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

PH: Z25-211 **November 19, 2026**
Item No. 8C3

Recommendation Summary	
Commission District	3
Applicant	Work Force 17, LLC.
Summary of Requests	The applicant seeks to amend the North Central Urban Area District (NCUAD) Land Use Regulating Plan from MC, Mixed-Use Corridor to the MCS, Mixed-Use Special and from Edge Sub-district to Center Sub-district to permit development of the property with a self-storage facility and ground-floor retail along the primary frontage, together with a special exception to allow a self-storage facility on the subject property. In addition, the application requests ancillary non-use variances from the standard urban center district regulations to permit on-street parking along NW 16 Avenue and a sidewalk narrower than required by Code.
Location	Lying north of NW 77 Terrace and west of NW 16 Avenue, Miami-Dade County, Florida.
Property Size	±1.29 acres
Existing Zoning	NCUAD, North Central Urban Area District
Existing Land Use	vacant land
2030-2040 CDMP Land Use Designation	Community Urban Center *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the urban center interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan, Section 33-311 District Boundary Change, Section 33-311(A)(3) Special Exception, Unusual Use and New Uses, Section 33-311(A)(4)(b), Non-Use Variance standards (*see attached Zoning Recommendation Addendum*)
Recommendation	**Approval of requests #1 and #2, and approval with conditions of requests #3, #4 and #5.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

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

REQUESTS:

(1) AMENDMENT to the NCUAD Land Use Regulating Plan to redesignate the subject property from MC, Mixed-Use Corridor, to the MCS, Mixed-Use Special.

(2) AMENDMENT to the NCUAD Sub-district Regulating Plan to redesignate the subject property from Edge Sub-district to Center Sub-district.

(3) SPECIAL EXCEPTION to permit a proposed self-storage facility.

(4) NON-USE VARIANCE of the standard urban center regulations to permit on-street parking along NW 16 Avenue (not permitted).

(5) NON-USE VARIANCE of the standard urban center district regulations to permit a sidewalk along NW 16 Avenue varying from 5.5' to 9' (8' sidewalk required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "16 Ave Self-Storage/Mixed-Use" with architectural plans prepared by URBN Design, consisting of 11 sheets date-stamped received August 3, 2026, 2 sheets date-stamped received August 6, 2026, and 1 sheet date-stamped received May 5, 2026; and landscape plans prepared by Green Earth Landscape Architecture, consisting of 4 sheets date-stamped received August 3, 2026, for a total of 18 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND PROJECT DESCRIPTION:

The subject property has been the subject of prior public hearings. Resolution No. 3383, adopted September 27, 1949, denied a special permit to dump burnable materials together with solid fill into an existing pit. The resolution required the applicant to cease accepting burnable materials, cover the accumulated materials with three feet of clean solid fill, and post the property to prohibit dumping. It also allowed continued filling of the pit with clear, clean, solid fill, subject to approval by the Zoning Director.

Subsequently, Resolution No. 9819, adopted May 31, 1956, approved a district boundary change to BU-2A (Special Business–Masonry) on the western 150 feet of the property, together with a special permit for a heavy equipment storage yard, and rezoned the remaining eastern 140 feet to RU-2 (Two Family Residential). The approval required a plot use plan approved by the Zoning Director, confinement of the heavy equipment to the western 150 feet within a wall enclosure, and establishment and maintenance of the use in accordance with the approved plan.

Pursuant to Resolution No. Z-14-12, the subject property is a part of a larger tract of land that was rezoned from numerous zoning districts, including the subject parcel, to North Central Urban Area District (NCUAD). The subject property consists of a parcel of land totaling ±1.29 acres located north of NW 77 Terrace and west of NW 16 Avenue, in unincorporated Miami-Dade County, Florida. The subject property is located in an area that is designated MC, Mixed-Use Corridor, under the Edge subdistricts on the Land Use Plan Map for the NCUAD. All of the parcels within the boundaries of the approved NCUAD are regulated by plans and standards described in Ordinance No. 11-065, which are consistent with the Urban Center interpretative text.

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

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

Edge Subdistrict to MCS, Mixed-Use Special, Center Subdistrict (requests #1 and #2). The applicant also seeks to develop the site with a self-service mini-warehouse storage facility (request #3), which requires approval at a public hearing pursuant to the Code. To implement the proposed development, the applicant also requests ancillary non-use variances from the standard urban center district regulations to permit on-street parking along NW 16 Avenue and a sidewalk narrower than required by the Code (requests #4 and #5).

Staff further notes that the submitted plans depict a five-story mixed-use building with ground-floor retail space along NW 16 Avenue, office space on the third floor, and self-storage uses. The street-facing façade incorporates storefront glazing, recessed architectural features, and variations in materials and colors that help break up the building's mass and provide visual interest. Parking and loading areas are located primarily behind the building, while pedestrian entrances connect directly to the sidewalk along NW 16 Avenue. These design features support a pedestrian-oriented development pattern and compatibility with the urban character envisioned for the NCUAD.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	NCUAD, Edge; vacant land	Community Urban Center
North	NCUAD, Center; automotive use	Community Urban Center
South	RU-3M; multi-family	Low-Medium Density Residential (6 to 13 dua)
East	RU-1; single-family residences	Low-Medium Density Residential (6 to 13 dua)
West	NCUAD, Center and Edge; automotive and commercial uses	Community Urban Center

NEIGHBORHOOD COMPATIBILITY:

The approximately 1.29-acre subject property consists of a vacant parcel located north of NW 77 Terrace and west of NW 16 Avenue in unincorporated Miami-Dade County. The property is within the North Central Urban Area District (NCUAD), is designated MC, Mixed-Use Corridor, within the Edge Subdistrict, and has a CDMP land use designation of Community Urban Center. To the north, properties within the NCUAD Center Subdistrict are developed with automotive uses. To the south, RU-3M-zoned properties are developed with multifamily residences. To the east, RU-1-zoned properties are developed with single-family residences. To the west, properties within the NCUAD Center and Edge Subdistrict are developed with automotive and commercial uses. Properties to the north and west are designated Community Urban Center, while properties to the south and east are designated Low-Medium Density Residential (6 to 13 dwelling units per acre).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to redevelop the subject property with a mixed-use development consisting of ground-floor retail space along NW 16 Avenue, office space on the third floor, and self-storage uses. Based on memoranda from the departments reviewing this application, staff opines that approval of same will not create significant traffic or environmental impacts on the surrounding area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that this

application lies within the urban infill area, where traffic concurrency does not apply, but that the application will generate approximately 68 PM peak hour vehicle trips. Staff however notes that the application requests will impact water and sewer services and may bring additional traffic and noise into the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

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

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

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

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

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

Staff notes that the subject property is currently designated MC (Mixed-Use Corridor) and located within the Edge Subdistrict and is currently on the NCUAD regulating plans. The applicant seeks to redesignate the property to MCS (Mixed-Use Special) and Center sub-district (requests #1 and

#2). The applicant also seeks to develop the site with a self-service mini-warehouse storage facility (request #3), which requires approval at a public hearing pursuant to the Code. To implement the proposed development, the applicant requests ancillary non-use variances from the Standard Urban Center District Regulations to permit on-street parking along NW 16 Avenue and a sidewalk narrower than required by the Code (requests #4 and #5).

Staff further notes that the submitted plans comply with all applicable NCUAD requirements, including building placement, height, scale, habitable space and massing. In evaluating compatibility pursuant to **Policy LU-4A** of the CDMP, staff considered the proposed development's relationship to the scale and intensity of future development envisioned under the urban center regulations. The building's street-oriented retail frontage, articulated façades, and placement of parking and loading areas primarily behind the building support the urban, pedestrian-oriented development pattern contemplated for the Center Subdistrict. Additionally, the requested non-use variances do not alter the proposed use and, subject to the recommended conditions, maintain pedestrian connectivity and complement that planned development pattern. Accordingly, staff opines that approval of the application with conditions would be **consistent** with the **CDMP Land Use Element interpretive text** applicable to properties designated **Community Urban Center** on the CDMP Land Use Plan map.

ZONING ANALYSIS:

The applicant seeks to re-designate the subject property from MC, Mixed-Use, Edge Subdistrict to MCS, Mixed-Use Special, Center Subdistrict (requests #1 and #2). For the reasons stated above and below, staff opines that when the request to re-designate the ±1.29-acre parcel to MCS, Center, in order to develop the property with ground-floor retail space along NW 16 Avenue, office space on the third floor, and self-storage uses, is analyzed under Section 33-311, District Boundary Change, the approval of the request would be compatible with the surroundings when considering the necessity and reasonableness of such use in relation to the present and future development of the area concerned, and would not have an unfavorable impact on the environment, the natural resources, or the economy of the County.

Section 33-311 of the Code establishes that zoning regulations are intended to provide a comprehensive plan that, among other objectives, reduces congestion, promotes public health, safety, morals, convenience, and general welfare, and gives due consideration to the character of the area and its suitability for particular uses. In this case, staff supports the requested amendments to re-designate the subject property from MC, Mixed-Use Corridor, within the Edge Subdistrict to MCS, Mixed-Use Special, within the Center Subdistrict. Staff opines that the proposed mixed-use development will provide a compatible transition between the automotive uses to the north, multifamily residences to the south, single-family residences to the east, and automotive and commercial uses to the west. The building's street-oriented retail frontage, architectural treatment, and placement of parking and loading areas primarily behind the building support compatibility with the surrounding area.

As discussed in the Comprehensive Development Master Plan (CDMP) analysis, the proposed redesignation is consistent with the Community Urban Center designation on the CDMP Land Use Plan Map and will provide services that support the surrounding area. With respect to transportation impacts, staff finds that the request will not adversely affect surrounding roadways or transportation facilities. Based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the subject property is located within the urban infill area, where traffic concurrency does not apply, and is expected

to generate approximately 68 PM peak-hour vehicle trips. The memorandum further indicates that the proposed development is not anticipated to create undue impacts on the surrounding roadway network, subject to the conditions set forth therein. Staff also finds that the proposed development will not adversely impact the County's adopted Level of Service (LOS) standards for non-transportation public facilities. The Departments of RER and Environmental Resources Management (DERM) have determined that the application meets all applicable LOS standards for potable water, wastewater, and flood protection. Additionally, other reviewing agencies, including the Miami-Dade Fire Rescue Department and the Water and Sewer Department, have indicated no objections to the application. Based on these findings, staff concludes that the proposed development will not generate excessive noise or impose undue burdens on public facilities, including water, sewer, solid waste, recreation, or other infrastructure that is existing or planned.

Below is an image of the existing and proposed Land Use Regulating Plan redesignation:
EXISTING LAND USE REGULATING PLAN:



PROPOSED LAND USE REGULATING PLAN:



For the reasons stated above, staff opines that the requested amendment of the NCUAD land use regulating plan for the subject property would be consistent with the CDMP and compatible with the surrounding area. **Based on the analysis herein, staff recommends approval of requests #1 and #2, under Section 33-284.89.3 and section 33-311, District Boundary Change.**

Similarly, when analyzing the request to permit a self-service mini-warehouse storage facility in the MCS land use category (request #3) under **Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses**, staff opines that approval with conditions would be **compatible** with the surrounding area. Staff notes that the MCS category permits a broad range of residential, commercial, office, and civic uses, with certain uses, including self-service mini-warehouse facilities, requiring approval at a public hearing pursuant to the applicable provisions of the Code.

The submitted plans depict a five-story mixed-use building totaling approximately 156,029 square feet, including 134,128 square feet of self-storage space, 6,400 square feet of ground-floor retail space, 8,146 square feet of office space on the third floor, and 7,355 square feet of common areas. Ground-floor retail spaces and pedestrian entrances are oriented along NW 16 Avenue, providing habitable frontage and supporting pedestrian activity. Parking and loading areas are located primarily behind the building, with vehicular access from NW 16 Avenue and NW 77 Terrace. Storefront glazing, recessed architectural features, and variations in materials and colors help break up the building's mass and provide visual interest.

The proposed five-story height building falls within the allowable range of two (2) to eight (8) stories identified in the submitted plans for the requested MCS, Center designation. Staff further notes that the surrounding area includes automotive uses to the north; multifamily residences to the south; single-family residences to the east, across NW 16 Avenue; and automotive and commercial uses to the west. The building's street-oriented retail frontage and architectural treatment support compatibility with these surrounding uses. **Based on the aforementioned, staff recommends approval with conditions of request #3, under Section 33-311(A)(3), Standards for Special Exceptions, Unusual Uses and New Uses.**

In order to redevelop the subject site with the aforementioned proposed mixed-use development, the applicant is requesting ancillary non-use variances from the NCUAD standards. The applicant seeks ancillary non-use variances from the standard urban center district regulations to permit on-street parking along NW 16 Avenue and a sidewalk narrower than required by the Code (requests #4 and #5). When these requests are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval of the requests with conditions would be **compatible** with the surrounding area and would not affect the appearance of the community.

With respect to request #4, the Standard Urban Center District Regulations require streets within the NCUAD to comply, at a minimum, with the Street Type Parameters for Type 5, Minor Street, which do not require on-street parking. However, the proposed amendments seek to re-designate the subject property from the Edge Subdistrict, characterized by single uses, including low-density residential development, to the Center Subdistrict, which accommodates a more urban, mixed-use development pattern. Staff opines that the proposed on-street parking along NW 16 Avenue would complement this transition by supporting access to the ground-floor retail uses and creating an additional buffer between pedestrians on the sidewalk and moving vehicles. The parking would also support the building's street-oriented frontage and contribute to a pedestrian-oriented streetscape more consistent with the character envisioned for the Center Subdistrict. Accordingly,

staff supports the requested variance, subject to applicable traffic engineering and right-of-way requirements.

With respect to request #5, the Standard Urban Center District Regulations require a minimum sidewalk width of eight (8) feet within the Center Subdistrict. The applicant proposes a sidewalk along NW 16 Avenue varying in width from 5.5 to nine (9) feet to accommodate the proposed on-street parking spaces. Staff notes that the Miami-Dade County Department of Transportation and Public Works (DTPW), Transportation Planning and Policy Division and Traffic Engineering Division, do not object to the requested reduction, subject to conditions requiring a Declaration of Restrictions to maintain nonexclusive public access over a six-inch-wide portion of the sidewalk located within the subject property along NW 16 Avenue. This area, together with the adjacent 5.5-foot-wide publicly dedicated sidewalk, would provide a minimum continuous width of six (6) feet for public pedestrian access. The portion within the property must remain accessible to the public at all times, and the Declaration of Restrictions must be properly executed through the County. Staff further notes that the proposed building is setback ten (10) feet from the property line along NW 16 Avenue and that, pursuant to the applicable urban center regulations, this setback area must remain clear for pedestrian circulation, supplementing the adjacent sidewalk. Staff opines that, subject to these conditions, the proposed sidewalk and adjoining setback area would maintain a continuous pedestrian connection while accommodating on-street parking that supports the proposed Center Subdistrict development pattern.

Staff, therefore, opines that approval with conditions of requests #4 and #5 would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variances will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. **As such, staff recommends approval with conditions of requests #4 and #5, under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted plans depict vehicular access from NW 16 Avenue and NW 77 Terrace, with an internal driveway system serving parking and loading areas located primarily behind the building. Ground-floor retail entrances connect directly to the sidewalk along NW 16 Avenue, supporting pedestrian activity along the street frontage. The plans also provide bicycle parking, designated loading areas, and on-street parking along NW 16 Avenue, subject to approval of request #4. The submitted parking calculations identify a requirement of 33 spaces after reductions for proximity to a bus stop and parcel size. The plans provide 34 parking spaces and one drop-off area, exceeding the adjusted minimum parking requirement.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval of requests #1 and #2, and approval with conditions of requests #3, #4 and #5.

CONDITIONS FOR APPROVAL: For requests #3, #4 and #5 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an

application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "16 Ave Self-Storage/Mixed-Use" with architectural plans prepared by URBN Design, consisting of 11 sheets date-stamped received August 3, 2026, 2 sheets date-stamped received August 6, 2026, and 1 sheet date-stamped received May 5, 2026; and landscape plans prepared by Green Earth Landscape Architecture, consisting of 4 sheets date-stamped received August 3, 2026, for a total of 18 sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. Uses on the property shall be limited to those permitted within the MCS (Mixed-Use Special) category, except that the following uses shall be prohibited: (a) automotive uses involving on-site repair, service, bodywork, painting, or other nonretail automotive activities; and (b) the sale of new or used automobiles.

5. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the attached memorandum.

7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division as indicated in the attached memorandum.

8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as indicated in the attached memorandum.

ES:JB:SS:EA

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Work Force 17, LLC.
PH: Z25-211

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
The Departments of RER and Environmental Resources Management (DERM)	*No objection*
Platting and Traffic Review Section (RER)	*No objection**
Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division	*No objection**
Miami-Dade Fire Rescue (MDFR)	*No objection*
Water and Sewer Department (WASD)	*No objection**
Building and Neighborhood Compliance (BNC)	*No objection*
**Subject to conditions in their memorandum.*	

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

Urban Centers (Page I-46)	*Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and* ***Community Centers*** *which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.* *The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.* *The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the* ***Community Centers*** *shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.* *Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their*

ZONING RECOMMENDATION ADDENDUM

Work Force 17, LLC.
PH: Z25-211

	surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below. *Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.* ***Uses and Activities.*** *Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while* ***Community-scale Urban Centers*** *will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.* ***Streets and Public Spaces.*** *Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.* ***Parking.*** *Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development*

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sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.

<table>
<tr><td></td><td>Average Floor Area Ratios (FAR)</td><td>Max. Densities
Dwellings per Gross Acre</td></tr>
<tr><td>Regional Activity Centers</td><td>greater than 4.0 in the core
not less than 2.0 in the edge</td><td>500</td></tr>
<tr><td>Metropolitan Urban Centers</td><td>greater than 3.0 in the core
not less than 0.75 in the edge</td><td>250</td></tr>
<tr><td>Community Urban Centers</td><td>greater than 1.5 in the core
not less than 0.5 in the edge</td><td>125</td></tr>
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In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use design requirements of this section and Policy LU-7F.
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<tr>
<td>Policy LU-4A (Page. I-11)</td>
<td>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.</td>
</tr>
<tr>
<td>Objective LU-7 (Page. I-13)</td>
<td>Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that's promote the use of transit services.</td>
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</table>

ZONING RECOMMENDATION ADDENDUM

Work Force 17, LLC.
PH: Z25-211

Policy LU-7A (Page. I-13)	*Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.*
Policy LU-7B (Page. I-14)	*It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to both pedestrian and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit station, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians.*
Policy LU-7D (Page. I-13)	*Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a comfortable environment for pedestrians.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Sec. 33-284.86. - General Requirements (C)(4)

4.Street Types Development Parameters.

Street Type	Required Elements								
	A. Sidewalk (Min.) [a, h]	B. Landscape [b, c, d]	C. Curb/Gutter [e]	D. Parking Lane [f]	E. Bike Lane [g]	F. Travel Lanes [h]	G. Additional Travel/Turn Lanes (Min.)	H. Curb/Gutter	I. Median (Min.)
Type 5 Minor Street (No Parking) Core/Center	9' (Core) 8' (Center)	Tree grates; tree planters; continuous landscape strip (Center only)	2'	N/A	Required where indicated on Bike Route Plan	10'	10' where provided	N/A	N/A

Sec. 33-284.89.3. - Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan.

Notwithstanding any other provision of this Code to the contrary, for properties that have a zoning classification of urban center or urban area district, an application (i) to amend a land use regulating plan to change the land use category to which a specific property is designated or (ii) to amend any other element of a regulating plan as applicable to the particular property (iii) or to expand the boundaries of an urban center or urban area district shall be processed as an application for a district boundary change in accordance with the procedures set forth in Article XXXVI of this chapter.

Section 33-311 District

(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety,*

ZONING RECOMMENDATION ADDENDUM

Work Force 17, LLC.
PH: Z25-211

Boundary Change	*morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*
Section 33-311(A)(3) Special Exception, Unusual and New Uses	***Special exceptions*** *(for all applications other than public charter schools),* ***unusual*** *and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, 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.*

ZONING RECOMMENDATION ADDENDUM

Work Force 17, LLC.
PH: Z25-211

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*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.*

Consumer and Neighborhood Protection

ENFORCEMENT HISTORY

WORK FORCE 17 LLC	N/A MIAMI-DADE COUNTY, FLORIDA
APPLICANT	**ADDRESS**
Pending	Z2025000211
DATE	**HEARING NUMBER**

FOLIO:
30-3111-016-0165

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
October 15, 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

MIAMI-DADE COUNTY

Date: August 24, 2026

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

From: Christine Velazquez, Division Chief - RER

Subject: Z2025000211-4th Review
Work Force 17, LLC
NW corner of NW 77th Terrace and NW 16th Avenue
DBC from MC to MCI-Central for a commercial development that includes retail space, office space, and self-storage space.
(NCUAD) (1.29 acres)
11-53-41

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 and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code, based on the requested district boundary change, and the site plans submitted, stamped received by Miami Dade County on August 3, 2026, the future development is within feasible distance to connect to public water and public sanitary sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County 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. Said covenant is recorded under Miami-Dade County Official Records Book 35170, Page 2474.

