

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

PH: Z24-244

June 18, 2026

Item No. 8C1

Recommendation Summary	
Commission District	6
Applicant	LR Miami Airport Hotel, LLC.
Summary of Requests	The applicant seeks to modify a previously approved Development Order (DO) for the Development of Regional Impact (DRI) to reduce the DRI boundaries. Additionally, the applicant is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located within the SMART Corridor, and assign to it the permitted uses and development regulations applicable under Section 33C-3.3 of the County Code for the "SMART Corridor Subzone of the Rapid Transit Zone (RTZ)", in order to develop the property with a mixed-use development, including workforce housing. The applicant also seeks to modify a condition of a previously approved resolution to allow for a revised general development plan reflecting the proposed mixed-use development, including the retention of the existing hotel on the subject property, and to permit a combination of landscaped and hard surface areas within the building frontage zone, which is otherwise not permitted by the Code.
Location	5800 Blue Lagoon Drive, Miami-Dade County, Florida
Property Size	±11.3-gross (±10-net) acres
Existing Zoning	IU-2, Heavy Industrial Manufacturing District
Existing Land Use	Sofitel Hotel
2030-2040 CDMP Land Use Designation	<i>Office Residential & Within One-Quarter (¼) Mile of a Rapid Transit Activity Corridor (see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the requested land use categories on the LUP map and the interpretative text and policies of the CDMP
Applicable Zoning Code Sections	Section 33-311(A)(7) Generalized Modification Standards Section 33C-3.3 (I) Review and approval procedures for development in SMART Corridor Subzone, Section 33C-3.1(B) Initial Review, Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum) <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval, with conditions.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(A)(1) of the Miami-Dade County Code, which provides for "Applications for development approval of Developments of Regional Impact ("DRI") or modification thereof, including applications for modifications to restrictive covenants related thereto, after hearing and recommendation by the Community

Zoning Appeals Board or Boards having jurisdiction over the area encompassed by the entire Development of Regional Impact.” Additionally, Section 33-314(A)(1)(a) provides that “where an application for development approval of a DRI or modification thereof also contains a request for any other action under this chapter requiring a public hearing or where there is pending on any property an application of or development approval for a DRI and an application for any other action under this chapter requiring a public hearing (related requests), all such applications shall be heard in their entirety by the Board of County Commissioners after hearing and recommendation of the Community Zoning Appeals Board or Boards having jurisdiction over the area encompassed by the application or applications.”

PROCEDURAL HISTORY:

On April 29, 2026, this application was heard by Community Zoning Appeals Board (CZAB) No. 8 for the purpose of providing a recommendation pursuant to Section 33-314(A)(1)(a) of the County Code. CZAB No. 8 recommended approval with conditions pursuant to Resolution No. CZAB8-10-26. Final action on the application rests with the Board of County Commissioners (BCC).

REQUESTS:

- (1) DELETION of ±11.3-gross (±10-net) acres of the DRI (“Blue Lagoon”) legally described as follows:

“LOT 5, BLOCK 2, BLUE LAGOON WEST SECTION TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 122 AT PAGE 74 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.”

The purpose of request #1 is to allow the applicant to remove the subject property from the legal description of the “Waterford at Blue Lagoon” DRI, and to reflect the removal of the subject property from the DRI Master Development Plan (Map H), dated February 2022, as shown on the updated Map H dated and stamped received March 11, 2026.

- (2) SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the “SMART Corridor Subzone of the Rapid Transit Zone”, the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-3.3 of the County Code.
- (3) MODIFICATION of Condition #2 of Resolution No. 4-ZAB-406-84, passed and adopted by the Metropolitan Dade County Zoning Appeals Board, reading as follows:

FROM: “2. “That the approval of the plan shall be substantially in accordance with the plans submitted for the public hearing entitled “Hotel Sofitel Miami”, prepared by Designmark, consisting of 5 sheets dated 8-21-84; landscape plans entitled “Miami Sofitel”, prepared by Goleman & Rolfe Assoc., Inc., dated revised 8-31-84; fire safety & paving and drainage plans entitled “Miami Sofitel”, as prepared by Bechamps, Aylward & Assoc., Inc., consisting of 2 sheets dated 9-14-84; and lake plans entitled “Lake Cross Sections”, as prepared by Bechamps, Aylward & Assoc., Inc., consisting of 2 sheets and undated.”

TO: "2. "That the final site plan must conform to the general development plans dated stamped received 6/3/2025 as approved pursuant to this Special Exception."

The purpose of request #3 is to allow the applicant to submit general development plans showing the existing hotel as well as the mixed-use development being proposed.

- (4) NON-USE VARIANCE of zoning regulations requiring that the building frontage zone shall be hard-surfaced; to waive same to permit a combination of both landscaped and hard-surfaces in some areas of the building frontage zone.

PROJECT HISTORY AND DESCRIPTION:

Pursuant to Resolution No. Z-32-90, the ±388-acre subject property was approved as a Development of Regional Impact (DRI), permitting approximately 3.7 million square feet of office space, 100,000 square feet of retail uses, restaurant uses with a combined total of 750 seats, a 10,000-square-foot health club, and three (3) hotels totaling 1,200 rooms. In 1996, pursuant to Resolution No. Z-46-96, the Development Order was amended to increase office space to 4.53 million square feet, reduce support retail space to 30,000 square feet, and decrease restaurant seating to a combined total of 500 seats, while leaving the health club and three hotels unchanged. In 1998, pursuant to Resolution No. Z-24-98, the Development Order was further amended to permit five (5) hotels with a combined total of 1,400 rooms, reduce office square footage, and extend the project build-out date. Subsequently, pursuant to Resolution No. Z-7-12, the build-out date was further extended to November 2021.

More recently, in 2016, pursuant to Resolution No. CZAB8-16-17, CZAB#8 reviewed and recommended approval of a modification to the Development Order that included, among other changes, the reduction in the Development of Regional Impact (DRI) acreage through the removal of the ±11.3-gross (±10-net) acre Sofitel Hotel parcel, which is the subject of the current request. At that time, staff and CZAB determined that the deletion of this parcel would not result in adverse impacts to the DRI or alter the approved DRI development program, as the existing 281-room Sofitel Hotel, constructed in 1986, predated the DRI approval. The 2016 recommendation also contemplated a redistribution of uses within the remaining DRI, including reductions in office space and hotel rooms and the introduction of residential units, while maintaining the overall mix of uses. Accordingly, the current request to remove the ±11.3-gross (±10-net) acre parcel from the DRI program is consistent with, and builds upon, the modification previously reviewed and recommended for approval by CZAB#8 in 2016.

The removal of the ±11.3-gross (±10-net) acre parcel required final approval by the Board of County Commissioners (BCC); however, the applicant withdrew that portion of the request in 2016 prior to final BCC action. As a result, pursuant to Resolution No. Z-8-22, the modification ultimately approved was limited to changes to the previously approved Development Order conditions, including a decrease in office uses, an increase in residential uses within the DRI development program, an extension of the project build-out date, and a District Boundary Change.

As part of this application, the applicant now seeks to reconsider the removal of the ±11.3-gross (±10-net) acre parcel from the Development of Regional Impact (DRI) program the applicant plans to develop the site with a mixed-use project in accordance with the SMART Plan Corridor RTZ Subzone. Staff notes that, as previously stated in the 2016 application, "the deletion of the ±11.3-gross (±10-net) acre Sofitel Hotel parcel from the DRI will not result in adverse impacts to the DRI nor alter the approved DRI development program." The existing 281-room hotel was constructed

in 1986 and predates the approval of the DRI, which was established pursuant to Resolution No. Z-30-90, adopted by the Board of County Commissioners on February 8, 1990, as amended.

Staff notes that the subject property is located within unincorporated Miami-Dade County, and within a 1/4 mile of the East-West Corridor, a CDMP designated Rapid Transit Activity Corridor. The East-West Corridor is also one of the six rapid transit corridors identified as a part of the Strategic Miami Area Rapid Transit (SMART) Plan adopted by the Miami-Dade County's Transportation Planning Organization (TPO) in April 2016 and endorsed by the Board of County Commissioners (BCC) by Resolution No. R-523-16.

In April 20, 2021, the Board of County Commissioners (BCC) had adopted Ordinance No. 21-33 related to the Rapid Transit System- Development Zone (RTZ), codified in Section 33C of the County Code. Subsequently, on September 1, 2022, the Board adopted Ordinance No. 22-106, amending Section 33C of the Code, to include within the Rapid Transit Zone, all land areas that are located wholly or partially within one-half mile of each of the aforementioned SMART Plan Corridors (Smart Corridors). Ordinance No. 22-106 includes Exhibit 32, which identifies the six SMART Plan Corridors, including the East-West Corridor extending from western Miami-Dade County through Downtown Miami and continuing east toward Miami Beach, as illustrated in the map below. Figure 1 (on next Page 5) shows Exhibit 32 superimposed with the subject property which is located in close proximity to the RTZ SMART Corridor. These developable parcels such as the subject site, located within the 1/4-mile Buffer Area of a SMART Plan Corridor, may be developed with transit-supportive uses in accordance with Chapter 33C of the County Code. The SMART Corridor Subzone, found under Section 33C-3.3 of Chapter 33C, provides the permitted uses, development standards, regulatory framework, site plan review standards, and procedures for zoning approvals; revises requirements pertaining to workforce housing units; amends procedures for other subzones and non-Metrorail development areas based on the new standard procedures.

However, in order to implement that, the SMART Corridor Subzone regulations provided under Section 33C-3.1, Standard Procedures for RTZ subzones, require a two-step development approval process. The first step, or "Initial Review", requires the Board to hold a public hearing and decide the application equivalent to a rezoning. The second step, or "Final Review", consists of an administrative review by the Department of Regulatory and Economic Resources (RER) of a site plan for the subject property at a future point in time. As per the main request, this application consists of the initial review of the general development plans for the subject property that is located within a 1/4-mile of a SMART Plan Corridor, in order to assign to it the permitted uses and development regulations applicable under Section 33C-3.3 of the County Code for the "SMART Corridor Subzone".

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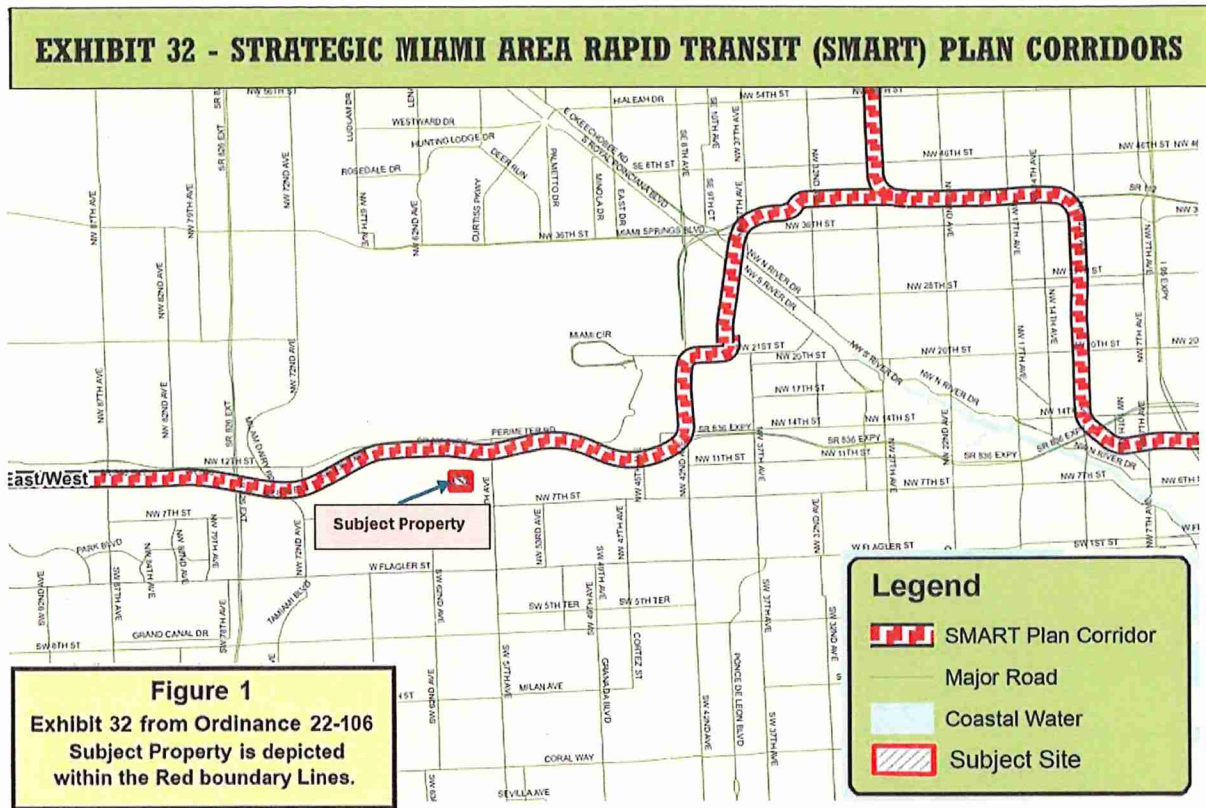


Figure 1

The applicant has submitted general development plans depicting the anticipated massing and location of the proposed residential structures on the subject site, providing a conceptual layout that will be further refined through the Administrative Site Plan Review (ASPR) process. The applicant seeks approval of these general development plans to develop the property with a mixed-use project consisting of two (2) eight (8)-story mixed-use buildings with attached parking structures, in addition to the existing fifteen (15)-story hotel. The Project is contemplated to include 600 dwelling units (300 per building), of which seventy-five (75) will be designated as Workforce Housing Units (WFUs), approximately 1,151 parking spaces, approximately 14,900 square feet of amenity space, and 6,000 square feet of retail space (request #2).

As part of this application, the applicant also seeks to modify a condition of a previously approved resolution to allow for a revised general development plan reflecting the proposed mixed-use development, including the retention of the existing hotel on the subject property, and to permit a combination of landscaped and hard surface areas within the building frontage zone, which is otherwise not permitted by the Code (requests #3 and #4). Staff notes that these requests are necessary to ensure that the previously approved plans are revised to incorporate the proposed general development plan, including the existing hotel, and that the requested ancillary non-use variance will allow for the preservation of existing mature trees on the site.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-2; hotel	Office Residential, Water
North	IU-2; office	Office Residential
South	IU-2; office	Office Residential
East	IU-2; hotel	Office Residential
West	IU-2; water	Water

NEIGHBORHOOD COMPATIBILITY:

The subject property is currently developed with an existing 281-room hotel, constructed in 1986 and predating the approval of the Development of Regional Impact (DRI), which was established in 1990 pursuant to Resolution No. Z-32-90, as amended. The site is located within the Waterford at Blue Lagoon DRI and is in close proximity to State Road 836, a major east–west expressway, and Miami International Airport, located to the north. The surrounding area is characterized by a mix of office, hotel, and commercial uses, with residential uses located within the City of Miami to the south. The property is located within the Urban Development Boundary (UDB) and the County’s Urban Infill Area (UIA) and is within one-quarter (¼) mile of the East-West SMART Plan Corridor, a CDMP-designated Rapid Transit Activity Corridor, placing it within the RTZ SMART Corridor Subzone.

SUMMARY OF THE IMPACTS:

Approval of this application will result in a reduction of the boundaries of the Waterford at Blue Lagoon Development of Regional Impact (DRI) and the redevelopment of the site under the SMART Corridor Subzone of the Rapid Transit Zone (RTZ). Staff notes that the applicant has submitted supporting documentation, including the 2012 DRI Annual Report, which indicates that all required improvements under the original Development Order have been completed. The removal of the ±11.3-gross (±10-net) acre parcel will provide the applicant with additional flexibility for future development of the site, including a mix of residential and commercial uses, and will facilitate the provision of additional housing opportunities and improved access to commercial uses within the Blue Lagoon area, which is located in close proximity to Miami International Airport and State Road 836. As part of this application, the applicant has submitted a General Development Plan proposing a mixed-use development consisting of 787 residential units (including the 281 existing hotel units) and approximately 6,000 square feet of retail space. The request has been reviewed by the applicable Miami-Dade County departments, all of which have expressed no objections to the proposed General Development Plan. Staff also notes that, as required by Section 33-314(A)(1)(a) of the Miami-Dade County Code, Community Zoning Appeals Board (CZAB) No. 8 reviewed and recommended approval of this application pursuant to Resolution No. CZAB8-10-26. Based on staff’s analysis and the departmental memoranda received, staff finds that the removal of the subject parcel from the DRI will not result in adverse impacts to traffic, environmental resources, or emergency services. In addition, the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the proposed development is expected to generate approximately 258 PM peak hour vehicle trips. However, the subject property is located within the Urban Infill Area, where traffic concurrency does not apply. Staff notes that the application may add to the population in the area and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated **Office/Residential** on the CDMP Land Use Plan (LUP) map. *Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses.* The CDMP Land Use Element interpretative text for the Office/Residential use also states that *within the Office/Residential Category, business uses ancillary and to serve the on-site use(s) may be integrated in an amount not to exceed 15 percent of the total floor area.*

The applicant is requesting to remove the subject parcel, which is owned by the applicant, from the Waterford at Blue Lagoon Development of Regional Impact (DRI), as established pursuant to Resolution No. Z-32-90. Approval of the application would provide additional flexibility for the future development of the site and allow for the inclusion of residential uses, including workforce housing, within a mixed-use development. Staff finds that the removal of the ±11.3-gross (±10-net) acre parcel from the DRI is **consistent** with the criteria outlined in **Policy LU-1B** of the Land Use Element interpretative text of the Miami-Dade Comprehensive Development Master Plan (CDMP), which states that *major centers of activity, industrial complexes, regional shopping centers, large scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multimodal accessibility.* Specifically, the site is located within unincorporated Miami-Dade County, in close proximity to Miami International Airport and State Road 836, and within one-quarter (¼) mile of the East/West Corridor, a CDMP-designated Rapid Transit Activity Corridor and one of the six corridors identified under the Strategic Miami Area Rapid Transit (SMART) Plan adopted by the Miami-Dade County Transportation Planning Organization (TPO) in April 2016 and endorsed by the Board of County Commissioners through Resolution No. R-523-16. These locational characteristics support the policy's intent to concentrate mixed-use and employment-supportive development in areas capable of accommodating increased density and intensity, while reinforcing the subject site's function as a structuring element of the County's urban development pattern.

