



FINAL AGENDA

Community Zoning Appeals Board 8
Dr. Martin Luther King, Jr. Center, Conference Rooms 1-4, 2525 NW 62 Street, Miami, FL
Wednesday, September 17, 2025 at 7:00 pm

PREVIOUSLY DEFERRED

A.	Z2022000323	Joseph and Marise Alce	22-323	52-41-13	N
B.	Z2024000013	3072 NW 79 St., LLC	24-13	53-41-09	N

APPEALS

CURRENT

1.	Z2022000138	Greenwood Place I, LLC	22-138	53-41-21	N
2.	Z2024000169	Macmillan Real Estate, LLC	24-169	53-41-21	N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF SEPTEMBER 17, 2025

MARTIN LUTHER KING, JR., CENTER, CONFERENCE ROOMS 1-4

2525 NW 62 STREET, MIAMI, FLORIDA.

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

A. JOSEPH ALCE Z2022000323

Area 08/District 02

The application is to allow an existing platted lot with frontages on two streets, to be subdivided into three (3) separate lots; with one lot consisting of the existing single-family residence and allowing the other two proposed lots to have less lot width than otherwise required by Code.

NON-USE VARIANCE to permit two (2) proposed lots, each with a lot frontage of 66' (75' required).

A plan is on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "149 NW 158TH St. Site Subdivision Plan", as prepared by Gene Hay Design Works dated stamped received 3/12/2025 and consisting of 1 sheet. Plan may be modified at public hearing.

LOCATION: 149 NW 158 Street, Miami-Dade County, Florida

SIZE OF PROPERTY: 0.81 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

Deferred from July 15, 2025

B. 3072 NW 79 ST., LLC. Z2024000013

Area 08/District 02

The application is to allow a proposed liquor store on the subject site to be spaced less than required from two existing public schools.

SPECIAL EXCEPTION to permit a proposed liquor package store located 2,107.60' from one existing public school facility and 2,159.04' from another existing public school facility (2,500' required for both).

A special purpose "Radial Sketch Survey" as prepared by Landmark Surveying & Associates Inc., dated stamped received 6/10/24 consisting of 1 sheet, the survey is on file and may be examined in the Department of Regulatory and Economic Resources.

LOCATION: 3072 NW 79 Street, Miami-Dade County, Florida

SIZE OF PROPERTY: ±0.026 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

Deferred from July 15, 2025

1. GREENWOOD PLACE, LLC. Z2022000138

Area 08/District 02

The application is to permit a rezoning of the subject parcel from BU-1A (Limited Business District) and RU-1 (1 residence / 7,500 sq. ft. lot) to RMD (multi-family residential, maximum of 60-units per acre) which would allow the subject property to be developed with more residential units than currently allowed. In addition, the application seeks to waive the required 5' clear width within the building frontage zone.

(1) DISTRICT BOUNDARY CHANGE from BU-1A, Limited Business District and RU-1, Single-Family Residential District to RMD, Residential Modified District.

(2) NON-USE VARIANCE of zoning regulations requiring a minimum of 5' clear width within the building frontage zone; to waive same and allow 0' clear width hardscape area (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources under the title "NEW BUILDING," as prepared by Juan B. Ordonez, P.E. The plans include a Site Plan consisting of one (1) sheet date-stamped received March 7, 2025; Floor Plans and Elevations consisting of five (5) sheets date-stamped received July 8, 2024; one (1) additional sheet date-stamped received August 21, 2024; and a Dumpster Enclosure sheet date-stamped received July 8, 2024. Landscape Plans, entitled "LANDSCAPE PLAN," were prepared by Enrique D. Nuñez, ASLA Landscape Architecture, and consist of two (2) sheets date-stamped received March 7, 2025. The complete submittal includes a total of ten (10) sheets. Plans may be modified at public hearing.

LOCATION: The southwest corner of NW 32 Avenue and NW 46 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: ±0.97-gross (±0.66-net) Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of request #2.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

2. MACMILLIAN REAL ESTATE, LLC. Z2024000169

Area 08/District 03

The application is to permit a detached sign to be located closer to the front property line than permitted by Code. Additionally, the application seeks to allow canopy signage with greater area than permitted by Code.

(1) NON-USE VARIANCE to permit a detached sign NO6 to setback 0'-1" (7' required) from the front (north) property line.

(2) NON-USE VARIANCE to permit a canopy sign NO4 with a total area of 57.9 sq. ft. (24 sq. ft. maximum permitted).

(3) NON-USE VARIANCE to permit canopy signs NO3 and NO5 with a total combined area of 105.7 sq. ft. (24 sq. ft. maximum permitted).

A Plan is on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Murphy USA #22028" as prepared by Allen Industries, dated stamped received 5/2/2025 and consisting of 29 sheets. Plans may be modified at public hearing.

LOCATION: 3196 NW 54 Street, Miami-Dade County, Florida

SIZE OF PROPERTY: 0.73-acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD
NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL
CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS
BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 8**

PH: Z22-323

September 17, 2025

Item No. A

Recommendation Summary	
Commission District	2
Applicant	Joseph and Marise Alce
Summary of Requests	The applicant seeks to subdivide the existing platted lot into three (3) proposed residential lots, resulting in two (2) of the proposed lots to have a less lot width than otherwise required by Code.
Location	149 NW 158 Street, Miami-Dade County, Florida.
Property Size	0.81 Acres
Existing Zoning	RU-1, Single-family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5-6 du/ac (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

This application was deferred from the July 15, 2025 meeting of the Community Zoning Appeals Board (CZAB) 8, in order to allow the applicant to be present at the meeting.

The public hearing on this item was not held.

REQUEST:

NON-USE VARIANCE to permit the proposed 2 residential lots to have lot frontage of 66' (75' required).

A plan is on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "149 NW 158TH St. Site Subdivision Plan", as prepared by Gene Hay Design Works dated stamped received 3/12/2025 and consisting of 1 sheet. Plan may be modified at public hearing.

PROJECT DESCRIPTION:

The applicant intends to subdivide the 0.81-acre subject parcel that is zoned RU-1, Single-Family Residential District, into three (3) proposed residential lots. Under this zoning public hearing application, the applicant seeks to allow two (2) of the aforementioned proposed lots to have a lot frontage width of 66-feet whereas a minimum of 75-feet is otherwise required by Code for RU-1 zoned parcels.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; single-family residence	Low Density Residential (2.5 to 6 du/a)

North	RU-1; Biscayne Gardens Park	Low Density Residential (2.5 to 6 dua)
South	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
East	RU-1; single-family residence, vacant	Low Density Residential (2.5 to 6 dua)
West	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The 0.81-acre subject property is an interior lot that has a dual frontage on two streets NW 159 Street and NW 158 Street. The property consists of an existing 4,179 sq. ft. single-family residence and is located at 149 NW 158 Street. The surrounding area is also characterized by similarly RU-1, Single-Family Residential District, zoned properties, with existing single-family residences located to the south, east and west of the subject site, whereas an existing park (Biscayne Gardens Park) is located to the north of the subject site.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to subdivide the subject property to provide additional housing in this area, which could have traffic impacts as well as impacts on other County services. However, based on memoranda from the departments reviewing this application, the additional impacts will be minimal and will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application will generate approximately 2 PM peak hour vehicle trips. Staff notes that the application request will add to the population and may bring additional noise into the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.81-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states that *the residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. This allows the applicant to develop the 0.81-acre subject property with a maximum total of four (4) residential units as the maximum density allowed under the CDMP Low Density Residential threshold on the LUP map. Under the current zoning application, the applicant seeks to subdivide the property into three (3) proposed residential lots, which would be within the aforementioned maximum density threshold allowed under the CDMP. Staff notes that one out of the three lots would continue to have the existing single-family residence located on it, whereas the rest of the parcel fronting on SW 159 Street, and is mainly vacant, would be subdivided into two (2) proposed new lots. Staff notes that each of these two new lots shall have a lot frontage less than otherwise required for RU-1 zoned parcels. Notwithstanding, based on the foregoing, staff opines that the approval of the proposed subdivision of the subject parcel, which would permit residential development that is within the density threshold allowed under the Low-Density Residential designation on the LUP map, would be **consistent** with the density threshold of the **Low Density Residential** designation of the parcel on the CDMP Land Use Plan map.

ZONING ANALYSIS:

The applicant seeks to subdivide the 0.81-acre subject property into three (3) proposed residential lots. The subject site is zoned RU-1, Single-family Residential District, which requires a residential lot to have a lot frontage of 75' in width. When the request to allow two (2) of the proposed lots to have less frontage than currently allowed, is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that approval with conditions of those requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community when considering the necessity and reasonableness of the proposed subdivision in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience, and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the subdividing of the existing lot and opines that based on the Comprehensive Development Master Plan land use designation of Low Density Residential, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the subdivision would be **consistent** with the CDMP designation of the parcel on the CDMP Land Use Plan map, and **compatible** with the natural transition of residential zoning trend of development in the surrounding area.

Staff notes that the county's Geographic Information System (GIS) shows an existing single-family residence to the south of the subject property which the applicant intends to maintain, and seeks to subdivide rest of the mainly vacant northern portion of the subject site that fronts along SW 159 Street, into two (2) new lots. However, the RU-1 zoning district requires a minimum 75' of frontage. Both the proposed new lots would be below the minimum lot frontage requirements, which therefore, is the subject of the applicant's request seeking variances of the aforementioned requirement to permit said substandard lots that would have less lot width than required by code. Although staff did not find any other similar approvals in the area, staff supports the request and opines that the approval of this variance will not have a negative visual impact on the surrounding area. Staff notes that the 0.81-acre subject parcel is a property that has dual frontages and the subdivision would allow two new lots to face the NW 159 Street which is otherwise the rear of the current single-family residence, thereby allowing new development to have frontage on said street. As such, staff opines that approval with conditions of the application would maintain the basic intent of the zoning, subdivision and other land use regulations, and would be **compatible** with surrounding area. Further, staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources does not object to the requests sought under this application.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the application will not cause their facilities and services to operate below their adopted levels of service standards. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application as indicated in their memorandum stating application meets the traffic concurrency criteria for an Initial Development Order. Their memorandum indicates that the application will only generate 2 PM peak hour vehicle trips, which does not exceed the acceptable Level of Service (LOS) on the surrounding roadways. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum indicate that the application meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade

Fire Rescue Department, and the Water and Sewer Department, do not object to the application. Based on the aforementioned department memoranda, staff opines that approval of the applicant's *requests for reduced lot frontage width areas*, will not unduly burden the abutting roadways, will not have an unfavorable impact on the environmental resources of the County, and will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. Staff further opines that the request is not *intensive*, would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, *and would not be out of character with the surrounding properties in the neighborhood*. Therefore, staff opines that the approval of request would be **compatible** with the area and would *maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the stability and appearance of the community*. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources 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, and other requirements.
2. A plan is on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "149 NW 158TH St. Site Subdivision Plan", as prepared by Gene Hay Design Works dated stamped received 3/12/2025 and consisting of 1 sheet. Plan may be modified at public hearing.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources as contained in its memorandum.

ES:JB:SS:JH

Eric Silva

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

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection*</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection</i>
<i>Miami-Dade Fire Rescue (MDFR)</i>	<i>No objection</i>
<i>Water & Sewer Department (WASD)</i>	<i>No objection</i>
<i>Building and Neighborhood Compliance (BNC)</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Low Density (Pg. I-31)	The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
Objective LU-4C (Pg. I-9)	Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.
Policy LU-4A (Page I-9)	When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

PERTINENT ZONING REQUIREMENTS/STANDARDS

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.
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

ALCE, JOSEPH

149 NW 158 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2022000323

DATE

HEARING NUMBER

FOLIO: 30-2218-002-2505

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

June 25, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

ALCE, JOSEPH

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: April 29, 2025

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

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

Subject: Z2022000323-4th Review
Joseph and Marise Alce
149 NW 158th Street
Non-use variance for lot width requirements. Proposing the creation of two residential lots on the north portion to build a single-family residence in each lot. The single-family residence in the lot to the south will remain.
(RU-1) (0.81 acres)
18-52-42

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

Potable Water

Pursuant to the Code and based on the application submitted, the future development is within feasible distance to connect to public water. Therefore, the proposed development shall connect to public water in accordance with the Code. Public water services are provided by the City of North Miami Beach.

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

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.

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

Conditions of Approval: None

Wastewater Disposal

According to DERM records and in accordance with the Code, public sanitary sewers are not currently within feasible distance for the proposed single-family residences. Consequently, the proposed residences would have to be served by onsite treatment and disposal systems (OSTDs) as a means for the disposal of domestic liquid waste.

Pursuant to section 24-43.1(3)(a)(i) of the Code, the minimum lot size for a single-family residence served by public water and an OSTDS shall be 15,000 square feet (gross). According to the boundary survey previously provided with this application, stamped received by Zoning on February 23, 2023, and DERM staff calculations, the proposed residential lots do not meet the minimum allowable lot size requirements in section 24-43.1(3) of the Code for a single-family residence to be served with an OSTDS and public water.

Pursuant to the Code, no County officer, agent, employee or Board shall approve, grant, or issue any zoning action for any residential land until the County officer, employee or Board affirmatively determines that the land use will comply with one or more of the requirements as set forth in section 24-43.1 of the Code.

In as much as the above-noted request does not comply with the noted code section, the applicant applied for a public hearing before the Environmental Quality Control Board (EQCB). Based upon the evidence and available information the board approved the applicant's petition. The approval of this variance is subject to several conditions included in EQCB Order 23-24, recorded in Miami-Dade County Official Records Book 34363, Page 4364. Compliance with the conditions of this Board Order is required.

This analysis is based on sanitary sewer infrastructure as it exists at the time of this application. Please be advised that sanitary sewer system infrastructure is constantly changing, and future applications related to this property will be reanalyzed based on the infrastructure that exists at the time of such future applications.

Conditions of Approval: Compliance with the conditions of EQCB Order 23-24.

Water Control Review

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year storm event.

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.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources; however, the boundary survey prepared by Fernando Fernandez, P.S.M., and dated as received by Miami-Dade County on December 17, 2024, was submitted with the subject application and indicates that tree resources onsite will not be removed. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with 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 DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: June 16, 2025

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

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

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

Subject: **UPDATED** Zoning Application Comments - Joseph Alce and Marise Alce
Application No. Z2022000323

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

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

Application Name: Joseph Alce and Marise Alce

Location: The proposed project is located on approximately 0.82 Acre at 149 NW 158th Street with Folio No. 30-2218-002-2505, in unincorporated Miami-Dade County.

Proposed Development: As per Site Plan submitted on March 12, 2025, the applicant is seeking to subdivide the property into three lots, in order to allow the construction of two single-family residence in each lot fronting NW 159th Street and the lot fronting NW 158th Street (existing Single Family-Residence) will remain. The gross floor area for the two future single-family residences was not provided with this zoning application.

Water: The proposed development is located within the City of North Miami Beach's water service area. Please consult with the Utility Department of the City of North Miami Beach for any infrastructure that they may have in their service area. Also, a Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of North Miami Beach's water service area and the water supply will be provided by the North Miami Beach Utility.

Water Conservation: All future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-

31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

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

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Sewer: The proposed development is located within the WASD's sewer service area. There is no sanitary sewer gravity connection in close proximity to this project within WASD's sewer service area.

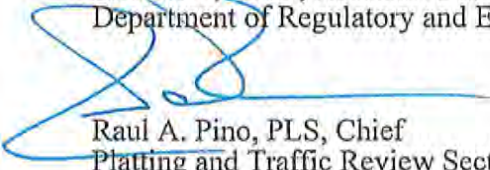
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum



Date: June 26, 2025

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

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

Subject: Z2022000323
Name: Joseph B. Alce
Location: 149 SW 158 Street
Section 18 Township 52 South Range 42 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 dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. It will generate approximately **2 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: June 02, 2025
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2022000323

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on 02/02/2023. Any future site plans will need separate approval.

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

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

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



MIAMI-DADE COUNTY
HEARING MAP

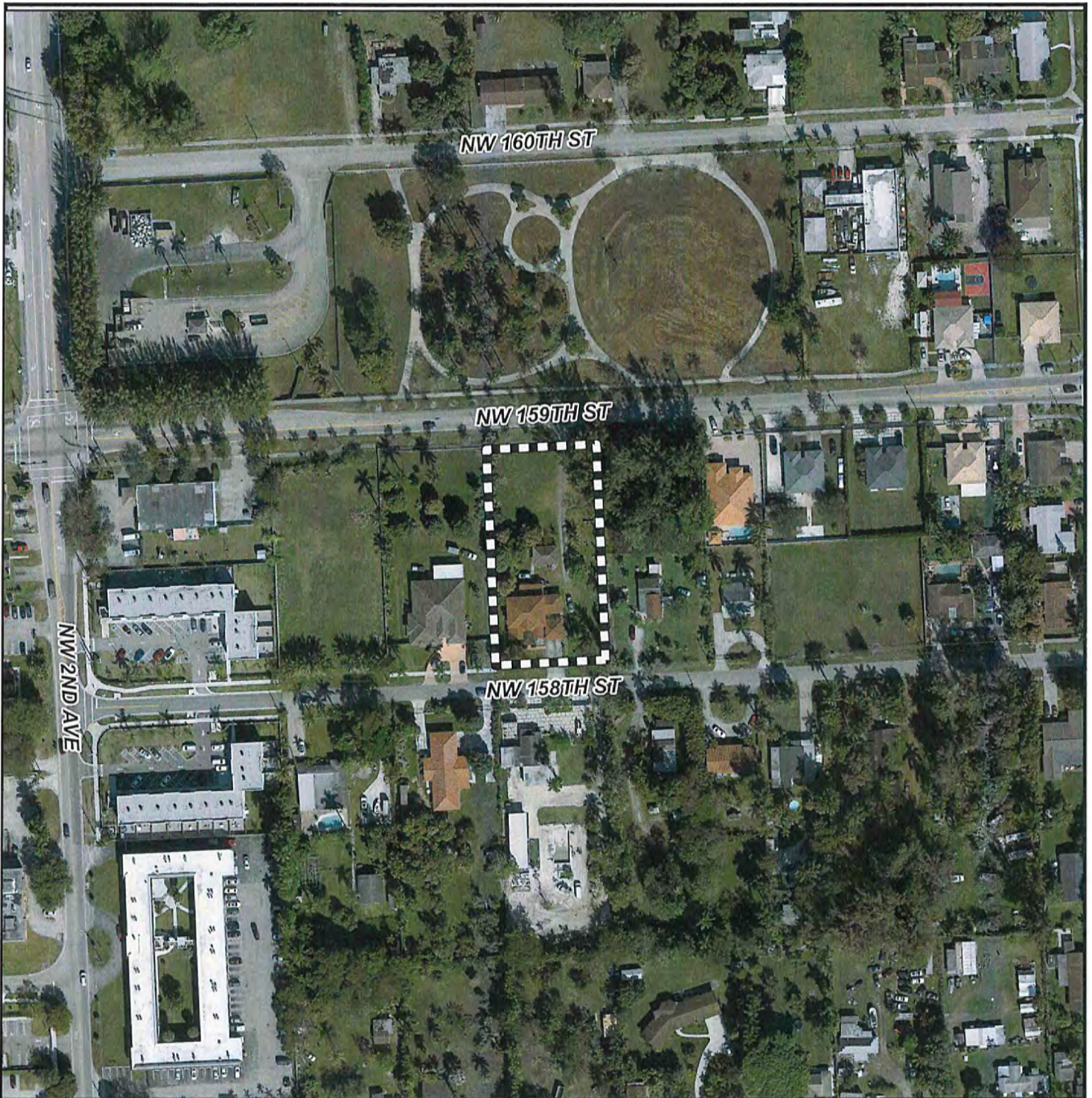
Process Number
Z2022000323

Section: 13 Township: 52 Range: 41
Applicant: Ken Alce
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

