

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

**PH: Z25-097**

**September 24, 2026**

**Item No. 8C2**

| <b>Recommendation Summary</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Commission District</b>                 | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Applicant</b>                           | Biscayne Shores Development Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Summary of Requests</b>                 | This applicant seeks to rezone the subject property from RU-2 (duplex), RU-3B (residential bungalows) and BU-2 (business district) to MCD (Mixed-Use Corridor District); in order to develop the property with a mixed-use project consisting of 550 multi-family residential units and 20,000 square feet of commercial space. Additionally, the applicant seeks to permit decorative screening of parking garage levels along the primary frontage instead of habitable space, permit more square footages above the eight (8) story than currently permitted by code, and permit tandem parking spaces for the residential portion of the mixed-use development. |
| <b>Location</b>                            | Lying between NE 14 Avenue and Biscayne Blvd., between theoretical NE 115 Street and NE 114 Street, Miami-Dade County, Florida.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Property Size</b>                       | ±4.089-gross (±3.96-net) Acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Existing Zoning</b>                     | RU-3B, Bungalow Court District, RU-2, Two-Family Residential District, and BU-2, Special Business District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Existing Land Use</b>                   | Vacant Parcel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>2030-2040 CDMP Land Use Designation</b> | High Density Residential (60 to 125 dwelling units or more per gross acre) <b>(Subject to approval of the concurrent CDMP amendment Application No. CDMP20250006)</b><br><i>(see attached Zoning Recommendation Addendum)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Comprehensive Plan Consistency</b>      | Consistent with interpretative text, goals, objectives and policies of the CDMP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Applicable Zoning Code Section(s)</b>   | Section 33-311, District Boundary Change, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations<br><i>(see attached Zoning Recommendation Addendum)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Recommendation</b>                      | <b>Approval of request #1 (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250006 and it becoming effective)*, and approval with conditions of requests #2 through #4.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

**\* This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20250006 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.

**REQUESTS:**

- (1) DISTRICT BOUNDARY CHANGE from RU-3B, Bungalow Court District, RU-2, Two-Family Residential District and BU-2, Special Business District to MCD, Mixed-Use Corridor District.
- (2) NON-USE VARIANCE of the standard urban center district regulations, to permit three (3) levels of garage parking with decorative screening along the primary frontage in lieu of twenty (20) feet of habitable space.
- (3) NON-USE VARIANCE of the standard urban center district regulations, to permit a floorplate of 27,378 square feet for the east building and 22,774 square feet for the west building (maximum 20,000 square feet permitted) above eight (8) stories.
- (4) NON-USE VARIANCE to permit the use of tandem parking spaces in connection with the residential portion of the mixed-use development (not permitted).

**PROJECT DESCRIPTION:**

The approximately 4.089 gross acres (3.96 net acres) subject property, under folio 30-2232-000-0050, and is located between Biscayne Boulevard and NE 14th Avenue and between NE 114th Terrace and NE 115th Street, abutting on the south side of the Biscayne Shores and Gardens Park. 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.

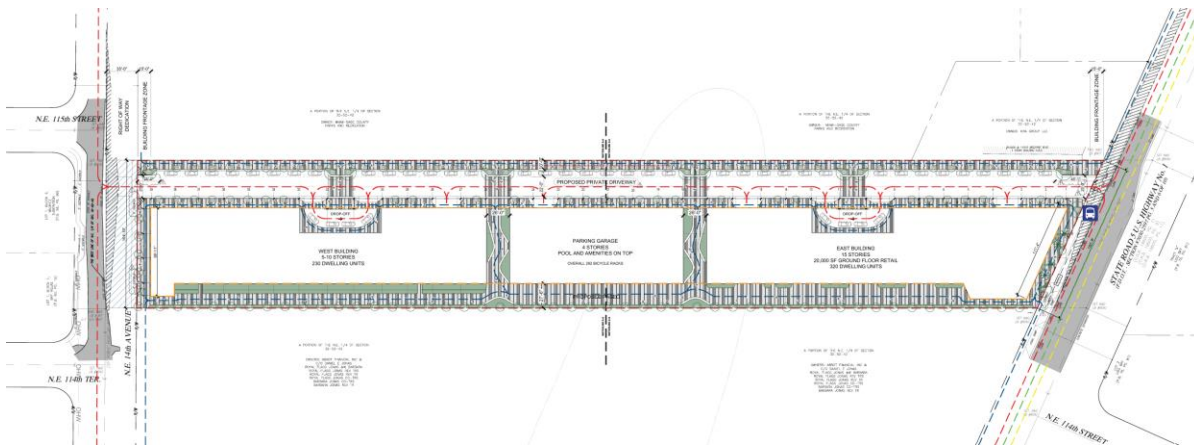
Staff notes that the applicant has concurrently filed an amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) (CDMP20250006). The subject property is currently designated “Business and Office” and “Medium Density Residential” (13 to 25 dwelling units per gross acre) on the CDMP LUP map. As part of CDMP application, the applicant seeks to amend the “High Density Residential” land use category text on page I-32 of the CDMP Land Use Element; redesignate the site on the Adopted 2030 and 2040 LUP map to “High Density Residential” (60 to 125 dwelling units or more per gross acre); and proffered Declaration of Restrictions.

The applicant seeks to permit a rezoning of the ±4.089-gross (±3.96-net) acres subject parcel from RU-2 (duplex), RU-3B (residential bungalows) and BU-2 (business district) to MCD (Mixed-Use Corridor District) in order to develop the property with a mixed-use project consisting of 550 multi-family residential units and 20,000 square feet of commercial space (request #1). Additionally, the application seeks to permit decorative screening of parking garage levels along the primary frontage instead of habitable space, permit more square footages above the eight (8) story than currently permitted by code, and permit tandem parking spaces for the residential portion of the mixed-use development (requests #2, #3 and #4)

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 previously mentioned, the applicant now seeks to rezone the subject property to MCD, 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 General Concept Plan that serves as a master plan generally depicting the anticipated roadway network and mixed-use development. The “Exhibit A” included below consists of the subject property’s general development plan depicting the location of the proposed uses and rendering. Additionally, the attached “Exhibit A” depicts a conceptual 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 37.5% of the units (206 units) will be set-aside for workforce housing households with incomes between 60 percent up to 120 percent of the Area Median Income (AMI).



**Exhibit A**  
**NEIGHBORHOOD CHARACTERISTICS**

| Zoning and Existing Use                                                                                                                                                                                                             |                                                            | Land Use Designation                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subject Property</b>                                                                                                                                                                                                             | RU-2, RU-3B & BU-2; vacant parcel                          | High Density Residential (60 to 125 dwelling units or more per gross acre) <b>(Subject to approval of the concurrent CDMP amendment)</b> |
| <b>North</b>                                                                                                                                                                                                                        | BU-2, GU and RU-2; commercial and park                     | Low-Medium Density Residential (6-13 DU/Ac),<br>Business and Office                                                                      |
| <b>South</b>                                                                                                                                                                                                                        | BU-2; vacant, proposed mixed use development (Z2023000233) | Business and Office                                                                                                                      |
| <b>East</b>                                                                                                                                                                                                                         | BU-2; commercial, public storage and multi-family          | Business and Office                                                                                                                      |
| <b>West</b>                                                                                                                                                                                                                         | RU-2; single family and duplex homes                       | Low Density Residential (2.5 to 6 DU/Ac)                                                                                                 |
| * Land subject to CDMP Amendment Application No. CDMP20250006, filed concurrently by the applicant, which, if approved by the Board, would change the land use designation to “High Density Residential” (60 to 125 Dwelling dua).” |                                                            |                                                                                                                                          |

**NEIGHBORHOOD COMPATIBILITY:**

The subject property consist of a single vacant parcel comprising approximately 4.089 gross acres (3.96 net acres), located between NE 14 Avenue and Biscayne Boulevard and between theoretical NE 115 Street and NE 114 Street in Miami-Dade County, Florida. The property is zoned RU-2, RU-3B, and BU-2 and, subject to approval of the concurrent CDMP amendment, is proposed to be designated “High Density Residential” (60 to 125 dwelling units or more per gross acre). The property is near the FEC Railway and lies within the one-half-mile buffer of the Northeast Corridor of the SMART Plan. To the north are properties zoned BU-2, GU, and RU-2, developed with commercial and park uses. To the south is a BU-2-zoned vacant property proposed for mixed-use development under Application No. Z2023000233. To the east are BU-2-zoned properties developed with commercial, public storage, and multifamily uses. To the west are RU-2-zoned properties developed with single-family and duplex residences.

**SUMMARY OF THE IMPACTS:**

Approval of this application will allow the applicant to rezone the property to MCD, Mixed-Use Corridor District, to develop the property with a mixed-use development that will provide additional retail and housing, including workforce housing, in this area of the County. The design and allocation of uses adequately mitigate potential impacts on the single-family homes to the west, along NE 14 Avenue. The lower five-story residential building is located along the western portion of the property, while the taller 15-story building and retail uses are located farther east, along Biscayne Boulevard. This reduction in height along the western side provides an appropriate transition to the nearby single-family neighborhood. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) states in its memorandum that the application meets traffic concurrency criteria because the property is located within the Urban Infill Area, where traffic concurrency does not apply. In addition, the proposed development is anticipated to generate an additional 212 PM peak-hour vehicle trips. Staff notes that the application will increase the population in the area, impact water and sewer services, and may result in additional traffic and noise within the surrounding neighborhood.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

As previously mentioned, the subject property is part of a CDMP amendment application (CDMP20250006) 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 scheduled to be heard by the Board of County Commissioners before the zoning application. The CDMP application includes two (2) CDMP amendment requests: 1) to amend the “High Density Residential” land use category text on page I-32 of the CDMP Land Use Element and 2) to redesignate the subject from “Business and Office” and “Medium Density Residential” to “High Density Residential.” As part of this application, the Applicant has proffered a CDMP Declaration of Restrictions (covenant) which limits the development program on the site to a maximum of 20,000 sq. ft. of nonresidential use and a maximum of 550 residential dwelling units and provides that 35% of the units constructed shall consist of Workforce Housing Units to households whose annual income is sixty (60%) to one-hundred twenty percent (120%) of the Area Median Income of Miami-Dade County.

**The proposed CDMP application would further several goals, objectives, policies, concepts, and guidelines of the CDMP and would promote development that is consistent with Objective LU-1 and Policies LU-4D and LU-7B of the CDMP Land Use Element.** Consistent with Objective **LU-1**, the application supports the concentration and intensification of development within an established urban area containing a variety of uses and housing types. The property is located along Biscayne Boulevard, a major roadway connecting nearby commercial, educational, recreational, multifamily, and single-family residential uses. The proposed redesignation would provide an appropriate transition between land designated “Business and Office” and the surrounding residential development while supporting redevelopment within the Urban Development Boundary (UDB) and Urban Infill Area (UIA). The proposed project supports this transition by locating the taller 15-story building and retail uses along the eastern portion of the property, closer to Biscayne Boulevard, while reducing the height of the western building to five (5) stories near the existing single-family homes.

Consistent with Policy **LU-4D**, the proposed development incorporates appropriate building placement, setbacks, buffering, landscaping, open space, and pedestrian-oriented design to ensure compatibility with surrounding uses. In particular, the reduced building height along the western portion of the property and the placement of the more intense uses farther east help minimize potential impacts on the single-family homes to the west. The proposed development may also improve circulation between Biscayne Boulevard and NE 14 Avenue, where connectivity is currently limited between NE 111 Street and NE 116 Street.

Consistent with **Policy LU-7B**, the property is located within the one-half-mile buffer of the Northeast Corridor of the SMART Plan and is served by existing pedestrian and transit infrastructure along Biscayne Boulevard. The roadway includes continuous sidewalks, lighting, nearby sheltered bus stops, and a signalized three-way intersection in front of the property. The proposed development incorporates pedestrian, bicycle, and transit-oriented features, including interconnected sidewalks, buildings oriented toward the street, appropriately located parking, shade trees, and weather protection. **These improvements would support greater mobility and an architecturally attractive, neighborhood-serving development that is compatible with the surrounding area and consistent with the applicable policies of the CDMP and the proposed rezoning to MCD.**

Therefore, subject to the Board's approval of the CDMP amendment the "High Density Residential" land use category text on page I-32 of the CDMP Land Use Element, redesignation of the application site on the Adopted 2030 and 2040 Land Use Plan (LUP) map to "High Density Residential" (60 to 125 dwelling units or more per gross acre) and acceptance of the CDMP proffered covenant, staff opines that the proposed rezoning to MCD along with the non-use variances would be **consistent** with the CDMP Land Use Element interpretative text and the density for the **High Density Residential** designation 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 MCD, Mixed-Use Corridor District (request #1). As previously mentioned, the  $\pm 4.089$ -gross ( $\pm 3.96$ -net) acres site is also the subject of a concurrent CDMP amendment application where the applicant seeks to re-designate the subject parcel from Business and Office" and "Medium Density Residential" (13 to 25 dwelling units per gross acre) to "High Density Residential" (60 to 125 dwelling units or more per gross acre). 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 MCD 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 High Density Residential, the request for a zone change on the subject site to MCD 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, subject to the acceptance of the CDMP proffered declaration of restrictions.

Staff notes that the MCD 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).