As previously noted, the subject site is located within one-quarter (¼) mile of the East/West Corridor, one of the six (6) SMART Plan corridors, and is also situated within a CDMP-designated Rapid Transit Activity Corridor. The Mixed-Use Development provisions of the CDMP Land Use Element encourage higher density and intensity of compatible, transit-oriented, and supportive development within these areas. Developable parcels located wholly or partially within one-quarter (¼) mile of a SMART Plan Corridor Rapid Transit Zone (RTZ) Subzone, such as the subject site, may be developed with a variety of land uses, residential densities, and building intensities **consistent** with and in conformance with the thresholds established in the CDMP. Accordingly, removal of the subject property from the DRI would allow the site to fully take advantage of the additional density and intensity currently permitted under the SMART Plan Corridor RTZ Subzone, thereby facilitating a compact, mixed-use, and transit-supportive development pattern **consistent** with CDMP objectives.

Further, staff finds that the proposed removal of the subject parcel from the DRI is **consistent** with Policy **LU-1C** of the CDMP Land Use Element interpretative text, which provides that *Miami-Dade County shall give priority to infill development on vacant or underutilized sites within currently urbanized areas and to the redevelopment of substandard or underdeveloped, environmentally suitable urban areas contiguous to existing urban development where adequate urban services and facilities are available or projected to accommodate additional demand.* The subject property is located within the Urban Development Boundary (UDB), within an established urbanized area, and is served by existing transportation infrastructure, utilities, emergency

services, and other public facilities. The proposed removal of the DRI and future proposal to be presented at BCC for the redevelopment of the site at increased density and intensity is **consistent** with the SMART Plan Corridor RTZ Subzone supports efficient land use, infrastructure optimization, and sustainable urban growth in a location specifically identified by the CDMP for such development.

Therefore, staff opines that the request to remove the subject property (± 11.3 -gross (± 10 -net) acre parcel) from the DRI program is **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density thresholds permitted on the CDMP Land Use Plan map. Staff further finds that approval of the application will not result in significant impacts that would disrupt or degrade the safety and tranquility of surrounding properties and that the proposed development would be compatible with the surrounding area, as further discussed in the Zoning Analysis below.

As part of this application, the applicant is also requesting a Special Exception for a general development plan for the purpose of assigning to the subject property, located within the "SMART Corridor Subzone of the Rapid Transit Zone," the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-3.3 of the County Code. This request is accompanied by a general development plan that serves as a conceptual framework illustrating the proposed layout, massing, and intensity of development, which will be further refined at the time of Administrative Site Plan Review (ASPR). As indicated in the plans, the proposed development consists of two (2) eight (8)-story mixed-use buildings with attached parking structures, in addition to the existing fifteen (15)-story hotel (the "Project"). The Project is contemplated to include 600 dwelling units (300 per building), of which seventy-five (75) will be designated as Workforce Housing Units (WFUs), approximately 1,151 parking spaces, approximately 14,900 square feet of amenity space, and 6,000 square feet of retail space. The Project is consistent with the standards of Chapter 33C of the County Code and the regulations of the SMART Corridor Subzone and Mixed-Use Corridor (MCD) district. It is noted that the plans, data tables, and renderings submitted are conceptual in nature and provided for reference purposes only, as final approval of the site plan, zoning data, access, and development program will be addressed through a separate Administrative Site Plan Review application (Application No. Z2024000247), which is currently under review.

Staff opines that the proposed development furthers the County's policies promoting the redevelopment of infill and underutilized urban areas, such as the subject site, where existing infrastructure and services have the capacity to accommodate additional demand. The project will introduce residential uses in proximity to employment centers and neighborhood-serving retail, allowing residents to live closer to where they work and access goods and services conveniently. Staff further finds that the proposed residential density is **compatible** with the existing and surrounding land uses and designations, which include a mix of office, hotel, and commercial uses, with residential development located within the City of Miami to the south. Accordingly, the proposed development is **consistent** with County policies encouraging increased residential density and intensity within the Urban Development Boundary (UDB).

Therefore, staff opines that the request to remove the subject property (± 11.3 -gross (± 10 -net) acres) from the DRI program, include it within the SMART Corridor Subzone, and assign the applicable permitted uses and development regulations is **consistent** with the CDMP Land Use Element interpretative text and the maximum density permitted under the CDMP Land Use Plan (LUP) map. Staff further opines that approval of the application will not create any significant

impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request to delete ±11.3-gross (±10-net) acres from the legal description of the DRI (request #1). When the application to permit the deletion of a portion of the legal description in a Development Order established pursuant to Resolution No. Z-32-90 is analyzed under Section 33-311(A)(7) Generalized Modification Standards, staff opines that the approval of said request would be **compatible** with the surrounding area for the reasons stated below. In staff's opinion, approval of the proposed deletion would not generate excessive noise or traffic, provoke excessive overcrowding of people or tend to provoke a nuisance based on the memoranda from the departments reviewing the application. For example, the memoranda submitted by the Miami-Dade County Environmental Department indicate that the approval of the application will not create additional impacts on the environmental or water resources in this area and meets all applicable LOS standards for an initial development order as specified in the CDMP for potable water supply, wastewater disposal and flood protection. Further, the Miami-Dade Fire Rescue Department (MDFRD) and the Miami-Dade Police Department (MDPD) do not object to the application. In addition, the memorandum from Department of Regulatory and Economic Resources Development Services Division - Platting and Traffic Review Section indicates that the proposed DRI boundary change will not result in excessive traffic and meets the traffic concurrency criteria. Such memorandum also indicates that the proposed redevelopment will generate approximately an additional 258 PM peak hour vehicle trips and that the applicant meets the traffic concurrency because it lies within the Urban Infill Area where traffic concurrency doesn't apply. Based on said memorandums, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area within the DRI and the surrounding areas, staff opines that approval of the application would be **compatible** with the area concerned.

As part of this application, the applicant has submitted the required documentation describing the proposed reduction of acreage of the DRI. Staff notes that the applicant request to reduce the acreage within the DRI contributes to a reduction in the calculations for traffic and other impacts within the DRI. Notwithstanding, staff notes that the future development of this ±11.3-gross (±10-net) site, required a similar concurrency review to determine the impacts on the surrounding community. In addition, at the time the DRI was approved in 1991, the DRI Developer was required to make a series of infrastructure improvements. Documents submitted by the applicant include the 2012 DRI Annual Report which indicates that all required improvements for the DRI have long been satisfied. Pursuant to Florida Statute Section 380.06(7)(a), "any proposed change to a previously approved development of regional impact shall be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations, including, but not limited to, procedures for notice to the applicant and the public regarding the issuance of development orders." Accordingly, the County has exclusive jurisdiction over any changes to DRI orders. Furthermore, staff's review of the original Waterford at Blue Lagoon Development of Regional Impact (DRI) documentation indicates that, in certain amendments, the legal description of the subject parcel was either not included or the accompanying exhibits and maps identified the subject parcel as "NOT A PART." For example, court-filed documents associated with the original Development Order under Resolution No. Z-32-90, as well as Resolution No. Z-46-96, do not include the legal description of the subject parcel, and the corresponding plans clearly label the subject parcel as "NOT A PART." Additionally, staff notes that the subject parcel has not been allocated specific use

assignments or development program allocations within the DRI, unlike other parcels within the DRI such as the Core Parcel located to the west, which were expressly assigned defined development rights and uses under prior Development Order amendments.

To ensure clarity regarding the DRI development rights associated with the subject property moving forward, staff has incorporated additional conditions of approval. These conditions provide that all DRI development rights previously allocated to or associated with the subject property shall revert to and be retained by the remaining properties within the DRI boundary. Furthermore, any existing or proposed development on the subject property, including the existing 281 hotel rooms and the proposed residential units, shall be treated as non-DRI development and shall not be entitled to any DRI development rights, vested concurrency, or infrastructure impact mitigation credits. The property owner shall be responsible for independently satisfying all applicable concurrency requirements, obtaining the necessary development approvals, and mitigating any impacts associated with future development.

Based on the documentation submitted, the DRI history, and the memoranda from the reviewing departments, staff concludes that the proposed reduction in acreage is compatible with the surrounding area. **Therefore, staff recommends approval, with conditions, for the removal of the ±11.3-gross (±10-net) acre parcel from the Development of Regional Impact (DRI) program under Section 33-311(A)(7), Modification Standards.**

When analyzing the request for a Special Exception to permit approval of an initial review of the general development plans for a subject property that is located within the SMART Corridor, and assign to it the permitted uses and development regulations that are applicable under Section 33C-3.3 of the County Code for the "SMART Corridor Subzone of the RTZ" (request #2), under Section 33-311(A)(3) Special Exceptions, and Section 33C-3.1(B) Initial Review, staff supports the request and opines that based on the foregoing analysis and for reasons stated above and below, the proposed request would be **compatible** with the surrounding area when considering the necessity and reasonableness of the request in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses.

Staff supports the request and opines that for the reasons explained in the Comprehensive Development Master Plan Analysis section, approval of this application would enable the development/redevelopment of the subject parcel in a manner that is **compatible** with the natural transition of trend of development in the surrounding area. Staff notes that approval of the request would also authorize for the site all the applicable permitted uses identified under Section 33C-3.3(B) (see Addendum). Based on the submitted letter of intent and general development plans, the applicant intends to redevelop the ±11.3-gross (±10-net) acres subject site as a mixed-use development consisting of two (2) eight (8)-story mixed-use buildings with attached parking structures, in addition to the existing fifteen (15)-story hotel. The Project is contemplated to include 600 dwelling units (300 per building), of which seventy-five (75) will be designated as Workforce Housing Units (WFUs), approximately 1,151 parking spaces, approximately 14,900 square feet of amenity space, and 6,000 square feet of retail space. Based on the general development plans the project provides approximately 1.61 acres (16.1%) of open space, and with regards to Floor Area Ratio (FAR), meets the minimum floor area ratio of 0.5 as required by subsection 33C-3.3(C) of the code, and provides 2.0 as the maximum FAR. The maximum building height for the

proposed development will be 8 stories and an existing remain 15 stories hotel, constructed in 1986. Staff notes that there are taller buildings to the south and east of the subject property. As such, staff opines that the proposed development will be compatible to the surrounding neighborhood. The accompanying master plan generally depicts a preliminary general development program for the subject parcel and includes site plans; lot coverage; aerials; and renderings for the proposed mixed-use development at the subject site (see Figure 2 below).

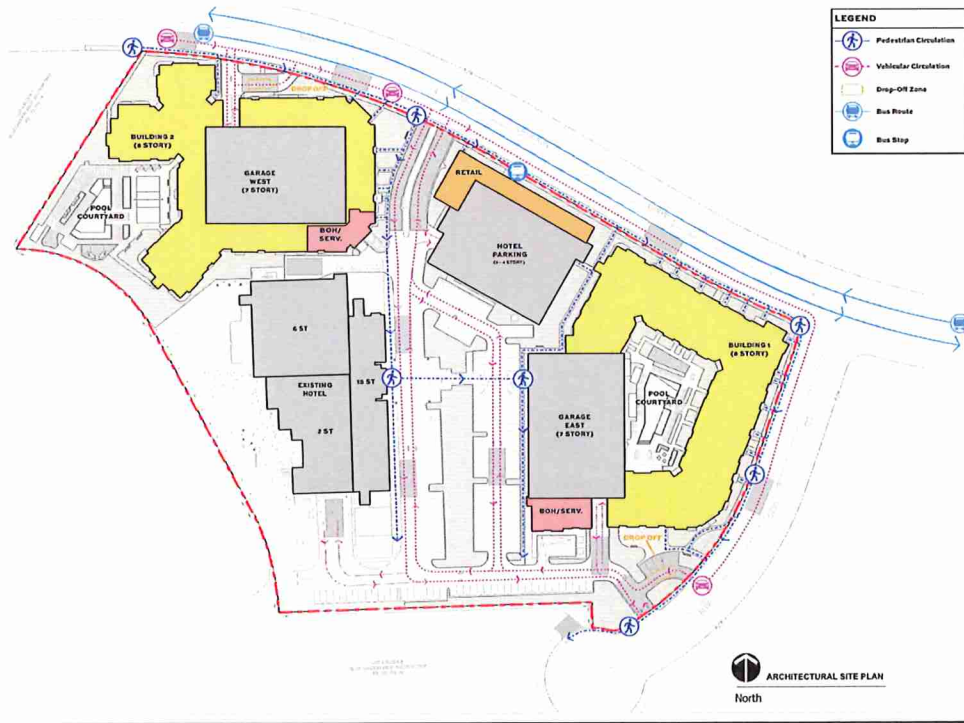


Figure 2

Attached plans consists of the subject property's general development plans depicting the location and massing of the proposed buildings and provides a potential concept plan for the subject property which would be further detailed through the Administrative Site Plan Review (ASPR)

('Final Review') process currently under review under ASPR No. Z2024000247. Staff notes that the proposed development complies with all the development standards and general requirements set forth in Section 33C-3.3(D) regarding density, setbacks, heights of buildings, FAR, open space, lot coverage, and landscaping. As designed, the development would be within the density, massing and floor area ratio threshold that would be allowed under the aforementioned SMART Corridor RTZ Subzone regulations, would be similar in scale to the surrounding area, will produce a development that will be compatible with the neighborhood, is consistent with, and complements the overall development trend in the area.

In order to effectuate future development of the site in accordance with the applicable SMART Corridor RTZ Subzone regulations, the applicant requests modification of a condition of a previously approved resolution to permit a revised general development plan reflecting the proposed mixed-use development, including retention of the existing hotel on the subject property (request #3). Pursuant to Section 33-311(A)(7), Generalized Modification Standards, staff recommends approval of this request, as the modification to Condition #2 is inextricably intertwined with request #2, which staff supports. The modification is contingent upon approval of the general development plan and the assignment of permitted uses under Section 33C-3.3 of the County Code, thereby allowing development consistent with SMART Corridor Subzone regulations. Staff further notes that, in place of Condition #2 of Resolution No. ZAB-406-84, the applicant has submitted a revised general development plan incorporating the existing 281-room hotel and the proposed mixed-use development, including workforce housing units. Accordingly, staff finds the request to be reasonable and **compatible** with the surrounding area, considering the present and future development of the area concerned.

As such, staff opines that approval of the general development plans for a mixed-use development on a subject property within the SMART Corridor (request #2), along with the request for the modification of the prior resolution to allow development on the subject site based on the SMART Corridor RTZ Subzone regulations (request #3), would be **compatible** with the surrounding area in density and scale, will not detrimentally impact the area, and will provide a sensitive well-designed transition to the surrounding neighborhood. **Therefore, staff recommends approval, with conditions, of request #2 under Section 33-311(A)(3) Special Exceptions and Section 33C-3.1(B) Initial Review, and approval, with conditions, of request #3 under Section 33-311(A)(7), Generalized Modification Standards.**

Lastly, the applicant seeks to permit a combination of landscaped and hard surface areas within the Building Frontage Zone, which is otherwise not permitted by the Code (request #4). When analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff supports the request and finds that approval, with conditions, would be compatible with the surrounding area and would not adversely affect the character of the neighborhood, generate excessive noise or traffic, create hazardous conditions, or result in overcrowding or nuisance conditions. The proposed development generally complies with the applicable Building Frontage Zone requirements, including maintaining a minimum five (5)-foot clear width at the same grade as the abutting sidewalk to ensure unobstructed pedestrian circulation. Staff also notes that, pursuant to the Code, the Building Frontage Zone shall be hard-surfaced, except for tree grates or tree planters; however, where adjoining ground-story residential uses, the frontage may consist of landscaped areas, hard surfaces, or a combination thereof. In this case, only the portion of the Building Frontage Zone adjoining the proposed retail uses does not comply with the hard-surfacing requirement and instead proposes a combination of hard surface and landscaped areas. This non-compliant segment is limited to approximately 191 feet and 4 inches of the total 483 feet of Building Frontage Zone, representing approximately 39.6 percent of the

overall frontage. Staff finds that this limited deviation is due to the unique configuration of the property and is necessary to preserve existing mature trees and tree canopy.

