

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

PH: Z22-243

June 18, 2026  
Item No. 8A1

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicant</b>	Acorn 27, LLC.
<b>Summary of Requests</b>	The applicant seeks to amend the North Central Urban Area District (NCUAD) Land Use Regulating Plan to redesignate the subject property from MC (Mixed-Use Corridor), MM (Mixed-Use Main Street), and MCS (Mixed-Use Special) to MCS (Mixed-Use Special) in order to permit a mixed-use development with ground-floor commercial and office uses along the primary frontage, together with a Special Exception to allow a self-service mini-warehouse storage facility on the subject property. Additionally, the applicant seeks ancillary non-use variances from the standard urban center district regulations to permit a combination of habitable space and parking fronting along NW 93 Terrace and to permit the proposed building to be located closer to the front property line than permitted by code.
<b>Location</b>	9319 NW 27 Avenue and 2651 NW 93 Street, Miami-Dade County, Florida.
<b>Property Size</b>	±0.88 acres
<b>Existing Zoning</b>	NCUAD, North Central Urban Area District
<b>Existing Land Use</b>	Automotive use and vacant land
<b>2030-2040 CDMP Land Use Designation</b>	Community Urban Center (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with the urban center interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan, Section 33-311 District Boundary Change, Section 33-311(A)(3) Special Exception, Unusual Use and New Uses, Section 33-311(A)(4)(b), Non-Use Variance standards (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval of Request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2, #3 and #4.</b>

**PROCEDURAL HISTORY:**

This item was deferred from the April 23, 2026, meeting of the Board of County Commissioners (BCC), to the June 18, 2026, meeting of the BCC.

The public hearing on this item was not held.

**BOARD OF COUNTY COMMISSIONERS' JURISDICTION:**

This Board has jurisdiction over this application pursuant to Section 33-314(C)(21) which states "The County Commission shall have jurisdiction to directly hear applications for approval of self-service mini-warehouse storage facilities where public hearing is required."

**REQUESTS:**

- (1) AMENDMENT to the NCUAD Land Use Regulating Plan to redesignate the subject property from MC, Mixed-Use Corridor, MM, Mixed-Use Main Street and MCS, Mixed-Use Special to MCS, Mixed-Use Special.
- (2) SPECIAL EXCEPTION to permit a proposed self-storage facility.
- (3) NON-USE VARIANCE of the standard urban center district regulations to permit the proposed self-storage building with a combination of habitable space and parking fronting along NW 93 Terrace (20' of habitable space required).
- (4) NON-USE VARIANCE of the standard urban center district regulations to permit a proposed self-storage building to setback 10' above the fourth (4th) story (15' required) from the front (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Proposed New Building For: Acorn Little River," with architectural plans prepared by Gustavo J. Carbonell, P.A., Architect and Planner, consisting of twenty-one (21) sheets date-stamped received October 1, 2025; landscape plans prepared by JFS Design, Inc., consisting of seven (7) sheets date-stamped received October 1, 2025; civil plans prepared by GRAEF consisting of (5) sheets date-stamped received December 1, 2025; and a Special Purpose Distance Survey entitled "Map of Specific Purpose Distance Survey," as prepared by Survey Pros, Inc., consisting of one (1) sheet date-stamped received April 3, 2025, for a total of thirty-four (34) sheets. Plans may be modified at public hearing.

**PROJECT HISTORY AND PROJECT DESCRIPTION:**

Pursuant to Resolution No. Z-14-12, the subject property is a part of a larger tract of land that was rezoned from numerous zoning districts, including the subject parcel, to North Central Urban Area District (NCUAD). The subject property consists of three (3) contiguous parcels of land totaling ±0.88 acres located at 9319 NW 27th Avenue and 2651 NW 93rd Street, in unincorporated Miami-Dade County, Florida. The subject property is located in an area that is designated MC, Mixed-Use Corridor, MM, Mixed-Use Main Street and MCS, Mixed-Use Special, under the Center and Edge subdistricts on the Land Use Plan Map for the NCUAD. All of the parcels within the boundaries of the approved NCUAD are regulated by plans and standards described in Ordinance No. 11-065, which are consistent with the Urban Center interpretative text.

The area within the boundaries of an urban center is divided in three Sub-districts: Core, Center and Edge. The highest density and intensity within an urban center shall be allocated to the Core Sub-districts, a mixed-use area adjacent to the transit station(s) or major transit stop(s). The densities and intensities shall then gradually decrease from the Core to the Center Sub-district where mixed uses are still permitted and then further decrease to the Edge Sub-district, which is characterized by single uses, including low density residential. As previously mentioned, the subject property is located in an area that is designated Center and Edge sub-districts on the Land Use Plan Map for the NCUAD.

As part of this application, the applicant seeks to amend the North Central Urban Area District (NCUAD) Land Use Regulating Plan to re-designate the subject property from MC, Mixed-Use

Corridor, MM, Mixed-Use Main Street and MCS, Mixed-Use Special to MCS, Mixed-Use Special (request #1), thereby establishing a uniform land use designation across the property and allowing for a more cohesive development pattern and greater flexibility in site planning, building design, and permitted uses consistent with the standards of the MCS Land Use Category. Staff notes that the Center subdistrict designation is maintained along NW 27th Avenue, a major corridor, while the rear of the property remains within the Edge subdistrict to provide an appropriate transition to adjacent single-family residential uses located to the east and a portion of the south. Additionally, the applicant seeks a Special Exception to permit a proposed self-storage facility, as self-service mini-warehouse storage facilities within the MCS category require approval at a public hearing pursuant to Section 33-284.83(C), footnote 1, of the County Code (Request #2), and non-use variances to allow the proposed self-storage building to include a combination of habitable space and parking fronting along NW 93 Terrace, where a minimum of 20 feet of habitable space is otherwise required and to permit a proposed self-storage building to setback 10' above the fourth (4th) story (15' required) from the front (west) property line (requests #3 and #4).

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	NCUAD, Center and Edge; automotive use and vacant land	Community Urban Center
<b>North</b>	NCUAD, Center and Edge; automotive use and parking lot	Community Urban Center
<b>South</b>	NCUAD, Center and Edge; automotive use and single-family home	Community Urban Center
<b>East</b>	NCUAD, Edge; single-family home	Community Urban Center
<b>West</b>	NCUAD, Center; automotive use and retail outlet	Community Urban Center

**NEIGHBORHOOD COMPATIBILITY:**

The ±0.88-acre subject property consists of three (3) contiguous parcels located at 9319 NW 27th Avenue and 2651 NW 93rd Street. The subject property is located within the North Central Urban Area District (NCUAD), within the Center and Edge subdistricts, and is currently use as automotive use and vacant land. To the north, properties within the NCUAD Center and Edge subdistricts are developed with automotive uses and a parking lot. To the south, properties within the NCUAD Center and Edge subdistricts consist of automotive uses and a single-family residence. To the east, within the NCUAD Edge subdistrict, properties are developed with single-family residences. To the west, within the NCUAD Center subdistrict, properties consist of automotive uses and a retail outlet. All of the aforementioned properties, including the subject site, are located within the Community Urban Center radius.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to redevelop the subject property with a mixed-use development consisting of a self-service mini-warehouse storage facility and retail spaces. Based on memoranda from the departments reviewing this application, staff opines that approval of same will not create significant traffic or environmental impacts on the surrounding area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that this application lies within the urban infill area, where traffic concurrency does not apply, but that the application will generate approximately 43

PM peak hour vehicle trips. Staff however notes that the application requests will impact water and sewer services and may bring additional noise into the area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **North Central Urban Area District (NCUAD)**. The North Central Urban Area District implements the urban center policies and interpretative text of the County's Comprehensive Development Master Plan (CDMP). The CDMP Land Use Element (LUE) states that *diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate-to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically.* Furthermore, the CDMP text states *where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern.*

Further, the subject property is located within a designated Community Urban Center with an existing and planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes and premium transit corridor (Biscayne Boulevard). Objective LU-7 of the CDMP *requires all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that promotes the use of transit services.* Additionally, the CDMP LUE interpretative text for urban centers states that in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section.

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

	<b>Average Floor Area Ratios (FAR)</b>	<b>Max. Densities Dwellings per Gross Acre</b>
<i>Community Urban Centers</i>	<i>greater than 1.5 in the core not less than 0.5 in the edge</i>	125

All of the parcels within the boundaries of the approved NCUAD are regulated by plans and descriptive standards described in Ordinance No. 11-65, which is consistent with the CDMP Land Use Element interpretative text for Urban Centers. NCUAD regulating plans as well as the Standard Urban Center District Regulations provide the regulatory framework for all development within the urban center, including building placement, building heights, fenestration, setbacks, scale and massing.

Staff notes that the subject property is located within the Center and Edge Subdistricts and is currently designated MC (Mixed-Use Corridor), MM (Mixed-Use Main Street), and MCS (Mixed-Use Special) on the NCUAD regulating plans. The applicant seeks to redesignate the property to MCS (Mixed-Use Special) (Request #1); however, the existing Center and Edge Subdistricts will

remain, with the Edge Subdistrict maintained along the eastern portion of the site to ensure a compatible transition to the adjacent single-family residential uses. The applicant also seeks to develop the site with a self-service mini-warehouse storage facility (Request No. 2), which requires approval at a public hearing pursuant to the Code.

To implement the proposed development, the applicant also requests non-use variances to allow a self-storage building with a combination of habitable space and parking fronting along NW 93 Terrace, where a minimum of 20 feet of habitable space is required, and to permit a setback of 10 feet above the fourth (4th) story from the front (west) property line, where 15 feet is required (requests #3 and #4).

Staff further notes that the submitted plans comply with all applicable NCUAD requirements, including building placement, height, scale, and massing. A substantial portion of the subject property is already designated MCS (Mixed-Use Special), and the proposed redesignation of the three (3) contiguous parcels will establish a uniform land use designation, promoting a more cohesive development pattern and greater flexibility in site planning, building design, and permitted uses consistent with the MCS subdistrict. The proposed amendment is also consistent with Objective **LU-4** of the CDMP, which seeks to reduce land use inconsistencies and promote compatibility with the surrounding community. Additionally, as the requested non-use variances do not alter the proposed use of the property, staff opines that approval with conditions of the application would be **consistent with the CDMP Land Use Element interpretative text** for properties designated **North Central Urban Area District on the CDMP LUP map**.

#### **ZONING ANALYSIS:**

The applicant seeks to re-designate the subject property from MC, Mixed-Use Corridor, MM, Mixed-Use Main Street and MCS, Mixed-Use Special to MCS, Mixed-Use Special (request #1). For the reasons stated above and below, staff opines that when the request to re-designate the ±0.88-acre parcel to MCS, in order to develop the property with a self-service mini-warehouse storage facility with ground-floor commercial and office uses along the primary frontage, is analyzed under Section 33-311, District Boundary Change, the approval of the request would be compatible with the surroundings when considering the necessity and reasonableness of such use in relation to the present and future development of the area concerned, and would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Additionally, the proposed redesignation will reduce the number of land use designations applicable to the subject property, thereby establishing a more unified and streamlined regulatory framework that promotes cohesive site planning and development.

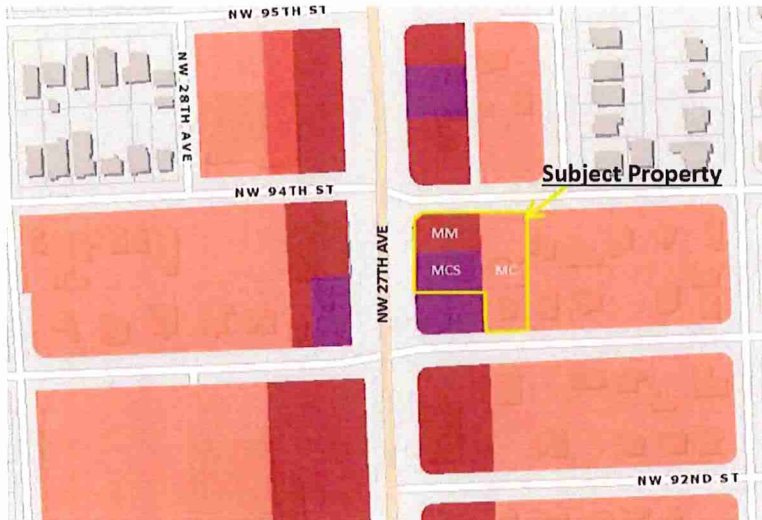
Section 33-311 of the Code establishes that zoning regulations are intended to provide a comprehensive plan that, among other objectives, reduces congestion, promotes public health, safety, morals, convenience, and general welfare, and gives due consideration to the character of the area and its suitability for particular uses. In this case, staff supports the proposed district boundary change and finds that approval of the MCS designation will result in only a minimal alteration to the existing development pattern while providing a compatible and appropriate transition between surrounding uses, which include residential uses to the east and a portion of the south, and commercial uses to the north, a portion of the south, and the west. Staff further notes that, as part of this application, the applicant has proffered a covenant which, among other provisions, ties the property to the proposed site plan and specifies that no automotive uses shall be permitted.

As discussed in the Comprehensive Development Master Plan (CDMP) analysis, the proposed redesignation is consistent with the Community Urban Center designation on the CDMP Land Use Plan Map and will provide services that support the surrounding area. With respect to transportation impacts, staff finds that the request will not adversely affect surrounding roadways or transportation facilities. Based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the subject property is located within the urban infill area, where traffic concurrency does not apply, and is expected to generate approximately 43 PM peak-hour vehicle trips. The memorandum further indicates that the proposed development is not anticipated to create undue impacts on the surrounding roadway network, subject to the conditions set forth therein.

Staff also finds that the proposed development will not adversely impact the County's adopted Level of Service (LOS) standards for non-transportation public facilities. The Department of Regulatory and Economic Resources – Code Coordination and Public Hearings has determined that the application meets all applicable LOS standards for potable water, wastewater, and flood protection. Additionally, other reviewing agencies, including the Miami-Dade Fire Rescue Department and the Water and Sewer Department, have indicated no objections to the application. Based on these findings, staff concludes that the proposed development will not generate excessive noise or impose undue burdens on public facilities, including water, sewer, solid waste, recreation, or other infrastructure that is existing or planned.

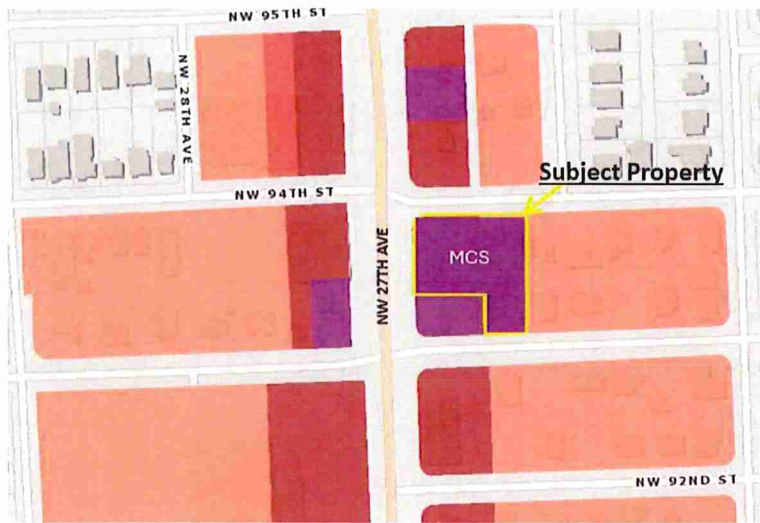
Below is an image of the existing and proposed Land Use Regulating Plan redesignation:

**EXISTING LAND USE REGULATING PLAN:**



*(Space intentionally left blank)*

**PROPOSED LAND USE REGULATING PLAN:**



For the reasons stated above, staff opines that the requested amendment of the NCUAD land use regulating plan for the subject property would be consistent with the CDMP and compatible with the surrounding area. **Based on the analysis herein, staff recommends approval of request #1, subject to the Board's acceptance of the proffered covenant, under Section 33-284.89.3 and section 33-311, District Boundary Change.**

Similarly, when analyzing the request to permit a proposed self-storage facility in the MCS land use category (request #2), under **Section 33-311(A)(3)** Special Exceptions, Unusual Uses and New Uses, staff opines that the approval of the request with conditions would be **compatible** with the surrounding area. Staff notes that the MCS category permits a broad range of residential, commercial, office, and civic uses, with certain uses, such as self-service mini-warehouse facilities, requiring approval at public hearing pursuant to the applicable footnotes of the Code. The ±0.88-acre subject property is currently developed primarily with an open-lot automotive use, which the North Central Charrette identified as a use to be discouraged in favor of more cohesive and visually compatible commercial development. The Charrette Report notes that *such auto-oriented uses are often characterized by open lots with limited site design, including fencing, scattered vehicles, parts, and debris*. In this context, the proposed development would replace a less desirable use with a more compatible and better-designed project consistent with the intent of the NCUAD.

The submitted plans propose seven-story vertical mixed-use building totaling 130,194 square feet, including approximately 127,618 square feet dedicated to a self-service mini-warehouse storage facility and 2,576 square feet of retail space. The ground floor, located along the western side of the building, will include the retail office component of the storage facility along with additional retail spaces, thereby creating habitable frontage along NW 27th Avenue and a portion of NW 93rd Terrace. Vehicular access to off-street parking is limited to NW 93rd Street and NW 93rd Terrace, directing entrances away from NW 27th Avenue. The plans demonstrate that the proposed development's massing, scale, height, bulk, lot coverage, and floor area ratio comply with the maximum intensities permitted within the applicable building envelope, and the proposed seven-story height is within the maximum allowable 12 stories for the parcels fronting NW 27th Avenue and eight (8) stories for the parcel fronting NW 93rd Terrace. Staff further notes that

surrounding properties are also zoned NCUAD and may be developed with similar density and intensity. Additionally, parcels to the east and a portion of the south, currently developed with single-family residences, are separated from the subject site by NW 93rd Street, with the proposed building set back more than 100 feet from these uses; to the east, the building is separated by approximately 59 feet and 10 inches and includes a dissimilar use buffer in accordance with Section 18A-6(H), consisting of a 6-foot-high masonry wall and a 10-foot-wide landscaped buffer with shade trees planted at an average spacing of 35 feet on center. Furthermore, pursuant to the MCS land use category, no self-service mini-warehouse storage facility shall be located within 2,500 feet of another such facility, and the applicant has submitted a Map of Specific Purpose "Distance" Survey demonstrating that no such facility exists within 2,500 feet of the subject site.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the application would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their attached memorandum state that they have no objections to the subject application and that the application lies within the urban infill area where traffic concurrency does not apply but that the application will generate approximately an additional 43 PM peak hour vehicle trips. Staff opines that approval of the application will not have a significant impact on the surrounding roadways or transportation facilities based on the recommendations and information contained within their memoranda. Further, the Department of Regulatory and Economic Resources – Code Coordination and Public Hearings, in their attached memorandum, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the memoranda submitted by the Water and Sewer Department, and also the Miami-Dade Fire Rescue Department, indicate no objection to the application as well. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that the request for a special exception would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Based on the aforementioned, staff recommends approval with conditions of request #2, under Section 33-311(A)(3), Standards for Special Exceptions, Unusual Uses and New Uses.**

In order to redevelop the subject site with the aforementioned proposed mixed-use development, the applicant is requesting ancillary non-use variances from the NCUAD standards. The applicant seeks to permit the proposed self-storage building with a combination of habitable space and parking fronting along NW 93 Terrace (20' of habitable space required) (request #3), and proposed self-storage building to setback 10' above the fourth (4th) story (15' required) from the front (west) property line (request #4). When these requests are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval of the requests with conditions would be **compatible** with the surrounding area and would not affect the appearance of the community.

With respect to Request #3, the Standard Urban Center District Regulations require that, for parcels with three (3) frontages, parking structures be screened by liner buildings providing a minimum depth of twenty (20) feet of habitable space along at least two (2) frontages, while the remaining frontage is designed to appear consistent with habitable space and no parked vehicles

are visible from the public right-of-way. The subject property has three (3) frontages along NW 27th Avenue, NW 93rd Street, and NW 93rd Terrace. The applicant has incorporated ground-level habitable space, including office and retail uses, along NW 27th Avenue and NW 93rd Terrace, thereby creating an active, pedestrian-oriented streetscape consistent with urban design principles. Along NW 93rd Terrace, the proposed parking areas are further screened through a combination of landscaping and large canopy trees, as well as full-height ventilated metal screening located at the 10-foot building build-to line, effectively minimizing the visibility of parked vehicles from the public right-of-way. Additionally, architectural features, including fenestration and façade articulation, have been incorporated to mitigate the visual impact of the storage use. By locating the self-storage component above and behind the ground-floor commercial space, the proposed development integrates into the mixed-use character of the area while maintaining consistency with the intent of the NCUAD regulations.

With respect to Request #4, the Standard Urban Center District Regulations require that, a setback of 15' is provided above the 4th floor. The applicant proposes a reduced setback of ten (10) feet for portions of the building. This request is mitigated by several key design elements that ensure the building will not overwhelm the streetscape or adjacent properties. The upper floors incorporate architectural articulation, including stucco banding, vertical and horizontal modulation, and varied materials, which break up the building mass and create visual interest, thereby avoiding a monolithic or "boxy" appearance. Additionally, the elevation demonstrates a consistent pattern of fenestration across all upper levels, with regularly spaced window groupings that provide transparency and visual rhythm, effectively reducing the perceived bulk of the structure and contributing to a more human-scaled façade. At the ground level, the building incorporates a high percentage of transparent glazing along the primary frontage, creating an active and pedestrian-friendly streetscape. The proposed building remains within the maximum height permitted in both the Center and Edge Subdistricts, and the generous setback from the rear (east) property line further mitigates potential massing impacts and ensures compatibility with surrounding MC-zoned properties.

Staff, therefore, opines that approval with conditions of requests #3 and #4 would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variances will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. **As such, staff recommends approval with conditions of requests #3 and #4, under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** The submitted plans indicate vehicular ingress and egress from NW 93rd Street and NW 93rd Terrace, with internal circulation provided through a driveway system connecting the two access points. Primary vehicular access to the parking and loading areas is directed from NW 93rd Street and NW 93rd Terrace, while NW 27th Avenue functions as a pedestrian-oriented frontage with no direct vehicular access, thereby enhancing pedestrian safety and supporting an active streetscape. Pedestrian access is provided along all frontages, including NW 27th Avenue, NW 93rd Street, and NW 93rd Terrace, with sidewalks and landscape buffers integrated into the design. The project includes structured parking and designated loading areas internal to the site, minimizing conflicts between vehicular and pedestrian movements. The submitted site plan indicates a requirement of 19 parking spaces, with 22 spaces provided; therefore, the proposed parking complies with the Code minimums.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Approval of Request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2, #3 and #4.**

**CONDITIONS FOR APPROVAL:** For requests #2, #3 and #4 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed New Building For: Acorn Little River," with architectural plans prepared by Gustavo J. Carbonell, P.A., Architect and Planner, consisting of twenty-one (21) sheets date-stamped received October 1, 2025; landscape plans prepared by JFS Design, Inc., consisting of seven (7) sheets date-stamped received October 1, 2025; civil plans prepared by GRAEF consisting of (5) sheets date-stamped received December 1, 2025; and a Special Purpose Distance Survey entitled "Map of Specific Purpose Distance Survey," as prepared by Survey Pros, Inc., consisting of one (1) sheet date-stamped received April 3, 2025, for a total of thirty-four (34) sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the attached memorandum.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Department of Transportation and Public Works (DTPW) Traffic Engineering Division as indicated in the attached memorandum.
7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as indicated in the attached memorandum.

ES:JB:SS:EA

*Eric Silva*

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

## ZONING RECOMMENDATION ADDENDUM

ACORN 27, LLC.  
PH: Z22-243

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Department of Regulatory and Economic Resources – Code Coordination and Public Hearings (RER)	No objection
Platting and Traffic Review Section (RER)	No objection*
Department of Transportation and Public Works (DTPW)	No objection*
Miami-Dade Fire Rescue (MDFR)	No objection
Water and Sewer Department (WASD)	No objection*
Building and Neighborhood Compliance (BNC)	No objection
*Subject to conditions in their memorandum.	

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

<p><b>Urban Centers</b> (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 <b>Community Centers</b> 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 <b>Community Centers</b> 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 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</i></p>
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## ZONING RECOMMENDATION ADDENDUM

ACORN 27, LLC.

PH: Z22-243

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.

**Parking.** Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development

# ZONING RECOMMENDATION ADDENDUM

ACORN 27, LLC.

