

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

PH: Z23-233

December 18, 2025

Item No. 8A2

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

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

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

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

PROCEDURAL HISTORY:

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

The public hearing on this item has not been held.

REQUESTS:

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

PROJECT DESCRIPTION:

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

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

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

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

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

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

NEIGHBORHOOD COMPATIBILITY:

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

SUMMARY OF THE IMPACTS:

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

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

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

The CDMP Land Use Element interpretative text for Business and Office states that, *residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity.* When the above conditions are met, *residential development may be authorized to occur in the Business and Office category at a density up to one category higher than the LUP designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development or zoning if the adjacent or adjoining land is undeveloped whichever is higher.* Based on the foregoing, under the requested “Business and

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

A section of the CDMP Land Use Element interpretative text indicates that *Compatibility shall be determined in accordance to Policy LU-4A*. The **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable*. Staff opines that the proposed development would be consistent with CDMP policies that require the County to give priority to redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development such as the application site, where urban services and facilities have the capacities to accommodate additional demand. As such, staff opines that the proposed 430-unit multi-family residential development would be **consistent** with the density and intensity allowed and would be **compatible** with the surrounding area based on the criteria set forth in the CDMP Land Use Element and **Policy LU-4A**.

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

ZONING ANALYSIS:

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

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

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

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

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

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

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

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

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

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

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

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That the applicant shall install all the required landscaping along the property lines prior to obtaining a Certificate of Occupancy.
3. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
4. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources as contained in the attached memorandum.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the attached memorandum.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the attached memorandum.
7. That the applicant complies with all applicable conditions of the CDMP Covenant under Application No. CDMP20220008.
8. That the applicant shall execute a Declaration of Restrictions pursuant to Section 33-193.13 along with the required Workforce Housing Agreement pursuant to Section 33-193.14 in legally sufficient and recordable form, prior to the issuance of the building permit and consistent with all requirements in the code as may be amended.

ES:JB:SS:EA

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

RRPVII BBI BISCAYNE LLLP

PH: Z23-233

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

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

<p>Business and Office (Page I-42)</p>	<p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p> <p><i>Residential uses, and mixing of residential use with commercial, light industrial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site.</i></p>
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ZONING RECOMMENDATION ADDENDUM

RRPVII BBI BISCAYNE LLLP
PH: Z23-233

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

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i>
Section 33-311(A)(3) Special Exception, Unusual and New Uses	Special exceptions (for all applications other than public charter schools), unusual and new uses. 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,

ZONING RECOMMENDATION ADDENDUM

RRPVII BBI BISCAYNE LLLP

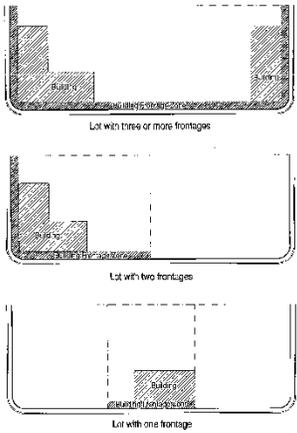
PH: Z23-233

	<p>would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</p>
<p>Section 33-150(A) Location of establishments.</p>	<p>(A)Distance from other establishments. Unless approved as a special exception (Section 33-311(A)(3)), no premises shall be used for the sale of any alcoholic beverages, as defined herein, to be consumed on or off the premises where the structure or place of business intended for such use is located less than fifteen hundred (1,500) feet from a place of business having an existing, unabandoned, legally established (and not one (1) of the uses excepted from the spacing requirements hereinafter provided) alcoholic beverage use which permits consumption on or off the premises. The fifteen hundred (1,500) feet distance requirements shall be measured by following a straight line from the nearest portion of the structure of the place of business.</p>
<p>Sec. 33-238. - Uses permitted</p>	<p>No land, body of water, or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, moved, reconstructed, structurally altered, or maintained in any BU-1 District, which is designed, arranged, or intended to be used or occupied for any purpose, except for one or more of the following uses: (1)Residential uses may be permitted as: (a)A combination of permitted business uses and residential uses housed in the same building; the floor area of the residential use shall not exceed fifty (50) percent of the floor area of the building. (b)In connection with a mixed-use development, provided that: (i)Said development is located along a SMART Plan Corridor and in accordance with the CDMP; and (ii)The property is developed in accordance with Article XLV.</p>
<p>Section 33-493(3)(c) Minimum Building Frontage Required.</p>	<p>(c) Minimum Building Frontage Required. (i) All buildings, except accessory buildings, shall have frontage along or within the building frontage zone. The frontage length of a single building or the aggregate frontage length of multiple buildings shall comply with the following, as further illustrated in the figures below: a. Lots with one frontage: 70 percent. b. Lots with two frontages: 60 percent. c. Lots with three or more frontages: 50 percent.</p>

