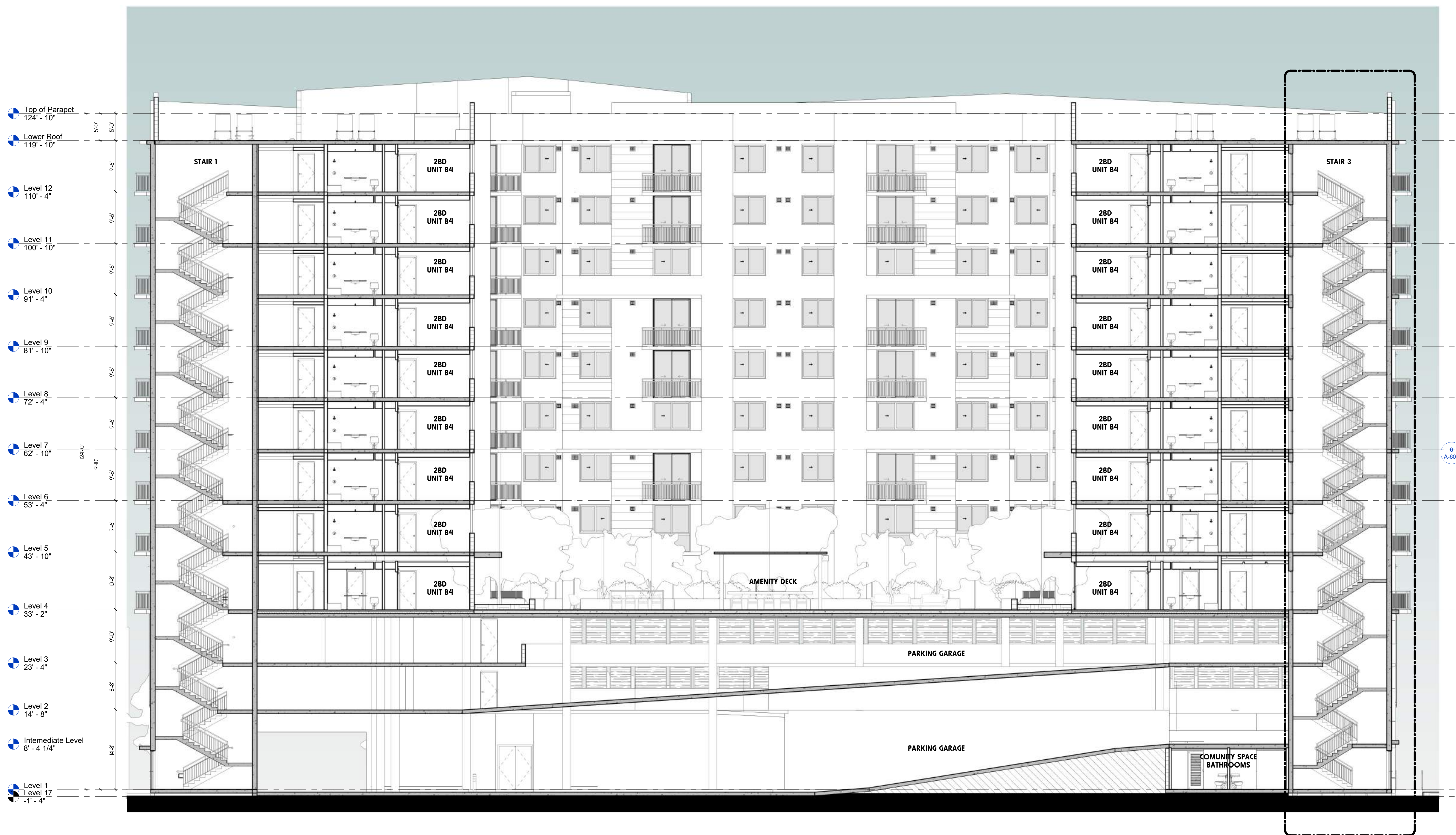
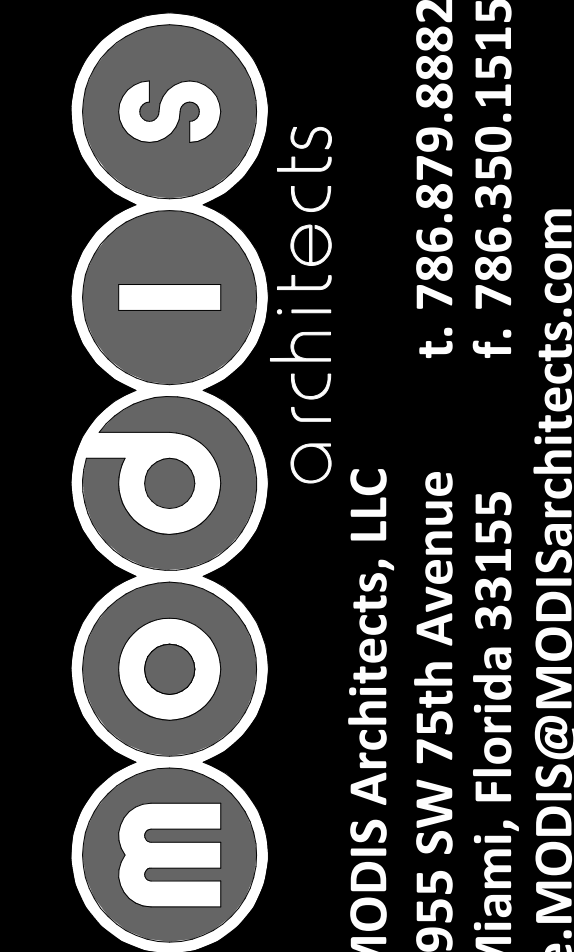
Rev. #	Description	Date
2	ASRP SUBMITTAL #2	06/23/2023

drawing data :
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 project number : 22203
 drawing scale : As indicated
 drawing date : 06/23/2023
 phase : ASRP SUBMITTAL
 sheet number : **A205**