-  Subject Property Case
-  Zoning





MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2022000323

Legend
 Subject Property

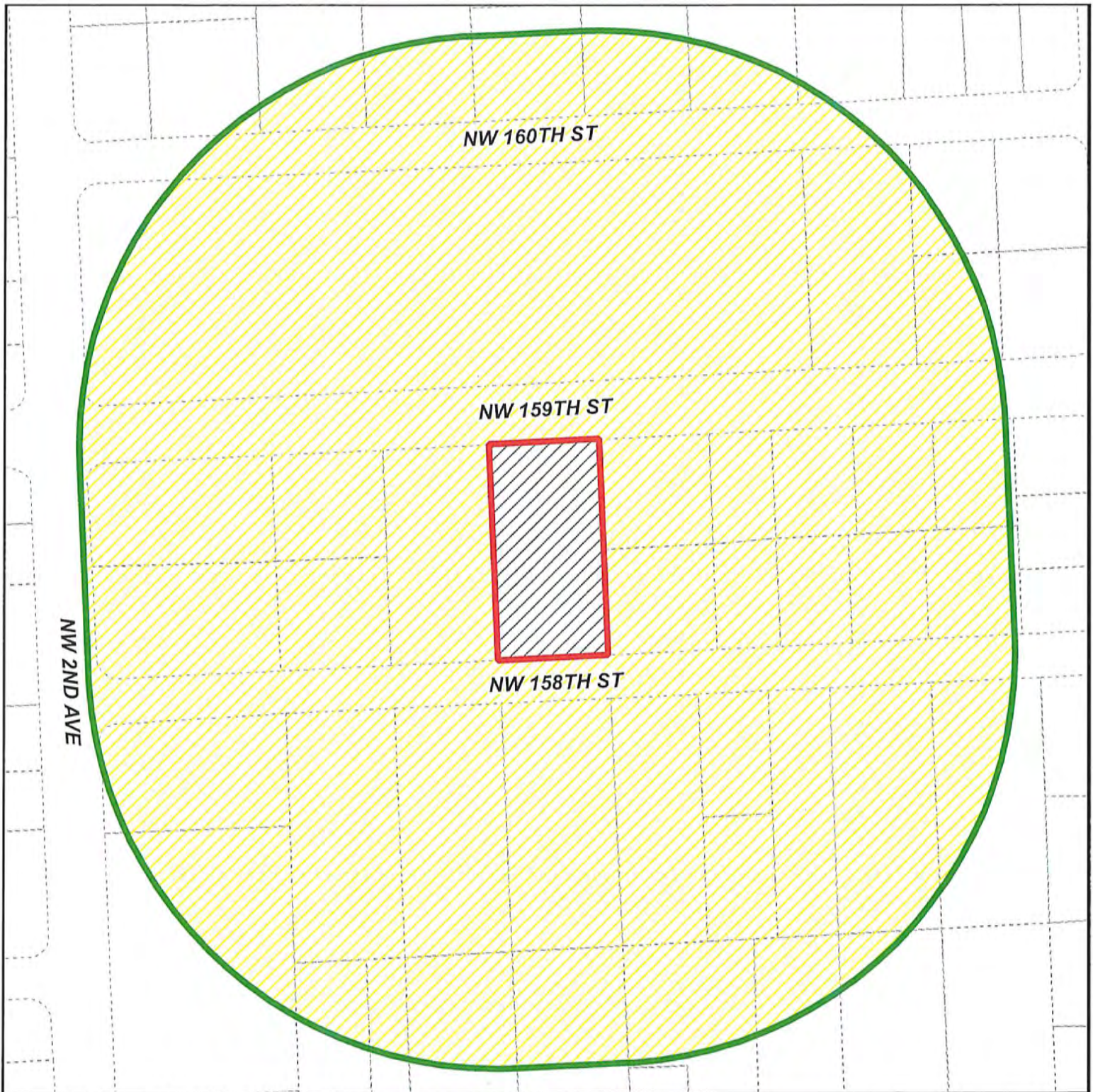


Section: 13 Township: 52 Range: 41
Applicant: Ken Alce
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Monday, February 6, 2023

REVISION	DATE	BY
		15



MIAMI-DADE COUNTY
RADIUS MAP

Section: 13 Township: 52 Range: 41
Applicant: Ken Alce
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2022000323
RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries

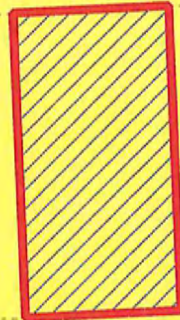


LOW MEDIUM DENSITY
RESIDENTIAL W/
DENSITY INCREASE 1

NW 160TH ST

LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

NW 159TH ST



NW 158TH ST

OFFICE/RESIDENTIAL

NW 2ND AVE

MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2022000323

Section: 13 Township: 52 Range: 41
Applicant: Ken Alce
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend



Subject Property Case



SKETCH CREATED ON: Monday, February 6, 2023

REVISION	DATE	BY
		17

SITE SUBDIVISION PLAN

ZONING REVIEW SUBMISSION

149 NW 158th St.
MIAMI, FL 33169

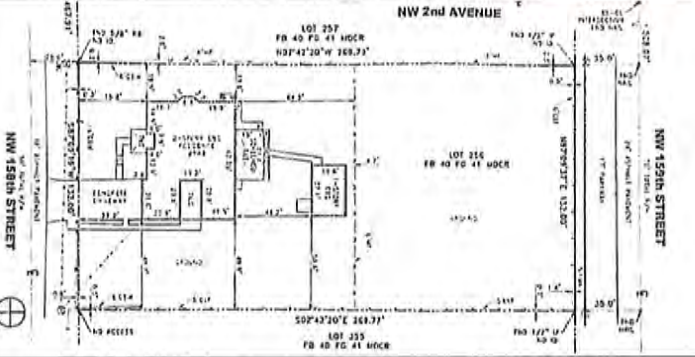
LOCATION MAP



VICINITY MAP



SITE PLAT



SITE INFORMATION

WORK DESCRIPTION:
SUBDIVISION OF 1.00 ACRES OF LAND INTO 10 LOTS, 100' X 100' EACH, FOR THE PURPOSE OF DEVELOPING 10 SINGLE-FAMILY HOMES.

DEVELOPMENT SETBACKS:
FRONT: 10' (MINIMUM)
SIDE: 5' (MINIMUM)
REAR: 10' (MINIMUM)

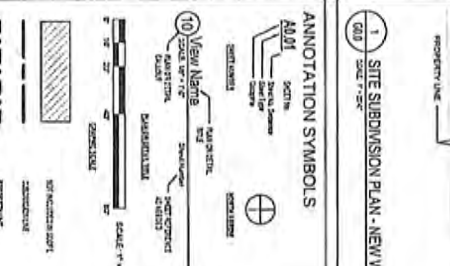
LOT INFORMATION:
LOT 1: 100' X 100' (10,000 SQ. FT.)
LOT 2: 100' X 100' (10,000 SQ. FT.)
LOT 3: 100' X 100' (10,000 SQ. FT.)
LOT 4: 100' X 100' (10,000 SQ. FT.)
LOT 5: 100' X 100' (10,000 SQ. FT.)
LOT 6: 100' X 100' (10,000 SQ. FT.)
LOT 7: 100' X 100' (10,000 SQ. FT.)
LOT 8: 100' X 100' (10,000 SQ. FT.)
LOT 9: 100' X 100' (10,000 SQ. FT.)
LOT 10: 100' X 100' (10,000 SQ. FT.)

USE PERMISSIONS:
SINGLE-FAMILY RESIDENTIAL (SF-1)

GENERAL NOTES

1. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES, ORDINANCES, AND REGULATIONS OF THE MAH-DADE COUNTY BOARD OF COUNTY COMMISSIONERS AND THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS.
2. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES, ORDINANCES, AND REGULATIONS OF THE MAH-DADE COUNTY BOARD OF COUNTY COMMISSIONERS AND THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS.
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ANNOTATION SYMBOLS



SHEET INDEX

SHEET	DATE	DESCRIPTION
1	03/12/23	149 NW 158TH St. SITE SUBDIVISION PLAN

PROJECT NAME

149 NW 158TH St.
SITE SUBDIVISION PLAN

PROJECT ADDRESS

149 NW 158th St.
MIAMI, FL 33169

PROJECT NUMBER

149 NW 158TH St. SITE SUBDIVISION PLAN

PROJECT NUMBER

149 NW 158TH St. SITE SUBDIVISION PLAN

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 8**

PH: Z24-013

September 17, 2025

Item No. B

Recommendation Summary	
Commission District	2
Applicant	3072 NW 79 ST LLC
Summary of Request	The applicant seeks to allow a proposed liquor store on the subject site to be spaced less than required from two existing public schools.
Location	3072 NW 79 Street, Miami-Dade County, Florida.
Property Size	±0.026 Acres
Existing Zoning	NCUAD, North Central Urban Area District
Existing Land Use	Retail store
2030-2040 CDMP Land Use Designation	Community Urban Center (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

This application was deferred from the June 12, 2025 meeting of the Community Zoning Appeals Board (CZAB) 8, in order to allow corrections to be made to the original advertisement. Subsequently, this item was deferred again from the July 15, 2025 meeting of the CZAB 8, in order to allow the applicant to be present at the meeting.

The public hearing on this item was not held.

REQUEST:

SPECIAL EXCEPTION to permit a proposed liquor package store located 2,107.60' from one existing public school facility and 2,159.04' from another existing public school facility (2,500' required for both).

A special purpose "Radial Sketch Survey" as prepared by Landmark Surveying & Associates Inc., dated stamped received 6/10/24 consisting of 1 sheet, the survey is on file and may be examined in the Department of Regulatory and Economic Resources.

PROJECT HISTORY AND DESCRIPTION:

Pursuant to Resolution #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, which was zoned BU-3, Liberal Business District, to the **North Central Urban Area District (NCUAD)**. All of the parcels within the boundaries of the approved NCUAD are regulated by plans and standards described in Ordinance #11-065, which are consistent with the Urban Center interpretative text. The NCUAD regulations provide the regulatory framework for all development within the NCUAD. Additionally, said ordinance designated the parcels within the NCUAD that are located to the south of the subject property, as MM, Mixed-Use Main Street and within the Core Sub-district.

The applicant now seeks approval to allow a proposed liquor package store on the subject property to be located at a distance less than the minimum required separation from two existing public schools. Pursuant to Section 33-284.83(C) of the Standard Urban Center District Regulations, liquor package stores are permitted within the Core Sub-District; however, such uses must comply with the provisions of Article X of this chapter and all other applicable regulations of the Code, including the requirement that liquor package stores be located a minimum of 2,500 feet from any church or school. As part of this application, the applicant has provided a special purpose survey that indicates an existing school approximately 2,107.60' from the proposed liquor package store, whereas another public school facility is located at a distance of 2,159.04' from the proposed liquor packaging store.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	NCUAD/MM; retail store	Community Urban Center
North	NCUAD/MM; vacant land	Community Urban Center
South	NCUAD/MM; duplexes	Community Urban Center
East	NCUAD/MM; retail stores	Community Urban Center
West	NCUAD/MM; retail stores	Community Urban Center

NEIGHBORHOOD COMPATIBILITY:

The subject property is an interior lot located within the North Central Urban Area District (NCUAD), with frontage along NW 79 Street, a major corridor. The property is surrounded by existing commercial uses to the east and west, also fronting NW 79 Street; a vacant parcel to the north; and duplex residential uses to the south.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to operate a proposed liquor package store within the North Central Urban Area District (NCUAD) designated MM, Mixed-Use Main Street on the Land Use plan map, spaced less than required from public schools or churches. Staff notes that the memoranda provided by the reviewing departments do not indicate that approval of the application will have a negative impact on the Levels of Services being provided on the abutting roadways, or in the surrounding 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 defines urban centers as areas to become *hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve, with a mix of uses that shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design*. Emphasis in design and development of these centers and all of their individual components has been created to promote active pedestrian environments through high-quality design of public spaces as well as civic use buildings; human scaled appointments,

activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages.

All of the parcels within the boundaries of the approved NCUAD are regulated by plans and descriptive standards described in Ordinance #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 located within the Core Sub-District and is designated MM (Mixed-Use Main Street) on the regulating plans for the North Central Urban Area District (NCUAD). From a CDMP perspective the liquor store use is permitted, the MM designation permits liquor package stores on the property; however, such use must comply with the provisions of Article X of the Code. Specifically, unless approved as a special exception, no premises may be used for the sale of alcoholic beverages for on- or off-premises consumption if the structure or business is located less than 2,500 feet from a church or public school. The applicant seeks to permit a proposed liquor package store to be located approximately 2,107.60' from one existing public school and 2,159.04' from another public school facility (a minimum spacing distance of 2,500-feet required for both). Staff opines that approval with conditions of this application would be **consistent** with the CDMP Land Use Element interpretative text in Business and Office areas, and the CDMP Land Use Plan map that designates the subject site as being part of an adopted **Community Urban Center**.

ZONING ANALYSIS:

The applicant is requesting approval of a special exception to permit a proposed liquor package store on an existing commercial property, which is located within the Core Sub-District of the North Central Urban Area District (NCUAD) and is designated MM, Mixed-Use Main Street on the Land Use plan map. The subject parcel is a ±0.026-acre property located on NW 79 Street, a well-traveled major state road. The surrounding area is characterized by commercial uses to the east and west, a vacant parcel to the north and residential uses to the south.

When analyzing the request to permit a proposed liquor package store spaced less than 2,500' from public schools or churches, under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses And New Uses, staff opines that approval with conditions of the request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, and would not affect the appearance of the community for the reasons stated below. Staff notes that a liquor package store is permitted under the MM, Mixed-Use Main Street, but the proposed liquor package store must be approved through a public hearing due to its proposed encroachment into the required spacing distance from existing public school's facilities.

The liquor survey submitted by the applicant indicates that there are two (2) public school facilities that are spaced less than the required 2,500 feet from the property line of the subject site. The public-school facility to the northwest of the subject property and closest to it, is spaced at ±2,107.60' feet, whereas the other public-school facility, that is to the northeast of the subject property, is spaced at a distance of ±2,159.04-feet from the property line of the subject property.

Staff opines that the separation between the subject property and the nearby schools—both in terms of physical distance and intervening land uses—serves to buffer and mitigate potential negative impacts associated with the reduced spacing of the proposed liquor package store. The subject property is separated from the existing schools by existing commercial, industrial, and

residential developments, as well as NW 79 Street, a major 100-foot-wide transportation corridor that also accommodates the guideway columns of the elevated Metrorail system. These conditions help to minimize any adverse effects on the surrounding educational institutions.

Furthermore, staff notes that the Platting and Traffic Review Section of the Department Regulatory and Economic Resources (RER), does not object to the application and indicate in its memorandum that the project meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. Therefore, in staff's opinion, approval of the proposed liquor package store use spaced less than required from schools and churches will not have a negative impact on the surrounding area. **As such, staff recommends approval with conditions of the application under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That the sale of alcoholic beverages shall be limited between the hours of 8:00 a.m. and 10:00 p.m. Mondays through Saturdays 6 days a week.
2. That the applicant applies for and obtain a Certificate of Use from the Department of Regulatory and Economic Resources for the sale of alcoholic beverages, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
3. That the applicant shall comply with any state law liquor license requirements as may be applicable.

ES:JB:SS:EA:PM



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

ZONING RECOMMENDATION ADDENDUM

3072 NW 79 ST LLC

PH: Z24-013

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NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Neighborhood Compliance	No objection
Fire Rescue	No objection
Water & Sewer WASD	No objection
*Subject to conditions in their memorandum.	

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

Urban Centers <i>(Page I-46)</i>	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 surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.
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5

ZONING RECOMMENDATION ADDENDUM

3072 NW 79 ST LLC

PH: Z24-013

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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 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.*

ZONING RECOMMENDATION ADDENDUM

3072 NW 79 ST LLC

PH: Z24-013

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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.

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Urban Centers	greater than 3.0 in the core not less than 0.75 in the edge	250
Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125

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.

PERTINENT ZONING REQUIREMENTS/STANDARDS

**Sec. 33-150. -
Location of
establishments.**

B) Distance from church or school. Unless approved as a special exception (Section 33-311(A)(3)), no premises shall be used for the sale of alcoholic beverages to be consumed on or off the premises where the structure or place of business intended for such use is located less than twenty-five hundred (2,500) feet from a church or public school. The twenty-five-hundred-foot distance requirement shall be measured and computed as follows:

(1) From a church, the distance shall be measured by following a straight line from the front door of the proposed place of business to the nearest point of the church structure, and

(2) From a public school, the distance shall be measured by following a straight line from the front door of the proposed place of business to the nearest point of the school grounds.

ZONING RECOMMENDATION ADDENDUM

3072 NW 79 ST LLC

PH: Z24-013

Page | 8

Sec. 33-151. - Hours and days of sale.	(a) Establishments for package sales only. Vendors holding a license from the State beverage department for the sale of alcoholic beverages for consumption off the premises only, shall make no sale of alcoholic beverages on Sundays, and shall make no sale of alcoholic beverages during weekdays except between the hours of 8:00 a.m. and 10:00 p.m.; provided, however, that vendors operating stores primarily for the sale of products other than alcoholic beverages (excepting such stores as are nonconforming under the zoning regulations) may make sales of beer in sealed containers for consumption off the premises during such hours as their stores legally remain open for the sale of other goods; provided further, however, that nothing in the foregoing proviso shall be deemed to modify any of the provisions of the zoning regulations as heretofore or hereafter adopted. Vendors in bait and tackle installations and camp grounds holding a State license from the beverage department for the sale of beer in sealed containers, for consumption off the premises, shall make no sale of beverages except between the hours of 5:00 a.m. and 7:00 p.m.
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.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

3072 NW 79 ST LLC

3072 NW 79 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000013

DATE

HEARING NUMBER

FOLIO No: 30-3109-019-0050

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

April 30, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

3072 NW 79 ST, LLC

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: June 11, 2025

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

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

Subject: Z2024000013-3rd Review
Emilio Acouta
NW 79th Street and NW 29th Avenue
Requesting a special exemption for the sale of alcohol near a
school.
(NCUAD) (0.26 acres)
06-53-41

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code). DERM has no pertinent comments regarding this application since the proposed application request is for a special exemption to allow the sale of alcohol near a school and does not entail any environmental concerns. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

DERM will evaluate the feasibility of connecting to the public water and sanitary sewer system prior to DERM approval of any future development orders (zoning site plan, tentative plat applications, building permits) that proposes structures requiring public water and sanitary sewers on the subject property.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

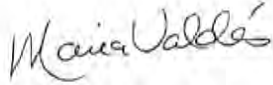
Memorandum



Date: May 21, 2025

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

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

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

Subject: **UPDATED** Zoning Application Comments - 3072 NW 79 St, LLC
Application No. Z2024000013

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.