ZONING RECOMMENDATION ADDENDUM

RRPVII BBI BISCAYNE LLLP

PH: Z23-233

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

RRPVII BBI BISCAYNE, LLLP

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

APPLICANT

ADDRESS

Pending

Z2023000233

DATE

HEARING NUMBER

FOLIO: 30-2232-000-0120, 30-2232-000-0150, and 30-2232-000-0151

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 28, 2025

NEIGHBORHOOD REGULATIONS:

Folio No.: 30-2232-000-0120

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

Folio No.: 30-2232-000-0151

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

Folio No.: 30-2232-000-0150

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.: 30-2232-000-0120

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

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

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

Folio No.: 30-2232-000-0151

There are no open/closed cases in CMS.

Folio No.: 30-2232-000-0150

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

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: June 9, 2025

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

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

Subject: Z2023000233-6th Review
RRPVII BBI Biscayne LLLP

11320, 11340, and 11380 Biscayne Boulevard

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

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

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

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

Tree Preservation Review

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

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

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

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

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

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

Condition of approval:

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

Potable Water Supply and Wastewater Disposal

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

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

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

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

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

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

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

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

Water Control Review

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

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 25-year, 3-day storm event as per section 24.42.8(4)(i) of the Code.

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

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

Conditions of Approval: None

Air Quality Preservation Review

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

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

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

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

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

DERM Enforcement History Review

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

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

Folio no. 30-2232-000-0150:

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

- Unpaid penalties: \$0.00
- Paid penalties & surcharge: \$510.00 (UCVN No. B227738) Unpaid Administrative Costs: \$0.00
- Paid Administrative Costs: \$0.00
- Unpaid County investigative, enforcement, testing, or monitoring costs: \$0.00 Unpaid Liens: \$0.00
- Paid/satisfied Liens: \$0.00

Folio No. 30-2232-000-0151:

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

- Unpaid penalties: \$0.00
- Paid penalties & surcharge: \$2110.00 (UCVN No. 937607) Unpaid Administrative Costs: \$0.00
- Paid Administrative Costs: \$0.00
- Unpaid County investigative, enforcement, testing, or monitoring costs: \$0.00 Unpaid Liens: \$0.00
- Paid/satisfied Liens: \$0.00

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

- Unpaid penalties: \$0.00
- Paid penalties & surcharge: \$2110.00 (UCVN No. B012610) Unpaid Administrative Costs: \$0.00
- Paid Administrative Costs: \$0.00
- Unpaid County investigative, enforcement, testing, or monitoring costs: \$0.00 Unpaid Liens: \$0.00
- Paid/satisfied Liens: \$0.00

Concurrency Review Summary

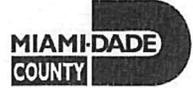
A concurrency review has been conducted for this application and DERM has determined that the same

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: July 28, 2025

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

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

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

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

Maria Valdes

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process. This application is associated with CDMP Application No. CDMP20220008.

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

Application Name: Abbot Financial, Inc., ET AL

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

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

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

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

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

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

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

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

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

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

Sewer: The proposed development is located within the City of North Miami's sewer service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area.

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

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

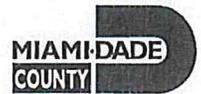
- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions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

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

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

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

Memorandum



Date: June 26, 2025

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

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

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

I. PROJECT LOCATION:

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

II. APPLICATION REQUEST:

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

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site from the north and south is provided by Biscayne Boulevard and NE 14 Avenue.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

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

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

Please note that this application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply.

Notes: PM =Post Meridien

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

B. Cardinal Distribution

North	38 %	East	6 %
South	24 %	West	32 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

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

Station F-0524 located on Biscayne Boulevard south of NE 123 Street, has a maximum LOS "E+50" of 4,560 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2,538 vehicles and 130 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0524** with its PHP and assigned vehicles is at LOS "D". The 80 vehicle trips generated by this development when combined with the 2,538 and those previously approved through Development Orders, 130, equal 2,748 and will cause this segment to remain at LOS "D" whose range is from 1,311 to 2,920.