The requested variance will allow a mix of landscaping and hard surface areas that preserves existing mature trees and tree canopy, while creating an aesthetically cohesive and pedestrian-oriented frontage that substantially complies with Code requirements. Furthermore, the proposed development satisfies all applicable building placement standards, except as modified herein, and promotes a compatible mix of uses within a high-quality pedestrian environment consistent with the goals, policies, and objectives of the Mixed-Use Development section of the Land Use Element of the CDMP. As such, staff opines that approval with conditions of the requests will maintain the *basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community* and that the requested non-use variance for the proposed mixed-use development would be **compatible** with the surrounding area and would not be detrimental to same. **Therefore, staff recommends approval, with conditions of request #4 under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted general development plan provides two (2) primary points of vehicular ingress/egress to the subject property, including one (1) access point from Blue Lagoon Drive/Old Dixie Highway and one (1) primary access point from SW 57 Court/NW 57 Court, which functions as the main entry to the site. In addition, internal circulation is facilitated through a network of drive aisles providing connectivity throughout the development, including access to structured parking garages and surface parking areas, as well as designated drop-off areas serving the residential and hotel components. Pedestrian circulation is integrated throughout the site, with connections to adjacent rights-of-way and transit facilities, including existing bus routes and stops along Blue Lagoon Drive. Parking is provided within two (2) parking garages and surface parking areas distributed throughout the site. The proposed development provides a total of 1,151 parking spaces, where 884 parking spaces are required; therefore, the development exceeds the minimum parking requirements of the Code.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See Above.

OTHER: Not applicable.

RECOMMENDATION:

Approval, with conditions.

CONDITION FOR APPROVAL:

1. That all the other conditions of Resolution No. 4-ZAB-406-84 remain in full force and effect, except as herein modified.
2. That the final site plan must conform to the general development plans dated stamped received 6/3/2025, as approved pursuant to this Special Exception.
3. All DRI development rights previously allocated to, reserved for, or otherwise associated with the Property under the DRI Development Order and the Development Program shall automatically revert to and be retained by the DRI for the benefit of the remaining properties

within the DRI boundary, as it may change from time to time, and subject to the DRI Development Order. Without limiting the applicability of any concurrency exceptions adopted by Miami-Dade County that are applicable independent of the DRI Development Order, the Property shall not be subject to any DRI development rights, vested concurrency, obligations or infrastructure impact mitigation credits preserved pursuant to the DRI Development Order.

4. Any and all development on the Property, whether existing (including the existing two hundred eighty-one (281) hotel rooms) or proposed (including the proposed mixed-use development), shall not constitute a part of the DRI Development Program and shall be treated as non-DRI development for which development rights have not been vested under the DRI Development Order and for which DRI infrastructure impact mitigation credits are not available. Owner shall be solely responsible for independently satisfying its own applicable concurrency requirements, obtaining all necessary development approvals, and mitigating all traffic and infrastructure impacts associated with any development on the Property. No development on the Property, and neither Owner nor its successors, shall utilize any concurrency reservations, vested rights, traffic trip allocations, or impact mitigation credits under or attributable to the DRI Development Order or the Development Program.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Environmental review in the attached memorandum.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade Aviation Department (MDAD) 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.
8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Parks, Recreation and Open Space (PROS) Department as indicated in the attached memorandum.
9. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the attached memorandum.
10. 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.
11. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division as indicated in their attached combined memorandum.

LR Miami Airport Hotel, LLC.

Z24-244

Page | 15

ES:JB:SS:EA

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

PH: LR Miami Airport Hotel, LLC.
Z24-244

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Building and Neighborhood Compliance</i>	<i>Objection</i>
<i>Miami-Dade County Environmental</i>	<i>No objection*</i>
<i>Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division</i>	<i>No objection*</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Water and Sewer Department (WASD)</i>	<i>No objection*</i>
<i>Department of Solid Waste Management (DSWM)</i>	<i>No objection</i>
<i>Aviation Department</i>	<i>No objection</i>
<i>Police</i>	<i>No objection</i>
<i>Fire Rescue Department</i>	<i>No objection</i>
<i>Public Schools</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Office/Residential (Pg. I-43)</p>	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Office/Residential. Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.</i></p> <p><i>Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively office use of the site. When residential uses are mixed with office uses, the overall scale and intensity, including height and floor area ratio of the mixed-use development shall be no greater than that which would I-44 be approved if the parcel was developed in either office use only or residential use only, whichever is higher. Where SURs</i></p>
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ZONING RECOMMENDATION ADDENDUM

PH: LR Miami Airport Hotel, LLC.
Z24-244

	<p>or TDRs are transferred to Office/Residential-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the Density Bonus Programs for Affordable Housing, discussed on the preceding pages, the allowances of the Residential communities section may be used within the limits provided in this paragraph. Within the Office/Residential category, business uses ancillary and to serve the onsite use(s) may be integrated in an amount not to exceed 15 percent of the total floor area. However, the Office/Residential category does not authorize other business or commercial uses.</p>
<p>Mixed Use Development (*SMART Corridor) (Pg. I-44)</p>	<p>Mixed-use development allows a mix of compatible uses in a high-quality pedestrian-oriented street environment. This form of development includes permitted uses mixed within the same building (vertical) or in separate buildings on the same site or within a 5-minute walk (one-quarter mile) (horizontal). The section of this element, entitled "Urban Centers," addresses mixed-use development occurring within designated urban centers. The purpose of this section is to address the mixed-use projects that are to be located outside of the designated urban centers and outside of areas otherwise addressed by the Rapid Transit Zone Development Standards pursuant to Chapter 33C of the Code of Miami-Dade County.</p> <p>Horizontal mixed-use development is hereby defined as the horizontal mix of uses, such as single use buildings on the same site or within one-quarter mile. Such uses may only be permitted in accordance with the following:</p> <ol style="list-style-type: none"> 1) A single use building is located on a site that contains a mix of uses or multiple sites containing a mix of uses joined through a unity of title; or 2) Where the saturation of a single use, including residential or commercial, does not currently or would not be caused to exceed 70% of the total building area within one-quarter mile of the application site. <p>Vertical mixed-use development is hereby defined as projects that contain both residential and non-residential components, such as live-work spaces, neighborhood and specialty retail, convenience services, entertainment, other businesses providing for day-to-day living needs, institutional and civic uses, and professional offices. The residential component must be at least 20 percent of the total floor area but no more than 85 percent of the total floor area. Hotels and apartment hotels, governmental offices, civic uses, and schools may be exempt from these mix requirements.</p> <p>Vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located in:</p> <ol style="list-style-type: none"> 1. Corridors with a maximum depth of 660 feet that are located along 'Major Roadways' as identified on the adopted Land Use Plan map and in areas designated Residential Communities (with the exception of Estate Density and Low Density), Business and Office, and Office/Residential; or 2. Corridors designated as mixed-use corridors in an area plan that has been accepted by the Board of County Commissioners; or

ZONING RECOMMENDATION ADDENDUM

PH: LR Miami Airport Hotel, LLC.
Z24-244

	<p>3. <i>Rapid Transit Activity Corridors</i> which includes the areas within one-half mile of the existing Metrorail corridor and the following proposed SMART Plan corridors: Kendall Drive, Beach Corridor, North Corridor, Northeast Corridor, and the South Dade Transitway Corridor. It also includes the area within one mile of the proposed East-West SMART Plan Corridor.</p> <p>Appropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. Intensities are generally measured as floor area ratios (FARs), which for a particular property is the square footage of the buildings (not counting parking structures or covered pedestrian walkways that are open to the street), divided by the net land area of the parcel. The maximum intensities and densities shall be the greater of those provided in the table below or the maximum intensities and densities of the underlying land use designation. However, the entire development must fit within the building envelope established by the floor area ratio.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;">Mixed-Use Developments Located Within:</th> <th style="text-align: left;">Floor Area Ratio Range</th> <th style="text-align: left;">Maximum Residential Density (dwelling units)</th> </tr> </thead> <tbody> <tr> <td>Major Corridors</td> <td>from 1.0 to 1.5</td> <td>36</td> </tr> <tr> <td>Mixed-use Corridors identified in an area plan</td> <td>Up to 2.0</td> <td>60</td> </tr> <tr> <td colspan="3"><i>Rapid Transit Activity Corridors (SMART Corridors)</i></td> </tr> <tr> <td>Within one-quarter mile</td> <td>Up to 2.0</td> <td>60</td> </tr> <tr> <td>Between one-quarter and one-half mile</td> <td>Up to 1.5</td> <td>36</td> </tr> <tr> <td>Between one-half and one mile (East-West Corridor)</td> <td>Up to 1.25</td> <td>18</td> </tr> </tbody> </table>	Mixed-Use Developments Located Within:	Floor Area Ratio Range	Maximum Residential Density (dwelling units)	Major Corridors	from 1.0 to 1.5	36	Mixed-use Corridors identified in an area plan	Up to 2.0	60	<i>Rapid Transit Activity Corridors (SMART Corridors)</i>			Within one-quarter mile	Up to 2.0	60	Between one-quarter and one-half mile	Up to 1.5	36	Between one-half and one mile (East-West Corridor)	Up to 1.25	18
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Policy LU-1B (Page I-2)	Major centers of activity, industrial complexes, regional shopping centers, large scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multimodal accessibility.																					
Policy LU-1C (Page I-2)	Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.																					

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33C-3.1(B) Initial Review</p>	<p>(B) <i>Initial Review.</i> The first step in obtaining development approval pursuant to this chapter for uses other than those permitted uses allowed as of right pursuant to subsection 33C-3(B)(2) shall be the filing of an application for a special exception for a general development plan, in accordance with the following:</p>
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ZONING RECOMMENDATION ADDENDUM

PH: LR Miami Airport Hotel, LLC.
Z24-244

	<p>(1) <i>Pre-application Conference. The applicant shall participate in at least one pre-application conference coordinated by the Department, including representatives of the departments and agencies identified in Section 33-303.1 (A) (1) to (9).</i></p> <p>(2) <i>Following the pre-application conference, civic uses that are governmental facilities as defined in subsection 33-303 (b)(1), may be approved in accordance with the procedures for approval of governmental facilities set forth in Section 33-303.</i></p> <p>(3) <i>Application for public hearing.</i></p> <p>(a) <i>Following the pre-application conference, a request to approve one or more additional permitted uses enumerated in this chapter, except civic uses to the extent provided in paragraph (B)(2) above, shall be made by filing an application with the Department in accordance with Section 33-304.</i></p> <p>(b) <i>Applications shall be governed by the procedures set forth in Chapter 33, Article XXXVI.</i></p> <p>(c) <i>The application shall be considered a special exception for a general development plan to be considered and acted upon directly by the Board of County Commissioners.</i></p> <p>(4) <i>Required exhibits. The following exhibits shall be submitted with the application:</i></p> <p>(a) <i>Written exhibits: a narrative describing the properties to be included within the site plan, vision statement, consistency with the intent and purpose of these regulations, statement of conformance with these regulations, overall size and location, relevance to the region, connection to the surrounding urban context and rapid transit system, economic impact on the local economy, and any additional information necessary to explain the development.</i></p> <p>(b) <i>Graphic exhibit(s): a plan depicting the property(ies) to be included in the subzone, the roadway network surrounding the property(ies), the pedestrian connections to the rapid transit system, size and folio of each subject property, and any additional information specified at the pre-application conference to evaluate the character and impact of the proposed development.</i></p>
<p>Section 33C-3.3 (l) Review and approval procedures for development in SMART Corridor Subzone</p>	<p>(l) <i>Review and approval procedures for development in SMART Corridor Subzone in unincorporated area; exceptions.</i></p> <p>(1) <i>Applications for development in the SMART Corridor Subzone in the unincorporated area shall be governed by Section 33C-3.1, except as provided in this subsection (l), and except for the following:</i></p> <p>(a) <i>Applications that seek approval as provided in Section 33C-5; or</i></p> <p>(b) <i>Applications that seek approval in accordance with Chapter 33 and that provide:</i></p> <p style="padding-left: 40px;">(i) <i>The minimum floor-area ratio required by subsection (C) above; and</i></p> <p style="padding-left: 40px;">(ii) <i>The minimum workforce housing units required by subsection (B) above.</i></p> <p>(2) <i>Applications in the SMART Corridor Subzone shall be heard as follows:</i></p>

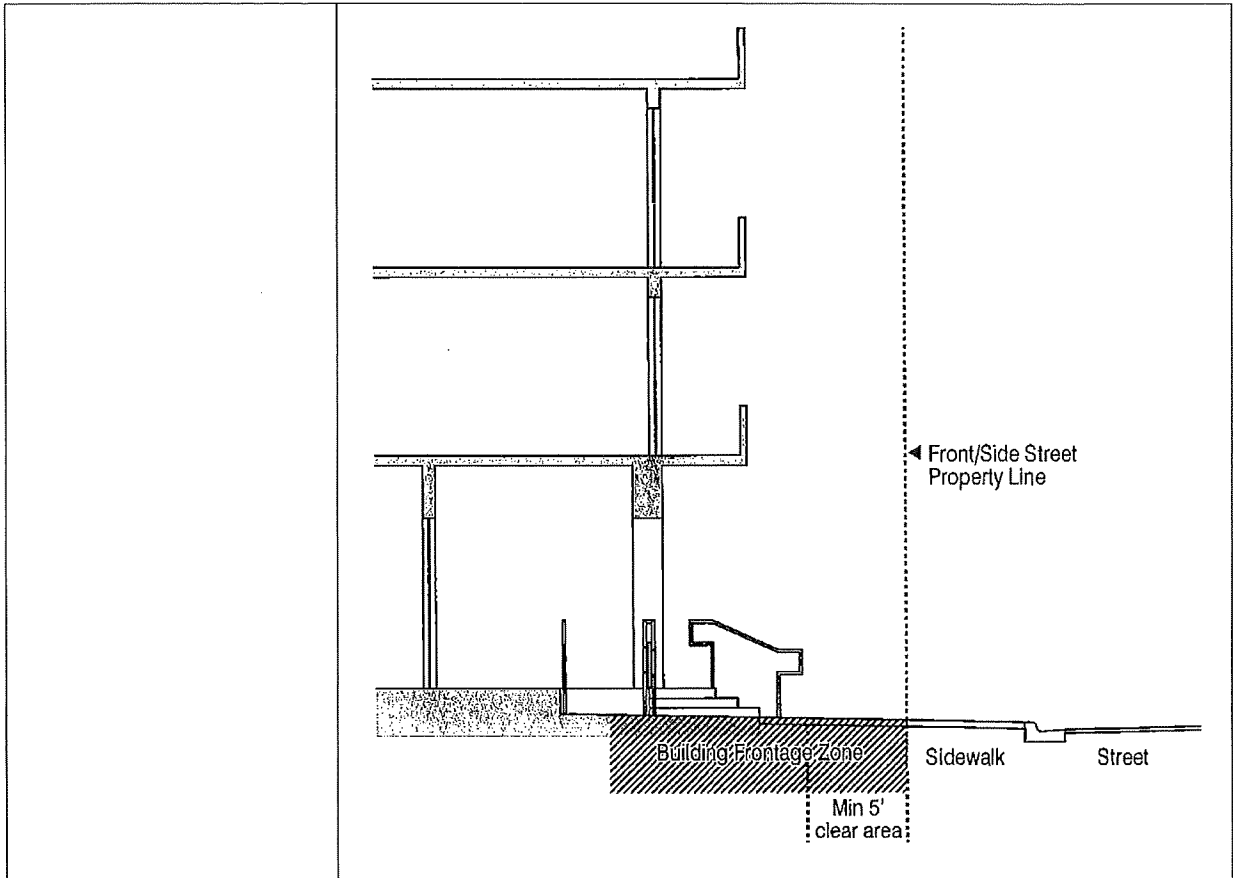
ZONING RECOMMENDATION ADDENDUM

PH: LR Miami Airport Hotel, LLC.
Z24-244

	<p>(a) Applications for properties in the unincorporated area of less than 5 acres in size and seeking approval of less than 250 residential units shall be heard by the applicable Community Zoning Appeals Board, the decision of which may be appealed to the Board of County Commissioners by an aggrieved or adversely affected party.</p> <p>(b) Applications for properties in the unincorporated area of at least 5 acres in size or seeking approval of at least 250 residential units shall be heard directly by the Board of County Commissioners.</p>
<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</p>	<p>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</p>
<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</p>
<p>Sec. 33-493(3)(c)(iv) and (v) - General Site Regulations.</p>	<p>(iv) The building frontage zone shall be hard-surfaced except for tree grates or tree planters, except that the building frontage zone adjoining ground-story residential uses may be landscaped, hard-surfaced, or both.</p> <p>(v) A minimum of 5 feet clear width within the building frontage zone shall be at the same grade as the abutting sidewalk and kept clear for pedestrians, as shown in the following diagram:</p>

ZONING RECOMMENDATION ADDENDUM

PH: LR Miami Airport Hotel, LLC.
Z24-244



RESOLUTION NO. CZAB8-10-26

WHEREAS, LR MIAMI AIRPORT HOTEL, LLC., applied for the following:

- (1) DELETION of ±11.3-gross (±10-net) acres of the DRI (“Blue Lagoon”) legally described as follows:

“LOT 5, BLOCK 2, BLUE LAGOON WEST SECTION TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 122 AT PAGE 74 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.”