The  $\pm 4.089$ -gross ( $\pm 3.96$ -net) subject property consists of a vacant parcel. Located to the north are properties zoned BU-2, GU, and RU-2, developed with commercial and park uses. To the south is a BU-2-zoned vacant property proposed for mixed-use development under Application

No. Z2023000233. To the east are BU-2-zoned properties developed with commercial, public storage, and multifamily uses. To the west are RU-2-zoned properties developed with single-family and duplex residences. 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 submitted General Concept Plan depicts the subject property developed with a mixed-use project consisting of 20,000 square feet of nonresidential uses and 550 multifamily residential units. The proposed development consists of a single building with varying elevations ranging from 10 to 15 stories in height. The commercial component would be situated along Biscayne Boulevard, with three (3) levels of parking and the residential component distributed throughout the project. The submitted elevations illustrate a long podium containing the commercial and parking components, with multiple residential tower elements positioned above it. The building incorporates variations in height, setbacks, rooflines, and façade treatments to break up the overall mass and create visual interest. The lower building elements and graduated height provide a transition toward the lower-scale residential development to the west, while the tallest portion of the development is oriented toward Biscayne Boulevard and the more intensive commercial uses to the east. The parking levels are screened with architectural treatments consistent with the overall building design, while the ground floor incorporates storefront-style openings intended to activate the street frontage. The separation between the tower elements, together with the varied building heights and articulated façades, reduces the appearance of a single continuous building mass. These design features support staff's finding that the proposed development would be compatible with the evolving mixed-use and residential character of the surrounding area. Staff further notes that the proposed development complies with all other applicable zoning regulations regarding setbacks, building height, open space, lot coverage, and landscaping, except for the requested non-use variances. 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 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 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 meets the traffic concurrency criteria because it lies within the urban infill area, where traffic concurrency does not apply, but that the application will generate an additional 212 PM peak hour vehicle trips. Further, RER and the Department of Environmental Resources Management (DERM), in their attached memorandum, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the 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 mixed-use project consisting of 550 multi-family residential units and 20,000 square feet of commercial space 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 MCD, Mixed-Use Corridor District, under Section 33-311, District Boundary Change. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250006 and it becoming effective)**

In order to implement the proposed mixed-use development on the subject property, the applicant is requesting ancillary non-use variances to permit three (3) levels of garage parking with decorative screening along the primary frontage in lieu of twenty (20) feet of habitable space (request #2), to permit a floorplate of 27,378 square feet for the east building and 22,774 square feet for the west building (maximum 20,000 square feet permitted) above eight (8) stories, applies to floors 9 through 15 (request #3) and to permit the use of tandem parking spaces in connection with the residential portion of the mixed-use development (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 requests will not be out of character with the area and will be consistent with other sections of the Code. For example, Request #2 seeks to permit three (3) levels of garage parking with decorative screening along the primary frontage in lieu of the required twenty (20) feet of habitable space. Biscayne Boulevard has been designated as the primary frontage based on the hierarchy of the street, resulting in the need for a variance from the habitable-space requirement. Staff supports the request because the proposed relief is limited to three levels of the parking garage and will not result in an exposed parking structure. The garage will incorporate decorative screening and architectural treatments consistent with the overall design of the building, and parked vehicles will not be visible from the street. In addition, the proposed commercial uses and architectural treatment along Biscayne Boulevard will contribute to an active and visually attractive streetscape. Accordingly, staff opines that the request maintains the intent of the liner requirement, will not adversely affect the surrounding area, and is compatible with the proposed mixed-use development and the evolving character of Biscayne Boulevard.

In addition, when request #3, which seeks to permit a floorplate of 27,378 square feet for the east building and 22,774 square feet for the west building above eight stories (a maximum of 20,000 square feet is permitted for floors 9 through 15), is analyzed, staff notes that, pursuant to Section 33-284.86(B)(17) General Requirements of the County Code, floorplates above eight (8) stories (floors 9 through 15) shall not exceed 20,000 square feet, and cantilevered balconies shall not be included in the floorplate calculation. The primary purpose of limiting floorplate size is to reduce the appearance of excessive building mass and maintain pedestrian-scale corridors. Based on the configuration of the subject property and the submitted General Concept Plan, staff opines

that the requested variance will not cause the proposed buildings to appear excessively massive or negatively affect the pedestrian scale of the surrounding streets. Although the development is interconnected at its base, the residential component is divided into distinct tower elements ranging from 10 to 15 stories in height. The separation of the towers, variation in height, changes in rooflines, and articulation of the facades visually break up the building and reduce the appearance of a single continuous mass.

The subject property extends between Biscayne Boulevard and NE 14 Avenue, allowing the project to provide pedestrian-oriented frontages on both sides. Along Biscayne Boulevard, the proposed commercial uses, storefront-style openings, landscaping, and architectural treatment will contribute to an active streetscape. Along NE 14 Avenue, habitable space is provided on all levels, helping provide a transition toward the lower-scale residential development to the west. Staff also notes that the surrounding area includes commercial, multifamily, and proposed mixed-use development, including the mixed-use project proposed to the south under Application No. Z2023000233. The varied building heights and placement of the tower elements respond to these surrounding conditions by locating the greater intensity toward Biscayne Boulevard while reducing the perceived scale toward NE 14 Avenue. Accordingly, staff opines that the requested variance, as it applies to floors 9 through 15, maintains the intent of the floorplate limitation, supports a pedestrian-oriented environment, and will be compatible with the existing and evolving character of the surrounding area.

Lastly, request #4 seeks to permit tandem parking spaces in connection with the residential portion of the mixed-use development, where tandem parking is not permitted. Staff opines that the request is internal to the site and will not adversely affect the surrounding area. Staff further notes that the tandem spaces are proposed in addition to the required parking and will not be counted toward the minimum parking requirements for either the commercial or residential uses. Therefore, the request will not result in a parking deficiency or negatively affect the required parking supply. As such, staff opines that approval of requests #2, #3 and #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 #2, #3 and #4 under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** The submitted General Concept Plan indicates that vehicular access to the site will be provided from Biscayne Boulevard and NE 14 Avenue through a private driveway extending along the northern portion of the property. The private driveway will provide internal circulation between both frontages and access to two passenger drop-off areas serving the east and west residential buildings. The development will provide 520 parking spaces within a centrally located four-story parking garage, where 391 spaces are required. The plans also provide 292 bicycle parking spaces, where 16 spaces are required. Pedestrian access will be provided along Biscayne Boulevard and NE 14 Avenue, with internal pedestrian connections to the residential buildings, commercial uses, parking garage, and drop-off areas.

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

**OTHER:** Not applicable.

**RECOMMENDATION:** Approval of request #1 (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250006 and it becoming effective), and approval with conditions of requests #2 through #4.

**CONDITIONS:** 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 final site plan must conform to the General Development Plans entitled "Biscayne Shores," consisting of 26 sheets: 22 sheets date-stamped received February 25, 2026, and four (4) sheets date-stamped received August 11, 2026.
- (3) That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the RER and the Department of Environmental Resources Management (DERM) as contained in the attached memorandum.
- (4) 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.
- (5) That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Department of Transportation and Public Works (DTPW) Traffic Engineering Division as indicated in the attached memorandum.
- (6) That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division as indicated in the attached memorandum.
- (7) That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Parks, Recreation and Open Spaces Department (PROS) as indicated in the attached memorandum.
- (8) That the applicant complies with all applicable conditions of the CDMP Covenant under Application No. CDMP20250006.
- (9) 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



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

## ZONING RECOMMENDATION ADDENDUM

Biscayne Shores Development Group  
PH: Z25-097

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

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

|                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High Density Residential</b><br><b>(Page. I-32)</b> | <i>High Density. This category permits from 60 to 125 dwelling units or more per gross acre. This density is found only in a few areas that are located within certain municipalities where land costs are very high and where services will be able to meet the demands.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>LU-1</b><br><b>(Page. I-2)</b>                      | <i>The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.</i>                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Objective LU-4D</b><br><b>(Page. I-10)</b>          | <i>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Policy LU-7B</b><br><b>(Page. I-13)</b>             | <i>It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to both pedestrian and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit station, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians.</i> |

### PERTINENT ZONING REQUIREMENTS/STANDARDS

|                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Section 33-311</b><br><b>District Boundary Change</b> | (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</i> |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# ZONING RECOMMENDATION ADDENDUM

Biscayne Shores Development Group  
PH: Z25-097

|                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                      | <p><i>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) <b>Section 33-311</b> provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> <li>(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></li> <li>(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></li> <li>(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></li> <li>(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></li> <li>(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></li> </ol> |
| <b>Section 33-284.86.</b>                                                            | <p>(B)(17). <i>Floorplates above eight (8) stories shall not exceed twenty thousand (20,000) square feet. Cantilever balconies shall not count towards floor plate calculation.</i></p> <p>(F)(6). <i>Parking garage structures shall be screened by a liner building containing a minimum depth of twenty (20) feet of habitable space for all stories along the primary frontage, and for parcels with three (3) or more frontages, on at least two (2) frontages. For all other frontages, architectural features of a parking structure shall appear consistent and harmonious with that of habitable space. On parcels having a lot depth at any one point of less than one hundred fifty (150) feet, as measured from the front property line, a liner building shall only be required on the ground floor. No vehicles parked within the structure shall be visible from the street.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b> | <p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for <b>non-use variances</b> from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

**Consumer and Neighborhood Protection**

**ENFORCEMENT HISTORY**

BISCAYNE SHORES DEVELOPMENT  
GROUP

N/A  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

Pending

Z2025000097

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**DATE**

**HEARING NUMBER**

**FOLIO:**

30-2232-000-0050

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

August 18, 2026

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases.

**BUILDING SUPPORT REGULATIONS:**

**Case No. 20220213853B** opened on 1/28/2022. Notice of Violation issued for "*Failure to obtain required building permit(s) prior to commencing work on: "STRUCTURE AND ELECTRICAL SERVICE DONE WITHOUT PERMITS."* Citation P044615 and P044616 issued on 8/23/2023 for "*FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK STRUCTURE AND ELECTRICAL SERVICE DONE WITHOUT PERMITS."* Citation P044615 was voided on 9/4/2024. Citation P044616 was paid on 12/11/2023. A Notice of Intent to Lien was issued on 4/30/2025. A notice of Lien was recorded on 7/11/2025. Compliance was met on 10/17/2025. Lien was paid on 11/25/2025. Lien satisfaction recorded 1/3/2026. Case is closed.

**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.

# Memorandum



**Date:** September 8, 2026

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

**From:** Christine Velazquez, Division Chief-RER

**Subject:** Z2025000097-4<sup>th</sup> Review  
Biscayne Shores Development Group LLC  
Between NE 14<sup>th</sup> Avenue and Biscayne Boulevard, south of theoretical NE 115<sup>th</sup> Street  
DBC from RU-2, RU-3B and BU-2 to MCD. Non-use variance of to permit decorative screening of garage parking, as well as reduction of parking, floorplates and concurrent process with an out of cycle CDMP Amendment.  
(RU-3B) (4.08 acres)  
32-54-42

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RER and the Department of Environmental Resources Management (DERM) are currently completing an environmental review of concurrent application No. CDMP20250006. If the CDMP application is denied, then RER and DERM recommend that this concurrent zoning application be denied, as it would be inconsistent with the unamended CDMP. Accordingly, RER's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations.

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.

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

## Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the request, the future development is within feasible distance to connect to public water and public sewers services owned and operated by the City of North Miami. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

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

development on the property or portion thereof. Please contact [Glennys.Fernandez-Martinez@miamidade.gov](mailto:Glennys.Fernandez-Martinez@miamidade.gov) or [Faiith.Kenyon@miamidade.gov](mailto:Faiith.Kenyon@miamidade.gov) for information regarding this covenant.

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

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

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

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

#### Tree Preservation Review

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

A landscape plan entitled "11400 Biscayne Blvd" prepared by Peter N. Anselmo, R.L.A., and dated as received by Miami-Dade County on February 25, 2026, shows the proposed removal of non-specimen and specimen tree resources; additionally, the applicant submitted Tree Permit application #2501212, but this permit has not been issued yet. However, RER Staff has determined that the removal of the specimen trees is allowed pursuant to section 24-49.2(II) of the Code. **RER has no objection to this application provided that the applicant obtains this tree permit and that all conditions of the tree permit are adhered to once it is issued.**

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

**Conditions of Approval: Obtain Tree Permit #2501212 and adhere to the conditions of the tree permit.**

Water Control Review

A 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.

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

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

Any proposed development shall comply with county and federal flood criteria requirements.

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 RER Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

**Conditions of Approval: None**

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** August 25, 2026

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

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

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

**Subject:** **UPDATED** Zoning Application Comments - Biscayne Shores  
Application No. Z2025000097 - (Pre-App. No. Z24P-180)

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

The subject application is within North Miami'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: Biscayne Shores

Location: The proposed project is located on approximately 4.09 acres at 11400 Biscayne Boulevard, with Folio No. 30-2232-000-0050, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is proposing to develop the subject property with a mixed-use project with 550 Apartment Units and 20,000 sq. ft. of commercial use under the Affordable Housing Development Program. It appears from the submitted site plan that the existing structures will be demolished for the construction of the new buildings.

The estimated total water demand for the proposed project will be 76,250 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 CDMF 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](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Pedro P. Vera Carballes at (786) 552-8144 or [pedro.veracarballes@miamidade.gov](mailto:pedro.veracarballes@miamidade.gov).

# Memorandum



**Date:** September 9, 2026

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

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

**Subject:** DIC 25-097  
Name: Biscayne Shores Development Group  
Section 32 Township 52 South Range 42 East

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I. PROJECT LOCATION:

The property is located south of Biscayne Shores and Gardens Park, and between NE 14 Avenue and Biscayne Boulevard.

II. APPLICATION REQUEST:

This application requests a mixed-use development containing 550 units, 20,000 square feet of commercial.