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


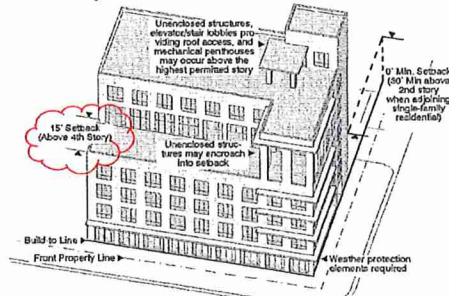
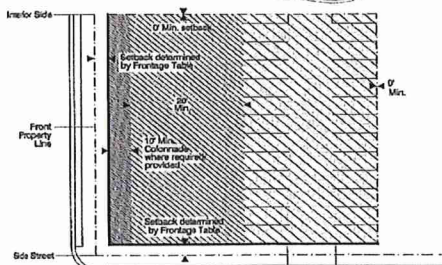
	<p>sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.</p> <p><b>Buildings.</b> 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><b>Density and Intensity.</b> The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 40%; text-align: center;">Average Floor Area Ratios (FAR)</th> <th style="width: 30%; text-align: center;">Max. Densities Dwellings per 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 Dwellings per Gross Acre	Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500	Metropolitan Urban Centers	greater than 3.0 in the core not less than 0.75 in the edge	250	Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125
	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre											
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Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125											
<b>Policy LU-4A</b> (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.												
<b>Objective LU-7</b> (Page. I-13)	Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that's promote the use of transit services.												

# ZONING RECOMMENDATION ADDENDUM

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<p><b>Policy LU-7A</b> (Page. I-13)</p>	<p>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.</p>
<p><b>Policy LU-7B</b> (Page. I-14)</p>	<p>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.</p>
<p><b>Policy LU-7D</b> (Page. I-13)</p>	<p>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.</p>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>Sec. 33-284.85.(G)(2)-Building Placement Standards</b></p>	<p><b>2. Mixed Use, Multi-Family:</b></p> <div style="display: flex; align-items: flex-start;"> <div style="flex: 1;"> <p><b>Min:</b> Minimum <b>Max:</b> Maximum <b>Req:</b> Required</p> <p>— Build to Line - - - Property Line</p> <p> Colonnade</p> <p> Habitable Space</p> <p> Parking and/or storage building area</p> <ul style="list-style-type: none"> <li>• Applies to Community Urban Centers.</li> <li>• Maximum number of stories limited by Building Height Regulating Plan.</li> </ul> </div> <div style="flex: 2;">  <p style="font-size: small;">Unenclosed structures, elevator/shar lobbies providing roof access, and mechanical penthouses may occur above the highest permitted story</p> <p style="font-size: small;">Unenclosed structures may encroach into setback</p> <p style="font-size: small;">15' Setback (Above 4th Story)</p> <p style="font-size: small;">0' Min. Setback (0' Min above 2nd story when adjoining single-family residential)</p> <p style="font-size: small;">4' Weather protection elements required</p> </div> </div> <div style="margin-top: 20px;">  <p style="font-size: small;">Interior Side</p> <p style="font-size: small;">0' Min. setback</p> <p style="font-size: small;">Setback determined by Fringeage Table</p> <p style="font-size: small;">0' Min.</p> <p style="font-size: small;">0' Min. Colonnade where required provided</p> <p style="font-size: small;">Setback determined by Fringeage Table</p> <p style="font-size: small;">Front Property Line</p> <p style="font-size: small;">Side Street</p> </div>
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## ZONING RECOMMENDATION ADDENDUM

ACORN 27, LLC.

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<p><b>Sec. 33-284.86.(F)(6) - General Requirements</b></p>	<p>6. Parking garage structures shall be screened by a liner building containing a minimum depth of twenty (20) feet of habitable space for all stories along the primary frontage, and for parcels with three (3) or more frontages, on at least two (2) frontages. For all other frontages, architectural features of a parking structure shall appear consistent and harmonious with that of habitable space. On parcels having a lot depth at any one point of less than one hundred fifty (150) feet, as measured from the front property line, a liner building shall only be required on the ground floor. No vehicles parked within the structure shall be visible from the street.</p>
<p><b>Sec. 33-284.89.3. - Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan.</b></p>	<p>Notwithstanding any other provision of this Code to the contrary, for properties that have a zoning classification of urban center or urban area district, an application (i) to amend a land use regulating plan to change the land use category to which a specific property is designated or (ii) to amend any other element of a regulating plan as applicable to the particular property (iii) or to expand the boundaries of an urban center or urban area district shall be processed as an application for a district boundary change in accordance with the procedures set forth in Article XXXVI of this chapter.</p>
<p><b>Section 33-311(A)(3) Special Exception, Unusual and New Uses</b></p>	<p><b>Special exceptions</b> (for all applications other than public charter schools), <b>unusual</b> and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</p>
<p><b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b></p>	<p>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for <b>non-use variances</b> from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</p>



**Case No. 202405003765** was opened on 09/19/2024. Warning Notice **W446008** was issued on 09/19/2024 for "FAILURE TO PERFORM LOT MAINTENANCE AND REMOVE SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS IN A NONRESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1) & (A)(2), TO WIT: OVERGROWTH, JUNK, TRASH AND DEBRIS THROUGHOUT THE PROPERTY AND SWALE." Since compliance was not met, Civil Violation Notice **T124326** was issued on 09/30/2024 for "FAILURE TO PERFORM LOT MAINTENANCE AND/OR REMOVE SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1) & (A)(2), TO WIT: OVERGROWTH, JUNK, TRASH AND DEBRIS THROUGHOUT THE PROPERTY AND SWALE." Compliance was met on 12/05/2024. Citation was paid and settled on 12/16/2024. **Case is closed.**

**BUILDING SUPPORT REGULATIONS:**

**Folio No.s: 30-3103-012-0730**

**Case No. 20250241401B** was opened on 08/28/2025. A Notice of Violation was issued on 08/28/2025 for "Failure to obtain required building permit(s) prior to commencing work on: RV has plumbed connections, a A/C mini split and the building have a A/C mini split." This case is pending a Compliance inspection. **There are no outstanding fees.**

**Folio No.: 30-3103-012-0860**

There are no open/closed cases in BSS.

**VIOLATOR:**

ACORN 27, LLC/FAHMIE, DAVID

**OUTSTANDING LIENS AND FINES:**

There are no outstanding Liens, Fines, or Fees.

# Memorandum

**Date:** April 2, 2026

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

**From:** Christine Velazquez, Division Chief  
Department of Regulatory and Economic Resources

**Subject:** Z2022000243-5<sup>th</sup> Review  
Acorn 27 LLC  
9319 NW 27<sup>th</sup> Avenue  
DBC from North Central Urban Area District from MM (Mixed-Use Main Street),  
MCS (Mixed-Use Special) and MC (Mixed-Use Corridor) to the MCS (Mixed-Use  
Special), and special exception to request site plan approval of plans for a mixed-  
use development consisting of a self-service mini-warehouse storage facility and  
retail space  
(NCUAD) (0.88 Acres)  
03-53-41

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The Department of Regulatory and Economic Resources – Code Coordination and Public Hearings, 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, regarding potable water supply and wastewater disposal.

#### Potable Water Service

According to RER records the property is currently connected to public water. Pursuant to the Code and based on the site plan submitted in support of the requested district boundary change, the proposed multi-use development shall connect to public water in accordance with Code requirements.

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

#### **Conditions of Approval: None**

#### Wastewater Disposal

Pursuant to section 24-43.4 of the Code and based on the proposed request, the subject property is within feasible distance for connection to this sanitary sewer system. Therefore, the proposed development shall connect to the public sanitary sewer system in accordance with Code requirements.

Civil drawing for the required sewer main extension will need to be approved by the Miami-Dade Water and Sewer Department and RER-Environmental Plan Review Section prior to the approval of final development orders.

Since the applicant has proposed a site plan, which pursuant to the Code places the development within feasible distance to public sanitary sewers and the proposed development cannot be approved using an onsite sewage treatment and disposal system (OSTDS), the property has submitted a properly executed covenant running with the land in compliance with section 24-43.1(6)(c) of the Code. Said covenant confirms that the proposed development will be connected to the public water supply and sanitary sewer system prior to RER approval of any building permit, certificate of use and occupancy or municipal license for any nonresidential land use.

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

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

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

**Conditions of Approval: None**

Water Control Review

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

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

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

**Conditions of Approval: None**

### Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources to be identified as exotic pest plant and nuisance species as listed in section 24-49.9, which will not require a Miami-Dade County Tree Removal Permit to remove.

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

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Andrea Dopico at [Andrea.Dopico@miamidade.gov](mailto:Andrea.Dopico@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. 40 CFR Part 61 Subpart M - National Emission Standards for Hazardous Air Pollutants (NESHAP) for Asbestos provides that an asbestos survey from a Florida-licensed asbestos consultant is required for renovation activities surpassing the NESHAP threshold of suspect regulated asbestos containing materials (RACM), and for all demolition activities.

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

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

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

For question regarding asbestos surveys and notifications, please contact the AQMD via email at [asbestos@miamidade.gov](mailto:asbestos@miamidade.gov).

### 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 it has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only

for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** April 2, 2026

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

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

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

**Subject:** Revised-Zoning Application Comments - Acorn 27, LLC  
Application No. Z2022000243 (Revision No. 4) - (Pre-App. No. Z21P-244)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. **The applicant has acknowledged the conflict with the existing water main and has indicated that the water main will be relocated to address the conflict.** WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

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

Application Name: Acorn 27, LLC

Location: The proposed project is located on approximately 0.88 acres at 9319 NW 27<sup>th</sup> Avenue and 2651 NW 93<sup>rd</sup> Street, with Folio Nos. 30-3103-012-0730 and 30-3103-012-0860, respectively, within North Central Urban Area District (NCUAD), in unincorporated Miami-Dade County.

Proposed Development: The Applicant intends to build a seven-story building totaling approximately 130,192 square feet. The proposed development is as follows:

Proposed Development		Daily Rated Gallonage		Total Estimated Water & Sewer Demand
Description	Quantity	Rate	Units	GPD
Retail Use (1 floor)	2,558.00 Sq. Ft.	10	gpd/100 Sq. Ft	255.80
Self-Storage (Office 1 floor)	1,587.00 Sq. Ft.	1.5	gpd/100 Sq. Ft	23.80
Self-Storage Use (1 through 7 floor)	116,505.00 Sq. Ft.	1.5	gpd/100 Sq. Ft	1,747.58
<b>Total Estimated Water Demand (GPD)</b>				<b>2,027.18</b>

The estimated total water demand for the proposed project will be 2,027 gallons per day (gpd) as shown on table above.

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

The subject properties are currently being served by WASD and said properties are connected to an existing 4-inch water main (E8221-42) within the property. However, per WASD's Rules and Regulations, commercial use must be connected to a minimum 12-inch water main. Therefore, there is a proposed WASD PCTS Project No. 15146 (S1) South that includes the construction of a 16-inch water main along NW 27<sup>th</sup> Avenue and another 12-inch water main along NW 93<sup>rd</sup> Terrace, abutting the western and northern boundary of the subject property, respectively. Said project is under permitting, and construction is estimated to be completed by September 2027. Said proposed water main system will be available for connection upon completion.

If connection to the above mentioned future water main project is not possible, there is an existing 16-inch water main (E3054-1) located at the intersection of NW 27<sup>th</sup> Avenue and NW 93<sup>rd</sup> Terrace to where the developer may connect and extend a new 12-inch water main easterly along NW 93<sup>rd</sup> Terrace to the northeastern corner of the property, interconnecting to an existing 4-inch water main (E8221-20) at that location to provide water service to the proposed development.

If, the Fire Department requires a new fire hydrant and/or fire lines and/or if services are required from NW 27<sup>th</sup> Avenue, the developer may connect to an existing 16-inch water main (E3054-1) located at the intersection of NW 27<sup>th</sup> Avenue and NW 93<sup>rd</sup> Terrace and extend the same 16-inch water main southerly along NW 27<sup>th</sup> Avenue (Section Line) as required to provide such service.

Also, if the Fire Department requires fire lines and/or if services are required from NW 93<sup>rd</sup> Street, the developer may connect to an existing 16-inch water main (E3054-1) located at the intersection of NW 27<sup>th</sup> Avenue and NW 93<sup>rd</sup> Terrace and extend the same 16-inch water main southerly along NW 27<sup>th</sup> Avenue (Section Line) to NW 93<sup>rd</sup> Street, thence extend a 12-inch water main easterly along NW 93<sup>rd</sup> Street as required to provide such service; interconnecting to an existing 6-inch water main (E8221-21) at that location.

Any public water main extension within the property shall be 12-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. *Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.*

Please note that the proposed development is in direct conflict with an existing 4-inch water main within the site that must be removed and relocated. On November 21, 2022, WASD contacted the Engineer of Record for the subject project Mr. Nelson Ortiz, P.E. with Graef USA and he indicated that he is aware of the conflict with the water main and is working to resolve the issue. **WASD has no objections to the application, as the applicant has acknowledged that the water main in conflict will be relocated by the developer.**

Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the

property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per Fire Department recommendations. Cutting and plugging of existing water mains shall be done by a licensed contractor under WASD supervision. Services to existing customers cannot be interrupted. In addition, no trees or palms should be planted within five (5) feet of any WASD facility.

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

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

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

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

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

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

Currently, there is no sanitary gravity sewer infrastructure in the vicinity of the subject development. However, there is a proposed WASD PCTS Project No. 15146 – Basin 1262 (S1) South that includes the construction of a 12-inch gravity sewer along NW 27<sup>th</sup> Avenue and another 8-inch gravity sewer along NW 93<sup>rd</sup> Terrace, abutting the western and northern boundary of the subject property, respectively. This project is under permitting, and construction is anticipated to be completed by September 2027. Said proposed sanitary gravity sewer system will be available for connection upon completion.

If connection to the above mentioned future gravity sewer project is not possible, then there is an existing 12-inch force main (ES6296-5) located at the intersection of NW 21<sup>st</sup> Avenue and NW 93<sup>rd</sup> Terrace to where the developer may connect and extend a minimum 8-inch force main (size to be determined) westerly along 93<sup>rd</sup> Terrace as required to provide sewer service to the proposed development. A pump station will be required.

*Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.*

Note to the Developer:

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

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

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

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

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

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

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

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

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


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

# Memorandum



Date: November 17, 2025

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

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

Subject: Z2022000243  
Name: Acorn 27, LLC  
Location: 9319 NW 27 Avenue  
Section 03 Township 53 South Range 41 East

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

The land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 1, 2, 3, 14, Block 6, Plat Book 40, Page 11. A Unity of Title approved by the Platting and Traffic Review Section will be required.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. It will generate approximately **43 PM** peak hour vehicle trips.

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

Notes: PM =Post Meridiem

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

## Standard Conditions:

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

# Memorandum



**Date:** May 27, 2026  
**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources  
**From:** Alejandro G Cuello, Principal Planner  
Miami-Dade Fire Rescue Department  
**Subject:** Z2022000243

---

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to "EnerGov" on 10/03/2025.

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

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

For additional information, please contact [acuello@miamidade.gov](mailto:acuello@miamidade.gov) or call 305-775-3357.

# Memorandum



**Date:** May 27, 2026

**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources

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

**Subject:** Z2022000243

---

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to "EnerGov" on 10/03/2025.

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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](mailto:acuello@miamidade.gov) or call 305-775-3357.

# Memorandum



**Date:** Friday, December 19, 2025

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

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

**Subject:** Review of Z2022000243  
Applicant Name: Acorn 27, LLC

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

## **PROJECT LOCATION:**

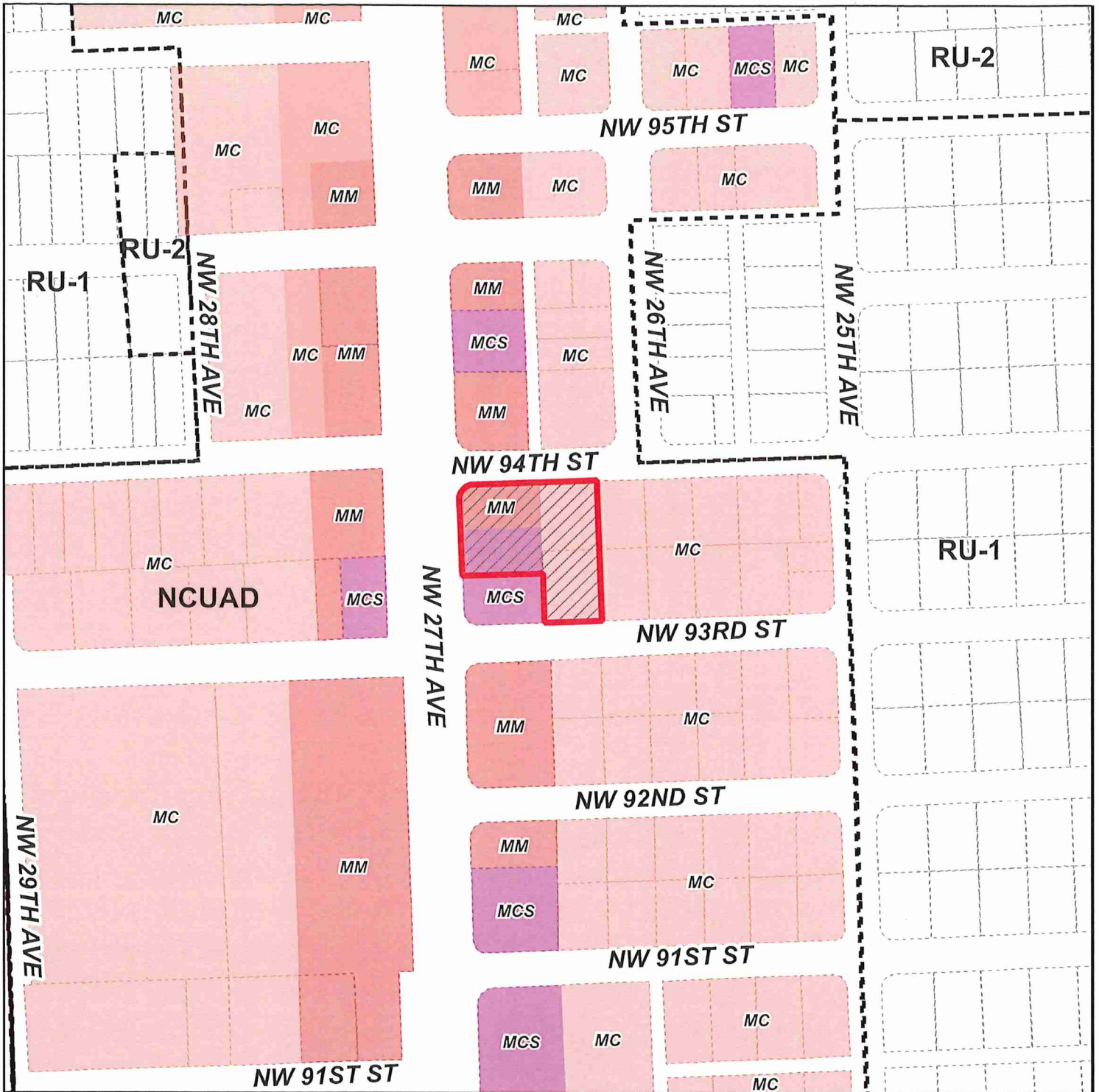
The property is located at 9319 NW 27<sup>th</sup> Avenue and 2651 NW 93<sup>rd</sup> Street, in unincorporated Miami-Dade County.

## **COMMENTS/RECOMMENDATION:**

### **I. CONDITIONS:**

1. The development is approved for the construction of a mixed-use building encompassing approximately 130,192 square feet, including 117,887 square feet designated for a self-service mini-warehouse storage facility and 2,862 square feet allocated for retail space. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. SR 9/NW 27<sup>th</sup> Avenue is part of the State of Florida Highway system. All property development adjacent to a State Road must be reviewed by the Florida Department of Transportation (FDOT) for compliance with the Florida Administrative Code (FAC). Improvements within the FDOT Right-of-Way (R/W) must meet current FDOT Design Standards and may involve a property dedication to meet current FDOT Standards. No below or above-ground encroachments are allowed into the FDOT R/W. Access/driveway spacing must meet the criteria in FAC 14-96, and a pre-application meeting with the FDOT is required for driveway categories C, D, E, F, and G. Also, per FAC 14-86.003, a Drainage permit is required for all properties adjacent to a State Road, even if there is no proposed access/driveway connection. Please contact the FDOT District 6 Permits Office for FDOT permitting requirements/guidance: [d6permitshelp@dot.state.fl.us](mailto:d6permitshelp@dot.state.fl.us) , (305) 470-5367.

**If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at [anamersy.arce@miamidade.gov](mailto:anamersy.arce@miamidade.gov).**



**MIAMI-DADE COUNTY**  
**HEARING MAP**


Process Number

**Z2022000243**



Section: 03 Township: 53 Range: 41  
 Applicant: Acorn 27, LLC  
 Zoning Board: Board of County Commissioners  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

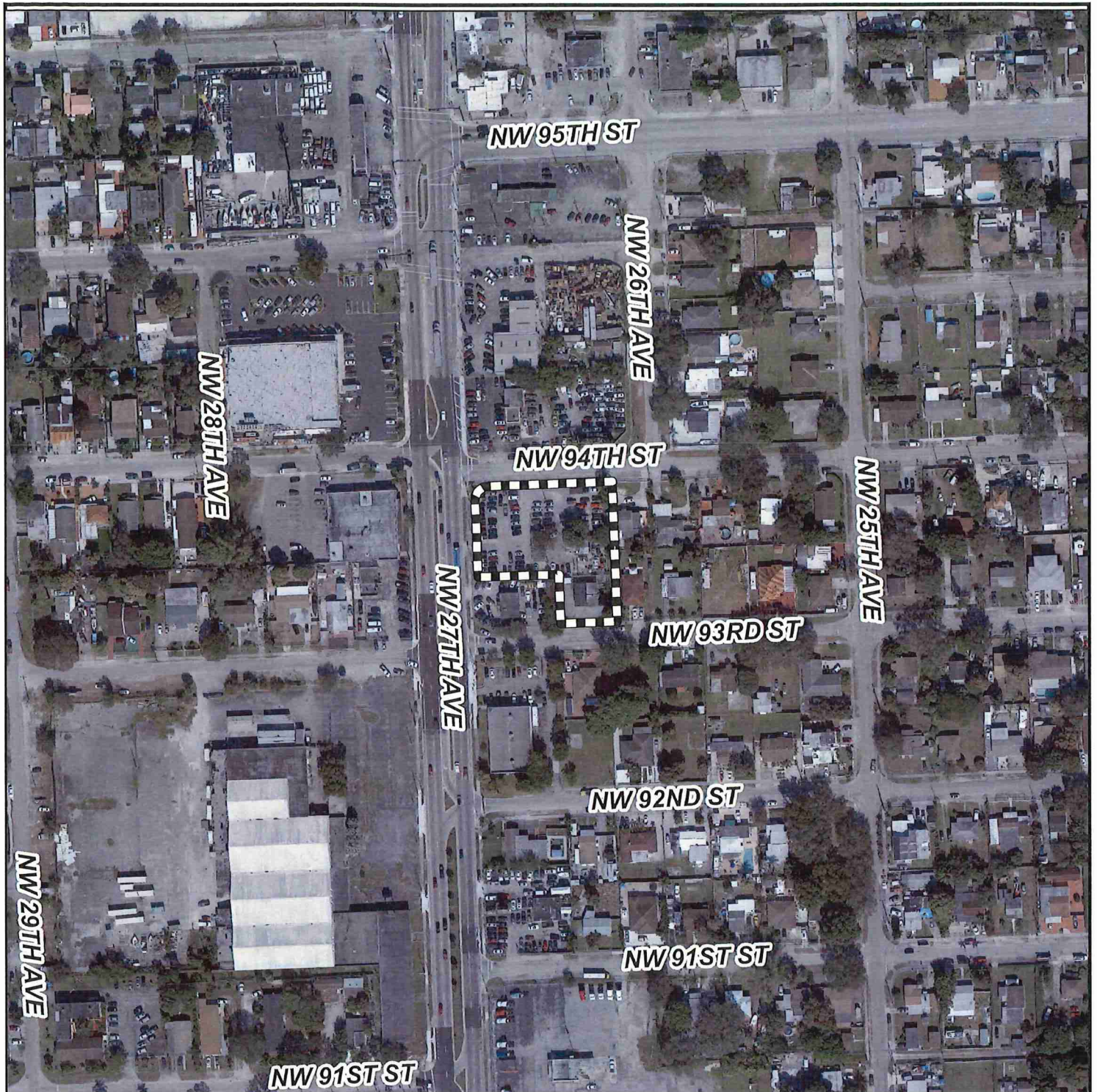
**Legend**

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Monday, November 7, 2022

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2021**

Process Number  
**Z2022000243**

**Legend**  
 Subject Property

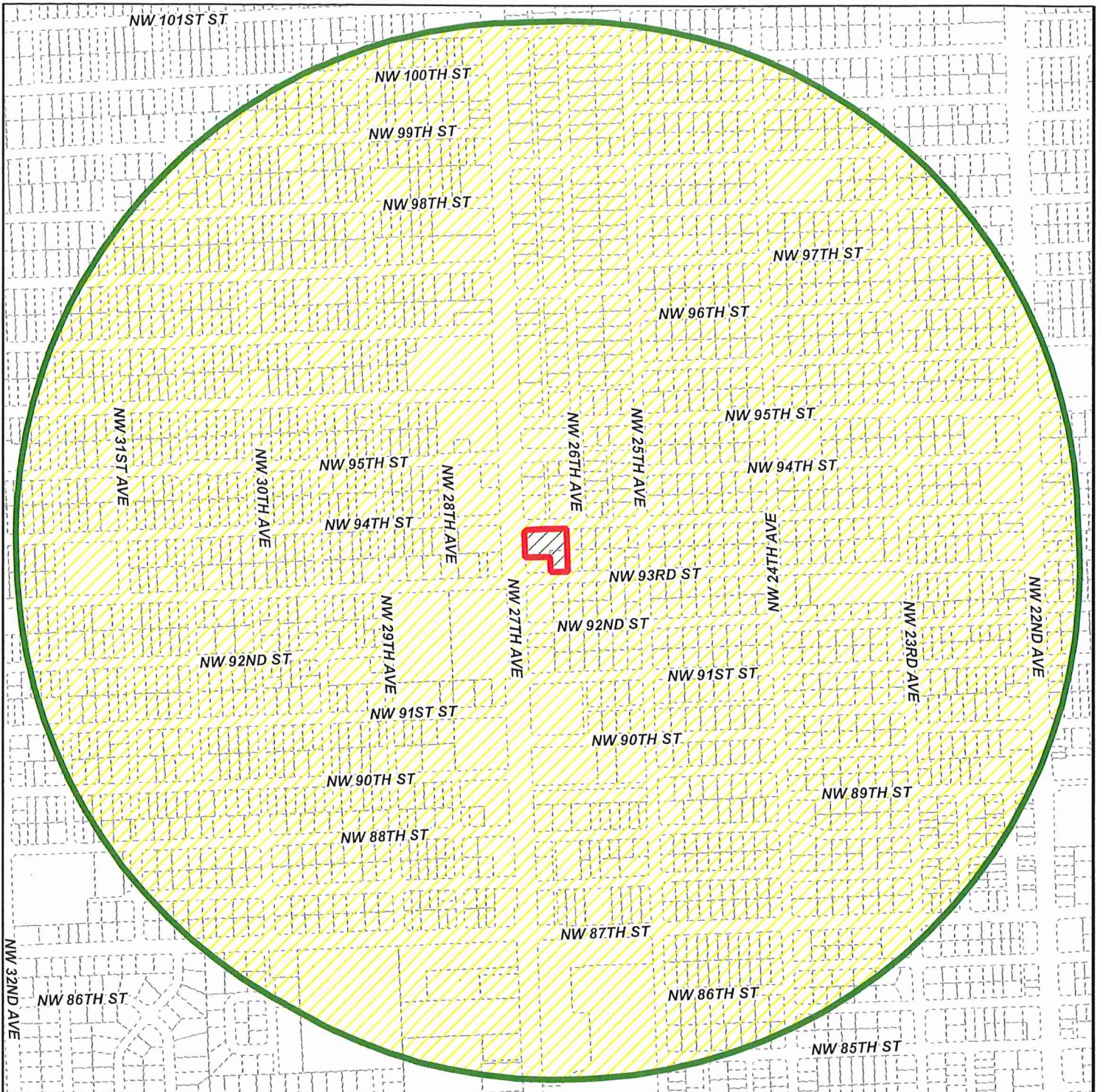


Section: 03 Township: 53 Range: 41  
 Applicant: Acorn 27, LLC  
 Zoning Board: Board of County Commissioners  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Monday, November 7, 2022