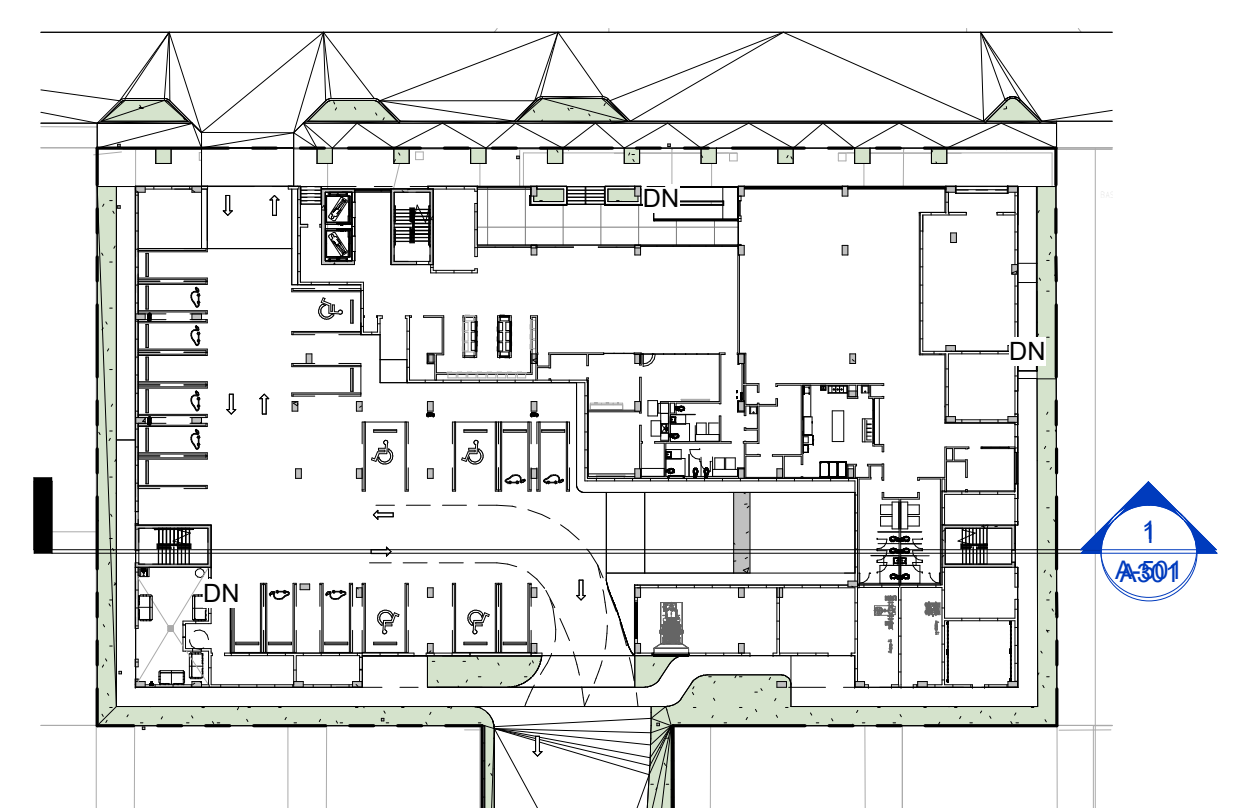


2 North Elevation Grafic Glazing
 SCALE 1/8" = 1'-0"

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH 553.79 (7)(c) FLORIDA STATUTES AND CHAPTER 633.
 THIS IS A THRESHOLD BUILDING REFER TO STRUCTURAL PLANS AND GENERAL NOTES.



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



2 Section 1 Key Plan
 SCALE: 1/80'

project info :
GALLERY AT MARTI PARK
 ASRP SUBMITTAL #2
 450 SW 5TH ST
 MIAMI, FL 33130

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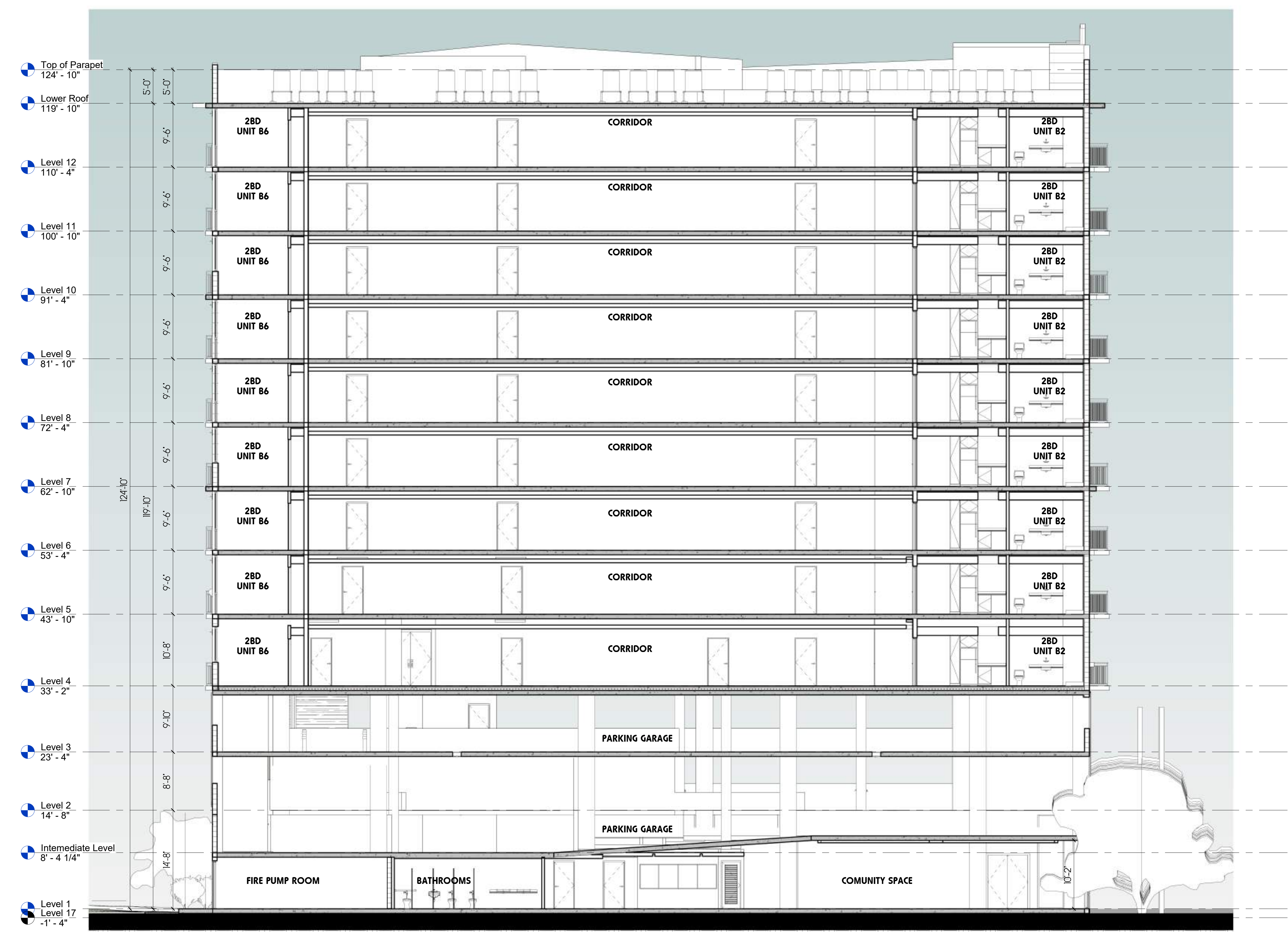
seal :
 ROBERT K. MORSETTE, AIA, NCARB, LEED AP BD+C, CDP
 FLORIDA REGISTERED ARCHITECT # AB 93259

Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/23/2023

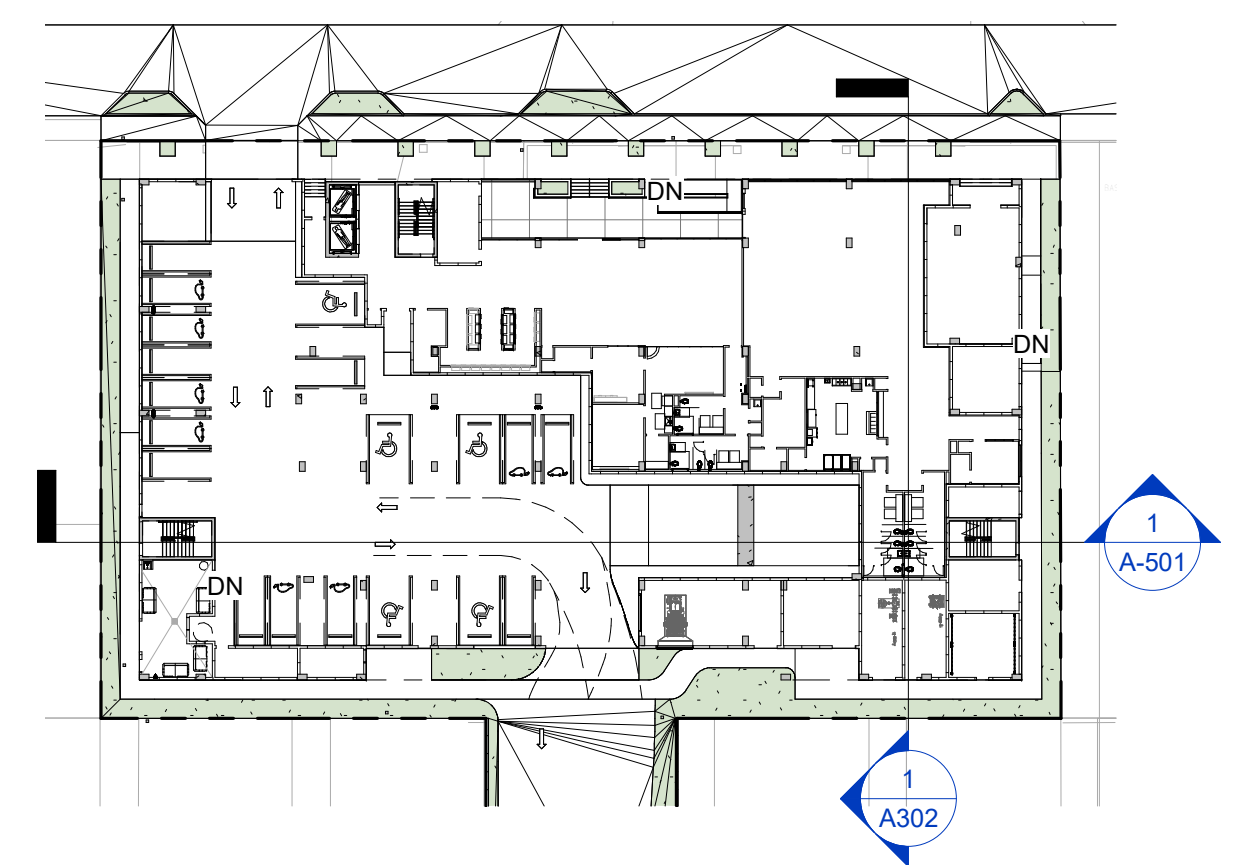
drawing data :
BUILDING SECTION
 project number : 22203
 drawing scale : As indicated
 drawing date : 06/23/2023
 phase : ASRP SUBMITTAL
 sheet number : **A301**

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH 553.79 (7)(c) FLORIDA STATUTES AND CHAPTER 635.
 THIS IS A THRESHOLD BUILDING REFER TO STRUCTURAL PLANS AND GENERAL NOTES.

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 e. MODIS@MODISarchitects.com



1 Section 2
 SCALE: 1/8" = 1'-0"



2 Section 2 Key Plan
 SCALE: 1" = 50'-0"

project info :

GALLERY AT MARTI PARK
 ASRP SUBMITTAL #2
 450 SW 5TH ST
 MIAMI, FL 33130

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revisions :

Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023

drawing data :
BUILDING SECTION

project number : 22203
drawing scale : As indicated
drawing date : 06/23/2023
phase : ASRP SUBMITTAL
sheet number : A302



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revisions :

Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023
2	ASRP SUBMITTAL #2	06/23/2023

drawing data :

RENDERING

project number : 22203

drawing scale :

drawing date : 06/23/2023

phase : ASRP SUBMITTAL

sheet number :

A900

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH 2021/2020 FLORIDA STATUTES AND CHAPTER 633.
 THIS IS A THRESHOLD BUILDING REFER TO STRUCTURAL PLANS AND GENERAL NOTES.