Application Name: 3072 NW 79 St., LLC

Location: The proposed project is located on approximately 0.26 acres at 3072, 3074 NW 79th Street with Folio 30-3109-019-0050, in unincorporated Miami-Dade County

Proposed Development: As per Letter of Intent the applicant is proposing to use the commercial property from tobacco and convenient store to liquor store. Per Site Plan submitted, the subject site has an existing building of 1,968 square feet. No additional construction is anticipated at this time.

This project results in a no-net-increase in the water demand. The existing property has a water only account; therefore, if connection to the sewer is required by DERM, the sewer demand will be 197 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The subject property is connected to water.

Sewer: The proposed development is located within the WASD's sewer service area. The subject site is currently on septic. If DERM requires connection to the sewer system, the wastewater flows 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.

Please note if DERM requires connection to the sewer system, there is an existing 8-inch gravity sewer system located to the west of the intersection of NW 31st Avenue and NW 77th Street, to where the developer may connect and extend an 8-inch gravity sewer main at full depth heading

easterly along NW 77th Street to NW 31st Avenue, then heading northerly along NW 31st Avenue to NW 79th Street, then heading westerly along NW 79th Street to the northeast corner of the subject property to provide sewer service to the proposed development, provided there is sufficient depth and that there are no obstacles that would preclude construction of the sewer system. **The developer is responsible to provide the minimum coverage on the proposed sewer main extension as specified in the WASD Design standard.**

Also, there is a proposed sanitary gravity sewer corridor project (PCTS 15978 Phase 2) along NW 79th Avenue. Said project will bring sanitary gravity sewer that will be abutting the subject property. This project is under construction and is anticipated to be completed by December 2025. Upon completion of the project, said project may connect to the proposed 8-inch gravity sewer abutting the property along NW 79th Avenue. Final points of connection and capacity approval to connect to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.

Note to the Developer:

1. The Developer of this project shall coordinate and cooperate on water and sewer interconnections, construction sequence, and schedule with other development projects that are in the vicinity either downstream or upstream with regards to obtaining approval and permits from WASD and other regulatory governmental agencies to avoid conflict with utility plans.
2. If a vicinity development has a water and/or sewer construction permit but has not started construction and another developer would like to take over the other development scope of water and/or sewer work, then the developers shall coordinate to withdraw the existing permit prior to the other developer submitting plans to WASD and other regulatory governmental agencies for review.

If DERM requires connection to the gravity sewer system located to the west of the intersection of NW 31st Avenue to NW 77th Street, then the sewage flow from the subject existing building will be transmitted to Pump Station (P.S.) No. 13 and P.S. No. 1. Both pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. No. 13

Existing NAPOT: 3.96 hrs.

Proposed Development: 197 gpd

Proposed Projected NAPOT: 3.97 hrs.

P.S. No. 1

Existing NAPOT: 6.12 hrs.

Proposed Development: 197 gpd

Proposed Projected NAPOT: 6.12 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 mavalde@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum



Date: April 17, 2025

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

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

Subject: Z2024000013
Name: 3075 NW 79 St, LLV
Location: 3075 NW 79 Street
Section 09 Township 53 South Range 41 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 17, 18, 19 & 20, Plat Book 22, Page 25. A Unity of Title approved by the Platting and Traffic Review Section will be required.

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 does not generate any additional 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.

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: April 17, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

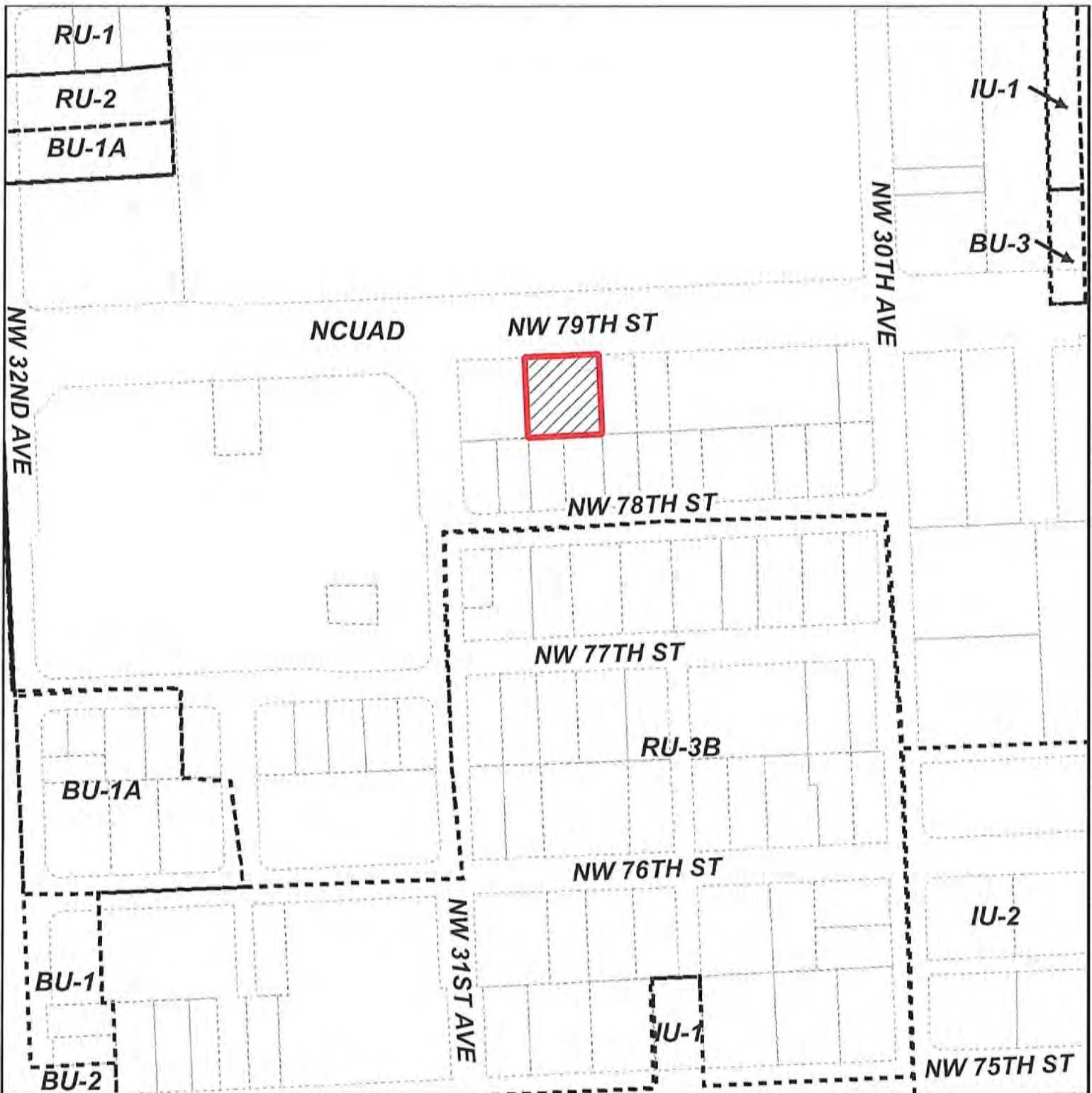
Subject: Z2024000013

The Miami-Dade Fire Rescue Department has **no objection** to request for variance uploaded to EnerGov on 6/10/2024. Proposed scope of request does not affect existing fire department access.

MDFR's review of this zoning 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.



MIAMI-DADE COUNTY
HEARING MAP

Section: 09 Township: 53 Range: 41
 Applicant: 3072 NW 79 St., LLC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000013

Legend

-  Subject Property Case
-  Zoning



REVISION	DATE	BY
		16



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2024000013

Legend
 Subject Property

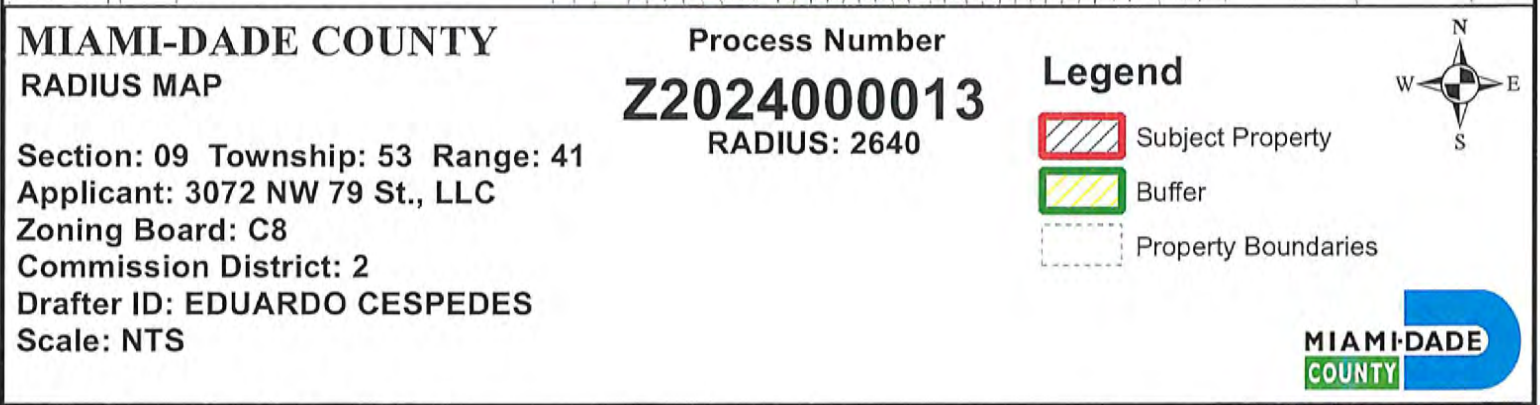


Section: 09 Township: 53 Range: 41
Applicant: 3072 NW 79 St., LLC
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Monday, June 17, 2024

REVISION	DATE	BY
		117



LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

BUSINESS AND OFFICE

NW 32ND AVE

TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

NW 79TH ST

BUSINESS AND OFFICE

NW 30TH AVE

NW 78TH ST

NW 77TH ST

INDUSTRIAL AND OFFICE

NW 31ST AVE

NW 76TH ST

MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000013

Legend

 Subject Property Case



Section: 09 Township: 53 Range: 41
Applicant: 3072 NW 79 St., LLC
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Monday, June 17, 2024

REVISION	DATE	BY
		19

RADIAT SKETCH

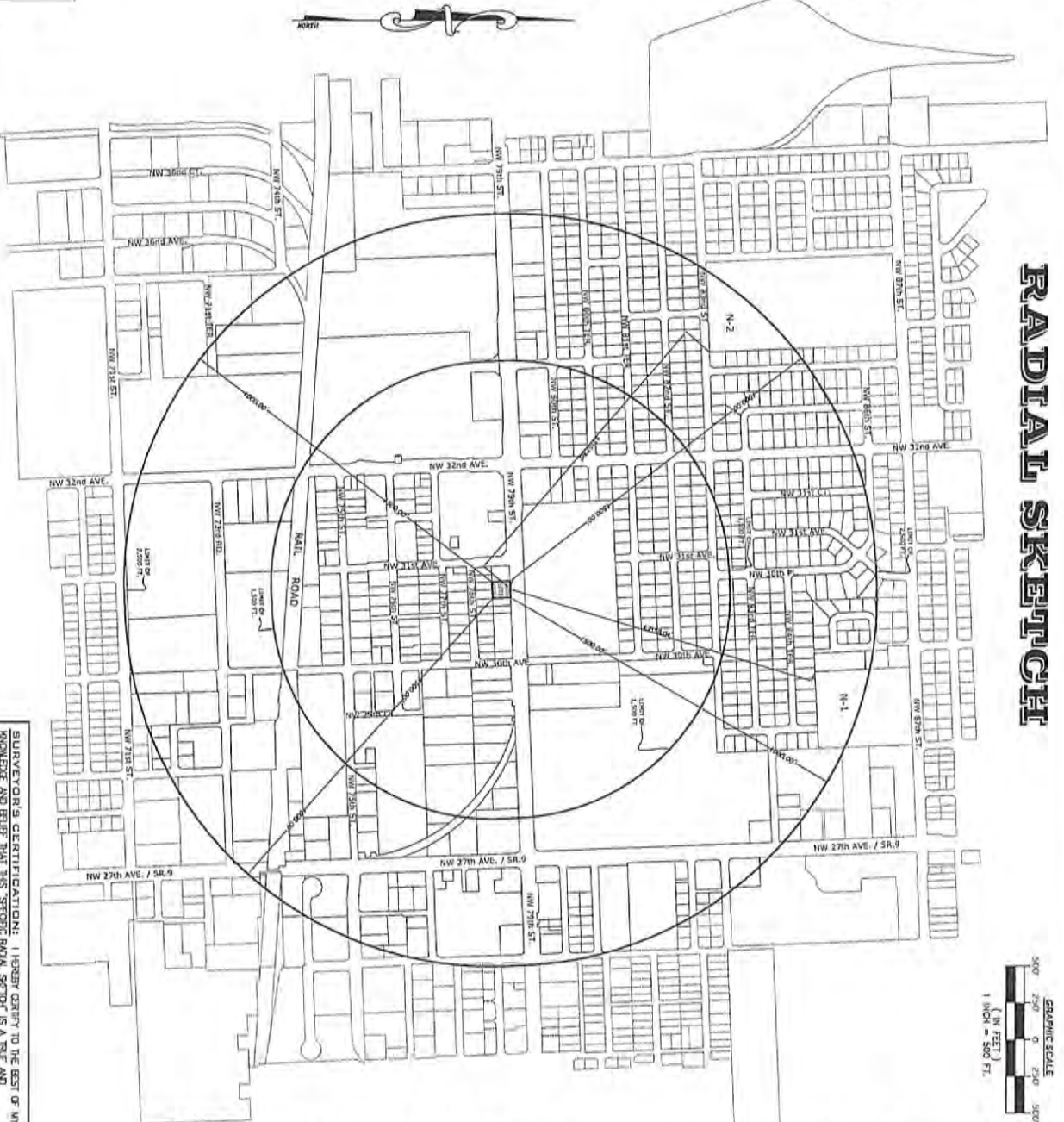
GRAPHIC SCALE
(IN FEET)

500 250 0 250 500



PROPERTY ADDRESS:
FOLIO No.: 30-3109-019-0050
3072 NW 75 STREET,
MIRAL, FL 33147

- 3072 NW 79 St LLC -

[illegible]

- THIS IS NOT A SECONDARY SURETY:

-- N-110 BOARD OF PUBLIC INSTRUCTION (MIAMI-DADE COUNTY PUBLIC SCHOOL (TEMPORARY CLOSED))

2/82 NW 87 ST. WILSON, FL 33447
- N-2= SCHOOL BOARD OF WILSON COUNTY
3401 NW 83 ST. WILSON, FL 33447

SIGNED Robert J. Johnson FOR THE FIRM

ARTURO MENDIOLA, P.S.U. P.S.U. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPS. ADDITIONS OR DELETIONS TO SURVEY MAPS OR
REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IN A DIGITAL FORMAT NOT
VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED
ELECTRONIC SEAL.

ABBREVIATIONS AND LEGEND

	=DEPOSITS AERIAL PAYMENT
	=REMOVES BRICK
	=DEPOSITS CONCRETE PAD

PROFESSIONAL SUPERVISORS AND MANAGERS
 8542 S.W. 8th STREET, SUITE "282"
 MIAMI, FL 33144
 PHONE: (305) 556-4002 FAX: (305) 556-4003
 WWW.USASUPERVISING.COM
 EMAIL: PEOSTEST@USASUPERVISING.COM

LANDMARK
SURVEYING & ASSOCIATES, INC.
LB NO. 7633

[illegible]

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: 3072 NW 79 ST LLC

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u>Enrique Acosta 2751 S Ocean Drive #1804S</u>	<u>50%</u>
<u>Susana Acosta Hollywood Fl 33019</u>	<u>50%</u>
_____	_____
_____	_____
_____	_____

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: DDPC

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

Date of contract: _____

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

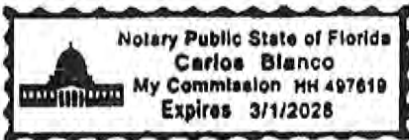
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: [Signature] (Applicant)

Sworn to and subscribed before me this 30 day of January, 2025. Affiant is personally known to me or has produced _____ as identification.

Carlos Blanco
 (Notary Public)



My commission expires 3/1/28

*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.



Photo One

Photo One Caption:

FRONT HOUSE View 07-17-24

Clear Photo One



Photo Two

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 8**

PH: Z22-138

September 17, 2025

Item No. 1

Recommendation Summary	
Commission District	2
Applicant	Greenwood Place, LLC.
Summary of Requests	The applicant seeks to permit a rezoning of the subject parcel from BU-1A, Limited Business District, and RU-1, Single-Family Residential District, to RMD, Residential Modified District in order to develop the site with 30 dwelling units. In addition, the applicant seeks to waive the required 5' clear width within the building frontage zone and provide landscaping instead.
Location	The southwest corner of NW 32 Avenue and NW 46 Street, Miami-Dade County, Florida.
Property Size	±0.97-gross (±0.66-net) Acres
Existing Zoning	BU-1A, Limited Business District RU-1, Single-Family Residential District
Existing Land Use	Vacant parcels
2030-2040 CDMP Land Use Designation	Low-Medium Density Residential, 6-13 dua and within a Rapid Transit Activity Corridor (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations. (See attached Zoning Recommendation Addendum)
Recommendation	Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of request #2.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from BU-1A, Limited Business District, and RU-1, Single-Family Residential District, to RMD, Residential Modified District.
- (2) NON-USE VARIANCE of zoning regulations requiring a minimum of 5' clear width within the building frontage zone; to waive same and allow 0' clear width hardscape area (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources under the title "NEW BUILDING," as prepared by Juan B. Ordonez, P.E. The plans include a Site Plan consisting of one (1) sheet date-stamped received March 7, 2025; Floor Plans and Elevations consisting of five (5) sheets date-stamped received July 8, 2024; one (1) additional sheet date-stamped received August 21, 2024; and a Dumpster Enclosure sheet date-stamped received July 8, 2024. Landscape Plans, entitled "LANDSCAPE PLAN," were prepared by Enrique D. Nuñez, ASLA Landscape Architecture, and consist of two (2) sheets date-stamped received March 7, 2025. The complete submittal includes a total of ten (10) sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The applicant seeks to permit a rezoning of the ±0.97-gross (±0.66-net) acres subject parcel from BU-1A, Limited Business District, and RU-1, Single-Family Residential District to RMD,

Residential Modified District, in order to develop the site with multifamily development consisting of 30 dwelling units. In addition, the applicant seeks to replace the required 5-foot clear width hardscaped area that is required within the building frontage zone, which shall be maintained at the same grade as the abutting sidewalk and kept clear for pedestrians, with landscaped area.