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 03 Township: 53 Range: 41  
 Applicant: Acorn 27, LLC  
 Zoning Board: Board of County Commissioners  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2022000243**  
 RADIUS: 2640

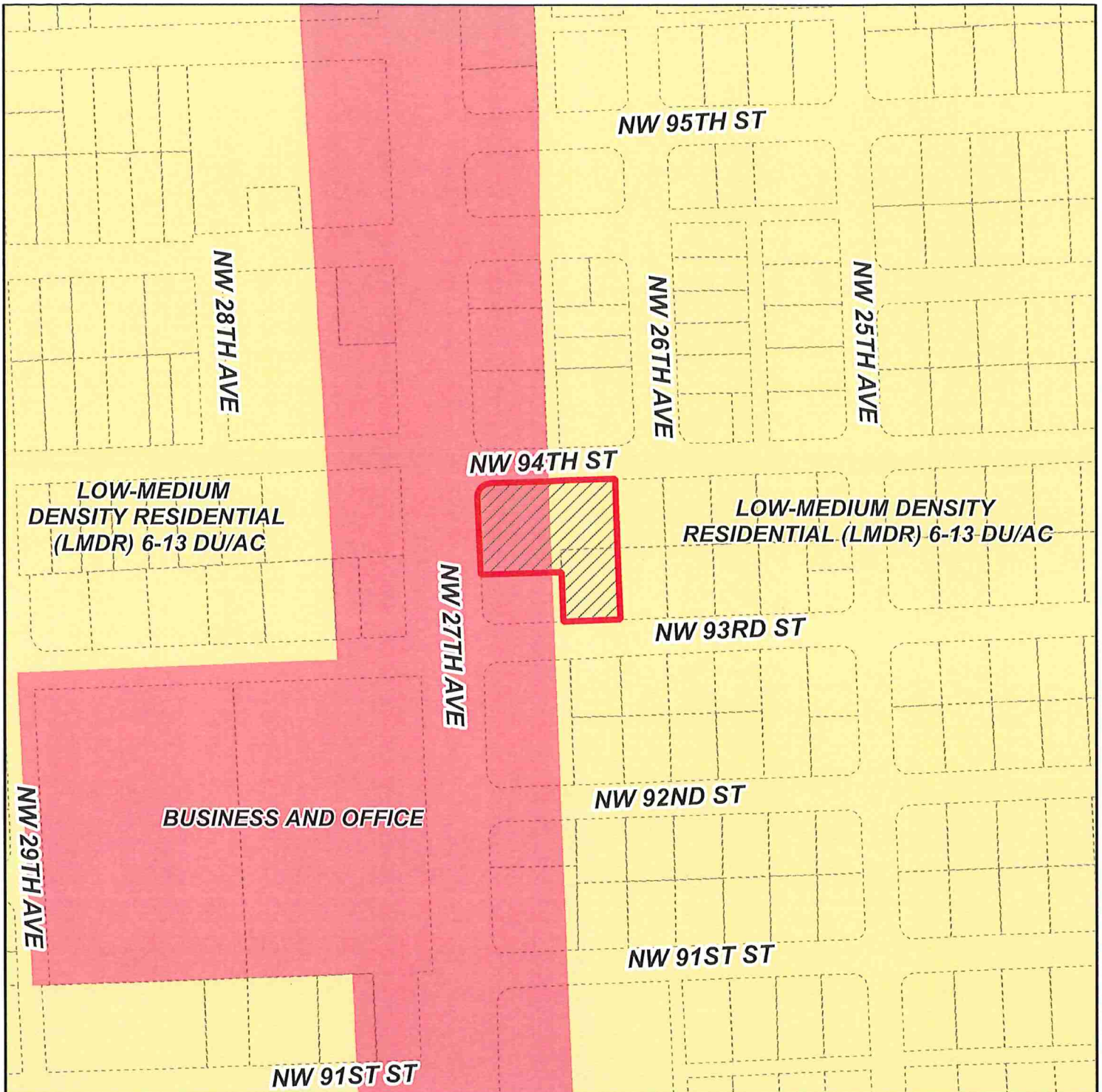
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, November 7, 2022

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
 CDMP MAP

Process Number

**Z2022000243**

Section: 03 Township: 53 Range: 41  
 Applicant: Acorn 27, LLC  
 Zoning Board: Board of County Commissioners  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Monday, November 7, 2022

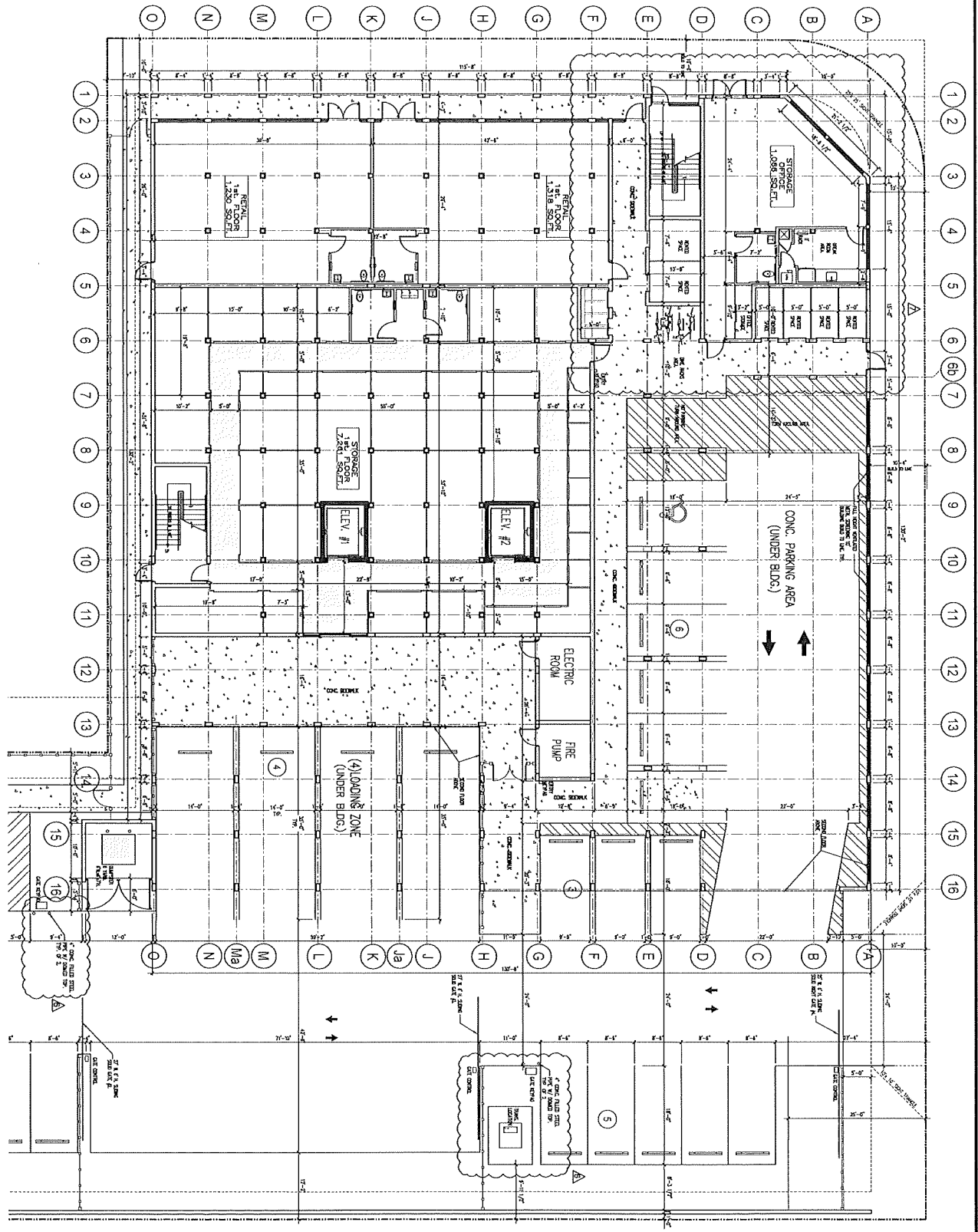
REVISION	DATE	BY



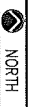








1 GROUND FLOOR PLAN



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

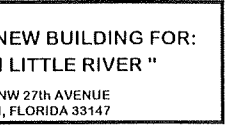
1 OF 3 SHEETS

DESIGNER	M.J.C.
DATE	JANUARY 2022
SCALE	AS NOTED
JOB NO.	20-0568

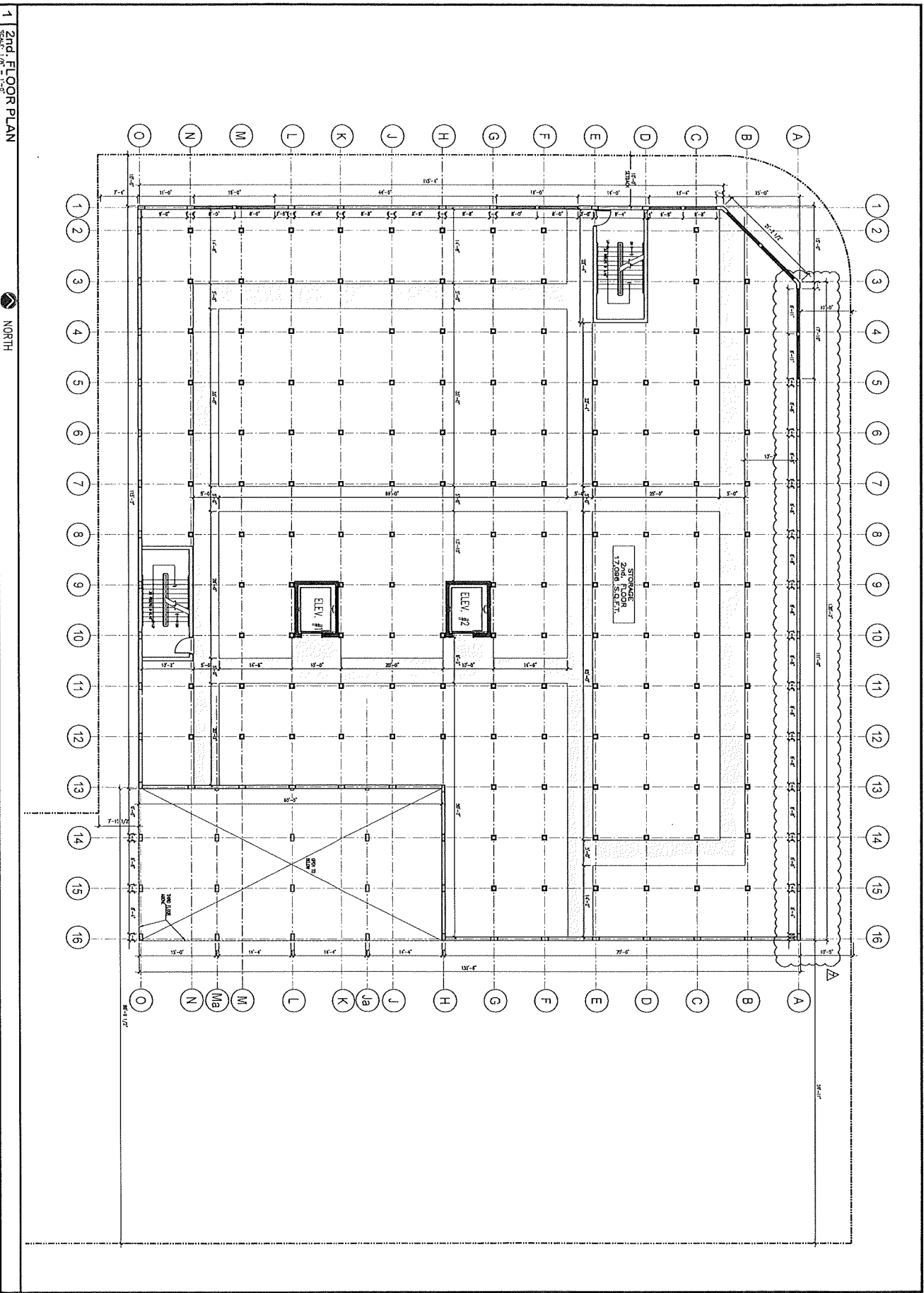


PROPOSED NEW BUILDING FOR:  
"ACORN LITTLE RIVER"

9327 NW 27th AVENUE  
MIAMI, FLORIDA 33147



REVISION	BY
03-08-2024	M.J.C.
09-06-2024	M.J.C.
09-25-2024	M.J.C.
10-07-2024	M.J.C.
06-14-2025	M.J.C.



1 2nd FLOOR PLAN



Client: Miami-Dade County - Office: 2121 NW 26th Avenue, Suite 200, Miami, FL 33135  
 Project: 2nd Floor Plan, Architectural Progress 01.01.17  
 Date: 01/17/2025 1:28:48 PM, DWG TO PDF P3

DATE	05-10-2024	BY	M.L.C.
REVISION			

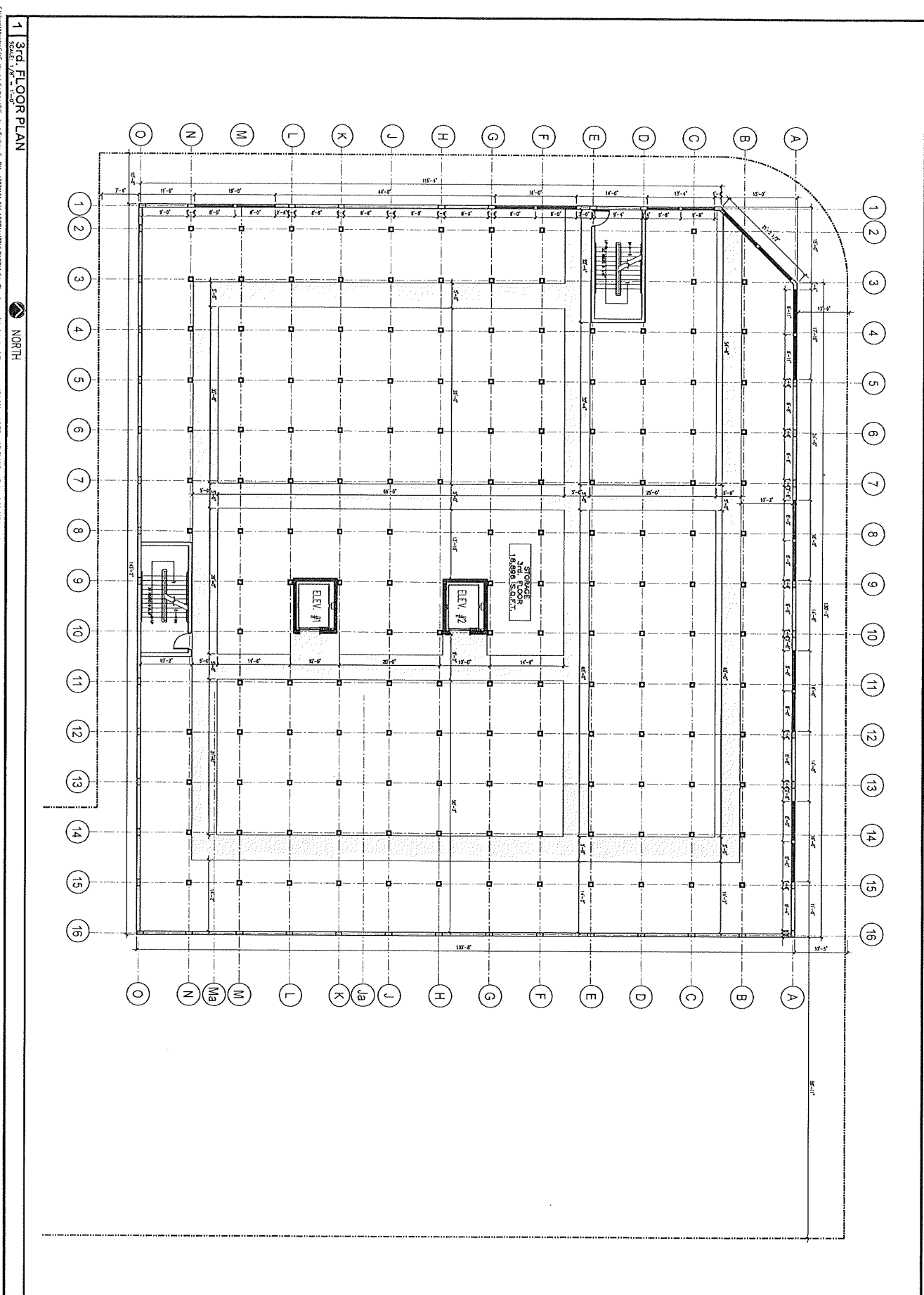


OWNER: M.D.C.  
 DESIGNER: G.J.C.  
 DATE: JANUARY, 2022  
 SCALE: AS NOTED  
 DWT: NO. 20-086

PROPOSED NEW BUILDING FOR:  
 "ACORN LITTLE RIVER"  
 9327 NW 27th AVENUE  
 MIAMI, FLORIDA 33147

**GUSTAVO J. CARBONELL, P.A.**  
 Architect and Planner  
 1437 N.E. 4th AVE.  
 Ft. Lauderdale, Florida, 33304  
 (954) 462-8525  
 Member American Institute of Architects  
 FLORIDA REGISTRATION  
 No. 15000

**A-1.1**  
 01 of 3 SHEETS



REVISION	DATE	BY
1	09-10-2024	M.J.C.

**GUSTAVO J. CARBONELL, P.A.**  
 Architect and Planner  
 1437 N.E. 4th Ave.  
 Ft. Lauderdale, Florida 33304  
 (954) 462-6585  
 Member American Institute of Architects  
 FLOOR PLAN  
 18,899 S.F. (A.P.)

PROPOSED NEW BUILDING FOR:  
 "ACORN LITTLE RIVER"  
 9327 NW 27th AVENUE  
 MIAMI, FLORIDA 33147

STATE OF FLORIDA  
 BOARD OF ARCHITECTURE  
 ARCHITECT

DATE: JANUARY, 2022  
 SCALE: AS NOTED  
 JOB NO. 20-0488

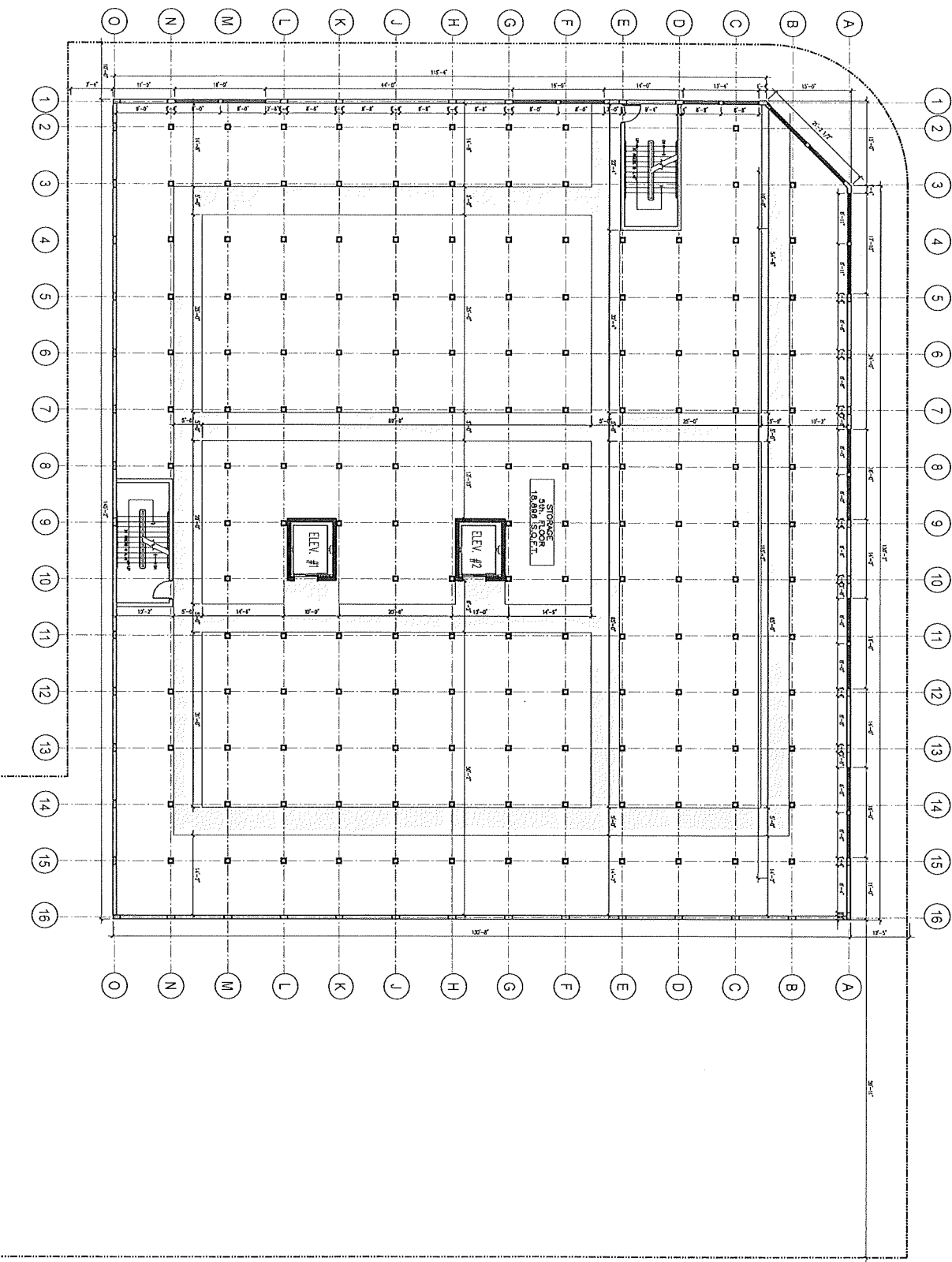
DRAWN: M.J.C.  
 CHECKED: G.J.C.

