

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

PH: Z25-193

September 24, 2026

Item No. 8C5

Recommendation Summary	
Commission District	12
Applicant	Cimabian Incorporated
Summary of Requests	The applicant seeks approval to allow a proposed liquor package store to be spaced less than required from other alcohol uses for a proposed membership warehouse, together with an ancillary fueling facility to be located on the subject property. Additionally, the applicant seeks to waive the requirement that a membership warehouse be located on a major or minor roadway than required by Code.
Location	Lying at the southwest corner of NW 21 Street and NW 119 Court, City of Sweetwater, Miami-Dade County, Florida.
Property Size	±20.0-gross (±18.41-net) Acres
Existing Zoning	GU Trended IU-1, Industrial, Light Manufacturing District
Existing Land Use	Vacant land
2030-2040 CDMP Land Use Designation	Restricted Industrial and Office (See attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, Section 33-311(A)(4)(b) Non-Use Variances from Other Than Airport Regulations (See attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Sec. 33-314(A)(4), which provides that the County Commission shall have jurisdiction to directly hear any application encompassing property located within a municipality when jurisdiction is vested in Miami-Dade County pursuant to applicable zoning or subdivision regulations or municipal charter or interlocal agreement. Although the subject property is located within the municipal boundaries of the City of Sweetwater, the subject property is located within an area over which the County retained all zoning jurisdiction when the City annexed this area.

REQUESTS:

- (1) SPECIAL EXCEPTION to permit a liquor package store to be spaced less than the required 1,500' from other alcohol uses.
- (2) NON-USE VARIANCE of zoning and subdivision regulations requiring membership warehouse to be located on a major or minor roadway as depicted on the adopted Land Use Plan map and shall be within one-quarter (¼) mile of that roadway's intersection with another major or minor roadway.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Costco Wholesale West Dade" as prepared by Thomas Engineering Group, consisting of sheets C-01, C-04, C-05 C-06, C-15.3, C-23, C-23.1, C-24, C-24.A, C-25 dated stamped received 7/2/2026 consisting of ten (10) sheets and plans entitled "Costco Wholesale-

West Dade”, as prepared by Ware Malcomb, consisting of sheets A101, AG-1, AG-3, A301, AG-2, AG-5, dated stamped received 7/2/2026 consisting of six (6) sheets and plans entitled “Costco – West Dade”, as prepared by Duland Design, consisting of sheets L1.01, L1.02, L2.01, L2.02, and L3.01 dated stamped received 7/2/2026 consisting of five (5) sheets and Specific Purpose survey entitled “Costco – West Dade”, as prepared by Colliers Engineering & Design, dated stamped received 4/9/2026, consisting of sheet one (1), for a total of 22 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The applicant seeks to allow the proposed liquor store to be spaced less than required from other existing alcohol uses. Additionally, the applicant seeks approval of a proposed membership warehouse in conjunction with ancillary fueling facility and liquor store to waive the requirement that shall be located on a major or minor roadway and to be within one quarter mile of that roadway’s intersection with another major or minor roadway.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
Zoning and Existing Use		Land Use Designation
Subject Property	GU trended IU-1; vacant land	Restricted Industrial and Office
North	City of Sweetwater; vacant land	Restricted Industrial and Office
South	City of Sweetwater and Rapid Transit Zone (RTZ) Dolphin Station Subzone; multi-family residential	Restricted Industrial and Office
East	City of Sweetwater; Shopping Center	Restricted Industrial and Office
West	City of Sweetwater; vacant land	Restricted Industrial and Office

NEIGHBORHOOD COMPATIBILITY:

The ±20.0-acre subject property is located at the southwest corner of NW 21 Street and NW 119 Court, in the City of Sweetwater, with its main frontage along NW 119 Court. The property to the south is located within the Rapid Transit Zone (RTZ) Dolphin Station Subzone and is developed with multifamily residential uses. The properties to the north and west are vacant, while the properties to the east are developed with commercial uses.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant the establishment of a proposed membership warehouse, together with an ancillary fueling facility and a liquor store to be located on the subject property. Staff notes that the Platting and Traffic Review Section of the Department of Regulation and Economic Resources (RER) indicates in their memorandum that the application will generate 949 new additional daily peak hour trips. Staff opines that approval of same will not create a negative visual impact on the surrounding area since the contiguous neighborhood is comprised by commercial uses, although it may bring additional traffic into the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated **Restricted Industrial and Office** on the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map. The **Restricted Industrial and Office** category accommodates *office uses, but certain business, warehousing and manufacturing uses may be permitted, provided that the use employs best management practices, and the use does not involve the on-site use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code*. The applicant intends to introduce a proposed new membership warehouse on the property together with an ancillary fueling facility and a liquor store to be located on the subject property. Staff notes that the membership warehouse is an allowed use within the IU-1 zoning district, which also allows uses such as light industrial manufacturing, wholesale distribution facilities, warehousing, storage facilities, as well as offices. Therefore, staff opines that the proposed use would be **consistent** with the CDMP LUP map **Restricted Industrial and Office** designation of the subject property and with the uses described in the interpretative text of the Industrial and Office category description.

Staff notes that under this zoning application, the applicant seeks to allow a special exception to permit a proposed liquor package store spaced a minimum of 1,021' (1,500' required) from an existing sports entertainment facility with alcohol use, and a minimum of 1,126' (1,500' required) from an existing restaurant with bar use. Additionally, that the membership shall be located on a major or minor roadway as depicted on the adopted Land Use Plan map and shall be within one-quarter ($\frac{1}{4}$) mile of that roadway's intersection with another major or minor roadway. Staff notes that the **Land Use Element Policy LU-4A** of the CDMP Land Use Element sets forth the criteria to determine compatibility and states that *when evaluating compatibility among proximate land uses, the County shall among other things consider such factors as access, traffic and parking, as applicable*. Staff opines that Approval of the application will not change the allowed uses on the subject property. Therefore, staff opines that approval with conditions of the application would be **consistent** with the CDMP Land Use Element interpretative text in **Restricted Industrial and Office** areas and the CDMP Land Use Plan map **Restricted Industrial and Office** designation for the subject property.

ZONING ANALYSIS:

The property is located lying at the southwest corner of NW 21 Street and NW 119 Court, City of Sweetwater, Miami-Dade County, Florida, in a trended IU-1 Industrial, Light Manufacturing District. When analyzing the request #1 to permit a proposed liquor package store spaced a minimum of 1,021' (1,500' required) from an existing sports entertainment facility with alcohol use, and a minimum of 1,126' (1,500' required) from an existing restaurant with bar, under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses And New Uses, staff opines that approval of the request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, and would not affect the appearance of the community for the reasons stated below. Staff notes that a liquor package store is permitted in conjunction with the proposed membership warehouse under the IU-1 (Industrial, Light Manufacturing District) Subject to compliance with Article X (Alcoholic Beverages) of this Code, liquor package sales shall be permitted. Package sales areas shall be divided from the rest of the membership warehouse area by a solid floor-to-ceiling wall and shall have a separate exterior entrance, the floor plan shows that the proposed liquor store has 2 separate exterior entrances. The proposed liquor store must be approved through a public hearing due to its proposed encroachment into the required spacing distance from other existing alcohol uses. Staff notes that the Code has exceptions to spacing and distance requirements, however, proposed use does fall under any of the exceptions. As such, under the current zoning application, the applicant intends to seek relief from the spacing

requirement under Article X (Alcoholic Beverages). The liquor survey submitted by the applicant indicates that there is a sports entertainment facility with alcohol use (TopGolf) and a restaurant with bar (Chili's Grill and Bar) that are spaced less than the required 1,500 feet from the property line of the subject site.

The sports entertainment facility located nearest to the subject property is spaced approximately, $\pm 1,021$ feet measured in a straight-line distance from the front door of the liquor store to the nearest property lines of the sports entertainment facility and the restaurant with bar nearest the subject property are spaced approximately, $\pm 1,126$ feet measured in a straight-line distance from the front door of the liquor store to the nearest property lines of the restaurant facility. Staff also notes that the liquor survey submitted by the applicant indicates that the public schools and churches are spaced more than the required 2,500 feet from the property line of the subject site. Staff opines that the proposed encroachment into the 1,500' spacing requirements is minimal and that the proposed use differs from the existing current alcohol uses and therefore is **compatible** with the commercial uses within the abutting existing shopping center to the east of the subject site. **As such, staff recommends approval with conditions of the request #1, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

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 economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum states that they have no objections to the application and that the proposed liquor store is expected to generate approximately 66 daily peak-hour trips, and that the overall membership-warehouse development is projected to generate approximately 949 additional daily peak-hour vehicle trips. Further, the Departments of RER and Environmental Resources Management (DERM), in their memorandum indicates that the approval of the application will not result in a reduction in the LOS standards. In addition, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department and the Water and Sewer Department, do not object to the application. Based on the aforementioned department memoranda, staff opines that the requests will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that request #1 would be compatible with the area concerned, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area. **Based on the aforementioned, staff recommends approval with conditions of request #1 under Section 33-311(A)(7) Generalized Modification Standards.**

When Request #2, to permit the proposed membership warehouse, together with an ancillary fueling facility and a liquor store, on the subject site that is not currently located on a major or minor roadway, as depicted on the adopted Land Use Plan map, or within one-quarter ($\frac{1}{4}$) mile of that roadway's intersection with another major or minor roadway, as required by Code, is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff is supportive of the request and is of the opinion that approval of the request with conditions would be **compatible** with the neighborhood, would not generate excessive noise or traffic, tend to create a fire or other equally dangerous hazard, provoke excessive overcrowding of people, or create a nuisance in the surrounding area.

Staff notes that NW 25 Street and NW 117 Avenue are the nearest existing major and minor roadways, as shown on the adopted Land Use Plan map. The subject property is located approximately 1,281.3 feet from NW 25 Street and approximately 1,239.8 feet from NW 117 Avenue. Staff further notes that NW 119 Court, NW 21 Street, and NW 17 Street are also

designated as minor roadways on the adopted Land Use Plan map but have not yet been fully constructed. Once these roadways are constructed, the subject property will satisfy the applicable roadway-location requirements. As such, the applicant is requesting this variance out of an abundance of caution due to the current status of the roadway construction. The proposed membership warehouse contains a total of 163,108 square feet, provides greater setbacks along all property lines, and provides more parking than required. The proposed plans also provide ample landscape buffering in the form of trees and shrubs, and the project complies with the required number of lot trees, street trees, and shrubs. **As such, staff opines that approval of the aforementioned request would be compatible with the surrounding area. Therefore, staff recommends approval of Request #2 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan provides 4 ingress and egress access to the site along NW 119 Court and NW 21 Street. Parking and driveways are located at the front, and side area of the proposed 1 story building. The site provides ample landscape to shield the view from the adjacent roadway. The proposed facility provides for a total of 842 parking spaces where 654 parking spaces are required; therefore, the parking amounts comply with more than what the Code requires for the site.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

ENVIRONMENTAL REVIEW: Not applicable.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Costco Wholesale West Dade" as prepared by Thomas Engineering Group, consisting of sheets C-01, C-04, C-05 C-06, C-15.3, C-23, C-23.1, C-24, C-24.A, C-25 dated stamped received 7/2/2026 consisting of ten (10) sheets and plans entitled "Costco Wholesale-West Dade", as pre-pared by Ware Malcomb, consisting of sheets A101, AG-1, AG-3, A301, AG-2, AG-5, dated stamped received 7/2/2026 consisting of six (6) sheets and plans entitled "Costco – West Dade", as prepared by Duland Design, consisting of sheets L1.01, L1.02, L2.01, L2.02, and L3.01 consisting of five (5) sheets and Specific Purpose survey entitled "Costco – West Dade", as prepared by Colliers Engineering & Desing, dated stamped received 4/9/2026, consisting of one (1) sheet, for a total of 22 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action, except as may be otherwise be required by Code.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as contained in its memorandum.
5. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Department of Transportation and Public Works (DTPW) as contained in its memorandum.
6. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Departments of RER and Environmental Resources Management (DERM) as contained in its memorandum.
7. That the applicant obtains RER Cut and Fill approval within special stormwater management basins as required by the Departments of RER and Environmental Resources Management (DERM).
8. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section as contained in its memorandum.

ES:JB:EA:SS:VM



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

ZONING RECOMMENDATION ADDENDUM

Cimabian Incorporated
PH: Z25-193

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Departments of RER and Environmental Resources Management (DERM)	<i>No objection*</i>
Platting and Traffic Review Section (RER)	<i>No objection*</i>
Fire Rescue Department (MDFR)	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection*</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
Department of Transportation and Public Works (DTPW)	<i>No objection*</i>
Department of Solid Waste Management (WASD)	<i>No objection</i>
Miami-Dade Sheriff's Office (MDSO)	<i>No objection</i>
Office of Historic Preservation (OHP)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<i>Restricted Industrial and Office (Page I-40)</i>	<i>Industrial and Office areas designated as "Restricted" are areas where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects "wellfield protection areas" designated in the Miami-Dade County Code (Chapter 24, Code of Miami-Dade County). The boundaries of the "Restricted" areas shall be periodically reviewed and amended as necessary to maintain consistency with wellfield protection area boundaries provided by Chapter 24, Code of Miami-Dade County. Development in Restricted Industrial and Office areas should generally be limited to office uses, but certain business, warehousing and manufacturing uses may be permitted, provided that the use employs best management practices, and the use does not involve the on-site use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code. Provisions of the "Industrial and Office" category which allow and limit residential and business uses, TNDs and hotels also apply to the Restricted category. Quarrying and environmentally compatible ancillary uses may also be approved in these areas. The inclusion of this Restricted category on the LUP map does not preclude the application of these or similar use limitations to other land contained in the Industrial and Office or any other land use category where necessary to protect groundwater resources.</i>
<i>Industrial and Office (Pages I-40)</i>	<i>Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers I-40 is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.</i>