The subject parcel is located within the buffer area of Miami-Dade County's East-West Dade Transitway Corridor, a CDMP designated Rapid Transit Activity Corridor. This corridor is one of the six (6) rapid transit corridors identified in the Strategic Miami Area Rapid Transit (SMART) Plan, which currently served by the East-West Dade Transitway. The SMART Plan was adopted by the Miami-Dade County Transportation Planning Organization (TPO) in April 2016 and endorsed by the Board of County Commissioners (BCC) through Resolution No. R-523-16.

As part of this application, the applicant has submitted site plans depicting the proposed development. The plans show a multifamily building oriented along NW 32 Avenue and NW 46 Street with a maximum height of three (3) stories. Parking is located behind the buildings ensuring compliance with RMD development standards, which require parking areas to be screened from public view. Vehicular access is provided by a single ingress/egress point from NW 46 Street, which also accommodates pedestrian access. The proposed development complies with RMD development standards, with the exception of the requirement that the 5-foot frontage zone be hardscaped at the same grade as the abutting sidewalk along NW 32 Avenue and NW 46 Street, which is the subject of the variance request. The project meets the required minimum 30-foot setback above the second story when adjoining the single-family residential property to the west, ensuring the existing residence is properly buffered. The dissimilar use buffer also includes a 6-foot-high wall with shrubs planted at a height of thirty (30) inches at the time of planting, spaced at a maximum average of thirty-six (36) inches on center, along with trees planted at a maximum average spacing of thirty-five (35) feet on center within a minimum 5-foot landscaped strip. In addition, the proposed site plan indicates that 100 percent (%) of the units will be designated as workforce housing. In addition, staff notes that, as part of this application, the applicant has voluntarily proffered a Declaration of Restrictions which, among other provisions, limits development of the property to 30 residential dwelling units, with 100 percent of the units designated as workforce housing in accordance with the submitted plans.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-1A & RU-1; vacant land	Low-Medium Density Residential (6 - 13 dua)
North	BU-1A & RU-1; Commercial and single-family residences	Low-Medium Density Residential (6 - 13 dua)
South	BU-3 & RU-1; Commercial and single-family residence	Low-Medium Density Residential (6 - 13 dua)
East	BU-1A & RU-1; vacant land and single-family residence	Low-Medium Density Residential (6 - 13 dua)
West	RU-1; single-family residence	Low-Medium Density Residential (6 - 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The ±0.97-gross (±0.66-net) acres subject property is located at the southwest corner of NW 32 Avenue and NW 46 Street in Miami-Dade County, Florida. The property is currently zoned BU-

1A and RU-1 and is vacant. The surrounding area is a mix of residential and commercial uses, including commercial and single-family residences to the north (BU-1A and RU-1), commercial and single-family residence to the south (BU-3 and RU-1), vacant land and single-family residence to the east (BU-1A and RU-1), and single-family residence to the west (RU-1). The subject sites are located within the Urban Development Boundary (UDB) and within the Rapid Transit Activity Corridors, which include areas within one-half mile of the existing Metrorail corridor and the proposed SMART Plan corridors. Accordingly, the site's proximity to the SMART Corridor allows the applicant to pursue additional residential density.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property in order to provide additional housing in this area, which could have traffic impacts as well as impacts on other County services. Based on memoranda from the departments reviewing this application, the additional impacts will be minimal and will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply and will generate 55 PM peak hour vehicle trips. Staff notes that approval of this application would add to the population in the area and could bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ± 0.97 -gross (± 0.66 -net) acres subject property is designated as **Low-Medium Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The Low-Medium Density Residential category allows a range in density from a minimum of 6 to a maximum of 13 dwelling units per gross acre. *This density category is generally characterized by single family detached, cluster, and townhouses and a mixture of housing types, provided that the maximum gross density is not exceeded.* The **Low-Medium Density Residential** designation could allow the applicant to develop the ± 0.97 -gross acres parcel with 12 residential units.

However, as previously mentioned, the subject properties are located within of the East-West Dade Transitway Corridor, one of the six (6) rapid transit corridors identified as a part of the **Strategic Miami Area Rapid Transit (SMART)** Plan adopted by the Miami-Dade County's Transportation (TPO) in April 2016, and endorsed by the Board of County Commissioners (BCC) by Resolution No. R-523-16. Additionally, on January 24, 2019, the BCC adopted Ordinance No. 19-7 to allow vertical and horizontal mixed-use development with transit-supportive densities and intensities for projects located along the mixed-use and Rapid Transit Activity Corridors, which includes the SMART Corridors.

The applicant seeks a district boundary change from BU-1A, Limited Business District, and RU-1, Single-Family Residential District to RMD, Residential Modified District. As defined under the CDMP, properties eligible for mixed-use development shall be located along a Rapid-Transit Activity Corridor, which includes the SMART Plan Corridors. Specifically, the CDMP Land Use Element text under Mixed Use Development states that, "Vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located along the Rapid Transit Activity Corridors which includes the areas within one mile of the SMART Plan Corridor. However, the CDMP Land Use Element text also states that appropriate design standards are essential to ensure that the uses permitted in

mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed-use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. The maximum density and floor-area ratio (FAR) for sites that are within the Rapid Transit Activity Corridors shall be as provided in the table below:

	<i>Floor Area Ratio Range (FAR)</i>	<i>Max. Residential Density (Dwelling Units)</i>
<i>Within one-quarter mile</i>	<i>Up to 2.0</i>	<i>60</i>
<i>Between one-quarter and one-half mile</i>	<i>Up to 1.5</i>	<i>36</i>
<i>Between one-half and one mile (East-West Corridor)</i>	<i>Up to 1.25</i>	<i>18</i>

As previously set forth in a June 12, 2024, CDMP Interpretation letter for the subject property, "Expedited Letter of Interpretation re. Folio Nos. 30-3121-018-0070 and -0080", the subject property is comprised of two parcels. The majority of the Subject Property (± 0.47 -acre) is within $\frac{1}{4}$ mile while the remainder (± 0.13 -acre) is between $\frac{1}{4}$ and $\frac{1}{2}$ mile of the East-West Corridor, and respectively may be rezoned for vertical or horizontal mixed-use development at up to 60 units an acre/2.0 FAR or 36 units an acre/1.5 FAR in accordance with the CDMP's provisions for mixed use development along Rapid Transit Activity Corridors (CDMP P. I-47), **subject to compatibility with the adjacent uses.**

To qualify for horizontal mixed-use development within a Rapid Transit Activity Corridor, it must be affirmatively demonstrated that a proposed single use does not currently or would not be caused to exceed 70% of the total building area within $\frac{1}{4}$ mile of the subject site for a property to be rezoned as a horizontal mixed-use development in a Rapid Transit Activity Corridor. The Saturation Analysis performed by staff accounts for existing land uses within a $\frac{1}{4}$ mile of the Subject Property (Subject Property Area) indicates that ± 56.73 percent of the building area in the Subject Property Area is residential, and that an additional 537,054 sq. ft. of single-use residential development may be approved in the Subject Property Area in accordance with the CDMP's provisions for horizontal mixed-use development along Rapid Transit Activity Corridors. Therefore, the Subject Property may be developed with up to **32 units of single use residential development** as long as the combined square footage of the proposed residential development does not exceed 537,054 sq. ft.

In addition, as indicated in the site plan the applicant has agreed to provide 100% percent of the proposed units as workforce housing. Staff notes that implementing workforce housing standards allows for a 25% percent density bonus, which could increase the maximum permitted units to 40. The proposed development of 30 residential dwelling units is therefore within the permitted density under the CDMP. Furthermore, a property immediately to the northeast of the subject parcel is currently in the process of being rezoned for a similar multifamily/mixed-use development under Zoning Hearing Application #Z2022000210, supporting the **compatibility** of the proposed project with surrounding land uses.

The submitted plans provide for two (2) detached buildings to be constructed on the site with a maximum of three (3) stories in height fronting on both NW 32 Avenue and NW 46 Street. The plan also provides for parking to be screened from the adjacent properties by the proposed buildings with pedestrian connectivity throughout the site. Additionally, the plan provides for ample landscaping throughout the development in excess of what is required by Code. Furthermore, staff opines that the proposed development is **consistent** with **Policy LU-4A** which states that when evaluating compatibility among proximate land uses, the County shall consider such factors as height, bulk, and scale of architectural elements. As such, staff opines that the requested RMD zoning district is **consistent** with the **Low-Medium Density Residential** designation of the subject property on the CDMP Land Use Plan map and the Mixed-Use Development policies of the CDMP.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from BU-1A, Limited Business District and RU-1, Single-Family Residential District to RMD, Residential Modified District (request #1). For the reasons stated above and below, staff opines that when the request to rezone the ± 0.97 -gross (± 0.66 -net) acres subject parcel to RMD is analyzed under Section 33-311, District Boundary Change, approval of the application would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses.

Staff supports the requested district boundary change, contingent upon the acceptance of the proffered zoning covenant, and opines that the rezoning would be consistent with the Low-Medium Density Residential designation of the CDMP Land Use Plan map as well as the CDMP's Mixed-Use Development policies. The proposed multifamily residential development would provide a harmonious transition between the lower-intensity single-family lots to the south and west, the existing commercial uses, and the anticipated higher-density development to the northeast, where adjacent parcels are undergoing a district boundary change (Application No. Z2022000210) to permit the rezoning to RMD and proposed multifamily apartments. Given the subject site's location within the SMART Plan Corridor Buffer Area, the proposed rezoning would support, rather than disrupt, the established development pattern in the surrounding community.

Staff notes that the proposed development complies with all zoning regulations regarding building setbacks, building height, common open space, lot area, lot coverage, and landscaping. As designed, the proposed RMD development with its pedestrian and vehicular connectivity, residential structures of a scale and massing compatible with surrounding uses, and the integration of landscaping will result in a project that is harmonious with the neighborhood. Based on the submitted landscape plans, the perimeter of the subject parcel will be substantially buffered with continuous rows of street trees and shrubs, creating a strong visual perception of greenery and providing sufficient mitigation of any visual or aural impacts on adjoining properties. Staff further finds that the development parameters reflect the applicant's intent to maintain the area's development trend while complying with the RMD Building Placement Standards.

Staff also notes that the CDMP Interpretation letter dated June 12, 2024, indicates the subject property could accommodate up to 32 dwelling units under CDMP provisions, given that (± 0.47 -acre) is with $\frac{1}{4}$ mile while the remainder (± 0.13 -acre) is between $\frac{1}{4}$ and $\frac{1}{2}$ mile of the East-West Corridor, equating to approximately 48.5 units per acre. In addition, pursuant to Sec. 33-193.7.1, Workforce Housing Development Program Density Bonuses for the Unincorporated Area, participation in the workforce housing program allows for a 25% increase in density, for a maximum permitted density of 40 dwelling units, equating to approximately 60.6 units per acre. However, the applicant proposes to develop the site with 30 multifamily residential units, or roughly 45.5 units per acre, well below the maximum permitted density.

In addition, based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application and indicate in their memorandum that the application meets traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. Their memorandum indicates that the application will generate approximately 33 PM peak hour vehicle trips, and that the subject application meets the traffic concurrency criteria. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their attached memorandum, indicate that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department and the Water and Sewer Department, do not object to the application. Based on the aforementioned department memoranda, staff opines that the request for rezoning will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. Based on the aforementioned reasons, staff opines that the proposed district boundary change to RMD is **compatible** with the residential trend as evidenced by the existing zoning in the surrounding area and will serve as a transition to the less intensive RU-1 properties to the south and west. **Therefore, subject to the Board's acceptance of the proffered covenant, staff recommends approval of the application for a District Boundary Change to RMD, Residential Modified District, under Section 33-311, District Boundary Change standards.**

As part of this application, the applicant is requesting an ancillary non-use variance from the setback requirements to allow the required 5-foot clear width within the building frontage zone to be landscaped (Request #2). When this request is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that it is inextricably intertwined with the development of the proposed mixed-use development on the site, which staff supports and opines that the approval of the requests with conditions would be **compatible** with the surrounding area. The submitted plans depict the building with a setback varying from 6 feet 1 inch to 6 feet 6 inches, consisting of landscaped areas and paved areas that serve as the primary entrance and provide street access for ground-floor residential units, in compliance with the General Requirements for a Multifamily Development. Staff supports this variance, noting that partially converting the 5-foot hard surface to landscaped area will provide privacy for the ground-floor units while maintaining an urban design character. The combination of hard surfaces and landscaping enhances compatibility with the surrounding area and helps break up the massing of the development. Furthermore, under RMD General Site Regulations, Section 33-493(3)(iv), the building frontage zone shall be hard-surfaced except for tree grates or planters; however, frontage zones adjoining ground-story residential uses may be landscaped,

hard-surfaced, or both, further supporting the recommendation for approval. Staff opines that approval of the requested variance would maintain the basic intent and purpose of the zoning, subdivision, and other land use regulations by protecting the general welfare of the public, particularly with respect to the stability and appearance of the community and would be compatible with surrounding land uses without being detrimental to adjacent properties. Therefore, staff recommends approval with conditions of Request #2 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan depicts a single ingress/egress point from NW 46 Street, which also accommodates pedestrian access, and provides a total of 39 parking spaces, consistent with the parking requirements in the Code.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

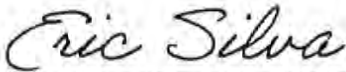
Approval of request #1, subject to the Board's acceptance of the proffered covenant and approval with conditions of request #2.

CONDITIONS FOR APPROVAL: for request #2 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 "NEW BUILDING," as prepared by Juan B. Ordonez, P.E. The plans include a Site Plan consisting of one (1) sheet date-stamped received March 7, 2025; Floor Plans and Elevations consisting of five (5) sheets date-stamped received July 8, 2024; one (1) additional sheet date-stamped received August 21, 2024; and a Dumpster Enclosure sheet date-stamped received July 8, 2024. Landscape Plans, entitled "LANDSCAPE PLAN," were prepared by Enrique D. Nuñez, ASLA Landscape Architecture, and consist of two (2) sheets date-stamped received March 7, 2025. The complete submittal includes a total of ten (10) sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit 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.
5. That the applicant comply 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 their attached memorandum.

6. That the applicant comply with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as indicated in their attached memorandum.
7. That the applicant comply with all applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resources Management (RER) as indicated in their attached memorandum.

ES:JB:SS:EA



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

ZONING RECOMMENDATION ADDENDUM

Greenwood Place, LLC.
PH: Z22-138

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection*
Platting and Traffic Review Section (RER)	No objection
Fire Rescue Department	No objection
Water and Sewer Department (WASD)	No objection*
Miami-Dade County Public Schools	No objection
Building and Neighborhood Compliance (BNC)	No objection
Department of Regulatory and Economic Resources Planning Division	No objection
*Subject to conditions in their memorandum.	

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

Low-Medium Density Residential (Pg. I-29)	This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.
Mixed Use Development (*SMART Corridor) (Pg. I-44)	Mixed-use development allows a mix of compatible uses in a high quality pedestrian-oriented street environment. This form of development includes permitted uses mixed within the same building (vertical) or in separate buildings on the same site or within a 5-minute walk (one-quarter mile) (horizontal). The purpose of this section is to address the mixed-use projects that are to be located outside of the designated urban centers and outside of areas otherwise addressed by the Rapid Transit Zone Development Standards pursuant to Chapter 33C of the Code of Miami-Dade County. Horizontal mixed-use development is hereby defined as the horizontal mix of uses, such as single use buildings on the same site or within one-quarter mile. Such uses may only be permitted in accordance with the following: 1) a single use building is located on a site that contains a mix of uses or multiple sites containing a mix of uses joined through a unity of title; or 2) where the saturation of a single use, including residential or commercial, does not currently or would not be caused to exceed 70% of the total building area within one-quarter mile of the application site. Vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located in: 3. Rapid Transit Activity Corridors which includes the areas within one-half mile of the existing Metrorail corridor and the following proposed SMART Plan corridors: Kendall Drive, Beach Corridor, North Corridor, Northeast Corridor, and the South Dade Transitway Corridor. It also includes the area within one mile of the proposed East-West SMART Plan Corridor. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. The maximum intensities and densities shall be the greater of those provided within the CDMP or the maximum intensities and densities of the underlying land use designation. Properties that are located within ¼ mile of the SMART Plan Corridor may be rezoned for vertical or horizontal mixed-use development at up to 60 units per acre and properties located between ¼ and ½ mile of the SMART Plan Corridor may be rezoned for vertical or horizontal mixed-use development at up to 36 units per acre, provided that a proposed single use does not constitute more than 70% of the total building area within ¼ mile of a SMART Plan Corridor.

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Greenwood Place, LLC.

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	Appropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed-use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. Intensities are generally measured as floor area ratios (FARs), which for a particular property is the square footage of the buildings (not counting parking structures or covered pedestrian walkways that are open to the street), divided by the net land area of the parcel. The maximum intensities and densities shall be the greater of those provided in the table below or the maximum intensities and densities of the underlying land use designation. However, the entire development must fit within the building envelope established by the floor area ratio. <table><tr><th>Mixed-Use Developments Located Within:</th><th>Floor Area Ratio Range</th><th>Maximum Residential Density (dwelling units)</th></tr><tr><td>Major Corridors</td><td>from 1.0 to 1.5</td><td>36</td></tr><tr><td>Mixed-use Corridors identified in an area plan</td><td>Up to 2.0</td><td>60</td></tr><tr><td colspan="3">Rapid Transit Activity Corridors (SMART Corridors)</td></tr><tr><td>Within one-quarter mile</td><td>Up to 2.0</td><td>60</td></tr><tr><td>Between one-quarter and one-half mile</td><td>Up to 1.5</td><td>36</td></tr><tr><td>Between one-half and one mile (East-West Corridor)</td><td>Up to 1.25</td><td>18</td></tr></table>	Mixed-Use Developments Located Within:	Floor Area Ratio Range	Maximum Residential Density (dwelling units)	Major Corridors	from 1.0 to 1.5	36	Mixed-use Corridors identified in an area plan	Up to 2.0	60	Rapid Transit Activity Corridors (SMART Corridors)			Within one-quarter mile	Up to 2.0	60	Between one-quarter and one-half mile	Up to 1.5	36	Between one-half and one mile (East-West Corridor)	Up to 1.25	18
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Between one-quarter and one-half mile	Up to 1.5	36																				
Between one-half and one mile (East-West Corridor)	Up to 1.25	18																				
Objective LU-4 (Pg. I-8)	Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.																					
Policy LU-4A (Page I-9)	When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.																					