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

Station F-2556 located on Biscayne Boulevard north of NE 104 Street, has a maximum LOS "E+50%" of 4,560 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 3,768 vehicles and 46 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2556** with its PHP and assigned vehicles is at LOS "E+26%". The 27 vehicle trips generated by this development when combined with the 3,768 and those previously approved through Development Orders, 46, equal 3,841 and will cause this segment to have LOS "E+27%" whose range is from 3,040 to 4,560.

Station F-0126 located on NE 125 Street east of NE 6 Avenue, has a maximum LOS "E+20%" of **3,648** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,827** vehicles and **81** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0126** with its PHP and assigned vehicles is at LOS "D". The **19** vehicle trips generated by this development when combined with the **1,827** and those previously approved through Development Orders, **81**, equal **1,927** and will cause this segment to remain at LOS "D" whose range is from 1,311 to 2,920.

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

VII. SITE PLAN CRITIQUE:

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

VIII. STANDARD CONDITIONS:

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

Memorandum



Date: July 10, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2023000233

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

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

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

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

DATE: June 12, 2025

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

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

SUBJECT: Review of Project No. Z2023000233
RRPVII BBI Biscayne, LLLP
DTPW Project No. OSP173

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

PROJECT LOCATION

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

CONDITIONS/RECOMMENDATIONS:

I. Transportation Planning and Policy Division:

A. Conditions

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

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

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

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

II. Traffic Engineering Division:

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

A. Traffic Study Review Conditions

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

B. Recommendations

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

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

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

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

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

Dear Applicant,

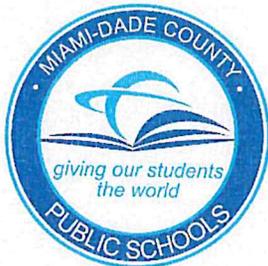
Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (School Planning Level Review).

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 430 units, which generate 56 students (29 at the elementary, 13 at the middle, and 14 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research.

As such, this analysis does not constitute a Public School Concurrency Approval.

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

Regards,



Ana Herrera

**District Coordinator
Growth Management**

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



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

Miami-Dade County Public Schools

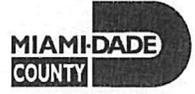
**Concurrency Management System
Preliminary Concurrency Analysis**

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

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

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

Memorandum



Date: June 13, 2025

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

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

Subject: Z2023000233 – Abbot Financial Inc V3

Applicant Name: RRPVII BBI BISCAYNE LLLP.

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

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

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

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

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

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

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

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

Recommendations:

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

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

Objective ROS-2

Require the availability of adequate local recreation open space as a condition for the approval of residential development orders, and maintain an adequate inventory of recreational areas and facilities through 2017.