ZONING RECOMMENDATION ADDENDUM

Cimabian Incorporated
PH: Z25-193

	<i>If the land is the subject of an application for rezoning, zoning approval or a plan amendment and is located in an MSA with less than a 15-year supply of industrial land, in order to receive approval for a non-industrial use, the applicant must demonstrate that such use will not have a significant adverse impact on future industrial development.</i> <i>In general, the typical residential development is incompatible with major industrial concentrations and shall not occur in areas designated as "Industrial and Office" on the LUP map to avoid use conflicts and for health and safety reasons. Exceptions may be granted for the following: (1) the development of live-work or work-live buildings or the adaptive reuse of existing structures for these purposes in areas of light industrial uses such as office, wholesale, distribution and the assembling of pre-manufactured parts; (2) the development of a TND as provided herein; and (3) the residential development of a portion of an industrially designated area where the portion is, a) 10 acres or smaller and is bounded on two or more sides by existing residential development or zoning, or is b) the perimeter of a Plan-designated industrial area which perimeter does not exceed a depth of 150 feet; and c) the subject portion of the industrially designated site immediately adjoins a currently developed or platted residential area and the Director of the Department of Planning and Zoning determines that the inclusion of a residential component in the Industrially designated area, designed to provide compatible transition along the boundary, is the best means of maintaining the quality of the adjoining residential area. Notwithstanding the foregoing, applications for residential zoning that were properly filed prior to August 25, 2000, can be considered where adjoining land is residentially zoned, designated or developed. Residential developments in this land use category may participate in the inclusionary zoning program. The properties utilized for residential development will be eligible within the limits provided in this paragraph for the density allowances of the inclusionary zoning program in the Residential Communities section.</i> <i>TNDs may be permitted in Industrial and Office areas where: 1) compatible with nearby development and with the objectives and policies of this Plan, 2) necessary services exist or will be provided by the developer, and 3) adjacent to land designated Residential Communities on the LUP map (including across an abutting major or minor roadway) along 30 percent or more of the total perimeter of the TND, provided that land designated Residential Communities exists along at least some portion of the two or more sides. (Multiple sides created by an out parcel shall count as one side only). TND located within Industrial and Office areas shall allocated to I-41 Workshop Uses a minimum of 15 percent and a maximum of 30 percent of the gross built up area planned for development within a TND, and shall have a residential density no greater than the average of the adjacent Residential Communities designations or ten units per acre, whichever is higher. Workshops Uses shall be oriented to adjacent non-residential areas, while the residential uses shall be oriented to the adjacent Residential Communities designations. All criteria for TNDs enumerated in the Residential Communities section of this Chapter, other than the provisions governing percent of built up area which may be devoted to workshop uses addressed herein and the maximum permitted residential density, shall govern the development of TNDs in areas designated Industrial and Office.</i>
Other Land Uses Not Addressed (Pg. I-73)	<i>Certain uses are not authorized under any LUP map category, including many of the uses listed as "unusual uses" in the zoning code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue bur-den on transportation facilities including roadways and mass transit or other utilities and ser-vices including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.</i>
Policy LU-4 (Pages 1-11)	<i>Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>

ZONING RECOMMENDATION ADDENDUM

Cimabian Incorporated
PH: Z25-193

Policy LU-4A (Pages 1-11)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
Policy LU-4D (Pages 1-11)	<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 complementary elements and buffer any potentially incompatible elements.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(3) Special Exceptions, Unusual Uses and New Uses	<i>The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i>
33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>

Consumer and Neighborhood Protection

ENFORCEMENT HISTORY

CIMABIAN INCORPORATED

N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000193

DATE

HEARING NUMBER

FOLIO:

25-3936-000-0010
25-3936-000-0027
25-3936-000-0026
25-3936-000-0018

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 26, 2026

NEIGHBORHOOD REGULATIONS:

There are no open cases.

BUILDING SUPPORT REGULATIONS:

There are no open cases.

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: Z2025000193-3rd Review
Cimabian Incorporated
NW 21st Street and NW 119th Court
NUV to allow membership warehouse location on a major or minor roadway and within ¼ mile of roadway intersection with another major or minor roadway and NUV of alcohol spacing requirements.
(GU) (18.41 acres)
36-53-39

The Departments of RER and Environmental Resources Management (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, wastewater disposal, and wellfield protection. Based on the information provided, this zoning application is approved pursuant to sections 24-43.1 and 24-43(5) of the Code related to potable water service and wastewater disposal, and wellfield protection area, respectively.

With respect to water control, RER recommends disapproval of this application based on the comments below:

Water Control Review

The subject properties are located within the North Trail stormwater management basin, as defined in the Code, which requires compliance with Miami-Dade County requirements for cut and fill or fill encroachment criteria for flood protection and resource conservation as provided in section 24-48 of the Code. Applicable projects are required to obtain RER Cut and Fill approval within special stormwater management basins. Further, RER Water Control Section is currently reviewing Cut and Fill application CF-962. However, RER cannot determine if the proposed site plan submitted with this application, stamped received by Miami Dade County on December 10, 2025, complies with the special stormwater management basin requirements in the Code. **RER recommends disapproval of the proposed site plan and recommends that the applicant obtain DERM Cut and Fill approval to determine if the proposed site plan is in compliance with the Code.** For further information regarding cut and fill review procedures and requirements please contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov.

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. RER Water Control section is currently reviewing Class VI application CLVI-20250031.

The proposed development is located within the Northwest Wellfield Protection Area. Pursuant to section 24-43(5)(c)(iv) of the Code, baffles must be installed at the exfiltration trenches and no weep hole is allowed inside the drainage structures.

An Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) may be required for the construction and operation of the required surface water management system. This permit shall be obtained before any development activity on the property. It is the applicant's responsibility to contact the above-mentioned agency for further information regarding permitting procedures and requirements.

The applicant is advised to contact the DERM Water Control Section (305-372-6681) or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

The applicant or design professional may schedule to meet with the reviewer on the submittal to discuss deficiencies prior to the next submission. Contact the reviewer, Raul Junco Pi via email at Raul.JuncoPi@miamidade.gov or by telephone at (305) 372-6567 or by requesting an appointment online using the MeetQ portal and selecting the reviewer and an available appointment time. <https://www.miamidade.gov/Apps/RER/meetq/portal>

Wellfield Protection

The subject properties are located within the Northwest Wellfield Protection Area. Therefore, development on the subject properties shall be in accordance with regulations established in section 24-43 of the Code. Additionally, the sites are located within the North Trail basin. As required in the description of this subarea, "uses that could compromise groundwater quality shall not occur in this area." and "any land alteration and development in the...North Trail basin shall conform to the wetland basin plan."

Pursuant to section 24-43(5) of the Code, hazardous materials and hazardous wastes shall not be used, generated, handled, discharged, disposed of, or stored on the properties within the Northwest Wellfield protection area. The requested use includes a proposed gas station, which is a use expected to use, generate, handle, discharge, dispose of or store hazardous materials.

Section 24-43(10) of the Code regulates land uses within the Northwest Wellfield protection area and West Wellfield Interim protection area. Furthermore, section 24-43(10)(b) of the Code allows uses within the Northwest Wellfield protection area and West Wellfield Interim protection area which are not expected to use, generate, handle, dispose, discharge or store hazardous materials or hazardous waste.

The proposed gas station included in the plans is a land use that typically uses hazardous materials and produces hazardous wastes and therefore is not allowed as per sections 24-43(5) and 24-43(10) of the Code. Inasmuch as the subject zoning request does not comply with the above-noted code section requirements, the applicant applied for a public hearing before the Environmental Quality Control Board (EQCB) for a variance from the requirements of section 24-43(5) of the Code.

EQCB approved a variance of the requirements of section 24-43(5) of the Code via Board Order 25-26 (recorded in Miami-Dade County Official Records Book 34846, Page 4067) for the establishment of a one gas station on the subject property, with no more than four associated underground storage tanks of 40,000 gallons each, an underground storage tank of 1500 gallons of a detergent lubricant mixture-additive, and 600 gallons of fuel for emergency generators on the Property. Compliance with all the conditions of this approval is required.

Conditions of Approval: Compliance with the conditions of EQCB Order 25-26

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. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain water and sanitary sewer extension permits prior to RER approval of future development orders. 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.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawings for the required sewer main extension will need to be approved by MDWASD and the RER-Environmental Plan Review Section prior to approval of final development orders.

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

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

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

Pollution Remediation Review

The RER-Pollution Remediation Section (PRS), RER-Environmental Monitoring and Evaluation Section (EMES), and/or DERM-Environmental Monitoring and Restoration Division (EMRD) has records of current contamination on the subject site tracked under Everglades Cimabian (SW-1578, 1576, 1172). All construction plans (inclusive of drainage) and dewatering plans require the review and approval from the PRS, EMES, and/or EMRD as it relates to environmental contamination issues. Be advised that the PRS, EMES and/or EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plans for this development. All contaminated soil, groundwater, surface water, solid waste, and/or methane, as applicable, within the property to be conveyed must be disclosed at the earliest stage possible and the receiving public entity must be made aware of and accept the contaminated property and any associated restrictions. If soil, groundwater, surface water, solid waste, and/or methane contamination, as applicable, will remain following the conveyance, documentation of acceptance shall be provided to the Department prior to Final Plat.

Please contact Thomas Kux, P.G. at Thomas.kux@miamidade.gov if you have any questions.

Conditions of Approval: None

Wetlands Resources Review

Although the subject properties are located within the Transitional Northeast Wetlands Basin, the sites do not currently contain wetlands as defined by section 24-5 of the Code. Therefore, a Class IV permit will not be required for these properties. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. A landscape plan entitled "Costco-West Dade", prepared by Chang Du, R.L.A., and dated as received by Miami-Dade County on December 10, 2025, was submitted in support of the subject application and indicates the removal/relocation of non-specimen tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. RER has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels

shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Pollution Regulation Review

The subject parcels are associated to an open solid waste program enforcement case (DERM files SW-01574, SW-01576, SW-01577 and SW-01578) concerning solid waste material presently on-site that shall be addressed prior to or in conjunction with future development of the parcels. Records for these case numbers are available online on DERM's online public records page at ecmrer.miamidade.gov.

If you have any questions about these comments, please contact Johnny Vega, P.E. (johnny.vega@miamidade.gov), or Gabriel Bristol-Sanchez (Gabriel.bristol-sanchez@miamidade.gov) of the EPS at (305) 372-6600 for further assistance.

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 27, 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

Subject: **UPDATED** - Zoning Application Comments - Cimabian Incorporated
Application No. Z2025000193 - (Pre App. No. Z25P-023)

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

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

Application Name: Cimabian Incorporated

Location: The proposed project is located on approximately 18.41 acres at the Southwest corner of NW 21st Street and NW 119th Court, with Folio Nos. 25-3936-000-0010, 25-3936-000-0027, 25-3936-000-0018, and 25-3936-000-0026, in the City of Sweetwater.

Proposed Development: The applicant is proposing to develop 163,108 sq. ft. of Costco Wholesale Warehouse.

The estimated total water demand for the proposed project will be 4,078 gallons per day (gpd).

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

On April 10, 2026, WASD Agreement No. 33340 was offered, for the subject site, with approved points of connection (P.O.C.) dated August 15, 2025. Please note that Agreement No. 33340 was issued for the construction of a Costco having 158,588 square feet, and the proposed Costco with this application will have 163,108 square feet. As such, said Agreement must be revised to reflect the proposed development with this zoning application.

Per said points of connection, this property is connecting to WASD's water system for the first time; Therefore, the developer shall connect to any of the following:

1. An existing 12-inch water main (E12380-1 & E15382-3) in NW 21st Street. abutting the northern boundary of the property.
2. An existing 12-inch water main (E15403-2) in NW 119th Court abutting the eastern boundary of the property.

The developer shall also extend a 12-inch water main within the property in dedicated public right of way (R/W) and/or in WASD easements to a point as required to abut and provide service to the proposed development.

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

A Water Supply Certification (WSC) letter from WASD was issued on April 10, 2026, through WASD Agreement No. 33340. Said Certification will be revised to reflect the new proposed development with this application at the time the WASD Developer Agreement No. 33340 is revised. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

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

Per approved P.O.C., this property is connecting to WASD's sewer system for the first time, the developer is required to install a gravity sewer main along one entire boundary of the property, as per WASD Rules & Regulations, Section 3.02(6) and 3.04(2)(d).

Per approved P.O.C. dated August 15, 2025, the developer shall proceed with any of the following:

1. **Basin 1221:** An existing 8-inch gravity sewer main (ES8516-1) in NW 21st Street near the northwestern corner of the property and extend the same 8-inch gravity sewer main easterly at **full depth** in NW 21st Street to NW 119th Court near the northeastern corner of the development.

AND/OR

2. **Basin 1261:** An existing 8-inch gravity sewer main (E10319-2) in NW 20th Street and NW 119th Court and extend the same 8-inch gravity sewer main northerly at **full depth** in NW 119th Court

to NW 21st Street. near the northeastern corner of the property. The developer shall also connect to an existing 8-inch gravity sewer main (ES10319-2) in NW 119th Court partially abutting the eastern boundary of the development.

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

Note: If the developer chooses to split the flow between two different sanitary sewer basins (1221 and 1261, then the EOR must submit separate sanitary sewer plan for each related Public Pump Station basin.

If connecting to option 1, then sewage flows from the proposed development will be transmitted to Pump Station (P.S.) No. 1221.

If the sewage flows from the proposed development is discharged to P.S. No. 1221, then the sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 1221 and P.S. No. 187. Said pump stations are currently in Ok Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. No. 1221

Existing NAPOT: 0.46 hrs.

Proposed Development: 4,078 gpd

Proposed Projected NAPOT: 0.63 hrs.

P.S. No. 187

Existing NAPOT: 3.03 hrs.

Proposed Development: 4,078 gpd

Proposed Projected NAPOT: 3.03 hrs.

If connecting to option 2, then sewage flows from the proposed development will be transmitted to Pump Station (P.S.) No. 1261.

If the sewage flows from the proposed development are discharged to P.S. No. 1261, then the sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 1261 and P.S. No. 187. Said pump stations are currently in Ok Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

PS 1261

Existing NAPOT: 3.43 hrs.

Proposed Development: 4,078 gpd

Proposed Projected NAPOT: 3.57 hrs.

PS 187

Existing NAPOT: 3.04 hrs.

Proposed Development: 4,078 gpd

Proposed Projected NAPOT: 3.04 hrs.

The subject application is located within the Doral Basin which has a sanitary sewer special connection charge of \$7.03 per gallon. WASD will collect this special connection charge from property owners. The special connection charge is for the expansion of the sewer facilities in the Doral Basin Area.

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

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

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

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

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

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

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

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

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benram@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 25-193
Name: Costco Wholesale
Section 36 Township 53 South Range 39 East

I. PROJECT LOCATION:

The property is located at southwest corner of NW 21 Street and NW 119 Court.

II. APPLICATION REQUEST:

This application is requesting the approval of a non-use variance from the requirement that the proposed membership warehouse be located on a major or minor roadway and a non-use variance of the spacing requirements to permit the proposed sale of alcohol to be spaced less than the required.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site from the east and west is provided by NW 21 Street, NW 20 Street, and NW 17 Street and from the north and south by NW 119 Court and NW 121 Court.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

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

66 PM Peak Hour trips are generated by the proposed liquor store.

949 PM Peak Hour trips (*) are generated by the proposed 163,108 square foot Costco Store.

(*) *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	18 %	East	43 %
South	37 %	West	2 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9480 located on NW 25 Street west of HEFT/NW 117 Avenue, has a maximum LOS "D" of 2,628 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,533 vehicles and 98 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, Station 9480 with its PHP and assigned vehicles is at LOS "D". The 404 vehicle trips generated by this development when combined with the 1,533 and those previously approved through Development Orders, 98, equal 2,035 and will cause this segment to remain at LOS "D" whose range is from 1,180 to 2,628.