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(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, 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
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ZONING RECOMMENDATION ADDENDUM

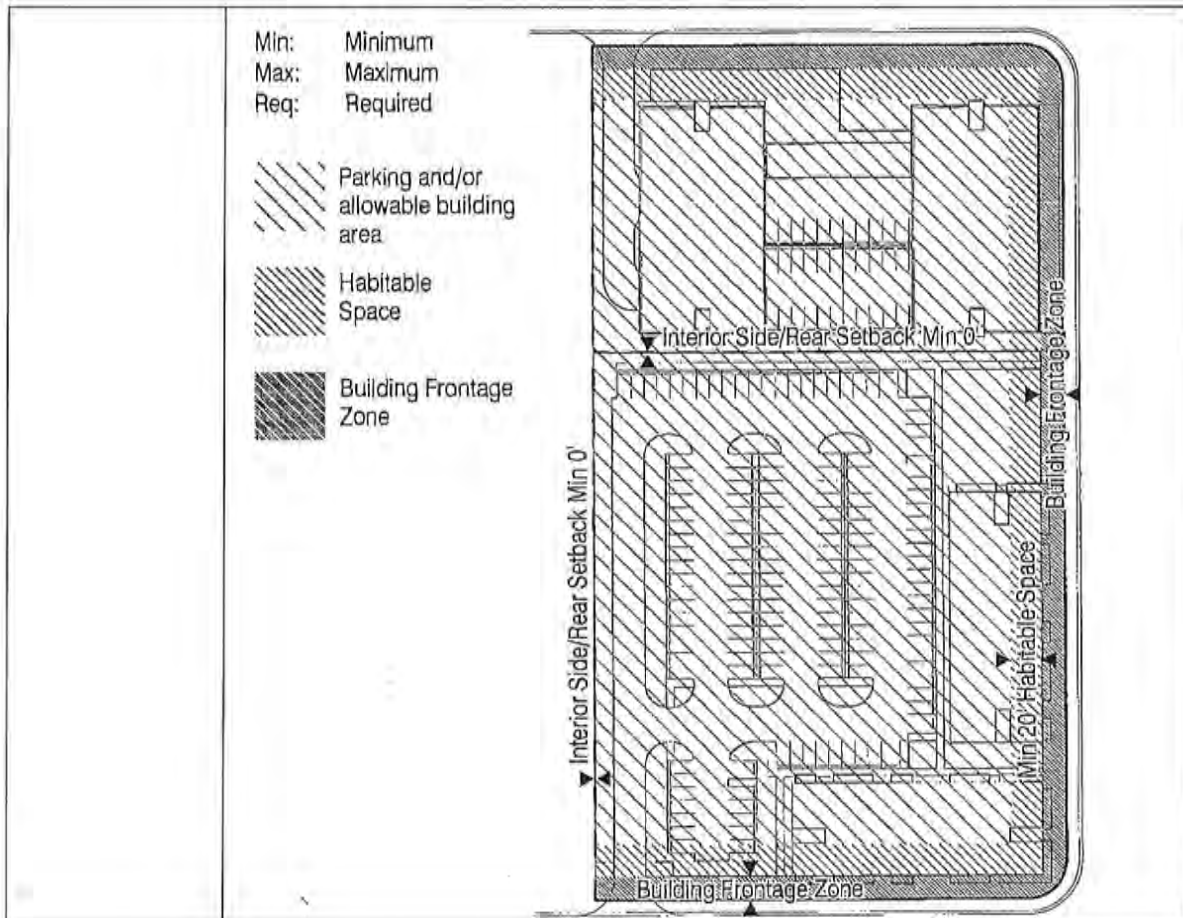
Greenwood Place, LLC.

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	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)(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
Section 33-493(3)(v) - General Site Regulations	(3) Building Placement Standards. (a) Building placement shall be in accordance with the following:

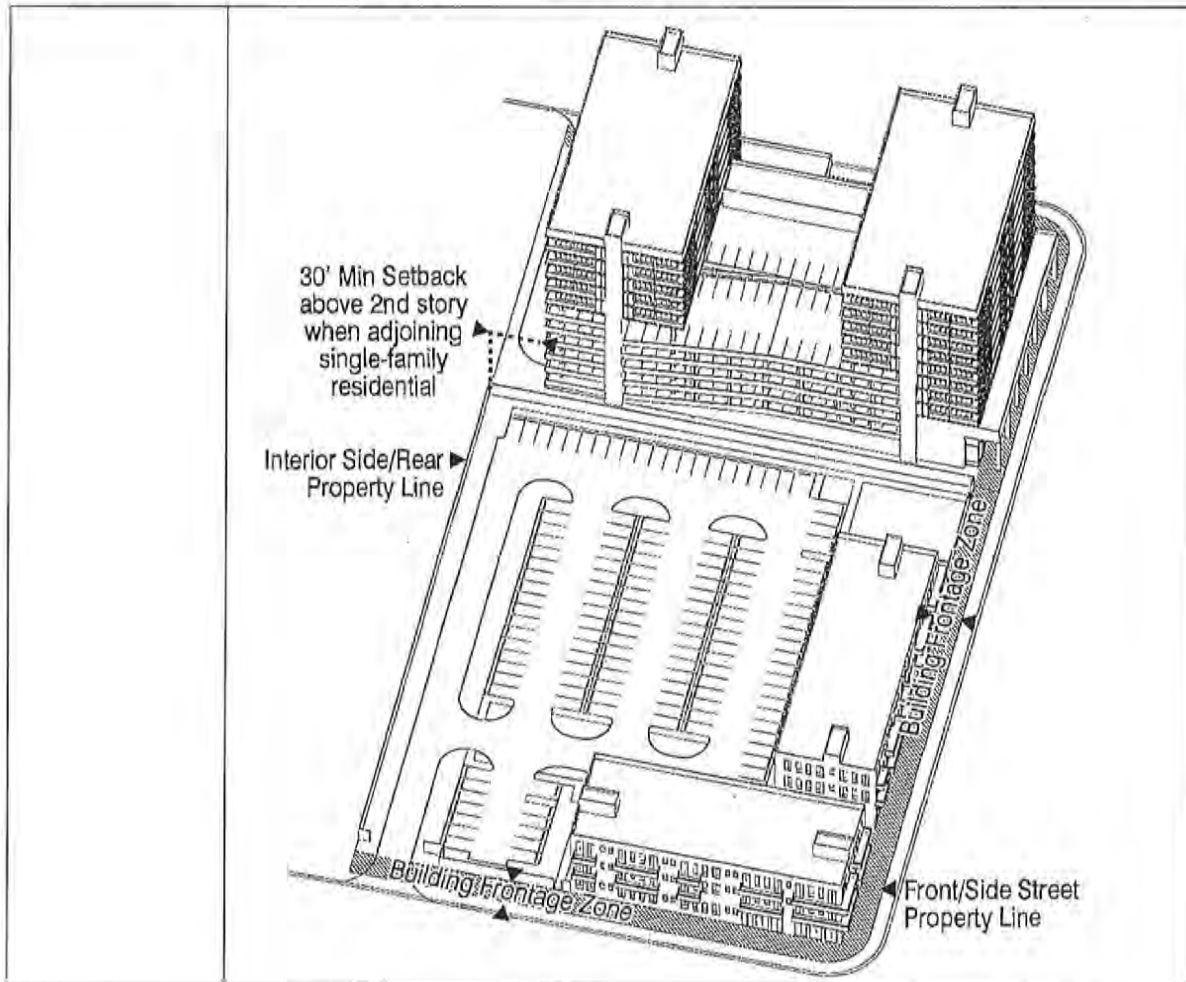
ZONING RECOMMENDATION ADDENDUM

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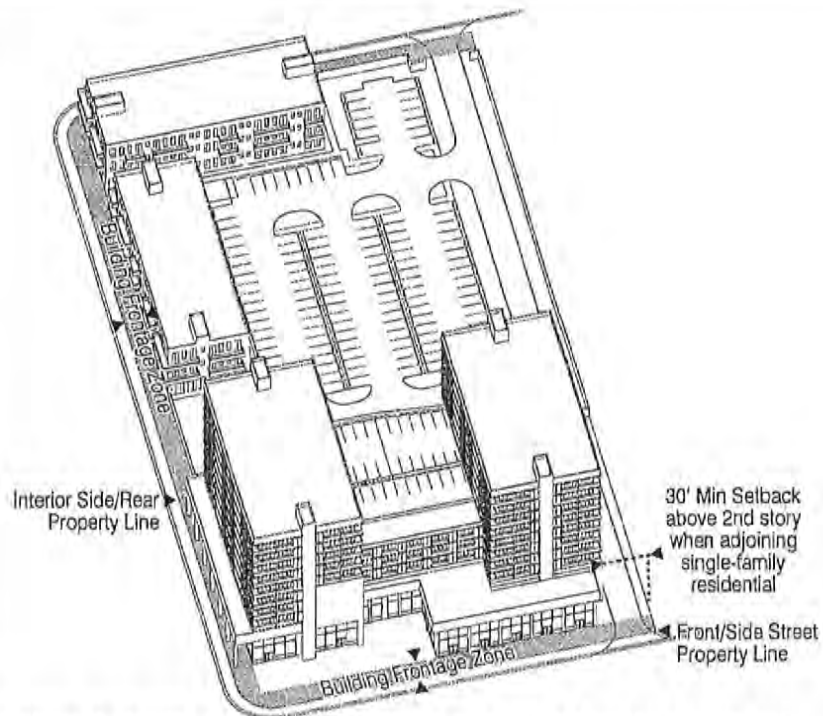
ZONING RECOMMENDATION ADDENDUM

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(b) Above the fourth story, the setback shall be measured from the property line.

(c) Minimum Building Frontage Required.

(i) All buildings, except accessory buildings, shall have frontage along or within the building frontage zone. The frontage length of a single building or the aggregate frontage length of multiple buildings shall comply with the following, as further illustrated in the figures below:

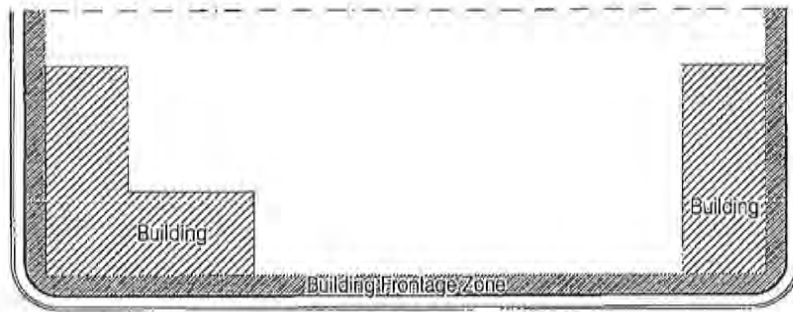
a. Lots with one frontage: 70 percent.

b. Lots with two frontages: 60 percent.

c. Lots with three or more frontages: 50 percent.

ZONING RECOMMENDATION ADDENDUM

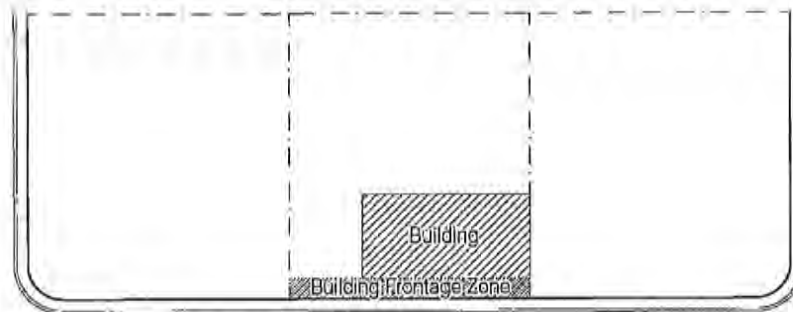
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Lot with three or more frontages



Lot with two frontages

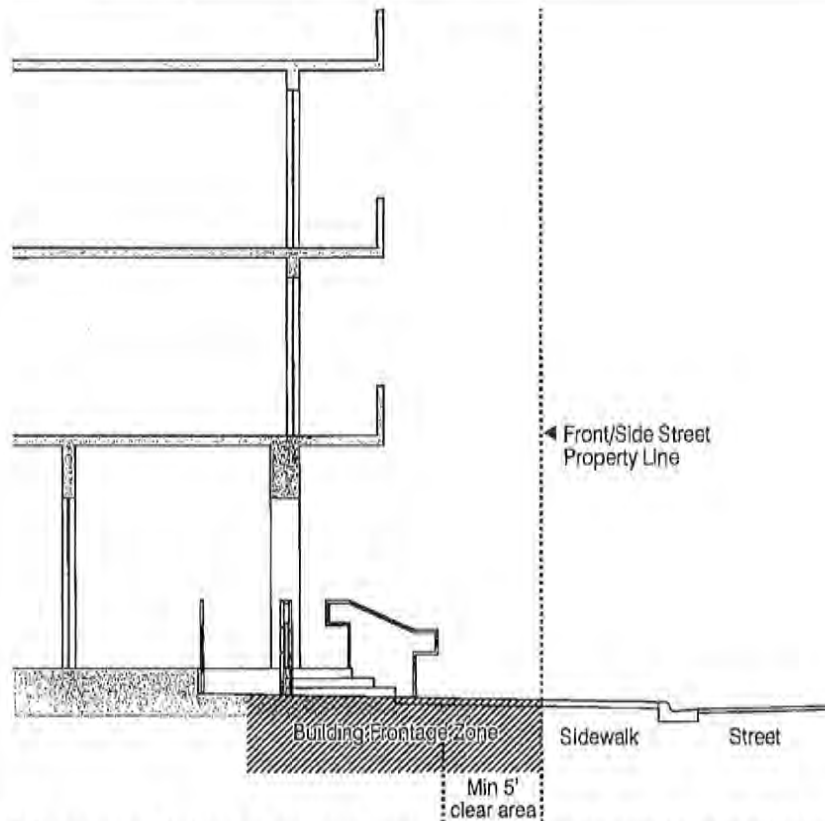


Lot with one frontage

- (ii) Maximum building frontage zone width shall be 15 feet and shall be measured from the property line.
- (iii) The interior side and rear setbacks shall be as shown in the figures above.
- (iv) The building frontage zone shall be hard-surfaced except for tree grates or tree planters, except that the building frontage zone adjoining ground-story residential uses may be landscaped, hard-surfaced, or both.
- (v) A minimum of 5 feet clear width within the building frontage zone shall be at the same grade as the abutting sidewalk and kept clear for pedestrians, as shown in the following diagram:

ZONING RECOMMENDATION ADDENDUM

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(vi) Colonnades, balconies, awnings, open steps, and ramps may be located in the building frontage zone provided that the 5 feet clear area for pedestrians is maintained, as shown in the above diagram.

(vii) Parking not within a garage shall not be located within the Building Frontage Zone.

(d) Where a wall or fence is used to screen parking areas along streets, a 5-foot landscape strip with a hedge shall be required in front of the wall or fence.

(e) If the Director determines that the proposed development does not incorporate appropriate building height transitions and landscape elements to buffer it from surrounding existing or proposed uses, the Director shall require a greater setback as necessary to mitigate the impacts on surrounding uses.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

GREENWOOD PLACE/MARTINEZ,
ROBEISY

N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2022000138

DATE

HEARING NUMBER

FOLIO: 30-3121-018-0070/30-3121-018-0080

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

April 10, 2025

NEIGHBORHOOD REGULATIONS:

Folio No.: 30-3121-018-0070/30-3121-018-0080

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.: 30-3121-018-0070/30-3121-018-0080

There are no open/closed cases in BSS.

VIOLATOR:

GREENWOOD PLACE/MARTINEZ, ROBEISY

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: April 4, 2025

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

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

Subject: Z2022000138-8th Review
Greenwood Place LLC
SW corner of NW 46th Street & NW 32nd Avenue
DBC from RU-1 and BU-1A to RMD and NUV for 0 feet of hard
surfaced clear area where 5 feet is required for the development of a
30-unit apartment building.
(BU-1A and RU-1) (0.60 acres)
21-53-41

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

Potable Water Service and Wastewater Disposal

According to DERM records, public water and public sanitary sewers are currently abutting the subject properties. Pursuant to the Code and based on the site plan submitted in support of this application, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

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

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

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development

order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

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

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

Water Control Review

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year storm event.

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.

The dumpster area shall not drain into the stormwater management system. This area shall be covered or sloped to drain toward a grassy area.

Conditions of Approval: None

Tree Preservation

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

A landscape plan entitled "New Building" prepared by Enrique D. Nunez, R.L.A., and dated as received by Miami-Dade County on March 07, 2025, shows the proposed removal of the specimen tree; however, DERM staff has determined that the removal of the specimen tree is allowed pursuant to section 24-49.2(II) of the Code. DERM has no objection to this application provided that the applicant obtains a tree permit and that all conditions of the tree permit are adhered to once it is issued.

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

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: March 31, 2025

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

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

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

Subject: Zoning Application Comments - Greenwood Place I
Application No. Z2022000138 (Revision 4) - (Pre-App. No. Z22P-034)

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: Greenwood Place I

Location: The proposed project is located on approximately 0.66 Acres, at the southwest corner of the intersection of NW 32nd Avenue and NW 46th Street with Folio Nos. 30-3121-018-0070 and 30-3121-018-0080, in unincorporated Miami-Dade County.

Proposed Development: 30 apartments (Low Density). This is an Affordable Workforce Housing project.

The estimated total water demand for the proposed project will be 4,050 gallons per day (gpd).

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

Per WASD's Letter of Availability (LOA) No. 2024 - 2331, dated October 16, 2024, the developer may connect as follows:

Per WASD Customer Information Records, this property has a water service point, therefore, the developer may proceed as follows:

The developer may also connect to an existing 12-inch water main (E8185-1) in NW 46th Street, abutting the northern boundary of the property.

If the Fire Department requires a fire hydrant, a fire line, and/or the developer requires service in NW 32nd Avenue, thence connect to the aforementioned existing 12-inch water main (E8185-1) in NW 32nd Avenue and NW 46th Street and extend the same 12-inch water main (Half-Section Line & Zoning Requirement) southerly in NW 32nd Avenue to a point as required to feed the hydrant, fire line, and/or provide service to the property, interconnecting to an existing 6-inch water main (E8435-85) at that location

Any public water main extension within the property shall be 8-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 connections. *Final points of connections and capacity approval to connect to the water system will be provided at the time of 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. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

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

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

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

Per WASD's Letter of Availability (LOA) No. 2024 - 2331, the developer may connect as follows:

Per WASD Customer Information Records., this property is a WASD sewer customer. Therefore, if a new connection is necessary, the developer may connect to any of the following:

1. An existing 8-inch gravity sewer main (ES130-14) in NW 46th Street partially abutting the northern boundary of the property.