The purpose of request #1 is to allow the applicant to remove the subject property from the legal description of the “Waterford at Blue Lagoon” DRI, and to reflect the removal of the subject property from the DRI Master Development Plan (Map H), dated February 2022, as shown on the updated Map H dated and stamped received March 11, 2026.

- (2) SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the “SMART Corridor Subzone of the Rapid Transit Zone”, the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-3.3 of the County Code.
- (3) MODIFICATION of Condition #2 of Resolution #4-ZAB-406-84, passed and adopted by the Metropolitan Dade County Zoning Appeals Board, reading as follows:

FROM: “2. That the approval of the plan shall be substantially in accordance with the plans submitted for the public hearing entitled “Hotel Sofitel Miami”, prepared by Designmark, consisting of 5 sheets dated 8-21-84; landscape plans entitled “Miami Sofitel”, prepared by Goleman & Rolfe Assoc., Inc., dated revised 8-31-84; fire safety & paving and drainage plans entitled “Miami Sofitel”, as prepared by Bechamps, Aylward & Assoc., Inc., consisting of 2 sheets dated 9-14-84; and lake plans entitled “Lake Cross Sections”, as prepared by Bechamps, Aylward & Assoc., Inc., consisting of 2 sheets and undated.”

TO: “2. That the final site plan must conform to the general development plans dated stamped received 6/3/2025 as approved pursuant to this Special Exception.”

The purpose of request #3 is to allow the applicant to submit general development plans showing the existing hotel as well as the mixed-use development being proposed.

- (4) NON-USE VARIANCE of zoning regulations requiring that the building frontage zone shall be hard-surfaced; to waive same to permit a combination of both landscaped and hard-surfaces in some areas of the building frontage zone.

SUBJECT PROPERTY: Lot 5, in Block 2, "BLUE LAGOON WEST SECTION TWO", according to the plat thereof, as recorded in Plat Book 122, at Page 74, of the Public Records of Miami-Dade County Florida.

LOCATION: 5800 Blue Lagoon Drive, Miami-Dade County Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested DELETION of ± 11.3-gross (± 10-net) acres of the DRI ("Blue Lagoon"), as legally describe in Exhibit "A" attached hereto (Request #1) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and

WHEREAS, the requested SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the "SMART Corridor Subzone of the Rapid Transit Zone", the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-3.3 of the County Code (Request #2) would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan and would not have an adverse impact upon the public interest, and

WHEREAS, the requested MODIFICATION of Condition #2 of Resolution #4-ZAB-406-84, passed and adopted by the Metropolitan Dade County Zoning Appeals Board (Request #3) and the requested NON-USE VARIANCE of zoning regulations requiring that the building frontage zone shall be hard-surfaced; to waive same to permit a combination of both landscaped and hard-surfaces in some areas of the building frontage zone (Request #4) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan and should be approved by the Board of County Commissioners, and

WHEREAS, a motion to recommend approval of the entire application (Requests #1 through #4) to the Board of County Commissioners was offered by Dayorsha Attis, seconded by Felix A. Montes and upon a poll of the members present the vote was as follows:

Dayorsha Attis	aye	Inetha Howard	aye
Felix A. Montes	aye		
VonCarol Kinchens-Williams aye			

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8, that the recommendation for the approval of the entire application of the requested DELETION of ± 11.3-gross (± 10-net) acres of the DRI (“Blue Lagoon”), as legally describe in Exhibit “A” attached hereto (Request #1), the requested SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the “SMART Corridor Subzone of the Rapid Transit Zone”, the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-3.3 of the County Code (Request #2), the requested MODIFICATION of

Condition #2 of Resolution #4-ZAB-406-84, passed and adopted by the Metropolitan Dade County Zoning Appeals Board (Request #3) and the requested NON-USE VARIANCE of zoning regulations requiring that the building frontage zone shall be hard-surfaced; to waive same to permit a combination of both landscaped and hard-surfaces in some areas of the building frontage zone (Request #4) should be approved by the Board of County Commissioners, subject to the following conditions:

1. That all the other conditions of Resolution #4-ZAB-406-84 remain in full force and effect, except as herein modified.
2. That the final site plan must conform to the general development plans dated stamped received 6/3/2025, as approved pursuant to this Special Exception.
3. All DRI development rights previously allocated to, reserved for, or otherwise associated with the Property under the DRI Development Order and the Development Program shall automatically revert to and be retained by the DRI for the benefit of the remaining properties within the DRI boundary, as it may change from time to time, and subject to the DRI Development Order. Without limiting the applicability of any concurrency exceptions adopted by Miami-Dade County that are applicable independent of the DRI Development Order, the Property shall not be subject to any DRI development rights, vested concurrency, obligations or infrastructure impact mitigation credits preserved pursuant to the DRI Development Order.
4. Any and all development on the Property, whether existing (including the existing two hundred eighty-one (281) hotel rooms) or proposed (including the proposed mixed-use development), shall not constitute a part of the DRI Development Program and shall be treated as non-DRI development for which development rights have not been vested under the DRI Development Order and for which DRI infrastructure impact mitigation credits are not available. Owner shall be solely responsible for independently satisfying its own applicable concurrency requirements, obtaining all necessary development approvals, and mitigating all traffic and infrastructure impacts associated with any development on the Property. No development on the Property, and neither Owner nor its successors, shall utilize any concurrency reservations, vested rights, traffic trip allocations, or impact mitigation credits under or attributable to the DRI Development Order or the Development Program.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Environmental review in the attached memorandum.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade Aviation Department (MDAD) 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.
8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Parks, Recreation and Open Space (PROS) Department as indicated in the attached memorandum.
9. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the attached memorandum.
10. 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.
11. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division as indicated in their attached combined memorandum.

PASSED AND ADOPTED this 29th day of April, 2026.

cl.

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 15TH DAY OF MAY, 2026.

EXHIBIT "A"

LOT 5, BLOCK 2, BLUE LAGOON WEST SECTION TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 122 AT PAGE 74 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

STATE OF FLORIDA

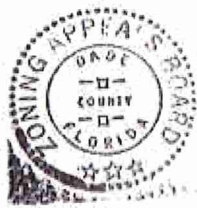
COUNTY OF MIAMI-DADE

I, Claudia Luna, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-10-26 adopted by said Community Zoning Appeals Board at its meeting held on the 29th day of April, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of May, 2026.



Claudia Luna, Deputy Clerk (160446)
Miami-Dade Department of Regulatory and Economic
Resources



SEAL

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

LR MIAMI AIRPORT HOTEL, LLC

5800 BLUE LAGOON DR
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2024000244

DATE

HEARING NUMBER

FOLIO: 30-3051-051-0080

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

April 22, 2026

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases.

BUILDING SUPPORT REGULATIONS:

Case 20240228796-B opened on 3/19/2024 and a Notice of Violation (NOV) was issued for "Failure to obtain required building permit(s) prior to commencing work on: Pump changed from STA-RITE P2RA5EL 1 HP to two PENTAIR WISPERFLO WFE-12 3 HP each." Due to no compliance Citation **P073394** was issued on 8/26/2025 for "FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK Pump changed from STA-RITE P2RA5EL 1 HP to two PENTAIR WISPERFLO WFE-12 3 HP each." Citation was paid on 9/30/2025. Since there was no compliance, a Non-Compliance Affidavit was issued on 11/4/2025. The Accrued penalty was approved on 12/3/2025. The case was recommended to lien and a Final Notice of Intent to lien was issued on 3/23/2026. Request for settlement was approved on 3/26/2026. Settlement cost was paid on 3/30/2026 giving 30 days to comply until 4/29/2026. **There are no fees due at this time.**

Case No. 20260244176 was opened on 11/18/2025. A Notice of Violation was issued on 11/18/2025 for "Failure to obtain required building permit(s) prior to commencing work on: pump changed from STA-RITE P2RA5EL 1 HP to two PENTAIR WISPERFLO WFE-12 3 HP each." This case was opened in error. See another case: 20240228796. **Case is closed.**

Case B2024002081-F opened on 2/1/2025 and Citation **P060525** was issued for "*FAILURE TO OBTAIN A BUILDING RECERTIFICATION.*" Citation was paid on 3/3/2025. Since compliance was not met, a Non-compliance Affidavit was issued on 7/3/2025. An Assessment hearing appeal filed on 7/28/2025. **The case remains open pending the results of the assessment appeal. There are no fees due at this time..**

Case A2023003995-X opened on 8/11/2023. A Notice of Violation (NOV) was issued on 8/14/2023 for "*Building Permit No. 2023005270 has expired without final inspection approval having been obtained in violation of the Building Code.*" Due to no compliance, Citation **P047509** was issued on 11/28/2023 for "*FAILURE TO OBTAIN REQUIRED INSPECTION FOR WORK UNDER EXPIRED PERMIT NUMBER 2023005270.*" Citation was paid 12/20/2023. Since compliance was not met, a Non-Compliance Affidavit was issued on 2/15/2024. Accrued penalties were approved on 3/13/2024. The case was recommended to lien and a Final Notice of Intent to Lien (NOIL) was issued on 4/10/2024. A lien was issued and recorded on 7/11/2024 under Book 34305 and Page 4204. Lien was paid and the lien was satisfied on 7/10/2025 under Book 34838 and Page 2605. **Case is closed.**

OUTSTANDING LIENS AND FINES:

Case B2024002081F remains open pending the results of the assessment appeal. There are no fees due at this time.

Memorandum

Date: February 18, 2026

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

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

Subject: Z2024000244-4th Review
LR Miami Airport Hotel, LLC
5800 Blue Lagoon Drive
Special exception for a general development plan under Section 33C-3.1(B)(3);
removal and/or modification of the DRI (removal of the 10 acre DRI parcel)
modification of resolution 4-ZAB-306-84 to replace the approved site plan with
revised plan. Proposing two mixed-use apartment buildings, with retail. Existing
hotel to remain.
(IU-2) (10 acres)
51-53-40

Miami-Dade County has performed an environmental review of the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

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

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

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

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

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

Please be advised, RER-Environmental Plan Review 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 proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

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

Water Control Review

Any development/ redevelopment involving 2 acres or more of impervious area shall require a RER Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for collection of the stormwater runoff.

For compliance with Miami-Dade County stormwater disposal requirements, stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Any grading and drainage improvements within the parcels will require review and approval by RER. Any public road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual.

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.

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

The applicant is advised to contact the RER Water Control Section (305) 372-6681 for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Tree Preservation Review

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

A landscape plan entitled "Pullman" prepared by Rebeca Liggins, L.A., and dated as received by Miami-Dade County on October 28, 2025, shows the proposed removal of non-specimen and specimen tree resources. Tree Permit #2500333 has not been issued yet; however, RER staff has determined that the removal of the specimen trees is allowed pursuant to section 24-49.2(II) of the Code. RER has no objection to this application provided that the applicant obtains this tree permit and that all conditions of the tree permit are adhered to once it is issued.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the properties prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: February 12, 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)

Subject: Zoning Application Comments - LR Miami Airport Hotel, LLC
Application No. Z2024000244 (Revision No.3) - (Pre-App. Z24P-203)

A handwritten signature in blue ink that reads "Maria Valdes".

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. **Per information provided to WASD by the engineer of record for the subject application with WASD Agreement No. 32957, the water and sewer mains in conflict with the proposed development will be removed and relocated.** 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: LR Miami Airport Hotel, LLC

Location: The proposed project is located on approximately 10 acres at 5800 Blue Lagoon Drive, with Folio No. 30-3051-051-0080, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking removal of the subject application site from the Blue Lagoon DRI. In addition, the applicant is requesting a special exception in order to develop the property with a mixed-use project consisting of a total of 600 apartment units (High Density) and 6,000 sq. ft. of retail area. The existing Pullman hotel on site will remain.

The estimated total water demand for the proposed project will be 81,600 gallons per day (gpd).

Please note that the subject property has a 10 feet Utility Easement within and along the northern and eastern boundary of the subject property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

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.

There is a WASD Agreement No. 32957a for the subject project, with approved points of connection (P.O.C.) dated April 11, 2025. A revision for Agreement No. 32957a to reflect the proposed development with this zoning application was requested on August 13, 2025, and new P.O.C. are pending to be issued.

Per P.O.C. dated April 11, 2025, the developer shall connect to an existing 12-inch water main (E9539-2) in Blue Lagoon Drive, abutting the northern boundary of the property and extend the same 12-inch water main southernly within the property interconnecting the to the existing 12-inch water main (E12083-2) in NW 57th Court.

Any public water main extension within the property shall be 12-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection. Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement No. 32957a is re-offered.

There are water mains within the property, either in existing dedicated Right-of-Way (R/W) or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per Fire Department recommendations. Cutting and plugging of existing water mains shall be done by a licensed contractor under WASD supervision. Services to existing customers cannot be interrupted.

Any public water main extension within the property must be in dedicated public R/W and/or in WASD easements to a point as required to abut and provide service to the proposed development.

There is an active Water Supply Certification (WSC) issued on May 13, 2025, with WASD Agreement 32957. Said Certification will be revised to reflect the new proposed development with this application at the time the WASD Agreement No. 32957a is offered. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

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

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

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the Central District Wastewater Treatment Plant

(CDWWTP) for treatment and disposal. The CDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the CDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Per P.O.C. dated April 11, 2025, the developer shall connect to an existing 8-inch sewer main (ES336-3) in Blue Lagoon Drive at Manhole No. 25 per WASD Atlas M-135, and to an existing 8-inch sewer main (ES336-2) in NW 57th Court. Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement No. 32957a is re-offered.

Please note that there are sewer mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Services to existing customers cannot be interrupted.

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

The sewage flows from the proposed development will be transmitted to Pump Station (P.S.) No. 106 and P.S. No. 1. Said pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. No. 106

Existing NAPOT: 6.37 hrs.

Proposed Development: 81,600 gpd

Proposed Projected NAPOT: 7.73 hrs.

P.S. No. 1

Existing NAPOT: 6.31 hrs.

Proposed Development: 81,600 gpd

Proposed Projected NAPOT: 6.32 hrs.

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

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

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

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

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

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

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

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


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

Memorandum



Date: February 20, 2026

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

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

Subject: DIC 24-244
Name: LR Miami Airport Hotel, LLC
Section 51 Township 53 South Range 40 East

I. PROJECT LOCATION:

The property is located at 5800 Blue Lagoon Drive.

II. APPLICATION REQUEST:

This application is to redevelop the Property with two (2), eight (8) story mixed-use buildings with attached parking structures and a parking structure in addition to the existing fifteen (15) story hotel.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and south by NW 57 Court and from the east and the west by Blue Lagoon Drive/NW 11 Street.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

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

The applicant's request for the removal of this site from the Waterford at Blue Lagoon Development of Regional Impact (DRI) does not impact traffic concurrency as the DRI is located within the urban infill area where traffic concurrency does not apply.

The proposed development for a multi-use residential building with 600 multifamily units and 6,000 square feet of Retail use will generate approximately an additional **258 PM** peak hour vehicle trips^(*). The existing hotel will remain on site.

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

(*) Trip generation based on applicant traffic study.

Notes: PM =Post Meridiem

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

A. Cardinal Distribution

North	21 %	East	37 %
South	23 %	West	19 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F 2193 located on SR 836/Dolphin Expressway east NW 57 Avenue, has a maximum LOS "E" of 15,010 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 14,301 vehicles and 10 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 2193** with its PHP and assigned vehicles is at LOS "E". The 62 vehicle trips generated by this development when combined with the 14,301 and those previously approved through Development Orders, 10, equal 14,373 and will cause this segment to remain at LOS "E" whose range is from 13,390 to 15,010.