Station 9365 located on NW 12 Street west of HEFT/NW 117 Avenue, has a maximum LOS "E+20%" of 3,886 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 3,036 vehicles and 111 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, Station 9365 with its PHP and assigned vehicles is at LOS "D". The 545 vehicle trips generated by this development when combined with the 3,036 and those previously approved through Development Orders, 111, equal 3,692 and will cause this segment to have LOS "E+15%" whose range is from 3,223 to 3,886.

NOTE: Station 9365 is within 5% of reaching the roadway capacity limit.

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: June 18, 2026

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000193

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to EnerGov on 6/12/2026.

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

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

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

Memorandum



DATE: June 17, 2026

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

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

SUBJECT: Review of DIC Project No. Z2025000193
Cimabian Incorporated
DTPW Project No. OSP173

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

PROJECT LOCATION:

The property is located at the Southwest corner of NW 21st Street and NW 119th Court. Miami, FL 33182, in unincorporated Miami-Dade County, Florida (the "Property"). The subject property is located outside of the Urban Development Boundary.

CONDITIONS/RECOMMENDATIONS:

I. Transportation Planning and Policy Division:

A. Conditions

1. The proposed project is within the watershed of the Dolphin Station Park-and-Ride. And future East-West Smart Corridor, the applicant shall establish safe, well-lit and uninterrupted multimodal connectivity and access between the project site and the transit station, not limited to bicycle and pedestrian access.
2. The Applicant shall ensure that the existing sidewalks along Northwest 121st Court and Northwest 119th Court are maintained in good, operable condition and accessible throughout the duration of construction at the development site.
3. The Applicant shall ensure the sidewalk pedestrian zones along Northwest 121st Court and Northwest 119th Court should be as straight as feasible and provide adequate width as according to the Miami-Dade County Complete Streets Design Guidelines and are ADA accessible and follow the minimum unobstructed sidewalk width, as required in the 2025 FDOT Design Manual.
4. The Applicant shall coordinate with DTPW on the proposed solutions to provide adequate space for Transit On-Demand services. Additionally, the Applicant shall provide a Drop-off/Pickup Zone in a centralized area within the site that can accommodate passenger vans.

5. Due to the proposed density of the project, the applicant should provide dedicated spaces for bicycle and micro-mobility device parking near the entrances to the building.
 - 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.
6. 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.
7. The Applicant shall coordinate with DTPW's Design and Engineering section to ensure wayfinding is provided to all available transit options.

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

II. Traffic Engineering Division

A. Traffic Study Review Comments

I. Conditions

1. The proposed development seeks to construct a Costco Wholesale facility consisting of a 163,108 square-foot wholesale club with liquor store and a 50 fueling position (FP) gas facility. In the case that the land use information is modified, a new site plan/traffic study must be submitted.

Off-Site Improvements

The development of this site requires that the following improvements are constructed prior to the issuance of the temporary Certificate of Use/Certificate of Occupancy, whichever applies.

NW 119 Court between NW 17 Street and NW 21 Street

2. Construct the western half of NW 119th Court between NW 17 Street and NW 21 Street as per approved typical section by the Highway Division.

Telemundo Way (NW 117 Place) and NW 17 Street

3. Install a traffic signal and provide a protected permitted northbound Telemundo Way (NW 117 Place) left turn flashing yellow phasing. This signal is warranted in existing traffic conditions. Also, an eastbound NW 17 Street right turn overlap phasing will be provided.

Site Driveway B/NW 20 Street and NW 119 Court

4. Provide a dedicated northbound NW 119 Court left-turn lane of 200 feet with 50 feet taper.
5. Provide a dedicated southbound NW 119 Court left-turn lane of 125 feet with 50 feet taper.
6. A traffic signal contribution is required for the northwest and southwest corners of the intersection of NW 20 Street and NW 119 Court as based on the signal warrant analysis; a traffic signal is not warranted at this time.

Telemundo Way (NW 117 Place) and NW 20 Street

7. Install a traffic signal and provide protected permitted northbound left turn flashing yellow phasing. This signal is warranted in existing traffic conditions.
8. Extend existing eastbound left-turn lane to be 400 feet with 50-foot taper.
9. Provide eastbound NW 20 Street right turn overlap phasing.

NW 25 Street and Telemundo Way/NW 122 Avenue

10. Modify northbound approach to be one shared through/left-turn lane and one dedicated right-turn lane.
11. Optimize signal timing splits and install an overlap phase for the northbound right-turn lane.

NW 25 Street and NW 117 Avenue

12. Modify existing northbound approach to be a shared left/through turn lane and a 100' dedicated right-turn lane with 50' taper.

NW 12 Street and Florida Turnpike Southbound On/Off Ramps

13. Extend existing eastbound dedicated left-turn lane to be 550 feet turn lane with 50 feet taper.

NW 119 Court and Site Driveway C

14. Provide a northbound dedicated left-turn lane of 150 feet with 50 feet taper.

NW 17 Street and NW 119 Court

15. Install an all-way stop control intersection.
16. Provide southbound dedicated right-turn lane of 125 feet with 50 feet taper.
17. Provide eastbound dedicated left-turn lane of 125 feet with 50 feet taper.

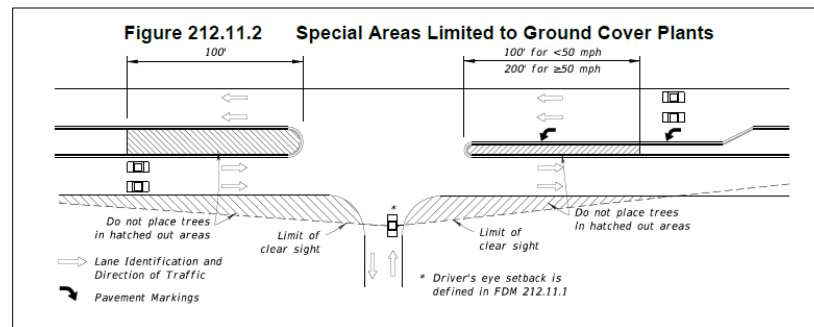
18. Install a pedestrian crossing on the west leg of NW 17 Street and NW 119 Court intersection.

NW 119 Court and NW 21 Street

19. Provide a pedestrian crossing at the south leg of NW 119 Court and NW 121 Avenue intersection.

Site Plan

20. All proposed driveways shall comply with FDOT standards.
21. Please ensure that no gates are provided at any of the proposed entrances.
22. Please ensure that, according to the latest FDOT FDM manual Section 212.11.6, trees may not be placed within the hatched-out areas of the sight triangles as shown in the image below.



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

If you have any questions concerning the overall review conditons, or wish to discuss this matter further, please contact Brandon Fennell at Brandon.Fennell@miamidade.gov

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

Memorandum



Date: 09/02/2026

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

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

Achaya Kelapanda

Subject: Costco Wholesale (Z2025-000193)

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

Application: The applicant, Cimabian Incorporated, requests to develop a 158,588-square-foot membership warehouse (the "Project") on the property owned by Cimabian Incorporated. The Applicant is also proposing an ancillary fueling facility and liquor store as components of the Project. The Applicant is seeking a non-use variance to permit the alcohol use to be spaced less than required. The Project proposes to provide greater setbacks from the adjacent rights-of-ways, more parking than required as well as more landscaping and buffers than needed.

Size: The subject property is approximately +/- 20 gross acres. The warehouse will only encompass 158,588 square feet of the land.

Location: The property is located at the Southwest corner of NW 21 Street and NW 119th Court, in unincorporated Miami-Dade County.

Analysis:

1. Solid Waste Disposal

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

2. Garbage and Trash Collection Services

Should the request be approved and built as proposed, the resulting development would meet the definition of a "commercial establishment", as described in Chapter 15 of the Code of Miami-Dade County. Per the Code, the following is required of commercial establishments located in unincorporated Miami-Dade County:

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

3. Recycling: Commercial Establishments

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

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

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

4. Recycling and Waste Storage/Setout Requirements

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

5. Site Circulation Requirements

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

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

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

C: Aneisha Daniel, PhD, DSWM Director

Memorandum



Date: September 14, 2026

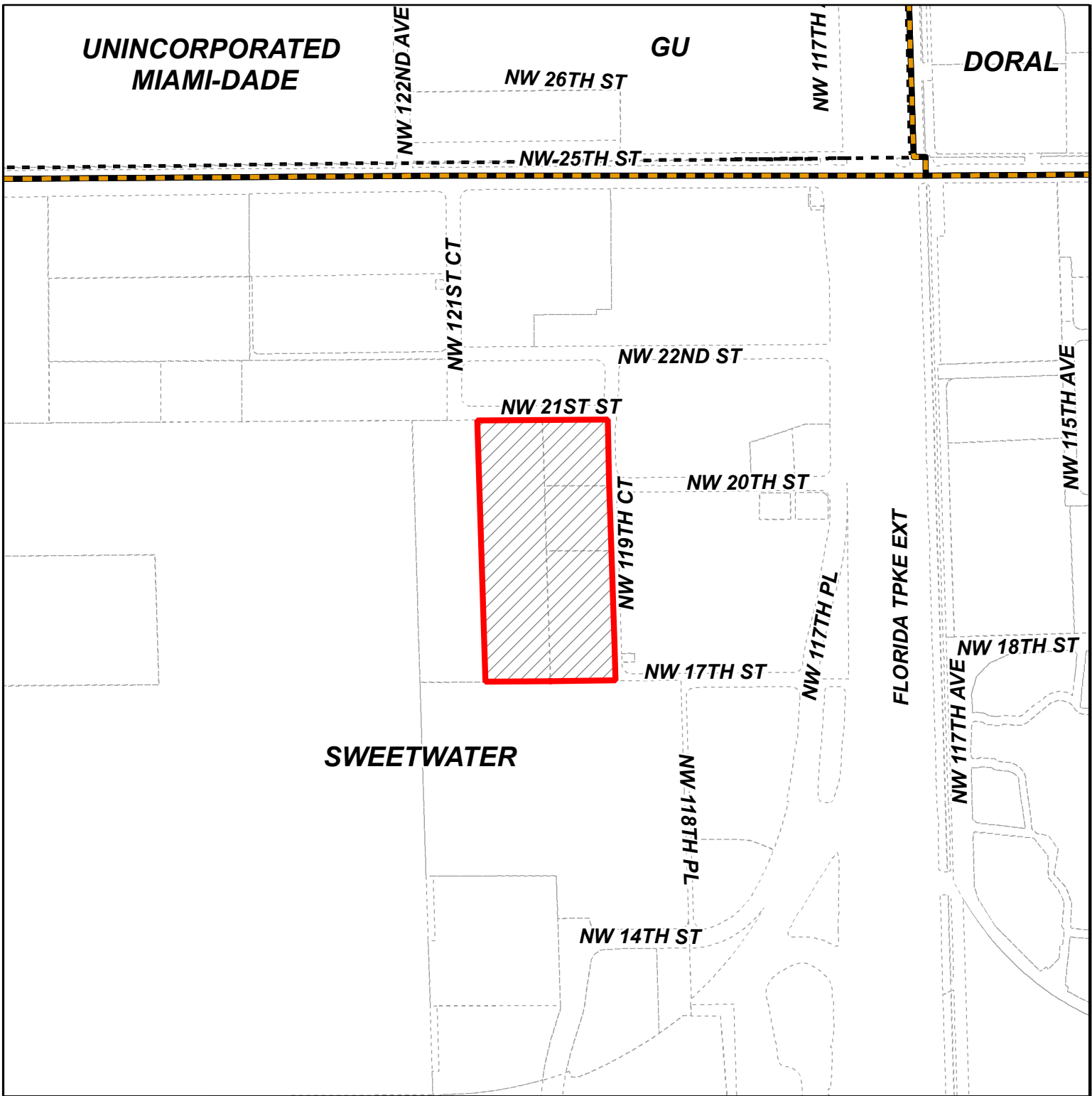
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Review Z2025 – 000193 Costco Cimabian Incorporated

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

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



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2025000193

Section: 36 Township: 53 Range: 39

Applicant: Cimabian Incorporated

Zoning Board: Board of County Commissioners

Commission District: 12

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Legend



Subject Property Case

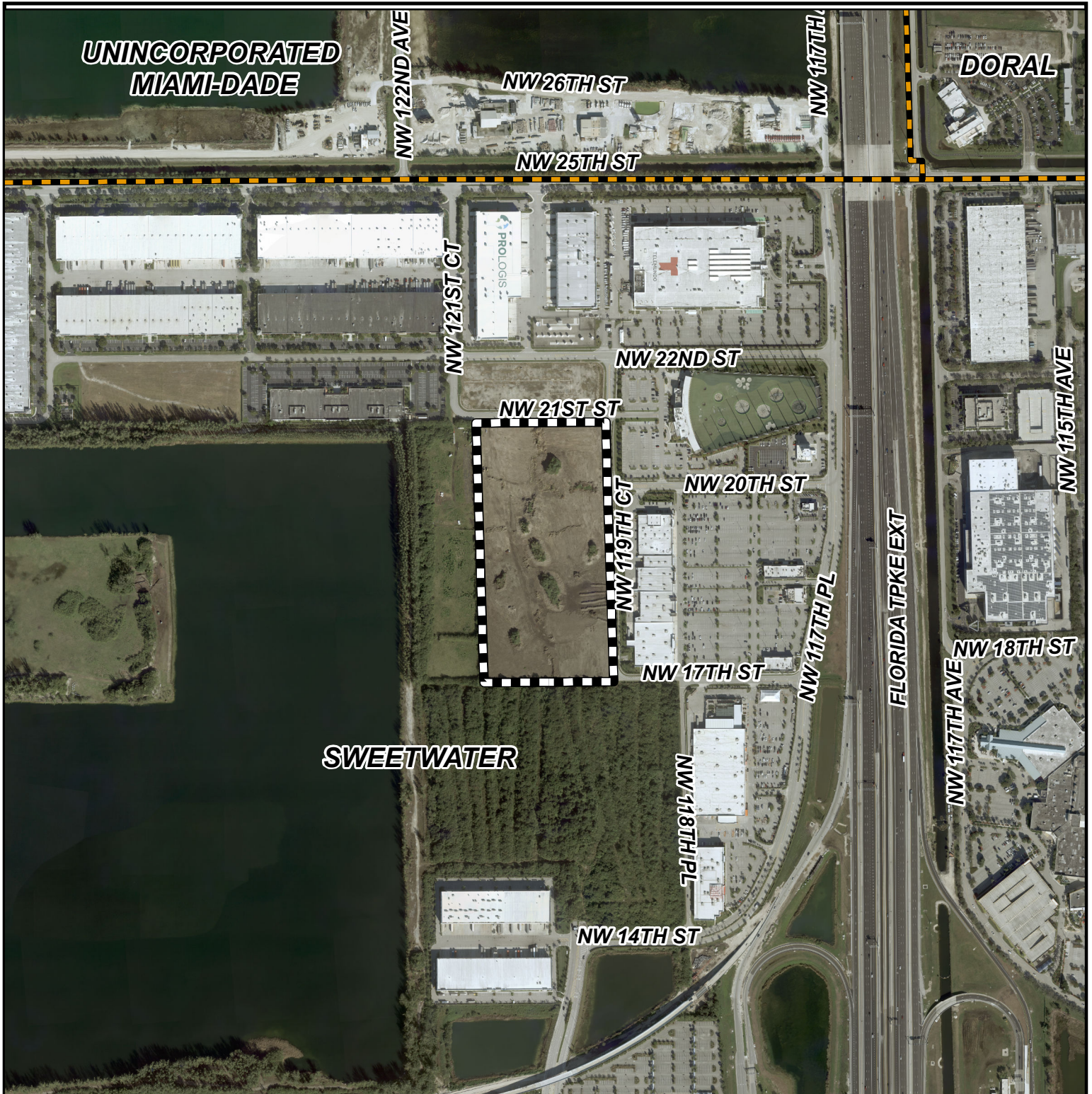


Zoning



SKETCH CREATED ON: Friday, September 5, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2025000193