**A-1.2**

1 OF 3 SHEETS

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1 5TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"



NORTH

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DATE	10/1/2025
SCALE	AS NOTED
DATE	10/1/2025
SCALE	AS NOTED



DRAWN BY: M.J.G.  
CHECKED BY: G.J.C.  
DATE: JANUARY, 2022  
SCALE: AS NOTED  
JOB NO.: 20-0466

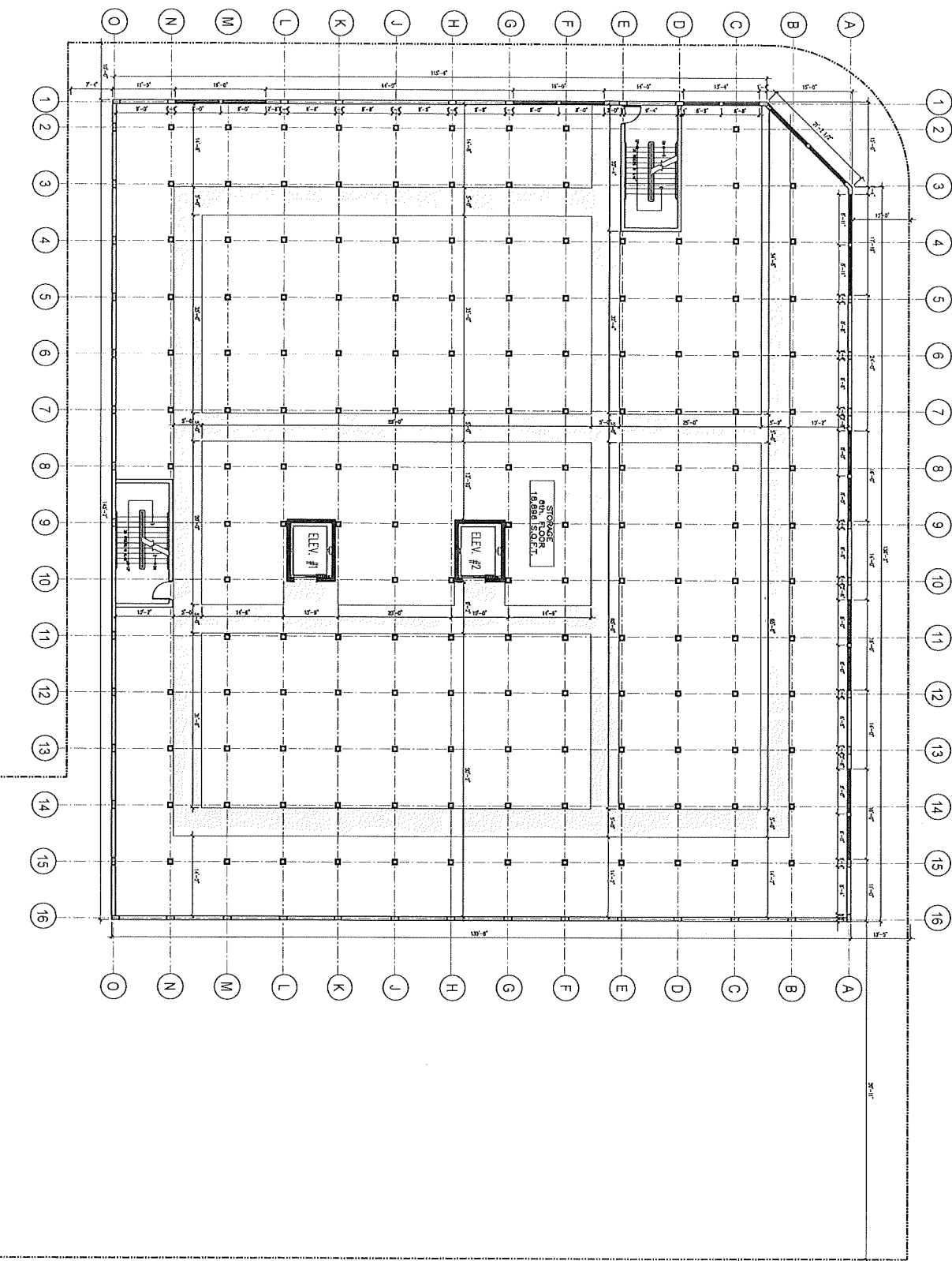
PROPOSED NEW BUILDING FOR:  
" ACORN LITTLE RIVER "

9327 NW 27th AVENUE  
MIAMI, FLORIDA 33147

GUSTAVO J. CARBONELL, P.A.  
Architect and Planner  
1437 N.E. 4th AVE.  
FL. LAUDERDALE, FLORIDA 33304  
(954) 442-5555  
Member American Institute of Architects  
FLORIDA REGISTRATION NO. 100000000

REVISION	BY
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OF 3 SHEETS



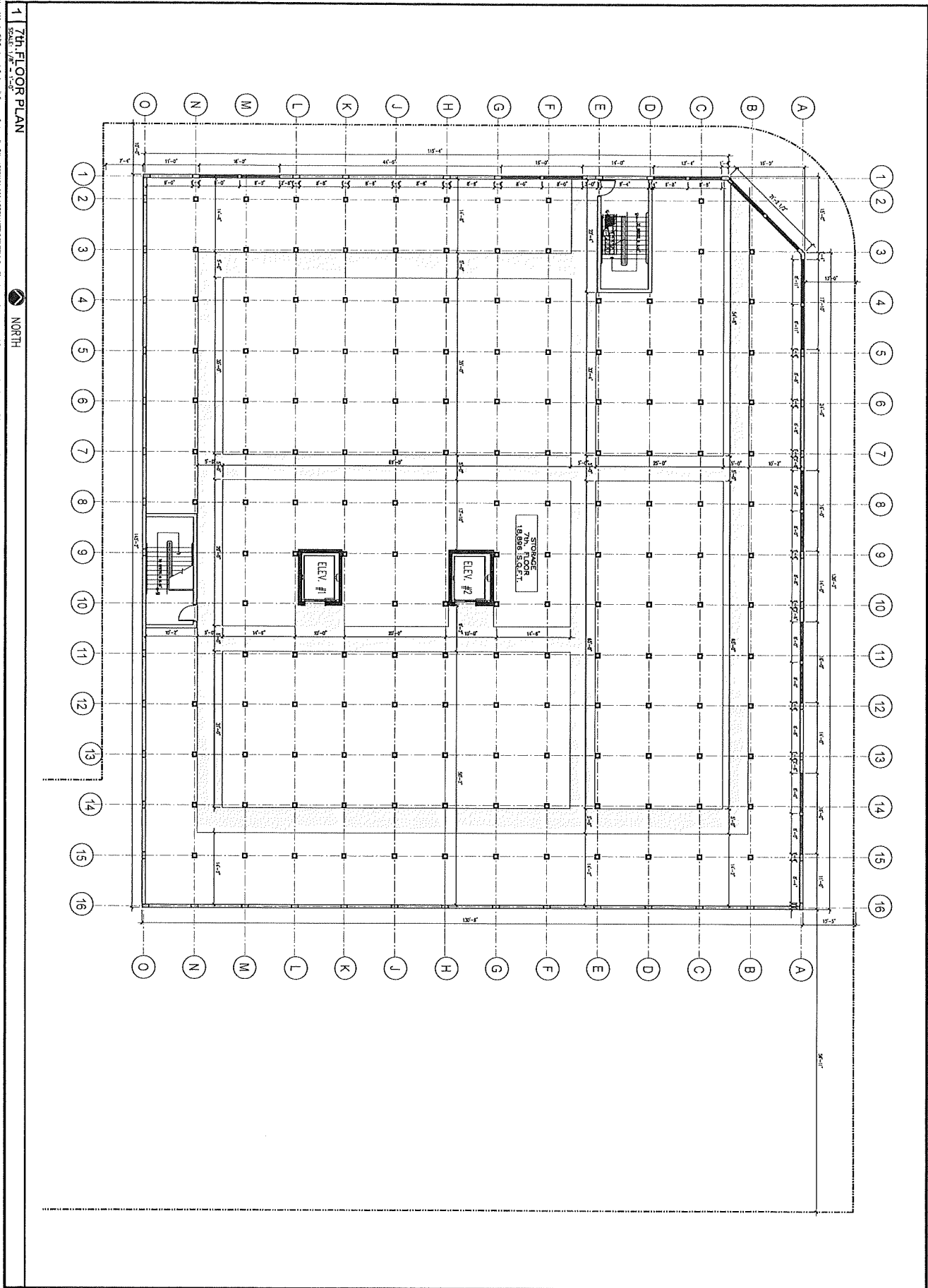
1 6th FLOOR PLAN



NORTH

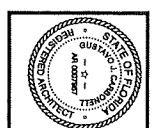
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	DRAWN: M.J.G. CHECKED: G.J.C.	PROPOSED NEW BUILDING FOR: "ACORN LITTLE RIVER" 9327 NW 27th AVENUE MIAMI, FLORIDA 33147	GUSTAVO J. CARBONELL, P.A. Architect and Planner 1437 N.E. 4th Ave. Ft. Lauderdale, Florida 33304 (954) 442-6585 Member American Institute of Architects FLORIDA REGISTRATION NO. 12589	REGION: _____ SHEET: 31
	DATE: JANUARY, 2022 SCALE: AS NOTED JOB NO.: 20-048			A-1.5 0' 1" OR 3" SCALES



1 7th FLOOR PLAN

DATE	JANUARY 2022
SCALE	AS NOTED
CDR. NO.	20-0186
<b>A-1.6</b>	
OF 1 OF 3 SHEETS	

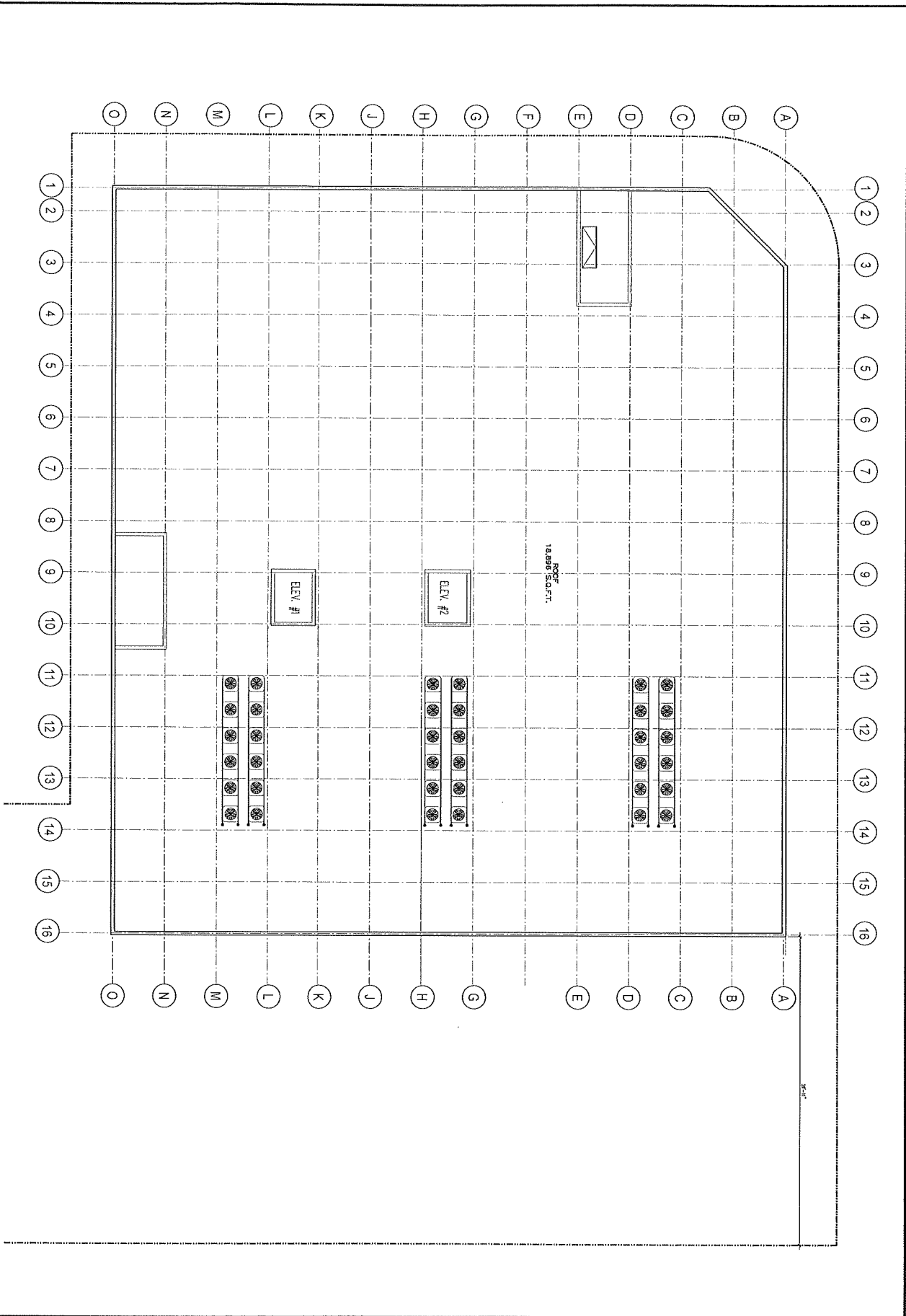


**PROPOSED NEW BUILDING FOR:**  
**" ACORN LITTLE RIVER "**

9327 NW 27th AVENUE  
 MIAMI, FLORIDA 33147

**GUSTAVO J. CARBONELL, P.A.**  
 Architect and Planner  
 1457 NE 4th AVE.  
 Ft. Lauderdale, Florida, 33304  
 (954) 462-6665  
 Member American Institute of Architects  
 FLOOR SCOPER/PLANNER  
 (A. No. 000987)

REVISION	BY
09-10-2024	M.J.C.



1 ROOF PLAN

NORTH

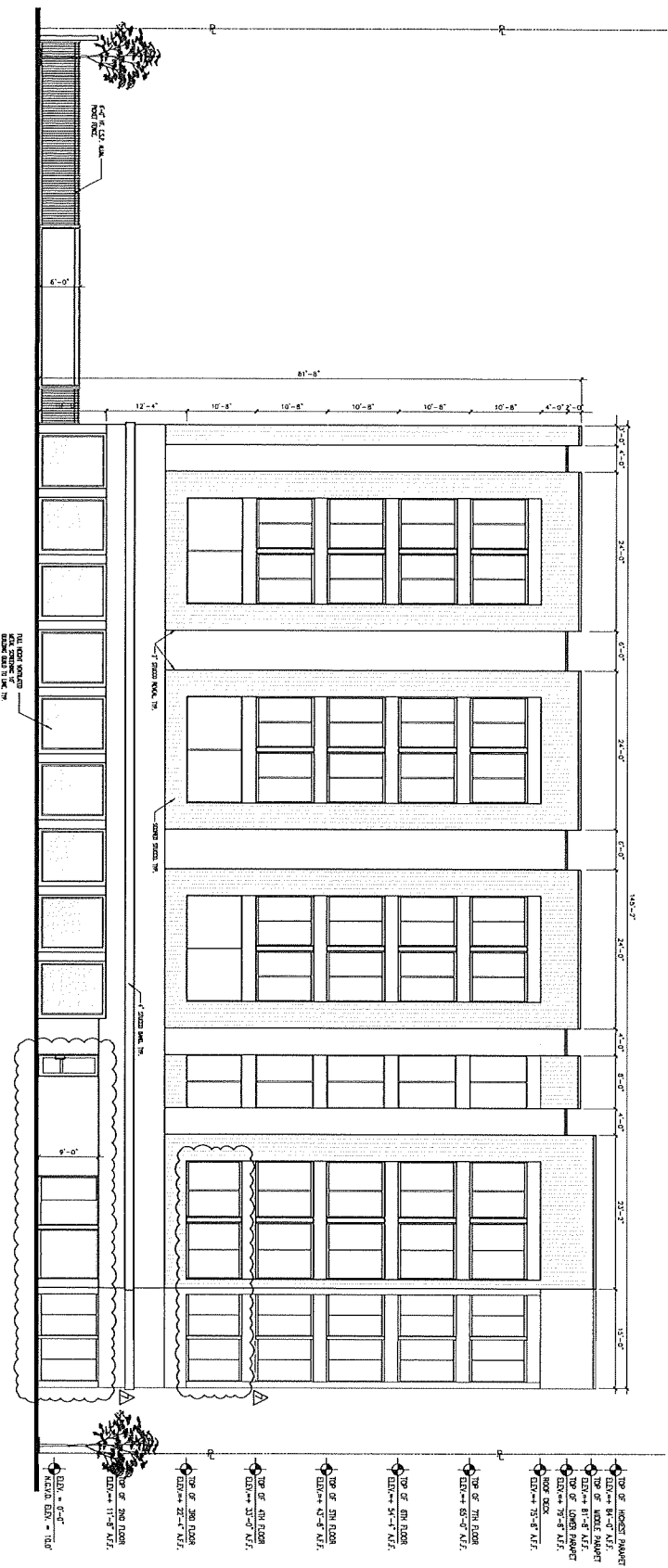
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REVISION	DATE	BY
A	08-10-2024	M.J.C.

**GUSTAVO J. CARBONELL, P.A.**  
 Architect and Planner  
 1837 N.E. 4th Ave.  
 Ft. Lauderdale, Florida, 33304  
 (954) 462-8585  
 Member American Institute of Architects  
 Florida Registration No. 00000007

**PROPOSED NEW BUILDING FOR:**  
**"ACORN LITTLE RIVER"**  
 9327 NW 27th AVENUE  
 MIAMI, FLORIDA 33147

Drawn	M.J.C.
Checked	G.J.C.
Date	JANUARY, 2025
Scale	AS NOTED
Job No.	20-0458
Sheet	A-1.7
Total	3



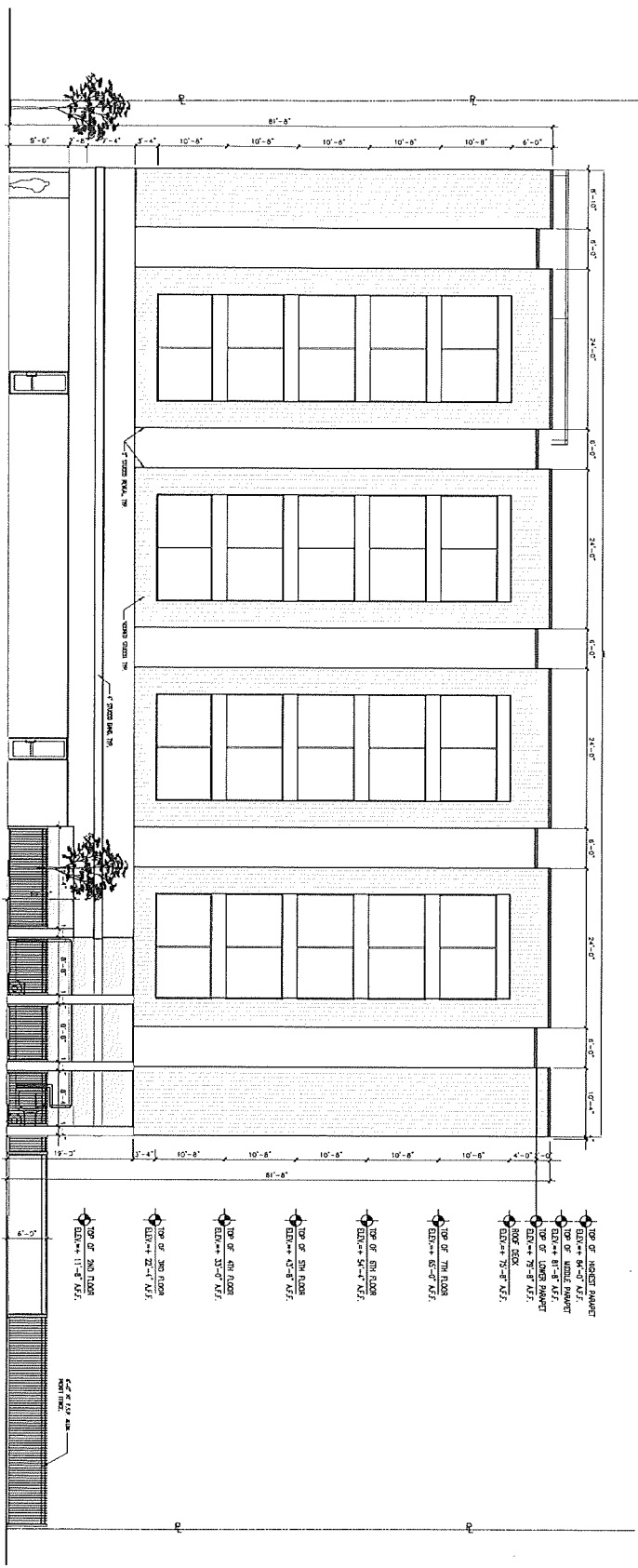
NORTH ELEVATION

1 NORTH ELEVATION

C:\Users\jcarroll\Documents\Projects\2024\24-000001\24-000001.dwg (1/1) 10/1/2025 10:42:33 AM