Station F 2198 located on SR 836/Dolphin Expressway west of NW 57 Avenue, has a maximum LOS "D" of 13,390 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 13,645 vehicles and 205 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 2198** with its PHP and assigned vehicles is at LOS "F". The 54 vehicle trips generated by this development when combined with the 13,645 and those previously approved through Development Orders, 205, equal 13,904 and will cause this segment to remain at LOS "F" whose range is over 13,390.

Station 9618 located on Perimeter Road east of NW 57 Avenue, has a maximum LOS "E" of 1,440 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,534 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9618** with its PHP and assigned vehicles is at LOS "F". The 28 vehicle trips generated by this development when combined with the 1,534 and those previously approved through Development Orders, 0, equal 1,562 and will cause this segment to remain at LOS "F" whose range is over 1,440.

Station F 1189 located on NW 57 Avenue west of south of Blue Lagoon Drive, has a maximum LOS "E+20" of 8,085 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2,750 vehicles and 65 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 1189** with its PHP and assigned vehicles is at LOS "C". The 114 vehicle trips generated by this

development when combined with the **2,750** and those previously approved through Development Orders, **65**, equal **2,922** and will cause this segment to remain at LOS "C" whose range is up to 5,250.

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

VII. PLATTING REQUIREMENT:

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 5, Block 2, Plat Book 122, Page 74.

VIII. STANDARD CONDITIONS:

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

Memorandum



Date: February 11, 2026
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2024000244

The Miami-Dade Fire Rescue Department has no objection to Special Exception plans uploaded to "EnerGov" on 1/8/2026. Any future site plans will need separate approval.

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

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

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

Memorandum



Date: February 12, 2026

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

From: Brandon Fennell
Senior Planner – Transportation Planning and Policy Division
Department of Transportation and Public Works (DTPW)

Subject: Review of DTPW Project No. Z2024000244
LR Miami Airport Hotel, LLC
DTPW Project No. OSP173

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

CONDITIONS/RECOMMENDATIONS:

I. Transportation Planning and Policy Division:

A. Conditions

1. The applicant shall ensure that the sidewalks installed along Blue Lagoon Drive/Waterford District Drive be maintained in good, operable condition and accessible throughout the duration of construction at the development site.
2. The Applicant shall ensure that the bus stop on Blue Lagoon Drive/Waterford District Drive remain in working order and have a clear path during construction.
3. The Applicant shall work with DTPW on bus stop enhancements including ADA compliance and adding a bus shelter to Blue Lagoon Drive/Waterford District Drive stop located in the front of the property.
4. The applicant shall provide covered and secure bicycle and micro-mobility device parking near property entrances.
5. Due to the proximity to the future rapid transit system, the applicant shall provide wider than standard sidewalks and enhanced bike lanes to allow for the anticipated bicycle, pedestrian, and micro-mobility demand at this location.
 - a. Provide a 6–8-foot clean pedestrian path along Blue Lagoon Dr.
6. Given the proposed density of the project and the proximity of this area to Major Activity Centers, the Applicant should coordinate with DTPW, as the project advances, to adequately

address infrastructure needs for transit-on-demand services, and the county's vision of the East-West SMART Plan corridor.

- a. The applicant shall coordinate with DTPW on the proposed solutions to provide adequate space for Transit On-Demand services. Additionally, the Applicant should provide a Drop-off/Pickup Zone in a centralized area within the site that can accommodate passenger vans.
7. The applicant shall coordinate with DTPW's Design and Engineering section to ensure wayfinding is provided to all available transit options.

B. Recommendations

8. The proposed project is within the walkshed of the planned NW 57th Avenue Station of the East-West SMART Plan Corridor. All due consideration should be given to establishing safe, well-lit and uninterrupted multimodal connectivity and access between the project site and the future transit station, not limited to bicycle and pedestrian access.
9. Since the subject property is located within a planned Urban Center, the applicant should work with DTPW and RER to adhere to the policies for urban centers, which are outlined in the Land Use and Transportation components of the Miami-Dade Comprehensive Development Master Plan.

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

II. Traffic Engineering Division

A. Conditions

1. This development has been approved for the redevelopment of the property with two (2) eight-story mixed-use buildings with attached parking structures, as well as an additional parking structure, in addition to the existing fifteen-story Pullman Hotel. The project is currently proposed to include 600 dwelling units and approximately 6,000 square feet of retail space. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. At the time of the Pavement and Drainage Plans submittal, the plans must show the proper transition at the roundabout west/south of the proposed entrance on NW 57th Court, as the roundabout can only accommodate one travel lane.

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

If you have any questions concerning the overall review conditions, or wish to discuss this matter further, please contact Brandon Fennell at (786) 469-5263.

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Paola Baez, P.E., Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Manager, Service Planning and Scheduling, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW



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

Miami-Dade County Public Schools
Concurrency Management System
School Concurrency Determination

MDCPS Application Number:	SP3026051200216	Local Government (LG):	Miami-Dade
Date Application Received:	5/12/2026 4:10:26 PM	LG Application Number:	22024000244
Type of Application:	Site Plan	Sub Type:	Redevelopment
Applicant's Name:	LR Miami Airport Hotel, LLC		
Address/Location:	5800 BLUE LAGOON DR		
Master Folio Number:	3030510510080		
Additional Folio Number(s):			

PROPOSED # OF UNITS: **600**

SINGLE-FAMILY DETACHED UNITS: **0**

SINGLE-FAMILY ATTACHED UNITS: **0**

MULTIFAMILY UNITS: **600**

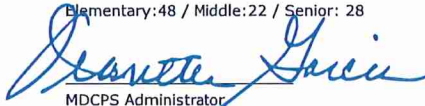



CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
1801	FAIRLAWN ELEMENTARY	152	48	48	YES	Current CSA
6331	KINLOCH PARK MIDDLE	285	22	22	YES	Current CSA
7721	SOUTH MIAMI SENIOR HIGH	545	28	28	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of **35.54%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number:	MA3026051200216	Total Number of Units:	600
Issue Date:	6/1/2026 8:25:54 PM	Expiration Date:	6/1/2027 8:25:54 PM
Capacity Reserved:	Elementary:48 / Middle:22 / Senior: 28		
	 MDCPS Administrator	 MDCPS Authorized Signature	

Memorandum



Date: February 12, 2026

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

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

Subject: Z2024000244 - LR Miami Airport Hotel LLC, Version 3 (Associated Applications: Z2024P00203, Z2024000247). Based on revised plans submitted on June 3rd, 2025.

Applicant Name: Graham Penn on behalf of LR Miami Airport Hotel, LLC

Project Location: The applicant site is located on ±10-acres located at 5800 Blue Lagoon Drive, in unincorporated Miami-Dade County (Folio: 30-3051-051-0080). The subject property is within one-quarter (1/4) mile of the East-West Corridor of the County's Strategic Miami Area Rapid Transit ("SMART") Program.

Proposed Development: The applicant seeks a Zoning Review to redevelop two (2), eight (8) story mixed-use buildings, with attached parking structures and a parking structure in addition to the existing fifteen (15) story hotel (the "Project"). The Project is currently contemplated to consist of 600 dwelling units (300 per building), seventy-five (75) of which will be dedicated to Workforce Housing Units ("WFUs"), 1,151 parking spaces, and approximately 14,900 square feet of amenity space. The Project also provides 6,000 square feet of retail space.

The Applicant also seeks a special exception for a general development plan pursuant to Section 33C-3.1(B)(3) of the Miami-Dade County Code of Ordinances (the "Code") as well as related changes to the Waterford at Blue Lagoon Development of Regional Impact (the "DRI"), which the Applicant is seeking to remove the Property from.

The developer also seeks approval of the following requests:

- 1) Removal of the Property from the Blue Lagoon DRI;
- 2) Special Exception application for a general development plan under Section 33C-3.1(B)(3);
- 3) A modification of Resolution 4-ZAB-406-84 to replace the approved site plan with the revised plan;
- 4) Non-Use Variance from Section 33-493(3)(c)(i)(b) to permit the existing hotel building to not front along or within the building frontage zone;
- 5) Non-Use Variance from Section 33-493(3)(c)(ii) to permit a building frontage zone width of less than fifteen feet (15') in certain areas; and
- 6) Non-Use Variance from Section 33-493(3)(c)(iv) to allow for a mix of landscaping and hard surfacing at building frontage in order to maintain the existing tree canopy.

As stated in the Letter of Intent, the site plan, zoning data, site access, development program approval is part a separate Administrative Site Plan Review application, currently being processed under Plan No. Z2024000247.

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 2 (PBD 2) are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

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

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
SUNSET HEIGHTS PARK	960 SW 73 ST	MINI-PARK	0.32	LOCAL
SCHENLEY PARK	2750 SW 57 AVE	NEIGHBORHOOD PARK	2.00	LOCAL
BROTHERS TO THE RESCUE MEMORIAL PARK	2420 SW 72 AVE	COMMUNITY PARK	7.50	LOCAL

SAN JACINTO PARK	4430 SW 15 TERR	MINI-PARK	0.92	LOCAL
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Impact and Demand: The proposed **600 multifamily units would generate a population of 1320 and an impact of ±3.63-acres of local parkland** when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. As shown in Table A, there is one Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area. The site is in PBD 2 which currently meets park concurrency requirements.

As shown, there are several Miami-Dade County local parks and open spaces within the 3-mile distance from the application area. However, **there are no local parks within the 1/4-to-1/2-mile distance from the project site as recommended in the Equity Access Criteria** included in the Miami-Dade County Parks and Open Spaces Master Plan (OSMP) and adopted as part of the Recreation and Open Space Element of the Comprehensive Development Master Plan. **Therefore, PROS recommends that the applicant provides the equivalent local recreation open space within the project or consider a full or partial public parkland conveyance, in-lieu of impact fees.**

Recommendation: PROS offers the following recommendations and requests the applicant to coordinate a meeting with the department:

- Given the potential impact of 3.63-acres of local parkland and to provide relief to the Equity Access Criteria, PROS recommends that the applicant consider a full or partial public parkland conveyance, in-lieu of park impact fee payment. **PROS requests that the applicant coordinates a meeting with the Department to explore this recommendation further.**
- Given the location of the property within a Rapid Transit Zone SMART Corridor Subzone, and a previous consideration to bicycle support facilities from Resolution No. Z-32-90 and Resolution No. Z-8-22, PROS highly encourages the applicant to provide a robust first and last mile connections to transit, throughout the property, including but is not limited to bicycle storage rooms, bike racks, lockers, water fountain and/or bicycle repair stations.
- Consider replacing palms trees along sidewalks, outdoor walkways, and leisure areas with clusters of palms or native trees that provide a more substantial shade canopy throughout the year, in order to provide more walkable areas per the Great Streets Vision identified in the Miami-Dade County OSMP. Palms provide shade when clustered, they are best used in areas that require little or no shading. This is indicated in Miami-Dade County's Urban Design Manual, Volume I, page 69.
- Consider revising the planting schedule and update the Miami-Dade Landscape Legend and calculations accordingly, as *Rhapis excelsa*, *Bulnesia arborea*, *Acalypha wilkesiana*, and *Pennisetum setaceum* are not Florida native plants.

These recommendations are based on the following policies and objectives of the Recreation and Open Space, Land Use Element and Community Health and Design Element of the Comprehensive Development Master Plan (CDMP):

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

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

Policy LU-7B It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to pedestrian, bicycle and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians or bicyclists, pedestrian and bicycle accommodations shall include, as appropriate, continuous sidewalks to the transit station, cross walks and pedestrian signals, bicycle lanes/paths, bicycle parking facilities, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian/bicycle paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians and bicyclists.

Objective CHD-1 Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.

Policy CHD-1C Design and develop neighborhoods that provide a comfortable and safe environment conducive for programs that integrate physical activity in the daily lives of children and adults.

Objective CHD-2 Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.

Policy CHD-2A Miami-Dade County will encourage land development to incorporate community design principles that encourage physical activity through the promotion of strategies, when appropriate, but not limited to:

1. Utilization of non-motorized transportation modes;
2. Location of public facilities accessible by multiple transportation modes;
3. Availability and maintenance of quality pedestrian paths or sidewalks;
4. Provision of street furniture and lighting enhancements;
5. Provision of civic and recreational facilities;
6. Establishment of interconnectivity between similar development projects through vehicular and/or pedestrian/bicycle cross access; and
7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.

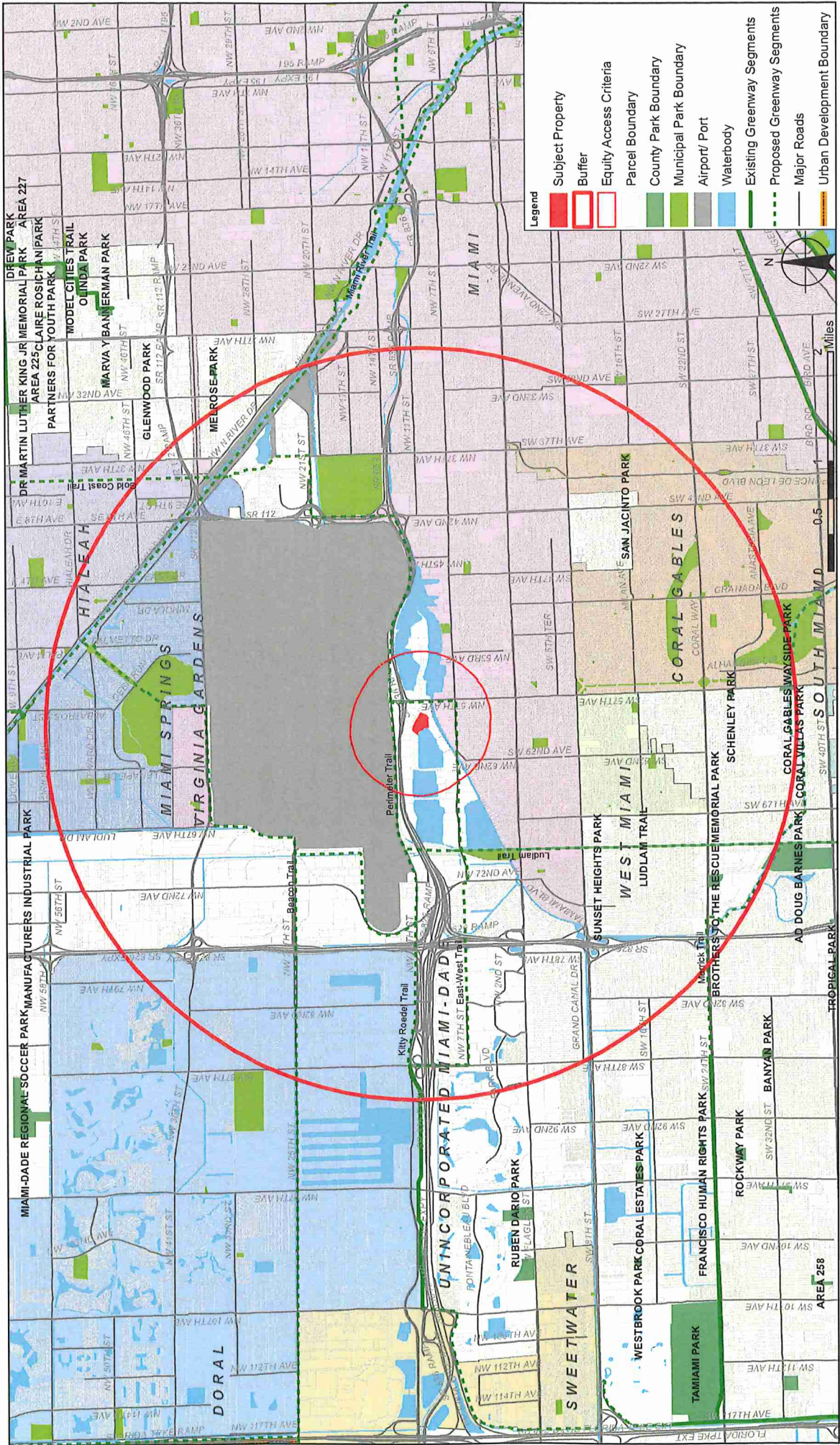
Based on our findings described herein, **PROS has no objections to the applicant's request. Additionally, PROS requests that the applicant meet with the department to discuss the anticipated local parkland impact.** PROS looks forward to working with the owners in a collaborative process and in good faith, for the development to help with potential ±3.63-acres of local parkland impact.