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

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits

RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

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

Conditions of Approval: None

Water Control Review

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

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

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

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

Conditions of Approval: None

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 Proposed Apartment (HWR-1403). 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

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources. A landscape plan entitled "16 AVE Self-Storage", prepared by William Dale Bryant, R.L.A., and dated as received by Miami-Dade County on August 03, 2026, was submitted in support of the subject application and indicates the removal/relocation of 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.

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

Pursuant to Policy CON-8I of the CDMP and the prohibited plant species eradication requirements contained in in accordance with section 24-49.9 of the Code, if exotic pest plants and/or nuisance species exist on the site they shall be removed prior to development or redevelopment, and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Moreover, pursuant to section 18A-12 of the code and the latest version of the Miami-Dade County Landscape Manual, controlled species shall not be planted within five hundred (500) feet of native plant communities or any remnant native habitat. Please contact Jackelyn Alberdi, Biologist II at (305)372-6693 or via email at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

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

Department of Regulatory and Economic Resources
Environmental Resources Management
Code Coordination & Environmental Initiatives
701 NW 1st Court 4th Floor
Miami, Florida 33136-3912
T 305-372-6764 F 305-372-6759

miamidade.gov

Memorandum

MIAMI-DADE COUNTY

Date: August 7, 2026

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

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

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

Subject: Zoning Application Comments - 16th Avenue Self-Storage Mixed Use
Application No. Z2025000211 (Revision No. 3) - (Pre-Application No. Z25P-080)

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

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

Application Name: 16th Avenue Self-Storage Mixed Use

Location: The proposed project is located on approximately 1.296 acres, at the northwest corner of NW 77th Terrace and NW 16th Avenue with Folio 30-3111-016-0165, in unincorporated Miami-Dade County.

Proposed Development: The applicant is proposing to amend the Property's Land Use designation from MC (Mixed Use Corridor) to MCS (Mixed Use Special), and also to change the sub-district from Edge to Center, in order to develop a mixed-use development consisting of 6,400 square feet of retail, 8,146 square feet of office and 134,128 square feet of Self-storage, according to the Site Plan submitted on August 3, 2026.

The estimated total water demand for the proposed project will be 3,059 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 System (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

There is an existing 4-inch water main (E8225-18) and another 6-inch water main (E8225-9), abutting the property along NW 16th Avenue and NW 77th Terrace respectively, however, as per WASD's Rules and Regulations, since this development is a mixed-use project connecting to water for the first time, connection to a minimum 12-inch water main will be required. There is an existing 12-inch water main (E8225-16) located approximately 220 feet west of the subject property in NW 17th Avenue and NW 77th Terrace, to where the developer may connect and extend a new 12-inch water main easterly along NW 77th Terrace to NW 16th Avenue, thence northerly in NW 16th Avenue to the northeastern corner of the property, interconnecting at this point with an existing 4-inch water main.

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

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

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

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

There is an existing 8-inch gravity sewer system (ES 490-8) abutting the property along NW 16th Avenue to where the developer may connect to provide sewer service to the proposed project. *Final points of connection and capacity approval for connection to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.*

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

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 107 and PS No. 1. Said Pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. 107
Existing NAPOT: 4.07 hrs.
Proposed Development: 3,059 gpd
Proposed Projected NAPOT: 4.10 hrs.

P.S. 1
Existing NAPOT: 6.65 hrs.
Proposed Development: 3,059 gpd
Proposed Projected NAPOT: 6.65 hrs.

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

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

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

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

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

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: September 8, 2026

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

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

Subject: Z2025000211
Name: Work Force 17, LLC
Location: NW Corner of NW 77 Terrace and NW 16 Avenue
Section 26 Township 54 South Range 40 East

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

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

This application meets the traffic concurrency criteria because it lies within the urban infill area and an Urban Center where traffic concurrency does not apply. It will generate approximately **68 PM** peak hour vehicle trips.

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

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

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

Memorandum

Date: August 06, 2026

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000211

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to "EnerGov" on 08/03/2026. Single family home.

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 Statue 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: August 28, 2026

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

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

SUBJECT: Review of DIC Project No. Z2025000211
Work Force 17, LLC.
DTPW Project No. OSP173

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

PROJECT LOCATION:

The property is located on the northwest corner of NW 16th Avenue and NW 77th Terrace in, Miami, FL, 33147, in Miami-Dade County, Florida (the "Property").

CONDITIONS/RECOMMENDATIONS:

Transportation Planning and Policy Division:

A. Conditions

1. The applicant shall ensure that the sidewalks along NW 77th Terr and NW 17th Ave be maintained in good, operable condition and accessible throughout the duration of construction at the development site to not impede public access to the existing bus stops mentioned in Project Description.
2. The applicant shall prioritize the pedestrian environment by making all walkways flat as they cross over vehicle access ramps and driveways.
3. The applicant shall provide covered and secure bicycle and micro-mobility device parking near property entrances.
    a. Wave style bicycle racks are discouraged. DTPW encourages the use of inverted-u style bike racks or other bike racks that allow for two or more points of connection.
4. The applicant shall coordinate with DTPW on the proposed solutions to provide adequate space for Transit On-Demand services. Additionally, the Applicant should provide a Drop-off/Pickup Zone in a centralized area within the site that can accommodate passenger vans.
    a. Pick-up and drop-off areas may be used for ridesharing services and transit on demand services.
5. The applicant shall coordinate with DTPW 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.

I. Traffic Engineering Division

A. Conditions

1. The proposed development seeks to construct a mixed-use development consisting of 135,243 square feet of self-storage, 8,023 square feet of general office space, and 6,323 square feet of retail space. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. As outlined in the executed covenant, garbage collection and loading activities must be limited to off-peak hours and is not allowed between 7:00 AM and 9:00 AM or between 4:00 PM and 6:00 PM. The plans must include a note stating that garbage collection and loading activities associated with the project shall occur between 7:00 AM and 9:00 AM or between 4:00 PM and 6:00 PM.
3. The Declaration of Restrictions shall provide that the westernmost six (6) inches of sidewalk located within the property along NW 16th Avenue be maintained as non-exclusive public access, adjacent to the 5.5 feet of publicly dedicated sidewalk, to provide a minimum total width of six (6) feet of continuous public access. The six-inch portion located within the property shall remain accessible to the public at all times. The Declaration of Restrictions shall be properly executed through the County.
4. Proposed Gate #1 along NW 16th Avenue shall remain open during all daytime operating hours and shall only be closed after hours for security purposes. This requirement shall be clearly noted on the applicable plans.
5. Please ensure that all trees within the sight triangles must comply with the FDOT standards outlined in the "Tree Spacing Table" below.

considered.

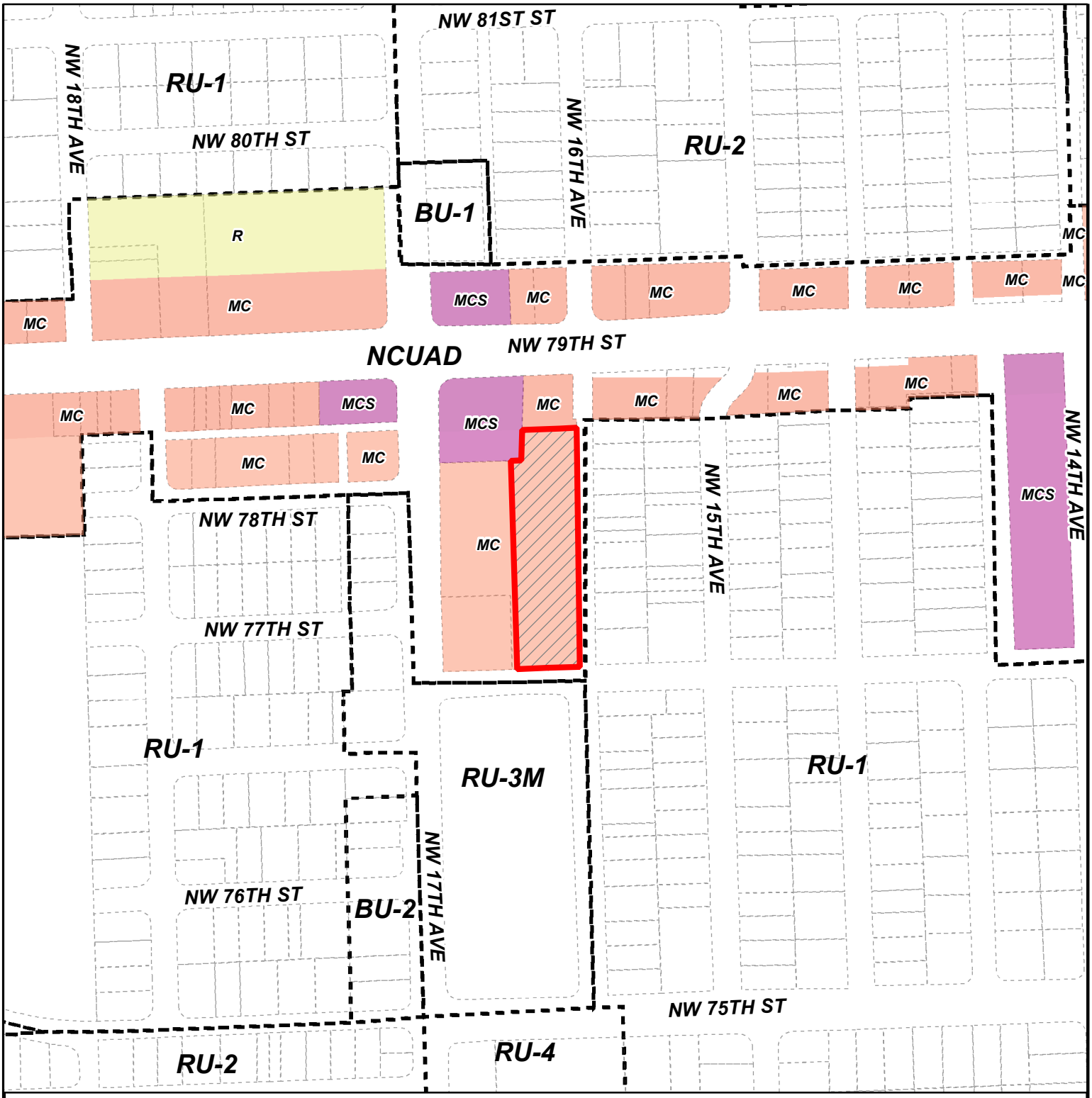
TREE SPACING TABLE **

Description	Design Speed (mph)													
	30		35		40		45		50		55		60	
Diameter	(Inches)													
(Within Limits Of Sight Window)	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18
	(Feet)													
Minimum Spacing (c. to c. Of Trunk)	25	90	30	105	35	120	40	135	50	150	55	165	60	180

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 comments, or wish to discuss this matter further, please contact Brandon Fennell at Brandon.Fennell@miamidade.gov.

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



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2025000211

Section: 11 Township: 53 Range: 41
Applicant: Work Force 17, LLC
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
W E
S

Legend

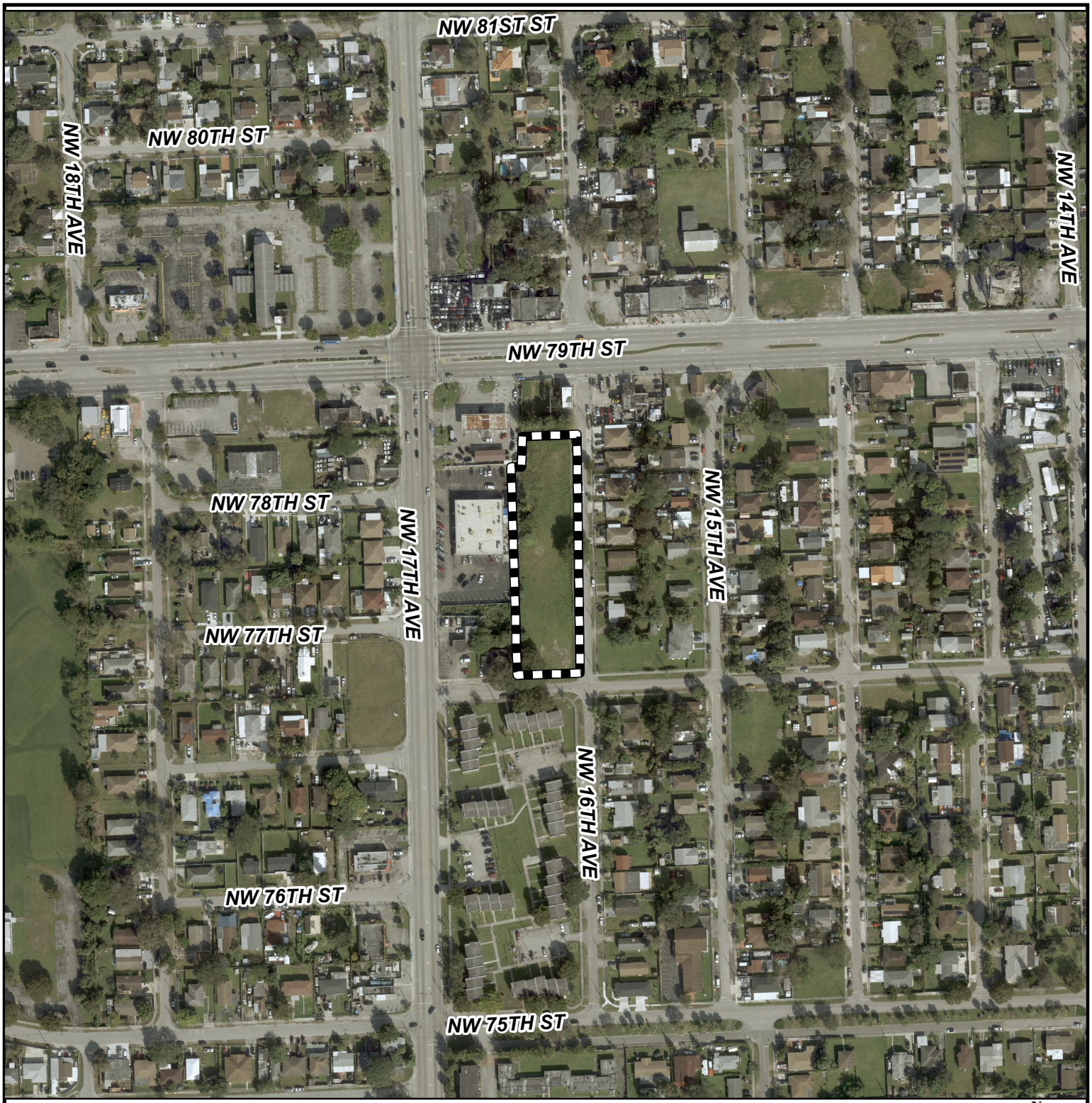
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, September 29, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2025000211

Legend

Subject Property

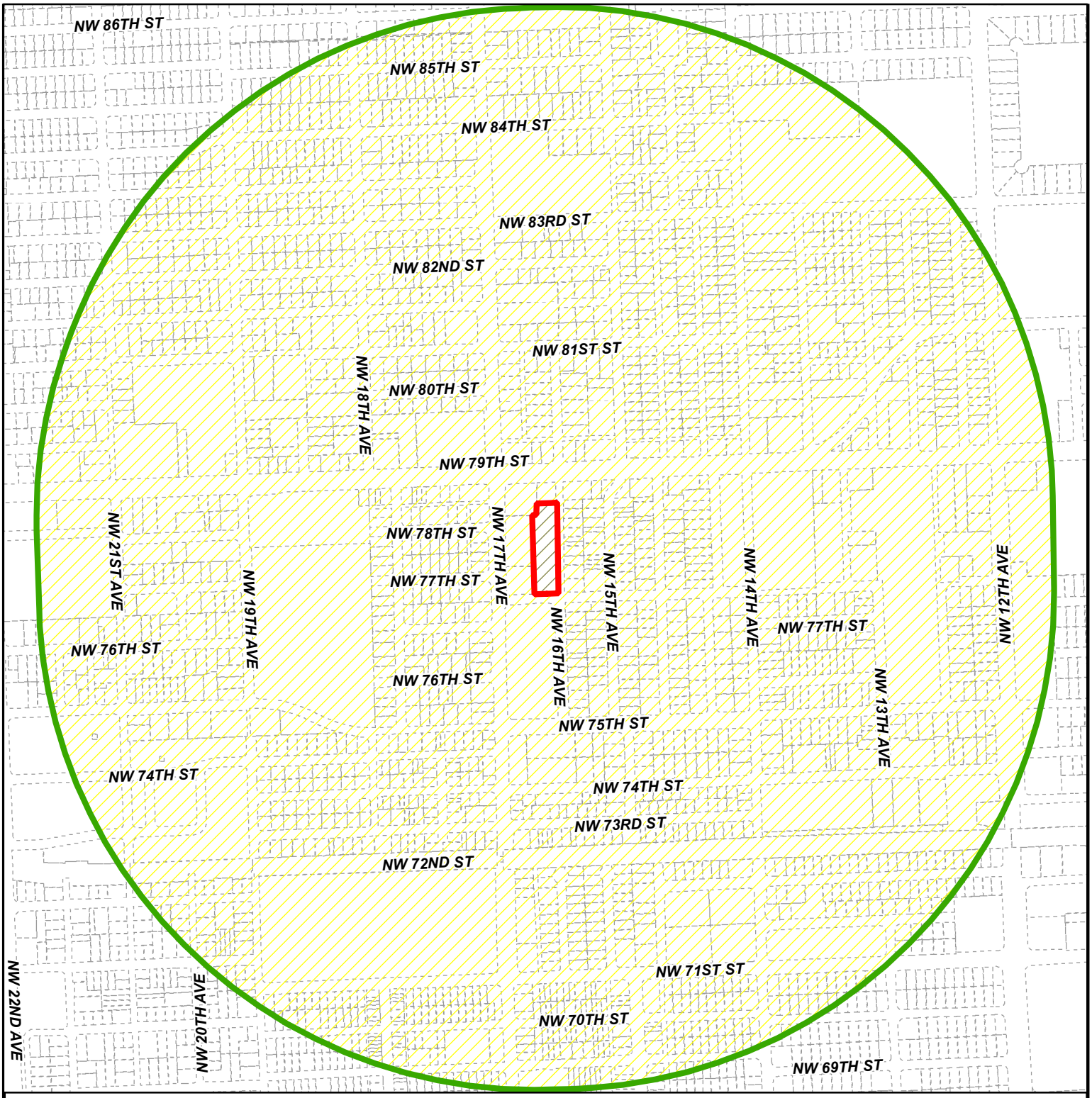
N
W E
S

Section: 11 Township: 53 Range: 41
Applicant: Work Force 17, LLC
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, September 29, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2025000211

RADIUS: 2640

Section: 11 Township: 53 Range: 41
Applicant: Work Force 17, LLC
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

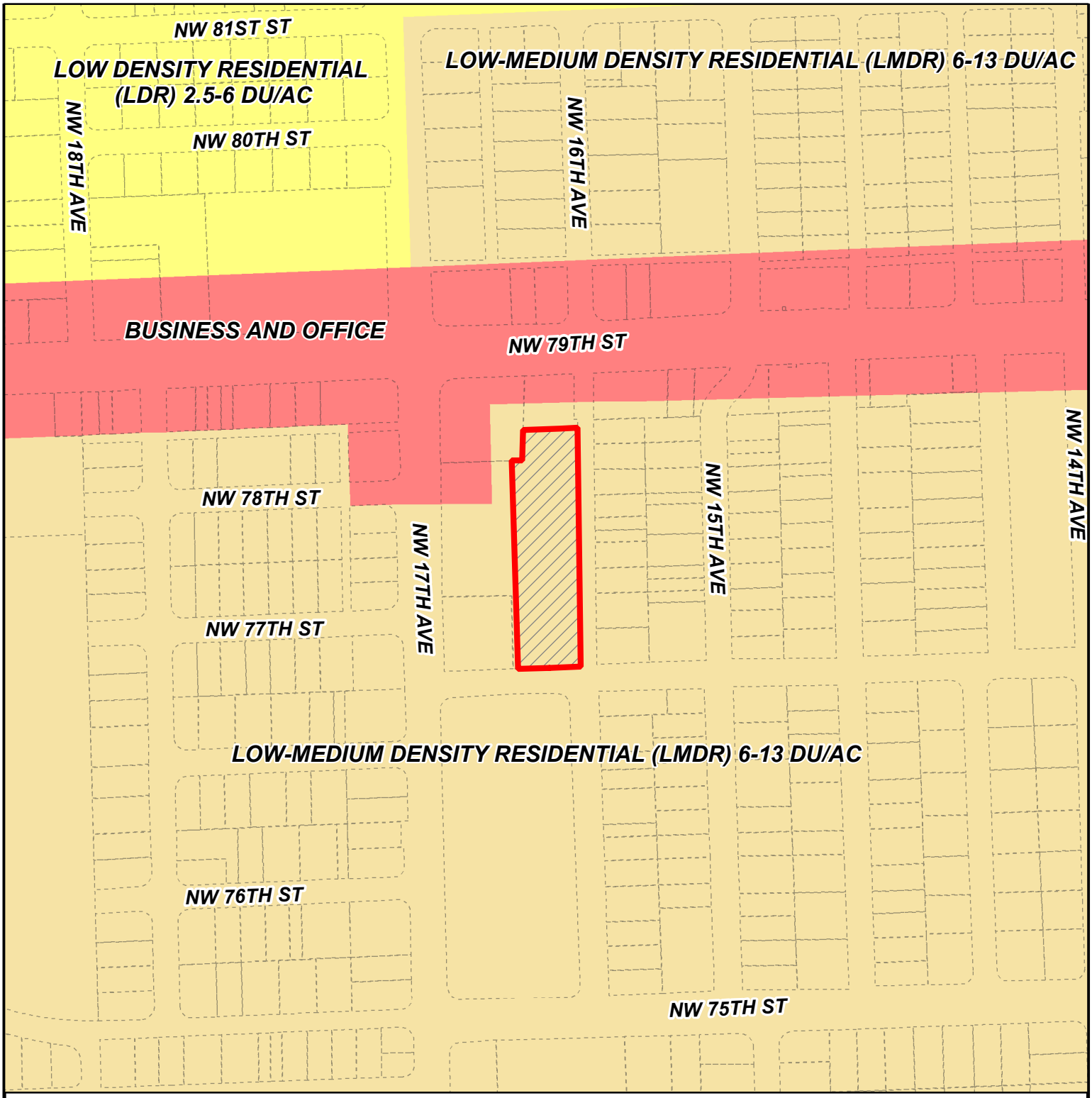
- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, September 29, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2025000211