Legend



Subject Property



Municipalities



Section: 36 Township: 53 Range: 39

Applicant: Cimabian Incorporated

Zoning Board: Board of County Commissioners

Commission District: 12

Drafter ID: EDUARDO CESPEDES

Scale: NTS



SKETCH CREATED ON: Friday, September 5, 2025

REVISION	DATE	BY

UNINCORPORATED MIAMI-DADE

DORAL

NW 122ND AVE

NW 26TH ST

NW 117TH AVE

NW 25TH ST

NW 121ST CT

NW 22ND ST

NW 21ST ST

NW 20TH ST

NW 119TH CT

NW 17TH ST

NW 117TH PL

FLORIDA TPKE EXT

NW 18TH ST

NW 117TH AVE

SWEETWATER

NW 118TH PL

NW 14TH ST

NW 127TH AVE

SR 836 EXPY

NW 12TH ST

MIAMI-DADE COUNTY RADIUS MAP

Section: 36 Township: 53 Range: 39
Applicant: Cimabian Incorporated
Zoning Board: Board of County Commissioners
Commission District: 12
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2025000193
RADIUS: 2640

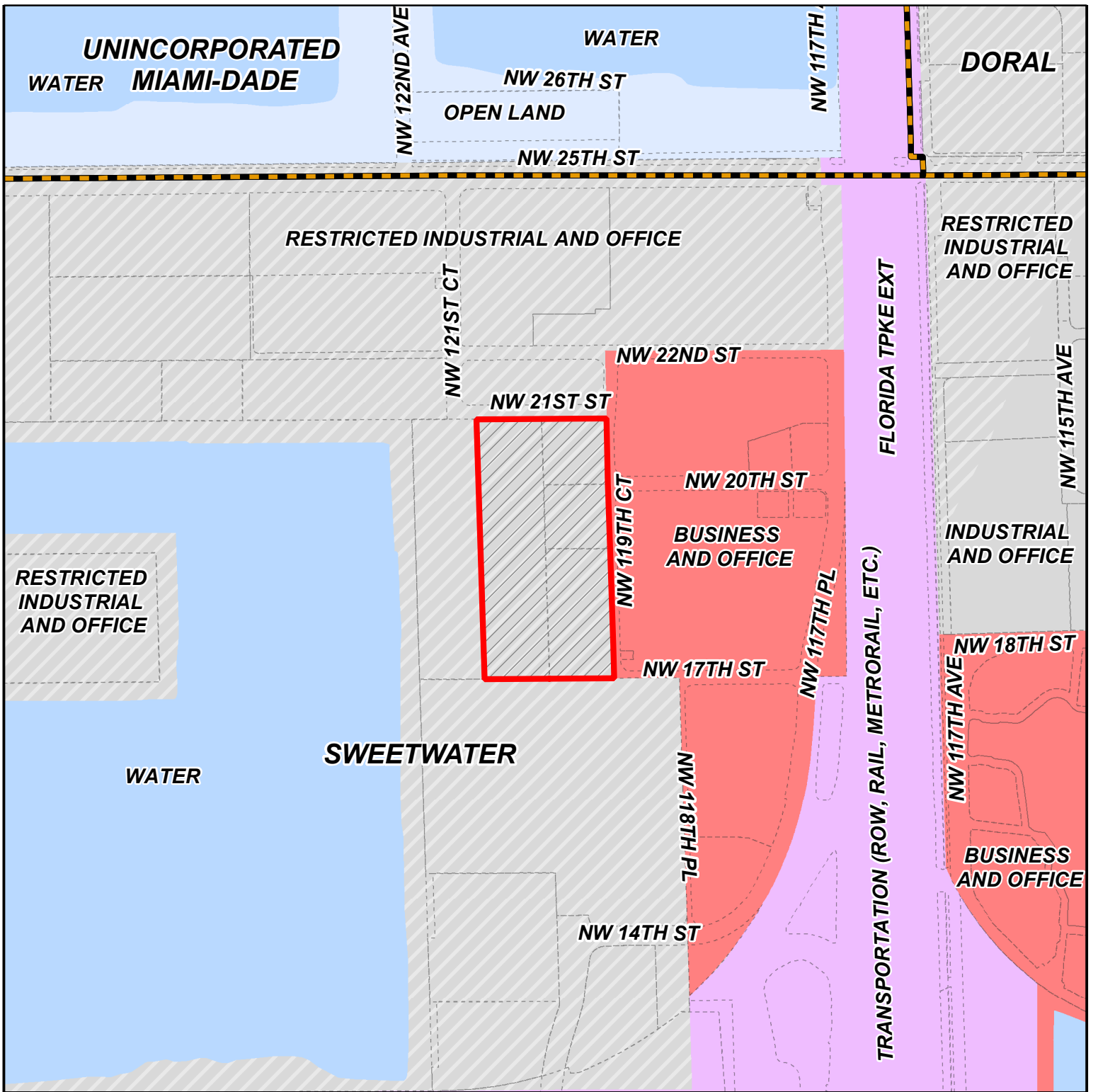
Legend

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Friday, September 5, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000193

Section: 36 Township: 53 Range: 39
Applicant: Cimabian Incorporated
Zoning Board: Board of County Commissioners
Commission District: 12
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, September 5, 2025

REVISION	DATE	BY

PROPOSED LAND DEVELOPMENT PLANS
FOR



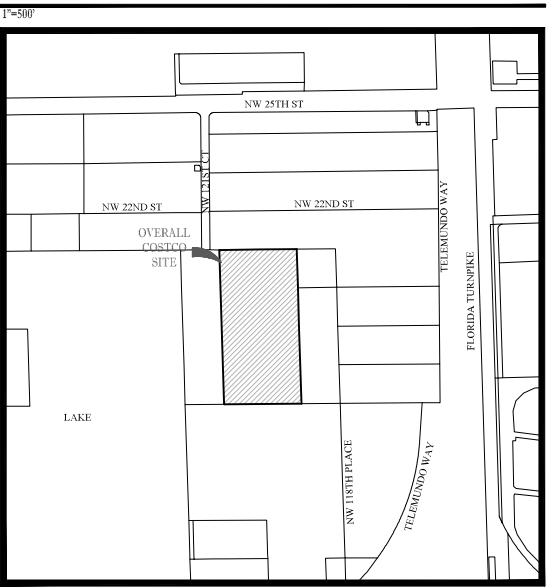
WEST DADE (NW 121ST CT & SW 119TH CT)

FOLIO# 25-3936-000-0010, 25-3936-000-0018, 25-3936-000-0026 & 25-3936-000-0027

CITY OF SWEETWATER
MIAMI-DADE COUNTY, FLORIDA

ASPR SUBMITTAL

LOCATION MAP



PREPARED BY



CIVIL ENGINEERS • PROJECT MANAGERS • LAND PLANNING • LANDSCAPE ARCHITECTS
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THOMAS ENGINEERING GROUP	
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DISPOSITION PLAN	L 1.02
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LANDSCAPE PLAN	L 2.02
LANDSCAPE DETAILS & SPECIFICATIONS	L 3.01

LEGAL DESCRIPTION

THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 30 SOUTH, RANGE 30 EAST, LING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, AS SHOWN ON BEACON LAKES SUBDIVISION NORTH AS RECORDED IN PLAT BOOK 173 AT PAGE 100 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 88°00'00" WEST, ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 36, FOR A DISTANCE OF 165.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND, THENCE RUN NORTH 88°00'00" WEST, FOR A DISTANCE OF 170.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE RUN SOUTH 88°00'00" WEST FOR A DISTANCE OF 165.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE RUN SOUTH 88°00'00" WEST FOR A DISTANCE OF 170.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE RUN NORTH 88°00'00" EAST, ALONG SAID LINE FOR A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND HAVING AN AREA OF 80,000 SQUARE FEET OR APPROXIMATELY 1.83 ACRES.

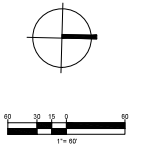


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THE DESIGN PROFESSIONAL(S) HAS/HAVE(S) SEAL(S) OF ANTHONY M. CHALC, P.E., STATE OF FLORIDA PROFESSIONAL ENGINEER AND SEAL(S) HAVE BEEN OBTAINED BY THE DESIGN PROFESSIONAL(S) AND THE SEAL(S) ARE NOT CONSIDERED VALID AND THE PROJECT WILL BE VOID ON ANY ELECTION CODES.



Δ	DATE	DESCRIPTION

F240022
MAY 26, 2026

COVER

C-01

COSTCO - WEST DADE

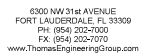
MIAMI-DADE COUNTY, FLORIDA

MAY 26, 2026

MIAMI-DADE COUNTY PROCESS NO.: Z25-193 DATE: JUL 2 2026 BY: E128863



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F240022
MAY 26, 2026

OVERALL SITE PLAN

C-04

FUELING STATION

PROPOSED 5X5 FUELING STATION

PROPOSED FUELING MULTI PURPOSE DISPENSERS (MPD): 25

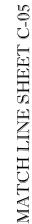
PROPOSED FUELING POSITIONS: 50

OVERALL SITE PLAN

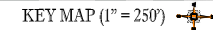
MAY 26, 2026

COSTCO - WEST DADE

MIAMI-DADE COUNTY, FLORIDA



ALL ELEVATIONS SHOWN ARE REFERENCED TO THE
NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29)



FUELING POSITIONS: 50
QUEUING POSITIONS: 61
MAXIMUM CAPACITY: 111

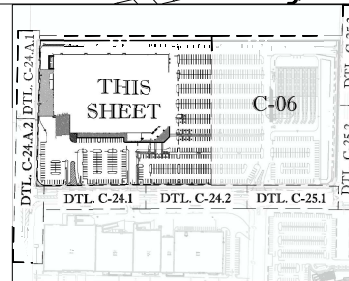
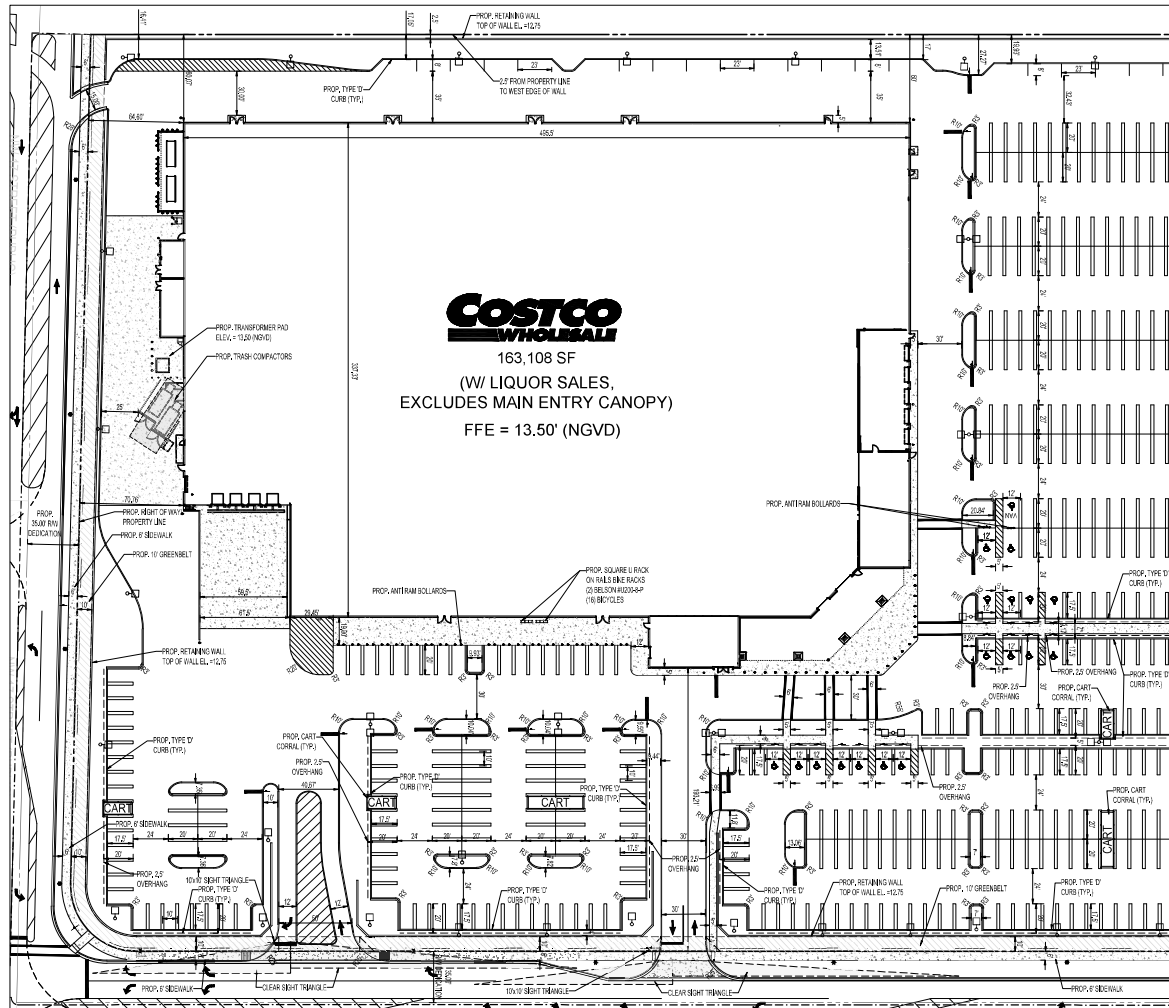


C-06

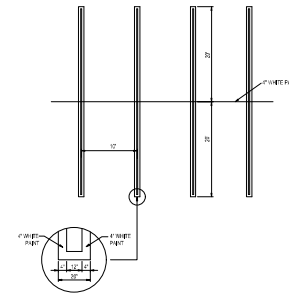
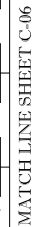
MAY 26, 2026

MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE COUNTY PROCESS NO.: Z25-193 DATE: JUL 2 2026 BY: E128863

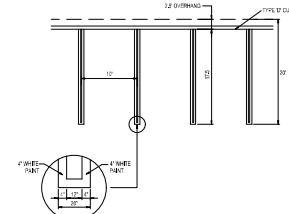


KEY MAP (1" = 250')



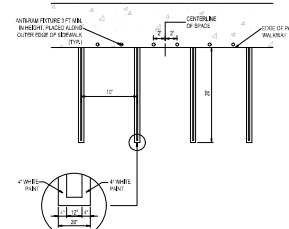
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SCALE: NONE



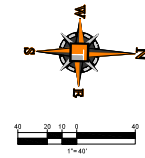
2	TYPICAL PARKING STALL (ADJ. TO CURB)
---	--------------------------------------

SCALE: NONE



3	TYP. PARKING STALL (ABUTTING WALKWAY)
---	---------------------------------------

5	SCALE: NONE
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NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29)



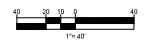
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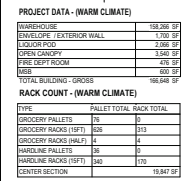
F240022
MAY 26, 2026

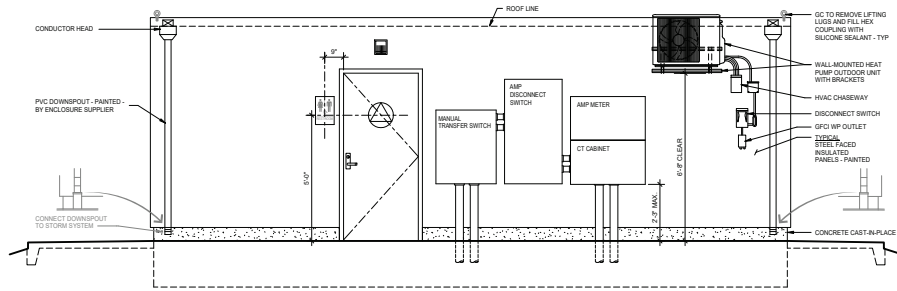
SITE PLAN (SOUTH)

C-05

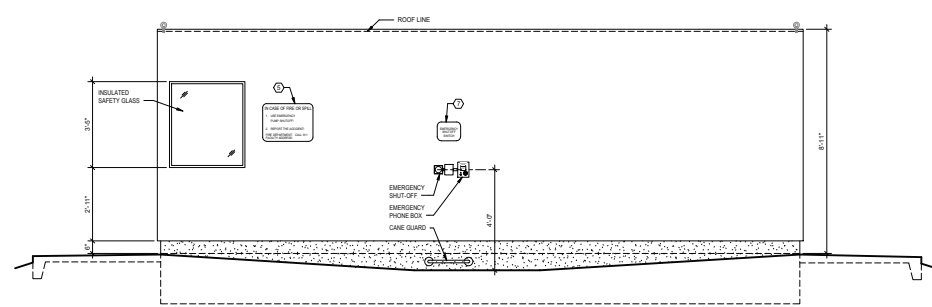
SITE PLAN (SOUTH)

MAY 26, 2026

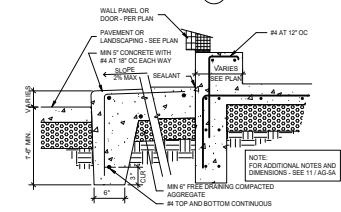




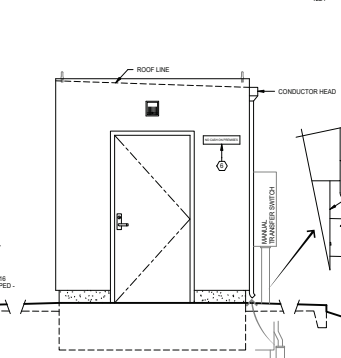
2 SIDE FACING AWAY FROM CANOPY



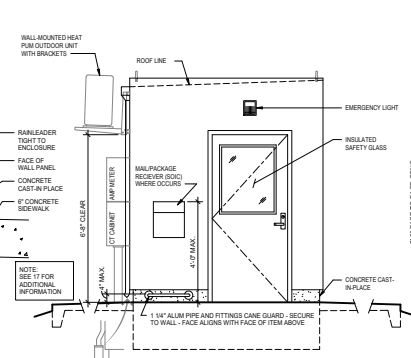
4 SIDE FACING CANOPY



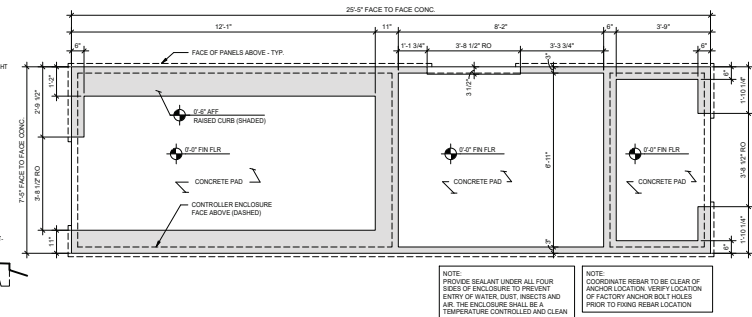
6 TYPICAL EDGE OF WALK



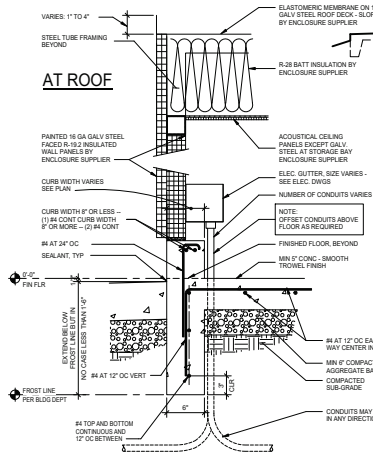
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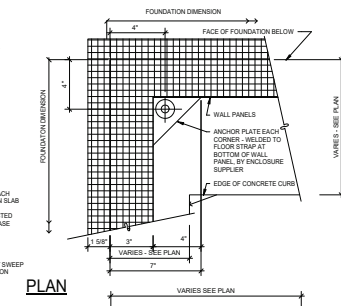
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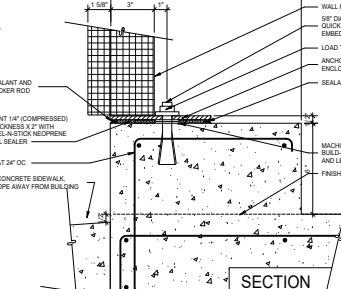
9 FOUNDATION PLAN



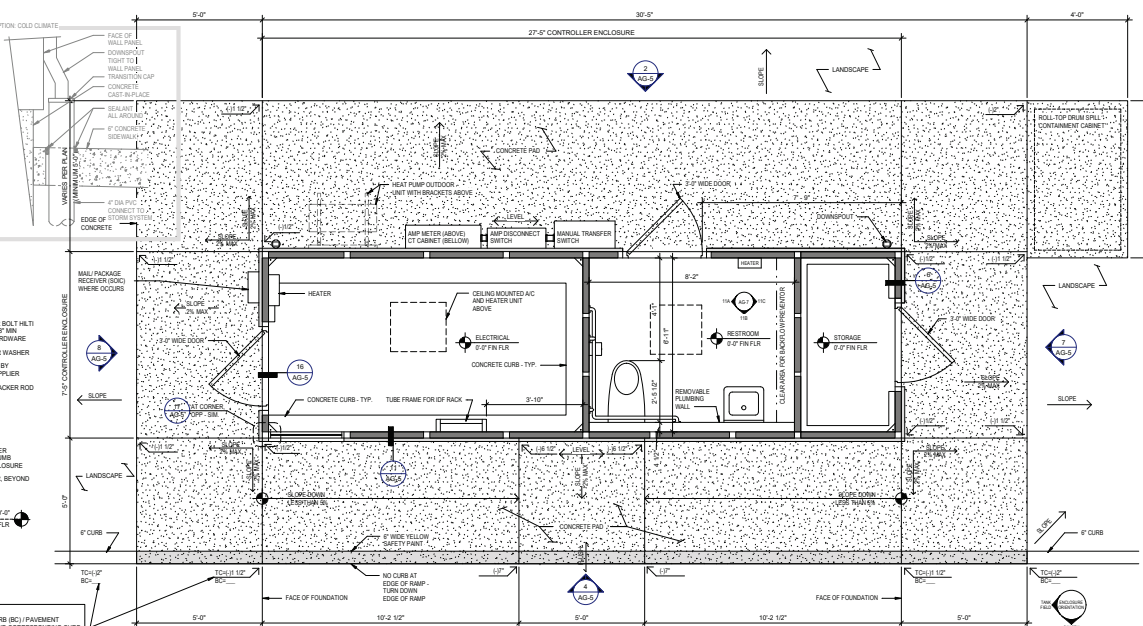
11 TYPICAL WALL



16 FOUNDATION AT DOOR



17 FOUNDATION CORNER



19 STANDARD CONTROLLER ENCLOSURE WITH RESTROOM PLAN

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DORAL, FL 33178
P 305.777.9177
WM Architecture, Inc.

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MIAMI, FL 33182



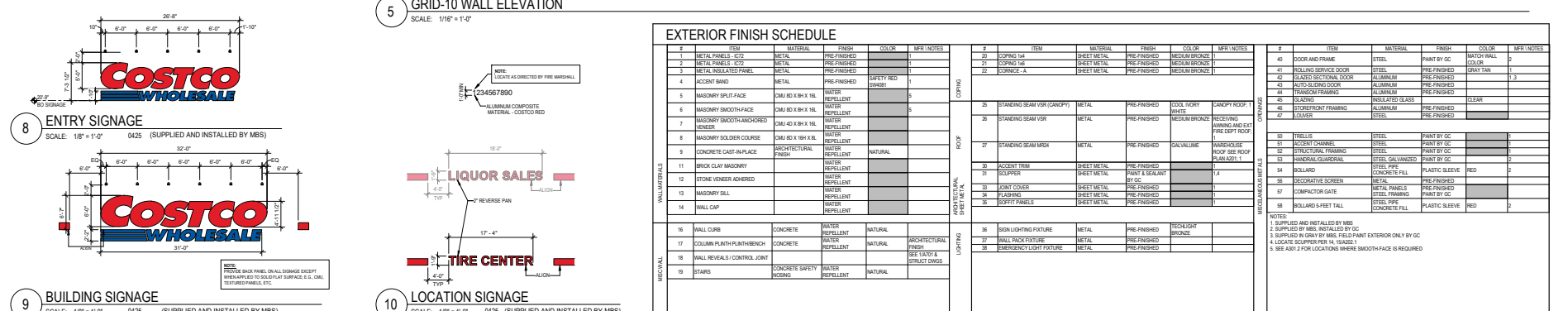
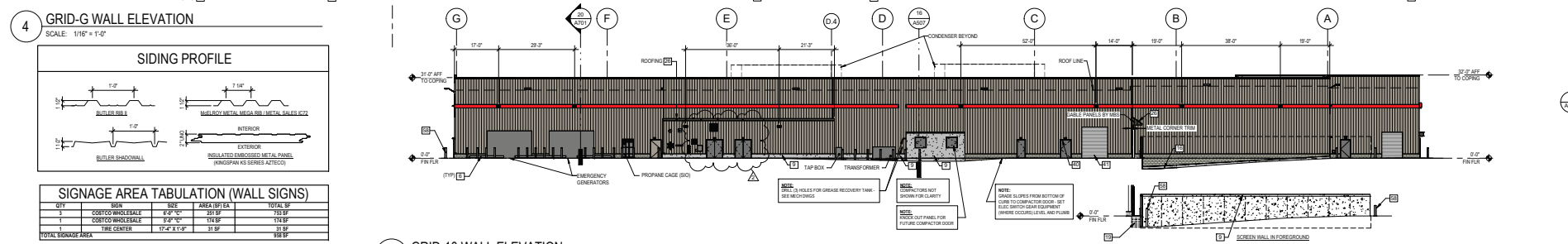
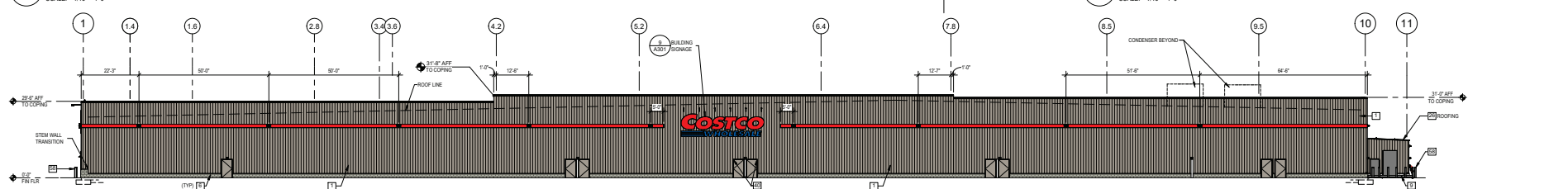
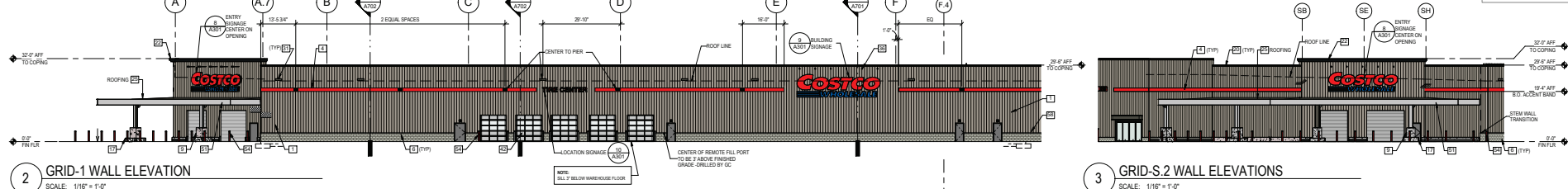
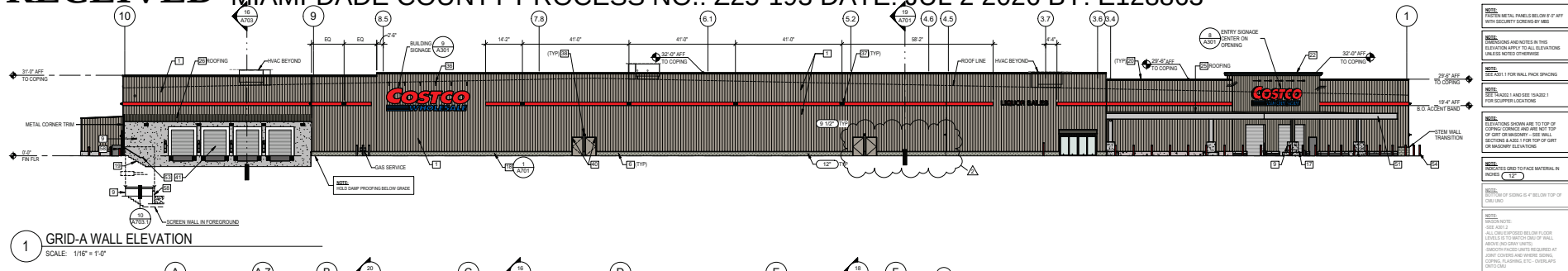
Reinado A. Gomez

DATE	DESCRIPTION
XX.XX.XX	FOR PERMIT

MA24-0007-01
PM: J.P. ZAPATA
DRAWN BY: RM

STANDARD ENCLOSURE PLAN, ELEVATIONS AND DETAILS

AG-5



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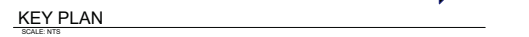
WARE MALCOMB
ARCHITECTURE INTERIORS BRANDING
8750 NW 36TH STREET, SUITE 625
DORAL, FL 33178
P 305.777.9177
WMM Architecture, Inc.