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

AZ: kr icg 

Attachment

**FIGURE 1: Z2024000244 - LR MIAMI AIRPORT HOTEL LLC
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**





Miami-Dade Aviation Department

P.O. Box 025504
Miami, Florida 33102
T 305-876-7000 F 305-876-0948
www.miami-airport.com

Commercial Airports:

Miami International Airport

miamidade.gov

General Aviation Airports:

Dade-Collier Training & Transition Airport

Miami Homestead General Aviation Airport

Miami Executive Airport

Miami-Opa Locka Executive Airport

January 13, 2026

Graham Penn, Esq.
Bercow Radell Fernandez Larkin & Tapanes
200 S. Biscayne Boulevard, Suite 300
Miami, FL 33131

RE: Determination Number DN-26-01-4913 Land-Use / Airspace Analysis for the Proposed LR Miami Airport Hotel, LLC Project Located at 5800 Blue Lagoon Drive (Folio Number: 30-3051-051-0080)

Dear Mr. Penn:

The Miami-Dade Aviation Department (MDAD) is in receipt of your submittal for a land-use / airspace analysis and determination for the LR Miami Airport Hotel, LLC project, consisting of two proposed mixed-use (office and residential) structures with a maximum elevation of 97.49 feet Above Mean Sea Level (AMSL) / North American Vertical Datum of 1988 (NAVD88) for the proposed West Building and 97.40 feet AMSL/NAVD88 for the proposed East Building. The site is located at 5800 Blue Lagoon Drive in Miami, Florida and further identified as Folio Number 30-3051-051-0080.

Land-Use Review

Based upon the information provided, MDAD determined that the site is located within the "65-to-74 DNL Zone" as referenced in the Code of Miami-Dade County, Chapter 33, Article XXXVII, Airport Zoning ("the Code") Section 33-333(A)(2)(b)(i-ii) which requires all new uses to incorporate at least a 25-decibel outdoor-to-indoor Noise Level Reduction (NLR) into design and construction. The property is subject to the land use or noise compatibility disclosure requirement referenced in the Code, Section 33-333(A)(4)(a-d).

Airspace Review:

Our review of the plans and data finds that the maximum proposed architectural building heights (elevations) as indicated in the following table conforms to the requirements of the Code of Miami-Dade County, Chapter 33, Article XXXVII Airport Zoning, Sec. 33-333 (B) Height/Airspace Regulations. The maximum structure elevation is expressed in feet North American Vertical Datum 1988 (NAVD 88) (Above Mean Sea Level (AMSL)). The structure elevation is composed of the site elevation expressed in feet AMSL and the structure height

expressed in feet Above Ground Level (AGL). This includes the tallest element on the roof, such as the top of any elevator shafts, architectural features, lightning rods, flag poles, or other appurtenances.

WEST BUILDING - AIRSPACE REVIEW TABLE			
POINT	LATITUDE	LONGITUDE	MAXIMUM ALLOWABLE HEIGHT (AMSL / NAVD88)
Pt. 1	25° 46' 58.75"	80° 17' 32.86"	97.49 Feet AMSL
Pt. 2	25° 46' 58.27"	80° 17' 30.33"	97.49 Feet AMSL
Pt. 3	25° 46' 56.64"	80° 17' 30.11"	97.49 Feet AMSL
Pt. 4	25° 46' 55.95"	80° 17' 33.10"	97.49 Feet AMSL
Pt. 5	25° 46' 58.06"	80° 17' 33.71"	97.49 Feet AMSL
Pt. 6	25° 46' 58.01"	80° 17' 32.84"	97.49 Feet AMSL
Pt. 7	25° 46' 58.08"	80° 17' 32.67"	97.49 Feet AMSL
Pt. 8	25° 46' 57.95"	80° 17' 32.40"	97.49 Feet AMSL
Pt. 9	25° 46' 56.92"	80° 17' 30.70"	97.49 Feet AMSL
Pt. 10	25° 46' 56.71"	80° 17' 30.72"	97.49 Feet AMSL

EAST BUILDING - AIRSPACE REVIEW TABLE			
POINT	LATITUDE	LONGITUDE	MAXIMUM ALLOWABLE HEIGHT (AMSL / NAVD88)
Pt. 1	25° 46' 56.41"	80° 17' 26.71"	97.40 Feet AMSL
Pt. 2	25° 46' 55.33"	80° 17' 24.39"	97.40 Feet AMSL
Pt. 3	25° 46' 54.89"	80° 17' 24.53"	97.40 Feet AMSL
Pt. 4	25° 46' 53.07"	80° 17' 25.35"	97.40 Feet AMSL
Pt. 5	25° 46' 52.92"	80° 17' 26.87"	97.40 Feet AMSL
Pt. 6	25° 46' 53.59"	80° 17' 26.67"	97.40 Feet AMSL
Pt. 7	25° 46' 55.08"	80° 17' 27.42"	97.40 Feet AMSL
Pt. 8	25° 46' 56.23"	80° 17' 26.97"	97.40 Feet AMSL
Pt. 9	25° 46' 55.90"	80° 17' 26.56"	97.40 Feet AMSL
Pt. 10	25° 46' 53.79"	80° 17' 25.39"	97.40 Feet AMSL

MDAD is in receipt and does not object to the FAA's Letters of Determination, Aeronautical Study Numbers (ASN) 2025-ASO-15545-OE (West Building) and 2025-ASO-17272-OE (East Building) issued for the structures for "Determinations of No Hazard to Air Navigation". Please be advised that in accordance with Code of Federal Regulation (CFR) Title 14 Part 77, any construction cranes or equipment for this project at this location will also need to be filed by the construction contractor using FAA form 7460-1. The form is available through the FAA website: <https://oeaaa.faa.gov> where the contractor may "e-file" the information. This office will also need to review and approve the construction crane heights and locations associated with this construction project. You may file by completing the "MDAD [Permissible Crane Height Determination Form](#)" available through this office or our website, https://www.miami-airport.com/facilities_development.asp.

In accordance with FAA requirements, it is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned and at least 10 days prior to the start of construction (7460-2, Part 1) and within 5 days after the construction reaches its greatest height (7460, Part 2). Upon completion of this project, MDAD's Aviation Planning, Land-Use and Grants Division must receive a copy of the surveyor's maximum height certificate. No Certificate of Use or Certificate of Occupancy shall be issued by a municipal building official or Miami-Dade County until approval is obtained from this office after certifying that the structure was built no higher than the height approved by this letter. The approval shall be issued by this office after submission of the required information including as-built elevations certified and prepared signed and sealed by a State of Florida licensed surveyor, architect or engineer. Such elevation as-built certification shall be 8.5" x 11" in size and contain an elevation view of as-built certification with Latitude and Longitude Coordinates in NAD 83 (in degrees, minutes, seconds format with at least 2 decimal places accuracy for the seconds number) noted for the height of the structure and the height of any appurtenances. The height shall also be indicated for the point closest to the airport.

The analysis in this letter is based, in part, on the information you provided which includes specific building locations and heights. Any changes in building locations/layouts or heights will void this analysis. Any future construction or alteration, including an increase to heights requires separate notice to the FAA and MDAD.

This determination expires one year from the date of issuance unless extended, revised or terminated by MDAD's Aviation Planning, Land-Use and Grants Division. Any requests for an extension of the effective period of this determination must be submitted by the applicant prior to the expiration date. At such time, staff will re-evaluate the application or structure to determine if any significant changes to the structure and/or to the review criteria have occurred. MDAD's Aviation Planning, Land-Use and Grants Division will then decide if the determination in this letter may be eligible for an extension of the effective period.

This determination does not constitute MDAD approval or disapproval of the physical development or use involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and the safety of persons and property on the ground based on the information provided and the representations made by the applicant's

Graham Penn, Esq.
January 13, 2026
Page 4

attorney and representatives. The proposed structure(s) and uses are subject to all applicable provisions of the Code.

Should you have any questions, please feel free to contact me at 305-876-7036.

Respectfully,



Ammad Riaz, P.E.
Chief of Aviation Planning

AR/rb

C: J. Ramos
Charmaine Shinhoster, RER

Miami-Dade Sheriff's Office
Memorandum



Date: February 17, 2026

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

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

Subject: Review – Zoning Application – Case: No. Z2024000244
LR Miami Airport Hotel, LLC.

[Handwritten signature in blue ink]

APPLICATION:

The applicant, LR Miami Airport Hotel, LLC., is requesting the removal of the property from the Blue Lagoon DRI and/or a modification of the Blue Lagoon DRI to allow the property to be developed with up to 600 residential units and hotel use. The units will consist of 64 studio units, 341 (1) bedroom units, 189 (2) bedroom units, and 6 (3) bedroom units. The 10-acre property is located at 5800 Blue Lagoon Drive in unincorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The proposed development will be serviced by our Midwest District, located at 9101 NW 25 Street, Miami, Florida. At the time of this project request in 2024, the district received 17 zoning applications aimed at expanding residential, commercial, and educational development. Due to the cumulative impact of these projects, including the proposed development, an increase in police services is necessary to maintain adequate public safety coverage.

APPLICATION REVIEW:

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject zoning application. MDSO has no objection to this zoning application based on the information provided, but reserves the right to reassess its determination upon the production of additional information. A review of the application and supporting documents was conducted to assess the impact on MDSO resources in light of the proposed zoning modifications.

Based on current data for police staffing, population, and crime/calls-for-service trends, the projected increase in calls-for-service cannot be supported by current staffing levels at the affected police district. To maintain adequate service, an increase of four additional sworn deputies is required, with an estimated cost of \$493,340. This estimate may change pending further information from the developer regarding the number and type of dwelling units.

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

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

Memorandum



Date: 02/17/2026

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

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

Subject: LR Miami Airport Hotel, LLC Z2024000244

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

Application: The applicant, LR Miami Airport Hotel, LLC, is requesting a Special Exception for a General Development Plan to permit a mixed-use development consisting of 787 residential units (including the 281 existing hotel units) and approximately 6,000 square feet of retail use.

Size: The subject property is approximately 10 acres.

Location: The property is located at 5800 Blue Lagoon Drive, in unincorporated Miami-Dade County.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc. of Florida), a Class III landfill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers, as well as anticipated non-committed waste flows. The latest Concurrency Status Determination, issued on September 29, 2025, and valid through September 30, 2026, indicates sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There is no solid waste disposal facility within 2.5 miles, or transfer facility within 1.5 miles, or collection facility within ¼ mile of the subject property.

2. Garbage and Trash Collection Services

Should the referenced request be approved, and the anticipated development subsequently constructed, it would meet the definition of both "multi-family establishment" and "commercial establishment", as described in Chapter 15 of the Code of Miami-Dade County. Per the Code, the following is required of both multi-family and commercial establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." The landlord or property owner is required to arrange for waste and recycling collection services. While the DSWM can provide waste collection services, multi-family and commercial establishments most typically work with a permitted private hauler to provide waste and recycling services under a single contract.

Should any units developed as a part of this project be similar to a townhome, villa, or rowhouse (and which are then more likely to meet the definition of "residential unit" as provided in the Code), they will receive waste collection service from the DSWM in a manner best suited to the layout and configuration of the development.

3. Recycling: Multi-Family and Commercial Establishments

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

Applicants are required to incorporate adequate space and facilities in their building plans to accommodate the required recycling program (i.e., a designated area for residents to store their recycling carts or bins, or, in the case of centralized waste collection, with dumpster containers, a permanent space for recycling carts or larger receptacles). Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs for multi-family properties may be found on the website at <https://www.miamidade.gov/global/solidwaste/recycling.page>.

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

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

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

4. Recycling and Waste Storage/Setout Requirements

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

5. Site Circulation Requirements

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

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

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

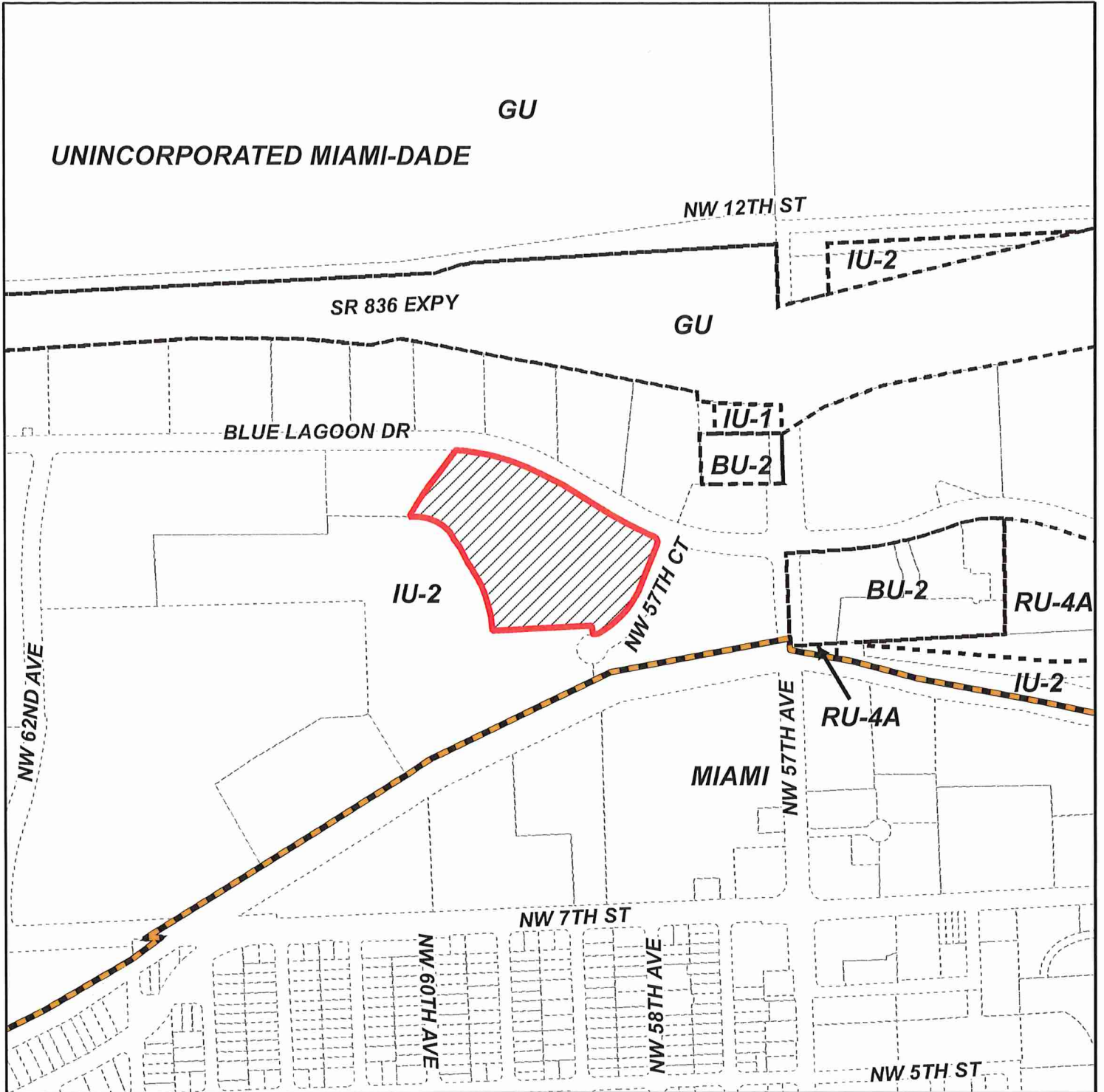
Memorandum



Date: February 21, 2025
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources
From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources
Subject: Zoning Review Z2024-000244 LR Miami Airport Hotel, LLC

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

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000244

Section: 51/36 Township: 53 Range: 40
 Applicant: LR Miami Airport Hotel, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, January 31, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000244