- TOP OF HOUSE PARAPET  
ELEV. = 8'-0" M.F.S.
- TOP OF MIDDLE PARAPET  
ELEV. = 11'-0" M.F.S.
- TOP OF 2ND FLOOR  
ELEV. = 11'-0" M.F.S.
- TOP OF 3RD FLOOR  
ELEV. = 14'-0" M.F.S.
- TOP OF 4TH FLOOR  
ELEV. = 17'-0" M.F.S.
- TOP OF 5TH FLOOR  
ELEV. = 20'-0" M.F.S.
- TOP OF 6TH FLOOR  
ELEV. = 23'-0" M.F.S.
- TOP OF 7TH FLOOR  
ELEV. = 26'-0" M.F.S.
- TOP OF 8TH FLOOR  
ELEV. = 29'-0" M.F.S.
- TOP OF 9TH FLOOR  
ELEV. = 32'-0" M.F.S.
- TOP OF 10TH FLOOR  
ELEV. = 35'-0" M.F.S.
- TOP OF 11TH FLOOR  
ELEV. = 38'-0" M.F.S.
- TOP OF 12TH FLOOR  
ELEV. = 41'-0" M.F.S.
- TOP OF 13TH FLOOR  
ELEV. = 44'-0" M.F.S.
- TOP OF 14TH FLOOR  
ELEV. = 47'-0" M.F.S.
- TOP OF 15TH FLOOR  
ELEV. = 50'-0" M.F.S.
- TOP OF 16TH FLOOR  
ELEV. = 53'-0" M.F.S.
- TOP OF 17TH FLOOR  
ELEV. = 56'-0" M.F.S.
- TOP OF 18TH FLOOR  
ELEV. = 59'-0" M.F.S.
- TOP OF 19TH FLOOR  
ELEV. = 62'-0" M.F.S.
- TOP OF 20TH FLOOR  
ELEV. = 65'-0" M.F.S.
- TOP OF 21ST FLOOR  
ELEV. = 68'-0" M.F.S.
- TOP OF 22ND FLOOR  
ELEV. = 71'-0" M.F.S.
- TOP OF 23RD FLOOR  
ELEV. = 74'-0" M.F.S.
- TOP OF 24TH FLOOR  
ELEV. = 77'-0" M.F.S.
- TOP OF 25TH FLOOR  
ELEV. = 80'-0" M.F.S.
- TOP OF 26TH FLOOR  
ELEV. = 83'-0" M.F.S.
- TOP OF 27TH FLOOR  
ELEV. = 86'-0" M.F.S.
- TOP OF 28TH FLOOR  
ELEV. = 89'-0" M.F.S.
- TOP OF 29TH FLOOR  
ELEV. = 92'-0" M.F.S.
- TOP OF 30TH FLOOR  
ELEV. = 95'-0" M.F.S.
- TOP OF 31ST FLOOR  
ELEV. = 98'-0" M.F.S.
- TOP OF 32ND FLOOR  
ELEV. = 101'-0" M.F.S.
- TOP OF 33RD FLOOR  
ELEV. = 104'-0" M.F.S.
- TOP OF 34TH FLOOR  
ELEV. = 107'-0" M.F.S.
- TOP OF 35TH FLOOR  
ELEV. = 110'-0" M.F.S.
- TOP OF 36TH FLOOR  
ELEV. = 113'-0" M.F.S.
- TOP OF 37TH FLOOR  
ELEV. = 116'-0" M.F.S.
- TOP OF 38TH FLOOR  
ELEV. = 119'-0" M.F.S.
- TOP OF 39TH FLOOR  
ELEV. = 122'-0" M.F.S.
- TOP OF 40TH FLOOR  
ELEV. = 125'-0" M.F.S.
- TOP OF 41ST FLOOR  
ELEV. = 128'-0" M.F.S.
- TOP OF 42ND FLOOR  
ELEV. = 131'-0" M.F.S.
- TOP OF 43RD FLOOR  
ELEV. = 134'-0" M.F.S.
- TOP OF 44TH FLOOR  
ELEV. = 137'-0" M.F.S.
- TOP OF 45TH FLOOR  
ELEV. = 140'-0" M.F.S.
- TOP OF 46TH FLOOR  
ELEV. = 143'-0" M.F.S.
- TOP OF 47TH FLOOR  
ELEV. = 146'-0" M.F.S.
- TOP OF 48TH FLOOR  
ELEV. = 149'-0" M.F.S.
- TOP OF 49TH FLOOR  
ELEV. = 152'-0" M.F.S.
- TOP OF 50TH FLOOR  
ELEV. = 155'-0" M.F.S.
- TOP OF 51ST FLOOR  
ELEV. = 158'-0" M.F.S.
- TOP OF 52ND FLOOR  
ELEV. = 161'-0" M.F.S.
- TOP OF 53RD FLOOR  
ELEV. = 164'-0" M.F.S.
- TOP OF 54TH FLOOR  
ELEV. = 167'-0" M.F.S.
- TOP OF 55TH FLOOR  
ELEV. = 170'-0" M.F.S.
- TOP OF 56TH FLOOR  
ELEV. = 173'-0" M.F.S.
- TOP OF 57TH FLOOR  
ELEV. = 176'-0" M.F.S.
- TOP OF 58TH FLOOR  
ELEV. = 179'-0" M.F.S.
- TOP OF 59TH FLOOR  
ELEV. = 182'-0" M.F.S.
- TOP OF 60TH FLOOR  
ELEV. = 185'-0" M.F.S.
- TOP OF 61ST FLOOR  
ELEV. = 188'-0" M.F.S.
- TOP OF 62ND FLOOR  
ELEV. = 191'-0" M.F.S.
- TOP OF 63RD FLOOR  
ELEV. = 194'-0" M.F.S.
- TOP OF 64TH FLOOR  
ELEV. = 197'-0" M.F.S.
- TOP OF 65TH FLOOR  
ELEV. = 200'-0" M.F.S.
- TOP OF 66TH FLOOR  
ELEV. = 203'-0" M.F.S.
- TOP OF 67TH FLOOR  
ELEV. = 206'-0" M.F.S.
- TOP OF 68TH FLOOR  
ELEV. = 209'-0" M.F.S.
- TOP OF 69TH FLOOR  
ELEV. = 212'-0" M.F.S.
- TOP OF 70TH FLOOR  
ELEV. = 215'-0" M.F.S.
- TOP OF 71ST FLOOR  
ELEV. = 218'-0" M.F.S.
- TOP OF 72ND FLOOR  
ELEV. = 221'-0" M.F.S.
- TOP OF 73RD FLOOR  
ELEV. = 224'-0" M.F.S.
- TOP OF 74TH FLOOR  
ELEV. = 227'-0" M.F.S.
- TOP OF 75TH FLOOR  
ELEV. = 230'-0" M.F.S.
- TOP OF 76TH FLOOR  
ELEV. = 233'-0" M.F.S.
- TOP OF 77TH FLOOR  
ELEV. = 236'-0" M.F.S.
- TOP OF 78TH FLOOR  
ELEV. = 239'-0" M.F.S.
- TOP OF 79TH FLOOR  
ELEV. = 242'-0" M.F.S.
- TOP OF 80TH FLOOR  
ELEV. = 245'-0" M.F.S.
- TOP OF 81ST FLOOR  
ELEV. = 248'-0" M.F.S.
- TOP OF 82ND FLOOR  
ELEV. = 251'-0" M.F.S.
- TOP OF 83RD FLOOR  
ELEV. = 254'-0" M.F.S.
- TOP OF 84TH FLOOR  
ELEV. = 257'-0" M.F.S.
- TOP OF 85TH FLOOR  
ELEV. = 260'-0" M.F.S.
- TOP OF 86TH FLOOR  
ELEV. = 263'-0" M.F.S.
- TOP OF 87TH FLOOR  
ELEV. = 266'-0" M.F.S.
- TOP OF 88TH FLOOR  
ELEV. = 269'-0" M.F.S.
- TOP OF 89TH FLOOR  
ELEV. = 272'-0" M.F.S.
- TOP OF 90TH FLOOR  
ELEV. = 275'-0" M.F.S.
- TOP OF 91ST FLOOR  
ELEV. = 278'-0" M.F.S.
- TOP OF 92ND FLOOR  
ELEV. = 281'-0" M.F.S.
- TOP OF 93RD FLOOR  
ELEV. = 284'-0" M.F.S.
- TOP OF 94TH FLOOR  
ELEV. = 287'-0" M.F.S.
- TOP OF 95TH FLOOR  
ELEV. = 290'-0" M.F.S.
- TOP OF 96TH FLOOR  
ELEV. = 293'-0" M.F.S.
- TOP OF 97TH FLOOR  
ELEV. = 296'-0" M.F.S.
- TOP OF 98TH FLOOR  
ELEV. = 299'-0" M.F.S.
- TOP OF 99TH FLOOR  
ELEV. = 302'-0" M.F.S.
- TOP OF 100TH FLOOR  
ELEV. = 305'-0" M.F.S.

	<p><b>PROPOSED NEW BUILDING FOR:</b> "ACORN LITTLE RIVER"</p> <p>9327 NW 27th AVENUE MIAMI, FLORIDA 33147</p>	<p>GUSTAVO J. CARBONELL, P.A. Architect and Planner 1457 N.E. 4th AVE. FL Lauderdale, Florida, 33304 (954) 462-8585 Member American Institute of Architects FLORIDA REGISTRATION NO. 10000</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REVISION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISION	DATE								
REVISION	DATE												
<p>DRW: M.J.C. CHKD: G.J.C. DATE: JANUARY, 2022 SCALE: AS NOTED JOB NO: 20-058</p>	<p><b>A-2.0</b></p> <p>01 OF 03 SHEETS</p>												



SOUTH ELEVATION

1 SOUTH ELEVATION

- TOP OF ROOF PLUMB ELEV. = 81'-8" A.S.F.
- TOP OF WIND PARAPET ELEV. = 81'-8" A.S.F.
- TOP OF LOWER PARAPET ELEV. = 75'-8" A.S.F.
- 5000 EXCL. ELEV. = 75'-8" A.S.F.
- TOP OF 7TH FLOOR ELEV. = 62'-0" A.S.F.
- TOP OF 6TH FLOOR ELEV. = 54'-8" A.S.F.
- TOP OF 5TH FLOOR ELEV. = 47'-8" A.S.F.
- TOP OF 4TH FLOOR ELEV. = 39'-8" A.S.F.
- TOP OF 3RD FLOOR ELEV. = 32'-8" A.S.F.
- TOP OF 2ND FLOOR ELEV. = 24'-8" A.S.F.
- TOP OF 1ST FLOOR ELEV. = 11'-8" A.S.F.

C:\Users\jacob\Documents\Computer\Gustavo Carbonell - Office\2025\27th\2025 ACORN LITTLE RIVER\24 Final Approval\Architectural\Process\2025\24-27 SOUTH ELEVATION.rvt 7:56pm 10/21/2025 1:19:24 PM - DWG 0/0/0.plt

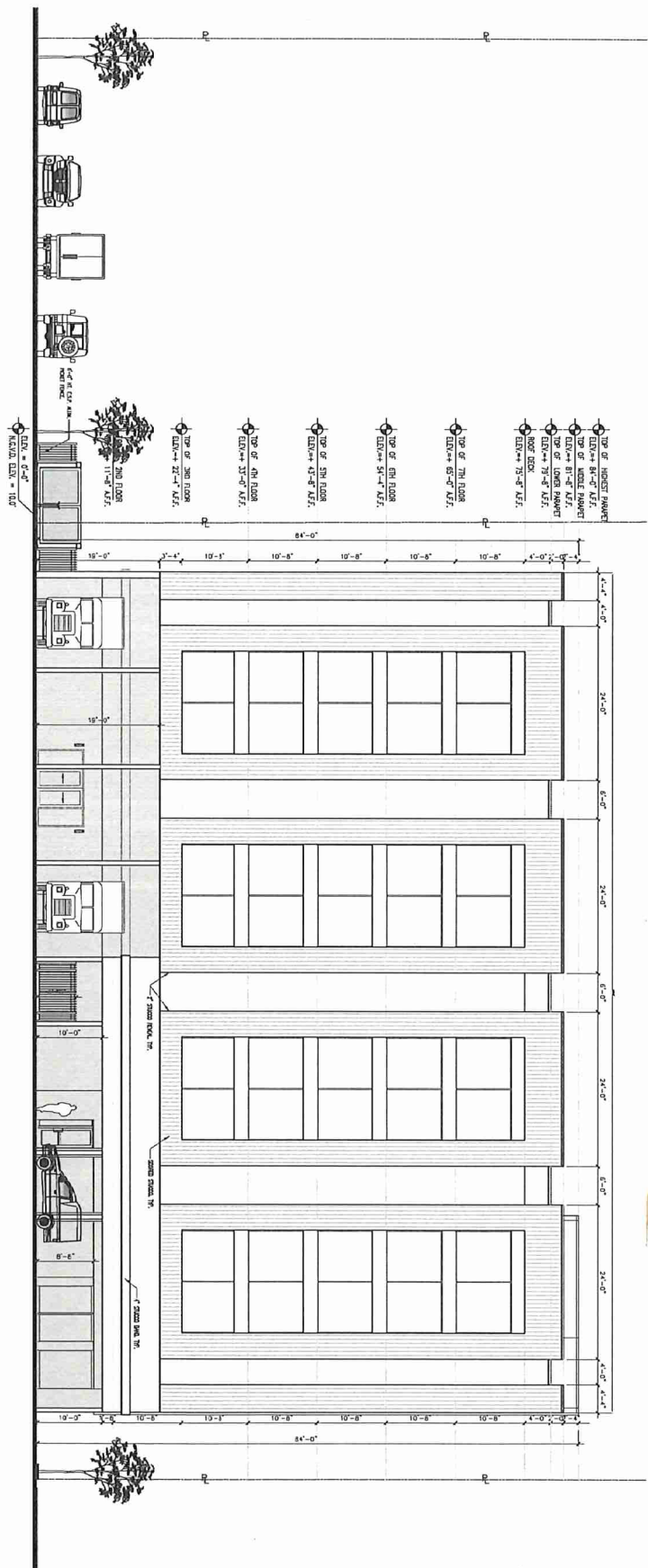
REVISION	DATE	BY
1	08-10-2024	M.J.C.

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 1457 N.E. 4th Ave.  
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 FLORIDA REGISTRATION NO. 14166

**PROPOSED NEW BUILDING FOR:**  
**"ACORN LITTLE RIVER"**  
 9327 NW 27th AVENUE  
 MIAMI, FLORIDA 33147

STATE OF FLORIDA  
 PROFESSIONAL SEAL  
 ARCHITECT  
 M.J.C.

DATE: JANUARY, 2022  
 DRAWN: M.J.C.  
 CHECKED: G.J.C.  
 SCALE: AS NOTED  
 TITLE: 20-24366  
**A2.1**  
 OF 1 OF 3 SHEETS



EAST ELEVATION

1 EAST ELEVATION

Client: Mardian/Carroll/Carroll - Director/13136 ACORN LITTLE RIVER - 5th Plan Approval/Architectural/Phase/2024/04/13/10 A.S.2 ELEVATION - 7.dwg 10/21/2025 11:39:34 PM, DWG 07/07/24

**A-2.2**  
 0' 1 OF 3 SHEETS  
 DRAWN: M.J.C.  
 CHECKED: G.J.L.C.  
 DATE: JANUARY, 2022  
 SCALE: AS NOTED  
 JOB NO: 20-056

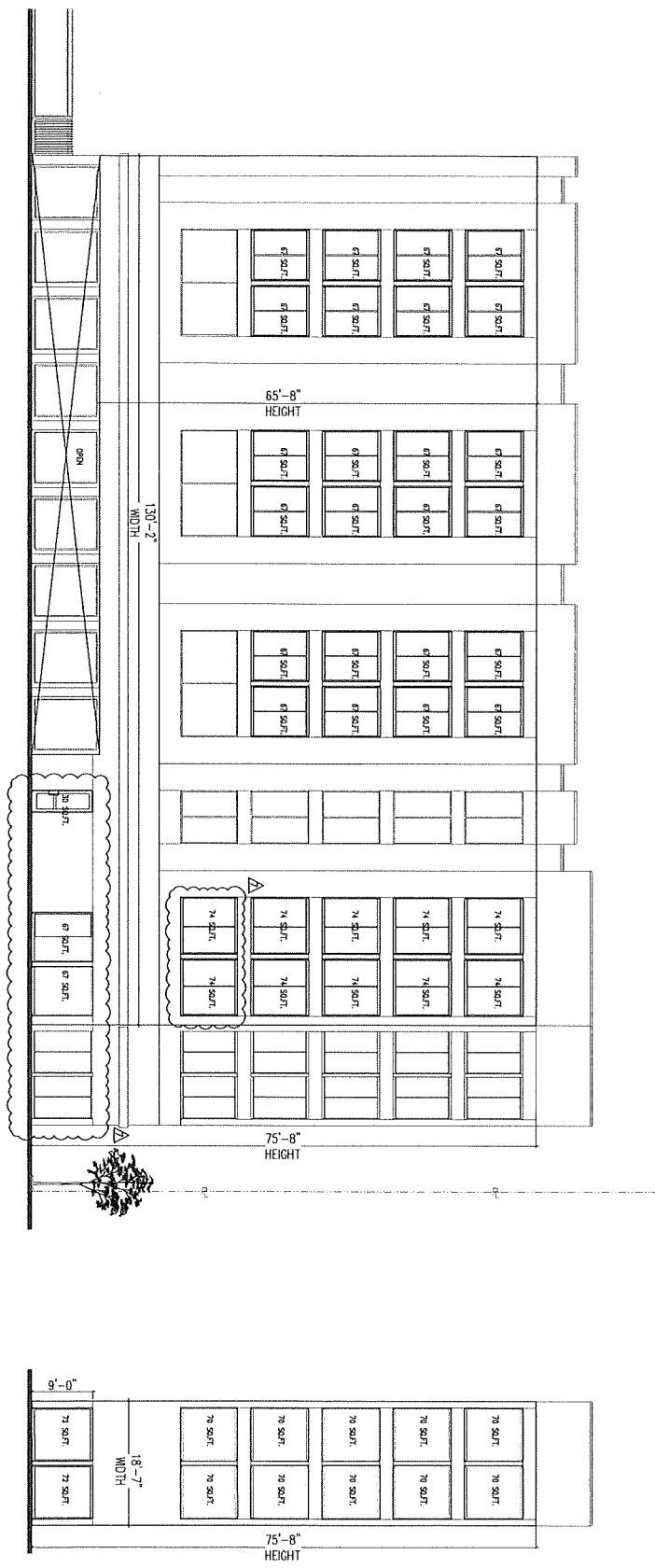


PROPOSED NEW BUILDING FOR:  
 "ACORN LITTLE RIVER"  
 9327 NW 27th AVENUE  
 MIAMI, FLORIDA 33147

**GUSTAVO J. CARBONELL, P.A.**  
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 FLORIDA REGISTRATION  
 NO. 13136

REVISION	BY
A-09-10-2024	M.J.C.





NORTH ELEVATION

CORNER ELEV.

1 NORTH ELEV. % OF PENETRATION = 30% GLASS

C:\Users\jcarbonell\Documents\Projects\2025\222-243\2025\10-01-25\10-01-25.dwg

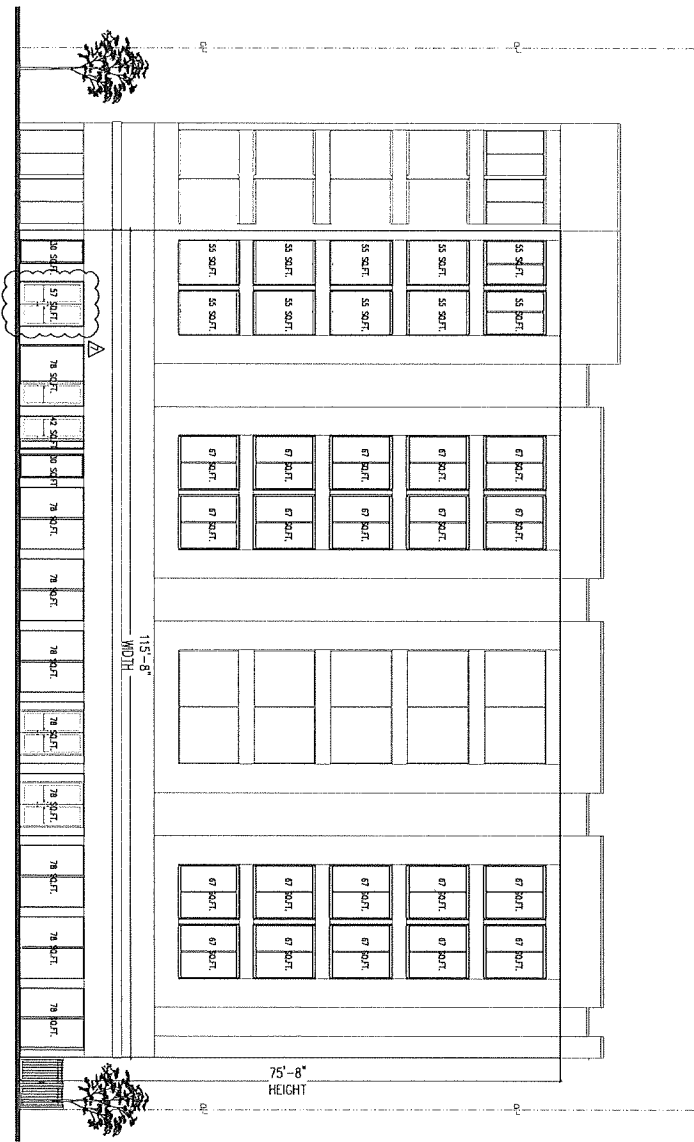
REVISION	DATE
1	08-10-2024
2	08-14-2025

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 (954) 462-6885  
 Member American Institute of Architects  
 FLSHA REGISTRATION  
 #176600007

PROPOSED NEW BUILDING FOR:  
 "ACORN LITTLE RIVER"  
 9327 NW 27th AVENUE  
 MIAMI, FLORIDA 33147

DRAWN: M.J.G.  
 CHECKED: G.J.C.  
 DATE: JANUARY, 2022  
 SCALE: AS NOTED  
 JOB NO: 20-0066

**A2.4**  
 OF 1 OF 3 SHEETS



WEST ELEVATION

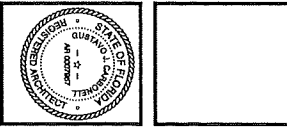
1 WEST ELEV. % OF PENETRATION = 30% GLASS

C:\Users\jcarbonell\Documents\Projects\2025\222-243\222-243.dwg 11/18/25 11:18 PM, DWG 5/10/25

REVISION	BY
09-10-2024	M.J.C.
09-14-2025	M.J.C.

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 (954) 462-8585  
 Member American Institute of Architects  
 FLSA REGISTRATION NO. 114800007

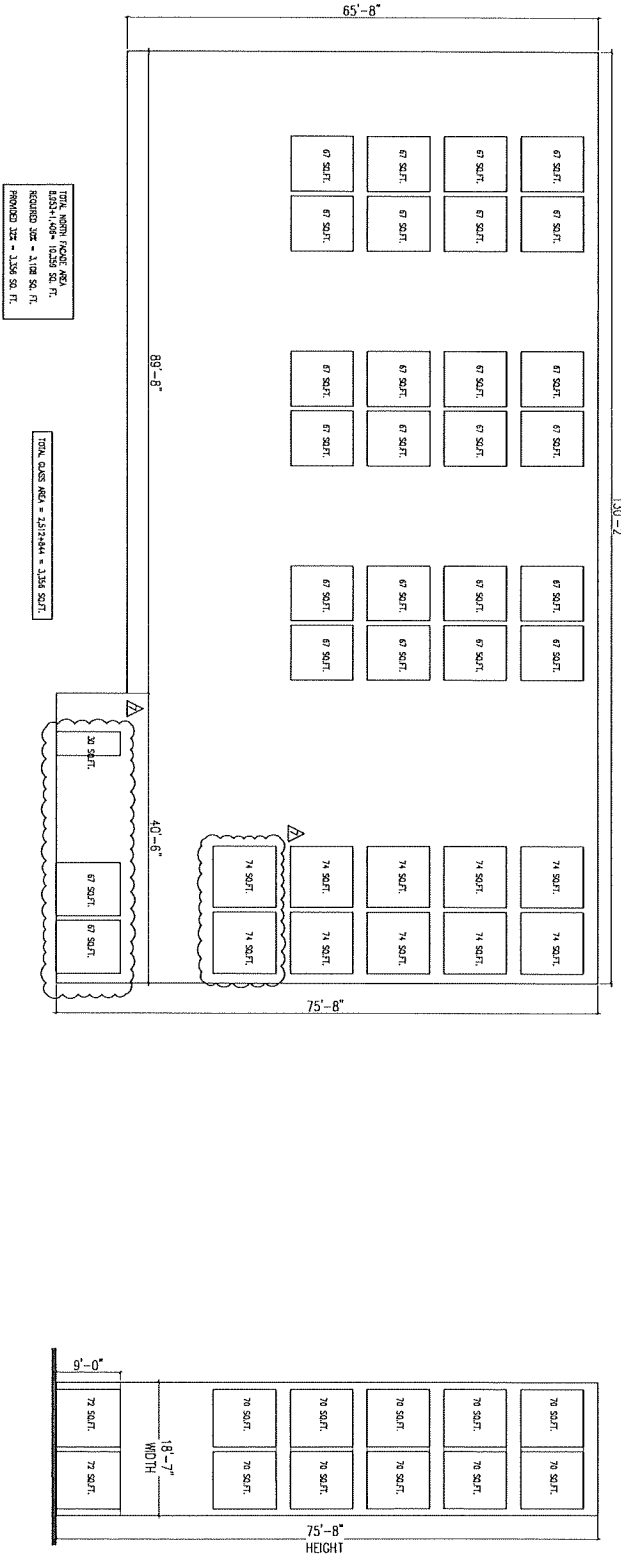
PROPOSED NEW BUILDING FOR:  
 "ACORN LITTLE RIVER"  
 9327 NW 27th AVENUE  
 MIAMI, FLORIDA 33147



Drawn	M.J.C.
Checked	G.J.C.
Date	JANUARY, 2022
Scale	AS NOTED
Job No.	20-0068
<b>A-2.5</b>	
of 1 of 3 SHEETS	

NORTH ELEVATION

CORNER ELEV.



TOTAL WINDOW AREA REQ.  
 6'-0" x 7'-0" = 42.00 SQ. FT.  
 REQUIRED AREA = 1108 SQ. FT.  
 PROVIDED AREA = 1136 SQ. FT.

TOTAL GLASS AREA = 2317.444 = 1334 SQ. FT.