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GALLERY AT MARTI PARK
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 FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023
2	ASRP SUBMITTAL #2	06/23/2023

drawing data :
RENDERING

project number : 22203
 drawing scale :
 drawing date : 06/23/2023
 phase : ASRP SUBMITTAL
 sheet number : **A901**

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH §§33.9, 17X(6), FLORIDA STATUTES AND CHAPTER 633.
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GALLERY AT MARTI PARK
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revisions :

Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023
2	ASRP SUBMITTAL #2	06/23/2023

drawing data :
RENDERING

project number : 22203
 drawing scale :
 drawing date : 06/23/2023
 phase : ASRP SUBMITTAL
 sheet number : **A902**

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH 253.79, 17X00, FLORIDA STATUTES AND CHAPTER 633.
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project info :
GALLERY AT MARTI PARK
 ASRP SUBMITTAL #2
 450 SW 5TH ST
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revisions :

Rev. #	Description	Date
1	ASRP SUBMITTAL #1	03/22/2023
2	ASRP SUBMITTAL #2	06/23/2023

drawing data :
RENDERING
 project number : 22203
 drawing scale :
 drawing date : 06/23/2023
 phase : ASRP SUBMITTAL
 sheet number : **A903**

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH 253.79, (7)(G), FLORIDA STATUTES AND CHAPTER 633.
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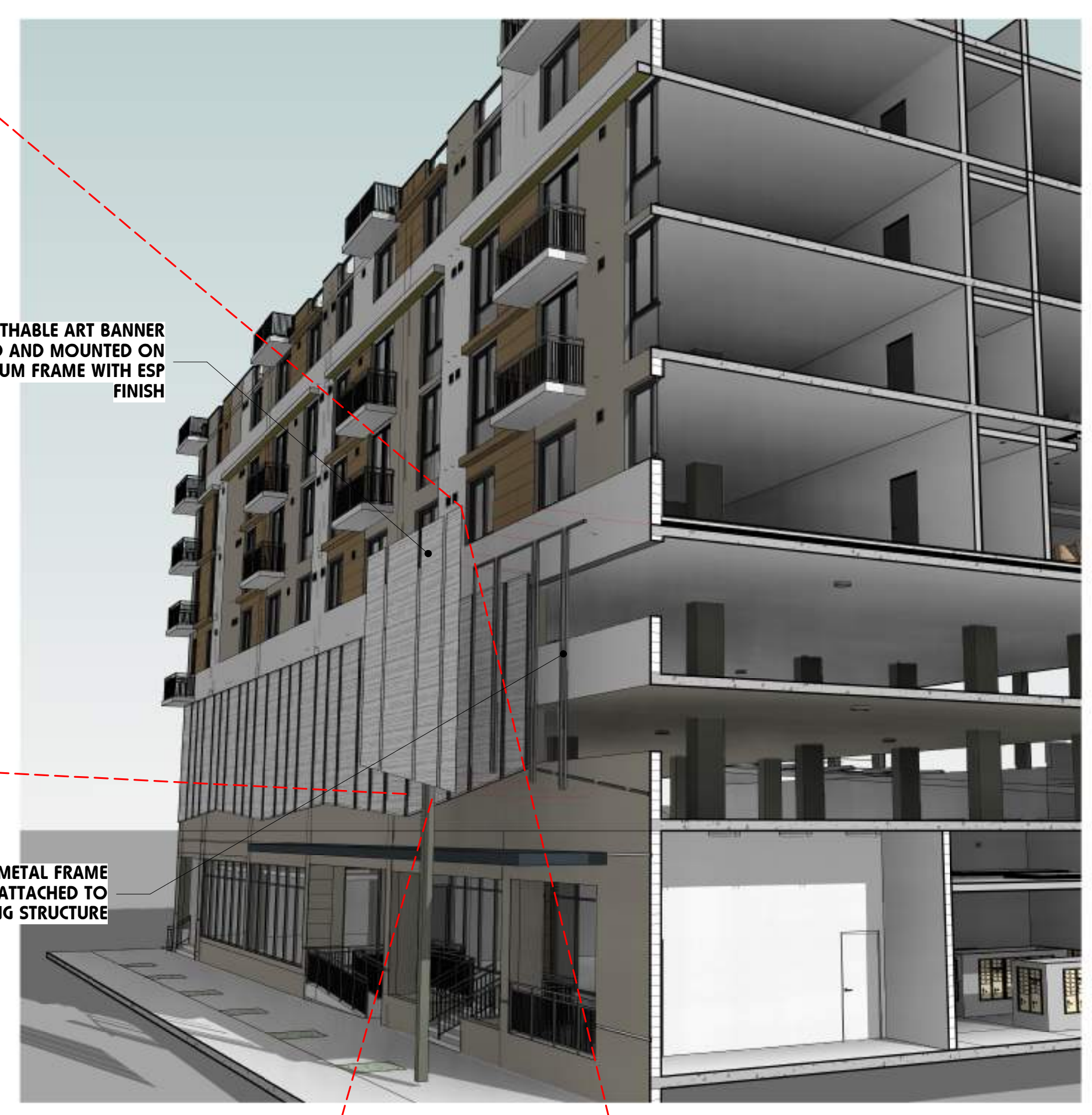
MODIS ARCHITECTS, LLC (AIA, NCARB, LEED AP BD+C, CDP) 4955 SW 75th Avenue, Miami, FL 33155
 MODIS ARCHITECTS, LLC (AIA, NCARB, LEED AP BD+C, CDP) 4955 SW 75th Avenue, Miami, FL 33155
 MODIS ARCHITECTS, LLC (AIA, NCARB, LEED AP BD+C, CDP) 4955 SW 75th Avenue, Miami, FL 33155