Legend
 Subject Property
 Municipalities

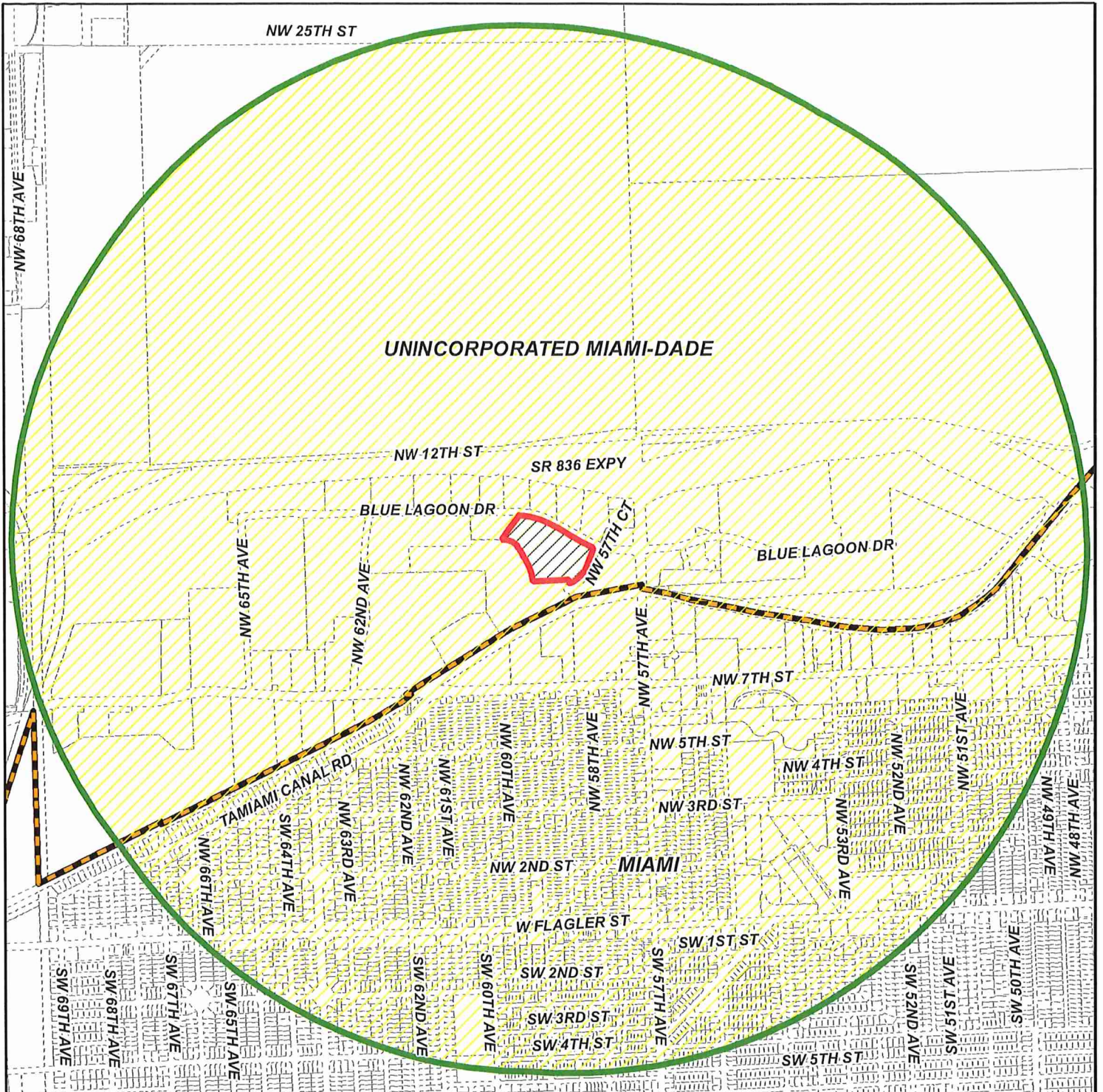


Section: 51/36 Township: 53 Range: 40
 Applicant: LR Miami Airport Hotel, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, January 31, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number

Z2024000244

RADIUS: 5300

Section: 51/36 Township: 53 Range: 40
 Applicant: LR Miami Airport Hotel, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

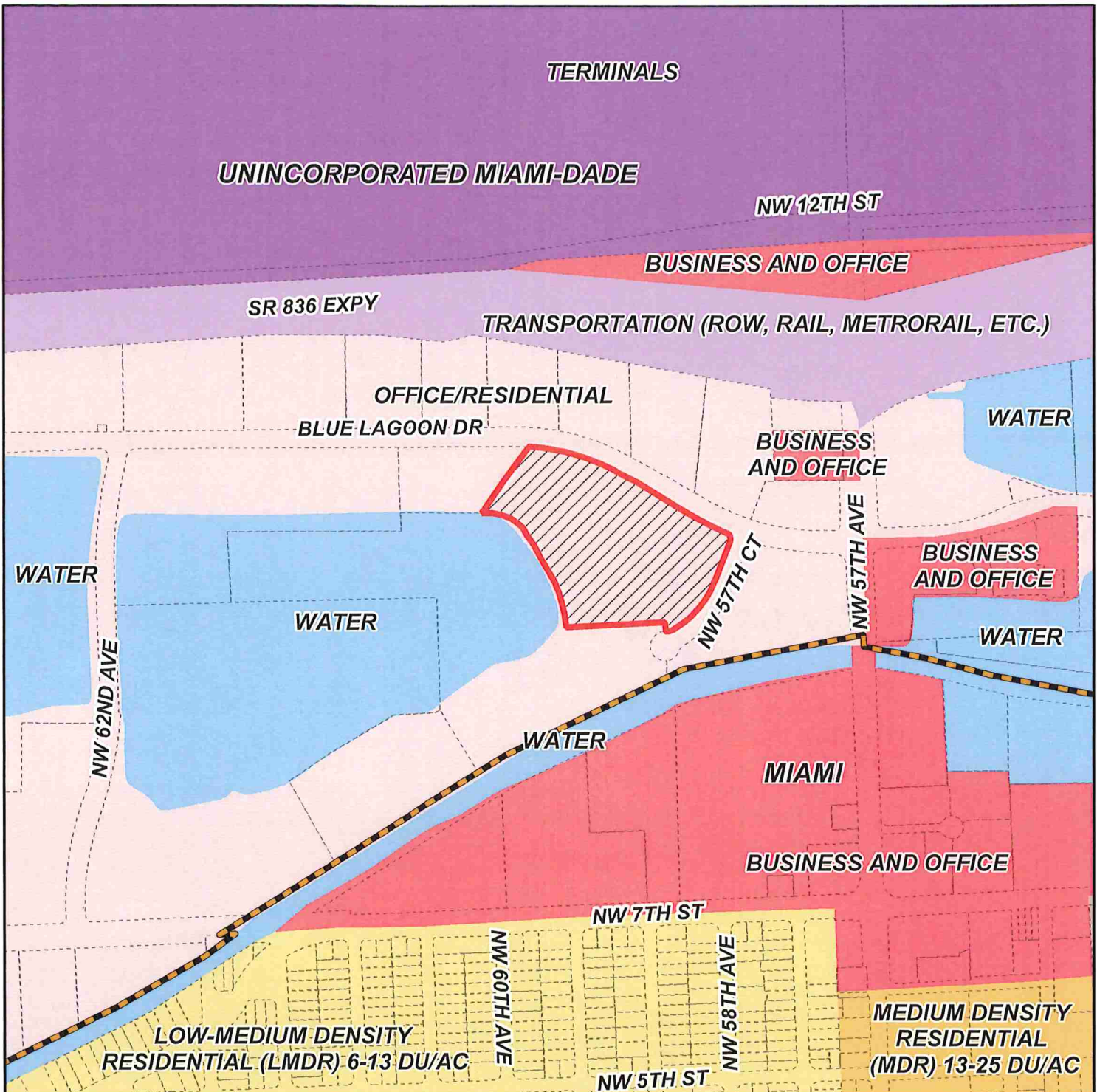
Legend

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Friday, January 31, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000244



Section: 51/36 Township: 53 Range: 40
 Applicant: LR Miami Airport Hotel, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

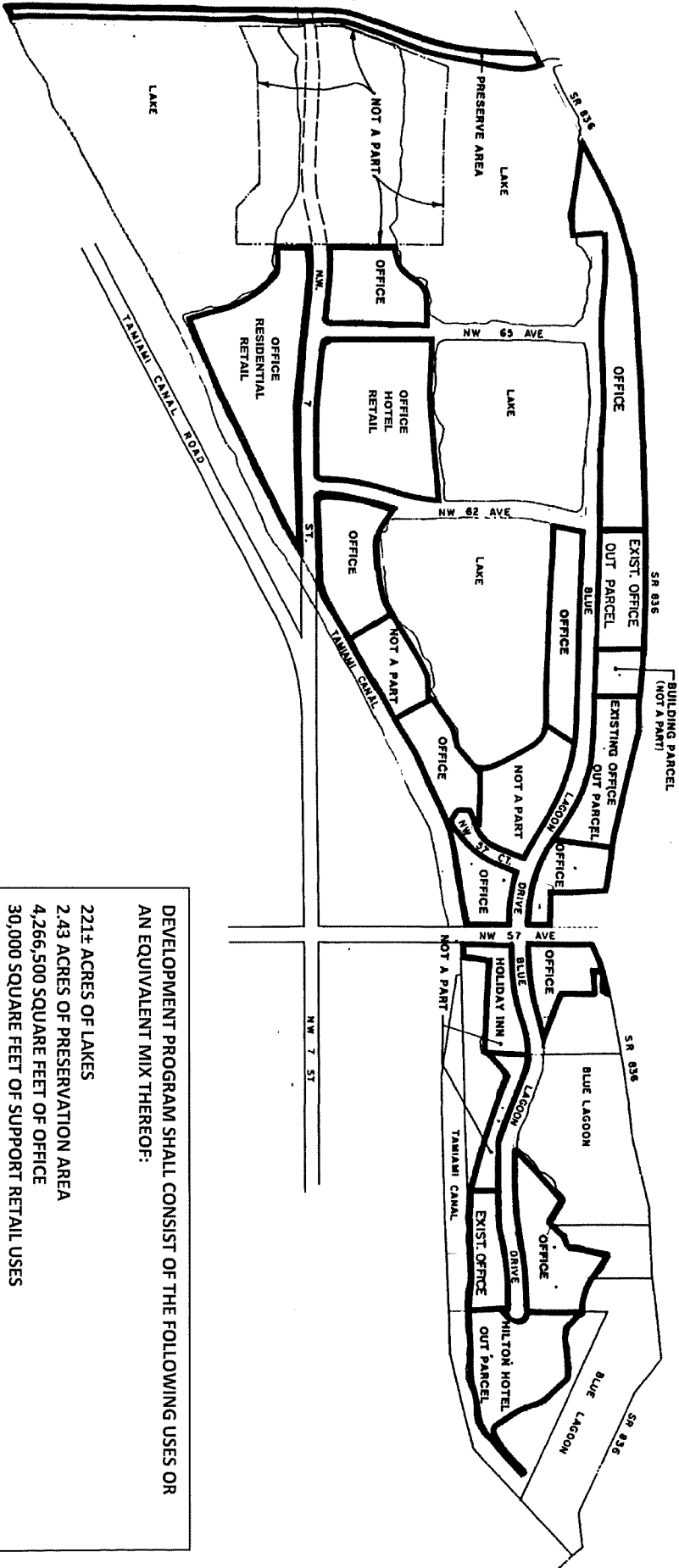
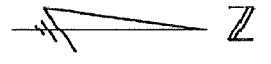
Legend

 Subject Property Case



SKETCH CREATED ON: Friday, January 31, 2025

REVISION	DATE	BY



DEVELOPMENT PROGRAM SHALL CONSIST OF THE FOLLOWING USES OR AN EQUIVALENT MIX THEREOF:

- 221± ACRES OF LAKES
- 2.43 ACRES OF PRESERVATION AREA
- 4,266,500 SQUARE FEET OF OFFICE
- 30,000 SQUARE FEET OF SUPPORT RETAIL USES
- RESTAURANTS WITH A COMBINED TOTAL OF 500 SEATS
- 10,000 SQUARE FEET HEALTH CLUB
- 5 HOTELS WITH A COMBINED TOTAL OF 1,400 ROOMS
- 800 DWELLING UNITS

WATERFORD AT BLUE LAGOON
 MAP H
 CONCEPTUAL DEVELOPMENT PLAN

MARCH 11, 2026



TABLE DATA	
NO.	DESCRIPTION
1	EXISTING HOTEL
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100	EXISTING HOTEL



ARCHITECTURAL SITE PLAN

LEGEND	
	Pedestrian Circulation
	Vehicular Circulation
	Drop-Off Zone
	Bus Route
	Bus Stop

BIZI ARCHITECTURE
 2000 BROADWAY, SUITE 1200, MIAMI, FL 33139
 TEL: 305.375.1200
 WWW.BIZIARCHITECTURE.COM

NO.	DATE	DESCRIPTION

PULLMAN
 MIAMI, FLORIDA
 L+R PROPERTIES

CONTRACT INFORMATION

OWNER: L+R PROPERTIES
 ARCHITECT: BIZI ARCHITECTURE
 PROJECT NO.: 24-1007
 SHEET NO.: 24-1007
 DATE: 02/25/25
 SPECIAL EXCEPTION NO. SUBMITTA
 SHEET NAME: CIRCULATION SITE PLAN - (SES)
 SHEET NO.: A1.101

Disclosure of Interest*

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

CORPORATION NAME: LR Miami Airport Hotel, LLC

NAME AND ADDRESS	PERCENTAGE OF STOCK
Please see Exhibit A	

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

TRUST/ESTATE NAME:

NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

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



Disclosure of Interest

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

NAME OF PURCHASER: _____

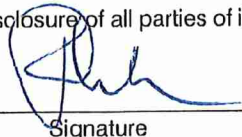
NAME AND ADDRESS	PERCENTAGE OF INTEREST
_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

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



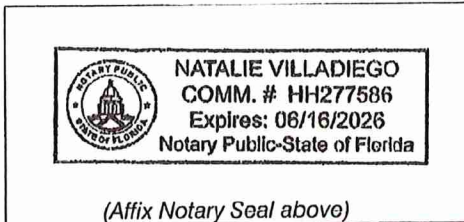
Signature

Print Name

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

physical presence online notarization this 21st day of October 2024, 2024

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



Natalie Villadiego
Signature of Notary Public

Natalie Villadiego
Typed, printed, or stamped name of Notary Public

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

FORM REVISION 2020/1

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

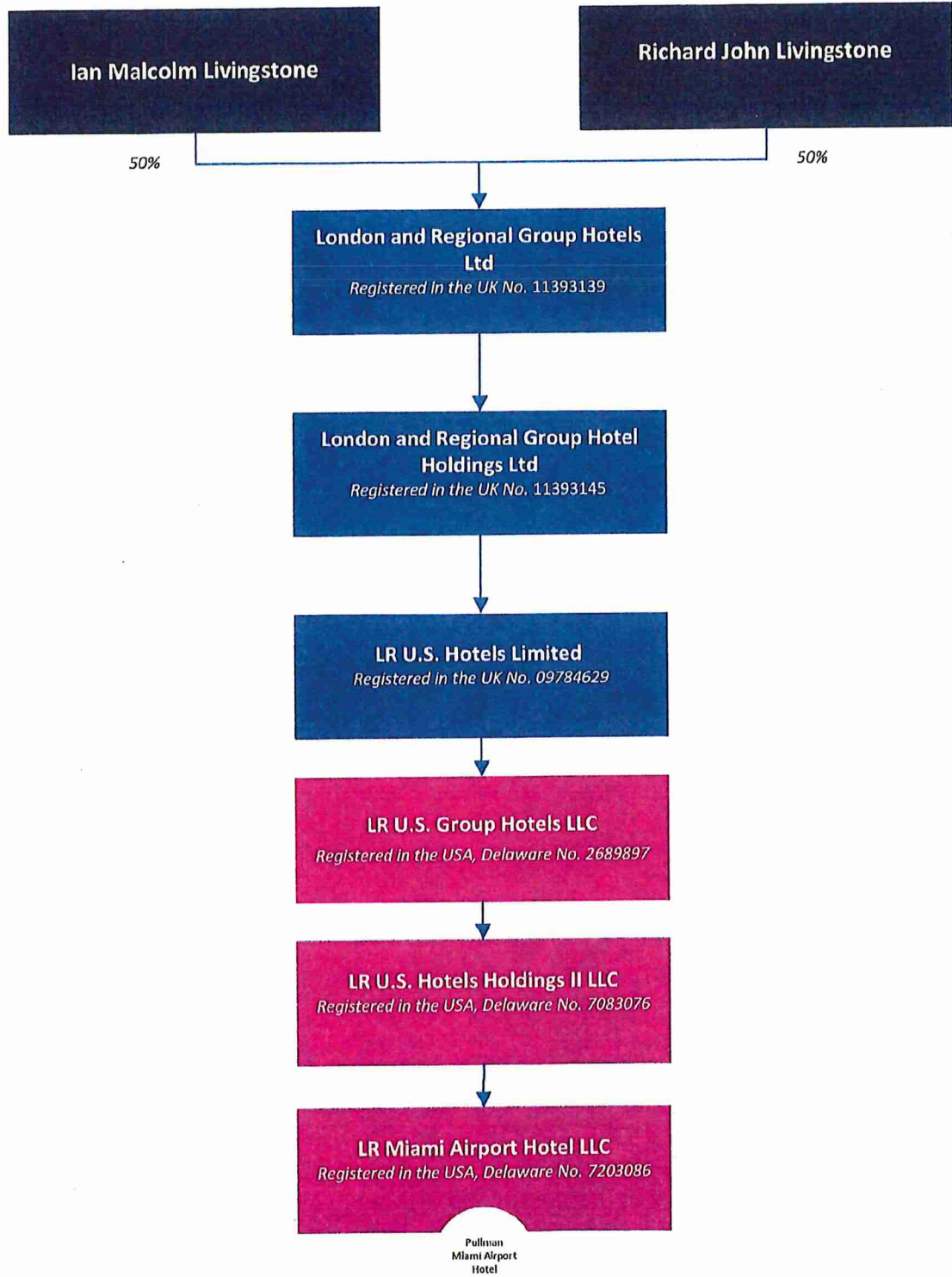
111 NW 1st Street, 11th Floor Miami, Florida 33128
T 305-375-2640