ROS-3B

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

Objective ROS-8

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

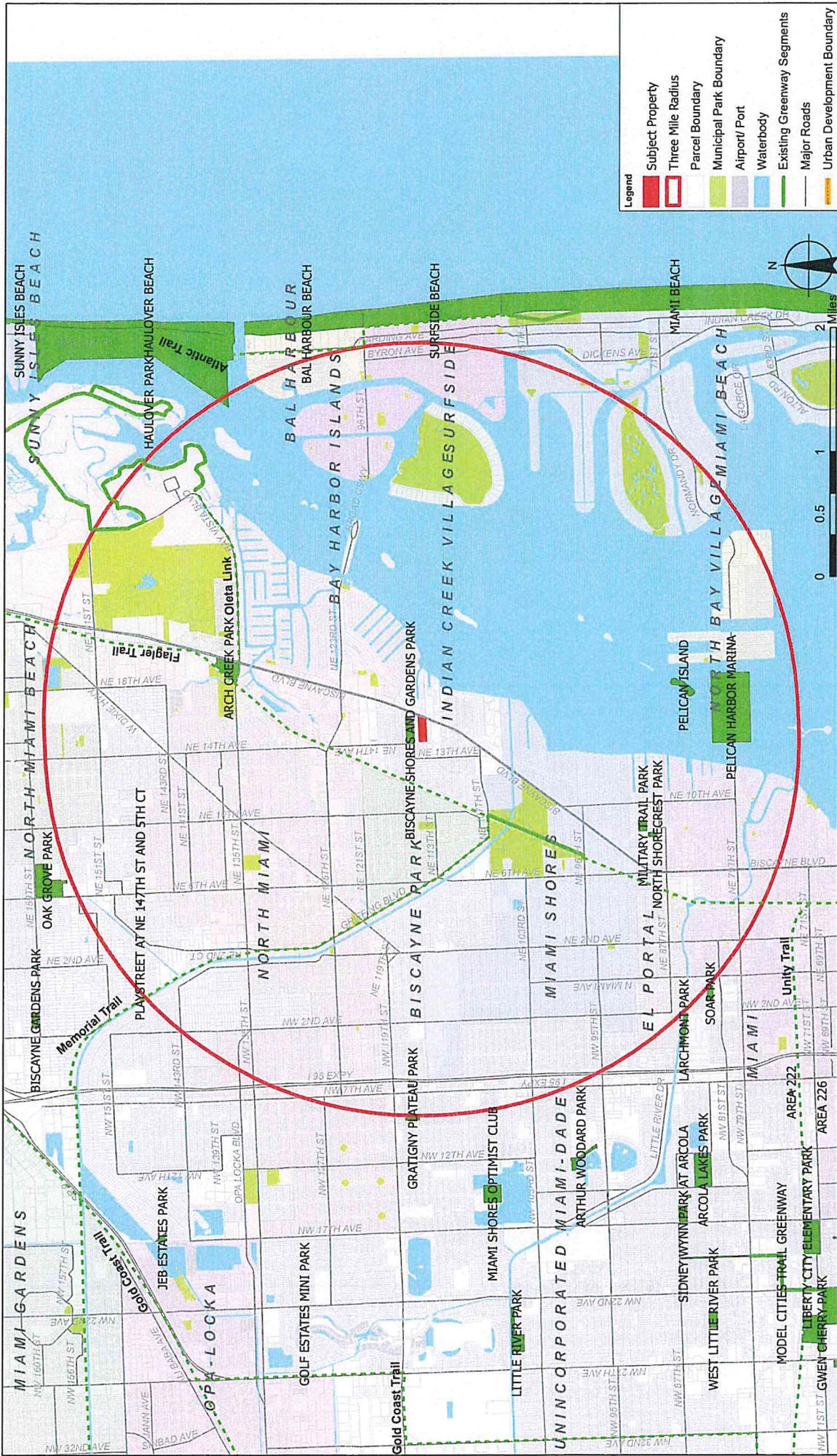
Based on our findings described herein, **PROS has no objection to this application.**

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

AZ: at sk

Attachments

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



Miami-Dade Sheriff's Office
Memorandum



Date: July 11, 2025

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

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

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

APPLICATION:

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

CURRENT POLICE SERVICES:

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

APPLICATION REVIEW:

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject zoning application. MDSO has no objection to this zoning application based on the information provided, but reserves the right to reassess its determination upon the production of additional information. A review of the application and supporting documents was conducted to assess the impact on MDSO resources in light of the proposed zoning modifications. This application is requesting to amend the number of apartment units from 400 to 430.

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

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

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

RCS/jhb

Memorandum



Date: 07/09/2025

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

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

Subject: RRPVII BBI BISCAYNE LLLP RTZ – (Z2023000233)

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

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

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

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

Analysis:

1. Solid Waste Disposal

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

2. Garbage and Trash Collection Services

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

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

3. Recycling

Commercial Establishments

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

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

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

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

Multi-family Establishments

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

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

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

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

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

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

4. Recycling and Waste Storage/Setout Requirements

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

5. Site Circulation Requirements

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

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

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

Memorandum



Date: May 27th, 2025

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

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

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

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

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

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

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

Memorandum



Date: May 22, 2025

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

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

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

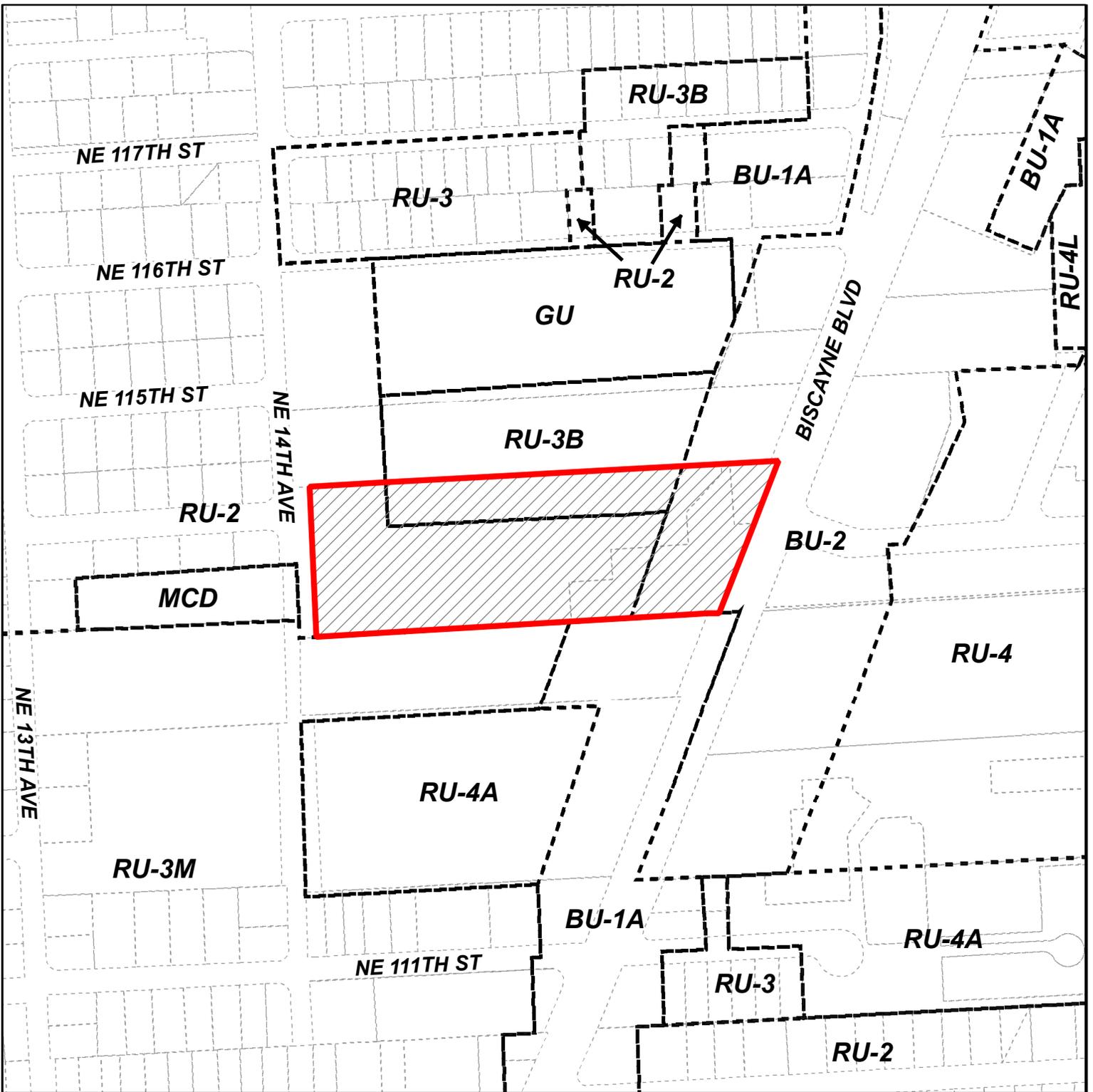
Housing and Community Development (HCD) has reviewed the proposed development for the subject zoning application.

This property is not part of the Infill Housing Program.

For assistance with HCD programs, please contact the following:

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

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



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2023000233

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

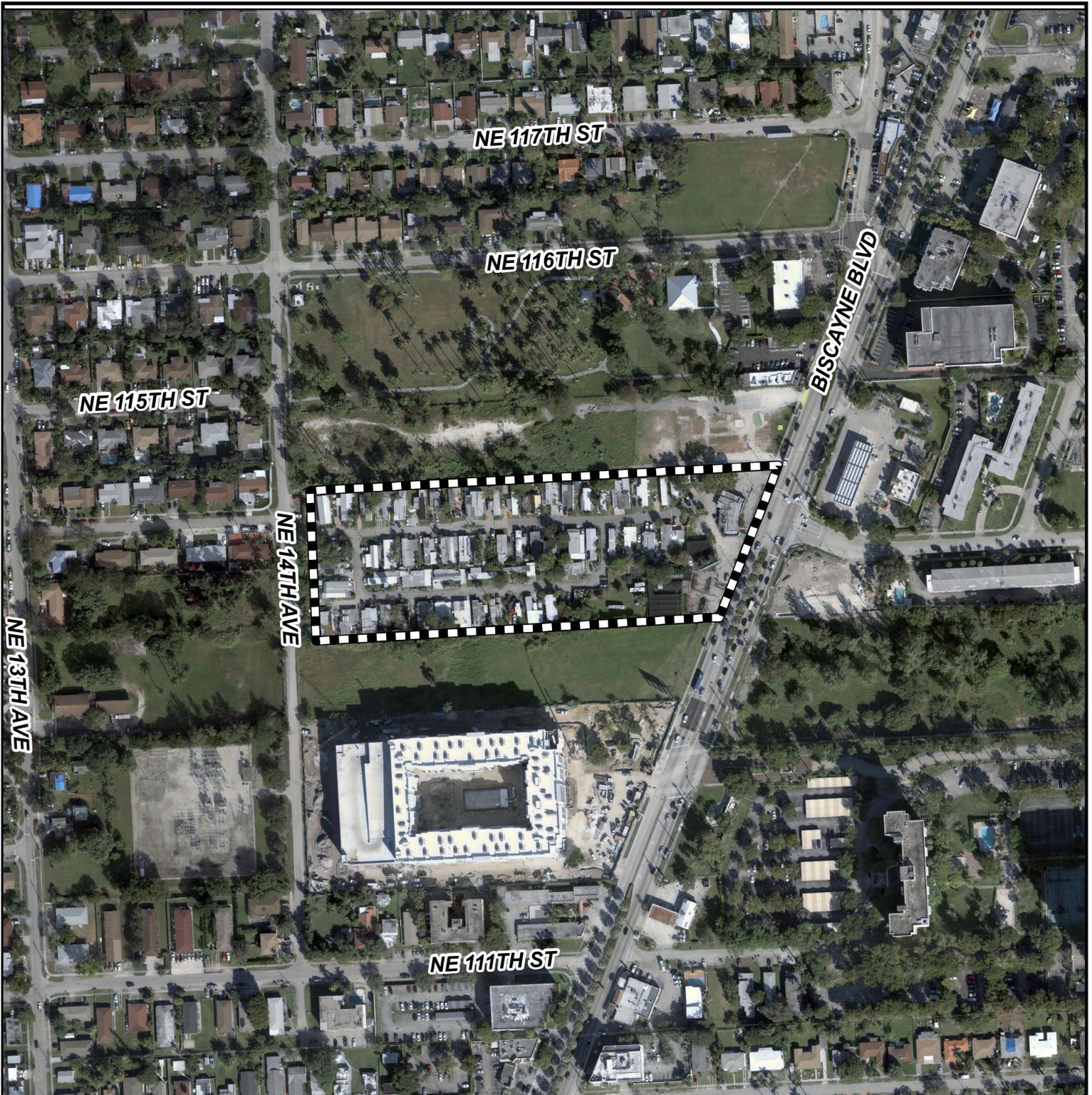
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, July 14, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000233