ABSTRACT ART FOR INSPIRATION



MESH BREATHABLE ART BANNER
 PRINTED AND MOUNTED ON
 ALUMINUM FRAME WITH ESP
 FINISH

DIAGRAMMATICAL DETAIL
 SCALE



METAL FRAME
 ATTACHED TO
 BUILDING STRUCTURE

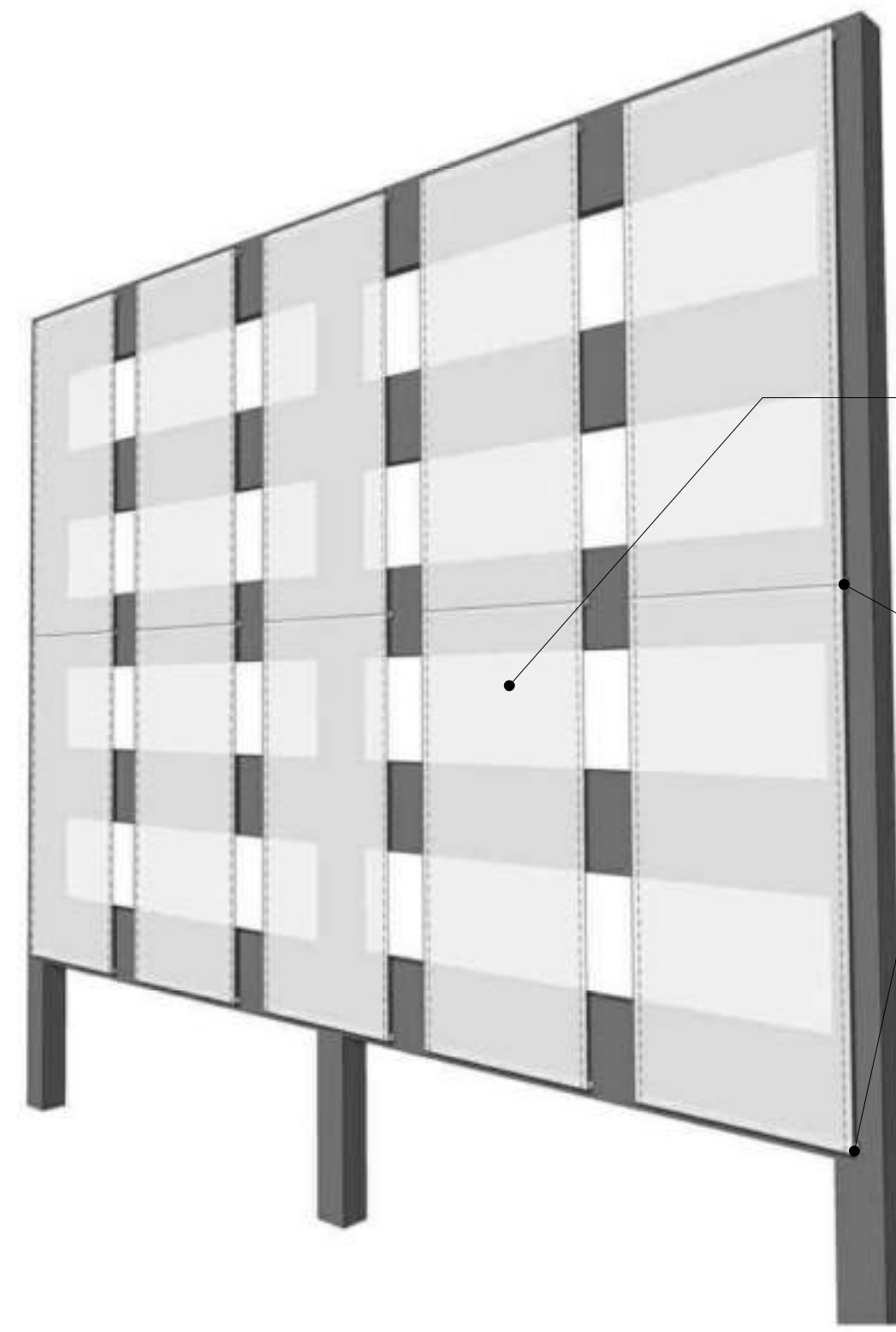
SECTION PERSPECTIVE



MESH BREATHABLE ART BANNER
 PRINTED AND MOUNTED ON
 ALUMINUM FRAME WITH ESP
 FINISH

METAL FRAME
 ATTACHED TO
 BUILDING STRUCTURE

**FLEXFACADES CLADDING SCREEN
 SAMPLE:**



MESH BREATHABLE ART BANNER
 PRINTED AND MOUNTED ON
 ALUMINUM FRAME WITH ESP
 FINISH

METAL FRAME
 ATTACHED TO
 BUILDING STRUCTURE

FLEXFACADES CLADDING SCREEN

- Economical alternative to metal mesh, perforated metal, and glass.
- Facade screening up to 50% less expensive installed when using our FlexFacades Cladding Screens solution.
- 50% less expensive maintenance/life cycle cost. No expensive metal screen refinishing.
- Reduce solar heat gain
- Eliminates the need for mechanical ventilation in most cases
- Green Screening / 100% recyclable*
- Maintains views out & air ventilation*
- Silver metallic mesh looks like expensive metal mesh.
- Innovative / Flexible Design Solutions
- 10 Year Warranties / 20-30 Year Life Expectancies*
- Fire rated (ASTM-E-84 / E-136 NON-COMBUSTIBLE)*
- Better light & noise pollution masking compared to metal.
- Inexpensive art options & colors.
- Engineered to survive extreme weather conditions & 1% the weight of metal.
- Flexible design solutions.



FLEXFACADES CLADDING SCREENS SAMPLE

PROJECT: STRATA WYNWOOD
 LOCATION: DOWNTOWN MIAMI



PARKING GARAGE NORTH ELEVATION

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 t: 786.879.8882
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project info :
GALLERY AT MARTI PARK
 ASRP SUBMITTAL #2
 450 SW 5TH ST
 MIAMI, FL 33130

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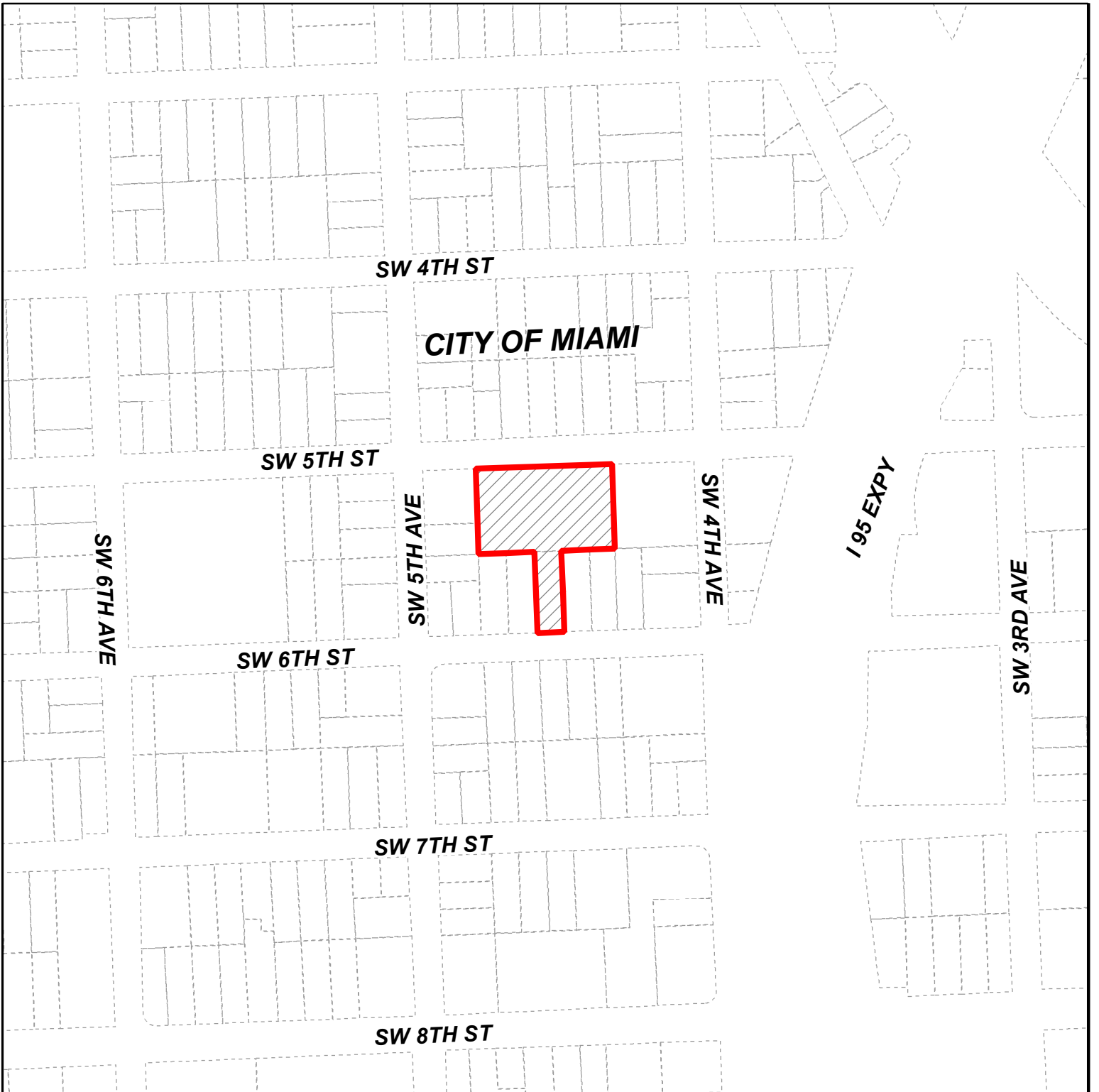
seal :
 ROBERT K. MORSETTE, AIA, NCARB, LEED AP BD+C, CDP
 FLORIDA REGISTERED ARCHITECT # AB 93259