1 NORTH ELEV. PENETRATION CALCULATION

Client: Miami-Dade County / Department of Public Works - Design Services Unit - 24th Floor - 1200 Brickell Avenue - Miami, FL 33131 - TEL: 305-361-3333 - FAX: 305-361-3334 - WWW: www.miamidade.gov

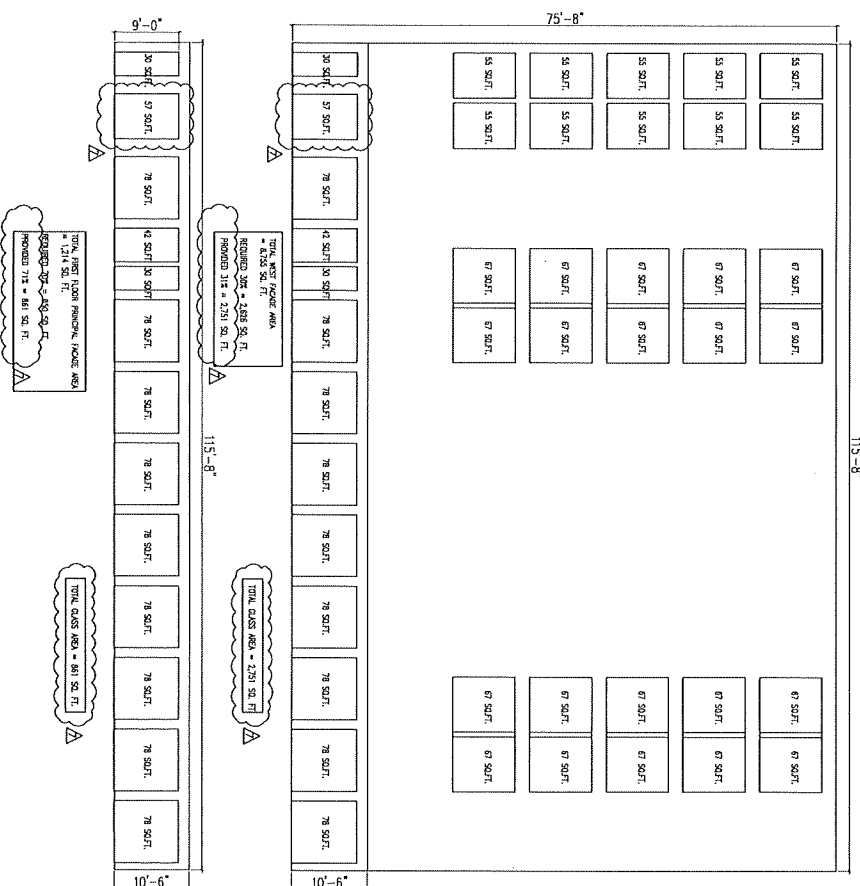
DATE: JANUARY, 2022  
 SCALE: AS NOTED  
 JOB NO.: 20-066  
**A-2.6**  
 OF 1 OF 3 SHEETS

PROPOSED NEW BUILDING FOR:  
 "ACORN LITTLE RIVER"  
 9327 NW 27th AVENUE  
 MIAMI, FLORIDA 33147

**GUSTAVO J. CARBONELL, P.A.**  
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 1457 NE 45th AVE.  
 FL 33162-2626, Florida 33304  
 (954) 462-6665  
 Member American Institute of Architects  
 FLORIDA REGISTRATION NO. 12007

REVISION	DATE	BY
△	08-06-2024	M.L.C.
△	09-10-2024	M.L.C.
△	05-14-2025	M.L.C.

# WEST ELEVATION



## 1 WEST ELEV. PENETRATION CALCULATION

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REVISION	DATE	BY
1	08-06-2024	M.L.C.
2	09-10-2024	M.L.C.
3	05-14-2025	M.L.C.

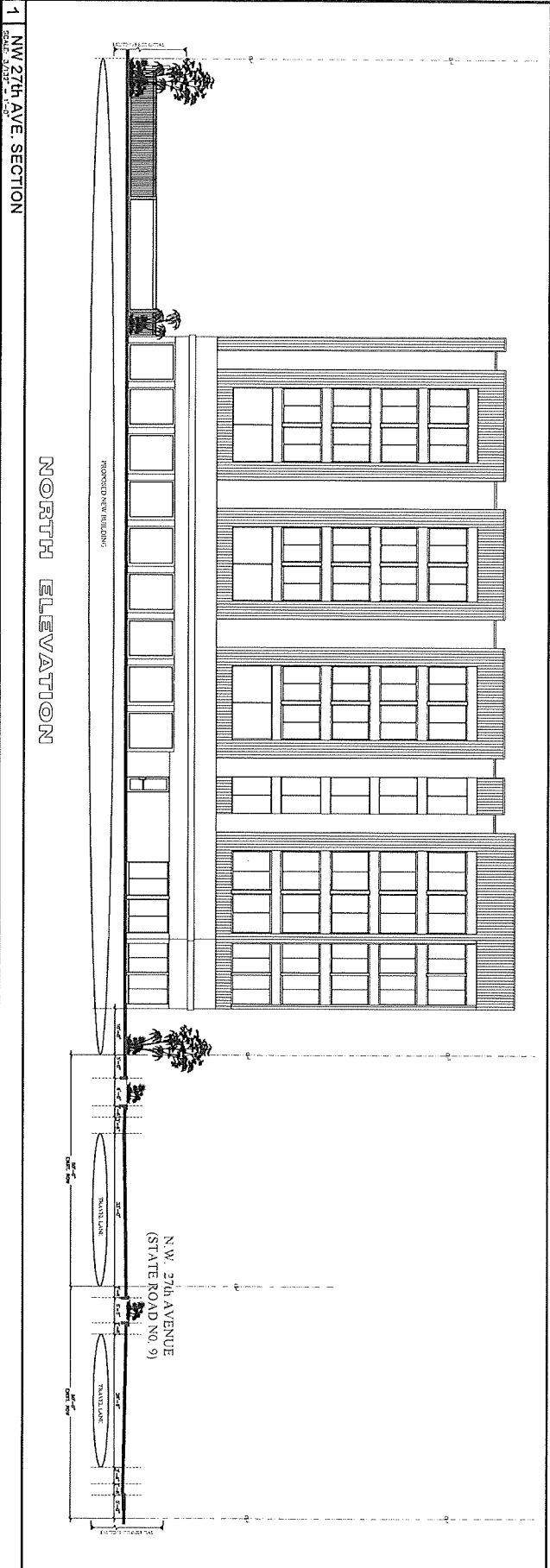
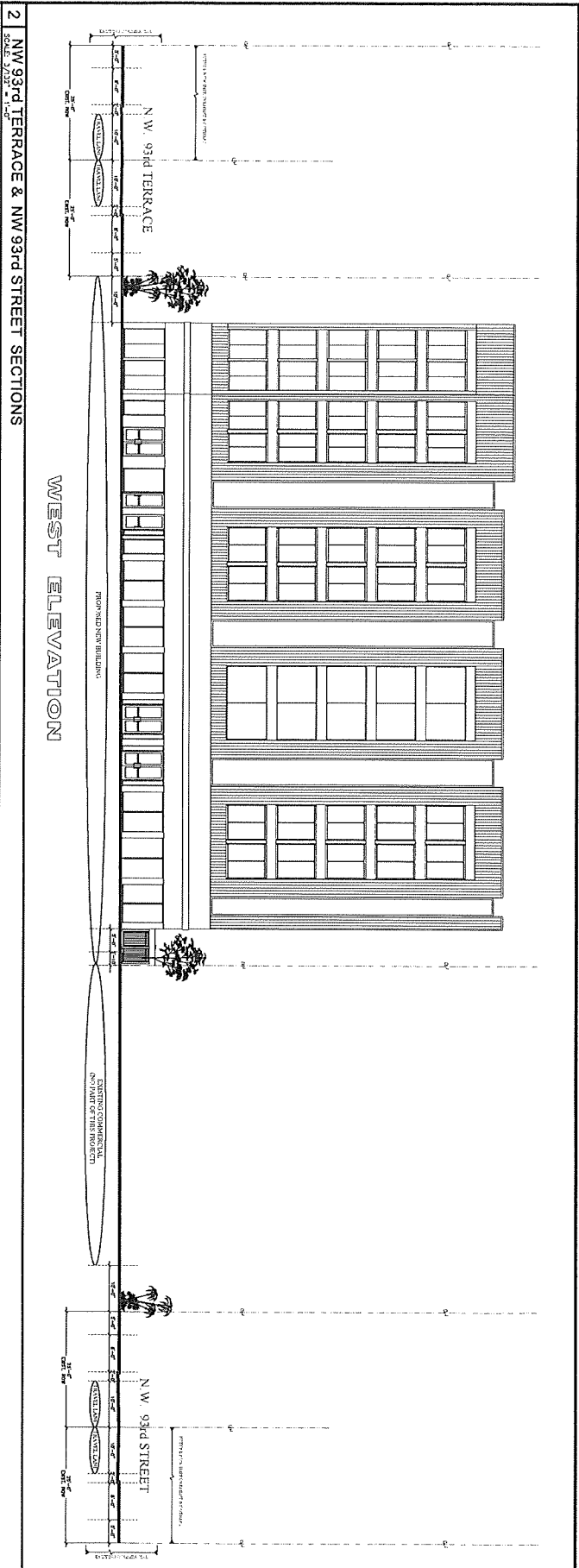
**GUSTAVO J. CARBONELL, P.A.**  
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 1457 N.E. 43<sup>RD</sup>. AVE.  
 Ft. Lauderdale, Florida, 33304  
 (954) 462-6665  
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 Florida Association of Architects  
 at no. 60787

PROPOSED NEW BUILDING FOR:  
**"ACORN LITTLE RIVER"**  
 9327 NW 27th AVENUE  
 MIAMI, FLORIDA 33147



DRAWN: M.L.C.  
 CHECKED: G.J.C.  
 DATE: JANUARY, 2022  
 SCALE: AS NOTED  
 ZONE NO.: 20-4568

**A-2.7**  
 OF 1 OF 3 SHEETS



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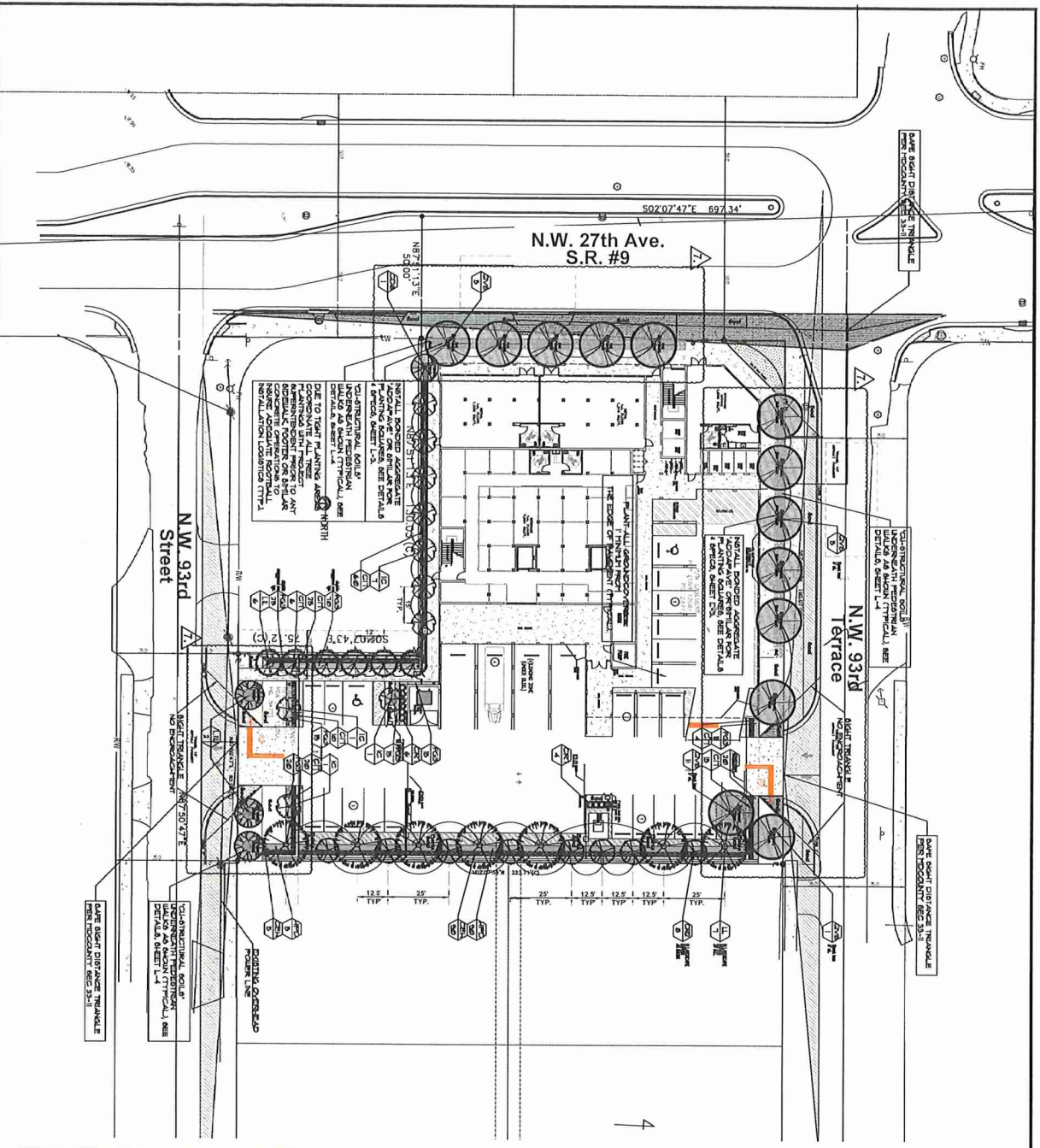
REVISION	BY
09-10-2024	M.J.C.

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 (954) 462-6565  
 Member American Institute of Architects  
 FLORIDA REGISTRATION  
 #01000007

**PROPOSED NEW BUILDING FOR:**  
 "ACORN LITTLE RIVER"  
 9327 NW 27th AVENUE  
 MIAMI, FLORIDA 33147

STATE OF FLORIDA  
 DEPARTMENT OF REVENUE  
 RECEIVED  
 10/1/2025 11:30:11 AM

DRWN: M.J.C.  
 CHECKED: G.J.C.  
 DATE: JANUARY 2022  
 SCALE: AS NOTED  
 TOL: 1/8" = 1'-0"  
 20-0066  
**A-3.0**  
 1 OF 3 SHEETS



**LANDSCAPE LEGEND - CHAPTER 18A  
SITE DATA**

2024E DISTRICT	NET LAND AREA (ACRES)	3000 SF
LC-103		
OPEN SPACE	REQUIRED	PROVIDED
Required by Chapter 18A, Section 18A-1.1(1)	3.87%	4.84%
Required by Chapter 18A, Section 18A-1.1(2)	2.4%	2.4%
Required by Chapter 18A, Section 18A-1.1(3)	4.87%	4.87%
Required by Chapter 18A, Section 18A-1.1(4)	4.87%	4.87%
Required by Chapter 18A, Section 18A-1.1(5)	4.87%	4.87%
Required by Chapter 18A, Section 18A-1.1(6)	4.87%	4.87%
Required by Chapter 18A, Section 18A-1.1(7)	4.87%	4.87%
Required by Chapter 18A, Section 18A-1.1(8)	4.87%	4.87%
Required by Chapter 18A, Section 18A-1.1(9)	4.87%	4.87%
Required by Chapter 18A, Section 18A-1.1(10)	4.87%	4.87%
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Required by Chapter 18A, Section 18A-1.1(48)	4.87%	4.87%
Required by Chapter 18A, Section 18A-1.1(49)	4.87%	4.87%
Required by Chapter 18A, Section 18A-1.1(50)	4.87%	4.87%

**ACORN LITTLE RIVER 3375 NW 27th Ave., Miami, FL**

PLANT SPECIES	QUANTITY	INVENTORY	INVENTORY
5.0' N.W. 27th Ave.	40	40	118
6.0' N.W. 27th Ave.	40	40	118
7.0' N.W. 27th Ave.	40	40	118
8.0' N.W. 27th Ave.	40	40	118
9.0' N.W. 27th Ave.	40	40	118
10.0' N.W. 27th Ave.	40	40	118
11.0' N.W. 27th Ave.	40	40	118
12.0' N.W. 27th Ave.	40	40	118
13.0' N.W. 27th Ave.	40	40	118
14.0' N.W. 27th Ave.	40	40	118
15.0' N.W. 27th Ave.	40	40	118
16.0' N.W. 27th Ave.	40	40	118
17.0' N.W. 27th Ave.	40	40	118
18.0' N.W. 27th Ave.	40	40	118
19.0' N.W. 27th Ave.	40	40	118
20.0' N.W. 27th Ave.	40	40	118
21.0' N.W. 27th Ave.	40	40	118
22.0' N.W. 27th Ave.	40	40	118
23.0' N.W. 27th Ave.	40	40	118
24.0' N.W. 27th Ave.	40	40	118
25.0' N.W. 27th Ave.	40	40	118
26.0' N.W. 27th Ave.	40	40	118
27.0' N.W. 27th Ave.	40	40	118
28.0' N.W. 27th Ave.	40	40	118
29.0' N.W. 27th Ave.	40	40	118
30.0' N.W. 27th Ave.	40	40	118
31.0' N.W. 27th Ave.	40	40	118
32.0' N.W. 27th Ave.	40	40	118
33.0' N.W. 27th Ave.	40	40	118
34.0' N.W. 27th Ave.	40	40	118
35.0' N.W. 27th Ave.	40	40	118
36.0' N.W. 27th Ave.	40	40	118
37.0' N.W. 27th Ave.	40	40	118
38.0' N.W. 27th Ave.	40	40	118
39.0' N.W. 27th Ave.	40	40	118
40.0' N.W. 27th Ave.	40	40	118



A WRITTEN TREE REMOVAL REPORT IS REQUIRED PRIOR TO REMOVAL OF ANY TREE. THIS REPORT MUST BE OBTAINED FROM THE LANDSCAPE PLAN DETAILS AND SPECIFICATIONS, ETC. SEE IRIGATION PLANS FOR IRIGATION DESIGN LAYOUT, DETAILS, NOTES, ETC.

SEE SHEET L-1 THROUGH L-4 FOR LANDSCAPE PLAN DETAILS AND SPECIFICATIONS, ETC. SEE IRIGATION PLANS FOR IRIGATION DESIGN LAYOUT, DETAILS, NOTES, ETC.

SCALE: 1" = 20'



**SITE LANDSCAPE PLAN**

**PROPOSED NEW BUILDING FOR:  
"ACORN LITTLE RIVER"**

9327 NW 27th AVENUE  
MIAMI, FLORIDA 33147

**GUSTAVO J. CARBONELL, P.A.**  
Architect and Planner  
1457 N.E. 4th AVE.  
FL. License No. 333304  
(954) 462-6585  
Member American Institute of Architects  
Member Florida Institute of Architects  
Member Florida Institute of Building Officials

Digitally signed by James F. Scott  
DN: cn=James F. Scott, o=JFS Design Inc., ou=JFS Design Inc., email=jscott@jfsdesign.com, c=US

DATE: JANUARY, 2022  
SCALE: 1" = 20'  
SHEET: L-1 OF 4



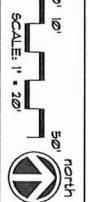




JFS Design Inc. 14750 SW 15th St. Suite 200 Miami, FL 33185 (305) 551-1111

A LIMITED TREE REMOVAL REPORT IS REQUIRED FROM MIAMI-DADE CO. DPWR PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THE SITE.

SEE SHEET L-1 THROUGH L-4 FOR LANDSCAPE PLAN, DETAILS, NOTES, SPECIFICATIONS, ETC. SEE IRIGATION PLANS FOR IRRIGATION DESIGN LAYOUT, DETAILS, NOTES, ETC.



### CU-STRUCTURAL SOILS, DETAILS, NOTES, ETC.

**CU-STRUCTURAL SOILS - SPECIFICATIONS**

The Contractor shall provide and install the structural soil system in accordance with the following specifications:

1. The structural soil system shall be installed in the areas designated on the landscape plan and shall be constructed in accordance with the details and specifications provided herein.

2. The structural soil system shall be constructed using a minimum of 18 inches of structural soil material.

3. The structural soil material shall be a high-strength, lightweight, and durable material that is capable of supporting the weight of the soil and the plants above it.

4. The structural soil system shall be installed in a manner that allows for proper drainage and prevents water from accumulating in the system.

5. The structural soil system shall be installed in a manner that allows for proper ventilation and prevents mold and mildew from growing.

6. The structural soil system shall be installed in a manner that allows for proper root growth and prevents roots from becoming entangled in the system.

7. The structural soil system shall be installed in a manner that allows for proper water infiltration and prevents water from running off the surface.

8. The structural soil system shall be installed in a manner that allows for proper soil aeration and prevents soil from becoming compacted.

9. The structural soil system shall be installed in a manner that allows for proper soil moisture retention and prevents soil from becoming too dry.

10. The structural soil system shall be installed in a manner that allows for proper soil temperature regulation and prevents soil from becoming too hot or too cold.

11. The structural soil system shall be installed in a manner that allows for proper soil pH regulation and prevents soil from becoming too acidic or too alkaline.

12. The structural soil system shall be installed in a manner that allows for proper soil nutrient retention and prevents soil from becoming too nutrient deficient.

13. The structural soil system shall be installed in a manner that allows for proper soil erosion control and prevents soil from being washed away.

14. The structural soil system shall be installed in a manner that allows for proper soil compaction control and prevents soil from becoming too compacted.

15. The structural soil system shall be installed in a manner that allows for proper soil settling control and prevents soil from settling unevenly.

16. The structural soil system shall be installed in a manner that allows for proper soil drainage control and prevents soil from becoming too wet.

17. The structural soil system shall be installed in a manner that allows for proper soil aeration control and prevents soil from becoming too dense.

18. The structural soil system shall be installed in a manner that allows for proper soil moisture control and prevents soil from becoming too dry.

19. The structural soil system shall be installed in a manner that allows for proper soil temperature control and prevents soil from becoming too hot or too cold.

20. The structural soil system shall be installed in a manner that allows for proper soil pH control and prevents soil from becoming too acidic or too alkaline.

21. The structural soil system shall be installed in a manner that allows for proper soil nutrient control and prevents soil from becoming too nutrient deficient.

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23. The structural soil system shall be installed in a manner that allows for proper soil compaction control and prevents soil from becoming too compacted.

24. The structural soil system shall be installed in a manner that allows for proper soil settling control and prevents soil from settling unevenly.

25. The structural soil system shall be installed in a manner that allows for proper soil drainage control and prevents soil from becoming too wet.

26. The structural soil system shall be installed in a manner that allows for proper soil aeration control and prevents soil from becoming too dense.

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28. The structural soil system shall be installed in a manner that allows for proper soil temperature control and prevents soil from becoming too hot or too cold.

29. The structural soil system shall be installed in a manner that allows for proper soil pH control and prevents soil from becoming too acidic or too alkaline.

30. The structural soil system shall be installed in a manner that allows for proper soil nutrient control and prevents soil from becoming too nutrient deficient.

**CU-STRUCTURAL SOILS - DETAILS**

The Contractor shall provide and install the structural soil system in accordance with the following details:

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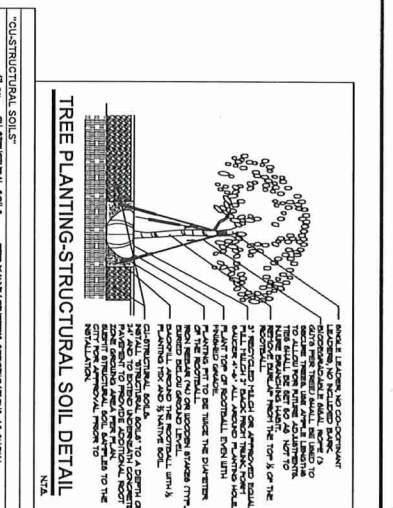
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DATE: 2024-06-06  
SCALE: L-4  
SHEETS

DATE: JANUARY 2022

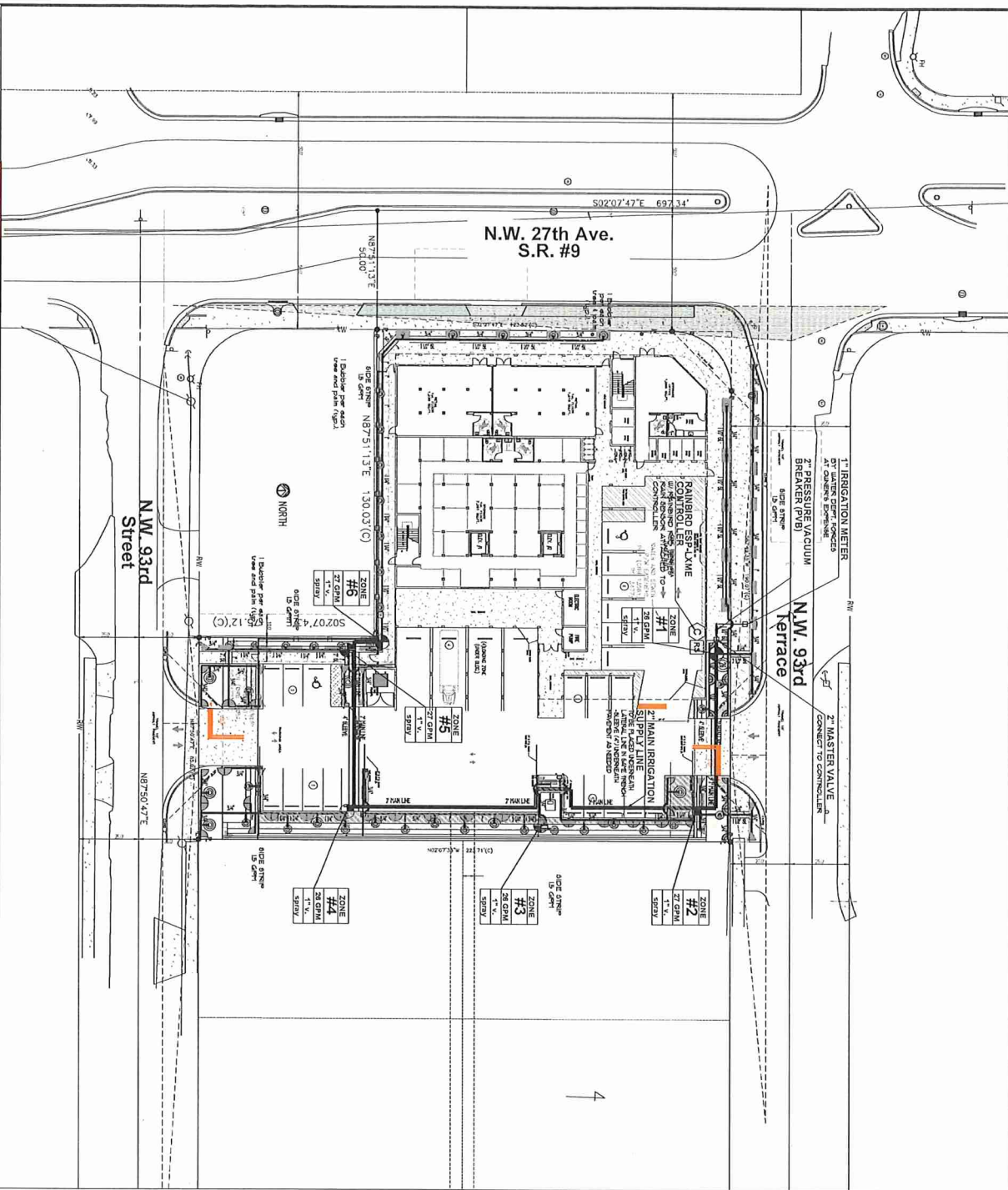
Digitally signed by James F. Smith  
DN: cn=James F. Smith, o=JFS Design Inc., ou=JFS Design Inc., email=james@jfsdesign.com

**PROPOSED NEW BUILDING FOR: "ACORN LITTLE RIVER"**

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FL. Lauderdale, Florida, 33304  
(954) 453-8585  
Member American Institute of Architects  
Florida License No. 13838  
Architect Registration No. 00015197

REVISION	DATE	BY
1	08-05-2024	MLA
2	08-06-2024	MLA
3	09-05-2024	MLA
4	09-07-2024	MLA
5	09-14-2025	MLA



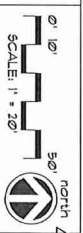
**Sunshine State 811**  
One Call  
of Florida, Inc.