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 Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> Edition)

**212 PM** Peak Hour trips are generated by the proposed development 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.***

**(\*)** Trip generation based on applicant traffic study

Notes: PM =Post Meridiem

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

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 **1,070** vehicles and **20** 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 “D”. The **15** vehicle trips generated by this development when combined with the **1,070** and those previously approved through Development Orders, **20**, equal **1,105** and will cause this segment to have LOS “D” whose range is from 595 to 1197.

**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 **2,492** vehicles and **265** 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 **118** vehicle trips generated by this development when combined with the **2,492** and those previously approved through Development Orders, **265**, equal **2,875** 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 **2,213** vehicles and **12** 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 **11** vehicle trips generated by this development when combined with the **2,213** and those previously approved through Development Orders, **12**, equal **2,236** 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 **97** 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+28%”. The **40** vehicle trips generated by this development when combined with the **3,768** and those previously approved through Development Orders, **93**, equal **3,901** and will cause this segment to have LOS “E+29%” 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 **1,755** 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 **28** vehicle trips generated by this development when combined with the **1,755** and those previously approved through Development Orders, **81**, equal **1,864** and will cause this segment to remain at LOS **"D"** whose range is from 1,311 to 2,920.

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

VII. PLATTING REQUIREMENT:

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

VIII. STANDARD CONDITIONS:

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

# Memorandum



**Date:** March 02, 2026

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

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

**Subject:** Z2025000097

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The Miami-Dade Fire Rescue Department has no objection to request noted in the letter of intent uploaded to EnerGov on 2/25/2026. Any future site plans will need separate approval.

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

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

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

# Memorandum



**Date:** August 25, 2026

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

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

**Subject:** Review of DIC Project No. Z2025000097  
Biscayne Shores Development Group, LLC  
DTPW Project No. OSP 173

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

## **PROJECT LOCATION:**

The property is located south of Biscayne Shores and Gardens Park, and between NE 14 Avenue and Biscayne Boulevard, Miami, FL. in unincorporated Miami-Dade County, Florida (the "Property").

### **I. Transportation Planning and Policy Division:**

#### **A. Conditions**

1. The Applicant shall ensure that the sidewalk along NE 14th Avenue and Biscayne Blvd. be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impede public access to the existing bus stop.
2. The applicant shall evaluate options to incorporate bicycle and pedestrian accessibility into the development site that will ensure a safe connection to the existing sidewalk network and Transit Stops.
  - a. Adequate lighting throughout all pedestrian/bicycle connections/pathways shall be provided.
3. The applicant shall provide a 6-8 foot clear pedestrian path free of street trees or furniture along both NE 14<sup>th</sup> Avenue and Biscayne Blvd.
4. The applicant shall prioritize the pedestrian environment by making all sidewalks/walkways flat as they cross over vehicle access ramps and driveways.

5. The applicant shall coordinate with DTPW on the proposed solutions to provide adequate space for Transit On-Demand services. Additionally, the Applicant should provide a Drop-off/Pickup Zone in a centralized area within the site that can accommodate passenger vans.
  - a. Pick-up and drop-off areas may be used for ridesharing services and transit on demand services.
6. Due to the proposed density of the project, the applicant shall provide dedicated spaces for the addition of bicycle and micro-mobility device parking near the entrances to the residential buildings.
7. The applicant shall provide space for the addition of a bicycle and micro-mobility device parking on the subject property.
  - 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.
8. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all existing transit options and future commuter rail options (such as Miami Commuter Rail/NE Corridor) are provided.

## **B. Recommendations**

1. The applicant is strongly encouraged to provide a privately operated, zero-emission shuttle service from/to the development site to/from the proposed Northeast Corridor/Miami Commuter Rail Station at NE 123<sup>rd</sup> Street.

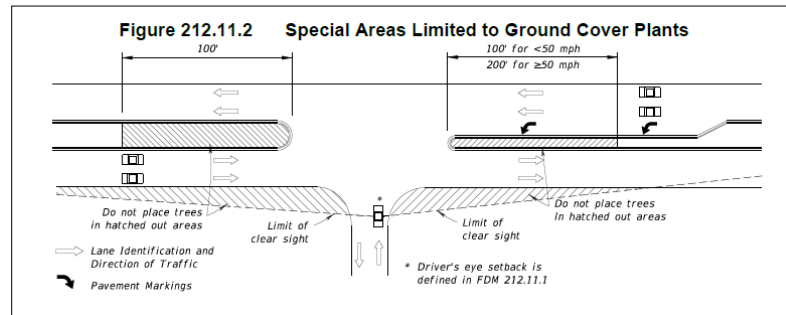
Please contact Brandon Fennell at [Brandon.Fennell@miamidade.gov](mailto:Brandon.Fennell@miamidade.gov) if you have any questions on the conditions/recommendations above.

## **II. Traffic Engineering Division:**

**Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, contingent upon the conditions/recommendations in Section I being addressed during the Administrative Site Plan Review (ASPR) process.**

### **I. Conditions**

1. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
2. Please provide written approval from the Highway Division (Leandro Ona) for the proposed typical section of NE 14<sup>th</sup> Avenue.
3. Please ensure compliance with the latest FDOT FDM Manual, Section 212.11.6, which specifies that trees may not be placed within the hatched areas of the sight triangles, as illustrated in the figure below.



Please contact Anamersy Arce at [Anamersy.Arce@miamidade.gov](mailto:Anamersy.Arce@miamidade.gov) if you have any questions on the comments above.

If you have any questions concerning the overall review conditions, or wish to discuss this matter further, please contact Brandon Fennell at [Brandon.Fennell@miamidade.gov](mailto:Brandon.Fennell@miamidade.gov).

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



## Concurrency Management System (CMS)

Miami-Dade County Public Schools

### Miami-Dade County Public Schools

#### Concurrency Management System

#### Preliminary Concurrency Analysis

MDCPS Application Number:

**PH3026080600378**

Local Government (LG):

**Miami-Dade**

Date Application Received:

**8/6/2026 10:03:37 AM**

LG Application Number:

**Z2025000097**

Type of Application:

**Public Hearing**

Sub Type:

**Zoning**

Applicant's Name:

**Biscayne Shores Development Group, LLC**

Address/Location:

**Lying between NE 14 Avenue and Biscayne Blvd., between theoretical NE 115 Street and NE 114 Street, Miami-Dade County, Florida**

Master Folio Number:

**3022320000050**

Additional Folio Number(s):

PROPOSED # OF UNITS

**550**

SINGLE-FAMILY DETACHED UNITS:

**0**

SINGLE-FAMILY ATTACHED UNITS:

**0**

MULTIFAMILY UNITS:

**550**

#### 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)                 | 104                    | 36             | 36          | YES     | Current CSA                |
| 5006   | DAVID LAWRENCE JR K-8 CENTER (MID COMP)                   | 155                    | 15             | 15          | YES     | Current CSA                |
| 7048   | ALONZO AND TRACY MOURNING SENIOR HIGH BISCAYNE BAY CAMPUS | 5                      | 18             | 5           | NO      | Current CSA                |
| 7048   | ALONZO AND TRACY MOURNING SENIOR HIGH BISCAYNE BAY CAMPUS | 0                      | 13             | 0           | NO      | Current CSA Five Year Plan |

#### ADJACENT SERVICE AREA SCHOOLS

|      |                               |      |    |    |     |              |
|------|-------------------------------|------|----|----|-----|--------------|
| 7541 | NORTH MIAMI BEACH SENIOR HIGH | 1161 | 13 | 13 | YES | Adjacent CSA |
|------|-------------------------------|------|----|----|-----|--------------|

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

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

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

**Date:** March 5, 2026

# Memorandum



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

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

**Subject:** Z2025000097– Biscayne Shores Development Group LLC- V3 (Pre-application: Z2024P00180)

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**Applicant Name:** Matthew Amster on behalf of Biscayne Shores Development Group LLC

**Project Location:** The property consists of approximately 4.089-Acres and the property is located south of NE 116 street, between Biscayne Boulevard and NE 14 Avenue, unincorporated Miami-Dade County, Florida (Folios: 30-2232-000-0050). The subject property is located within a ½ mile of the County's SMART Plan Corridor Buffer Area and is zoned, RU-2 at the west, RU-3B in the center, and BU-s in the east.

**Proposed Development:** The applicant seeks a Zoning Review for approval of a general development plan for their proposed mixed-use development of the subject property with a proposed development featuring two towers, one 15-stories and one 10-story building featuring 550 residential units total; 20,000 square feet of commercial space, 520 parking spaces, and 292 bicycle spaces. The applicant intends to dedicate 12.5% of the units, plus an additional 14 units, for Workforce Housing.

In order to develop the project, the applicant requests:

- (1) DISTRICT BOUNDARY CHANGE from RU-2 (Two Family Residential District), RU-3B (Bunglaow Court District) and BU-2 (Special Business District) to MCD (Mixed-Use Corridor District);
- (2) Non-Use Variance to permit a decorative screening of garage parking levels in lieu of twenty (20) feet of habitable space;
- (3) Non-Use Variance to reduce the required parking, for a mixed-use, transit-oriented development in close proximity to public transportation.
- (4) Non-Use Variance to permit floorplates above 8 (eight) stories to exceed twenty thousand (20,000) square feet; and
- (5) A Concurrent processing with a companion, out-of-cycle CDMP Amendment Application to amend the CDMP (the CDMP Text and FLUM Change) pursuant to Code Section 2-116.1(5)(e).

The concurrent CDMP Amendment Application seeks to amend the High Density Residential text to permit 150 dwelling units per acre and a floor area ratio of 3.0, and amend the FLUM to a uniform designation of High Density Residential for the Property, given that the subject property is two (2) acres or larger, within unincorporated portions of the SMART Plan Corridor Buffer Area that also immediately from on a Major Roadway, are within the UIA and within 500' of an existing County Park, and excludes properties in Urban Centers and existing single family or duplex homes. Additionally, the proposed High Density Residential text amendment will provide that if the density exceeds 125 dwelling units per gross acre, mixed-use projects are permitted so long as the residential floor area exceeds that of the commercial floor area and commercial does not exceed ten percent (10%) of the total floor area of the project. The County's Rapid Transit Zone SMART Corridor Subzone regulations, or the regulations permitting mixed-use development in the Rapid Transit Activity Corridors, will govern any proposed development that exceeds 125 dwelling units per gross acre.

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

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

| NAME                             | ADDRESS         | CLASS             | ACRES | 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 | 1.13  | LOCAL |
| OAK GROVE PARK                   | 690 NE 159 ST   | COMMUNITY PARK    | 21.71 | LOCAL |
| OAK PARK                         | 620 NW 117 ST   | MINI-PARK         | 0.7   | LOCAL |

The subject property is located directly south of existing Miami-Dade County's Biscayne Shores and Gardens Park. Within a half-mile radius of the subject property is the proposed Flagler Trail, a greenway envisioned to occupy the east and west portions of the FEC Railroad right-of-way between downtown Miami and the Miami-Dade and Broward County Line, as part of the envisioned Miami LOOP, a 225-mile non-motorized trail network within Miami-Dade County.

In addition to County-owned local parks, there are several municipal-owned parks within a three-mile radius of the subject property. PROS recommends that the applicant consult with the Parks and Recreation Departments of the City of North Miami, Miami Shores, Biscayne Park, Bal Harbor Islands, and Miami Beach to address municipal park and open space needs.

**Impact and Demand:** The proposed development includes a total of 550 multifamily residential dwelling units. The proposed residential units would generate a residential population of 1161 people resulting in an **estimated impact of 3.19-acres** of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. As shown in Table A, there are two Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area. The site is in Park Benefit District 1 (PBD1) which currently meets park concurrency requirements.

**No project staging shall encroach, interrupt access or operations to Biscayne Shores and Gardens Park, which is located immediately north of the subject property.**

**Recommendations:** PROS offers the following recommendations:

- **Given the local parkland impact of 3.19 acres that the anticipated residential units would generate, the existing covenant, and as discussed in a conversation August 25, 2025 with the developer, the applicant intends to work with PROS and RER to provide within a monetary contribution or actual improvements of Biscayne Shores and Gardens Park, and identify appropriate park improvements to be formalized within a new covenant or condition of approval, as appropriate. The applicant agrees to maintain language from the existing covenant requiring a contribution to PROS for improvements to Biscayne Shores and Gardens Park as contribution in lieu of park impact fees.**
- **PROS recommends that the developer work with PROS and RER to contribute park improvements within a formalized covenant or as conditions of approval for the final application.**
- Proposed park improvements may include, but are not limited to, providing access control fencing along the subject property boundary of the park, with access point openings determined by PROS,

contribute park access signage, and assisting in the implementation flood mitigation strategies as suggest by the Sea Level Rise Report on Biscayne Shores and Gardens Park.

- When submitting the ASPR, please provide a detailed landscape plan, with planting schedule, preferably with native plantings. Please include open space versus green space diagrams. PROS recommends that the applicant ensure all plantings be planted as mature as feasible to offer immediate shading and cooling in order to promote a more walkable area per the Great Streets Vision laid out in the Miami-Dade County Open Space Master Plan (OSMP).
- PROS recommends that the applicant add additional recreational amenities along the southern pedestrian corridor of the subject property to include dog waste stations, outdoor furniture, and shaded rest areas.
- PROS advises revising the proposed text amendment within the CDMP to remove conditional language regarding County Parks. PROS recommends that increased development exceptions located within 500' of County parks should be determined on a case by case basis.