Section: 11 Township: 53 Range: 41
Applicant: Work Force 17, LLC
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

N
W E
S

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, September 29, 2025

REVISION	DATE	BY

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-211 DATE: AUG 6 2026 BY: E307493

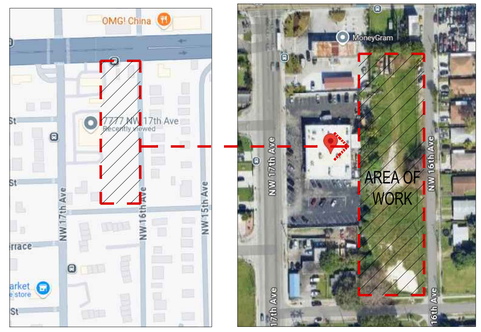
16 AVE SELF-STORAGE MIXED USE

FOLIO No. 30-3111-016-0165

SITE PLAN SUBMITTAL

04-09-2025
REVISION 1 - 01/23/2026
REVISION 2 - 04/22/2026
REVISION 3 - 07/28/2026





1 LOCATION
N.T.S.

N

ZONING & PROJECT DATA 03/17/2026

PROPERTY INFORMATION		
FOLIO No.	30-3111-016-0165	
PROPERTY ADDRESS	NW 77TH TERRACE AND 16TH AVE, MIAMI FL 33147	
ZONING CODE	NCUAD-NORTH CENTRAL URBAN AREA DISTRICT	
LAND USE	EXISTING: MIXED USE CORRIDOR (MC) EDGE	PROPOSED: MIXED USE CORRIDOR (MCS) CENTER
PROPOSED OCCUPANCY		
PROPOSED BUILDING	MIXED USE	
GROUPS	STORAGE (S1) MODERATE HAZARD	
	MERCANTILE (M)	
	BUSINESS (B)	
BUILDING DISPOSITION		
LOT AREA	56,497 SF.	
PROPOSED CONSTRUCTION AREA	156,029 SF.	
OPEN SPACE AREA	56,497 SF. (LOTE) - 43,260 SF. (FOOTPRINT) - 3,248 DRIVEWAY = 9,989 SF = 17.6%	
GREEN AREA	3,596 SF = 36% OF OPEN AREA	
FLOOR AREA RATIO	2.76	
BUILDING SETBACK		
	EXISTING MC EDGE	**PROPOSED MCS CENTER**
MINOR ROAD	15 FT.	10 FT.
SIDE	0 FT.	0 FT.
BUILDING HEIGHT		
MAX. HEIGHT	**ALLOWABLE**	**PROPOSED**
	2 - 8 STORIES	5 STORIES

BUILDING AREAS

FLOOR	STORAGE	RETAIL	OFFICE	COMMON	TOTAL
1ST FLOOR	15,170 SF.	6,400 SF.	----	2,086 SF.	23,656 SF.
2ND FLOOR	15,526 SF.	----	----	1,916 SF.	17,442 SF.
3RD FLOOR	33,908 SF.	----	8,146 SF.	1,206 SF.	43,260 SF.
4TH FLOOR	34,457 SF.	----	----	1,395 SF.	35,852 SF.
5TH FLOOR	35,067 SF.	----	----	752 SF.	35,819 SF.
TOTAL	134,128 SF.	6,400 SF.	8,146 SF.	7,355 SF.	156,029 SF.

PARKING REQUIREMENT

OCUPANCY	CRITERIA	REQUIRED	REDUCTION	PROVIDED
STORAGE (S1)	1 PER 5,000 SF FOR 1ST 20,000 SF 1PER 10,000SF REMAINING	16	WITHIN 500 FT. OF BUS STOP 40% REDUCTION (62 x 60%=37) + 10% FOR PARCEL SIZE (37 x 90%=33)	34 SPACES + 1 DROP OFF AREA
OFFICE (BUSINESS)	1 PER 400 SF	20		
RETAIL (MERCANTILE)	1 PER 250 SF	26		
TOTAL		62	33	

SCOPE OF WORK STATISTICS

SCOPE OF WORK	NEW BUILDING	
OCCUPANCY TYPE	MIXED USE	STORAGE (S1) - MODERATE HAZARD
		BUSSINES (B)
		MERCANTILE (M)
CONSTRUCTION TYPE	5 STORY BUILDING , TYPE II-B SPRINKLERED	
PROPOSED BUILDING AREA	156,029 SQ. FT.	
FIRST FLOOR ELEVATION	0'-0" = 10'-0"	
APPLICABLE CODES	(F.B.C.) FLORIDA BUILDING CODE - 8TH EDITION (2023) (N.F.P.A. 101) LIFE SAFETY CODE HANDBOOK - 2024 (F.E.B.C.) FLORIDA ENERGY BUILDING CODE - 8TH EDITION (2023) (F.F.P.C.) FLORIDA FIRE PREVENTION CODE - 8TH EDITION (2023) (F.A.C.) FLORIDA ACCESSIBILITY CODE - 2023	

INDEX

SHEET NUMBER	SHEET NAME	ISSUED FOR PERMIT 08/14/2025	REVISION 1 01/23/2026	REVISION 2 04/22/2026	REVISION 3 07/28/2026
ARCHITECTURE					
A0.0	COVER SHEET	■	■	■	■
SURVEY	TOPOGRAPHIC BOUNDARY SURVEY	■	■		
CIVIL					
C-1.0	COVER SHEET	■	■	■	■
C-5.0	SITE PLAN	■	■	■	■
C-5.1	MAPS	■	■	■	■
C-5.2	ACCESSIBLE PARKING DETAILS	■	■	■	■
C-5.3	SIGHT DISTANCE TRIANGLE DETAILS	■	■	■	■
C-6.0	LOADING AND GARBAGE ACCESS PLAN	■	■	■	■
C-7.0	OPEN SPACE PLAN	■	■	■	■
LANDSCAPE					
L-100	TREE DISPOSITION PLAN	■	■	■	■
L-200	LANDSCAPE PLANTING PLAN	■	■	■	■
L-201	LANDSCAPE DETAILS	■	■	■	■
L-202	HARDSCAPE DETAILS	■	■	■	■
ARCHITECTURE					
A1.0	1ST FLOOR PLAN	■	■	■	■
A1.1	2ND & 3RD FLOOR PLANS	■	■	■	
A1.2	4TH & 5TH FLOOR PLANS	■	■		
A1.3	ROOF PLAN &	■	■		
A2.0	ELEVATIONS	■	■		
A3.0	WALL SECTION & SECTION	■	■		
A4.0	GLAZING CALCULATION	■	■		
A5.0	VIEWS	■	■		
A5.1	VIEWS	■	■		
A6.0	BUILDING FRONTAGE	■	■		

VARIANCES REQUESTED:

1. CHANGE OF ZONING
2. SIDEWALK WIDTH

ARCHITECT/CIVIL ENGINEERING

URBN DESIGN

10800 BISCAYNE BLVD. SUITE 935
Miami, FL. 33161
Ph: 305 720 2079
Contact: Jorge Ovalle
RA #94068
jovalle@urbndesigngroup.com

LANDSCAPING

GREEN EARTH
LANDSCAPE ARCHITECTURE

305 S. LOXAHATCHEE DR.
JUPITER Florida 33458
Contact: Bryant, William Dale
LA6666943
dale.brayant@greenearthla.com

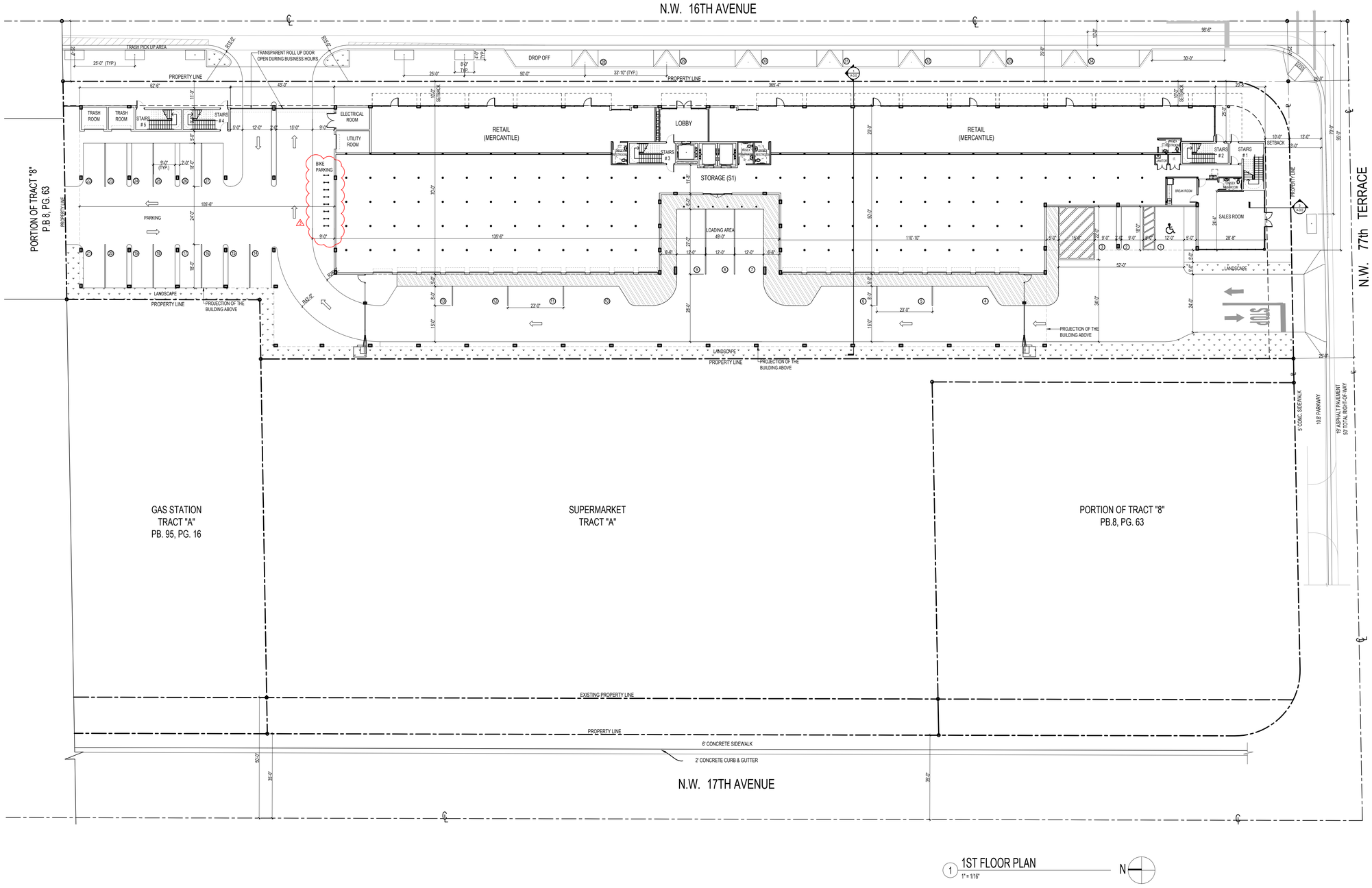
SURVEY

5545 SW 8th STREET, SUIT 108
MIAMI FL, 33134
Ph: (786) 6153103
Contact: Orlando Grandal
mlsurveying@gmail.com

OWNER

WORK FORCE 17 LLC
4610 NW 7TH AV MIAMI FL 33127

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-211 DATE: AUG 3 2026 BY: E307493



1 1ST FLOOR PLAN
1" = 1/16"

N

10800 BISCAYNE BLVD. SUITE 935
NORTH MIAMI, FL33161
Phone: 305.720.2079
C.O.A. 33221

ARCHITECT:
JORGE OVALLE
LICENSE-# 94068

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REVISIONS:

No.	DATE	DESCRIPTION
1	1/23/2026	RESPONSES TO COMMENTS
2	4/22/2026	RESPONSES TO COMMENTS
3	7/28/2026	RESPONSES TO COMMENTS

DRAWN BY: GD
PROJECT MANAGER: JO

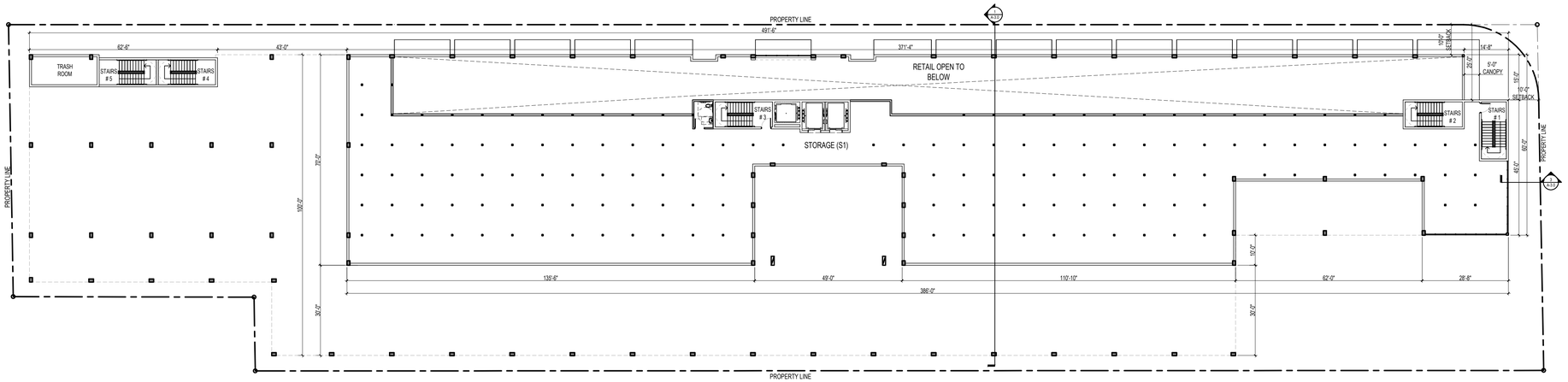
16 AVE SELF-STORAGE MIXED USE

FOLIO No. 30-3111-016-0165

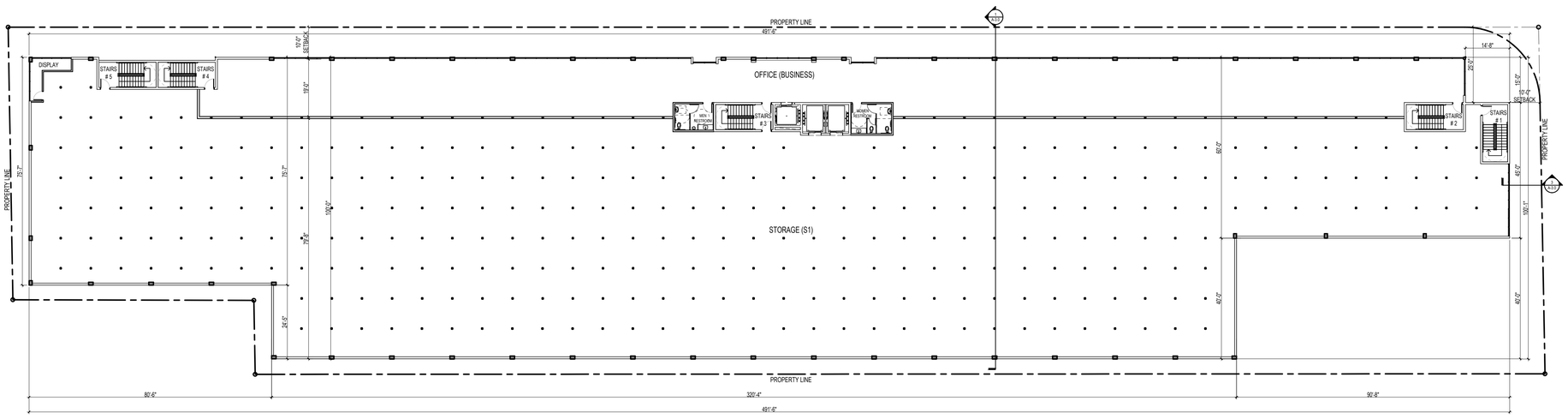
1ST FLOOR PLAN

PROJECT NUMBER: B020
PROJECT ISSUE DATE: 09-04-25
SHEET NUMBER: **A1.0**

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-211 DATE: AUG 3 2026 BY: E307493



1 2ND FLOOR PLAN
1" = 1/16"



2 3RD FLOOR PLAN
1" = 1/16"

URBN
10800 BISCAYNE BLVD. SUITE 935
NORTH MIAMI, FL33161
Phone: 305.720.2079
C.O.A. 33221

ARCHITECT:
Jorge L. Ovalle
Digitally signed by Jorge L. Ovalle
Date: 2026.04.22 09:40:55 -04'00'
JORGE OVALLE
LICENSE # 94068

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2	4/22/2026	RESPONSES TO COMMENTS

DRAWN BY: GD
PROJECT MANAGER: JO

16 AVE SELF-STORAGE MIXED USE

FOLIO No. 30-3111-016-0165

2ND & 3RD FLOOR PLAN

PROJECT NUMBER: B020
PROJECT ISSUE DATE: 09-04-25
SHEET NUMBER: A1.1

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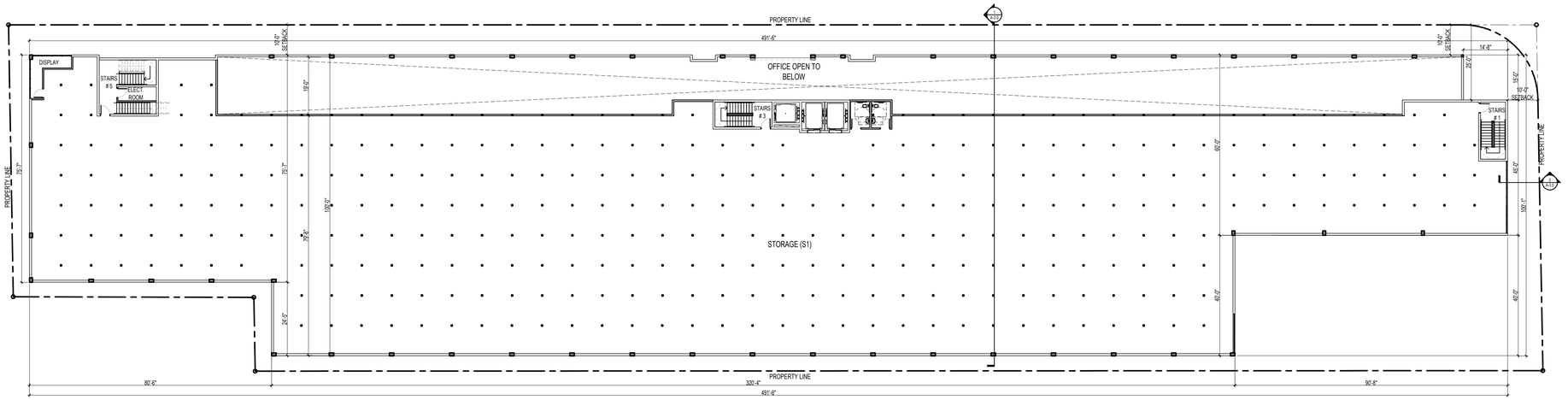
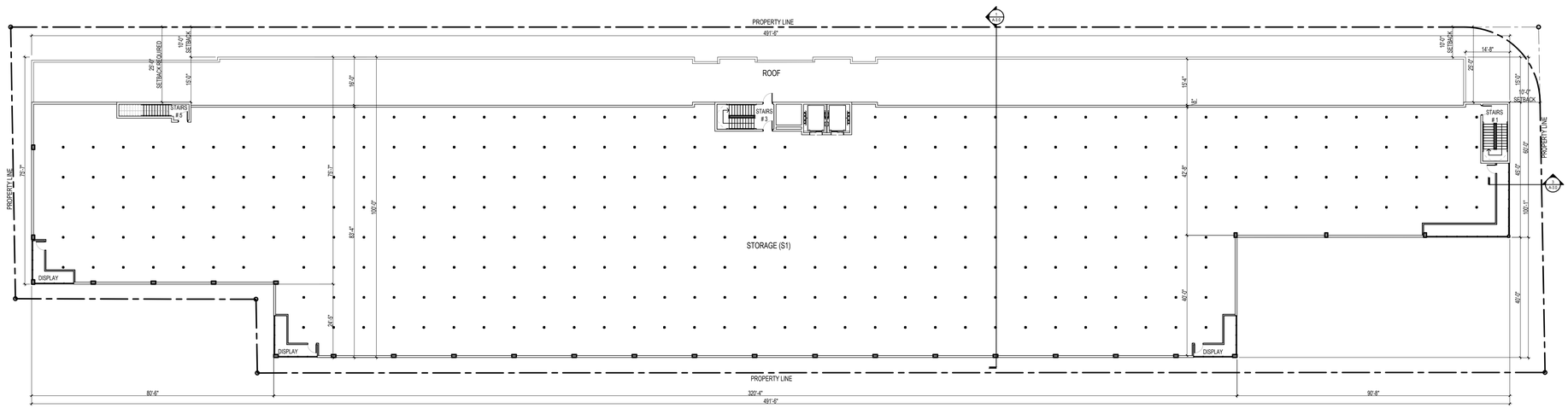