**JFS**  
JFS Design Inc.  
11000 SW 15th St.  
Miami, FL 33185  
305.444.1100  
www.jfsdesign.com

1. UNLESS THESE SPECIAL NOTES REQUIRE FROM THE CONTRACTOR, ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MFC AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND REGULATIONS. SEE SHEET "RS-2" FOR IRRIGATION DETAILS, NOTES, ETC.

2. SEE SHEET "I-1" FOR GENERAL NOTES, SPECIFICATIONS, ETC. SEE SHEET "RS-2" FOR IRRIGATION DETAILS, NOTES, ETC.

3. ALL NEW IRRIGATION TO BE DONE BY LAND OWNER AND CONTRACTOR TO BE DONE BY LAND OWNER AND CONTRACTOR. ALL EXISTING IRRIGATION TO BE MAINTAINED BY CONTRACTOR.



**SITE IRRIGATION PLAN**

FLORIDA BUILDING CODE- APPENDIX F PART V-A-5

WATER PIPE SIZE	MINIMUM COVER
1/2"	12"
3/4"	18"
1"	24"
1 1/4"	36"
1 1/2"	48"
2"	72"
3"	96"

MINIMUM COVER SHALL BE MEASURED TO THE TOP OF THE PIPE AND SHALL BE MEASURED TO THE TOP OF THE COVER.

FLORIDA BUILDING CODE- APPENDIX F PART V-A-5

PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2"	12"
3/4"	18"
1"	24"
1 1/4"	36"
1 1/2"	48"
2"	72"
3"	96"

MINIMUM COVER SHALL BE MEASURED TO THE TOP OF THE PIPE AND SHALL BE MEASURED TO THE TOP OF THE COVER.

IRRIGATION LEGEND

- 1" IRRIGATION PIPES BY LATERAL LINE
- 2" PRESSURE VACUUM BREAKER (PVB)
- 3" PRESSURE VACUUM BREAKER (PVB)
- 4" PRESSURE VACUUM BREAKER (PVB)
- 5" PRESSURE VACUUM BREAKER (PVB)
- 6" PRESSURE VACUUM BREAKER (PVB)
- 7" PRESSURE VACUUM BREAKER (PVB)
- 8" PRESSURE VACUUM BREAKER (PVB)
- 9" PRESSURE VACUUM BREAKER (PVB)
- 10" PRESSURE VACUUM BREAKER (PVB)
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- 18" PRESSURE VACUUM BREAKER (PVB)
- 19" PRESSURE VACUUM BREAKER (PVB)
- 20" PRESSURE VACUUM BREAKER (PVB)

IRRIGATION LEGEND (continued)

- 21" PRESSURE VACUUM BREAKER (PVB)
- 22" PRESSURE VACUUM BREAKER (PVB)
- 23" PRESSURE VACUUM BREAKER (PVB)
- 24" PRESSURE VACUUM BREAKER (PVB)
- 25" PRESSURE VACUUM BREAKER (PVB)
- 26" PRESSURE VACUUM BREAKER (PVB)
- 27" PRESSURE VACUUM BREAKER (PVB)
- 28" PRESSURE VACUUM BREAKER (PVB)
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- 31" PRESSURE VACUUM BREAKER (PVB)
- 32" PRESSURE VACUUM BREAKER (PVB)
- 33" PRESSURE VACUUM BREAKER (PVB)
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- 38" PRESSURE VACUUM BREAKER (PVB)
- 39" PRESSURE VACUUM BREAKER (PVB)
- 40" PRESSURE VACUUM BREAKER (PVB)

IRRIGATION LEGEND (continued)

- 41" PRESSURE VACUUM BREAKER (PVB)
- 42" PRESSURE VACUUM BREAKER (PVB)
- 43" PRESSURE VACUUM BREAKER (PVB)
- 44" PRESSURE VACUUM BREAKER (PVB)
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- 50" PRESSURE VACUUM BREAKER (PVB)
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- 59" PRESSURE VACUUM BREAKER (PVB)
- 60" PRESSURE VACUUM BREAKER (PVB)

IRRIGATION LEGEND (continued)

- 61" PRESSURE VACUUM BREAKER (PVB)
- 62" PRESSURE VACUUM BREAKER (PVB)
- 63" PRESSURE VACUUM BREAKER (PVB)
- 64" PRESSURE VACUUM BREAKER (PVB)
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- 79" PRESSURE VACUUM BREAKER (PVB)
- 80" PRESSURE VACUUM BREAKER (PVB)

IRRIGATION LEGEND (continued)

- 81" PRESSURE VACUUM BREAKER (PVB)
- 82" PRESSURE VACUUM BREAKER (PVB)
- 83" PRESSURE VACUUM BREAKER (PVB)
- 84" PRESSURE VACUUM BREAKER (PVB)
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- 86" PRESSURE VACUUM BREAKER (PVB)
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- 98" PRESSURE VACUUM BREAKER (PVB)
- 99" PRESSURE VACUUM BREAKER (PVB)
- 100" PRESSURE VACUUM BREAKER (PVB)

IRRIGATION LEGEND (continued)

- 101" PRESSURE VACUUM BREAKER (PVB)
- 102" PRESSURE VACUUM BREAKER (PVB)
- 103" PRESSURE VACUUM BREAKER (PVB)
- 104" PRESSURE VACUUM BREAKER (PVB)
- 105" PRESSURE VACUUM BREAKER (PVB)
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- 115" PRESSURE VACUUM BREAKER (PVB)
- 116" PRESSURE VACUUM BREAKER (PVB)
- 117" PRESSURE VACUUM BREAKER (PVB)
- 118" PRESSURE VACUUM BREAKER (PVB)
- 119" PRESSURE VACUUM BREAKER (PVB)
- 120" PRESSURE VACUUM BREAKER (PVB)

NO. 01	DATE: 01/2022	BY: G.J.C.
NO. 02	DATE: 01/2022	BY: G.J.C.
NO. 03	DATE: 01/2022	BY: G.J.C.
NO. 04	DATE: 01/2022	BY: G.J.C.
NO. 05	DATE: 01/2022	BY: G.J.C.
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**PROPOSED NEW BUILDING FOR:**  
" ACORN LITTLE RIVER "

9327 NW 27th AVENUE  
MIAMI, FLORIDA 33147

**GUSTAVO J. CARBONELL, P.A.**  
Architect and Planner  
1457 N.E. 4th Ave.  
FL, Lauderdale, Florida, 33304  
954.443.4434  
Member American Institute of Architects  
AIA No. 1001127

**IRR-1**  
SHEETS

DATE: JANUARY 2022

SCALE: AS SHOWN

NO. 01

NO. 02

NO. 03

NO. 04

NO. 05

NO. 06

NO. 07

NO. 08

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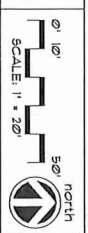


JFS Design Inc.  
10000 SW 15th Ave  
Suite 100  
Miami, FL 33199  
Tel: 305-444-1111  
www.jfsdesign.com

AFTER THE INITIAL DESIGN IS COMPLETED, THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.

SEE SHEET I-1 FOR INITIAL DESIGN SPECIFICATIONS, ETC. SEE IRIGATION PLANS FOR IRIGATION DESIGN LAYOUT, DETAILS, NOTES, ETC.

SCALE: 1" = 20'



**IRRIGATION DETAILS, SPECIFICATIONS, ETC.**

**WILKINS Model 720A Pressure Vacuum Breaker Assembly**

**Dimensions & Weights (in and metric)**

MODEL SIZE	A	B	C	D	USED WT	W/OUT WT
1/2"	1.50	1.50	1.50	1.50	1.50	1.50
3/4"	2.00	2.00	2.00	2.00	2.00	2.00
1"	2.50	2.50	2.50	2.50	2.50	2.50
1 1/2"	3.00	3.00	3.00	3.00	3.00	3.00
2"	3.50	3.50	3.50	3.50	3.50	3.50
2 1/2"	4.00	4.00	4.00	4.00	4.00	4.00
3"	4.50	4.50	4.50	4.50	4.50	4.50
3 1/2"	5.00	5.00	5.00	5.00	5.00	5.00
4"	5.50	5.50	5.50	5.50	5.50	5.50
4 1/2"	6.00	6.00	6.00	6.00	6.00	6.00
5"	6.50	6.50	6.50	6.50	6.50	6.50
5 1/2"	7.00	7.00	7.00	7.00	7.00	7.00
6"	7.50	7.50	7.50	7.50	7.50	7.50
6 1/2"	8.00	8.00	8.00	8.00	8.00	8.00
7"	8.50	8.50	8.50	8.50	8.50	8.50
7 1/2"	9.00	9.00	9.00	9.00	9.00	9.00
8"	9.50	9.50	9.50	9.50	9.50	9.50
8 1/2"	10.00	10.00	10.00	10.00	10.00	10.00
9"	10.50	10.50	10.50	10.50	10.50	10.50
9 1/2"	11.00	11.00	11.00	11.00	11.00	11.00
10"	11.50	11.50	11.50	11.50	11.50	11.50

**Flow Characteristics**

**Pressure Loss (PSI)**

**Flow Rate (GPM)**

**Flow Rate (LPM)**

**Pressure (PSI)**

**Pressure (KPa)**

**Flow Rate (GPM)**

**Flow Rate (LPM)**

**Pressure (PSI)**

**Pressure (KPa)**

**Flow Rate (GPM)**

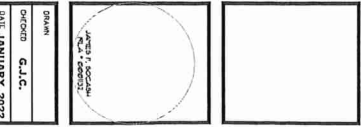
**Flow Rate (LPM)**

**Pressure (PSI)**

**Pressure (KPa)**

- GENERAL IRRIGATION NOTES**
1. IRRIGATION CONTRACTOR SHALL PROVIDE PERMITS AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.
  2. THE IRRIGATION CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.
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  18. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.
  19. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.
  20. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.
- NON-IRRIGATED MEDIA NOTES**
- ALL EXISTING NON-IRRIGATED MEDIA (E.G. PORTLAND CEMENT, ETC.) SHALL BE REMOVED AND REPLACED WITH IRRI-GARD MEDIA. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.

DATE: JANUARY, 2022  
DRAWN: G.J.C.  
CHECKED: J.F.S.  
SCALE: AS SHOWN  
SHEET NO: 20-048  
SHEETS: 5

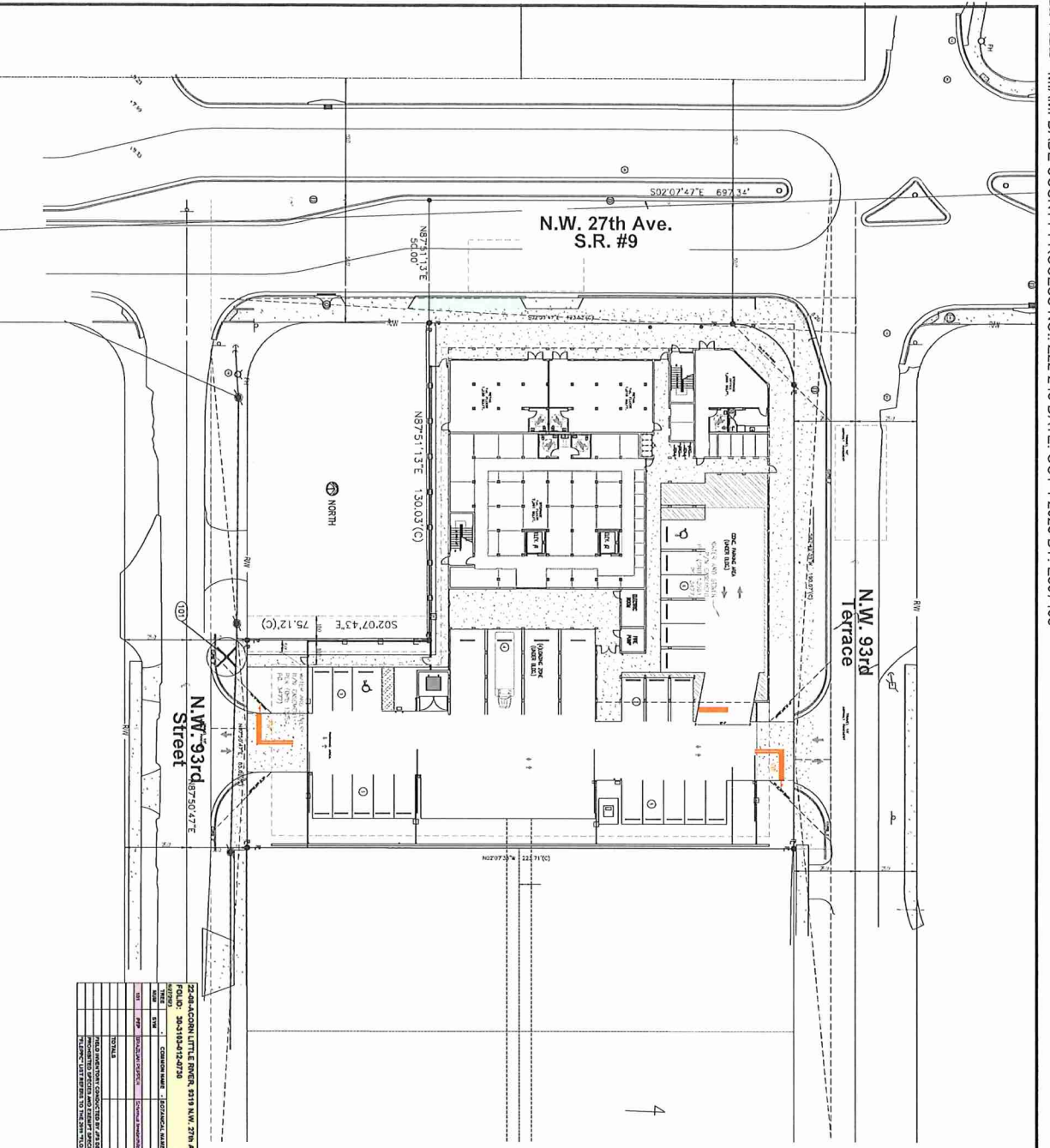


**PROPOSED NEW BUILDING FOR: "ACORN LITTLE RIVER"**

9327 NW 27th AVENUE  
MIAMI, FLORIDA 33147

**GUSTAVO J. CARBONELL, P.A.**  
Architect  
1457 N.E. 4th Ave.  
FL, Lauderdale, Florida, 33304  
(954) 359-8888  
Member American Institute of Architects  
No. 00137

REVISION	DATE
1	08-05-2024
2	08-06-2024
3	08-06-2024
4	08-05-2024
5	08-01-2024
6	08-14-2025



**Sunshine 811**  
Statewide One Call  
of Florida, Inc.

**JFS**  
JFS Design Inc.  
www.jfsdesign.com

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVAL OF ANY NON-EMERGENCY TREE OR PALM FROM THE SITE.

SEE LANDSCAPE PLAN FOR DESIGN DETAILS, NOTES, SPECIFICATIONS, ETC. SEE REGULATION PLANS FOR REGULATION DESIGNATION, DETAILS, NOTES, ETC.

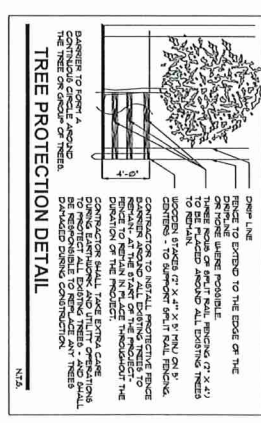
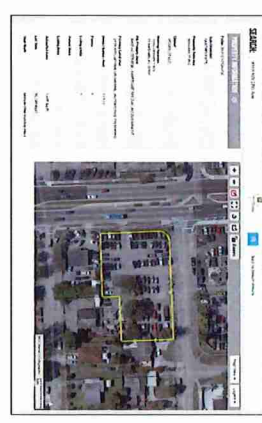


**TREE DISPOSITION PLAN**

25-08-ACORN LITTLE RIVER, 9327 NW 27th Ave., MIAMI, FL 33147

TYPE	DATE	REVISION	BY	CHKD	APP'D
PRELIMINARY	08/20/2025	1	JFS	JFS	JFS
FINAL	08/20/2025	2	JFS	JFS	JFS
TOTAL					

PERMITTED TO BE USED FOR THE PROJECT ONLY. ANY OTHER USE IS PROHIBITED.



- TREE DISPOSITION NOTES:**
- A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE MIAMI-DADE COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO REMOVAL OF ANY NON-EMERGENCY TREE OR PALM FROM THE SITE.
  - SEE LANDSCAPE PLAN FOR PROPOSED LANDSCAPE PLAN AND TREE REPLACEMENT PLAN.
  - SEE REGULATION PLANS FOR REGULATION DESIGNATION, DETAILS, NOTES, ETC.
  - ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY A TREE PROTECTION DETAIL AS SHOWN. THE TREE PROTECTION DETAIL SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE TREE PROTECTION DETAIL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE TREE PROTECTION DETAIL SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
  - ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY A TREE PROTECTION DETAIL AS SHOWN. THE TREE PROTECTION DETAIL SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE TREE PROTECTION DETAIL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE TREE PROTECTION DETAIL SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.

**TD-1**

DATE: JANUARY, 2022

SCALE: AS SHOWN

**PROPOSED NEW BUILDING FOR: "ACORN LITTLE RIVER"**

9327 NW 27th AVENUE  
MIAMI, FLORIDA 33147

**GUSTAVO J. CARBONELL, P.A.**  
Architect and Planner  
1457 N.E. 4th Ave.  
FL, Louisville, Florida, 33304  
(954) 452-6555  
Member American Institute of Architects  
No. 00000000

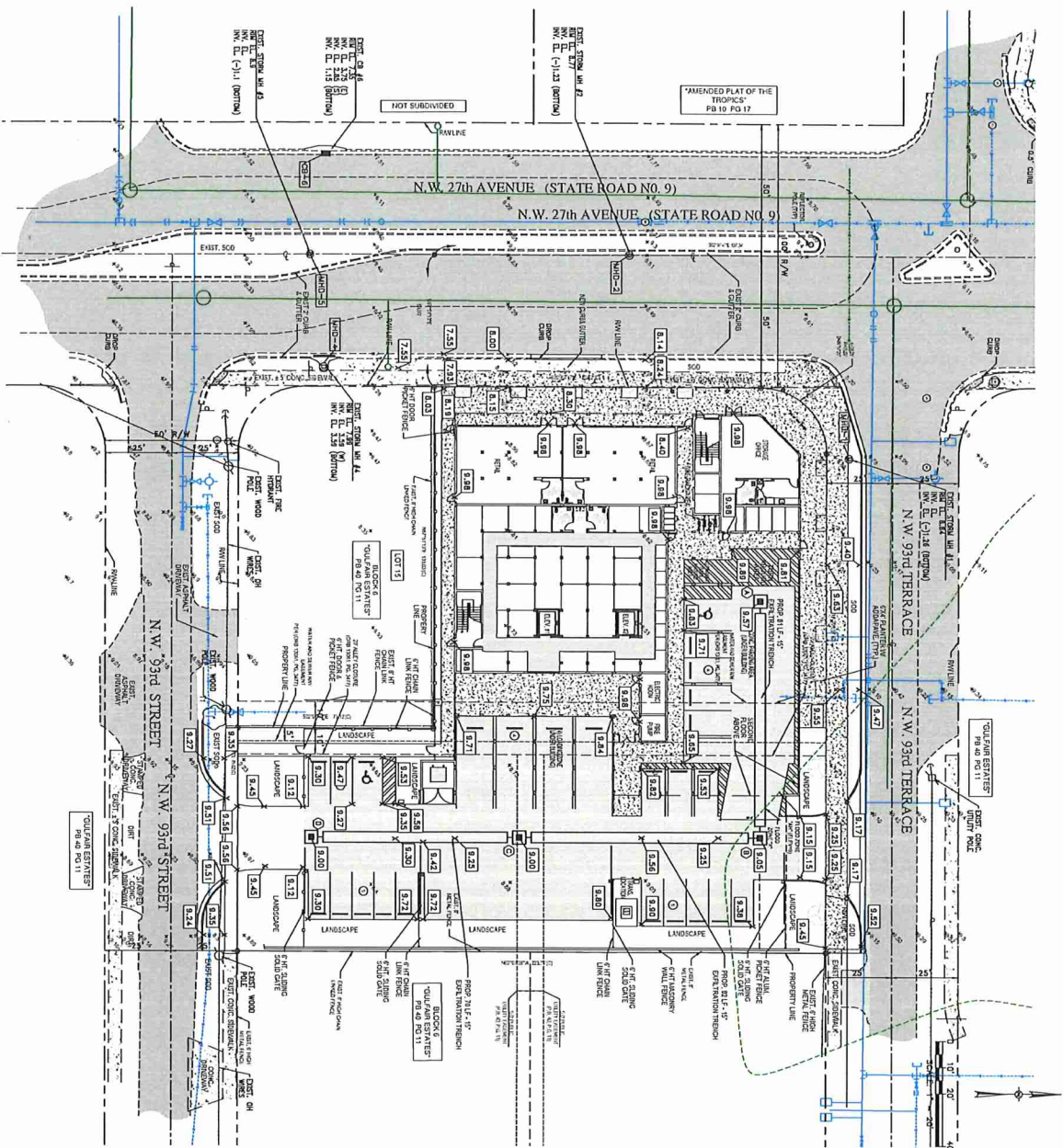
REVISION	DATE	BY
1	08-20-2024	JFS
2	08-20-2024	JFS
3	09-25-2024	JFS
4	09-25-2024	JFS

**DRIVER**

DATE: JANUARY, 2022

SCALE: AS SHOWN





PAVING-GRADING-DRAINAGE PLAN  
SCALE 1" = 20'

**PAVING-GRADING-DRAINAGE NOTES**

- UNLESS OTHERWISE NOTED, ALL EXISTING IMPROVEMENTS WITHIN THE PROJECT LIMITS INCLUDING, BUT NOT LIMITED TO, STRUCTURES, FOUNDATIONS, SLABS, PAVEMENTS, FACILITIES AND UTILITY FACILITIES, SHALL BE REPAIR OR REPLACED IN THEIR ENTIRETY.
- GRADING SHALL CONSIST OF ALL EXCAVATION, FILLING, GRADING AND SLOPING NECESSARY FOR THE INTERSECTIONS, PAVEMENTS AND OTHER AREAS. ALL IN ACCORDANCE WITH THE ADJUSTMENT AND GRADES SHOWN IN THESE DRAWINGS.
- WHERE APPLICABLE, SMOOTH ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
- CONCRETE CURB, SIDEWALK AND SLABS SHALL CONSIST OF 3000 PSI PORTLAND CEMENT CONCRETE, AS SHOWN IN THESE DRAWINGS.
- ALL REPAIRS/CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH, UNLESS OTHERWISE DIRECTED.
- TESTING LABORATORY SHALL BE RETAINED BY THE CONTRACTOR TO VERIFY SPECIFIED COMPLETION OF ALL CONCRETE WORK. FAILURE OF ANY TESTING TO MEET SPECIFIED REQUIREMENTS SHALL BE DEEMED NON-COMPLIANT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESURFACING ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, ELECTRIC RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.