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

Objective ROS-1

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

Objective ROS-2

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

ROS-3B

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

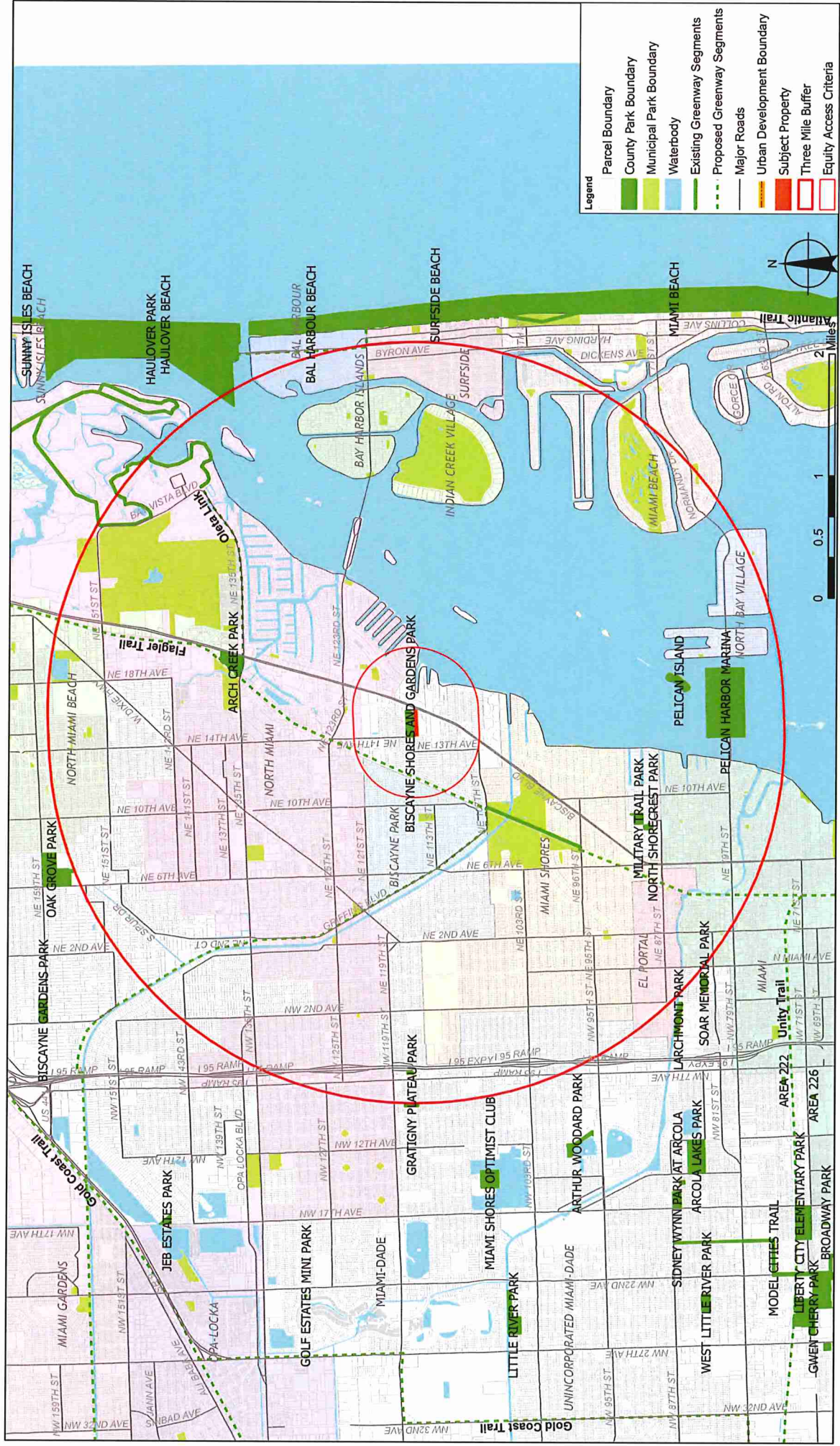
Objective ROS-8

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

Based on our findings and recommendations described herein, **PROS has no objection to this application for a district boundary change request and looks forward to working with the applicant for their park contribution in future stages of project development.** Should you have any questions, or if you need any additional information or clarification on this review, please contact Alexandra Dreybus, Park Planner 2, by email at [alexandra.dreybus@miamidade.gov](mailto:alexandra.dreybus@miamidade.gov)

AZ: at ad  
Attachment

**FIGURE 1: Z2025000097 - BISCCAYNE SHORE DEVELOPMENT GROUP LLC  
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**



Miami-Dade Sheriff's Office  
**Memorandum**



**Date:** March 4, 2026

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

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

**Subject:** Review – Zoning Application – Case: No. Z2025000097  
Biscayne Shores Development Group, LLC.

A handwritten signature in blue ink, likely belonging to Rosie Cordero-Stutz, the Sheriff of Miami-Dade County.

**APPLICATION:**

The applicant, Biscayne Shores Development Group, LLC., is requesting to develop the property with 550 residential units. The residential units will consist of 125 studio units, 238 (1) bedroom units, 178 (2) bedroom units, and 9 (3) bedroom units. The 4.089-acre property is located at NE 14 Avenue and NE 115 Street 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 2025, the district received four zoning applications aimed at expanding residential, commercial, and educational development. Due to the cumulative impact of these projects, including the proposed development, an increase in police services is necessary to maintain adequate public safety coverage.

**APPLICATION REVIEW:**

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

Based on current data for police staffing, population, and crime/calls-for-service trends, the projected increase in calls-for-service cannot be supported by current staffing levels at the affected police district. To maintain adequate service, an increase of three additional sworn deputies is required, with an estimated cost of \$370,005. This estimate may change pending further information from the developer regarding the number and type of dwelling units.

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

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

RCS/jhb

# Memorandum



**Date:** 09/02/2026

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

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

**Subject:** Biscayne Shores Development Group Z2025-000097 UPDATE

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In its previous response to the revised application submitted on October 31, 2025, the Department of Solid Waste Management (DSWM) indicated that it had no objections to the latest change request, which included corrections to the Biscayne Shore Development Group's revised application submittal and the department's response. The recent change response addressed the applicant's request for a non-use variance to allow floorplates above eight stories to exceed 20,000 square feet. It also clarified that the project consists of two independent residential towers: one rising 15 stories along Biscayne Blvd and the other 10 stories near NE 14 Avenue, both aimed at reducing the perceived bulk of the structure. This latest information does not affect DSWM's earlier conclusion.

For your information though, the DSWM has updated its Concurrency Status Determination since the earlier comments provided. The most recent analysis, issued on September 29, 2025, and valid through September 30, 2026, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

The additional details provided in the updated application do not impact the previous assessment.  
**The DSWM continues to have no objections to the proposed application.**

c: Aneisha Daniel, PhD, DSWM Director

**Signature:** *Larry Wilson*

**Email:** larry.wilson@miamidade.gov

# Memorandum



**Date:** August 26, 2026

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

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

**Subject:** Zoning Review Z2025 - 000097 Biscayne Shores Development Group, LLC.

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

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

# Memorandum



**Date:** March 4, 2026

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

**From:** Christina Salinas Cotter, Assistant Director, Program Excellence *Christina Salinas Cotter*  
Housing & Community Development (HCD)

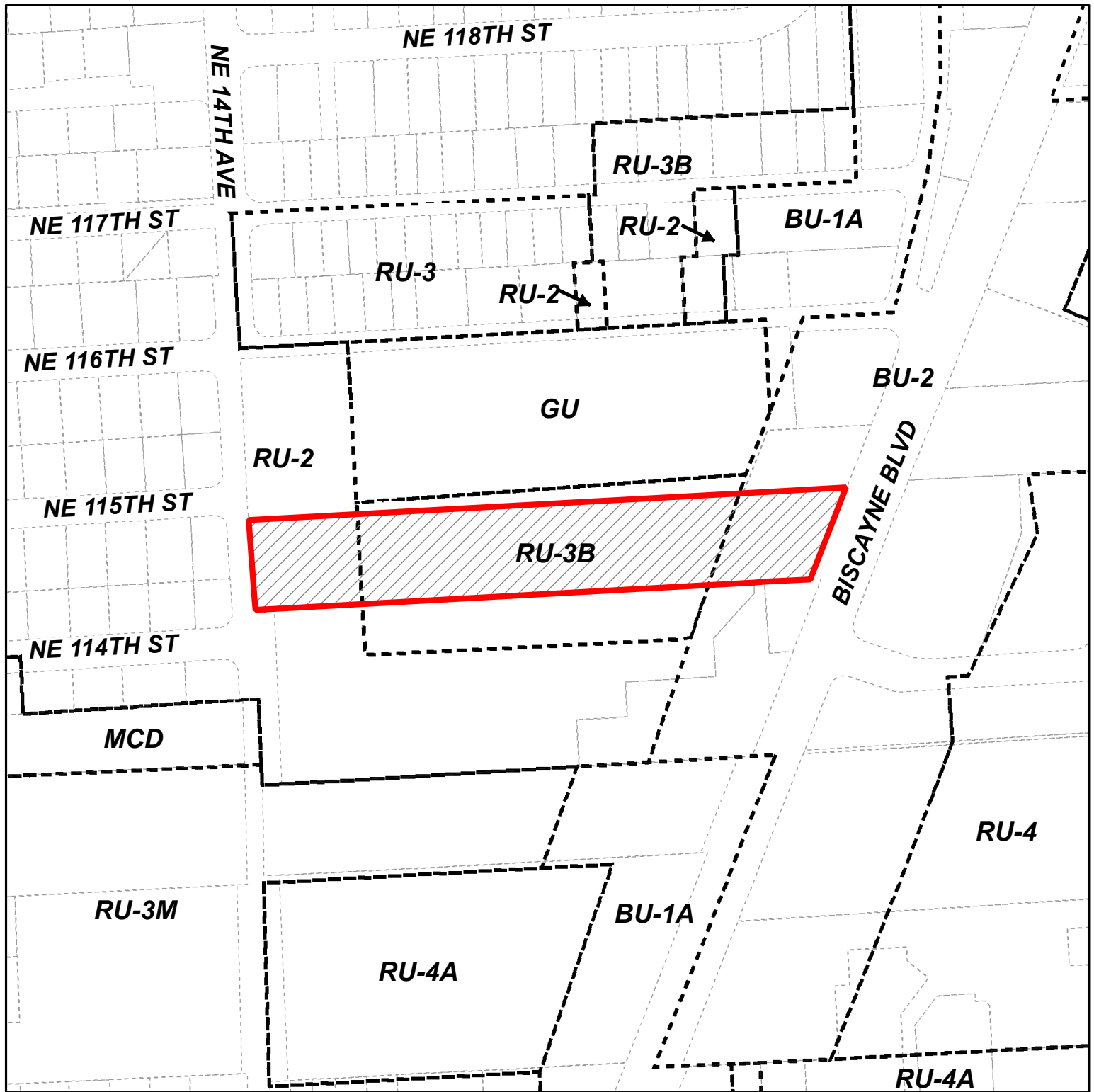
**Subject:** Zoning Application Comments  
Application No.: Z2025000097  
Applicant: Biscayne Shores Development Group, LLC  
Location: Between NE 14th Avenue and Biscayne Boulevard, south of theoretical NE 115th Street  
Folio No(s): 30-2232-000-0050

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Housing and Community Development (HCD) has completed its review of the proposed development associated with the subject zoning application.

For questions or assistance related to HCD programs, please contact the appropriate staff:

- **Workforce Housing Agreements, Rental Regulatory Agreements, Compliance, and Impact Fee Waiver Requests:**  
A'kari Johnson – (786) 469-4234 | [A'kari.Johnson@miamidade.gov](mailto:A'kari.Johnson@miamidade.gov) or  
Phyllis Tynes Saunders – (786) 469-4167 | [Phyllis.TynesSaunders@miamidade.gov](mailto:Phyllis.TynesSaunders@miamidade.gov)
- **Infill Housing Program Inquiries:**  
Oscar Barco – (786) 469-4226 | [Oscar.Barco@miamidade.gov](mailto:Oscar.Barco@miamidade.gov)



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

Process Number  
**Z2025000097**



Section: 32 Township: 52 Range: 42  
 Applicant: Biscayne Shores Development Group, LLC  
 Zoning Board: Board of County Commissioners  
 Commission District: 3  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