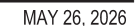
COSTCO - WEST DADE
1742 NW 11TH AVE. MIAMI, FLORIDA 33182

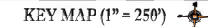
Reinaldo A. Gomez

MA24-0007-01
PM: J. ZAPATA
DRAWN BY: K.F.A.L.G.D.S.M.

EXTERIOR ELEVATIONS, OPEN CANOPY
A301







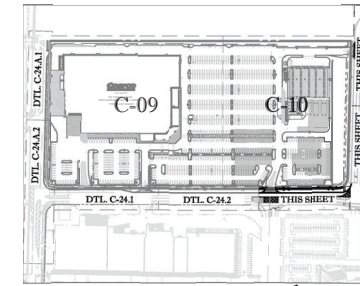
EXISTING	TYPICAL NOTE TEXT	PROPOSED
_____	UNDERGROUND WATER LINE	_____
_____	OVERHEAD ELECTRIC LINE	_____
_____	UNDERGROUND ELECTRICAL LINE	_____
_____	UNDERGROUND GAS LINE	_____
_____	UNDERGROUND TELE COMM LINE	_____
_____	ROOF DRAIN	_____
_____	SANITARY SEWER	_____
_____	SANITARY SEWER LATERAL	_____
_____	DRAINAGE LINE	_____
	CATCH BASIN	
_____	CLEAN OUT	_____
_____	GRADE SPOT	 U&D
_____	TOP OF CURB	 TC
_____	BOTTOM OF CURB	 BC
_____	TOP OF SIDEWALK EDGE OF PAVEMENT	 TS
_____	MATCH EXISTING	ME
_____	FLOW ARROW	
_____	BACKFLOW PREVENTER	Z
_____	WATER METER	
_____	FIRE HYDRANT	
	SANITARY MANHOLE	

HATCH LEGEND

	PROPOSED HEAVY DUTY PAVING CROSS SECTION
	PROPOSED 1" MILL & OVERLAY WITH 1" BASE
	PAVEMENT RESTORATION
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT CROSS SECTION

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SW. CONC. CURBS AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBGRADE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED EXISTING LANE AND UNLINED AREAS.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNITS TO MAINTAIN STABILITY AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4321) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCRUCH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY ADJUSTMENTS. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. 2.0% MAXIMUM SLOPE ON ADA ACCESS WAYS.
14. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
15. EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
16. EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.





ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD)



DRAINAGE LEGEND



EXISTING	TYPICAL NOTE TEXT	PROPOSED
	UNDERGROUND WATER LINE	
	OVERHEAD ELECTRICAL LINE	
	UNDERGROUND ELECTRICAL LINE	
	UNDERGROUND GAS LINE	
	UNDERGROUND TELE COMM LINE	
	ROOF DRAIN	
	SANITARY SEWER	
	SANITARY SEWER LATERAL	
	DRAINAGE LINE	
	CATCH BASIN	
	CLEAN OUT	
	GRADE SPOT	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF SIDEWALK	
	EDGE OF PAVEMENT	
	MATCH EXISTING	
	FLOW ARROW	
	BACKFLOW PREVENTER	
	WATER METER	
	FIRE HYDRANT	
	SANITARY MANHOLE	



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o=Unaffiliated,
c=Qualifier-A014
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cn=Matthew J
Cigale
Date: 2020.07.01
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July 1, 2026

FLORIDA BUSINESS CERT. OF AUTH. NO. 27528

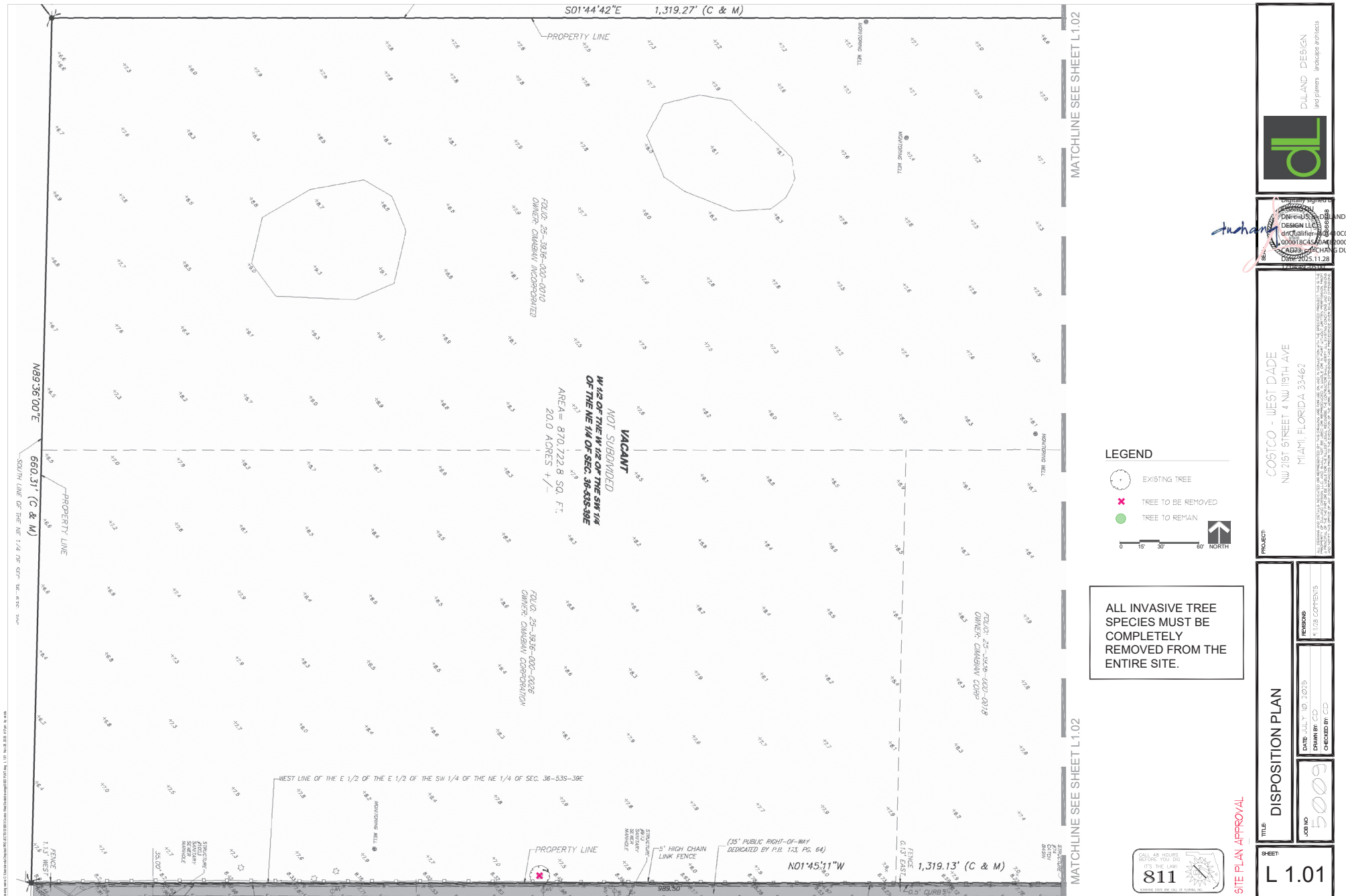
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**OFFSITE PAVING &
GRADING PLAN
(NORTH)**

C-25

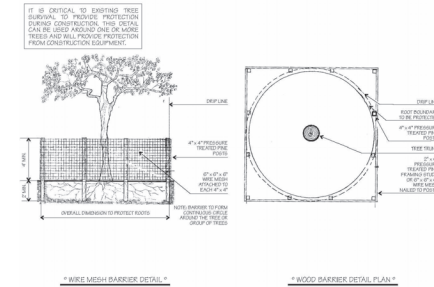
OFFSITE PAVING, GRADING & DRAINAGE PLAN (NORTH)

MAY 26, 2026





TREE PROTECTION DETAIL



TREE DISPOSITION

NO.	BOTANICAL NAME	COMMON NAME	DISPOSITION	DBH IN	HT. FEET	SPREAD FT.	MITIGATION DBH
7	CASUARINA EQUESTRIPOLEA	AUSTRALIAN PINE	TO BE REMOVED	12	30	43	0
43	QUERCUS VIRGINIANA	LIVE OAK	TO REMAIN	6	19	14	
44	QUERCUS VIRGINIANA	LIVE OAK	TO REMAIN	6	19	14	
45	QUERCUS VIRGINIANA	LIVE OAK	TO REMAIN	6	21	12	
46	QUERCUS VIRGINIANA	LIVE OAK	TO REMAIN	5	17	10	
47	QUERCUS VIRGINIANA	LIVE OAK	TO REMAIN	7	21	12	
48	QUERCUS VIRGINIANA	LIVE OAK	TO REMAIN	3	19	8	
49	QUERCUS VIRGINIANA	LIVE OAK	TO REMAIN	2	21	10	
50	QUERCUS VIRGINIANA	LIVE OAK	TO REMAIN	5	22	16	
51	QUERCUS VIRGINIANA	LIVE OAK	TO REMAIN	7	23	18	
52	QUERCUS VIRGINIANA	LIVE OAK	TO REMAIN	7	23	10	
53	QUERCUS VIRGINIANA	LIVE OAK	TO REMAIN	5	29	16	
54	QUERCUS VIRGINIANA	LIVE OAK	TO REMAIN	7	24	20	

	REMAIN	REMOVE
TREES	12	1
PALMS	0	0
TOTAL TREES TO BE REMOVED IN DBH	12	
TOTAL TREE MITIGATION REQUIRED (DBH)	0	

LEGEND



ALL INVASIVE TREE SPECIES MUST BE COMPLETELY REMOVED FROM THE ENTIRE SITE.

DISPOSITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4710 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
4. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
5. SUBSTITUTIONS AND CHANGES: ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND GOVERNING MUNICIPALITY.
6. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION PRIOR TO ANY CONSTRUCTION. A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, THE OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.