1 4TH FLOOR PLAN
1" = 1'16"

N



2 5TH FLOOR PLAN
1" = 1'16"

N

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NORTH MIAMI, FL33161
Phone: 305.720.2079
C.O.A. 33221

ARCHITECT:
Jorge L. Ovalle
Digitally signed by Jorge L. Ovalle
Date: 2026.04.21 10:40:36 -04'00'
JORGE OVALLE
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2	4/22/2026	RESPONSES TO COMMENTS

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PROJECT MANAGER: JO

16 AVE SELF-STORAGE MIXED USE

FOLIO No. 30-3111-016-0165

4TH & 5TH FLOOR PLAN

PROJECT NUMBER: B020
PROJECT ISSUE DATE: 09-04-25
SHEET NUMBER: **A1.2**

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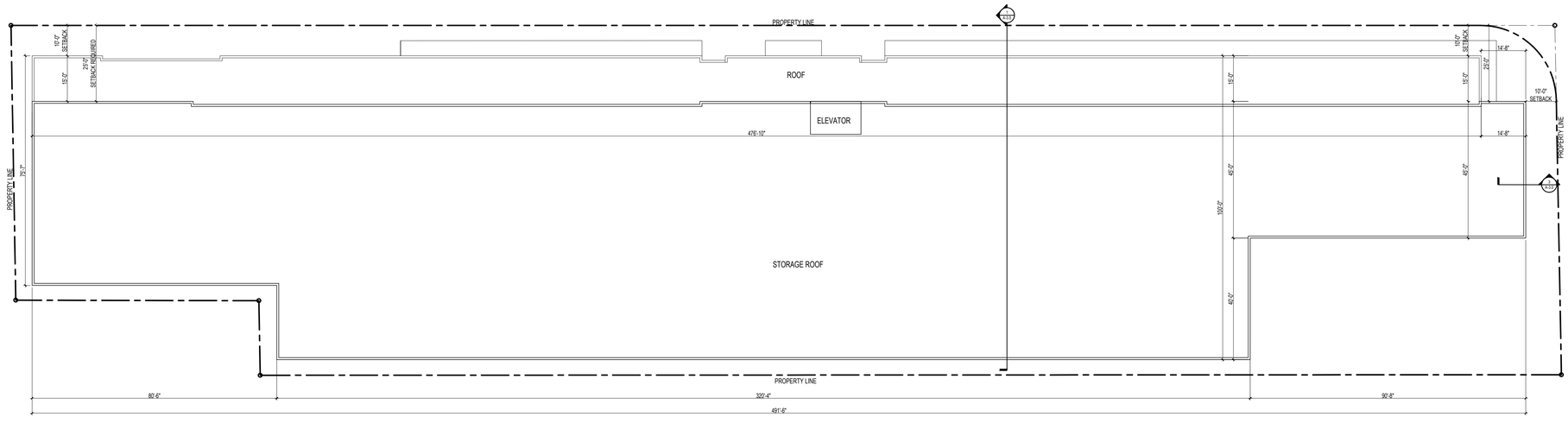

1 ROOF PLAN
1" = 1/16"

N

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C.O.A. 33221

ARCHITECT:

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2	4/22/2026	RESPONSES TO COMMENTS

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PROJECT MANAGER: JO

16 AVE SELF-STORAGE MIXED USE

FOLIO No. 30-3111-016-0165

ROOF PLAN

PROJECT NUMBER: B020

PROJECT ISSUE DATE: 09-04-25

SHEET NUMBER: A1.3

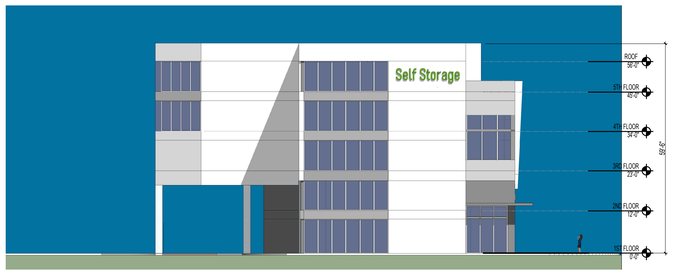
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-211 DATE: MAY 5 2026 BY: E307493



1 EAST ELEVATION
1" = 1'/16"



2 WEST ELEVATION
1" = 1'/16"



3 SOUTH ELEVATION
1" = 1'/16"



4 NORTH ELEVATION
1" = 1'/16"

URBN
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NORTH MIAMI, FL33161
Phone: 305.720.2079
C.O.A. 33221

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Digitally signed by Jorge L. Ovalle
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JORGE OVALLE
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4610 NW 7TH AV MIAMI FL 33127

REVISIONS:

No.	DATE	DESCRIPTION
1	1/23/2026	RESPONSES TO COMMENTS

DRAWN BY: GD
PROJECT MANAGER: JO

16 AVE SELF-STORAGE MIXED USE

FOLIO No. 30-3111-016-0165

ELEVATIONS

PROJECT NUMBER: B020
PROJECT ISSUE DATE: 09-04-25
SHEET NUMBER: **A2.0**

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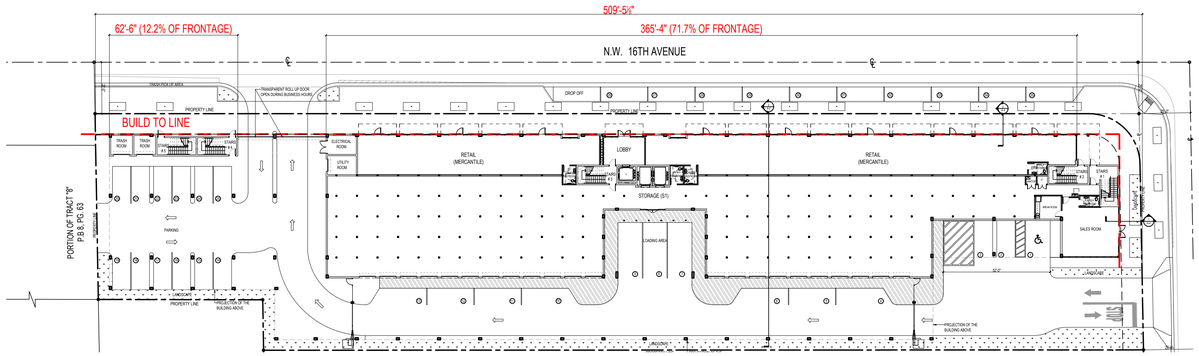
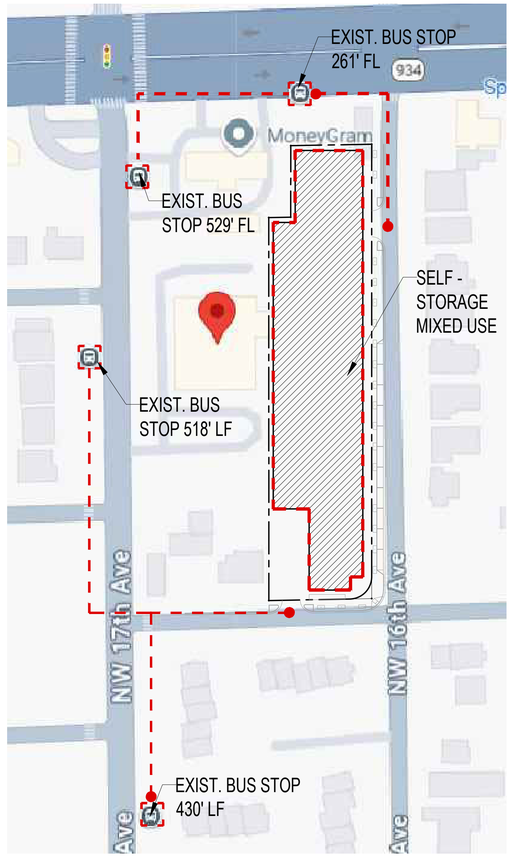


BUILDING FRONTAGE		
REQUIRED 70% MINIMUM ALONG THE FRONT PROPERTY LINE		PROVIDED
EAST ELEVATION	BUILDING FRONTAGE 509.5 FT. X 70% = 355.6 FT.	BUILDING FRONTAGE 427'-10" FT. (84% TOTAL) ⚠1
NOTE: ONLY THE PRIMARY FRONTAGE IS BEING CALCULATED		



1 AERIAL MAP
1" = 1'/16"



3 EAST BUILDING FRONTAGE
1" = 1'/16"

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NORTH MIAMI, FL33161
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ARCHITECT:
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LICENSE# 94088

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REVISIONS:

No.	DATE	DESCRIPTION
⚠1	1/23/2026	RESPONSES TO COMMENTS
⚠2	4/22/2026	RESPONSES TO COMMENTS

DRAWN BY: GD
PROJECT MANAGER: JO

16 AVE SELF-STORAGE MIXED USE

FOLIO No. 30-3111-016-0165

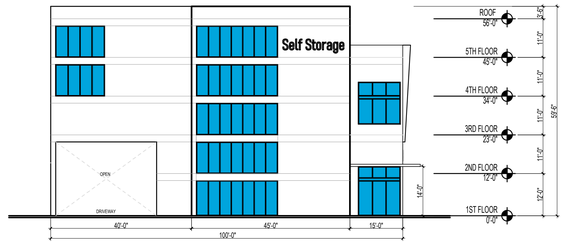
BUILDING FRONTAGE CALCULATION

PROJECT NUMBER: B020
PROJECT ISSUE DATE: 09-04-25
SHEET NUMBER: **A6.0**

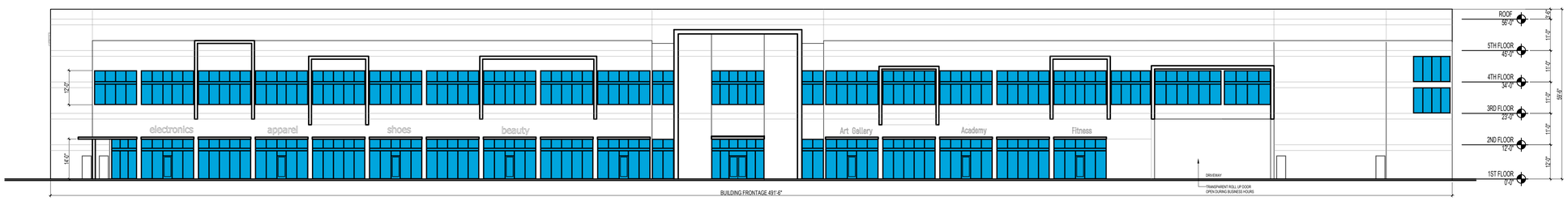
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-211 DATE: AUG 3 2026 BY: E307493

STREET 1ST FLOOR FENESTRATION		
REQUIRED STOREFRONT SHALL HAVE A TRANSPARENT CLEAR GLAZED OF NOT LESS THAN 70% OF THE FACADE AREA		PROVIDED
EAST ELEVATION	1ST FLOOR WALL AREA 6,293 SF X 70% = 4,405 SF	STOREFRONT AREA 4,425 = 70.3%

STREET FRONT FENESTRATION		
REQUIRED 30% MIN. OF BUILDING STREETWALLS SHALL BE FENESTRATED WITH WINDOWS		PROVIDED
SOUTH ELEVATION	FRONT ELEVATION WALL AREA 5,197 SF X 30% = 1,559 SF	GLAZING AREA 1,626 = 31.2%
EAST ELEVATION	FRONT ELEVATION WALL AREA 28,383 SF X 30% = 8,514 SF	GLAZING AREA 8,794= 30.9%



1 SOUTH ELEVATION
1" = 1'/16"



2 EAST ELEVATION
1" = 1'/16"

10800 BISCAYNE BLVD. SUITE 935
NORTH MIAMI, FL33161
Phone: 305.720.2079
C.O.A. 33221

ARCHITECT:
JORGE OVALLE
LICENSE # 94068

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OWNER:
WORK FORCE 17 LLC
4610 NW 7TH AV MIAMI FL 33127

REVISIONS:

No.	DATE	DESCRIPTION
1	1/23/2026	RESPONSES TO COMMENTS

DRAWN BY: GD
PROJECT MANAGER: JO

16 AVE SELF-STORAGE MIXED USE

FOLIO No. 30-3111-016-0165

GLAZING CALCULATIONS

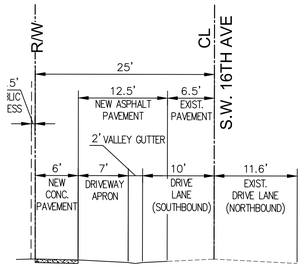
PROJECT NUMBER: B020
PROJECT ISSUE DATE: 09-04-25
SHEET NUMBER: A4.0

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-211 DATE: AUG 6 2026 BY: E307493

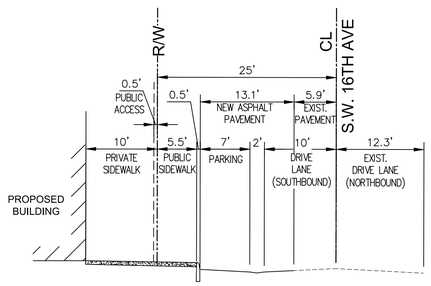
KEYNOTE LEGEND

1. PROP. 24" STOP BAR
2. PROP. PAVEMENT MARKING (TYP.)
3. PROP. 2-6" DOUBLE YELLOW STRIPING
4. PROP. WHITE DIRECTIONAL TRAFFIC ARROWS
5. PROP. SINGLE 4" WHITE SOLID LINE
6. PROP. WHEEL STOP (TYP.)
7. PROP. 5' ACCESSIBLE PARKING STRIPING
8. PROP. 6" THICK CONCRETE SIDEWALK
9. PROP. 4" THICK CONCRETE SIDEWALK
10. PROP. LANDSCAPE (REF. TO LANDSCAPE PLANS)
11. PROP. 10'X10' PEDESTRIAN SIGHT TRIANGLE. REFER TO SHEET 5.4
12. PROP. SLIDING GATE. GATE OPEN FROM LANDSCAPE AREA. (REF. TO ARCH. PLANS)
13. PROP. TYPE K-4 BOLLARDS (TOTAL 6)
14. PROP. TYPE "D" CURB
15. PROP. TYPE "F" CURB AND GUTTER
16. PROP. ENTRANCE / EXIT DOOR (REF. TO ARCH. PLANS)
17. PROP. VALLEY GUTTER
18. PROP. 32 S.F. TREE GRATES (REF. TO LANDSCAPE PLANS)
19. PROP. DETECTABLE WARNING
20. PROP. 'CR-A' CURB RAMP PER STANDARD FDOT INDEX NO. 304
21. EXIST. POLE TO BE REMOVED (UNUSED)
22. EXIST. OVERHEAD UTILITY LINE TO BE REMOVED (COORDINATE WITH FPL)
23. EXIST. SIDEWALK TO REMAIN
24. PROP. FIRE AERIAL APPARATUS (47'L X 21'W)
25. PROP. BUILDING OVERHANG
26. PROP. FIRE DEPT. KNOX KEY SWITCH MODEL 3502, 3511, 3513, OR 3516 OR KNOX PADLOCK MODEL 3781, 3782, 3783, OR 3784 ON MANUAL GATES (WHERE PERMITTED) AND KEYCODE (FOR STORAGE RENTERS ONLY)
27. PROP. 6' HIGH WALL
28. PROP. 6" CONCRETE FLARED DRIVEWAY PER LATEST FDOT INDEX 522-003
29. PROP. DROP CURP PER LATEST FDOT INDEX 520-001
30. PROP. 14.5' X 190' VEHICULAR SIGHT TRIANGLE
31. PROP. 14.5' X 300' VEHICULAR SIGHT TRIANGLE
32. PROP. SIGN ON GATE "DO NOT ENTER"
33. SEE NOTE 1 ON THIS SHEET

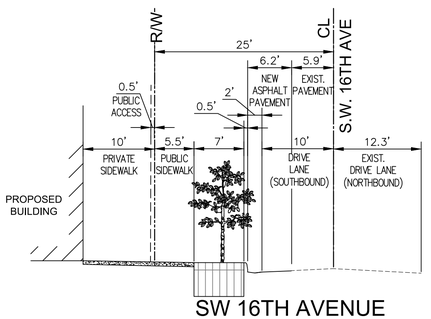
Graphic Scale in Feet (20 0 20 40)



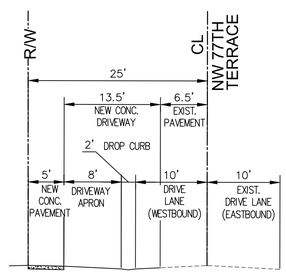
SW 16TH AVENUE
SECTION "A"-"A"



SW 16TH AVENUE
SECTION "B"-"B"



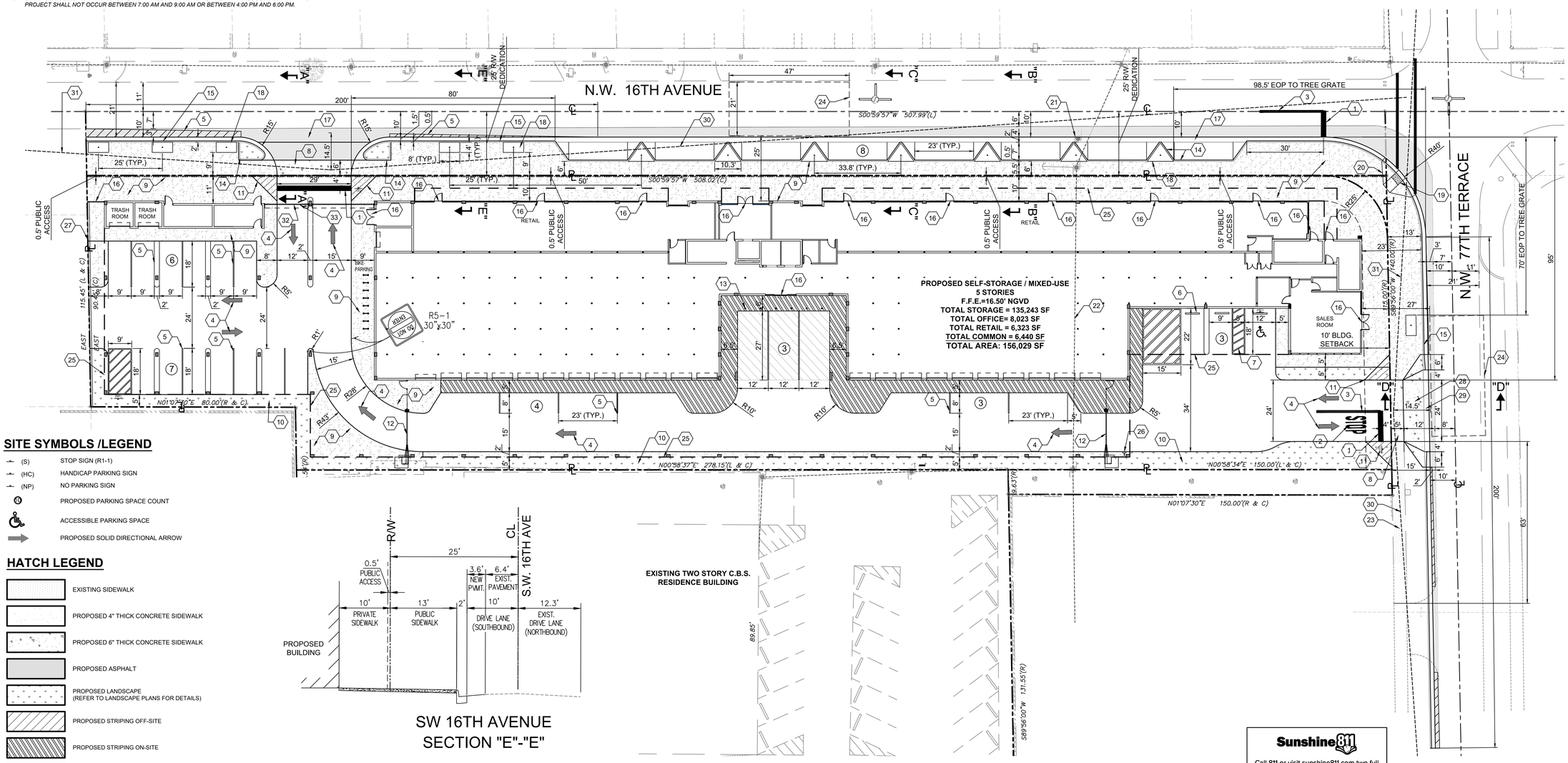
SW 16TH AVENUE
SECTION "C"-"C"



NW 77TH TERRACE
SECTION "D"-"D"

NOTES:

1. *GATE #1 ALONG NW 16TH AVENUE SHALL REMAIN OPEN DURING BUSINESS HOURS AND SHALL BE CLOSED AFTER HOURS FOR SECURITY PURPOSES.*
2. *GARBAGE COLLECTION AND LOADING ACTIVITIES WITHIN THE RIGHT-OF-WAY ASSOCIATED WITH THE PROJECT SHALL NOT OCCUR BETWEEN 7:00 AM AND 9:00 AM OR BETWEEN 4:00 PM AND 6:00 PM.*



SITE SYMBOLS /LEGEND

- (S) STOP SIGN (R1-1)
- (HC) HANDICAP PARKING SIGN
- (NP) NO PARKING SIGN
- (N) PROPOSED PARKING SPACE COUNT
- ACCESSIBLE PARKING SPACE
- PROPOSED SOLID DIRECTIONAL ARROW

HATCH LEGEND

- EXISTING SIDEWALK
- PROPOSED 4" THICK CONCRETE SIDEWALK
- PROPOSED 6" THICK CONCRETE SIDEWALK
- PROPOSED ASPHALT
- PROPOSED LANDSCAPE (REFER TO LANDSCAPE PLANS FOR DETAILS)
- PROPOSED STRIPING OFF-SITE
- PROPOSED STRIPING ON-SITE
- PROPOSED HEAVY DUTY CONCRETE

SW 16TH AVENUE
SECTION "E"-"E"

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Check positive response codes before you dig!