2. An existing 8-inch gravity sewer main (ES129-21) in NW 32nd Avenue partially abutting the eastern boundary of the property.

Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant request connection to the sewer infrastructure.

Please note that as mentioned in WASD's LOA 2024 - 2331, a meeting was held on October 16, 2024 with the owner's representative Mr. Oscar de la Rosa, Esq., and the owner intends to abandoned the existing public alley and remove the existing gravity sewer main that is within the subject property.

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

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

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 103 and (PS) No. 1. Currently, PS No. 103 is in AH (Approved and Corrected – HAMA Limited) Code Status and "unconditional allocation is Allowed". Pump Station No. 1 is in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. 103

Existing NAPOT: 6.68 hrs.

Proposed Development: 4,050 gpd

Proposed Projected NAPOT: 6.82 hrs.

P.S. 1

Existing NAPOT: 6.12 hrs.

Proposed Development: 4,050 gpd

Proposed Projected NAPOT: 6.12 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 mavaldd@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum



Date: April 24, 2025

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

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

Subject: Z2022000138
Name: Greenwood Place I, LLC
Location: 4489 SW 10 Street
Section 08 Township 54 South Range 41 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 7, 8 & 9, Block 12, Plat Book 43, Page 62. A Unity of Title approved by the Platting and Traffic Review Section is required contact Claudia Luna at Claudia.Luna@miamidade.gov.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. It will generate approximately **33 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:

- During the platting and/or permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources Platting Section for review. The set of plans shall be signed and sealed by an engineer in compliance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways as well as County Standards. Additional improvements may be required once the detailed set of plans are submitted to this Section.
- 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: March 25, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2022000138

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on 03/07/2025.

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

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

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

Memorandum



Date: August 21, 2024

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

From: *Jerry Bell*
Jerry Bell, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

Subject: Z2022000138 – Greenwood Place I, LLC.

Location/Folio	SW corner of intersection of NW 32 Avenue and NW 46 Street; Folio Nos: 30-3121-018-0070 and -0080
Acreage	±0.60 acres
Current Land Use	"Low-Medium Density Residential" 6-13 DU/AC
Proposed Land Use	N/A
Existing Zoning	BU-1A and RU-1
Zoning Request	RMD (Residential Modified District)
Project Description	30 unit, multi-family affordable residential building
Concurrent CDMP Application	N/A
CDMP Letter of Interpretation (LOI)	CL2024000030

Staff Comments:

The Planning Division has reviewed the subject zoning application for consistency with the Comprehensive Development Master Plan (CDMP) and offers the following comments:

- The zoning application seeks a district boundary change to RMD to develop 30 multi-family affordable dwelling units on a ±0.60 acre site.
- The site was subject to a CDMP Letter of Interpretation (LOI) request (CL24-30) to determine if it could be developed with a 30-unit single-use residential development in accordance with the CDMP's provisions for horizontal mixed-use development in Rapid Transit Activity Corridors. The CDMP LOI dated June 12, 2024 noted the following:
 - The majority of the site (±0.47-acre) is located within ¼ mile of the East-West Corridor, while the remainder (±0.13-acre) is between ¼ and ½ mile of the Corridor, and respectively, it may be rezoned for vertical or horizontal mixed-use development at up to 60 units an acre/2.0 FAR or 36 units an acre/1.5 FAR in accordance with the CDMP's provisions for mixed use development, subject to compatibility with the adjacent uses.
- The total building area for residential uses within ¼ mile of the Subject Property was found to be ±56.73%. Thus, the proposed development does not currently or would not cause residential uses to exceed the 70% square footage maximum under the mixed-use provisions to allow a single use development. The LOI determined that the site may be developed with up to 32 units of single use residential development as long as the combined square footage of the proposed residential development does not exceed 537,054 sq. ft.

Based on the above findings, the proposed district boundary change to RMD to allow a 30-unit affordable housing project is consistent with the mixed-use provision of the CDMP as long as the project does not exceed 537,054 sq. ft. and is compatible with adjacent uses. If you have any questions, please contact me or Garrett Rowe, Chief, in the Department's Metropolitan Planning Section at 305-375-2835.

JB:GAR:RD:ga

Memorandum



Date: April 4, 2025

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

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

Subject: Zoning Application Comments
Application No.: Z2022000138
Applicant: Greenwood Place I. LLC
Location: SW corner of NW 46th Street & NW 32nd Avenue
Folio No(s): 30-3121-018-0070; 30-3121-018-0080

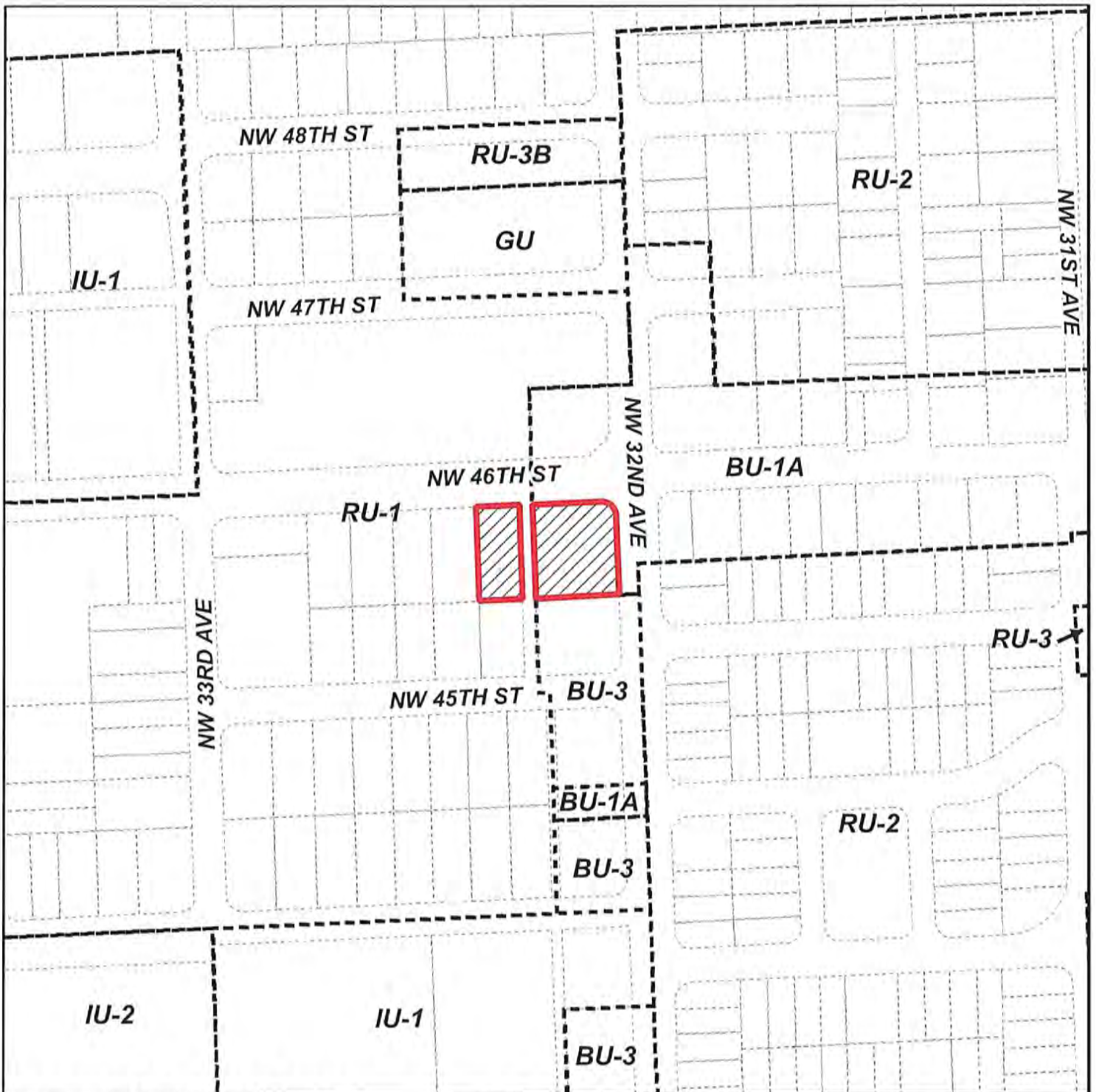
Housing and Community Development (HCD) has reviewed the proposed development for the subject zoning application.

This property is not part of the Infill Housing Program.

For assistance with HCD programs, please contact the following:

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

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



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2022000138

Section: 21 Township: 53 Range: 41
 Applicant: Greenwood Place
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

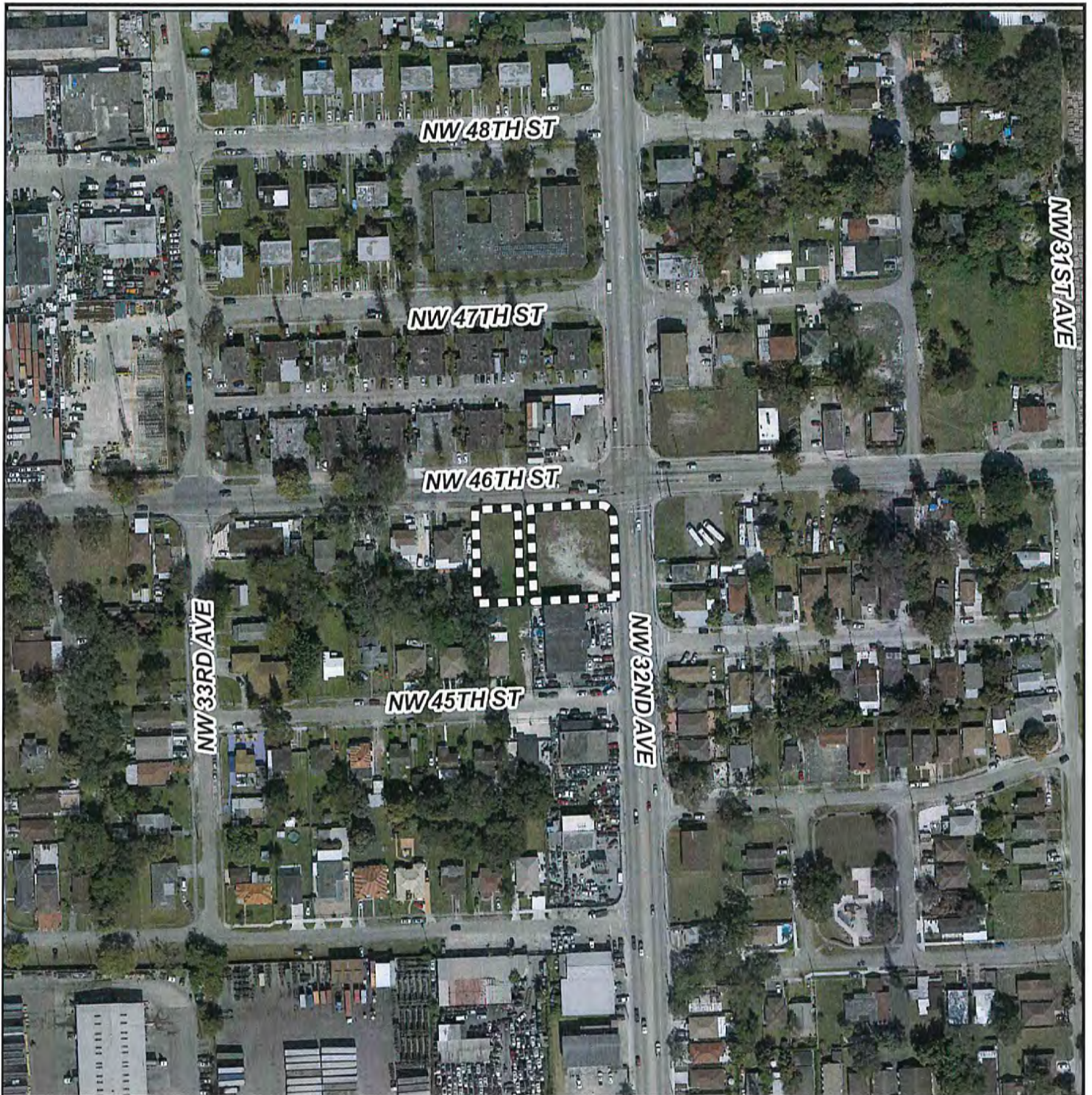
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, June 17, 2022

REVISION	DATE	BY
		30



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2022000138

Legend
 Subject Property

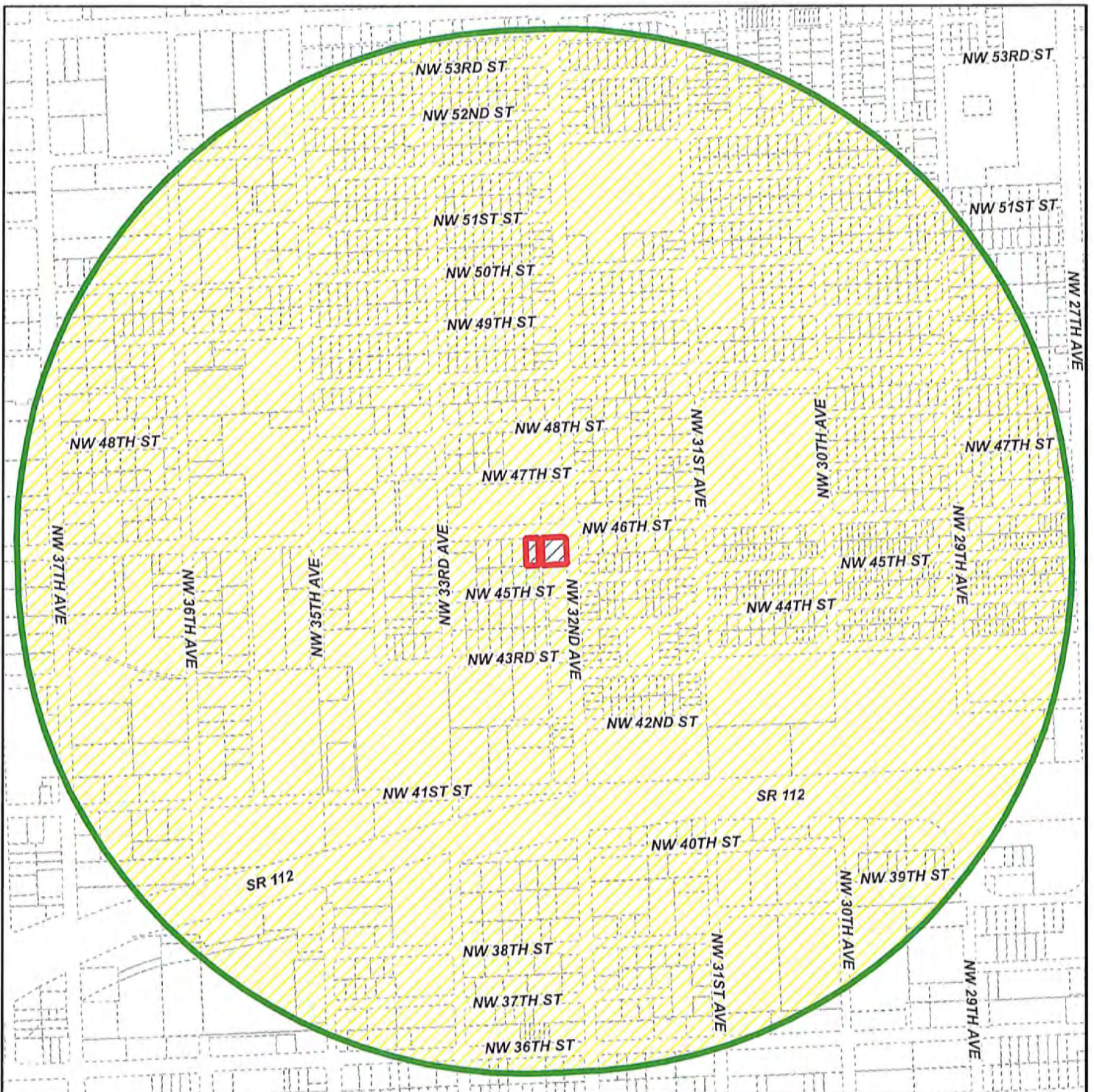


Section: 21 Township: 53 Range: 41
Applicant: Greenwood Place
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, June 17, 2022

REVISION	DATE	BY
		31



MIAMI-DADE COUNTY **RADIUS MAP**

Section: 21 Township: 53 Range: 41
Applicant: Greenwood Place
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2022000138
RADIUS: 2640

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, June 17, 2022

REVISION	DATE	BY
		32

LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

NW 48TH ST

NW 47TH ST

NW 46TH ST

NW 45TH ST

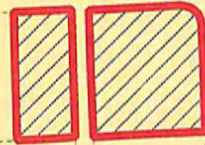
LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 6-13 DU/AC

INDUSTRIAL AND OFFICE

NW 31ST AVE

NW 32ND AVE

NW 33RD AVE



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2022000138

Section: 21 Township: 53 Range: 41
Applicant: Greenwood Place
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend



Subject Property Case



SKETCH CREATED ON: Friday, June 17, 2022

REVISION	DATE	BY
		33

CONCRETE CALCULATION
REINFORCEMENT (REINFORCING)

ITEM NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	120.00	12000.00
2	REINFORCING	100	LB	0.50	5000.00
3	FORMWORK	100	SQ YD	10.00	1000.00
4	PAINT	100	GA	0.10	100.00
5	LABOR	100	HR	20.00	2000.00
6	TRUCK	100	HR	10.00	1000.00
7	PERMITS	1	SET	500.00	500.00
8	INSURANCE	1	YEAR	100.00	100.00
9	TESTING	1	SET	200.00	200.00
10	DEMOLITION	100	CU YD	10.00	1000.00
11	LANDSCAPING	100	SQ YD	5.00	500.00
12	UTILITIES	100	LF	1.00	100.00
13	WATER	100	CU YD	1.00	100.00
14	SEWER	100	CU YD	1.00	100.00
15	STORM	100	CU YD	1.00	100.00
16	ASPHALT	100	SQ YD	1.00	100.00
17	PAVEMENT	100	SQ YD	1.00	100.00
18	GRASS	100	SQ YD	1.00	100.00
19	CEMENT	100	SQ YD	1.00	100.00
20	BRICK	100	SQ YD	1.00	100.00
21	STONE	100	SQ YD	1.00	100.00
22	WOOD	100	SQ YD	1.00	100.00
23	IRON	100	SQ YD	1.00	100.00
24	COPPER	100	SQ YD	1.00	100.00
25	LEAD	100	SQ YD	1.00	100.00
26	ZINC	100	SQ YD	1.00	100.00
27	NICKEL	100	SQ YD	1.00	100.00
28	SILVER	100	SQ YD	1.00	100.00
29	GOLD	100	SQ YD	1.00	100.00
30	PLATINUM	100	SQ YD	1.00	100.00
31	PALLADIUM	100	SQ YD	1.00	100.00
32	RHODIUM	100	SQ YD	1.00	100.00
33	IRIDIUM	100	SQ YD	1.00	100.00
34	OSMIUM	100	SQ YD	1.00	100.00
35	TECHNETIUM	100	SQ YD	1.00	100.00
36	PROBABLE	100	SQ YD	1.00	100.00
37	UNIDENTIFIED	100	SQ YD	1.00	100.00
38	OTHER	100	SQ YD	1.00	100.00
39	UNKNOWN	100	SQ YD	1.00	100.00
40	VARIOUS	100	SQ YD	1.00	100.00
41	MIXED	100	SQ YD	1.00	100.00
42	COMBINED	100	SQ YD	1.00	100.00
43	ASSORTED	100	SQ YD	1.00	100.00
44	UNCLASSIFIED	100	SQ YD	1.00	100.00
45	UNRECOGNIZED	100	SQ YD	1.00	100.00
46	UNIDENTIFIED	100	SQ YD	1.00	100.00
47	UNRECOGNIZED	100	SQ YD	1.00	100.00
48	UNIDENTIFIED	100	SQ YD	1.00	100.00
49	UNRECOGNIZED	100	SQ YD	1.00	100.00
50	UNIDENTIFIED	100	SQ YD	1.00	100.00