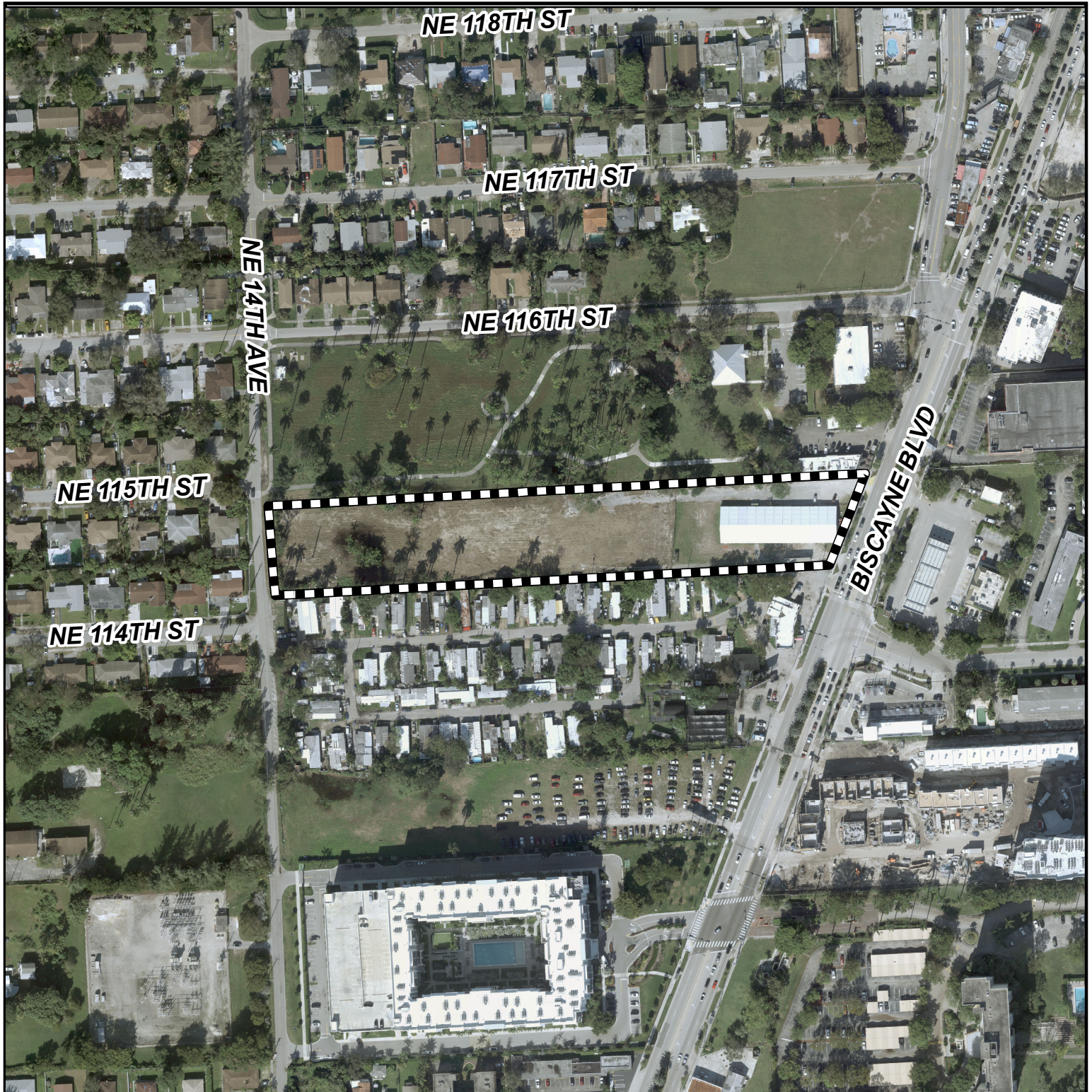
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, June 13, 2025

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |



**MIAMI-DADE COUNTY**  
AERIAL YEAR 2024

Process Number  
**Z2025000097**

**Legend**  
 Subject Property

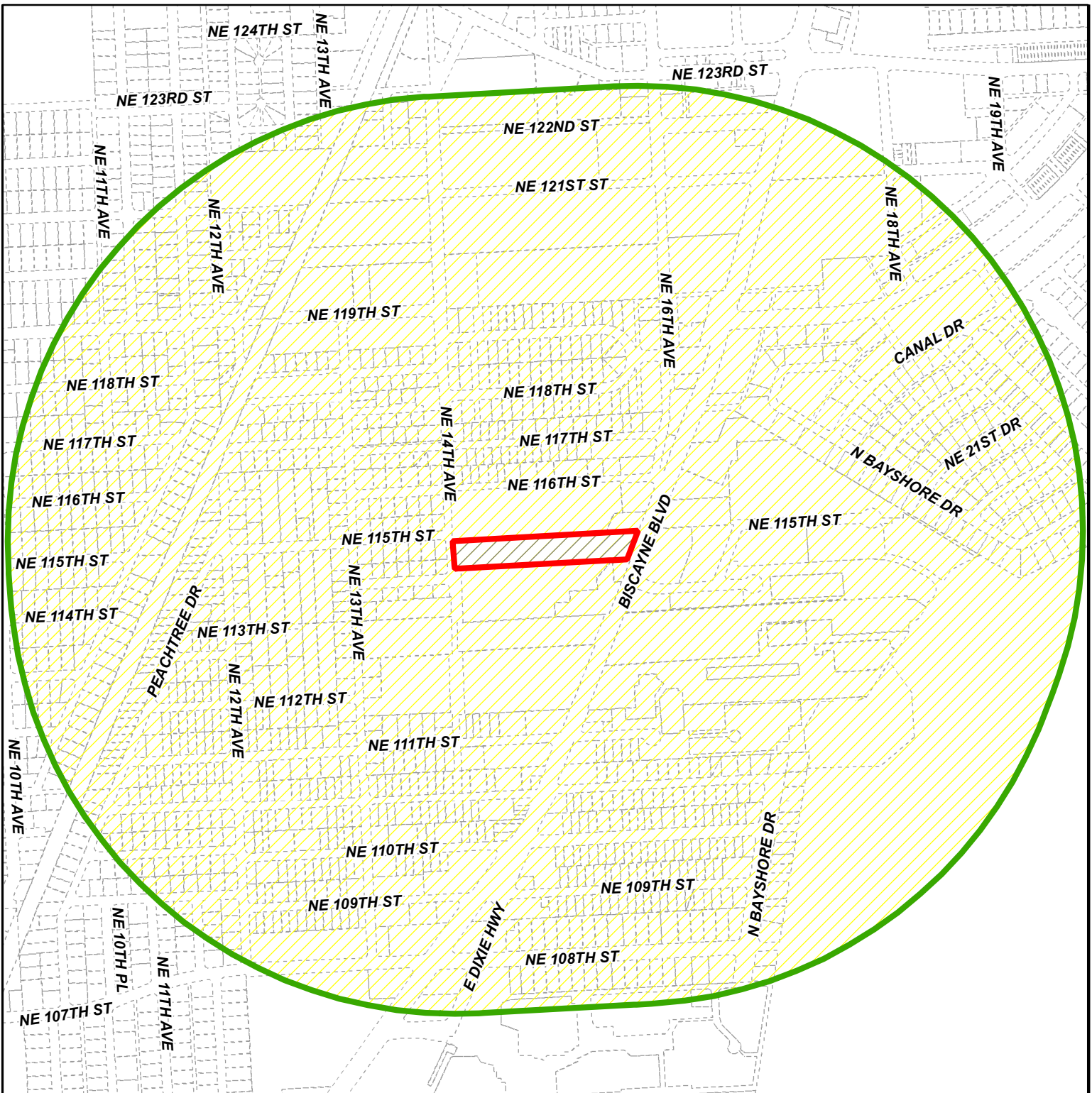


Section: 32 Township: 52 Range: 42  
Applicant: Biscayne Shores Development Group, LLC  
Zoning Board: Board of County Commissioners  
Commission District: 3  
Drafter ID: EDUARDO CESPEDES  
Scale: NTS



SKETCH CREATED ON: Friday, June 13, 2025

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |



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

Section: 32 Township: 52 Range: 42  
 Applicant: Biscayne Shores Development Group, LLC  
 Zoning Board: Board of County Commissioners  
 Commission District: 3  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2025000097**  
 RADIUS: 2640

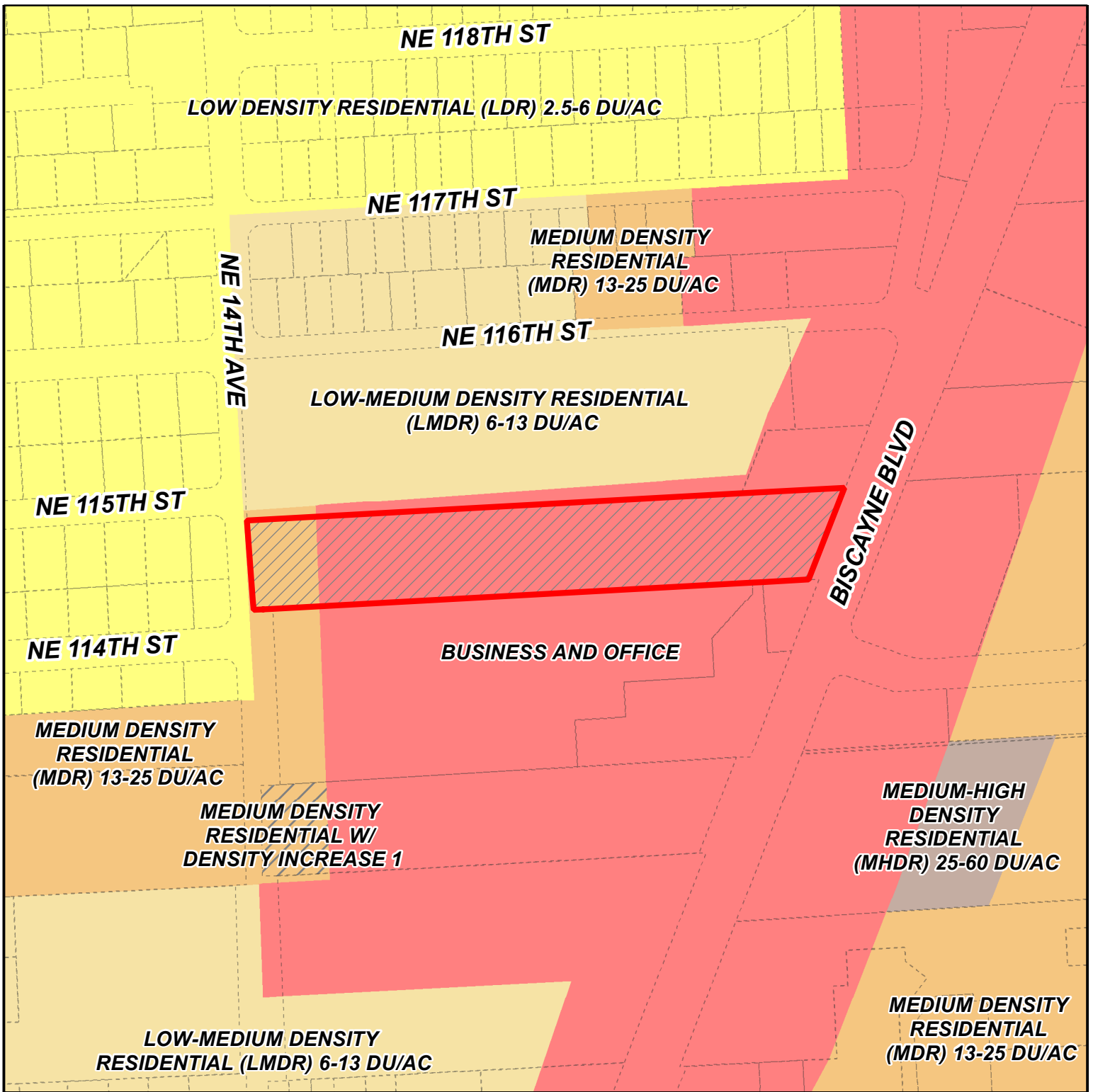
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, June 13, 2025

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2025000097**

Section: 32 Township: 52 Range: 42  
Applicant: Biscayne Shores Development Group, LLC  
Zoning Board: Board of County Commissioners  
Commission District: 3  
Drafter ID: EDUARDO CESPEDES  
Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |

# BISCAYNE SHORES

GENERAL CONCEPT PLAN  
11400 Biscayne Blvd  
Miami, FL 33181



| SECTION | PROJECT INFORMATION                                           |                                          |                                     |  |                           |  |                                  |  |                                   |  |
|---------|---------------------------------------------------------------|------------------------------------------|-------------------------------------|--|---------------------------|--|----------------------------------|--|-----------------------------------|--|
|         | PROJECT NAME:                                                 |                                          | Biscayne Shores                     |  |                           |  |                                  |  |                                   |  |
|         | PROJECT ADDRESS:                                              |                                          | 11400 Biscayne Blvd, Miami FL 33181 |  |                           |  |                                  |  |                                   |  |
|         | LOT INFO:                                                     |                                          | AREA                                |  | AREA MINUS ROW DEDICATION |  |                                  |  | ZONING                            |  |
|         | FOLIO 30-2332-000-0050                                        |                                          | 178,100 SF                          |  | 172,324 SF                |  |                                  |  | MIXED-USE CORRIDOR DISTRICT (MCD) |  |
| 1       | LOT AREA:                                                     |                                          | ACRES                               |  | 4.089                     |  | ACRES                            |  | 3.96                              |  |
|         | SITE REQUIREMENTS                                             |                                          |                                     |  |                           |  |                                  |  |                                   |  |
|         | REQUIRED                                                      |                                          |                                     |  |                           |  |                                  |  |                                   |  |
|         | a.                                                            | LOT COVERAGE                             | N/A                                 |  | N/A                       |  | 86,404 SF                        |  | PROPOSED                          |  |
|         | b.                                                            | FLOOR AREA RATIO (FAR)                   | N/A                                 |  | N/A                       |  | 532,169 SF                       |  | 50%                               |  |
|         | c.                                                            | FRONTAGE AT SETBACK                      | BISCAYNE BLVD<br>150.9 FT           |  | 60%                       |  | 108.5 FT                         |  | 2.99                              |  |
|         | d.                                                            | BUILDING HEIGHT                          | NE 14TH AVE<br>164.9 FT             |  | 60%                       |  | 98.9 FT                          |  | 61.5%                             |  |
|         | e.                                                            | OPEN SPACE                               | 15%                                 |  | 15 STORIES                |  | 98.9 FT                          |  | 60%                               |  |
|         |                                                               |                                          |                                     |  |                           |  | 10 STORIES - 15 STORIES          |  | 52.2%                             |  |
|         |                                                               |                                          |                                     |  |                           |  | 89,884 SF                        |  | 550 UNITS                         |  |
| 2       | RESIDENTIAL DENSITY                                           |                                          | N/A                                 |  | N/A                       |  | WORKFORCE HOUSING<br>MARKET RATE |  | 206 UNITS<br>344 UNITS            |  |
|         | SETBACKS                                                      |                                          |                                     |  |                           |  |                                  |  |                                   |  |
|         | REQUIRED                                                      |                                          |                                     |  |                           |  |                                  |  |                                   |  |
|         | a.                                                            | BISCAYNE BLVD                            | 15 FT                               |  | 15 FT                     |  | 15 FT                            |  | PROPOSED                          |  |
|         | b.                                                            | NE 14TH AVENUE                           | 15 FT                               |  | 15 FT                     |  | 15 FT                            |  | 15 FT                             |  |
|         | c.                                                            | INTERIOR SIDE - NORTH                    | 0 FT                                |  | 0 FT                      |  | 53 FT                            |  | 53 FT                             |  |
|         | d.                                                            | INTERIOR SIDE - SOUTH                    | 0 FT                                |  | 0 FT                      |  | 14 FT                            |  | 14 FT                             |  |
|         | PARKING REQUIREMENTS                                          |                                          |                                     |  |                           |  |                                  |  |                                   |  |
|         | REQUIRED                                                      |                                          |                                     |  |                           |  |                                  |  |                                   |  |
|         | PARKING SPACES                                                |                                          |                                     |  |                           |  |                                  |  |                                   |  |
| 3       | a.                                                            | STUDIO                                   | 1                                   |  | 36                        |  | 36                               |  |                                   |  |
|         | b.                                                            | 1 BED                                    | 1                                   |  | 140                       |  | 140                              |  |                                   |  |
|         | c.                                                            | 2 BED                                    | 1.5                                 |  | 159                       |  | 239                              |  |                                   |  |
|         | d.                                                            | 3 BED                                    | 1.75                                |  | 9                         |  | 16                               |  |                                   |  |
|         | e.                                                            | RESIDENTIAL - MARKET RATE REQUIRED       |                                     |  |                           |  | 430 PS                           |  |                                   |  |
|         | RESIDENTIAL - WORKFORCE HOUSING                               |                                          |                                     |  |                           |  |                                  |  |                                   |  |
|         | f.                                                            | STUDIO                                   | 1                                   |  | 89                        |  | 89                               |  |                                   |  |
|         | g.                                                            | 1 BED                                    | 1                                   |  | 98                        |  | 98                               |  |                                   |  |
|         | h.                                                            | 2 BED                                    | 1.5                                 |  | 19                        |  | 29                               |  |                                   |  |
|         | i.                                                            | 3 BED                                    | 1.75                                |  | 0                         |  | 0                                |  |                                   |  |
| 4       | j.                                                            | RESIDENTIAL - WORKFORCE HOUSING REQUIRED |                                     |  |                           |  | 216 PS                           |  | 520 PS                            |  |
|         | WORKFORCE HOUSING                                             |                                          |                                     |  |                           |  |                                  |  |                                   |  |
|         | WORKFORCE HOUSING PARKING                                     |                                          | 206 UNITS                           |  |                           |  |                                  |  |                                   |  |
|         | PROPOSED PER COMP COVENANT =                                  |                                          | 14 UNITS                            |  |                           |  |                                  |  |                                   |  |
|         | REDUCTION PURSUANT TO SECTION 33-284.86.3 OF THE COUNTY CODE  |                                          | 35%                                 |  |                           |  |                                  |  |                                   |  |
|         | 25% PARKING REDUCTION                                         |                                          | 216 PS                              |  |                           |  |                                  |  |                                   |  |
|         | RESIDENTIAL PARKING (MR-WF) MINUS WORKFORCE HOUSING REDUCTION |                                          |                                     |  |                           |  |                                  |  |                                   |  |
|         | COMMERCIAL                                                    |                                          |                                     |  |                           |  |                                  |  |                                   |  |
|         | COMMERCIAL                                                    |                                          | 0.003                               |  | 20,000 SF                 |  | 60                               |  |                                   |  |
|         | COMMERCIAL REQUIRED                                           |                                          |                                     |  |                           |  | 60 PS                            |  |                                   |  |
| 5       | g.                                                            | RESIDENTIAL + COMMERCIAL                 |                                     |  |                           |  | 652 PS                           |  |                                   |  |
|         | CENTER SUB-DISTRICT PARKING REDUCTION                         |                                          |                                     |  |                           |  |                                  |  |                                   |  |
|         | GROUP 2 LOCATION REDUCTION                                    |                                          | 652 PS                              |  | 40%                       |  | 261 PS                           |  |                                   |  |
|         | FINAL PARKING REQUIREMENT                                     |                                          |                                     |  |                           |  | 391 PS                           |  |                                   |  |
|         | BICYCLE PARKING REQUIREMENTS                                  |                                          |                                     |  |                           |  |                                  |  |                                   |  |
|         | BICYCLE PARKING                                               |                                          | 501 TO 1,000 PARKING PROPOSED       |  | FACTOR                    |  | REQUIRED                         |  | PROPOSED                          |  |
|         |                                                               |                                          |                                     |  |                           |  | 16                               |  | 292                               |  |



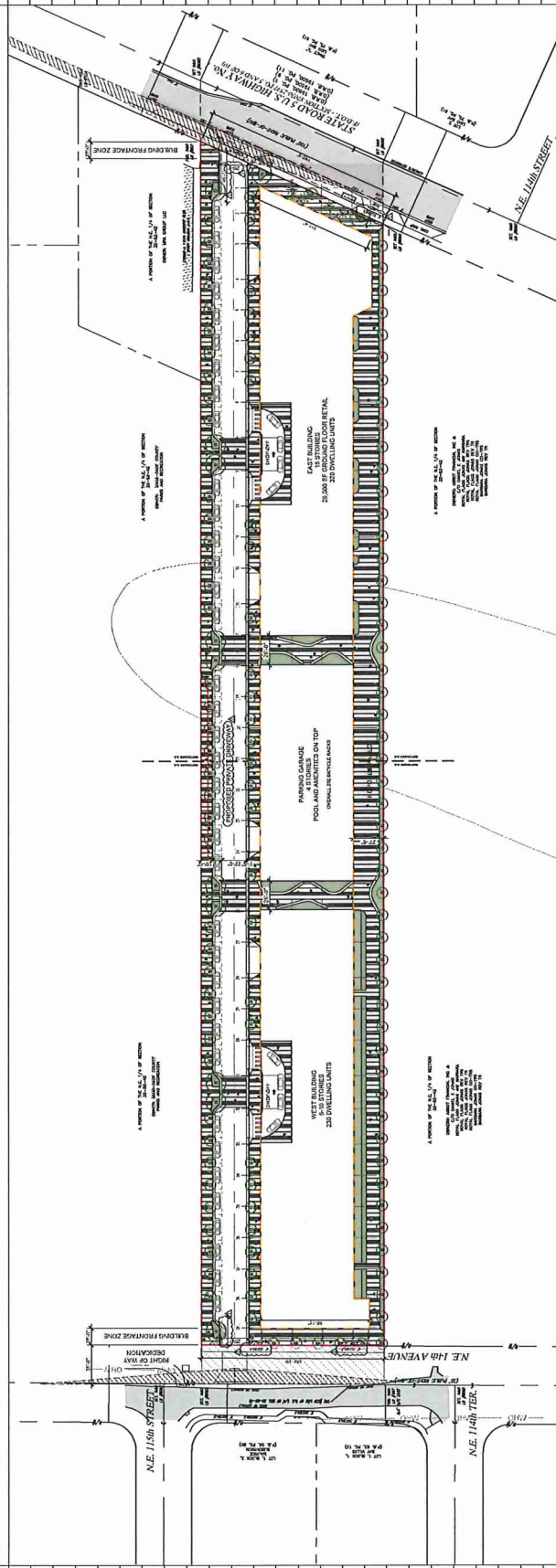
LOCATION MAP  
N.E.S

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NCSE KARP  
LIC # F80013579

PROJECT DATA

|          |            |
|----------|------------|
| File:    | 2024.03.23 |
| Sheet:   | A001       |
| Project: | 2304       |





PLAN WITH 1

CONCEPTUAL PLAN

NOTE: THIS IS A CONCEPTUAL PLAN PROVIDING THE GENERAL LAYOUT. A SEPARATE, DETAILED SITE PLAN SHALL BE REQUIRED FOR REVIEW AND APPROVAL THROUGH THE ADMINISTRATIVE SITE PLAN REVIEW (ASRP) PROCESS.

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

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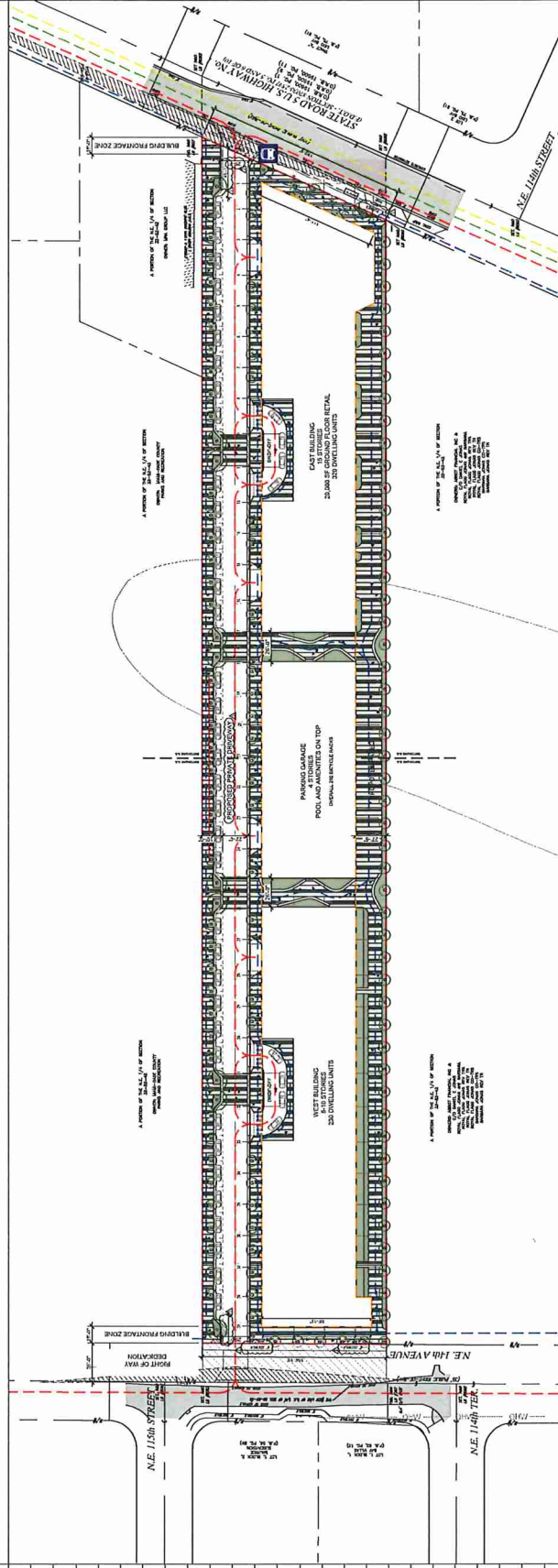
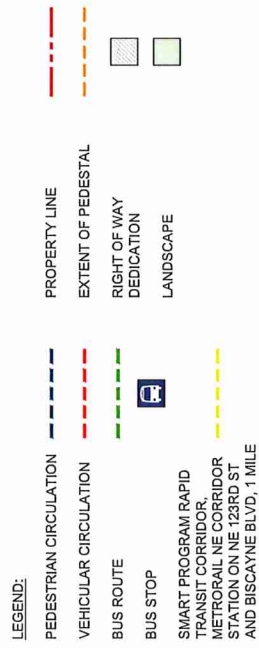
**BSDG**  
11400 BISCAYNE BLVD  
MIAMI, FL 33151

[illegible]

KOBI KARP  
11-0180012578

## CONCEPTUAL PLAN

|          |            |                          |
|----------|------------|--------------------------|
| Date:    | 2014-03-29 | Sheet No.<br><b>A002</b> |
| Scale:   |            |                          |
| Project: | 2334       |                          |





PLAN NORTH

1

CIRCULATION PLAN

Scale: 1/40"=1'-0"

NOTE: THIS IS A CONCEPTUAL PLAN PROVIDING THE GENERAL LAYOUT. A SEPARATE, DETAILED SITE PLAN SHALL BE REQUIRED FOR REVIEW AND APPROVAL THROUGH THE ADMINISTRATIVE SITE PLAN REVIEW (ASRP) PROCESS.