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CHRISTOPHER P. COLLINS, P.E. REG.# 73819 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — No 73819

7/27/2026

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Drawn by:	S.G.C.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	1"=20'
Date:	7/27/2026
Job No.:	B020

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Plans for

16 AVE SELF-STORAGE/ MIXED-USE
7777 N.W. 17TH AVENUE
MIAMI, FL 33147

SITE PLAN

Sheet No.
C-5.0

C:\Users\Ahmad\Bjourn\My ShareSync\B020\Civil\DWG\C-5.0 SITE PLAN .dwg 7/27/2026 3:18pm

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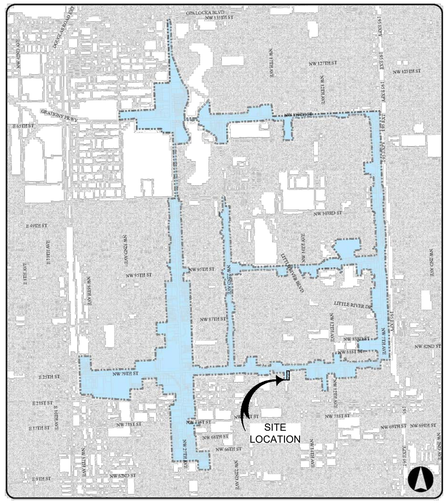
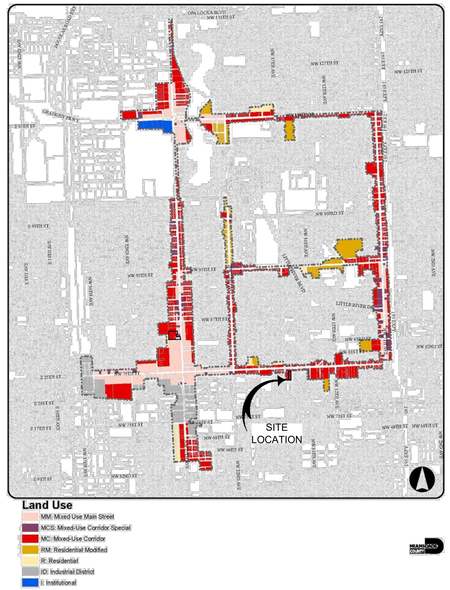
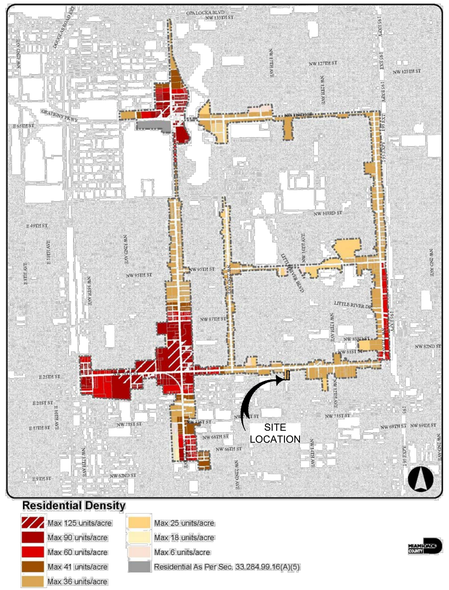


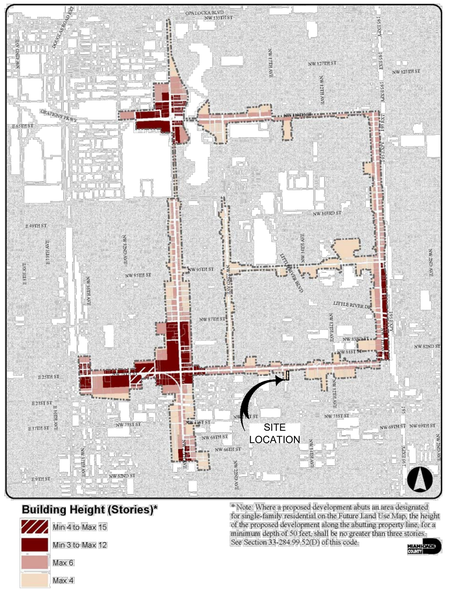
NORTH CENTRAL URBAN AREA BOUNDARY



LAND USE PLAN



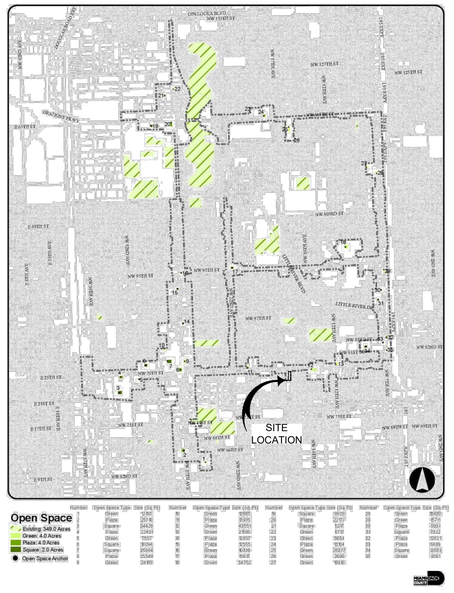
DENSITY PLAN



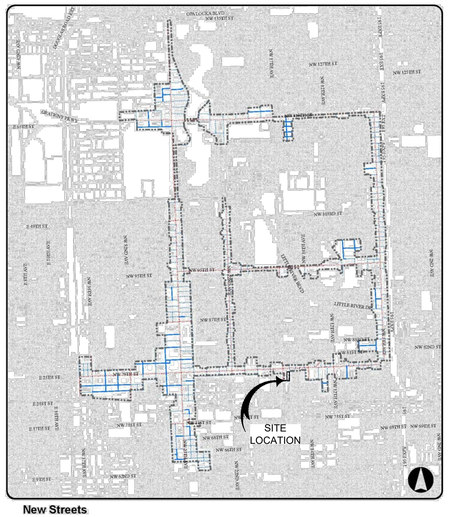
BUILDING HEIGHTS PLAN



SUB-DISTRICTS PLAN



DESIGNATED OPEN SPACE PLAN



NEW STREETS PLAN

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CHRISTOPHER P. COLLINS ★ No. 73819 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER
CHRISTOPHER P. COLLINS, P.E.
REG. # 73819
4/21/2026

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Date:	4/21/2026
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Plans for

16 AVE SELF-STORAGE/ MIXED-USE

7777 N.W. 17TH AVENUE
MIAMI, FL 33147

MAPS

Sheet No.

C-5.1

C:\Users\smgroth\My ShareSync\B020\Civil\DWG\C-5.1 MAPS.dwg 4/21/2026 7:53am

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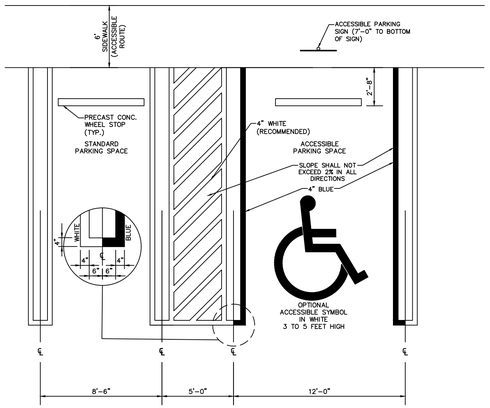
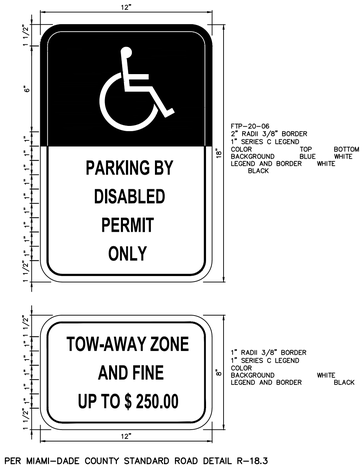


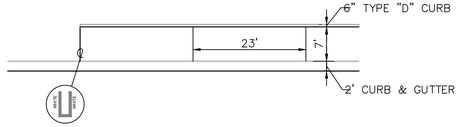
ACCESSIBLE PARKING SPACE FOR DADE COUNTY
TO MEET FBC ACCESSIBILITY 2010,
METRO-DADE DPR, FS 553 & ADAAG

ACCESSIBLE PARKING SPACE
N.T.S.



PER MIAMI-DADE COUNTY STANDARD ROAD DETAIL R-18.3

DISABLED PARKING SIGN STANDARD
N.T.S.



PARALELL PARKING STRIPING DETAIL
N.T.S.

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CHRISTOPHER P. COLLINS LICENSE No 73819 STATE OF FLORIDA PROFESSIONAL ENGINEER
CHRISTOPHER P COLLINS, P.E.
REG.# 73819
4/21/2026

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Approved by:	C.P.C.
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Plans for

16 AVE SELF-STORAGE/ MIXED-USE
7777 N.W. 17TH AVENUE
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ACCESSIBLE PARKING DETAILS

Sheet No.
C-5.2

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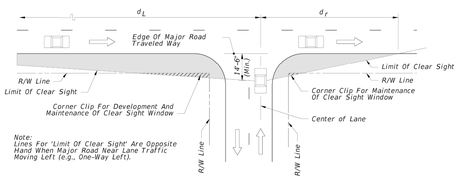
Topic #625-000-002
FDOT Design Manual — January 1, 2025

212.11.1 Stop Control (AASHTO Case B)

Figure 212.11.1 illustrates clear sight triangles for intersections and driveways.

Figure 212.11.1 Clear Sight Triangles



The minimum driver-eye setback of 14.5 feet from the edge of the traveled way may be adjusted on any intersection leg only when justified by a documented, site-specific field study of vehicle stopping position and driver-eye position.

Exhibits 212-4 through ***212-7*** provide intersection sight distances for stop-controlled intersections. The tables in the exhibits provide sight distance values for Passenger vehicles, Single Unit (SU) Trucks, and Combination vehicles for design speeds ranging from 25 mph to 70 mph. Intersection sight distance based on Passenger vehicles is suitable for most intersections; however, consider the values for SU Vehicles or Combination vehicles for intersections with high truck volumes.

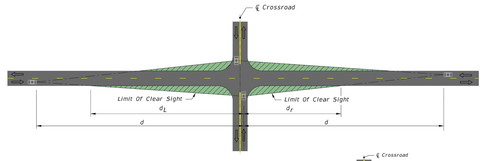
The following guidance applies to ***Exhibits 212-4*** through ***212-7***:

(1) Limitations

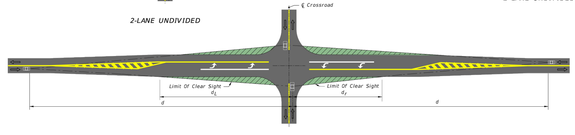
(a) The exhibits apply to intersections in all context classifications with stop control or flashing beacon control.

(b) The exhibits apply only to intersections with intersecting angles between 60°and 120°, and where vertical and horizontal curves are not present.

INTERSECTION SIGHT DISTANCE: 2-LANE UNDIVIDED



2-LANE UNDIVIDED



2-LANE WITH LEFT TURN LANE

Design Speed (mph)	d	d_L (Ft.)	d_r (Ft.)
≤ 25	280	200	130
30	335	240	155
35	390	275	175
40	445	315	200
45	500	355	225
50	555	395	250
55	610	435	275
60	665	470	300
65	720	510	325
70	775	550	350

Passenger Vehicle

Design Speed (mph)	d	d_L (Ft.)	d_r (Ft.)
≤ 25	350	250	160
30	420	300	190
35	490	350	220
40	560	400	250
45	630	450	285
50	700	495	315
55	770	545	345
60	840	595	375
65	910	645	410
70	980	695	440

SU Vehicle

Design Speed (mph)	d	d_L (Ft.)	d_r (Ft.)
≤ 25	423	300	190
30	510	365	230
35	595	420	265
40	680	480	305
45	765	545	345
50	845	600	380
55	930	660	415
60	1015	720	455
65	1100	780	495
70	1185	840	530

Combination Vehicle

SIGHT DISTANCE (d) AND RELATED DISTANCES (d_L, d_r) (FEET)

2 LANE UNDIVIDED

Design Speed (mph)	d	d_L (Ft.)	d_r (Ft.)
≤ 25	375	265	145
30	450	250	170
35	525	290	200
40	600	330	230
45	675	370	255
50	750	410	285
55	825	455	315
60	900	495	340
65	975	535	370
70	1050	573	395

Passenger Vehicle

Design Speed (mph)	d	d_L (Ft.)	d_r (Ft.)
≤ 25	450	250	170
30	540	295	205
35	630	345	240
40	720	395	275
45	810	445	305
50	900	495	340
55	990	545	375
60	1080	590	410
65	1170	640	440
70	1260	690	475

Combination Vehicle

SIGHT DISTANCE (d) AND RELATED DISTANCES (d_L, d_r) (FEET)

2-LANE WITH LEFT TURN

NOT TO SCALE

NOTE:
1. See Figure 212.11.1 for origin of clear sight line on the minor road.

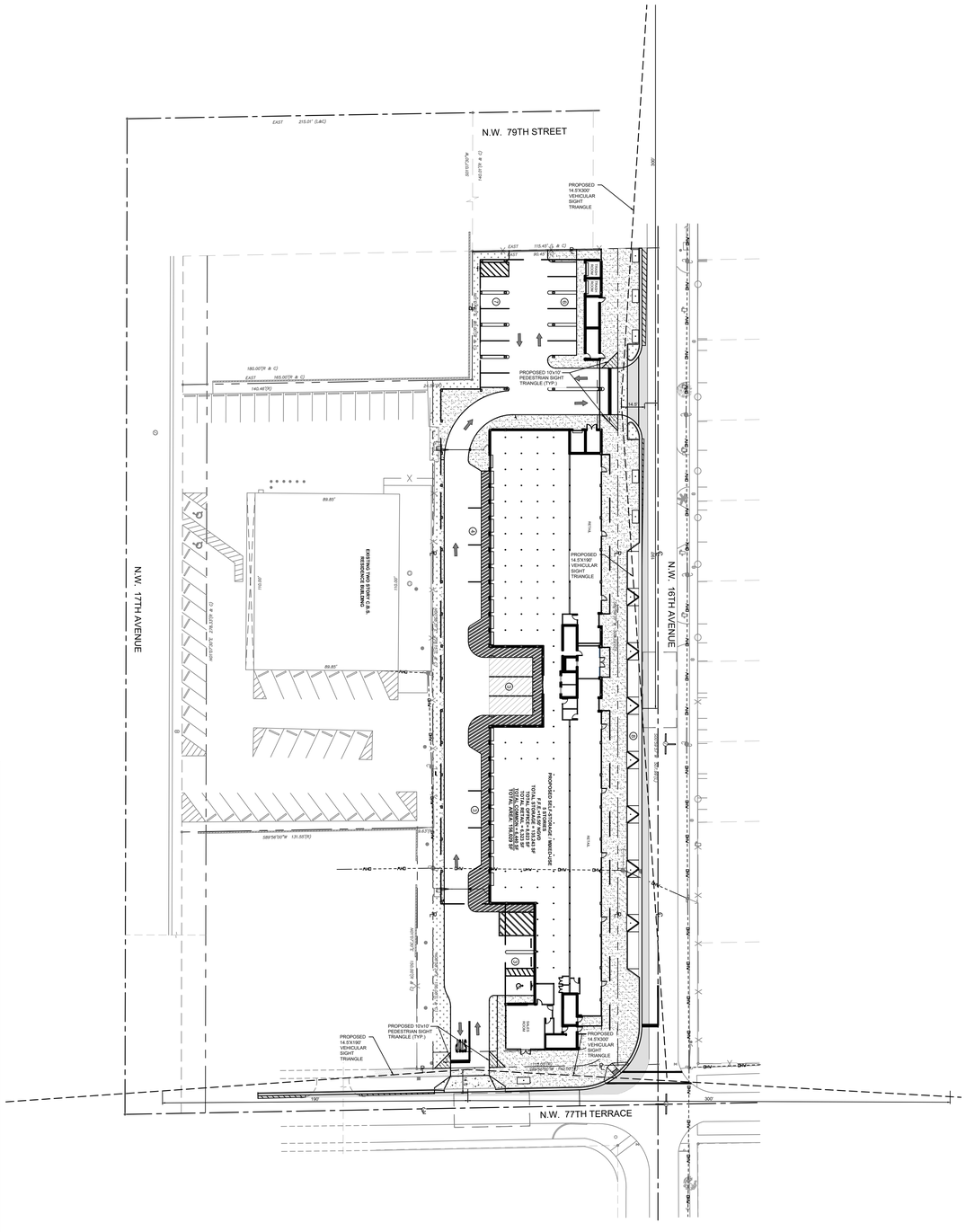
LEGEND
Areas Free Of Sight Obstructions

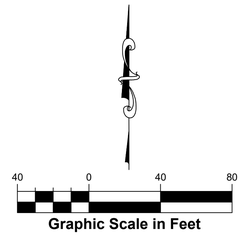
EXHIBIT 212-4
01/01/2025

SIGHT TRIANGLE LEGEND

PROPOSED VEHICULAR SAFE SIGHT TRIANGLE PER FDOT DESIGN MANUAL 2020 CHAPTER 212.11.1, EXHIBIT 212-4

PROPOSED 10x10' PEDESTRIAN SIGHT TRIANGLE





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REG.# 73819
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Plans for

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SIGHT DISTANCE TRIANGLE DETAILS

Sheet No.
C-5.3

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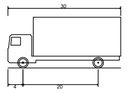
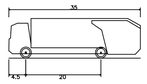
LOADING TRUCK PROFILE