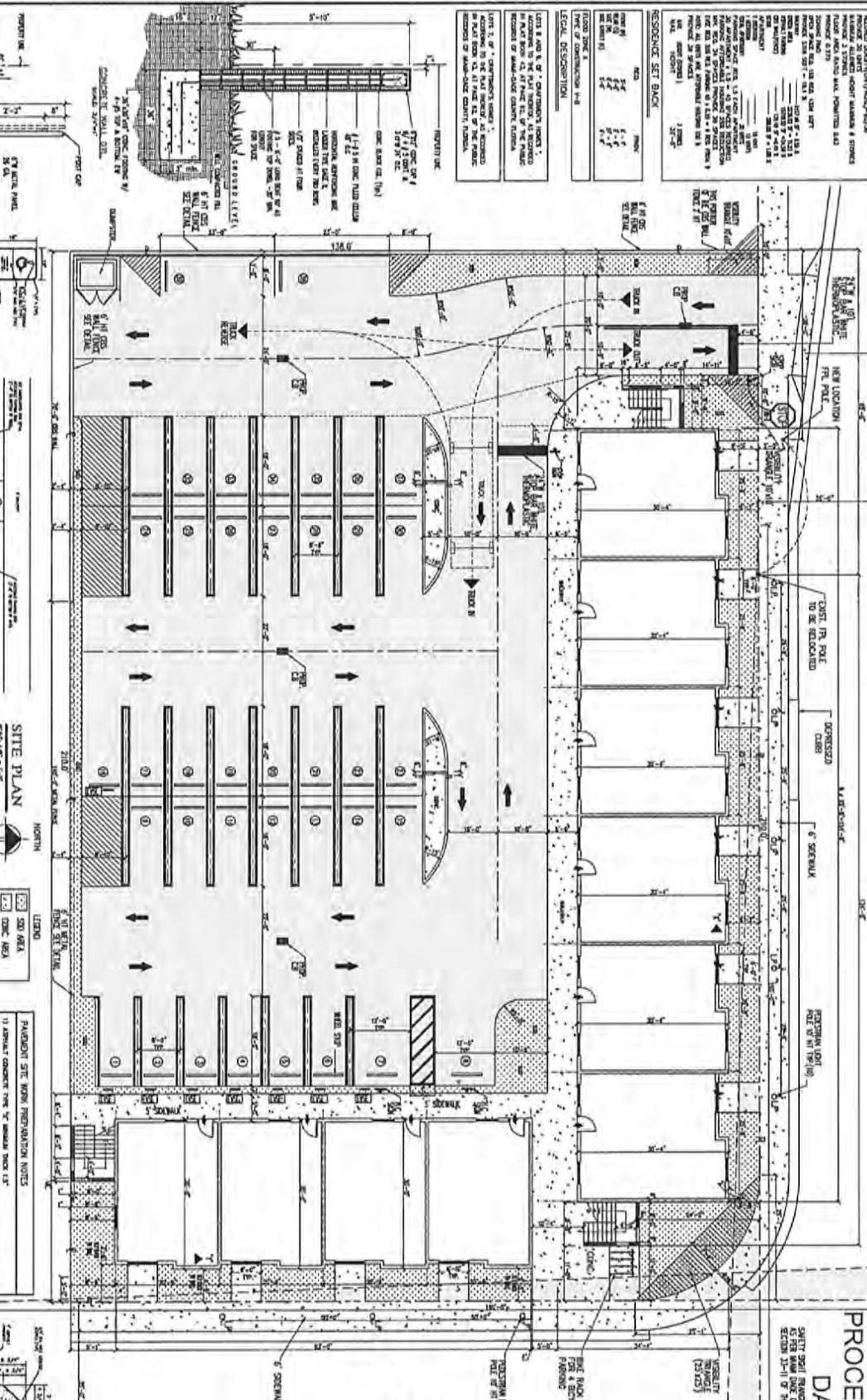
ITEM NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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5	LABOR	100	HR	20.00	2000.00
6	TRUCK	100	HR	10.00	1000.00
7	PERMITS	1	SET	500.00	500.00
8	INSURANCE	1	YEAR	100.00	100.00
9	TESTING	1	SET	200.00	200.00
10	DEMOLITION	100	CU YD	10.00	1000.00
11	LANDSCAPING	100	SQ YD	5.00	500.00
12	UTILITIES	100	LF	1.00	100.00
13	WATER	100	CU YD	1.00	100.00
14	SEWER	100	CU YD	1.00	100.00
15	STORM	100	CU YD	1.00	100.00
16	ASPHALT	100	SQ YD	1.00	100.00
17	PAVEMENT	100	SQ YD	1.00	100.00
18	GRASS	100	SQ YD	1.00	100.00
19	CEMENT	100	SQ YD	1.00	100.00
20	BRICK	100	SQ YD	1.00	100.00
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25	LEAD	100	SQ YD	1.00	100.00
26	ZINC	100	SQ YD	1.00	100.00
27	NICKEL	100	SQ YD	1.00	100.00
28	SILVER	100	SQ YD	1.00	100.00
29	GOLD	100	SQ YD	1.00	100.00
30	PLATINUM	100	SQ YD	1.00	100.00
31	PALLADIUM	100	SQ YD	1.00	100.00
32	RHODIUM	100	SQ YD	1.00	100.00
33	IRIDIUM	100	SQ YD	1.00	100.00
34	OSMIUM	100	SQ YD	1.00	100.00
35	TECHNETIUM	100	SQ YD	1.00	100.00
36	PROBABLE	100	SQ YD	1.00	100.00
37	UNIDENTIFIED	100	SQ YD	1.00	100.00
38	UNRECOGNIZED	100	SQ YD	1.00	100.00
39	UNIDENTIFIED	100	SQ YD	1.00	100.00
40	UNRECOGNIZED	100	SQ YD	1.00	100.00
41	UNIDENTIFIED	100	SQ YD	1.00	100.00
42	UNRECOGNIZED	100	SQ YD	1.00	100.00
43	UNIDENTIFIED	100	SQ YD	1.00	100.00
44	UNRECOGNIZED	100	SQ YD	1.00	100.00
45	UNIDENTIFIED	100	SQ YD	1.00	100.00
46	UNRECOGNIZED	100	SQ YD	1.00	100.00
47	UNIDENTIFIED	100	SQ YD	1.00	100.00
48	UNRECOGNIZED	100	SQ YD	1.00	100.00
49	UNIDENTIFIED	100	SQ YD	1.00	100.00
50	UNRECOGNIZED	100	SQ YD	1.00	100.00

N.W. 46th STREET

RECTANGLE
MIAMI-DADE COUNTY
PROCESS NO.: 22-138
DATE: MAR 7 2025
BY GONGOL

N.W. 32nd AVENUE

ASPHALT PAVEMENT
70' TOTAL RIGHT OF WAY



SITE PLAN

LEGEND

EXIST. CONC. AREA

EXIST. ASPHALT AREA

NEW CONC. AREA

NEW ASPHALT AREA

NEW FENCE

NEW LANDSCAPING

NEW UTILITY

NEW SIGNAGE

NEW LIGHTING

NEW PAINT

NEW ROOFING

NEW INSULATION

NEW HVAC

NEW ELECTRICAL

NEW PLUMBING

NEW MECHANICAL

NEW STRUCTURAL

NEW FINISHES

NEW EQUIPMENT

NEW SUPPLIES

NEW SERVICES

NEW MAINTENANCE

NEW OPERATIONS

NEW MANAGEMENT

NEW FINANCIAL

NEW LEGAL

NEW POLITICAL

NEW SOCIAL

NEW CULTURAL

NEW ENVIRONMENTAL

NEW SCIENTIFIC

NEW TECHNOLOGICAL

NEW ARTISTIC

NEW HISTORICAL

NEW LITERARY

NEW MUSICAL

NEW THEATRICAL

NEW FILM

NEW VIDEO

NEW AUDIO

NEW VISUAL

NEW GRAPHIC

NEW DESIGN

NEW ARCHITECTURE

NEW INTERIOR

NEW EXTERIOR

NEW LANDSCAPE

NEW GARDEN

NEW TREES

NEW PLANTS

NEW FLOWERS

NEW VEGETABLES

NEW FRUITS

NEW HERBS

NEW SPICES

NEW OILS

NEW RESINS

NEW WAXES

NEW SOAPS

NEW LOTIONS

NEW CREAMS

NEW BUTTERS

NEW OINTMENTS

NEW PASTES

NEW POWDERS

NEW GELS

NEW EMULSIONS

NEW SUSPENSIONS

NEW SOLUTIONS

NEW DISPERSIONS

NEW COLOIDS

NEW GELS

NEW EMULSIONS

NEW SUSPENSIONS

NEW SOLUTIONS

NEW DISPERSIONS

NEW COLOIDS

NEW GELS

NEW EMULSIONS

NEW SUSPENSIONS

NEW SOLUTIONS

NEW DISPERSIONS

NEW COLOIDS

NEW GELS

NEW EMULSIONS

NEW SUSPENSIONS

NEW SOLUTIONS

NEW DISPERSIONS

NEW COLOIDS

NEW GELS

NEW EMULSIONS

NEW SUSPENSIONS

NEW SOLUTIONS

NEW DISPERSIONS

NEW COLOIDS

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NEW EMULSIONS

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NEW SUSPENSIONS

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NEW DISPERSIONS

NEW COLOIDS

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NEW COLOIDS

NEW GELS

NEW EMULSIONS

NEW SUSPENSIONS

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NEW DISPERSIONS

NEW COLOIDS

NEW GELS

NEW EMULSIONS

NEW SUSPENSIONS

NEW SOLUTIONS

NEW DISPERSIONS

NEW COLOIDS

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NEW EMULSIONS

NEW SUSPENSIONS

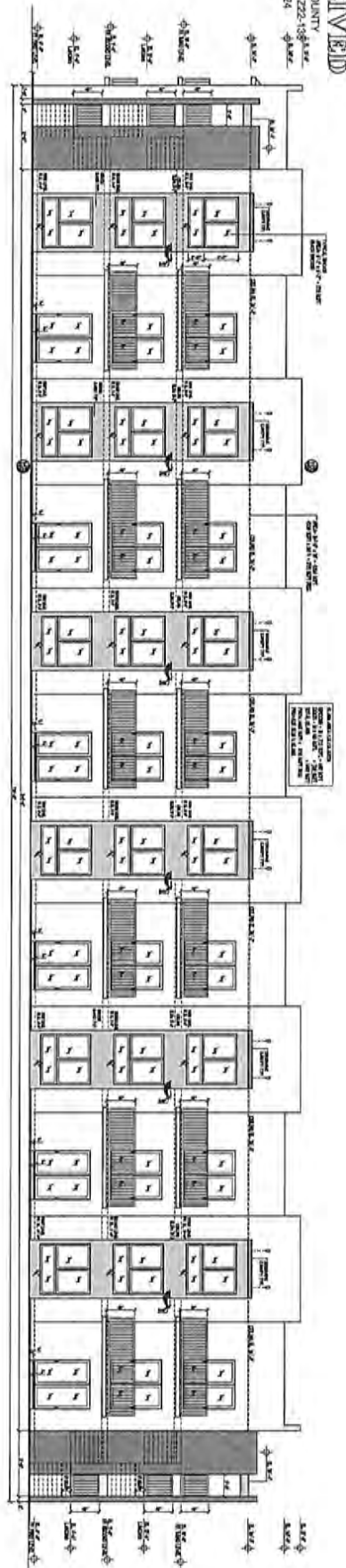
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NEW DISPERSIONS

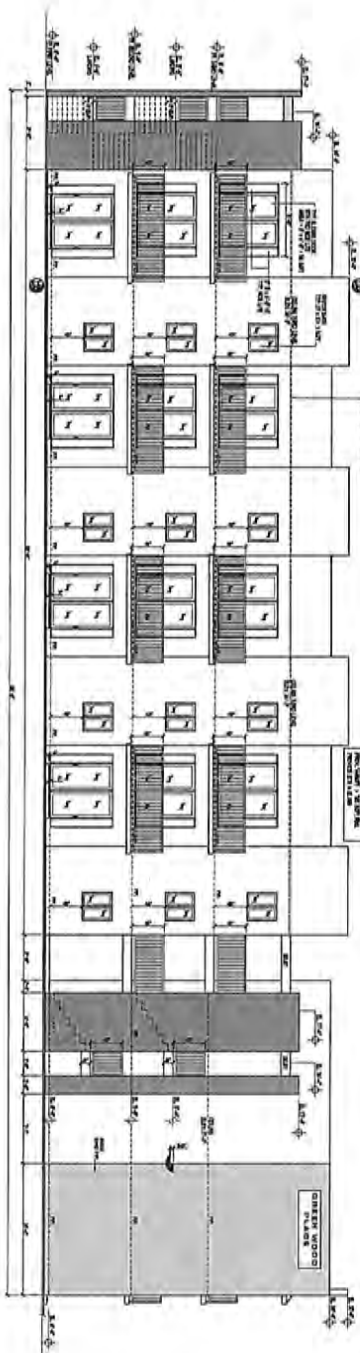
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NEW GELS

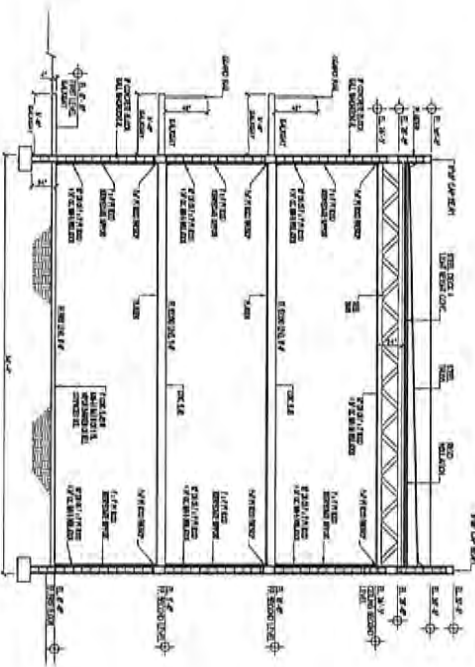
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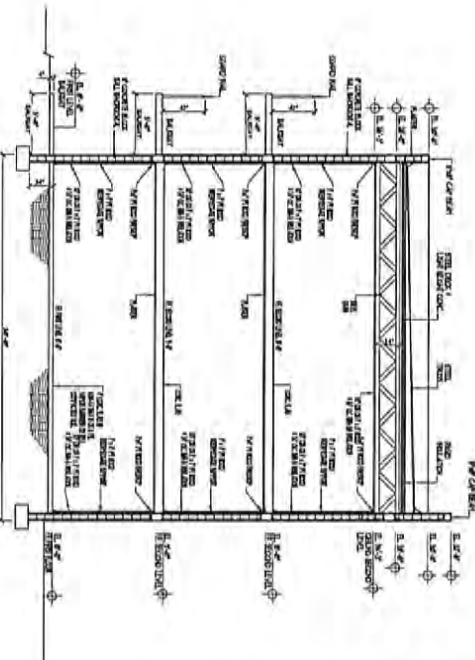
NORTH ELEVATION
SCALE: 3/8" = 1'-0"



EAST ELEVATION
SCALE: 3/8" = 1'-0"



TYPICAL SECTION "A"
SCALE: 3/8" = 1'-0"



TYPICAL SECTION "B"
SCALE: 3/8" = 1'-0"

NO.	REVISION

35

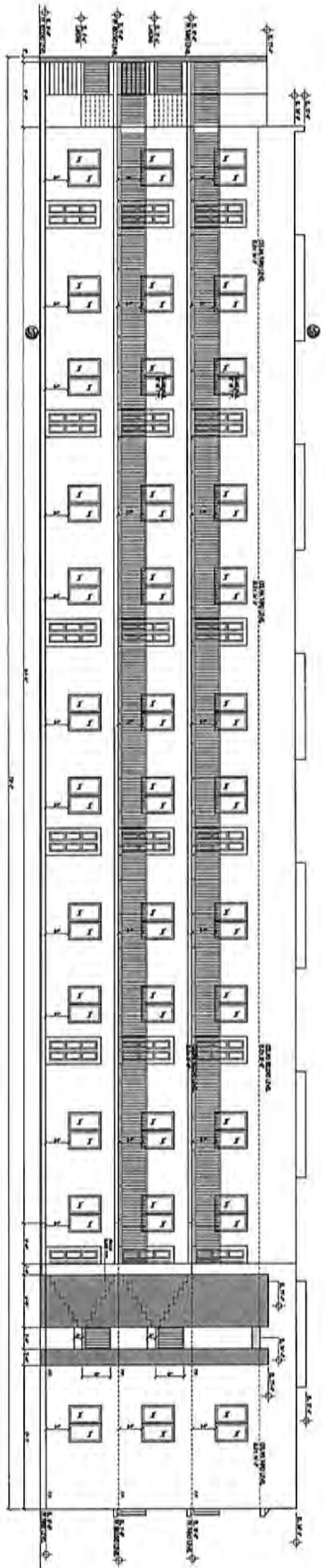
SEAL:
JUAN B. CRONCEZ P.E.
0004 87 0 11
1545 N.W. 33RD
FL 4350
3051 401 1051