PULLMAN MIAMI

EXHIBIT A



Pullman Hotel Context Photos

View From Sidewalk

View From Sidewalk: Front Facade and
North Parking Lot







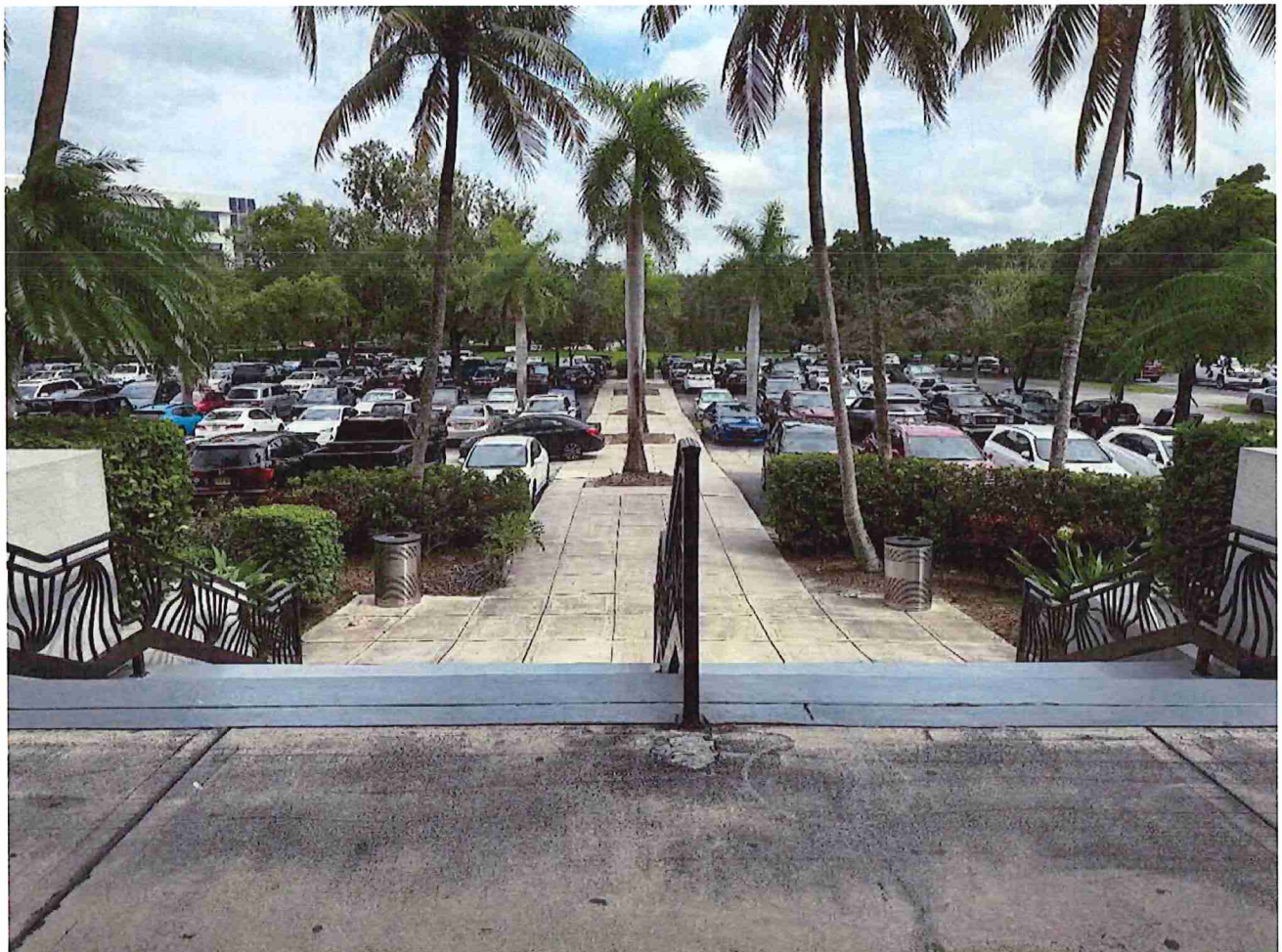
View From Sidewalk: East Parking Lot





On Property: East Parking Lot

On Property: East Parking Lot (Facing East)





On Property: East Parking Lot (Facing South)







On Property: East Parking Lot (Facing North)







RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-244 DATE: JAN 27 2025 BY: ISA

On Property: North Parking Lot

On Property: North Parking Lot (Facing West)









On Property: North Parking Lot (Facing North)



On Property: North Parking Lot (Facing
South)



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Community Zoning Appeals Board 8
Dr. Martin Luther King, Jr. Center
2525 NW 62 Street, Miami, Florida
Conference Room 1-4
Wednesday, April 29, 2026 @ 7 p.m.

ITEM A
LR Miami Airport Hotel, LLC
(Z2024000244)

Board Members
(Present)

Chairperson VonCarol Kinchens-Williams
Felix Montes
Dayorsha Attis
Inetha Howard

County Attorney's Office

Abbie Schwaderer Raurell
Assistant County Attorney

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CHAIRPERSON KINCHEMS-WILLIAMS:

Ladies and Gentlemen, this meeting of the Community Council 8 has come to order on Wednesday, April 29th. At this time, please stand for the Pledge of Allegiance.

(Pledge of Allegiance).

CHAIRPERSON KINCHEMS-WILLIAMS: You may be seated.

Staff, please call the roll.

THE CLERK: Board Member Attis?

BOARD MEMBER ATTIS: Present.

THE CLERK: Board Member Montes?

BOARD MEMBER MONTES: Present.

THE CLERK: Board Member Howard?

BOARD MEMBER HOWARD: Present.

THE CLERK: Board Member -- Chair.

I'm sorry. Chair Kinchens-Williams?

CHAIRPERSON KINCHEMS-WILLIAMS:

Present.

THE CLERK: We have a quorum.

CHAIRPERSON KINCHEMS-WILLIAMS: Thank you. Those of you, who are present and wish to speak today, must stand so the court reporter will swear you in.

(Thereupon, the witnesses were duly

1 sworn).

2 CHAIRPERSON KINCHEMS-WILLIAMS: Those
3 of you who are lobbyists should have
4 registered with the Dade County Clerk of
5 the Board's Office prior to this evening.

6 Anyone present who wishes to defer or
7 withdraw an application, please come
8 forward at this time and state your name
9 and address for the record.

10 The Chair recognizes there are no
11 deferrals or withdrawals at this time.

12 Staff, for the record, please read
13 the Department's introductory statement at
14 zoning hearings.

15 THE CLERK: In accordance with the
16 Code of Miami-Dade County, all items to be
17 heard this evening have been legally
18 advertised in the newspapers, notices have
19 been posted and properties have been --
20 notices have been mailed and properties
21 have been posted. Additional copies of
22 the agenda are available here at the
23 meeting. Items will be called to be heard
24 by agenda name and name of applicant.

25 The record of the hearing on each

1 application will include the records of
2 the Department of Economic Resources. All
3 these items are physically present this
4 evening and available to all interested
5 parties and available to the Members of
6 the Board, who examine items for the
7 record during the hearing.

8 Parties have the right of
9 cross-examination. This statement, along
10 with the fact that all witnesses have been
11 sworn, shall be included in any transcript
12 of all or any part of this proceeding.

13 In addition, the following
14 departments have representatives present
15 here at the meeting to address any
16 questions: The Zoning and Evaluation
17 Department of Regulatory and Economic
18 Resources and the County Attorney's
19 Office.

20 All exhibits used in presentation
21 before the Board become part of the public
22 record and will not be returned unless an
23 identical letter size copy is submitted
24 for the file.

25 Any person making impertinent or

1 slanderous remarks or who becomes
2 boisterous while addressing the community
3 Zoning Appeals Board shall be barred from
4 further audience before the Community
5 Zoning Appeals Board by the presiding
6 officer unless permission to continue or,
7 again, address the Board be granted by the
8 majority vote of the Board Members
9 present.

10 The number of filed protests and
11 waivers on each application will be read
12 into the record at the time of hearing as
13 each application is read. Those items not
14 heard prior to the ending time of this
15 meeting will be deferred to the next
16 available zoning hearing meeting date for
17 this Board.

18 CHAIRPERSON KINCHEMS-WILLIAMS: Thank
19 you.

20 When your item is called, please step
21 up to the podium, and state your name and
22 address clearly for the record. I will
23 then proceed to call those of you in
24 support of the application and then I will
25 call for objectors. Those of you here who

1 wish to speak will state your name and
2 address.

3 For those of you speaking, I will ask
4 that you make your presentation short and
5 nonrepetitive as we are limited on time.

6 Staff, please call the first item.

7 THE CLERK: The first Item is Item A.
8 The applicant is LR Miami Airport Hotel,
9 LLC. There are zero protests and one
10 waiver for this application. And, for the
11 record, the Application Number is
12 Z2024000244.

13 CHAIRPERSON KINCHEMS-WILLIAMS: Thank
14 you.

15 MR. SHERRY: Good evening. Benjamin
16 Sherry, Bercow Radell Fernandez Larkin &
17 Tapanes, offices at 200 South Biscayne
18 Boulevard. We're here on behalf of LR
19 Miami Airport Hotel with regard to the
20 property at 5800 Blue Lagoon Drive. This
21 is the owner and the applicant for the
22 application before you tonight. I'm
23 joined by Brett Vogel, on behalf of
24 ownership; Izzy Hernandez, the architect
25 of record; Joaquin Vargas, our traffic

1 engineer; Michelle Latte, our landscape
2 architect, and my colleagues Jeff Bercow
3 and Graham Penn.

4 First, I'd just like to thank County
5 administration for the favorable
6 recommendation and note that we have no
7 issues to any of the conditions of
8 approval.

9 We're here before you this evening to
10 present an exciting new project and
11 adaptive reuse of an existing property to
12 inject much-needed residential workforce
13 housing and retail uses within this part
14 of the county located along the east/west
15 corridor of the Rapid Transit known as
16 SMART corridor.

17 What you're looking at here is an
18 aerial of the property, which is located
19 south of Blue Lagoon Drive, near Northwest
20 57th Avenue, with immediate access to the
21 836 expressway and the airport.

22 The site is located within the
23 Waterford at Blue Lagoon development of
24 regional impact and the associated
25 Waterford Business District, a major

1 employment center in the County.

2 The district employs -- the district
3 has over 3 million square feet of office
4 space currently, not including the more
5 than 500,000 square feet of office space
6 that Carnival Corporation recently
7 received a unanimous approval from this
8 Board for. By the way, we have a
9 representative from Carnival here tonight
10 to express their support and they've
11 submitted a letter of support that's in
12 the record.

13 The district, when it's fully
14 built-out, is going to house roughly
15 10,000 employees. The site is also
16 located within the County's Rapid Transit
17 Zone. It sits very close to the 836
18 expressway, which is SMART plan designates
19 as the east/west corridor. In other
20 words, this is exactly the kind of
21 location the County has envisioned for
22 residential and workforce housing, places
23 where people can live near major job
24 centers and transit infrastructure.

25 Because of that proximity to

1 employment, transit and the airport, this
2 site is particularly well-suited for
3 workforce residential housing projects.
4 It offers employees in the district a
5 realistic opportunity to live close to
6 where they work, reduce long commutes,
7 ultimately taking cars off the road,
8 helping to relieve traffic congestion.

9 This is the existing conditions at
10 the property. As you can see, it's
11 currently improved with a 15-story
12 281-unit hotel and has significant surface
13 parking surrounding it. You can also see
14 that it's surrounded by multiple
15 several-story tall commercial and office
16 buildings that you would expect in the
17 business district.

18 And to get straight to the meat and
19 potatoes, that is a rendering of our
20 project that illustrates the overall
21 vision for the project and shows how it
22 fits within the existing property and the
23 surrounding district. As you can see, the
24 15-story hotel is preserved. We're adding
25 two residential buildings with connected

1 parking garages on the east and west side.
2 And in the center, we have a smaller
3 garage for the hotel that has retail
4 square footage along the Blue Lagoon Drive
5 frontage, adding some food and beverage
6 and responding directly to the needs of
7 the office workers in the district with
8 realistic lunch options and fast dining
9 meal opportunities for them.

10 This is our conceptual site plan and
11 what we're here before you tonight for the
12 approval of. As you can see, it shows the
13 buildings on either side. We're
14 requesting the approval of this to replace
15 the existing hotel from the 1980's. As
16 part of this, we're requesting to be
17 removed from the development of regional
18 impact to allow for the development of
19 residential units at the property, and in
20 connection with that, we'll be
21 relinquishing our existing right to
22 develop additional hotel units at the
23 property.

24 Finally, we're requesting a small
25 variance from the requirement of the code

1 to provide hard surfacing in the frontage
2 zone to allow for a mix of hard surfacing
3 and landscape areas along our retail
4 frontage to create a more
5 pedestrian-friendly environment that's
6 more consistent with the surrounding
7 residential buildings and the remainder of
8 the district.

9 And I have a few more renderings to
10 show you guys to give you a better idea of
11 what this project will look like.

12 Here, you can see from the entrance
13 of Blue Lagoon Drive, you have the two
14 residential towers, the existing hotel and
15 that retail frontage activating that
16 street frontage there. Here's another
17 rendering of the residential buildings,
18 and then here's a closer-up rendering of
19 the retail and cafe frontage and showing
20 just how Blue Lagoon Drive will be
21 activated.

22 And so with that, I'd just like to
23 thank staff for their favorable
24 recommendation again, and thank you all
25 for your time and our entire team is

1 available for any questions you may have.

2 CHAIRPERSON KINCHEMS-WILLIAMS: Are
3 there any persons present in favor of this
4 application?

5 Please state your name and address
6 for the record, please.

7 MS. BLANCO: My name is Tamara
8 Blanco. My address is 9972 Southwest 125
9 Terrace, Miami, Florida, 33176.

10 I am here representing Carnival
11 Corporation, and I am here just to show my
12 support for this project.

13 CHAIRPERSON KINCHEMS-WILLIAMS: Thank
14 you.

15 Any other supporters in favor of this
16 application?

17 Are there any objectors to this
18 application?

19 Seeing none, the public is closed for
20 comments.

21 Board, do you have any questions
22 or --

23 BOARD MEMBER ATTIS: No questions.

24 BOARD MEMBER MONTES: No questions.

25 CHAIRPERSON KINCHEMS-WILLIAMS: Any

1 questions?

2 BOARD MEMBER HOWARD: No. No

3 questions.

4 MS. SCHWADERER RAURELL: Madam Chair?

5 CHAIRPERSON KINCHEMS-WILLIAMS: Yes.

6 MS. SCHWADERER RAURELL: I just
7 wanted to note, and this is reflected in
8 the staff recommendation, that this zoning
9 item is before you for a recommendation,
10 but then after this Board makes a
11 recommendation, it would go to the Board
12 of County Commissioners. It's a little
13 unusual in terms of your zoning posture.
14 You're normally making decisions here,
15 recommendations on CDMP, but this is a
16 recommendation here today.

17 MR. SHERRY: Thank you.

18 CHAIRPERSON KINCHEMS-WILLIAMS: Thank
19 you. With that being said, Board, are
20 there any recommendations for this
21 application?

22 BOARD MEMBER ATTIS: Yes, I move to
23 approve -- or, sorry, I move to recommend
24 this application with conditions. I
25 recommend to the Board of County

1 Commission.

2 BOARD MEMBER MONTES: Second.

3 MS. SCHWADERER RAURELL: If I can
4 just clarify the motion. Is that with the
5 conditions recommended by staff?

6 BOARD MEMBER ATTIS: Correct. So
7 requests 1 through 4, with conditions
8 recommended by staff.

9 MS. SCHWADERER RAURELL: And is that
10 also accepted by the seconder?

11 BOARD MEMBER MONTES: Second.

12 THE CLERK: I have a motion made by
13 Board Member Attis, seconded by Board
14 Member Montes, and the motion is to
15 recommend approval with conditions per
16 staff recommendation to the Board of
17 County Commissioners.

18 Board Member Attis?

19 BOARD MEMBER ATTIS: Yes.

20 THE CLERK: Board Member Montes?

21 BOARD MEMBER MONTES: Yes.

22 THE CLERK: Board Member Howard?

23 BOARD MEMBER HOWARD: Yes.

24 THE CLERK: Chair Kinchens-Williams?

25 CHAIRPERSON KINCHEMS-WILLIAMS: Yes.

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THE CLERK: Motion passes.

MR. SHERRY: Thank you all very much.
Have a good night.

(Thereupon, the hearing on LR Miami
Airport Hotel, LLC, Hearing #Z24-244, was
concluded).