SU-30 - Single Unit Truck

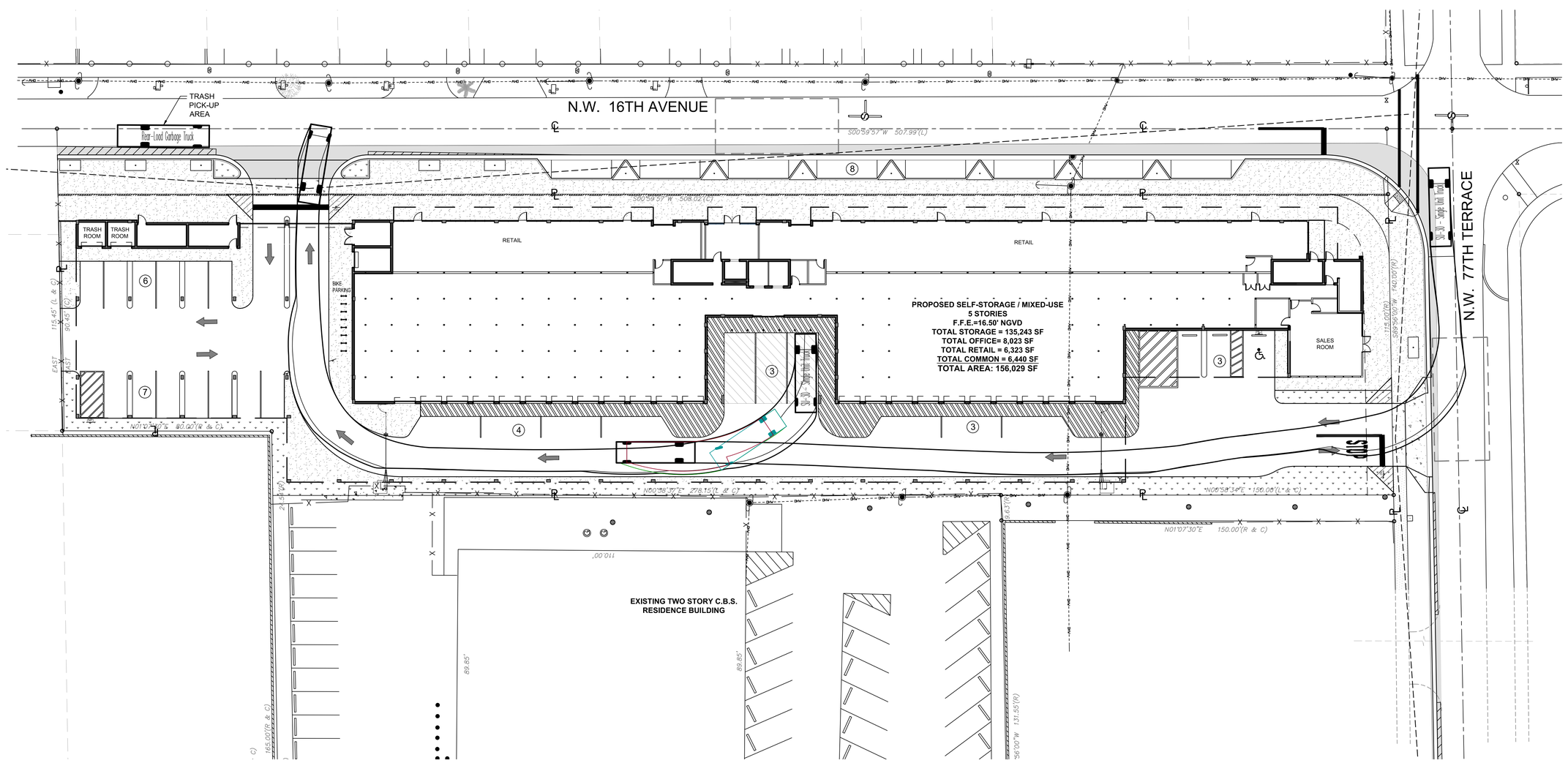
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

GARBAGE TRUCK PROFILE



Rear-Load Garbage Truck

Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft



20 0 20 40

Graphic Scale in Feet

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CHRISTOPHER P. COLLINS, P.E.
REG.# 73819

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Scale:	1"=20'
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Plans for

16 AVE SELF-STORAGE/ MIXED-USE
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LOADING AND GARBAGE ACCES PLAN

Sheet No.
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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-211 DATE: AUG 3 2026 BY: E307493

OPEN SPACE

PROPOSED PRIVATE OPEN SPACE: 9,989 S.F.

TOTAL SITE AREA	REQUIRED	PROVIDED
56,497 S.F.	8,475 S.F. (15% OF SITE AREA)	9,989 S.F. (17.6% OF SITE AREA)

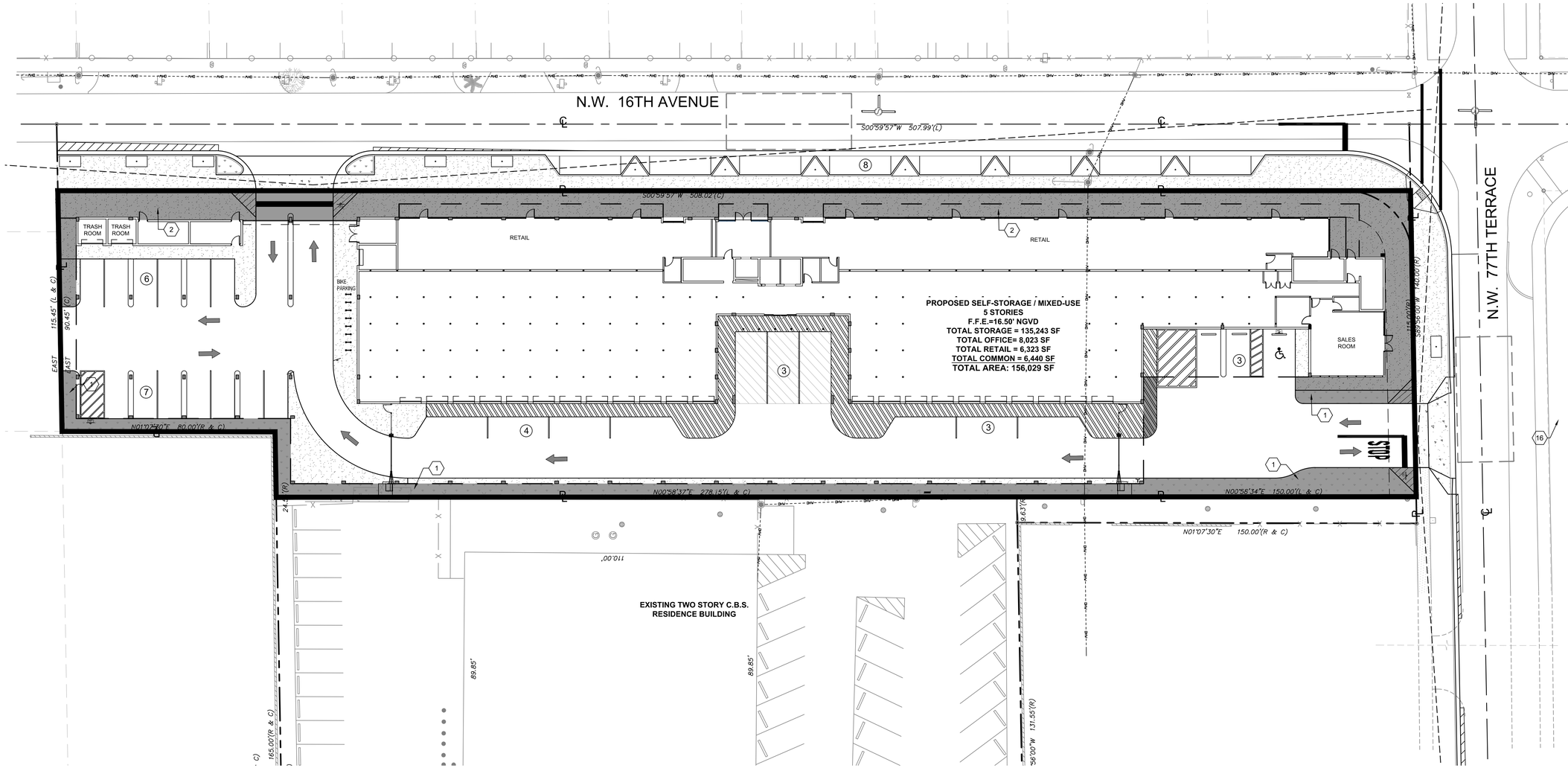
HATCH LEGEND

TOTAL SITE AREA

PROPOSED PRIVATE OPEN SPACE

KEYNOTE LEGEND

1. PROP. LANDSCAPE
2. PROP. SIDEWALK



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STATE OF FLORIDA
No 73819
REGISTERED PROFESSIONAL ENGINEER
7/27/2026

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Plans for

16 AVE SELF-STORAGE/ MIXED-USE
7777 N.W. 17TH AVENUE
MIAMI, FL 33147

OPEN SPACE PLAN

Sheet No.
C-7.0

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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-211 DATE: AUG 3 2026 BY: E307493

TREE DISPOSITION CHART

No.	BOTANICAL NAME	COMMON NAME	DBH	HT. x SPR.	DISPOSITION	MITIGATION REQ'D	CANOPY LOSS	DBH INCHES REMOVED
1	Ficus benjamina	Weeping Fig	36"	20' x 25'	REMAIN (OFFSITE)	NO	0 SF	0
2	Prunus dulcis	Almond Tree	36"	25' x 50'	REMOVE	YES	1,963 SF	36"
3	Adonidia merrillii	Christmas Palm	6"	12' x 15'	REMAIN (OFFSITE)	NO	0 SF	0
4	unknown	unknown	12"	18' x 20'	REMAIN (OFFSITE)	NO	0 SF	0
5	unknown	unknown	8"	18' x 18'	REMOVE	YES	254 SF	8"
6	Prunus dulcis	Almond Tree	26"	28' x 50'	REMOVE	YES	1,963 SF	26"
7	Cocos nucifera 'Malayan'	Malayan Coconut Palm	12"	25' x 18'	REMOVE	YES	254 SF	12"
8	Cocos nucifera 'Malayan'	Malayan Coconut Palm	12"	25' x 18'	REMOVE	YES	254 SF	12"
9	Cocos nucifera 'Malayan'	Malayan Coconut Palm	12"	25' x 18'	REMOVE	YES	254 SF	12"
10	Mangifera indica	Mango Tree	14"	20' x 25'	REMOVE	YES	491 SF	14"
11	Melicoccus bijugatus	Spanish Lime Tree	11"	20' x 25'	REMOVE	YES	491 SF	11"
12	Persea americana	Avocado Tree	8"	20' x 18'	REMOVE	YES	254 SF	8"
13	Persea americana	Avocado Tree	14"	25' x 32'	REMOVE	YES	804 SF	14"
14	unknown	unknown	19"	20' x 20'	REMOVE	YES	314 SF	19"
15	Mangifera indica	Mango Tree	14"	20' x 20'	REMOVE	YES	314 SF	14"
16	Pouteria sapota	Mamey Sapote Tree	11"	18' x 18'	REMOVE	YES	254 SF	11"
17	Pouteria sapota	Mamey Sapote Tree	10"	18' x 18'	REMOVE	YES	254 SF	10"
18	Mangifera indica	Mango Tree	11"	18' x 20'	REMOVE	YES	314 SF	11"
19	Prunus dulcis	Almond Tree	36"	60' x 25'	REMOVE	YES	491 SF	36"
20	Prunus dulcis	Almond Tree	36"	60' x 25'	REMOVE	YES	491 SF	36"

TOTAL DBH REMOVED AND MITIGATED PER TREE TRUST FUND DONATION PER CHAPTER 17 AND CHART ON SHEET L-200 = 290"

TOTAL CANOPY LOSS = 9,414 SF

SEE SHEET L-200 FOR CHAPTER 17 CHART OF TREE TRUST FUND DONATION SITE PLAN PERVIOUS PLANTING AREAS DO NOT ACCOMMODATE MITIGATION TREES TO BE PLANTED ON SITE

*NO FLORIDA NATIVE SPECIES WERE RECORDED ON THE SURVEY

TREE SYMBOL LEGEND

- EXISTING PALM TO BE REMOVED
COMPLETELY REMOVE TREE AND ENTIRE ROOT SYSTEM AND GRIND TRUNK TO A MIN. DEPTH OF 18" AND FILL WITH REPLACEMENT SOIL TO SURROUNDING GRADE

- EXISTING TREE TO BE REMOVED
COMPLETELY REMOVE TREE AND ENTIRE ROOT SYSTEM AND GRIND TRUNK TO A MIN. DEPTH OF 18" AND FILL WITH REPLACEMENT SOIL TO SURROUNDING GRADE

TREE DISPOSITION NOTES & SPECIFICATIONS

1. NOTE: ALL LANDSCAPE REQUIREMENTS ARE IN COMPLIANCE WITH MIAMI-DADE COUNTY LANDSCAPE MANUAL AND SECTION 18a (AND OTHERS BY REFERENCE) CODE OF ORDINANCES. AT TIME OF FINAL APPROVAL, ALL APPLICABLE MIAMI-DADE COUNTY LANDSCAPE CODE REQUIREMENTS SHALL BE MET OR EXCEEDED.
2. CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BY CALLING SUNSHINE 811 PRIOR TO ANY DIGGING.
3. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
4. THESE PLANS WERE PREPARED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN, AND INCLUDES INFORMATION FROM BASED ON A REPORT AND ASSESSMENT BY JEREMY T CHANCEY, REGISTERED CONSULTING ARBORIST, AND AN ALTA TREE SURVEY INCLUDING SATELLITE LOCATIONS OF TREES ON THE SITE.
5. AS PART OF MOBILIZATION AND PRIOR TO DEMOLITION/NSITE WORK TREE PROTECTION BARRIER FENCING SHALL BE ERECTED AROUND ALL TREES TO REMAIN, PER LANDSCAPE DETAIL SHEET L-201, AND SHALL REMAIN DURING ENTIRETY OF CONSTRUCTION UNTIL FINAL COMPLETION OF PROJECT.
6. CONTRACTOR SHALL TAKE CARE IN ANY TREE REMOVALS SPECIFIED ON THIS SHEET AND PROTECT EXISTING CONDITIONS TO REMAIN, AND SHALL BEAR ALL DIRECT AND INDIRECT COSTS TO RESTORE IN FULL ANY DAMAGED CONDITIONS AS A RESULT OF THE SCOPE HEREIN.
7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE WORK HEREIN AND BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, PROTECTION, DISCOVERY, VERIFICATION, CONSULTATION, ETC. THAT MAY BECOME NECESSARY WITH THE WORK ASSOCIATED HEREIN.
8. AS MAY BE REQUIRED, ALL EXISTING MATERIALS TO REMAIN SHALL BE PROVIDED TEMPORARY MAINTENANCE INCLUDING, BUT NOT LIMITED TO; TRIMMING, FERTILIZATION, WATER SCHEDULE, BRACING, RELOCATION, UNFORESEEN CONDITIONS, ETC. ANY MAINTENANCE PRUNING REQUIRED OF EXISTING TREES TO REMAIN SHALL BE IN STRICT ACCORDANCE WITH ANSI A300 PRUNING STANDARDS.
9. FOR ANY VEGETATION REMOVALS, CONTRACTOR SHALL IMMEDIATELY FILL ROOT DEPRESSIONS WITH SUITABLE CLEAN SOIL IN 12" LIFTS, LIGHTLY COMPACTED TO AVOID TOPOGRAPHIC DEPRESSIONS, AND ROUGH GRADE AREAS OF WORK TO PRODUCE A SMOOTH, EVEN SURFACE.
10. ANY EXISTING INVASIVE VEGETATION SHALL BE COMPLETELY REMOVED FROM SITE, INCLUDING ROOTS, BRANCHES, TRUNKS, SEEDS, FLOWERS, AND ANYTHING ASSOCIATED WITH EACH SPECIE. ALL INVASIVE EXOTIC MATERIAL AND THEIR PARTS SHALL BE COMPLETELY REMOVED FROM SITE AND PROPERLY DISPOSED OF OFFSITE.
11. EXCEPT FOR OFFSITE TREES SPECIFIED TO REMAIN, ALL EXISTING VEGETATION WITHIN THE SITE SHALL BE REMOVED AND/OR PERPETUALLY ERADICATED AS PART OF SITE CLEARING, INCLUDING UNDERGROWTH AROUND EXISTING TREES TO REMAIN. DURING CONSTRUCTION SITE SHALL BE MAINTAINED TO BE VOID OF ANY AND ALL INVASIVE, EXOTIC, AND NUISANCE VEGETATION, AND IN COMPLIANCE WITH MIAMI DADE COUNTY CODE OR ORDINANCES. FINE SURFACE GRADING IN PREPARATION FOR NEW LANDSCAPING, INCLUDING REMOVAL OF DEBRIS/ROCK/DELETERIOUS MATERIALS, SCARIFYING OF SOIL, AND INSTALLATION OF AMENDED PLANTING SOILS SHALL BE INCORPORATED AS PART OF THIS SCOPE BEFORE PLACING A BID. SEE LANDSCAPE DETAILS AND LANDSCAPE PLANTING PLAN FOR MORE INFORMATION RELATING TO PREPARATION OF ALL SOILS PRIOR TO PLANTING MATERIALS INSTALLATION, AND SEE GRADING PLAN FOR FINAL SURFACE GRADE LEVELS.
12. ANY TREE WORK HEREIN WILL REQUIRE A PERMIT FROM FROM MIAMI DADE COUNTY. MITIGATION FOR ANY TREES DAMAGED OR REMOVED SHALL BE IN ACCORDANCE WITH MIAMI DADE COUNTY TREE MITIGATION REQUIREMENTS AS STATED IN THE CODE OF ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS.
13. SEE ALSO SHEETS L-200 AND L-201 FOR ADDITIONAL INFORMATION, CHAPTER 17 MITIGATION CHART FOR REQUIRED TREE TRUST FUND DONATION. NOTES AND DETAILS.

CHAPTER 17 TREE TRUST FUND CHART

Total diameter of tree(s) to be removed (sum of inches at DBH)	Total number of replacement trees required (where each Replacement Tree is a minimum of 2" DBH x 6' spread in Canopy x 12' in height)	OR	Total number of replacement trees required (where each Replacement Tree is a minimum of 4" DBH x 8' spread in Canopy x 16' in height)	Contribution to Tree Trust Fund
2"—3"	1	or	0	$1,000.00
4"—6"	2	or	1	$2,000.00
7"—12"	4	or	2	$4,000.00
13"—18"	6	or	3	$6,000.00
19"—24"	8	or	4	$8,000.00
25"—30"	10	or	5	$10,000.00
31"—36"	12	or	6	$12,000.00
37"—42"	14	or	7	$14,000.00
43"—48"	16	or	8	$16,000.00

NOTE: MITIGATION SHALL BE TO THE COUNTY TREE TRUST FUND DONATION BASED ON THE TREES REMOVED, THIS CHART AND AS DETERMINED BY MIAMI-DADE COUNTY

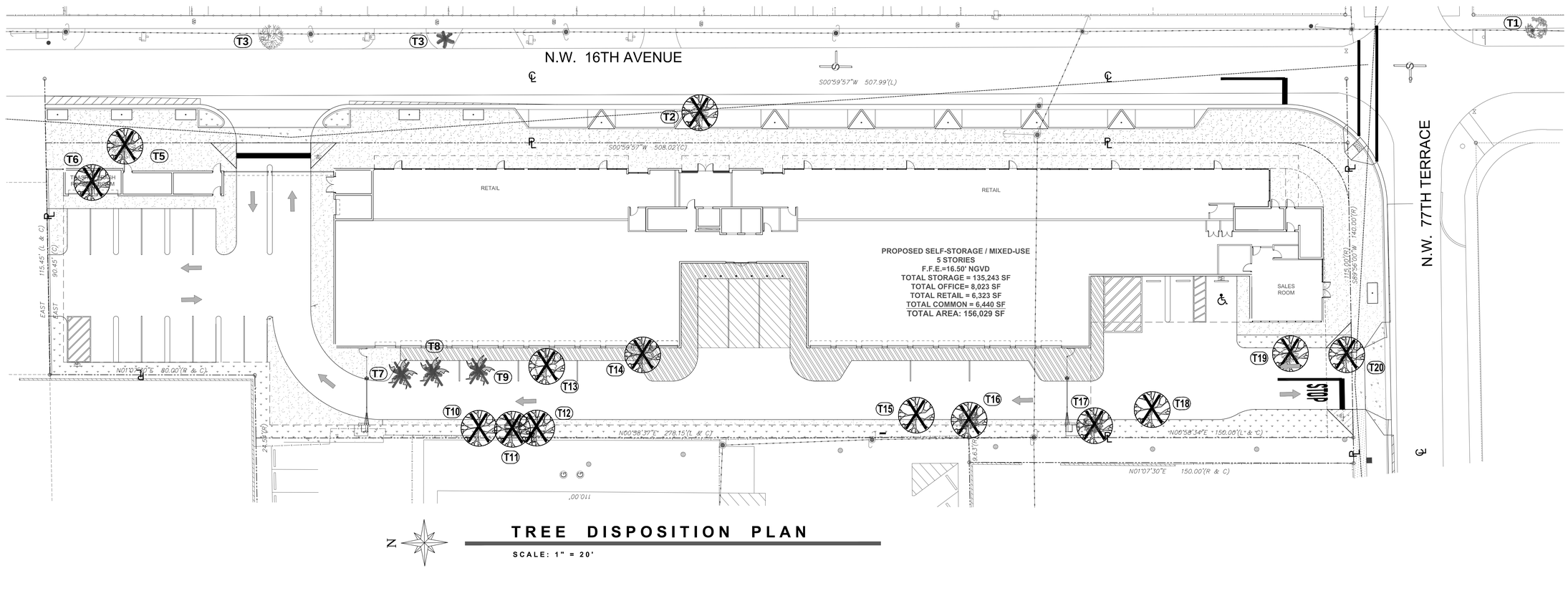
LANDSCAPE LEGEND INFORMATION

Proposed Zoning: MCS (Mixed Use Special) Lot Area 56,497 SF Acres 1.30

	Required/ Allowed	Provided
OPEN SPACE		
A. Square feet of pervious area required by Landscape Manual as indicated on site plan (percent of pervious area required): 16% + additional 3.5% for 4 floor building = 20.5%	2,048	3,236
B. Square feet of parking lot open space required by Landscape Manual as indicated on site plan (number of parking spaces X 10sf per parking space @ 36 spaces):	360	360
C. Total square feet of landscaping open space required (A+B) =	2,408	3,596
D. Maximum permitted non-drought lawn area allowed (20%) = 5,385 sf max. (all proposed turf grass is Bahiagrass drought tolerant species)	482	*0
TREES		
A. Number of trees required per net lot acre (Table A) less existing number of trees meeting minimum requirements = 17 trees x net lot acres =	23	*38
B. % Natives required: Number of trees provided x 30% =	12	38
C. Street Trees (maximum average spacing 25'o.c. where overhead lines exist): 440' along streets / 25 =	18	*13
D. Total Trees required (A+C) =	41	51
SHRUBS		
A. Number of shrubs required: Number of trees required x 10 =	410	555
B. No. of shrubs allowed x 30%: Number of native shrubs required:	123	555

***NOTE**: Due to limited available street planting area in R.O.W. and within 7' from R.O.W., and by restrictive clear sight areas and no-planting zones required by Engineering, some street tree requirements are being met within the site interior lot.