[illegible]

**BSDG**  
11400 BISCAYNE BLVD  
MIAMI, FL 33181

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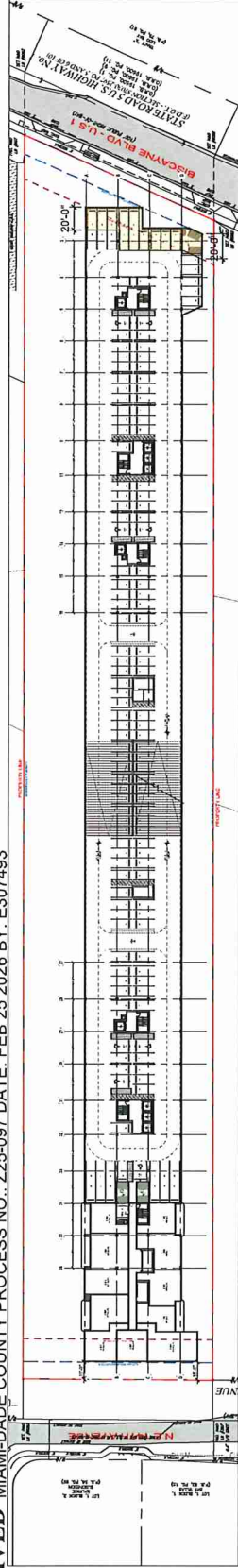


KOBI KARP  
Lic. # AR0012578

KOBI KARP  
Lic. # AR0012578

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| CIRCULATION PLAN | Date:     | 2024-03-29 |
|                  | Order:    |            |
|                  | Project:  | 2024       |
|                  | Sheet No. | A003       |

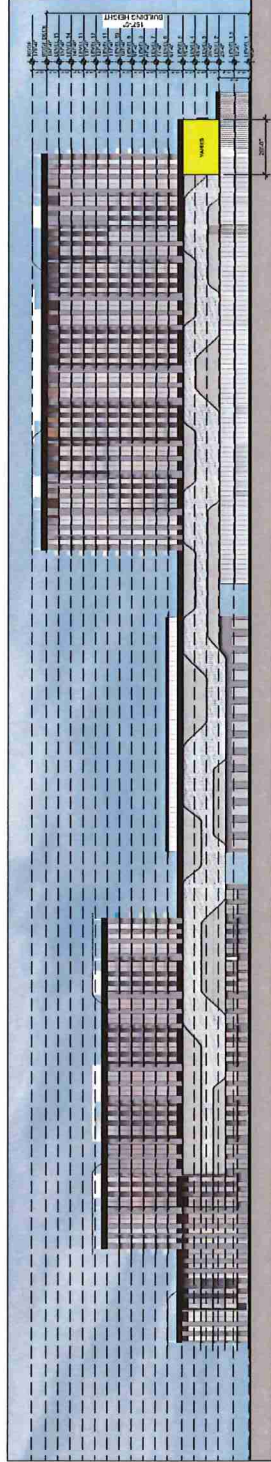




1  
PLAN  
NORTH  
FLOOR PLAN LEVEL 3 - TYPICAL PARKING PLATE

Scale: 1/40"=1'-0"

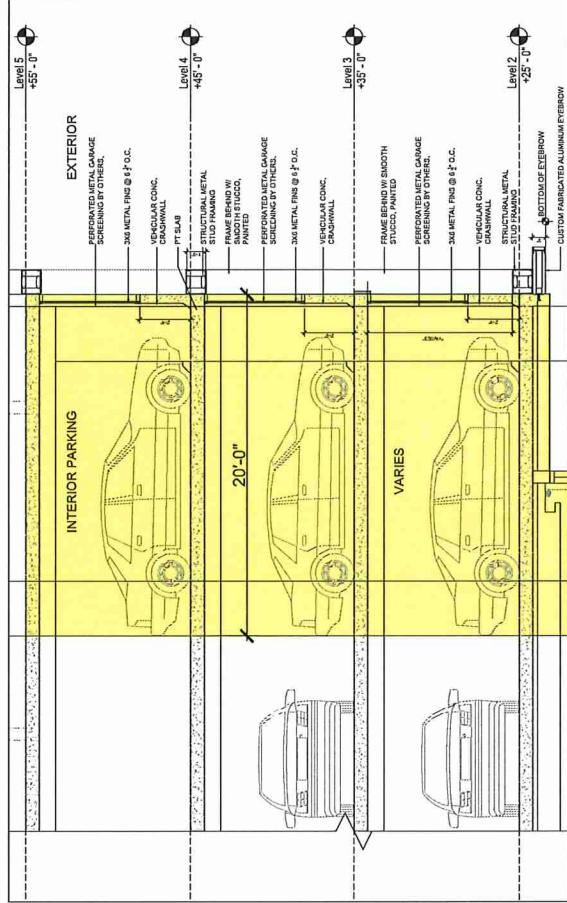
NOTE: THIS IS A CONCEPTUAL PLAN PROVIDING THE GENERAL LAYOUT. A SEPARATE, DETAILED SITE PLAN SHALL REQUIRE REVIEW AND APPROVAL THROUGH THE ADMINISTRATIVE SITE PLAN REVIEW (ASPR) PROCESS.



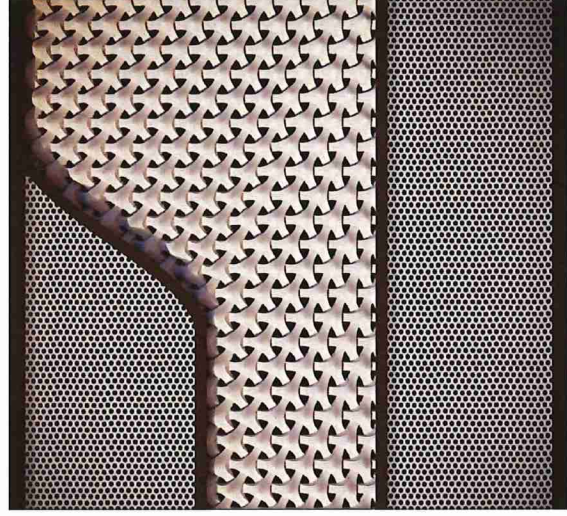
**VARIANCE SQUARE FOOTAGE:**

- LEVEL 2: 2,417 SF  
LEVEL 3: 2,417 SF  
LEVEL 4: 2,417 SF  
TOTAL: 7,251 SF

② COLORED SOUTH ELEVATION



### 3 ENLARGED PROPOSED PARKING SCREENING



1 ENLARGED COLORED ELEVATION PARKING SCREENING

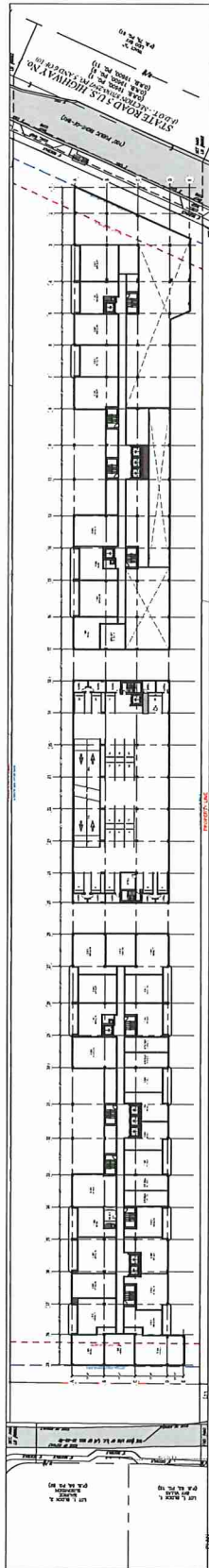
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**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
671 NW 28TH ST  
Miami, Florida 33137 USA  
Tel: +1(702) 573 1818  
Fax: +1(202) 573 3768

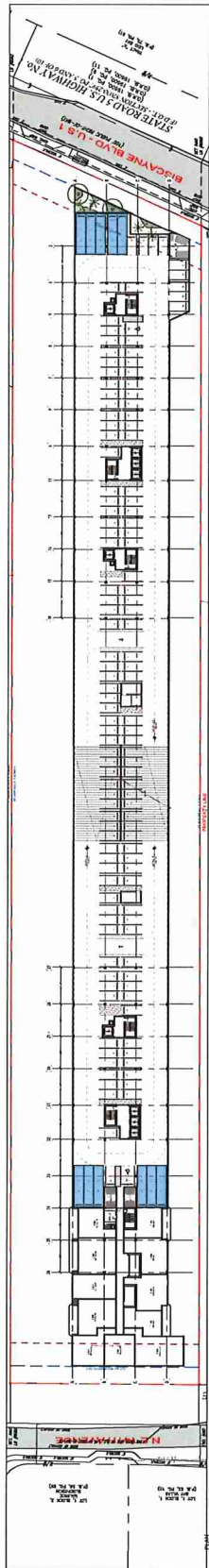
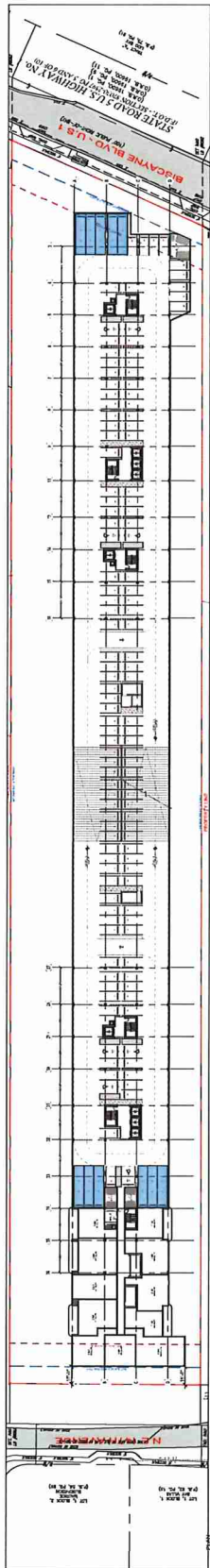


|                                                                                      |            |                                                                                                                             |
|--------------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------|
| <h1 style="text-align: center;">VARIANCE OF HABITABLE<br/>LINER DEPTH AT GARAGE</h1> |            | Sheet No. <span style="border: 1px solid black; padding: 5px; display: inline-block; transform: rotate(90deg);">A005</span> |
| Date:                                                                                | 2024-03-29 |                                                                                                                             |
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| Project:                                                                             | 2324       |                                                                                                                             |

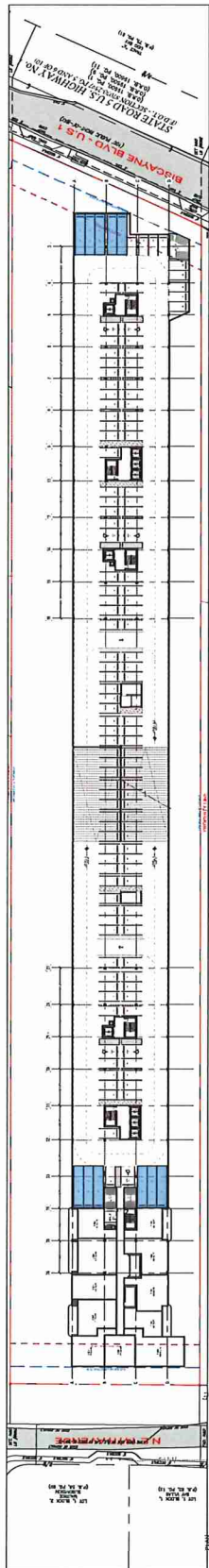
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Scale: 1/40"=1'-0"

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Scale: 1/40"=1'-0"

TANDEM PARKING SPACES PER FLOOR = 11  
OVERALL TANDEM PARKING SPACES = 33 (NOTE: 66 TOTAL VEHICLES)

NOTE: THIS IS A CONCEPTUAL PLAN PROVIDING THE GENERAL LAYOUT. A SEPARATE, DETAILED SITE PLAN SHALL REQUIRE REVIEW AND APPROVAL THROUGH THE ADMINISTRATIVE SITE PLAN REVIEW (ASPR) PROCESS.

[illegible]11400 BISCAYNE BLVD  
MIAMI, FL 33181[illegible]

**Architect:**  
Gobi Karp Architecture and Interior Design, Inc.  
171 NW 28TH ST  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 2768



KOBI KARP  
Jc # AR0012578

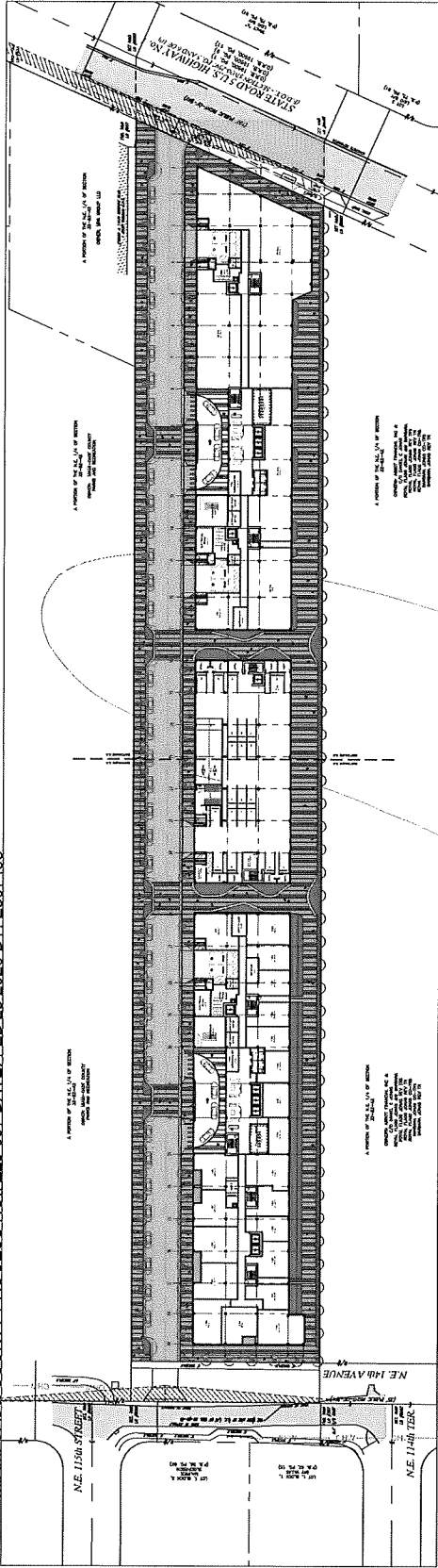
KOBI KARP  
Jc # AR0012578

VARIANCE OF  
TANDEM PARKING SPACES

Account No.                     