Legend
 Subject Property

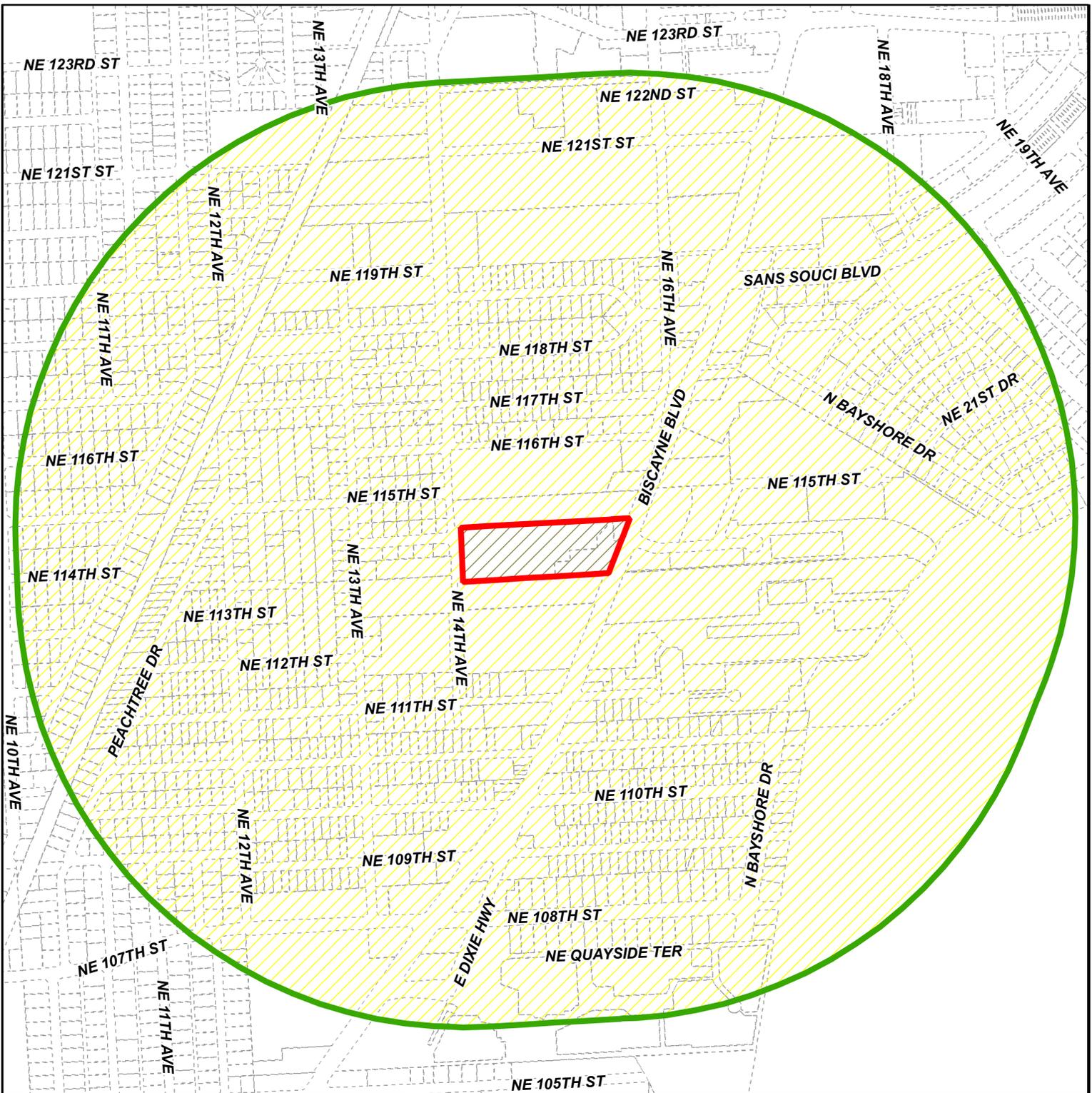


Section: 32 Township: 52 Range: 42
Applicant: RRPVII BBI BISCAYNE LLLP
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, July 14, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