SITE PLAN APPROVAL

DISPOSITION PLAN

L 1.02

COSTCO - WEST DADE
NW 21ST STREET & NW 119TH AVE
MIAMI, FLORIDA 33462

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REVISIONS	11/28 COMMENTS

DATE	JULY 10, 2025
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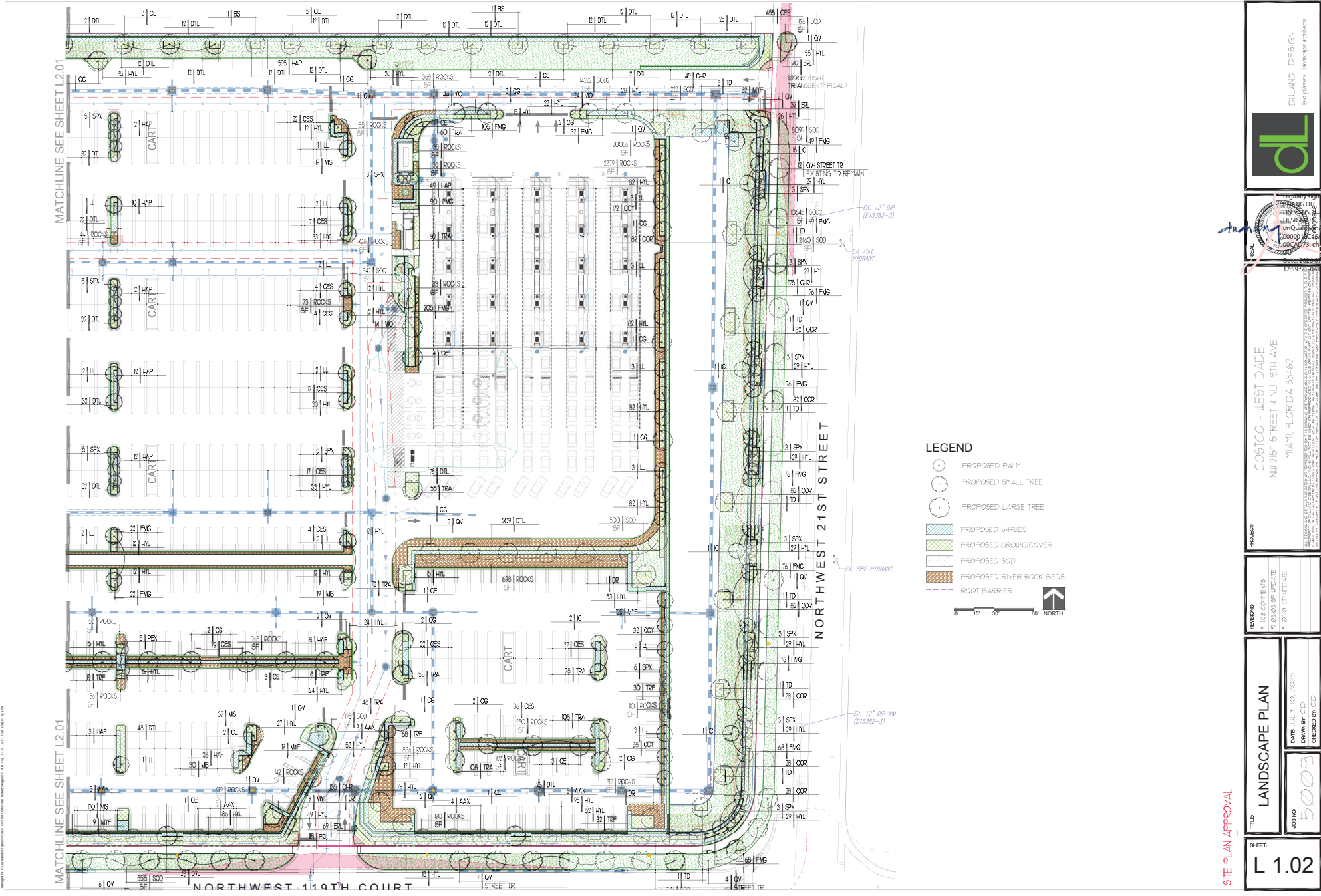
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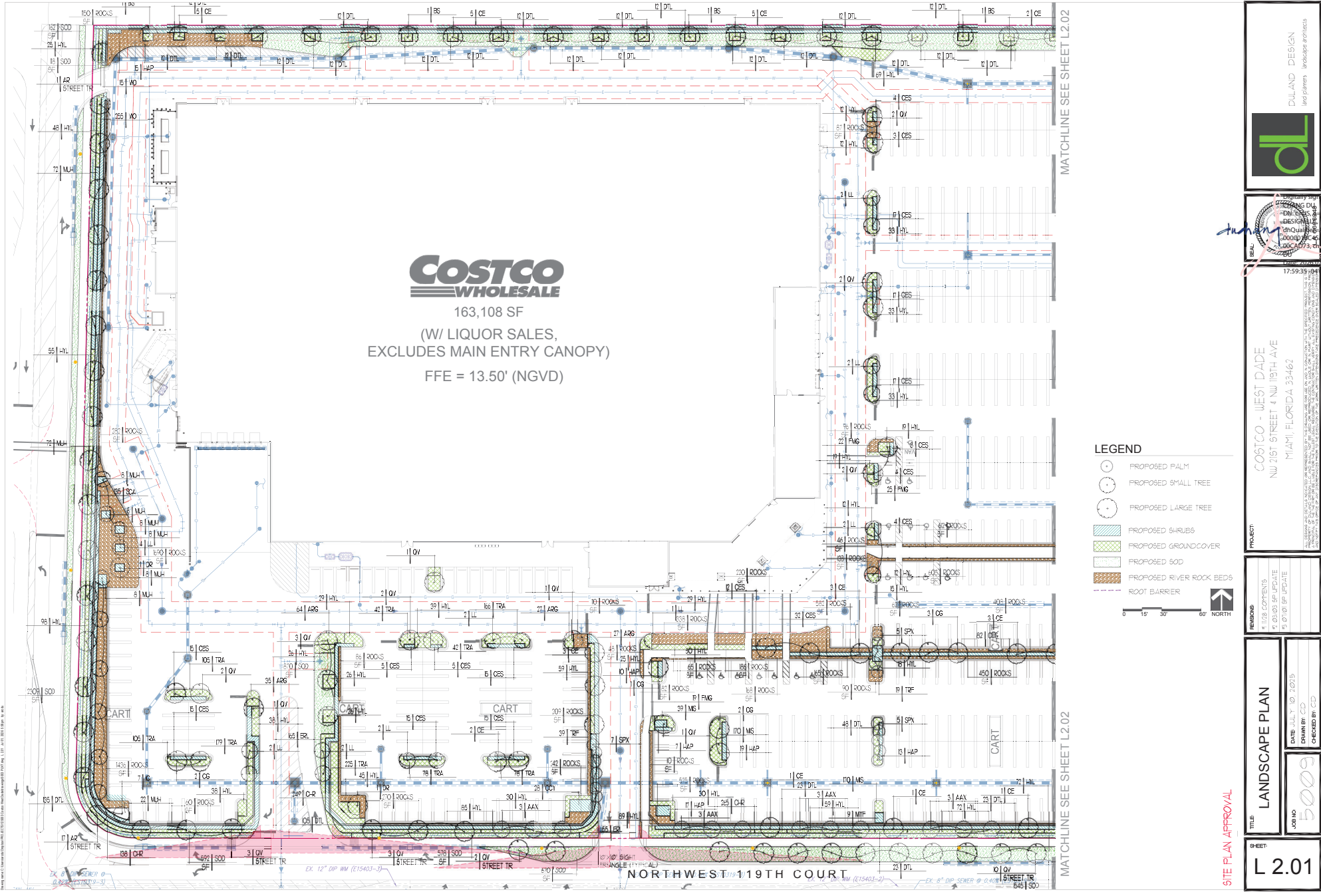
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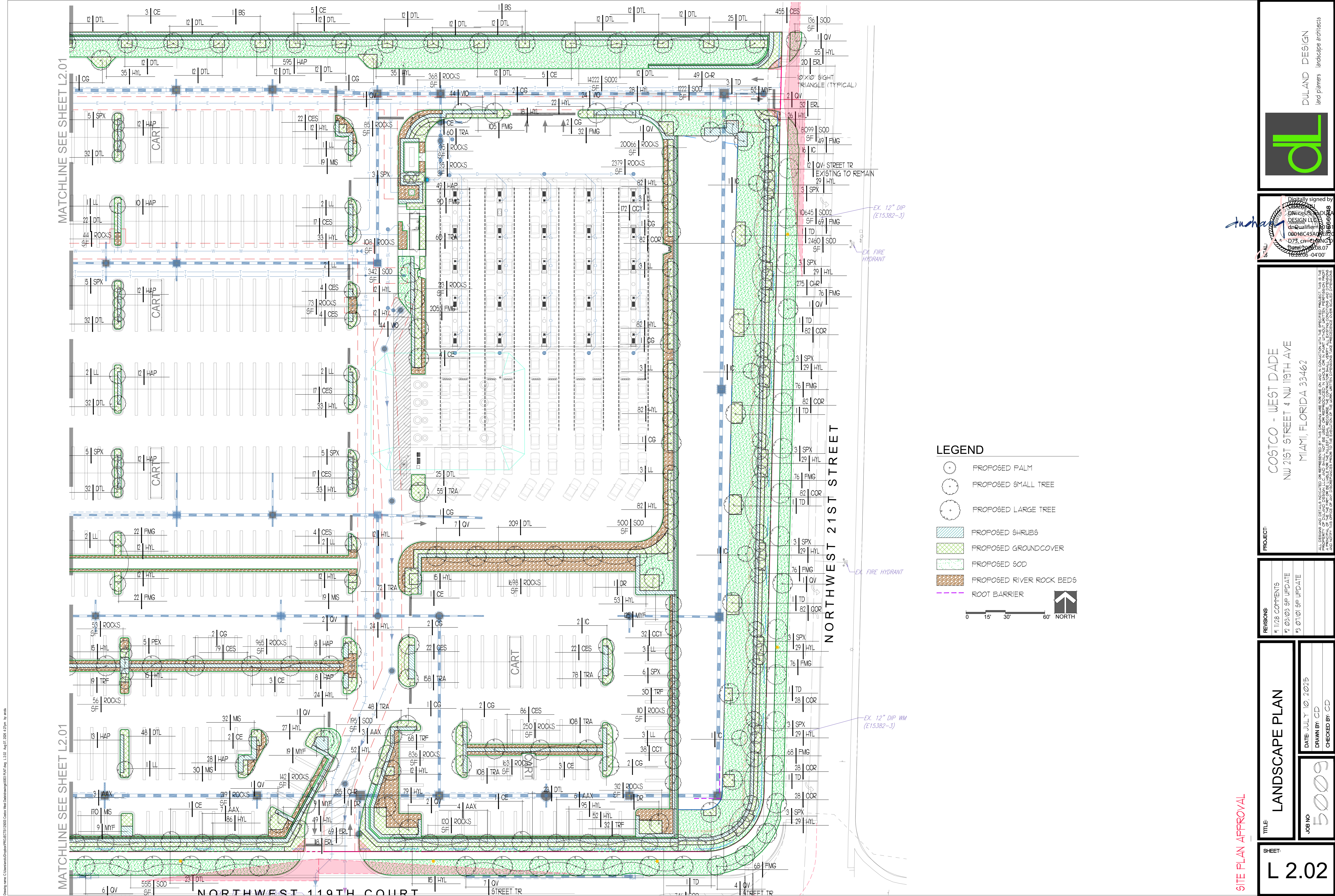
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SITE PLAN APPROVAL

REVISIONS

#1 11/28 CONTENTS
#2 03/03 SF UPDATE
#3 07/01 SF UPDATE

TITLE

LANDSCAPE PLAN

JOB NO

5009

DATE

JULY 10, 2025

DRAWN BY

CD

CHECKED BY

CD

SHEET

L 2.02

PROJECT

COSTCO - WEST DADE
NW 21ST STREET & NW 119TH AVE
MIAMI, FLORIDA 33462

DULAND DESIGN

land planners landscape architects

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DESIGN LLC

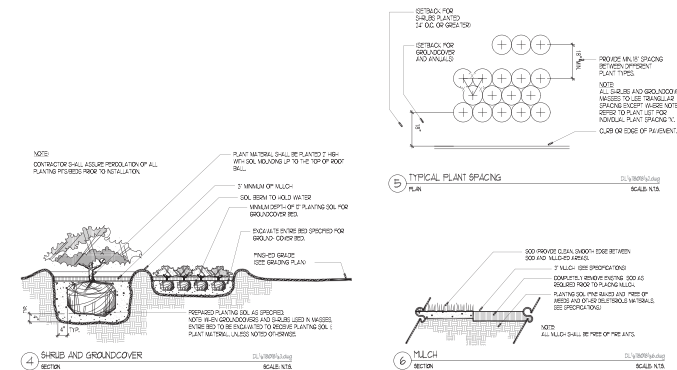
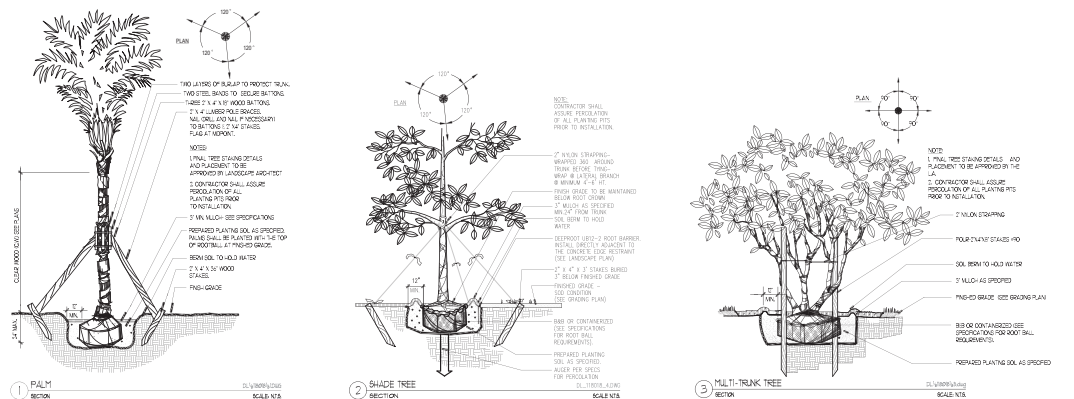
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PLANTING SCHEDULE

* Denotes Florida Native Species

Plants installed pursuant to this Code shall conform to, or exceed, the minimum standards for Florida Number One as provided in the most current edition of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services.

All landscape planting areas shall be irrigated by 100% coverage automatic sprinkler system designed and constructed in accordance with the Miami Dade County Code of Ordinances.

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	ESTIMATED SIZE AT MATURITY
TREES					
18	AR	* ACERRUBUM	RED MAPLE	FG/12' PLANTED HT. MIN./5' SP./3" CAL./4' CT/SINGLE TRUNK	30'-40' HT./15'-25' SP.
6	BS	* BURSERA SIMARUBA	GUMBO LIMBO	FG/12' PLANTED HT. MIN./6' SP./3" CAL./4' CT/SINGLE TRUNK	50'-60' HT./25'-40' SP.
60	CE	* CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTONWOOD	FG/12' PLANTED HT. MIN./6' SP./3" CAL./4' CT/SINGLE TRUNK	20'-40' HT./20'-35' SP.
27	CG	CAESALPINIA GRANADILLO	BRIDALVEIL	FG/12' PLANTED HT. MIN./6' SP./2" CAL./4' CT/SINGLE TRUNK	30'-35' HT./20'-25' SP.
5	DR	DELONIX REGIA	ROYAL POINCIANA	FG/12' PLANTED HT. MIN./6' SP./3" CAL./4' CT/SINGLE TRUNK	30'-40' HT./40'-70' SP.
29	IC	* ILEX CASSINE	DAHOON HOLLY	FG/10' PLANTED HT. MIN./5' SP./2" CAL./ MULTI-TRUNK	20'-30' HT./10'-15' SP.
52	LL	* LYSILOMA LATISILIQUA	WILD TAMARIND	FG/10' PLANTED HT. MIN./5' SP./2" CAL./SINGLE TRUNK	40'-60' HT./30'-50' SP.
72	QV	* QUERCUS VIRGINIANA	LIVE OAK	FG/12' PLANTED HT. MIN./6' SP./3" CAL./4' CT/SINGLE TRUNK	40'-80' HT./60'-100' SP.
11	TD	* TAXODIUM DISTICHUM	BALD CYPRESS	FG/12' PLANTED HT. MIN./5' SP./2" CAL./ MULTI-TRUNK	30'-40' HT./15'-25' SP.
PALM					
35	AAX	ARCHONTOPHOENIX ALEXANDRAE	KING ALEXANDRA PALM	FG/10' GW MIN./13' HT MIN./SINGLE TRUNK/ AS SHOWN	
5	PEX	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/8' GW MIN./10' HT MIN./TRIPLE TRUNK/ AS SHOWN	
12	SPX	* SABAL PALMETTO	FLORIDA SABAL PALM	70'-16' CT./HEAVY SLICK TRUNKS/ REGENERATED/ AS SHOWN	
SHRUBS					
270	CCY	* CAPPARIS CYNOPHALOPHORA	JAMAICAN CAPER	18" PLANTED HT. MIN./FULL TO BASE/30" O.C.	
1029	CES	* CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	18" PLANTED HT. MIN./FULL TO BASE/30" O.C.	
1111	CHR	* CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	18" PLANTED HT. MIN./FULL TO BASE/30" O.C.	
840	HAP	* HAMELIA PATENS 'CALUSA'	FIREBUSH 'CALUSA'	18" PLANTED HT. MIN./FULL TO BASE./30" O.C.	
214	MUH	* MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	24" O.A./FULL TO BASE./30" O.C.	
223	MYF	* MYCIANTHES FRAGRANS	SIMPSON'S STOPPER	18" PLANTED HT. MIN./FULL TO BASE./30" O.C.	
135	SCA	* SCHEFFLERA ARBORICOLA	GREEN SCHEFFLERA	18" PLANTED HT. MIN./FULL TO BASE./30" O.C.	
207	TRF	* TRIPSAUCUM FLORIDANA	DWARF FAKAHATCHEE GRASS	24" O.A./FULL TO BASE./30" O.C.	
382	VIO	* VIBURNUM OBOVATUM	WALTER'S VIBURNUM	18" PLANTED HT. MIN./FULL TO BASE/30" O.C.	
GROUNDCOVER					
153	ARG	ARACHIS GLABRATA	PERENNIAL PEANUT	18" O.A./ FULL TO BASE/ 24" O.C.	
494	COR	* CORESPSIS LEAVENWORTHII	COMMON TICKSEED	12" O.A./ FULL TO BASE/18" O.C.	
1280	DTL	DIANELLA TASMANICA 'LITTLE BECCA'	LITTLE BECCA FLAX LILY	18" O.A./ FULL TO BASE/ 24" O.C.	
459	ERL	* ERNODEA LITTORALIS	GOLDEN CREEPER	12" O.A./ FULL TO BASE/ 18" O.C.	
1176	FMG	FICUS MICROCARPA ' GREEN ISLAND'	GREEN ISLAND FICUS	18" SP MIN./FULL TO BASE/18" O.C.	
3073	HYL	* HYMENOCALLIS LATIFOLIA	MANGROVE SPIDERLRLY	18" O.A./FULL TO BASE/24" O.C.	
649	MIS	* MIMOSA STRIGILLOSA	SUNSHINE MIMOSA	6" PLANTED HT. MIN./12" SPREAD/FULL TO BASE/18" O.C.	
1757	TRA	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	8" PLANTED HT. MIN./ FULL CLUMP/ 18" OC.	
MISCELLANEOUS					
26,059 SF	SOD	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	(16,891 SF WITHIN ROW) STAGGERED PANELS	
24,867 SF	SOD2	PASPALUM NOTATUM	BAHIA GRASS	STAGGERED PANELS	
40,444 SF	ROCK BEDS				