2024-03-29

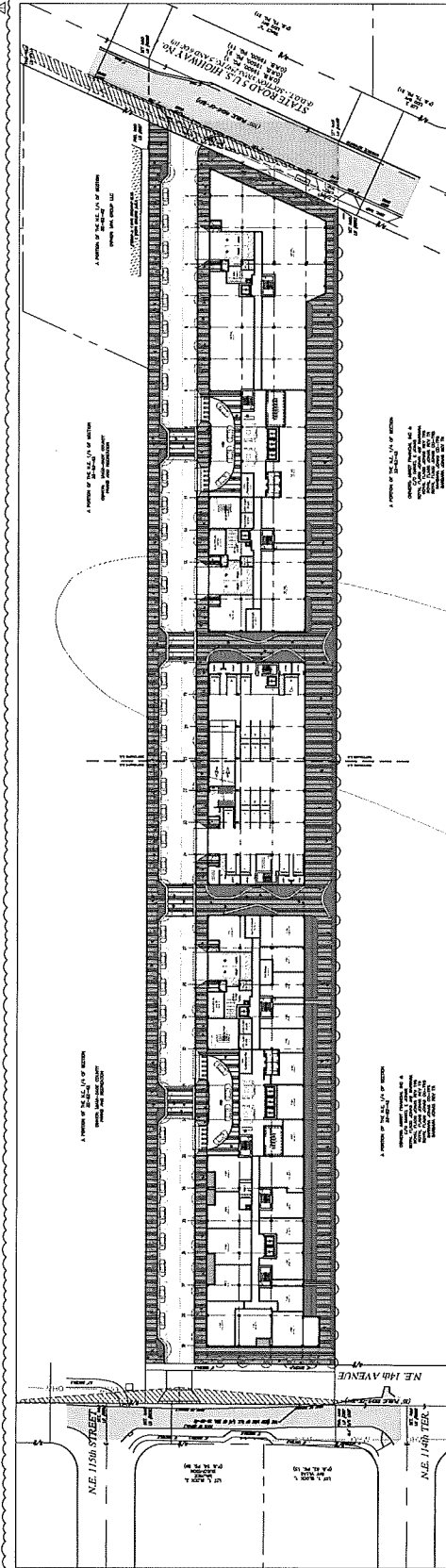
2024-03-29



1 OPEN SPACE DIAGRAM + PRIVATE ROAD  
Scale: 1/4" = 1'-0"

|                                             |
|---------------------------------------------|
| OPEN SPACE:                                 |
| LOT AREA: 178,100 SF                        |
| LOT AREA MINUS R.O.W DEDICATION: 172,324 SF |
| REQUIRED OPEN SPACE: 25,849 SF (15%)        |
| PROPOSED OPEN SPACE: 89,884 SF (52.2%)      |
| TOTAL: 89,884 SF (52.2%)                    |

BSDG  
1140 BISCAYNE BLVD  
MIAMI, FL 33131



1 OPEN SPACE DIAGRAM  
Scale: 1/4" = 1'-0"

|                                             |
|---------------------------------------------|
| OPEN SPACE:                                 |
| LOT AREA: 178,100 SF                        |
| LOT AREA MINUS R.O.W DEDICATION: 172,324 SF |
| REQUIRED OPEN SPACE: 25,849 SF (15%)        |
| PROPOSED OPEN SPACE: 53,591 SF (31%)        |
| TOTAL: 53,591 SF (31%)                      |



KOB I KARP  
LIC # 10001578

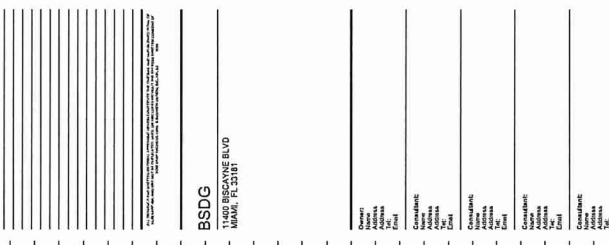
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|--------------------|
| OPEN SPACE DIAGRAM |
| Date: 2024.03.29   |
| Sheet: A102        |
| Project: 2204      |







PLAN  
1  
LEVEL 3 - 3.5 PARKING FLOOR  
NOTE: THIS IS A CONCEPTUAL PLAN PROVIDING THE GENERAL LAYOUT. A SEPARATE, DETAILED SITE PLAN SHALL BE REQUIRED FOR REVIEW AND APPROVAL THROUGH THE ADMINISTRATIVE SITE PLAN REVIEW (ASRP) PROCESS.  
Scale: 1/4" = 1' - 0"



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**BSDG**  
11400 BISCAIYNE BLVD  
MOBILE, AL 36688

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|------------|------------|
| Account    | Account    |
| Address    | Address    |
| Balance    | Balance    |
| End        | End        |
| Commitment | Commitment |
| Address    | Address    |
| Balance    | Balance    |
| End        | End        |
| Commitment | Commitment |
| Address    | Address    |
| Balance    | Balance    |
| End        | End        |
| Commitment | Commitment |
| Address    | Address    |
| Balance    | Balance    |
| End        | End        |

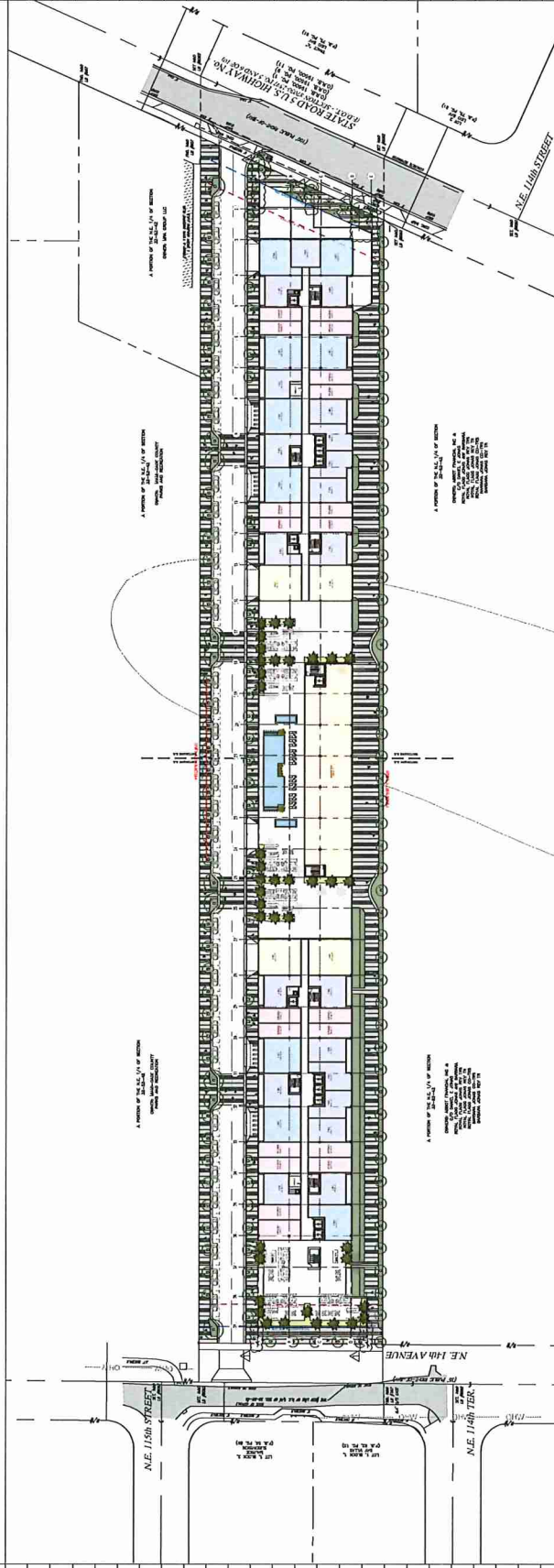
|                                                 |  |
|-------------------------------------------------|--|
| Consultant:                                     |  |
| Adrian                                          |  |
| Tel.                                            |  |
| Fax                                             |  |
| E-mail                                          |  |
| <hr/>                                           |  |
| Client:                                         |  |
| Adrian                                          |  |
| Tel.                                            |  |
| Fax                                             |  |
| E-mail                                          |  |
| <hr/>                                           |  |
| Architect:                                      |  |
| Kolkmann Architecture and Interior Design, Inc. |  |
| 671 NW 28TH ST                                  |  |
| Miami Beach, FL 33139-3939 USA                  |  |
| Tel.: +1(305) 552 1818                          |  |

KOBIL KARP  
Lic # AR0012578

LEVEL 3 -3.5

|          |            |           |      |
|----------|------------|-----------|------|
| Date:    | 2014-03-29 | Sheet No. | A303 |
| Scale:   |            |           |      |
| Project: | 9154       |           |      |







PLAN

**LEVEL 5**

Scale: 1/40" = 1'-0"

NOTE: THIS IS A CONCEPTUAL PLAN PROVIDING THE GENERAL LAYOUT. A SEPARATE, DETAILED SITE PLAN SHALL BE REQUIRED FOR REVIEW AND APPROVAL THROUGH THE ADMINISTRATIVE SITE PLAN REVIEW (ASRP) PROCESS.

[illegible][illegible]



**KOBE KARP**  
L.L.C. # A00105718



**APPROVED**

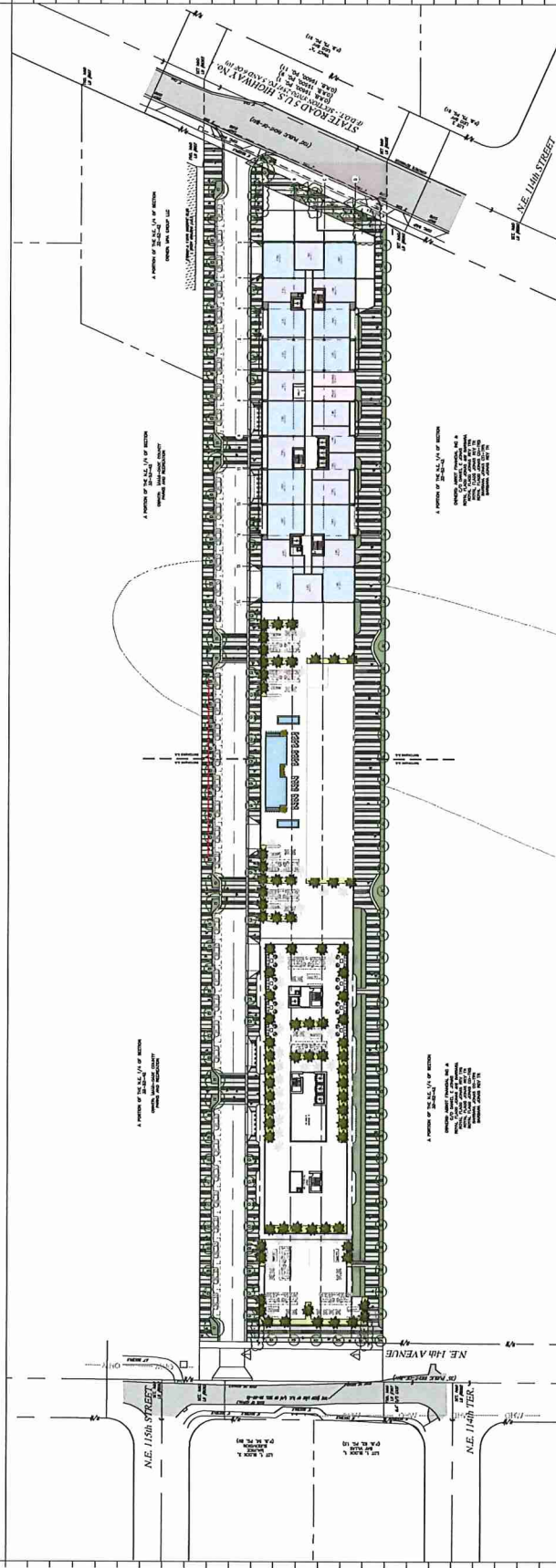
**K O B E**



**K A R P**

|                  |             |
|------------------|-------------|
| <b>Sheet No.</b> | <b>A305</b> |
| <b>Date:</b>     | 2014.03.29  |
| <b>State:</b>    |             |
| <b>Project:</b>  | 2204        |





PLAN  
SECTION

1

LEVEL 11 - LEVEL 15

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

NOTE: THIS IS A CONCEPTUAL PLAN PROVIDING THE GENERAL LAYOUT. A SEPARATE, DETAILED SITE PLAN SHALL BE REQUIRED FOR REVIEW AND APPROVAL THROUGH THE ADMINISTRATIVE SITE PLAN REVIEW (ASRP) PROCESS.

[illegible]

**BSDG**  
11400 BISCAYNE BLVD  
MIAMI, FL 33181

[illegible]

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
671 NW 28TH ST  
Miami, Florida 33137 USA  
Tel: • (305) 573 1818  
Fax: • (305) 579 3388



KOBI KARP

LEVEL 11 - LEVEL 15

|          |            |                          |
|----------|------------|--------------------------|
| Date:    | 2014-03-29 | Sheet No.<br><b>A311</b> |
| Scale:   |            |                          |
| Project: | 2324       |                          |



BSDG

The logo for Kobei Karp, P.A. features the name "K O B E I" in a large, stylized font above a large, stylized "K" symbol, which is then followed by "K A R P" in the same font. Below this, the text "Kobei Karp, P.A." is written in a smaller, sans-serif font. To the right of the logo is the official seal of the State Bar of Florida, which is a circular emblem with a rope-like border. Inside the border, the text "STATE BAR OF FLORIDA" is at the top and "REGISTERED" is at the bottom. The center of the seal contains the words "JULY 1914" and "JANUARY 1920" flanking a central design.

## RENDERED ELEVATIONS

**Site Photos**



Biscayne Boulevard – West



Biscayne Boulevard – Northwest



NE 14 Avenue – Southeast