**LEGEND**

	EXISTING SPOT ELEVATION
	EXISTING UTILITY MANHOLE
	PROPOSED SPOT ELEVATION
	EXISTING STORM DRAINAGE
	PROPOSED STORM DRAINAGE
	PROPOSED CATCH BASIN
	PROPOSED STORM PIPE
	PROPOSED CATCH BASIN
	PROPOSED STORM PIPE
	PROPOSED FINISH DRAIN

**Sunshine**  
Call Bill or visit sunshine.com for full business days before signing to have buried facilities located and marked. Once facilities are marked, please call us before you dig!

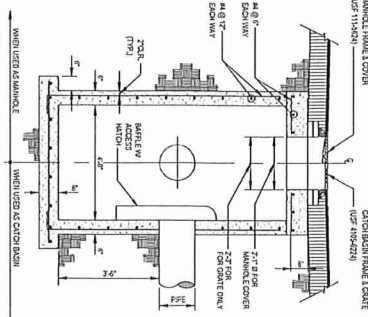
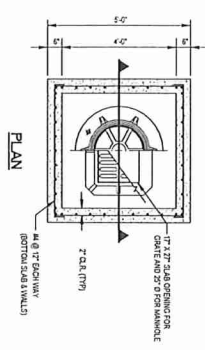
**GRAEF**  
REGISTERED PROFESSIONAL ENGINEER  
No. 57322  
STATE OF FLORIDA  
1988

**PROPOSED NEW BUILDING FOR:**  
"ACORN LITTLE RIVER"  
9327 NW 27th AVENUE  
MIAMI, FLORIDA 33147

**GUSTAVO J. CARBONELL, P.A.**  
Architect and Planner  
1437 N.E. 4th AVE.  
FL. LANDSCAPE ARCHITECT No. 33304  
(954) 462-6585  
Member American Institute of Architects  
FLORIDA REGISTERED ARCHITECT No. 66,887

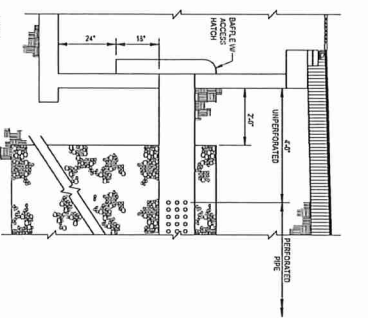
**CS-2**  
DATE: JANUARY, 2022  
SHEET NO. 20-056  
OF 20-056

DRAINAGE STRUCTURE TABLE					
ID	TYPE	R/WI GRATE	PIPE INVERT	STRUCTURE INVERT	POLLUTION BARFLE
A	CATCH BASIN	9.27	2.00	1.50	1(C)
B	CATCH BASIN	9.05	2.00	1.50	2(N,3)
C	CATCH BASIN	9.00	2.00	1.50	2(N,3)
D	CATCH BASIN	9.00	2.00	1.50	1(N)



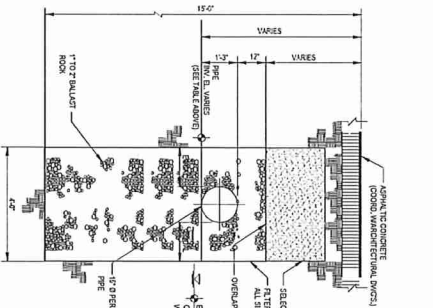
**SECTION**  
SCALE: 1/8" = 1'-0"

**CATCH BASIN/WANHOLE DETAIL**



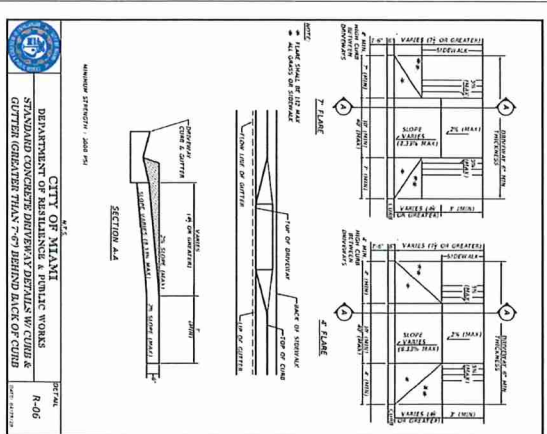
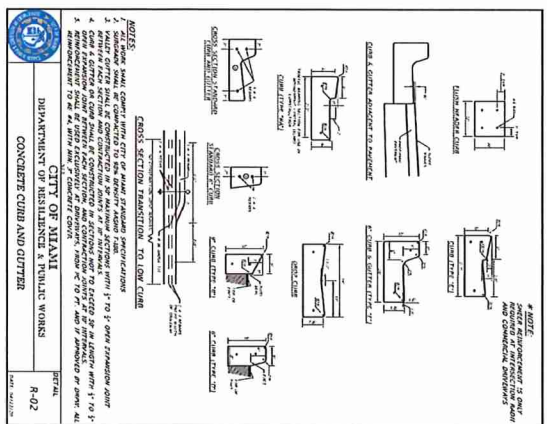
**SECTION**  
SCALE: 1/8" = 1'-0"

**EXFILTRATION TRENCH DRAIN CONNECTION DETAIL**



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

**EXFILTRATION TRENCH DRAIN SECTION**



**CS-3**  
 SHEETS  
 OF 25-0065  
 DATE: JANUARY, 2022  
 CHECKED: G.J.C.  
 DRAWN:

**GRAEF**  
 ARCHITECTS  
 46 13148  
 STATE OF FLORIDA  
 LICENSE NO. 13148  
 REGISTERED PROFESSIONAL ARCHITECT

**PROPOSED NEW BUILDING FOR:**  
**"ACORN LITTLE RIVER"**  
 9327 NW 27th AVENUE  
 MIAMI, FLORIDA 33147

**GUSTAVO J. CARBONELL, P.A.**  
 Architect and Planner  
 1437 N.E. 4th AVE.  
 Ft. Lauderdale, Florida, 33304  
 (954) 462-6555  
 Member American Institute of Architects  
 FLORIDA REGISTRATION NO. 13148






# MAP OF SPECIFIC PURPOSE

**Survey Pros, Inc.**

CERTIFICATE OF AUTHORITY # LB-6023  
4348 SW 74TH AVENUE, MIAMI, FL. 33155  
Tel: 305.767.6802  
www.survey-pros.com

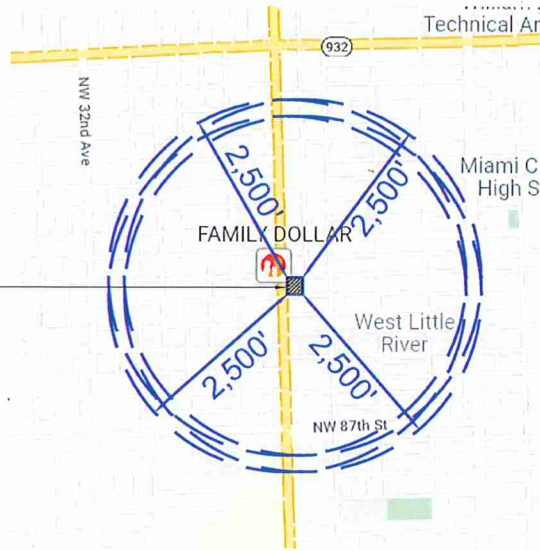
## "DISTANCE" SURVEY

FOR A PORTION OF LAND LOCATED IN MIAMI-DADE COUNTY, FLORIDA.



**NORTH**  
NOT TO SCALE

LOCATION OF PROPOSED  
ESTABLISHMENT



### PROPERTY ADDRESS:

2651 NW 93RD STREET  
MIAMI, FL. 33147

### LEGEND:

1. CERTIFIED TO: ACORN MIAMI MINI STORAGE, LLC
2. PROPERTY ADDRESS: 2651 NW 93RD STREET, MIAMI, FL. 33147
3. DATE OF SURVEY: 12/06/2021
5. PURPOSE: THE PURPOSE OF THIS SURVEY IS TO LOCATE EXISTING SELF STORAGE FACILITIES WITHIN A 2,500 FOOT RADIUS OF THE PROPOSED PLACE OF BUSINESS, MEASURED BY FOLLOWING A STRAIGHT LINE FROM THE NEAREST PORTION OF THE STRUCTURE OF THE PROPOSED USE TO THE NEAREST PORTION OF THE STRUCTURE OF THE EXISTING USE.
6. THIS IS NOT A BOUNDARY SURVEY.
7. THE METHOD OF LOCATION OF EXISTING ESTABLISHMENTS WAS PERFORMED BY VISUAL FIELD MEASUREMENTS AND INSPECTION, AS WELL AS SITE PLAN PROVIDED BY THE CLIENT.
8. THE CLIENT IS RESPONSIBLE FOR ANY ESTABLISHED FACILITIES THAT ARE CURRENTLY IN THE APPLICATION PROCESS WITHIN THE GOVERNING JURISDICTION.
9. IN CASE OF DISPUTE, THE MEASUREMENT SCALED BY THE DIRECTOR SHALL GOVERN.

### THE FOLLOWING FACILITIES WERE LOCATED:

NO EXISTING SELF STORAGE FACILITIES WERE LOCATED WITHIN THE DISTANCE REQUIREMENTS AND METHODS NOTED ABOVE.

### SURVEYOR'S CERTIFICATE:

I, NICOLAS DEL VENTO CERTIFY THAT AS OF 04/02/2025: THERE ARE NO SELF STORAGE FACILITIES WITHIN A 2,500 FOOT RADIUS OF THE PROPOSED PLACE OF BUSINESS.

DATE OF SURVEY:  
04/02/2025

JOB#: 250312415

DRAWN BY: NICK

CAD FILE: ACORN MIAMI

SHEET 1 OF 1

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

NICOLAS DEL VENTO  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA LIC. # 6945



This instrument was prepared by:

Name: **Ines Marrero-Priegues, Esq.**  
Address: **Holland & Knight LLP**  
**701 Brickell Avenue, Suite 3300**  
**Miami, Florida 33131**

(Space Reserved for Clerk of the Court)

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**DECLARATION OF RESTRICTIONS**

**WHEREAS**, the undersigned, Acorn 27, LLC, a Florida limited liability company (the “Owner”), holds title to the land in Miami-Dade County, Florida, described in **Exhibit “A”**, attached hereto, and hereinafter referred to as the “Property”, which is supported by this Opinion of Title; and

**WHEREAS**, the Owner has filed a zoning hearing application under Zoning Hearing Application No. Z2022000243 pursuant to section 2-116.1 of the Code of Miami-Dade County (the “Application”); and

**WHEREAS**, the Application, among other things, seeks: (i) an amendment to the NCUAD Land Use Regulating Plan to redesignate the Property from MM (Mixed-Use Main Street), MCS (Mixed-Use Special), and MC (Mixed-Use Corridor) to MCS (Mixed-Use Special); (ii) approval of a Special Exception to permit a proposed self-storage facility; and (iii) approval of certain non-use variances from the Urban Center District regulations; and

**WHEREAS**, the Application includes this Declaration of Restrictions that has been voluntarily proffered by the Owner; and

**NOW, THEREFORE, IN ORDER TO ASSURE** Miami-Dade County, Florida (the “County”) that the representations made by the Owner during the consideration of the Application

will be abided by, the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. **Recitals**. The foregoing recitals are true and correct and are incorporated herein by reference.
2. **Limitation of Uses**. The Owner shall limit the use of the Property to those uses permitted within the MCS (Mixed-Use Special) category except that the following uses shall be prohibited: (a) automotive uses involving on-site repair, service, body work, painting, or other non-retail automotive activities; or (b) the sales of new or used automobiles. This exclusion shall not be construed to prohibit retail automotive uses, including the sale of new automotive parts, accessories, and related equipment from within a store building only, without on-site repair or service.
3. **Controlling Plans**. The Property shall be developed substantially in accordance with plans submitted in connection with the Application entitled "Proposed New Building For: Acorn Little River," with architectural plans prepared by Gustavo J. Carbonell, P.A., Architect and Planner, consisting of twenty-one (21) sheets date-stamped received October 1, 2025; landscape plans prepared by JFS Design, Inc., consisting of seven (7) sheets date-stamped received October 1, 2025; civil plans prepared by GRAEF consisting of (5) sheets date-stamped received December 1, 2025; and a Special Purpose Distance Survey entitled "Map of Specific Purpose Distance Survey," as prepared by Survey Pros, Inc., consisting of one (1) sheet date-stamped received April 3, 2025, for a total of thirty-four (34) sheets, as such Plans may be modified at the public hearing on the Application. The Plans are on file with the County's Department of Regulatory and Economic Resources.

4. **MISCELLANEOUS**

- a. **County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.
- b. **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.
- 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 often (10) years each, unless at instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

- d. **Modification. Amendment. Release.** This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the owner(s) of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or the executive officer of the successor of such Department of Regulatory and Economic Resources as approved by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality, or the Property is incorporated into a new municipality, any modification, amendment, or release shall not be effective until it is approved by such municipality.
- e. **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
- f. **Authorization for Miami-Dade County (or successor municipality) to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County (or successor municipality) is hereby authorized to withhold any further permits and

refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

- 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 (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.
- i. **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.
- j. **Recordation and Effective Date.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be

null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

- k. **Acceptance of Declaration.** The Owner acknowledges that acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.
- l. **Owner.** The term Owner shall include all heirs, assigns, and successors in interest.

**[Signature Pages to Follow]**

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**WITNESSES:**

**ACORN 27, LLC,**  
a Florida limited liability company

\_\_\_\_\_  
Signature

\_\_\_\_\_  
By: David Fahmie, Manager

\_\_\_\_\_  
Address:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address:

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by David Fahmie, as Manager of Acorn 27, LLC, a Florida limited liability company on behalf of said company for the purposes stated herein. He is personally known to me or has produced \_\_\_\_\_ as identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026, in the County and State aforesaid.

\_\_\_\_\_  
Signature

Notary Public - State of \_\_\_\_\_

\_\_\_\_\_  
Print Name

My Commission Expires:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 1, Block 6, Gulfair Estates, together with the West 1/2 of that certain 20 foot vacated alley lying between the North and South Lot lines as extended East to the centerline of said alley, according to the plat thereof as recorded in Plat Book 40, Page 11, Public Records of Miami-Dade County, Florida.

Lot 2, Block 6, Gulfair Estates, together with the West 1/2 of that certain 20 foot vacated alley lying between the North and South Lot lines as extended East to the centerline of said alley, according to the plat thereof as recorded in Plat Book 40, Page 11, Public Records of Miami-Dade County, Florida.

Lot 3, Block 6, Gulfair Estates, together with the East 1/2 of that certain 20 foot vacated alley lying between the North and South Lot lines as extended West to the centerline of said alley, according to the plat thereof as recorded in Plat Book 40, Page 11, Public Records of Miami-Dade County, Florida.

And

Lot 14, Block 6, Gulfair Estates, together with the East 1/2 of that certain 20 foot vacated alley lying between the North and South Lot lines as extended West to the centerline of said alley, according to the plat thereof as recorded in Plat Book 40, Page 11, Public Records of Miami-Dade County, Florida.

Containing 38,197 Square Feet or 0.88 Acres, more or less, by calculations.

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MIAMI-DADE COUNTY  
PROCESS NO: Z22-243  
DATE FILED: 11/21/2022  
BY: ISA

**DISCLOSURE OF INTEREST\***

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percentage 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: ACORN 27, LLC, A FLORIDA LIMITED LIABILITY COMPANY

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
David Fahmie 1515 US HWY 1, STE 103, SEBASTIAN, FL 32958	100%

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

TRUST/ESTATE NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>

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PROCESS NO: 22-243  
DATE: NOV 1 2022  
BY: ISA

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

NAME OF PURCHASER: \_\_\_\_\_

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

Date of contract: \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

Signature: *[Handwritten Signature]*  
(Applicant)

Sworn to and subscribed before me this 29 day of December, 2021. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

*[Handwritten Signature]*  
(Notary Public)



SANDRA GELLINGER  
Notary Public  
State of Florida  
Comm# HH184653  
Expires 12/7/2025

My commission expires 12/7/2025

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

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EXHIBIT "A"

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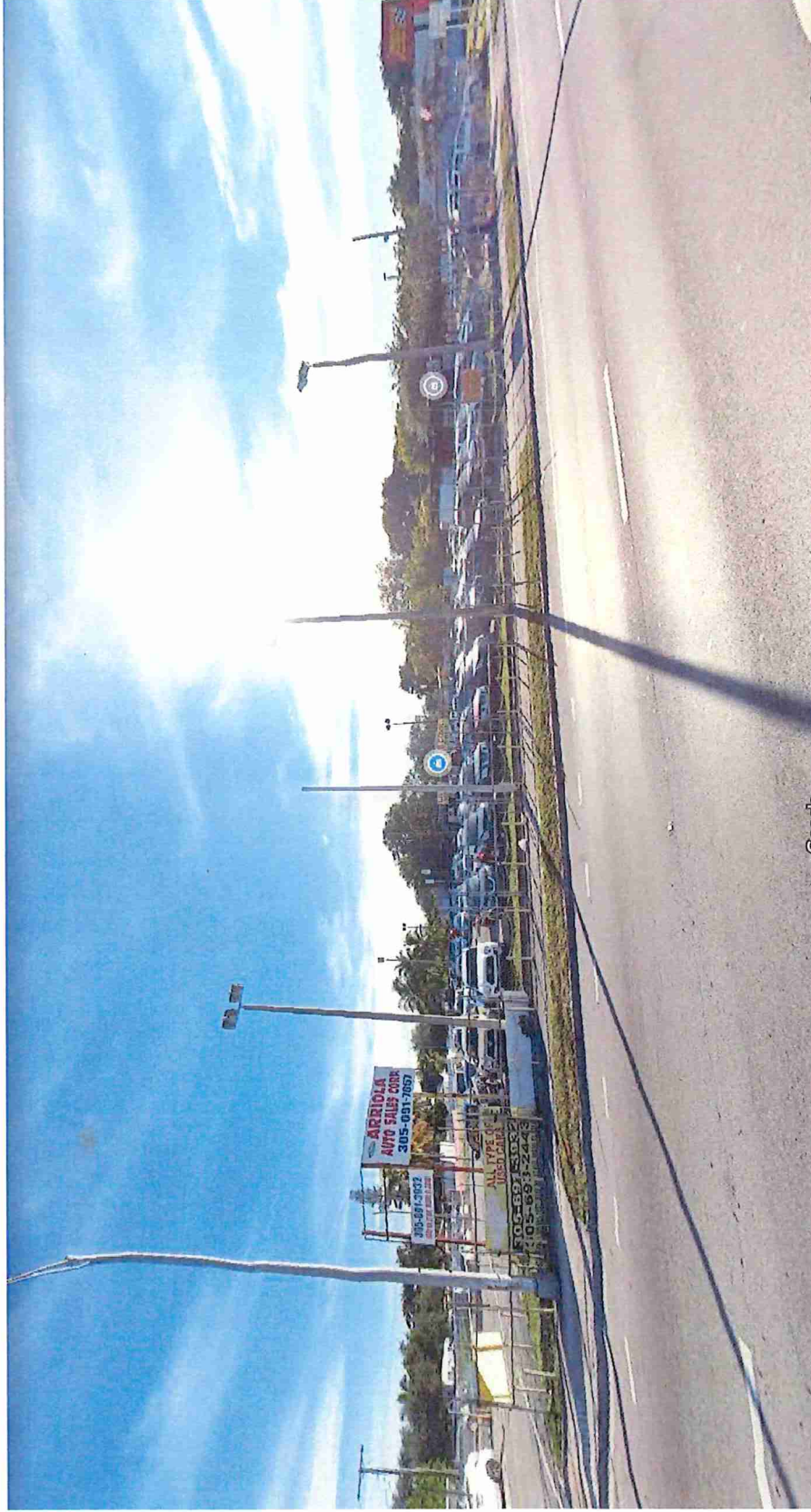
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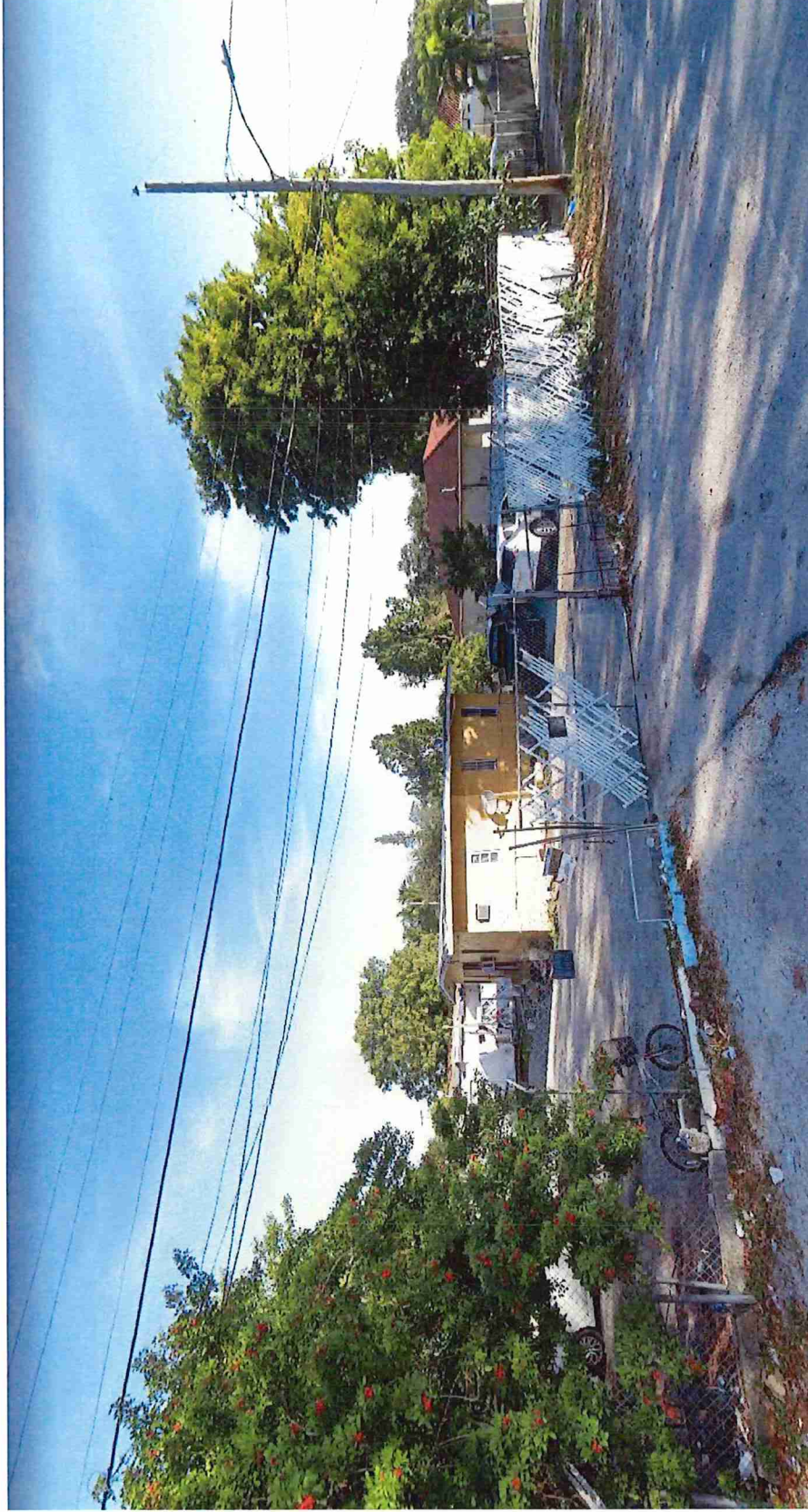
Acorn 27, LLC / View from NW 27th Avenue



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Acom 27, LLC / View from NW 93rd Street



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Acorn 27, LLC / View from NW 93rd Terrace



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