IRRIGATION PLAN REQUIRED – Full irrigation plans will be provided at time of building permit



TREE DISPOSITION PLAN

SCALE: 1" = 20'

No.	REVISIONS	DATE	BY
1	REVISED PER REVIEW COMMENTS	09-10-26	WDB
2	UPDATES PER MIAMI-DADE COMMENT RESTRICTING TREES IN 7' FROM INTERSECTION	06-30-26	WDB
3	UPDATED PER SITE PLAN REVISIONS	04-21-26	WDB
4	REVISED TWO LANDSCAPE PLANTERS AT SOUTH PER REVIEW COMMENTS	04-03-26	WDB
5	REVISIONS PER REVIEW COMMENTS	01-20-26	WDB

GREEN EARTH
LANDSCAPE ARCHITECTURE
3055 LOXAHATCHEE DR.
JUPITER, FLORIDA.
E-MAIL: dale.bryant@greenearthla.com PHONE: 954-638-9825

REGISTERED LANDSCAPE ARCHITECT DALE BRYANT LA 6666943 STATE OF FLORIDA

PROJECT # 25-114
DATE 08-09-2025
SCALE AS SHOWN
DESIGNED BY WDB
DRAWN BY WDB
CHECKED BY WDB

16 AVE SELF-STORAGE/MIXED-USE
7777 NW 17th Ave.
Miami, FL
MIAMI DADE COUNTY FL

TREE DISPOSITION PLAN

SHEET NUMBER
L-100

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Green Earth Landscape Architecture shall be without liability to the same.

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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-211 DATE: AUG 3 2026 BY: E307493

LANDSCAPE NOTES & SPECIFICATIONS

1. ALL PROPOSED PLANT MATERIAL SHALL BE A MINIMUM OF FLORIDA NO. 1 OR BETTER AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. ALL PLANTED AREAS SHALL CONTAIN A THREE (3) INCH LAYER OF SHREDDED STERILIZED EUCALYPTUS OR MELALEUCA MULCH SUCH AS FLORI-MULCH EQUIVALENT. KEEP MULCH A MIN. 12" AWAY FROM TREE TRUNKS AND REDUCE THICKNESS TO 1-1/2" OVER ALL ROOT SYSTEMS. CREATE WATER-RETENTIVE SOIL/MULCH TREE RINGS/SAUCERS AROUND ALL NEW TREES PER LANDSCAPE DETAILS. ALL NEWLY-PLANTED OR RELOCATED TREES ARE TO BE SET AT A FINAL GRADE SO THAT ROOTBALLS/SURFICIAL ROOT SYSTEMS ARE APPROXIMATELY 3" ABOVE SURROUNDING GRADES, OR 10% OF THE DEPTH OF ROOTBALLS AT TIME OF PLANTING/SETTING AND SETTLING.
3. ALL SOD OR SEED SHALL BE CERTIFIED TRUE TO NOMENCLATURE AND VARIETAL, WEED AND INSECT FREE, HEALTHY AND FULL IN SOLID PIECES AT TIME OF DELIVERY AND INSTALLATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH PLANT INSTALLATION.CALL SUNSHINE ONE SERVICE FOR UNDERGROUND UTILITY LOCATIONS 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING 1-800-432-4770. VERIFY ALL EXISTING OR NEW UTILITIES AND POTENTIAL OBSTRUCTIONS/CONFLICTS OR ANY OTHER CONFLICTS PRIOR TO INSTALLATION, AND BRING ALL POTENTIAL CONFLICTS TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. CORNER CLIP AND VISIBILITY TRIANGLES SHALL BE MAINTAINED FOR CLEAR SIGHT VISIBILITY IN ACCORDANCE WITH ALL REGULATORY AGENCY ROADWAY SAFETY DESIGN AND GUIDELINES REGARDING UNOBSTRUCTED AND CLEAR SIGHT REQUIREMENTS.
6. THE LANDSCAPE PLANS WERE DESIGNED TO COMPLY WITH BEST MANAGEMENT PRACTICES (BMP) INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ACKNOWLEDGING AND DESIGNING WITHIN FEDERAL, STATE, COUNTY, MUNICIPAL, SOVEREIGN AND OTHERWISE, RULES AND REGULATIONS REGARDING HUMAN AND ENVIRONMENTAL SAFETY; IMPLEMENTING ACCEPTED SOUND HORTICULTURAL DESIGN PRACTICES WITH SPECIFIC CONSIDERATION TO SPECIE WATER NEEDS, ARRANGEMENT, SPACING, SUNLIGHT TOLERANCES, SCALE, URBAN/RESIDENTIAL AESTHETIC DESIGN, HEAT GAIN REDUCTION NATURAL SITE OPPORTUNITIES AND CONSTRAINTS, AND IN LINE WITH FLORIDA FRIENDLY LANDSCAPE DESIGN PRINCIPLES; TO COMPLY WITH ALL PREVAILING REGULATORY REQUIREMENTS AND RESTRICTIONS, AND INTENT.
7. A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATIVE REMOVAL WITHIN THE DRIPLINE OF A TREE, AND/OR SITE WORK.
8. LOCAL UTILITY AND FIRE RESCUE CLEARANCE ZONES SHALL BE PROVIDED ALL ABOVE GROUND OR AT GRADE METERS AND EQUIPMENT.
9. WHERE OVERHEAD POWER LINES EXIST, ALL PROPOSED TREES AND PALM SETBACKS SHALL CONFORM WITH THE FLORIDA POWER AND LIGHT (FPL) GUIDELINES FOR SETBACKS FROM OVERHEAD UTILITY LINES.
10. PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF DISCREPANCIES BETWEEN PLANT LIST COUNTS AND PLAN, PLAN QUANTITIES AND LAYOUT SHALL TAKE PRECEDENCE BASED ON SYMBOLS AND CENTER-TO-CENTER SPACING SPECIFIED ON PLANT LIST.
11. ALL LANDSCAPE PLANTING AREAS SHALL HAVE AMENDED PLANTING SOIL OF UNCOMPACTED COARSE LOAM THAT IS A MINIMUM OF 12 INCHES DEEP. SOILS SHALL BE APPRECIABLY FREE OF GRAVEL, STONES, RUBBLE OR TRASH. ALL COMPACTED SOIL, CONTAMINATED SOIL OR ROADBASE FILL SHALL BE REMOVED. AMENDED PLANTING SOIL SHALL BE PREMIXED OFF SITE AND SHALL BE A RATIO BY VOLUME MIXTURE OF 50% PULVERIZED TOPSOIL/FLORIDA MUCK ORGANIC CONTENT AND 50% CLEAN, SCREENED SAND, FREE OF NEMATODES AND VEGETATIVE GROWTH. 10% SPHAGNUM PEAT OR OTHER ORGANIC AMENITY IS ACCEPTABLE IN THE AMENDED SOIL MIX.
12. ALL SOD SHALL BE DROUGHT TOLERANT VARIETY BAHIAGRASS SOD. ALL SOD SHALL BE IN SOLID, FULL PIECES. LAY SOD TIGHT WITH STAGGERED JOINTS AND ROLL IF NECESSARY TO PRODUCE A SMOOTH, EVEN FINISH GRADE. INFILL ANY GAPS OR VOIDS IN OR BETWEEN PIECES WITH COURSE SAND. SEE LANDSCAPE DETAILS FOR MORE INFORMATION.
13. ALL PLANT MATERIALS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR TO BE IN A THRIVING, HEALTHY CONDITION THAT IS INDICATIVE OF EACH SPECIES. ANY PLANTS THAT FAIL OR REACH A STATE OF IRREVERSIBLE DECLINE RENDERING THEM LESS THAN FLORIDA NO. 1 GRADE WITHIN THAT PERIOD SHALL BE REPLACED IMMEDIATELY WITH LIKE KIND, SIZE, AND SPECS AT NO COST TO OWNER OR OWNER'S REPRESENTATIVE.
14. INVASIVE EXOTIC VEGETATION WAS OBSERVED WITHIN THE SITE AND SHALL BE REMOVED IN ITS ENTIRETY DURING EXCAVATION/CLEARING INCLUDING ENTIRE ROOT SYSTEMS AND ANY SEEDS, DEBRIS, CLIPPINGS AND OTHER PARTS OF THE VEGETATION, ALL PROPERLY DISPOSED OFF-SITE.
15. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR AND PROGRAMMABLE AUTOMATIC CONTROLLER AS PERMITTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, COUNTY, AND LOCAL CODES. IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE WITH 50% OVERLAP.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY PERMITS, AND BEAR THE COSTS OF ALL TESTING, MONITORING, OR RESTORATION/MITIGATION.
17. SEE SHEET L-100 TREE DISPOSITION PLAN FOR MORE INFORMATION REGARDING SCOPE OF WORK.1
18. ALL STAKING & GUYS FOR TREES AND PALMS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR WHEN FULLY ESTABLISHED. THIS IS TO BE PERFORMED BY CONTRACTOR AS PART OF THE SCOPE OF WORK WITHIN THIS PLAN, AND AS HEREBY DIRECTED BY THE LANDSCAPE ARCHITECT OF RECORD AS AN INTEGRAL PART OF THIS PLAN.
19. AN IRRIGATION PLAN WILL BE PROVIDED AT TIME OF BUILDING PERMIT SUBMITTAL. ALL NEW TREES AND PALMS SHALL HAVE A MINIMUM OF ONE BUBBLER NOZZLE INSTALLED FROM THE ADJACENT ZONE LATERAL LINE. SET SCREW TO EMIT NO MORE THAN .25 GPM FLOW RATE UNLESS OTHERWISE NEEDED OR REQUIRED.
20. ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON NATURAL MATERIAL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
21. AT TIME OF CONSTRUCTION, IF SOME SPECIFIED TREES ON THE PLANT LIST HEREIN ARE NOT AVAILABLE AS FIELD-GROWN BALLED-AND-BURLAPPED, ANY APPROVED CONTAINERIZED TREES WILL BE STRICTLY REQUIRED TO HAVE ROOTBALL PERIPHERIES SHAVED TO REMOVE ALL CIRCLING ROOTS. SHOULD THIS EXCEPTION BE APPROVED, IT WILL BE INSPECTED AND STRICTLY ENFORCED PRIOR TO ACCEPTANCE OF EACH CASE BEFORE PLANTING.
22. CONTRACTOR SHALL FULLY MAINTAIN ALL VEGETATED AREAS INCLUDING THOSE TO REMAIN AND BE PROTECTED, AS WELL AS NEW AREAS, AS NEEDED UNTIL TIME OF FINAL ACCEPTANCE. THIS INCLUDE BUT IS NOT LIMITED TO, WATERING, WEED REMOVAL, FERTILIZATION, LAWN CUTTING, PRUNING, AND GENERAL LANDSCAPE MAINTENANCE.
23. ALL TREES SPECIFIED TO BE REMOVED ON SHEET L-100 SHALL BE COMPLETELY REMOVED AND PROPERLY DISPOSED OF OFFSITE, INCLUDING ALL FRUITS AND FOLIAGE. GRIND STUMPS TO A MIN. 24" DEPTH AND FILL WITH SUITABLE SOIL.
24. INSTALL PHYSICAL ROOT BARRIER (SEE DETAIL SHEET L-201) ALONG LENGTH OF ANY HARDSCAPE SURFACES, INCLUDING WALKS AND CURBS, 5' EACH DIRECTION FROM CENTERS OF TRUNKS, FOR ANY TREES EXISTING OR PROPOSED, WHOSE TRUNKS ARE CLOSER THAN 4' FROM HARDSCAPE SURFACES.
25. SEE SHEET L-202 FOR TREE GRATE DETAILS AND MODEL INFORMATION. TREE GRATES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

PLANT LIST AND SPECIFICATIONS

	SYMBOL	QTY	LATIN NAME	COMMON NAME	SIZE	DESCRIPTION
	TREES AND PALMS					
* N	BUR SIM	4	Bursera simaruba	GUMBO LIMBO	2" DBH/12' HT.	STRAIGHT, HEAVY EVEN BRANCHING
* N	COC DIV	0	Cocolobba diversifolia	PIGEON PLUM	2" DBH/12' HT.	STRAIGHT, HEAVY EVEN BRANCHING
* N	COR SEB	18	Cordia sebestena	ORANGE GEIGER	2" DBH/10' HT.	SINGLE TRUNK STD, HEAVY EVEN BRANCHING, SELF-SUPPORTING LEADER
* N	MYR FRA	15	Myrcianthes fragrans	SIMPSON'S STOPPER	2" DBH/10' HT.	SINGLE TRUNK STD, HEAVY EVEN BRANCHING, SELF-SUPPORTING LEADER
STREET TREES * N	QUE VIR	10	Quercus virginiana	LIVE OAK	6" DBH/16' HT.	STRAIGHT, HEAVY EVEN BRANCHING
* N	SAB PAL	9	Sabal palmetto	SABAL/CABBAGE PALM	14'/18' OA HTS.	STAGGER HEIGHTS IN GROUPS OF TWO, HURRICANE CUT CROWNS
	SHRUBS AND GROUNDCOVER					
* N	CHR ICA	555	Chrysobalanus icaco	RED TIP COCOPLUM	18" X 18"	FULL, SPACE 30" ON CENTER
* N	CLU NAN	0	Clusia guttifera 'Nana'	DWARF LITTLELEAF CLUSIA	24" X 24"	FULL, SPACE 24" ON CENTER
	TURFGRASSES					
	SOD	TBD	Paspalum notatum	BAHIAGRASS SOD	FULL WHOLE PIECES	LAY TIGHT, STAGGER JOINTS WITH NO GAPS, OVER FINE GRADED TOPSOIL PER DETAIL

* N - INDICATES SPECIES NATIVE TO FLORIDA
* STREET TREES - INDICATES TREES USED TO MEET STREET TREE REQUIREMENTS

CHAPTER 17 TREE TRUST FUND CHART

Total diameter of tree(s) to be removed (sum of inches at DBH)	Total number of replacement trees required (where each Replacement Tree is a minimum of 2" DBH x 6' spread in Canopy x 12' in height)	OR	Total number of replacement trees required (where each Replacement Tree is a minimum of 4" DBH x 8' spread in Canopy x 16' in height)	Contribution to Tree Trust Fund
2"—3"	1	or	0	$1,000.00
4"—6"	2	or	1	$2,000.00
7"—12"	4	or	2	$4,000.00
13"—18"	6	or	3	$6,000.00
19"—24"	8	or	4	$8,000.00
25"—30"	10	or	5	$10,000.00
31"—36"	12	or	6	$12,000.00
37"—42"	14	or	7	$14,000.00
43"—48"	16	or	8	$16,000.00

NOTE: MITIGATION SHALL BE TO THE COUNTY TREE TRUST FUND DONATION BASED ON THE TREES REMOVED, THIS CHART AND AS DETERMINED BY MIAMI-DADE COUNTY

LANDSCAPE LEGEND INFORMATION

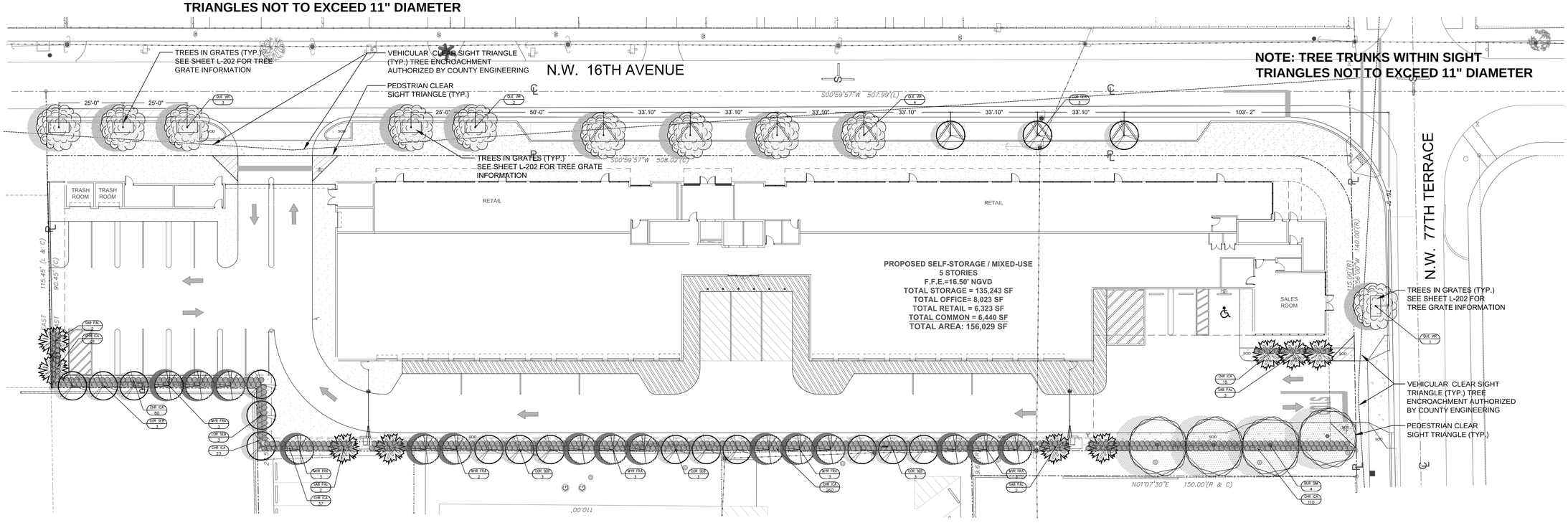
Proposed Zoning: MCS (Mixed Use Special) Lot Area 56,497 SF Acres 1.30

	Required/ Allowed	Provided
OPEN SPACE		
A. Square feet of pervious area required by Landscape Manual as indicated on site plan (percent of pervious area required): 16% + additional 3.5% for 4 floor building = 20.5%	2,048	3,236
B. Square feet of parking lot open space required by Landscape Manual as indicated on site plan (number of parking spaces X 10sf per parking space @ 36 spaces):	360	360
C. Total square feet of landscaping open space required (A+B) =	2,408	3,596
D. Maximum permitted non-drought lawn area allowed (20%) = 5,385 sf max. (all proposed turf grass is Bahigrass drought tolerant species)	482	*0
TREES		
A. Number of trees required per net lot acre (Table A) less existing number of trees meeting minimum requirements = 17 trees x net lot acres =	23	*38
B. % Natives required: Number of trees provided x 30% =	12	38
C. Street Trees (maximum average spacing 25'o.c. where overhead lines exist): 440' along streets / 25 =	18	*13
D. Total Trees required (A+C) =	41	51
SHRUBS		
A. Number of shrubs required: Number of trees required x 10 =	410	555
B. No. of shrubs allowed x 30%: Number of native shrubs required:	123	555

***NOTE**: Due to limited available street planting area in R.O.W. and within 7' from R.O.W., and by restrictive clear sight areas and no-planting zones required by Engineering, some street tree requirements are being met within the site interior lot.