revisions :

Rev. #	Description	Date
2	ASRP SUBMITTAL #2	06/23/2023

drawing data :
PARKING GARAGE SCREENING DETAIL
 project number : 22203
 drawing scale :
 drawing date : 06/23/2023
 phase : ASRP SUBMITTAL
 sheet number : **A904**

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 1709, FLORIDA STATUTES AND CHAPTER 633.



MIAMI-DADE COUNTY



HEARING MAP

Process Number

Z2023000124

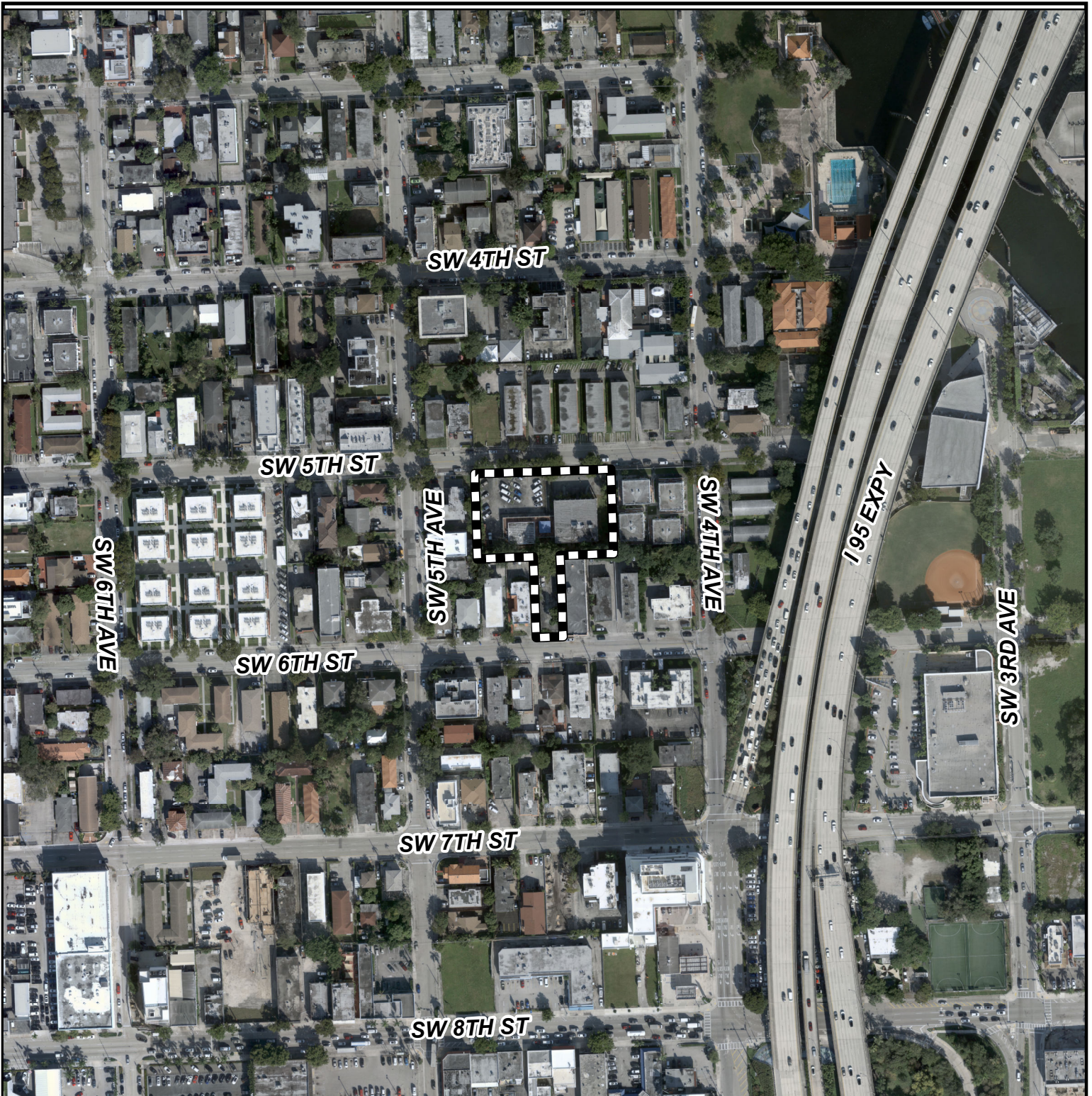
Section: 01 Township: 54 Range: 41
 Applicant: Andrew Velo-Arias
 Zoning Board: Board of County Commissioners
 Commission District: 5
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000124