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District:	Net Lot Area	18.41 acres	802.134 s.f.
OPEN SPACE	REQUIRED	PROVIDED	
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 802.134 s.f. x 10 % = 80.2134 s.f.	80.213	114.237	
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 849 x 10 s.f. per parking space = 8,490	8,490	8,490	
C. Total s.f. of landscaped open space required by Chapter 33: A+B =	88,703	122,727	
LAWN AREA CALCULATION			
A. 88,703_ total s.f. of landscaped open space required by Chapter 33			
B. Maximum lawn area (sod) permitted = 20% x 88,703 s.f. =	17,741	9,260	
TREES			
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 15_ trees x net lot acres =	276	279	
B. % Palms Allowed: No. trees required x 30% = % Palms permitted to count as street trees on 1:1 bush x 30%	83	55	
	20	-	
C. % Natives Required: No. trees provided x 30% =	84	290	
D. Street trees (maximum average spacing of 35' o.c.): 1164 ÷ 591 + 625 linear feet along street / 35 = 33.3 + 16.9 ÷ 17.8	68	56 proposed + 12 existing	
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): _____ linear feet along street / 25 =	N/A	N/A	
SHRUBS			
A. No. trees required x 10 = No. of shrubs allowed	2,762	4,419	
B. No. shrubs allowed x 30% = No. of native shrubs required	828	4,419	

IRRIGATION PLAN: If required by Chapter 33

SITE PLAN APPROVAL

TITLE: LANDSCAPE DETAILS & SCHEDULE

SHEET:
L 3.01

COSTCO - WEST DADE
NW 21ST STREET & NW 119TH AVE
MIAMI, FLORIDA 33462

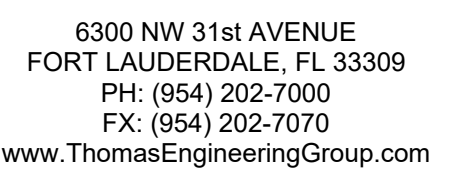
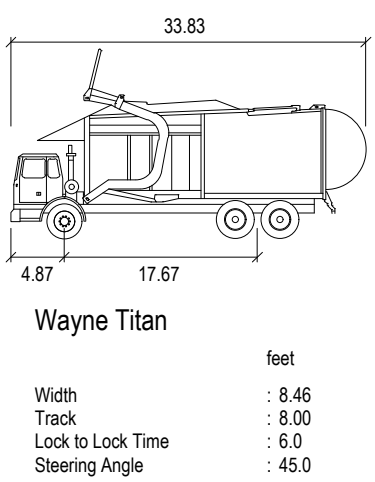
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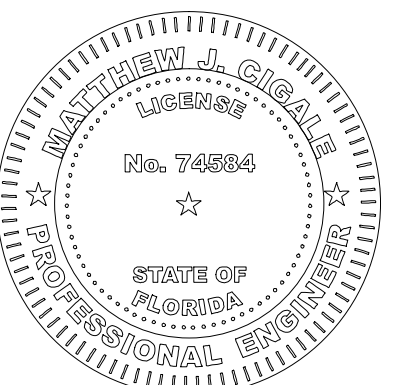
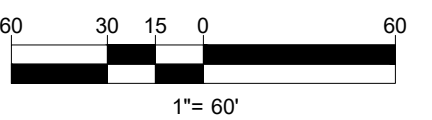
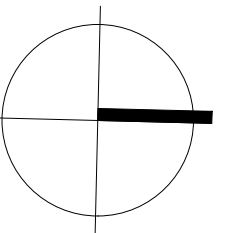
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land planners landscape architects



MAY 26, 2026



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AUGUST 5, 2026

PAVEMENT & CIRCULATION PLAN

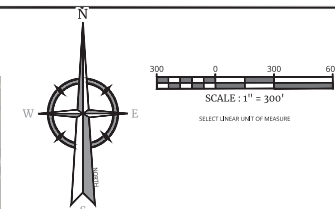
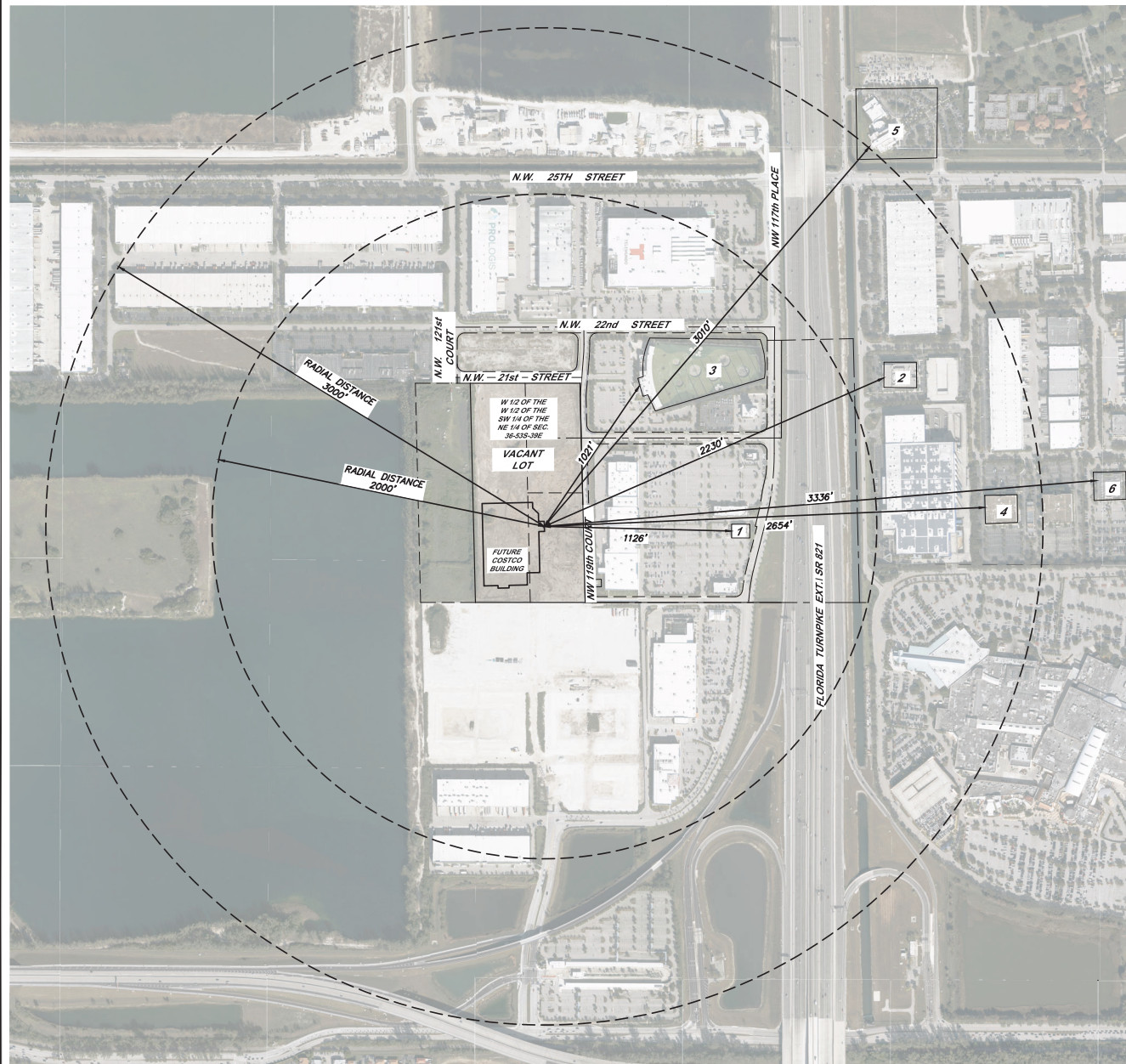
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MIAMI-DADE COUNTY, FLORIDA

Matthew J
Cigale

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AUGUST 5, 2026



2000 AND 3000 FOOT RADIUS MAP

SURVEYOR'S NOTES:

SUBJECT PROPERTY ADDRESS: PROPERTY LOCATED ALONG NW 21ST STREET AND NW 119TH COURT, MIAMI, FL.

THIS IS NOT A BOUNDARY SURVEY.

THE SPECIFIC PURPOSE OF THIS SURVEY IS TO PROVIDE THE APPROXIMATE DIRECT DISTANCE FROM THE SUBJECT PROPERTY TO THE SPECIFIC ESTABLISHMENTS AS SHOWN.

- 1 - 1126 FEET - STRAIGHT DISTANCE FROM MAIN SITE (FUTURE COSTCO BUILDING) TO MOST WESTERLY BUILDING LINE OF 1710 NW 117 PLACE, MIAMI, FL 33182 (CHILLI'S GRILL AND BAR).
FOLIO NO. 25--3936--009--0010.
- 2 - 2230 FEET - STRAIGHT DISTANCE FROM MAIN SITE (FUTURE COSTCO BUILDING) TO MOST WESTERLY BUILDING LINE OF 2101 NW 117 AVENUE, MIAMI, FL 33172 (KEISER UNIVERSITY).
FOLIO NO. 25--3031--029--0032.
- 3 - 1021 FEET - STRAIGHT DISTANCE FROM MAIN SITE (FUTURE COSTCO BUILDING) TO MOST WESTERLY BUILDING LINE OF 11850 NW 22ND STREET, MIAMI, FL 33182 (TOPGOLF MIAMI-DORAL).
FOLIO NO. 25--3936--006--0010.
- 4 - 2654 FEET - STRAIGHT DISTANCE FROM MAIN SITE (FUTURE COSTCO BUILDING) TO MOST WESTERLY BUILDING LINE OF 11430 NW 20TH STREET, MIAMI, FL 33172 (URBE UNIVERSITY).
FOLIO NO. 25--3031--029--0016.
- 5 - 3010 FEET - STRAIGHT DISTANCE FROM MAIN SITE (FUTURE COSTCO BUILDING) TO MOST WESTERLY BUILDING LINE OF 11691 NW 25TH STREET, MIAMI, FL 33172 (OUR LADY OF GUADALUPE CHURCH).
FOLIO NO. 25--3030--049--0010.
- 6 - 3336 FEET - STRAIGHT DISTANCE FROM MAIN SITE (FUTURE COSTCO BUILDING) TO MOST WESTERLY BUILDING LINE OF 11290 NW 20TH STREET, MIAMI, FL 33172 (GOLD COAST SCHOLARS).
FOLIO NO. 25--3031--029--0017.

ALL MEASUREMENTS ARE IN US SURVEY FOOT.

THIS SKETCH SHOWN HEREON IN ITS GRAPHIC FORM, IS THE RECORD DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORMAT OF THIS SURVEY. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"= 300' OR SMALLER. AT THE MAXIMUM INTENDED DISPLAYED SCALE THE SURVEY AND SKETCH'S POSITIONAL ACCURACY VALUE OCCUPIES 1/300" ON THE DISPLAY.

ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF ONE (1) SHEET.

THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE GRAPHIC AND STATED SCALES IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

FUTURE COSTCO SITE BUILDING LOCATION WAS PROVIDED BY THE CLIENT.
FOLIO NUMBERS OBTAINED FROM THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S
WEBSITE ON 05/20/2025.
RIGHT OF WAY LINES, PROPERTY LINES AND LOT LINES WERE NOT FIELD VERIFIED.

BACKGROUND INFORMATION IS FOR REFERENCE ONLY.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SPECIFIC PURPOSE SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

STATE OF FLORIDA

NOT VALID WITHOUT THE

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REVISION DATE DRAWN BY CHECKED BY PROJECT NO.	DESCRIPTION AREA PROJECT NO.	PROJECT NO.	
SPECIFIC PURPOSE SURVEY FOR COSTCO WHOLESALE COTSCO- WEST DADE PORTION OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 59 EAST, MIAMI-DADE COUNTY FLORIDA			
		7500 Corporate Center Drive Suite C, Miami, FL 33126 Phone: 305.997.9701 Fax: 305.997.9702 www.colliers.com	
DATE AS ISSUED PROJECT NUMBER	DATE 2/20/2012	DRAWN BY JP	CHECKED BY ALB
PROJECT TITLE SPECIFIC PURPOSE SURVEY			
PROJECT NUMBER 1 of 1			

Disclosure of Interest*

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

CORPORATION NAME: Cimabian Incorporated

NAME AND ADDRESS	PERCENTAGE OF STOCK
Vidal Suriel	100%
6191 SW 106 Street	
Pinecrest, FL 33156	

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

TRUST/ESTATE NAME:

NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

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

Disclosure of Interest

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

NAME OF PURCHASER: _____

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

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

_____	_____
_____	_____
_____	_____

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

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

Signature _____ Vidal Surriel
Print Name

Sworn to and subscribed to before me on the 18th day of August, 2025

Affiant is personally known to me or has produced FDL as identification.



Notary: _____

[Stamp/Seal]

Commission expires: _____

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

FORM REVISION 2019/3

MIAMI-DADE COUNTY PROCESS NO.: Z25-193 DATE: SEP 2 2025 BY: GONGOL

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

CORPORATION NAME: Costco Wholesale Corporation

NAME AND ADDRESS

Percentage of Stock

No disclosure is required as the equity interests in Costco are regularly traded on an established securities market in the United States.

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

TRUST/ESTATE NAME:

NAME AND ADDRESS

Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

NAME AND ADDRESS

Percent of Ownership

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

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

Signature: _____

Barney Astin, Assistant Secretary
(Applicant)

Sworn to and subscribed before me this 4 day of August, 2025. Affiant is personally known to me or has produced herself in person as identification.

Caroline Amireh
(Notary Public)



My commission expires 10/31/2028

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