IRRIGATION PLAN REQUIRED – Full irrigation plans will be provided at time of building permit

NOTE: TREE TRUNKS WITHIN SIGHT TRIANGLES NOT TO EXCEED 11" DIAMETER



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LANDSCAPE PLANTING PLAN

SCALE: 1" = 20'

No.	REVISIONS	DATE	BY
1	REVISED LANDSCAPE LEGEND PER REVIEW COMMENTS	09-10-26	WDB
2	UPDATED PER MAINLOK ZONING RESTRICTING TREES 7' FROM INTERSECTION	06-30-26	WDB
3	UPDATED PER SITE PLAN REVISIONS	04-21-26	WDB
4	REQUIRED TWO LANDSCAPE PLANTERS AT SOUTH PER REVIEW COMMENTS	04-03-26	WDB
5	REVISIONS PER REVIEW COMMENTS	01-20-26	WDB

GREEN EARTH
LANDSCAPE ARCHITECTURE
3055 LOXAHATCHEE DR.
JUPITER, FLORIDA.
E-MAIL: dale.bryant@greenearthla.com PHONE: 954-638-9825

REGISTERED LANDSCAPE ARCHITECT DALE BRYANT LA 6666943 STATE OF FLORIDA

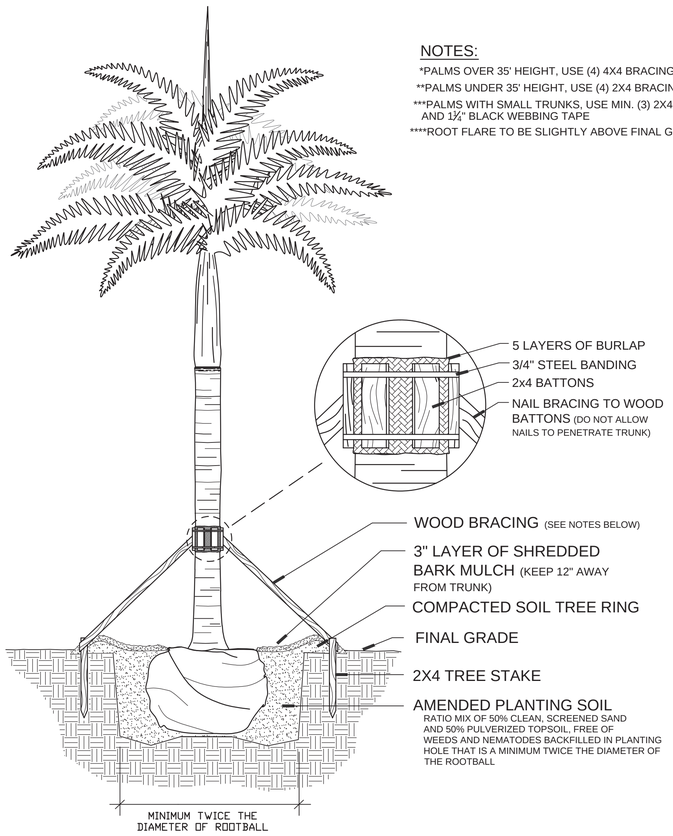
PROJECT # 25-114
DATE 08-09-2025
SCALE AS SHOWN
DESIGNED BY WDB
DRAWN BY WDB
CHECKED BY WDB

16 AVE SELF-STORAGE/MIXED-USE
7777 NW 17th Ave.
Miami, FL
MIAMI DADE COUNTY FL

LANDSCAPE PLANTING PLAN

SHEET NUMBER
L-200

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-211 DATE: AUG 3 2026 BY: E307493



NOTES:

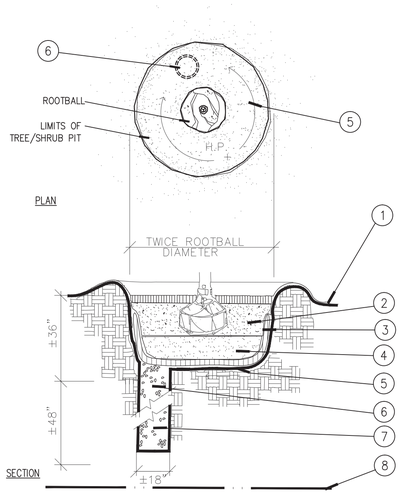
*PALMS OVER 35' HEIGHT, USE (4) 4X4 BRACING AND STAKES

**PALMS UNDER 35' HEIGHT, USE (4) 2X4 BRACING AND STAKES

***PALMS WITH SMALL TRUNKS, USE MIN. (3) 2X4 STAKES AND 1¼" BLACK WEBBING TAPE

****ROOT FLARE TO BE SLIGHTLY ABOVE FINAL GRADE

1 PALM PLANTING DETAIL
SECTION N.T.S.

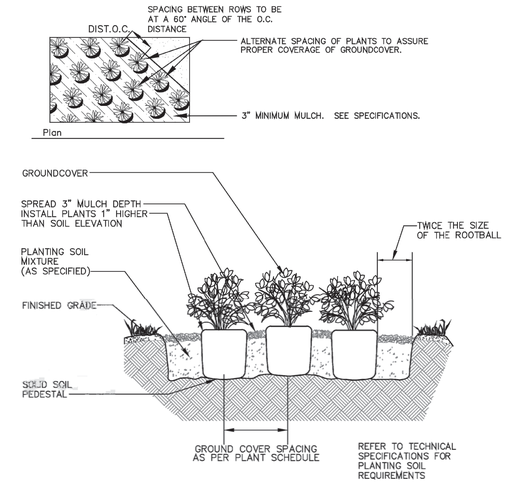


1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ϕ AUGERED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" – 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

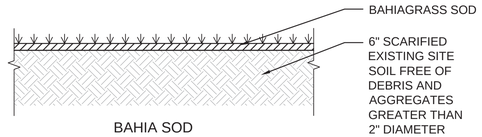
NOTE:

FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OFPAVEMENT.

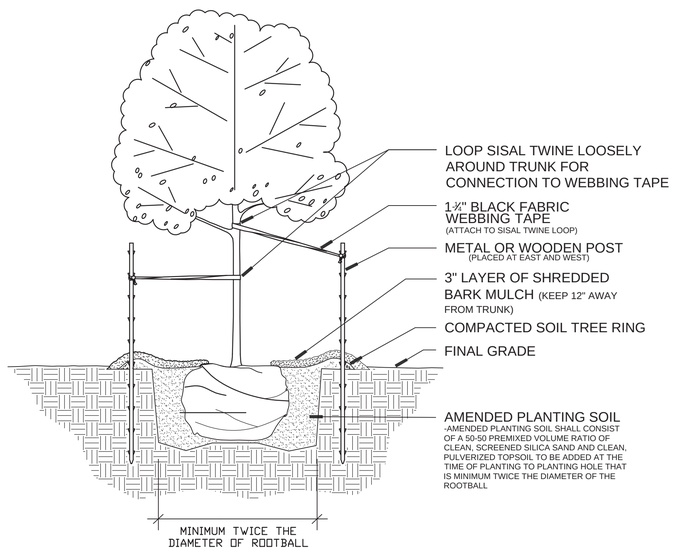
2 POOR DRAINAGE DETAIL
SECTION N.T.S.



3 SHRUB/GROUNDCOVER PLANTING DETAIL
SECTION N.T.S.



4 SOD PLANTING DETAIL
SECTION N.T.S.



5 TREE PLANTING DETAIL
SECTION N.T.S.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Green Earth Landscape Architecture shall be without liability to the same.

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No.	REVISIONS	DATE	BY

REGISTERED LANDSCAPE ARCHITECT DALE BRYAN LA 6666666 STATE OF FLORIDA

PROJECT # 25-114
DATE 08-09-2025
SCALE AS SHOWN
DESIGNED BY WDB
DRAWN BY WDB
CHECKED BY WDB

16 AVE SELF-STORAGE/MIXED-USE
7777 NW 17th Ave.
Miami, FL
MIAMI DADE COUNTY FL

LANDSCAPE DETAILS

BELOW IS AN AUTHORIZED DIGITAL SIGNATURE AND SEAL OF THE PROFESSIONAL LISTED. BY WAY OF THIS SIGNATURE I ATTEST THAT THE DOCUMENTS HEREIN, IF UNDER A VERIFIED ELECTRONIC SEAL, WERE PREPARED, SIGNED AND AUTHORIZED FOR SUBMITTAL BY ME ON THE DATE OF SIGNING, WITH ALL AUTHORITY AND RIGHTS GRANTED TO ME BY THE STATE OF FLORIDA SS 481.303 PART II AND ASSOCIATED REFERENCES THEREIN.

SHEET NUMBER
L-201

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-211 DATE: AUG 3 2026 BY: E307493

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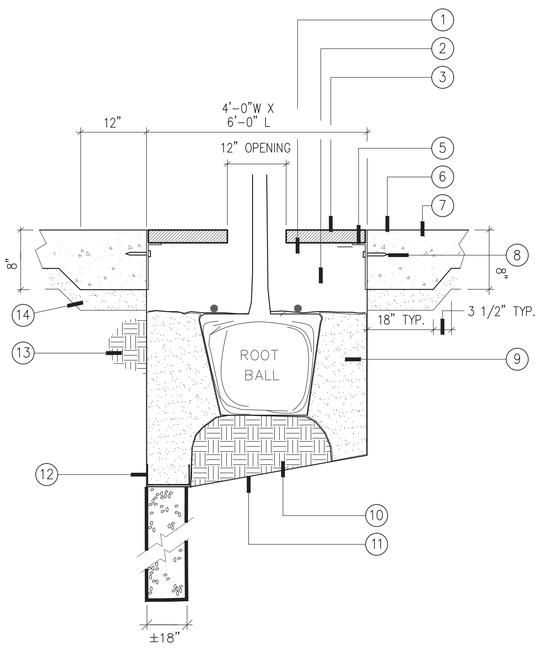
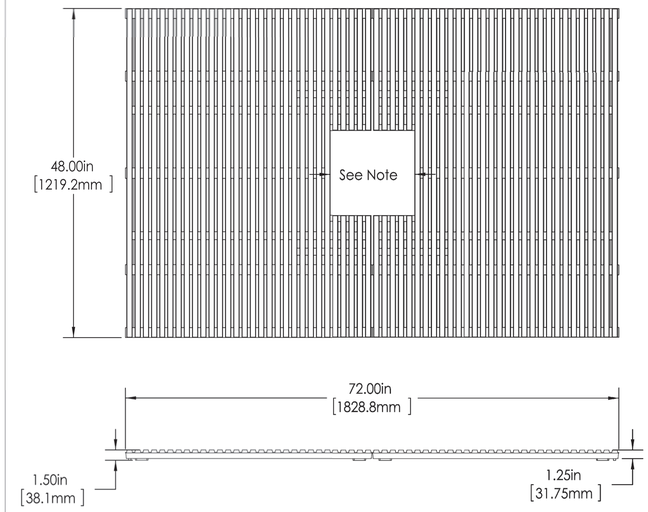


1. IRRIGATION BUBBLER NOZZLES SLEEVED AND BRANCHED BRANCHED FROM NEAREST IRRIGATION LATERAL LINE
2. 12" OPEN AERATION SPACE BETWEEN BOTTOM OF GRATE AND TOP OF ROOTBALL
3. IRONSMITH MODEL 7244 ADA COMPLIANT 48" X 72" TREE GRATE. INSTALL PER MANUFACTURER'S DETAILS THAT MAY VARY FROM THIS DRAWING
5. TREE GRATE FRAME OR PER MANUFACTURER'S DETAIL
6. 8" CONC. THICKENED EDGE CONCRETE OR PER MANUFACTURER'S DETAIL, WHICHEVER IS GREATER
7. FOR CONCRETE SPECS SEE CIVIL PLANS
8. ANCHOR FOR STEEL SUPPORT BRACKET (TYP.) INTO THICKENED EDGE CONCRETE PER MANUFACTURER'S DETAIL
9. AMENDED PLANTING SOIL, REF. TO PRE-MIX AMENDED SOIL SPEC.
10. COMPACTED MOUND
11. SLOPE BOTTOM OF PIT TO DRAIN ONE SIDE
12. EXISTING UNDISTURBED NATIVE SOIL
13. COMPACTED BASE PER CIVIL PLANS

GENERAL NOTES
A. FOR IRRIGATION LINE SEE IRRIGATION PLANS FOR LAYOUT, QUANTITIES, AND LOCATION.
B. MANUFACTURER'S DETAIL MAY VARY
C. SCOPE OF MATERIALS AND WORKMANSHIP INCLUDES PRODUCT, ALL DETAILS, FASTENERS, DELIVERY, INSTALLATION, PREPARATION AND FINISHING

1 IRONSMITH METRO SERIES 48" X 72" TREE GRATE DETAIL
SECTION N.T.S.



7244
METRO
Tree Grate

48" x 72" Tree grate in two sections for pedestrian loads only

1/2" Maximum slot opening for A.D.A. compiance and pedestrian safety

Cast from 100% recycled gray iron
or Aluminum
or Brass alloy C854 Yellow brass

Tree opening:
12", 17", 22", 27"
Grates can be ordered with or later expanded to these openings. Please specify when ordering.

Finish: Unfinished or Black Dip, or Enamel paint, or Polyurethane paint, or Powder coat.
Zinc undercoat available.

Specify finish and color

Use frame model: 48x72F

Weight:
iron = 418 lb./ 190 kg
Aluminum: 156 lb./ 71 kg

DO NOT SCALE DRAWING

IRONSMITH
41-701 Corporate Way #3
Palm Desert, CA 92260
(800) 338-4766
(760) 776-5080 Fax

PROPRIETARY AND CONFIDENTIAL
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2 IRONSMITH METRO SERIES 48" X 72" TREE GRATE CUT SHEET
SECTION N.T.S.

* SPECIFY 12" OPENINGS WHEN ORDERING GRATES

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No.	REVISIONS	DATE	BY

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REGISTERED LANDSCAPE ARCHITECT DALE BRYAN LA 6666666 STATE OF FLORIDA

PROJECT #	25-114
DATE	08-09-2025
SCALE	AS SHOWN
DESIGNED BY	WDB
DRAWN BY	WDB
CHECKED BY	WDB

16 AVE SELF-STORAGE/MIXED-USE
7777 NW 17th Ave.
Miami, FL
MIAMI DADE COUNTY
FL

HARDSCAPE DETAILS

SHEET NUMBER
L-202

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-211 DATE: SEP 22 2025 BY: ISA

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Work Force 17, LLC

NAME AND ADDRESS	Percentage of Stock
See attached Exhibit 1	

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

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-211 DATE: SEP 22 2025 BY: ISA

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: _____

Jeannette Rivera, as Manager of WF-1, LLC, the Manager of Work Force 17, LLC

Sworn to and subscribed before me this 05 day of September, 2025. Affiant is personally known to me or has produced N/A as identification.

_____
(Notary Public)

CARLOS IZQUIERDO
Notary Public-State of Florida
Commission # HH 439535
My Commission Expires
September 04, 2027

My commission expires 09/04/2025

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

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Exhibit 1 to Disclosure of Interest

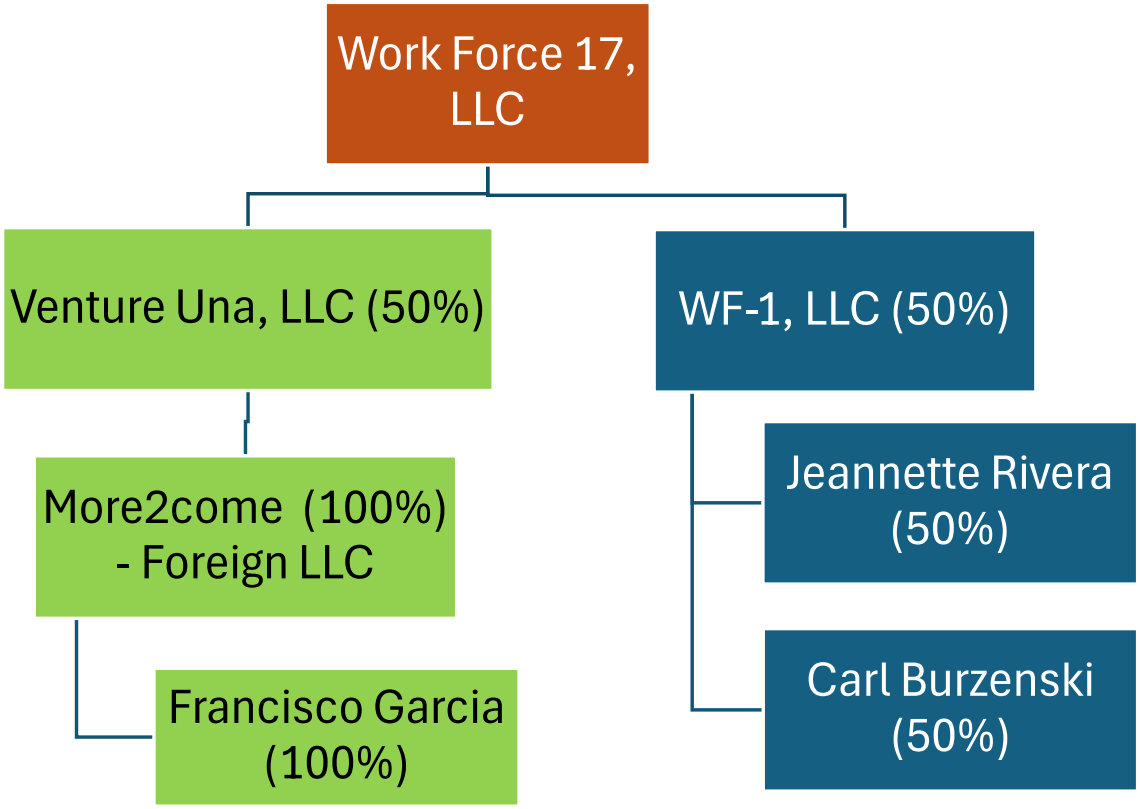

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Exhibit A

LEGAL DESCRIPTION:

PARCEL 1:

PORTION OF TRACT 8, OF "TATUM'S SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 63 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SW. ¼ OF SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST; THENCE EAST, ALONG THE NORTH LINE OF SAID SW. ¼; FOR 215.01 FEET TO A POINT, THENCE S01°07'30"W, ALONG THE EAST LINE OF SAID TRACT "A", AND ITS NORTHERLY PROJECTION, OF "B.P. SERVICE PLAZA" AS RECORDED IN PLAT BOOK 95 AT PAGE 16 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY; FOR 140.01 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE EAST, ACROSS SAID TRACT "8", FOR 115.45 FEET TO A POINT ON THE CENTER LINE OF NW. 16th AVENUE, AS SHOWN IN THE PLAT OF "OAKLAND PARK", AS RECORDED IN PLAT BOOK 10 AT PAGE 50 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY. FLORIDA; THENCE S00°59'57"W, ALONG SAID CENTER LINE. FOR 507.99 FEET TO A POINT ON THE NORTH LINE OF NW. 77th TERRACE (50' ROW); THENCE S89°56'00"W ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR 140.00 FEET TO THE SOUTHEAST CORNER OF PARCEL "B" AS SHOWN IN THE "TOTAL FOOD" WAIVER OF PLAT D-13488 AS APPROVED BY MIAMI DADE COUNTY ON FEBRUARY 5, 1982; THENCE N00°58'34"E FOR 150.00 FEET TO THE SOUTHEAST CORNER OF PARCEL "A" OF SAID WAIVER OF PLAT; THENCE N00°58'37"E, ALONG THE EAST LINE OF SAID PARCEL "A", FOR 278.15 FEET TO THE SOUTH LINE OF TRACT "A" OF SAID "B.P. SERVICE PLAZA"; THENCE EAST, ALONG SAID SOUTH LINE, FOR 24.54 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE N01°07'30"E, ALONG THE EAST LINE OF SAID TRACT "A", FOR 80.00 FEET TO THE POINT OF BEGINNING.

LESS THE EAST 25.00 FEET THEREOF, RESERVED FOR R.O.W. (NOT DEDICATED)

CONTAINING 56,497.43 SQUARE FEET. 1.2968 ACRES MORE OR LESS

AND

LEGAL DESCRIPTION OF PARCEL "A": A PORTION OF LOT 8, TATUM'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST, AS RECORDER IN PLAT BOOK B, AT PAGE 63 OF THE PUBLIC RECORDS CO DADE-COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 220 FEET SOUTH OF, THE NORTHWEST CORNER OF SAID LOT 8 AND 50 FEET EAST OF THE WESTERLY LINE OF SAID LOT 8; THENCE CONTINUE SOUTH ALONG SAID LINE WHICH IS 50 FEET EAST OF, AND PARALLEL TO THE WESTERLY LINE OF SAID LOT 8, FOR 278.33 FEET, THENCE EAST 141.18 FEET;
THENCE NORTH 278.15 FEET, THENCE WEST 140.46 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PARCEL "B": A PORTION OF LOT 8, TATUM'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST AS RECORDED IN PLAT BOOK B AT PAGE 63 OF THE PUBLIC RECORDS OF DADE-COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING 220 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8 AND 50 FEET EAST OF THE WESTERLY LINE OF SAID LOT 8, THENCE CONTINUE SOUTH ALONG SAID LINE WHICH IS 50 FEET EAST OF, AND PARALLEL TO THE WESTERLY LINE OF SAID LOT 8 FOR 278.33 FEET; THENCE EAST 131.55 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE EAST FOR 9.63 FEET. THENCE SOUTH FOR 150 FEET. THENCE WEST FOR 10.02 FEET: THENCE NORTH 150 TO THE POINT OF BEGINNING.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-211 DATE: SEP 22 2025 BY: ISA

Photos

From NW 16th Avenue facing southeast



From NW 16th Avenue facing northeast



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-211 DATE: SEP 22 2025 BY: ISA

From NW 77 Terrace facing northwest.