Legend
 Subject Property

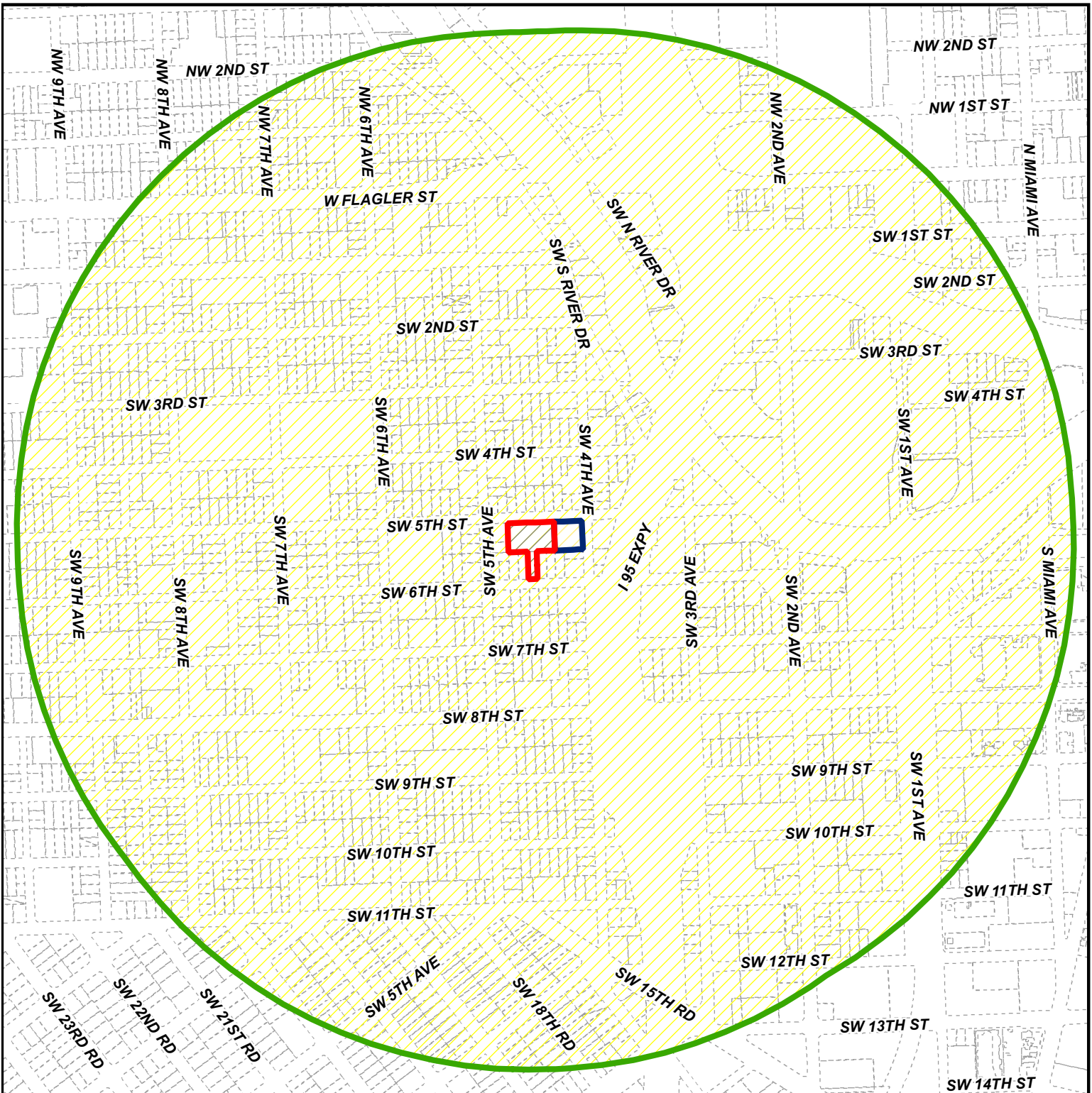


Section: 01 Township: 54 Range: 41
Applicant: Andrew Velo-Arias
Zoning Board: Board of County Commissioners
Commission District: 5
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Tuesday, May 9, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2023000124
 RADIUS: 2640

Section: 01 Township: 54 Range: 41
 Applicant: Andrew Velo-Arias
 Zoning Board: Board of County Commissioners
 Commission District: 5
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

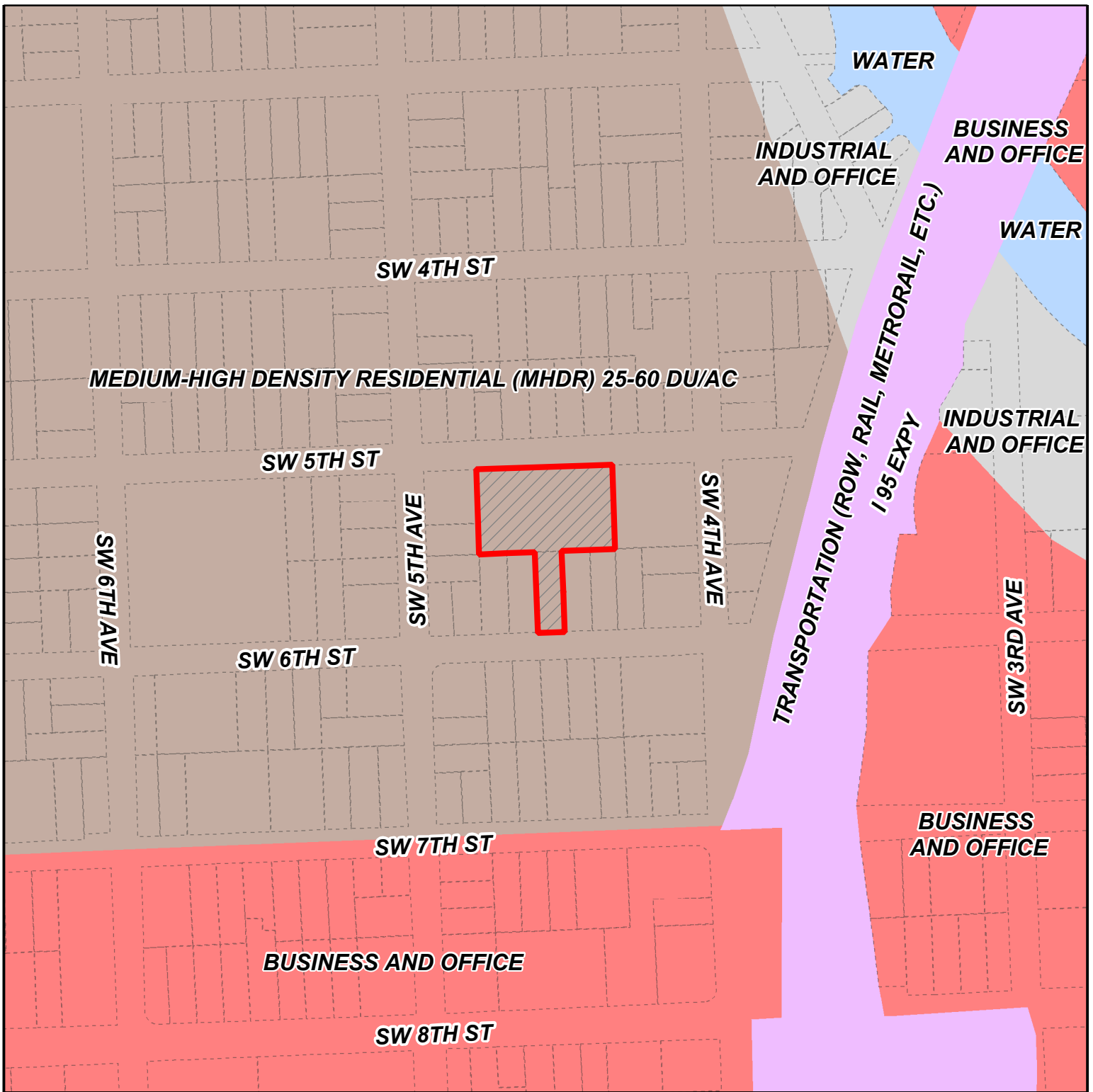
Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, May 9, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2023000124