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

Process Number
Z2023000233
 RADIUS: 2640

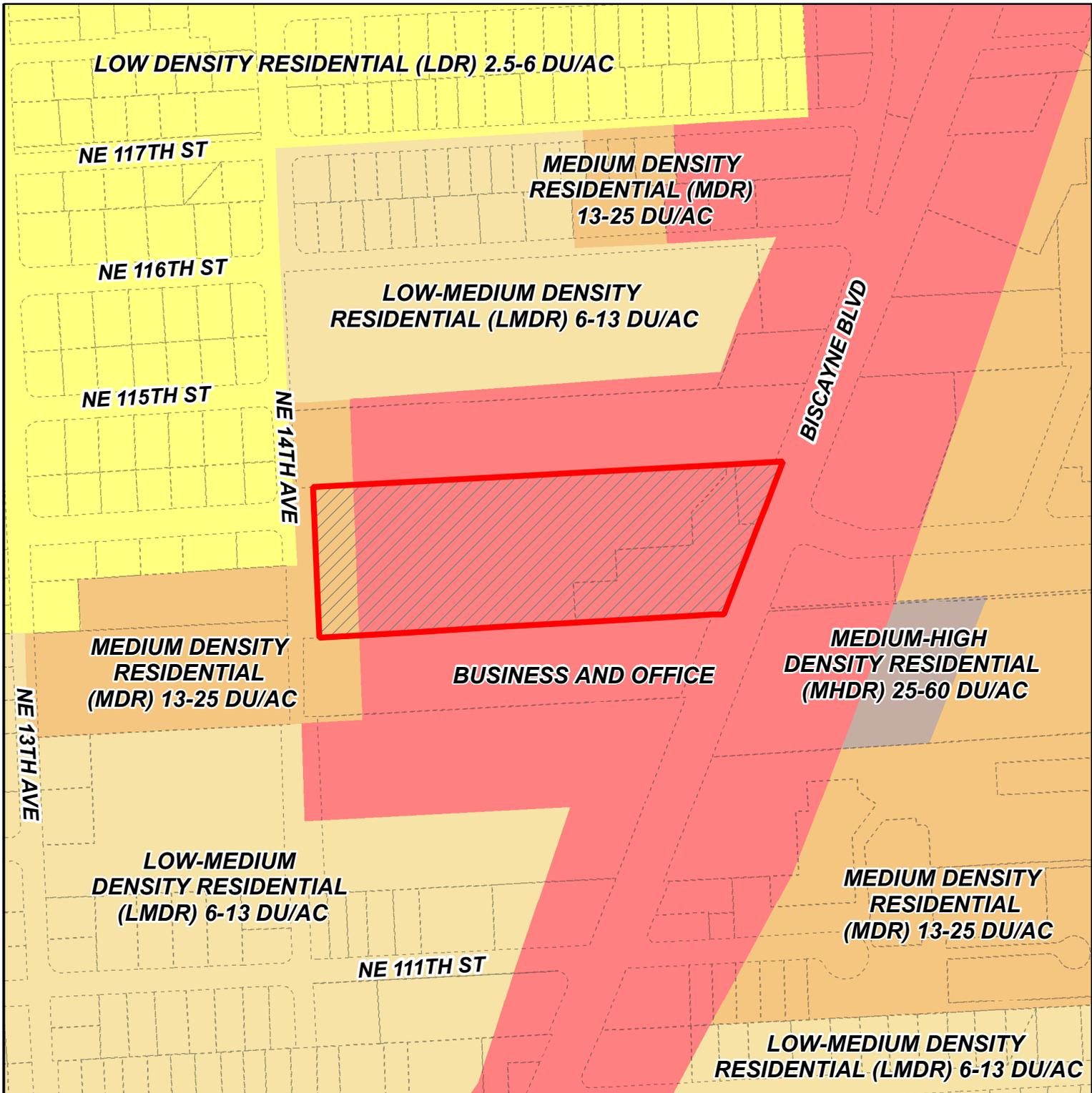
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, July 14, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000233



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

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, July 14, 2023

REVISION	DATE	BY

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

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Abbot Financial, Inc

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

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

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

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

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

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

RECEIVED

MIAMI-DADE COUNTY

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

NAME OF PURCHASER: RRPVI BBI Biscayne LLLP

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

Date of contract: June 28, 2021

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

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

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

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

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

[Signature]
(Notary Public)

My commission expires 12/12/26



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

RECEIVED

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

NAME OF PURCHASER: RRPVI BBI Biscayne LLLP

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

Date of contract: June 28, 2021

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

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

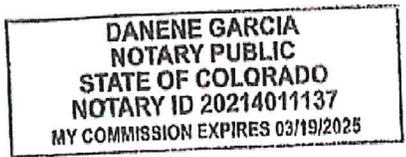
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Alexander Jonas*
(Applicant)

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

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

Danene Garcia
(Notary Public)



My commission expires 3/19/2025

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

RECEIVED

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

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

NAME OF PURCHASER: RRPVI BBI Biscayne LLLP

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

Date of contract: June 28, 2021

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

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

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

Signature: [Signature]

(Applicant)

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

Sworn to and subscribed before me this 30th day of June 2023 Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

FRANK WOLLAND
NOTARY PUBLIC
MY COMMISSION
EXPIRES 8-3-2026

My commission expires _____

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

RECEIVED

MIAMI-DADE COUNTY
PROCESSING NO. Z23-233
DATE: JUN 10 2023
BY: ISA

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

NAME OF PURCHASER: RRPVI BBI Biscayne LLLP

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

See attached

Date of contract: June 28, 2021

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

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

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

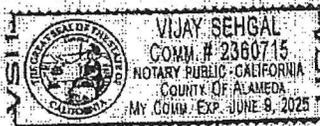
Signature: [Signature]

(Applicant)

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

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

[Signature]
(Notary Public)



My commission expires 06/09/2025

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

RECEIVED

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

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

RECEIVED

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

As of 4/5/2023

BY: ISA

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

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

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

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

[see separate ownership information provided]

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

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

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

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

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