Section: 01 Township: 54 Range: 41
 Applicant: Andrew Velo-Arias
 Zoning Board: Board of County Commissioners
 Commission District: 5
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, May 9, 2023

REVISION	DATE	BY

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MIAMI-DADE COUNTY
PROCESS NO.: Z23-124
DATE: AUG 15 2023
BY: GONGOL

After recording, return to:

Javier F. Aviñó, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, FL 33131

Folio Nos. 01-0203-060-1020; 01-0203-060-1090

This space reserved for recording

DECLARATION OF RESTRICTIONS

WHEREAS, GALLERY AT MARTI PARK, LLC, a Florida limited liability company (the “Owner”), is the owner of a leasehold interest in that certain parcel of land in the City of Miami that is under the building and zoning jurisdiction of Miami-Dade County (the “County”), which is legally described in Exhibit “A” to this Declaration (the “Property”); and

WHEREAS, the Owner has filed an application with the County’s Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2023000123 (the “Application”), for the purpose of seeking a Special Exception in order to facilitate the future development of a mixed-income residential development on the Property (the “Development”); and

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

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MIAMI-DADE COUNTY

PROCESS NO: Z23-124

DATE: AUG 15 2023

BY: GONGOL

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

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

WHEREAS, the County is the fee simple owner of the Property and has executed the attached Joinder and Consent by Fee Owner.

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

- 1) **Workforce Housing**. The Development shall include a minimum of thirty (30) residential units serving residents at or below 120% of Area Median Income (“AMI”). The commitment to provide a minimum of thirty (30) residential units serving residents at or below 120% of AMI on the Property shall run with the land for a period of thirty (30) years from the date that a Temporary Certificate of Occupancy (“TCO”) is issued for the occupancy of the residential units on the Property.
- 2) **Community Center**. The Development shall include an approximately 5,000 square foot community center to replace the existing Myers Senior Center. The commitment to provide an approximately 5,000 square foot community center on the Property shall run with the land for a period of thirty (30) years from the date that a Temporary Certificate of Occupancy (“TCO”) is issued for the occupancy of the community center on the Property.

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PROCESS NO.: Z23-124
DATE: AUG 15 2023
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Miscellaneous

A. **County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of the 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 are being complied with.

B. **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of the County 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, 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

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PROCESS NO: Z23-124

DATE: AUG 15 2023

BY: GONGOL

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.

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, 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

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PROCESS NO: Z23-124

DATE: AUG 15 2023

BY: GONGOL

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 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.

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PROCESS NO.: Z23-124

DATE: AUG 15 2023

BY: GONGOL

L. **Owner**. The term "Owner" shall include GALLERY AT MARTIN PARK, LLC;
and its heirs, successors, and assigns.

[Signature Pages Follow]

DRAFT

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z23-124

DATE: AUG 15 2023

BY: GONGOL

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions

as of this ____ day of _____, 2023.

WITNESSES:

GALLERY AT MARTI PARK, LLC,
a Florida limited liability company

Print Name: _____

By: **GALLERY AT MARTI PARK
MANAGER, LLC**, a Florida limited liability
company, its manager

Print Name: _____

By: _____
Tony Del Pozzo, Vice President

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

The foregoing instrument was acknowledged before me by means of physical presence
OR online notarization this ____ day of _____, 20____, by
Tony Del Pozzo, as Vice President of **GALLERY AT MARTI PARK MANAGER, LLC**, a
Florida limited liability company, as the manager of **GALLERY AT MARTI PARK, LLC**, a
Florida limited liability company . He/She is personally known to me or has produced
_____ as identification.

My Commission Expires:

Notary Public, State of Florida
Print or Stamp Name
Commission No.:

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MIAMI-DADE COUNTY
PROCESS NO.: Z23-124
DATE: AUG 15 2023

JOINDER AND CONSENT BY FEE OWNER

The undersigned, Miami-Dade County, a political subdivision of the State of Florida, being the fee simple owner of the Property, hereby joins into and consents to the foregoing Declaration of Restrictions and agrees to be bound by it upon termination or expiration of the leasehold estate held by the Owner.

BY: GONGOL

Signed, witnessed, executed and acknowledged this ____ day of _____, 2023.

WITNESSES:

MIAMI-DADE COUNTY, a political subdivision of the State of Florida

Print Name: _____

By: _____
Name: _____
Title: _____

Print Name: _____

ATTEST:

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

MIAMI-DADE CLERK OF COURTS

By: _____
Name: _____
Title: _____

Name: _____
Title: _____

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

The foregoing instrument was acknowledged before me by means of [] physical presence OR [] online notarization this ____ day of _____, 20____, by _____, as _____ of **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida. He/She is [] personally known to me or [] has produced _____ as identification.

My Commission Expires:

Notary Public, State of Florida
Print or Stamp Name
Commission No.:

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z23-124
DATE: AUG 15 2023
BY: GONGOL

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 4 THROUGH 8, BLOCK 36, "MAP OF MIAMI DADE COUNTY FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 15, BLOCK 36, "MAP OF MIAMI DADE COUNTY FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

DRAFT