NEW BUILDING
3320 NW 46th STREET
MIAMI, FLORIDA, 33142

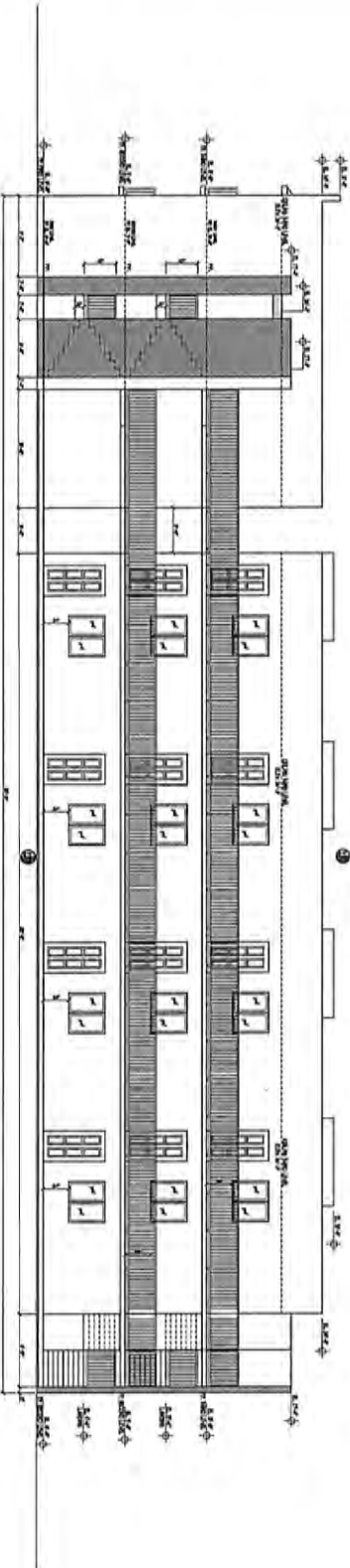
N. SILVA	DATE
J.B. CRONCEZ P.E.	DESIGNED BY
06-07-21	DATE
1007-11-07	SCALE
3/8" = 1'-0"	
A-5	

RECEIVED

MANALAPATTA COUNTY
PROCESS NO. 222-158
DATE JUL 8 2024
BY: GRAMCO



SOUTH ELEVATION
SCALE 3/8\"/>



WEST ELEVATION
SCALE 3/8\"/>

REVISION	DATE

NEW BUILDING
3220 NW 46TH STREET
MIAMI FLORIDA, 33142

SEAL:
JUAN B. ORDOÑEZ P.E.
5604 SW 15 ST
MIAMI FL 33156
FL-43160
(305) 461-2091

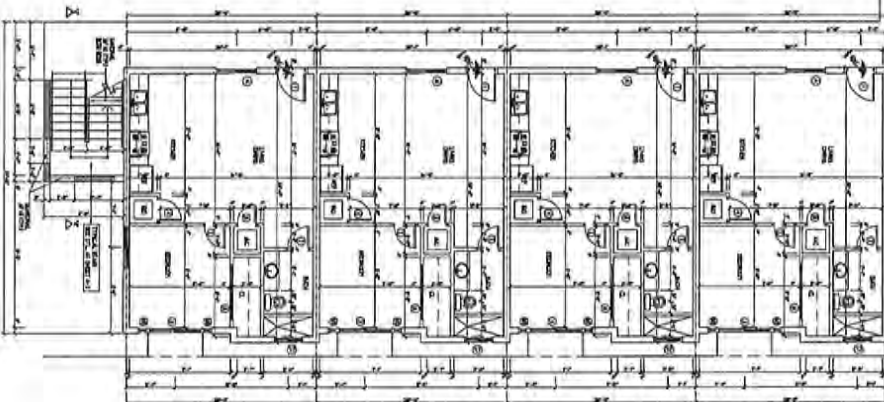
DESIGNED BY	R. SILVA
DRAWN BY	J.B. ORDOÑEZ P.E.
CHECKED BY	
DATE	04-07-23
SCALE	1/8\"/>

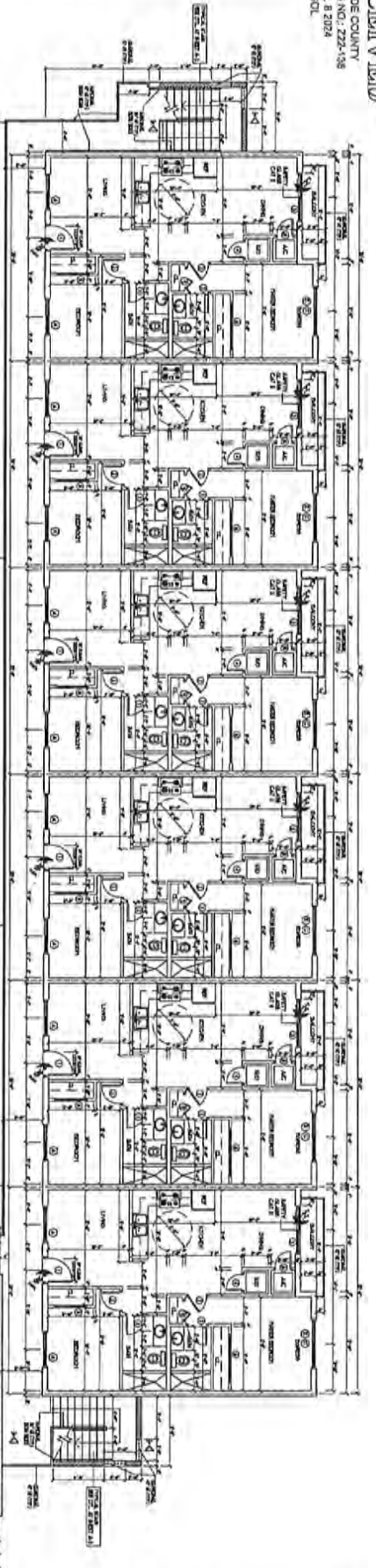
A-6

36

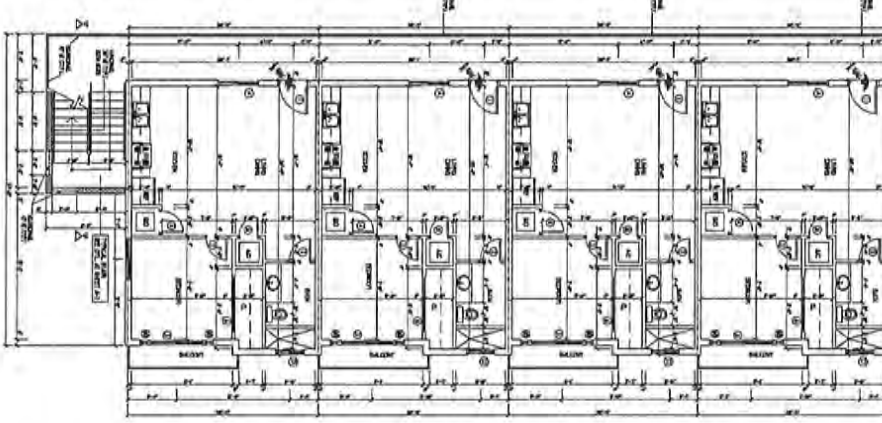
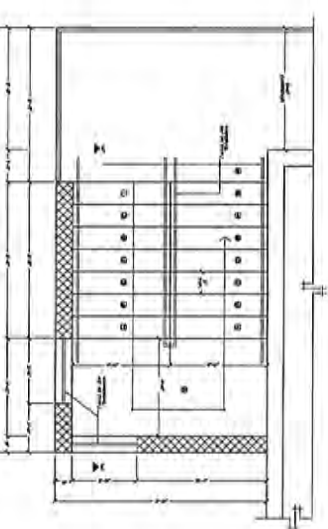
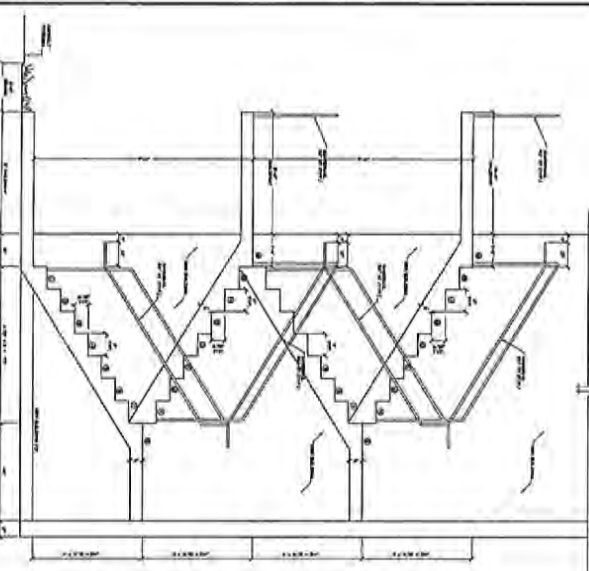
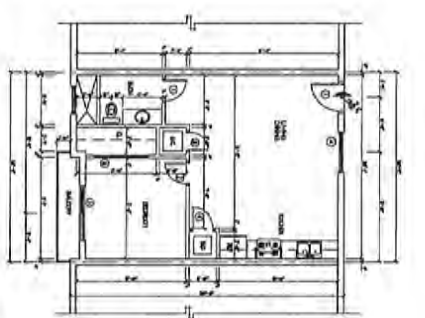
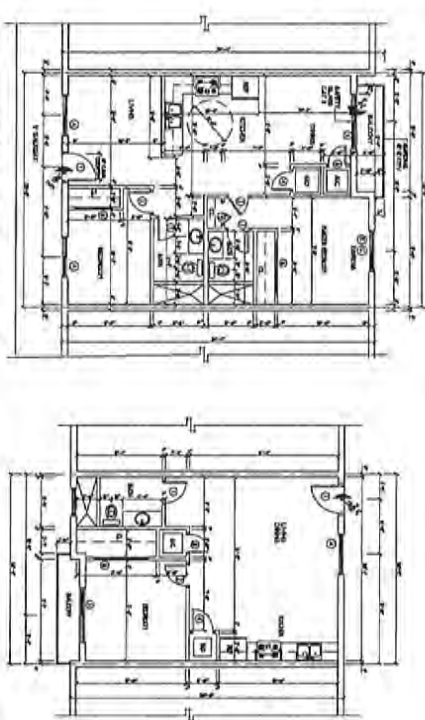


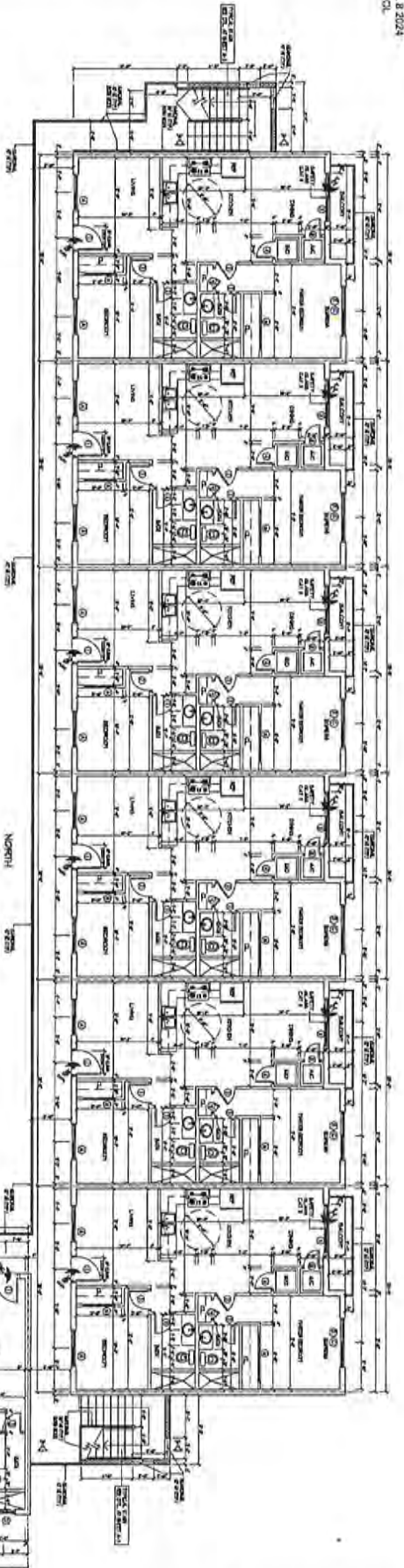
UNIDOL SCHEDULE				2 FACTOR AND BIOG. DATA
SCHOOL ID NUMBER	TYPE	AGE		REVIEWED
		Q	NT	
(A)	RELIGIOUS	16-17	16-17	PRINCIPAL
(B)	RELIGIOUS	16-17	16-17	PRINCIPAL
(C)	PROFESSIONAL	17	17	PRINCIPAL
(D)	RELIGIOUS	17	16-17	PRINCIPAL
(E)	RELIGIOUS	17	16-17	PRINCIPAL





DOORS SCHEDULE				FUNCTION UNIT	
ROOM	TYPE	SIZE	LOC.	FUNCTION	UNIT
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	1	ENTRANCE	1
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	2	ENTRANCE	2
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	3	ENTRANCE	3
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	4	ENTRANCE	4
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	5	ENTRANCE	5
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	6	ENTRANCE	6
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	7	ENTRANCE	7
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	8	ENTRANCE	8
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	9	ENTRANCE	9
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	10	ENTRANCE	10
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	11	ENTRANCE	11
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	12	ENTRANCE	12
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	13	ENTRANCE	13
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	14	ENTRANCE	14
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	15	ENTRANCE	15
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	16	ENTRANCE	16
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	17	ENTRANCE	17
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	18	ENTRANCE	18
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	19	ENTRANCE	19
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	20	ENTRANCE	20
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	21	ENTRANCE	21
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	22	ENTRANCE	22
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	23	ENTRANCE	23
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	24	ENTRANCE	24
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	25	ENTRANCE	25
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	26	ENTRANCE	26
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	27	ENTRANCE	27
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	28	ENTRANCE	28
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	29	ENTRANCE	29
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	30	ENTRANCE	30
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	31	ENTRANCE	31
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	32	ENTRANCE	32
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	33	ENTRANCE	33
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	34	ENTRANCE	34
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	35	ENTRANCE	35
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	36	ENTRANCE	36
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	37	ENTRANCE	37
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	38	ENTRANCE	38
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	39	ENTRANCE	39
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	40	ENTRANCE	40
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	41	ENTRANCE	41
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	42	ENTRANCE	42
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	43	ENTRANCE	43
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	44	ENTRANCE	44
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	45	ENTRANCE	45
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	46	ENTRANCE	46
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	47	ENTRANCE	47
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	48	ENTRANCE	48
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	49	ENTRANCE	49
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	50	ENTRANCE	50
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ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	52	ENTRANCE	52
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ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	59	ENTRANCE	59
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ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	64	ENTRANCE	64
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	65	ENTRANCE	65
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ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	67	ENTRANCE	67
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ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	97	ENTRANCE	97
ENTRANCE	SLIDING GLASS DOOR	7'-0" x 7'-0"	98	ENTRANCE	98
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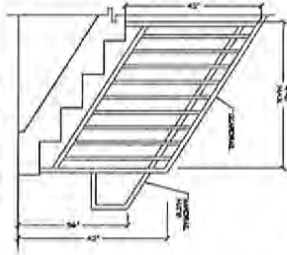




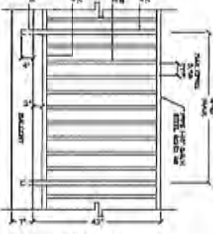
THIRD LEVEL FLOOR PLAN
SCALE: 3/8" = 1'-0"

ITEM	TYPE	QTY	UNIT	REMARKS
1	DOOR	1	EA	DOOR
2	DOOR	1	EA	DOOR
3	DOOR	1	EA	DOOR
4	DOOR	1	EA	DOOR
5	DOOR	1	EA	DOOR
6	DOOR	1	EA	DOOR
7	DOOR	1	EA	DOOR
8	DOOR	1	EA	DOOR
9	DOOR	1	EA	DOOR
10	DOOR	1	EA	DOOR
11	DOOR	1	EA	DOOR
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15	DOOR	1	EA	DOOR
16	DOOR	1	EA	DOOR
17	DOOR	1	EA	DOOR
18	DOOR	1	EA	DOOR
19	DOOR	1	EA	DOOR
20	DOOR	1	EA	DOOR

ITEM	TYPE	QTY	UNIT	REMARKS
1	DOOR	1	EA	DOOR
2	DOOR	1	EA	DOOR
3	DOOR	1	EA	DOOR
4	DOOR	1	EA	DOOR
5	DOOR	1	EA	DOOR
6	DOOR	1	EA	DOOR
7	DOOR	1	EA	DOOR
8	DOOR	1	EA	DOOR
9	DOOR	1	EA	DOOR
10	DOOR	1	EA	DOOR
11	DOOR	1	EA	DOOR
12	DOOR	1	EA	DOOR
13	DOOR	1	EA	DOOR
14	DOOR	1	EA	DOOR
15	DOOR	1	EA	DOOR
16	DOOR	1	EA	DOOR
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18	DOOR	1	EA	DOOR
19	DOOR	1	EA	DOOR
20	DOOR	1	EA	DOOR



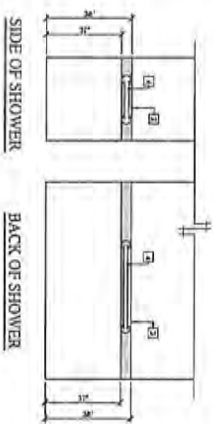
GUARDRAIL STAIR
SCALE: 3/8" = 1'-0"



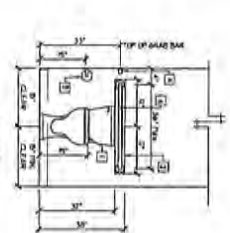
BALCONY & CORRIDOR
GUARDRAIL TYPICAL DETAIL
SCALE: 3/8" = 1'-0"



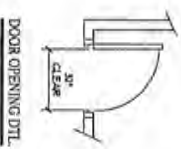
GUARDRAIL & HANDRAIL
TYPICAL DETAIL
SCALE: 3/8" = 1'-0"



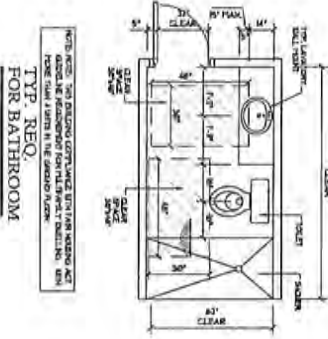
SIDE OF SHOWER



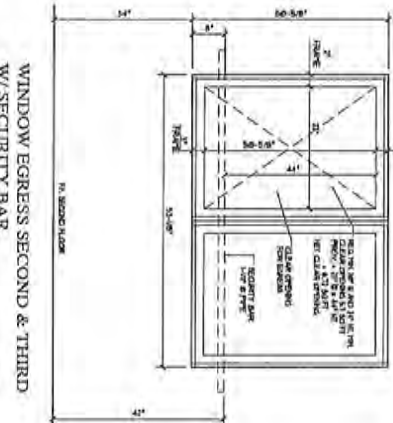
BACK OF SHOWER



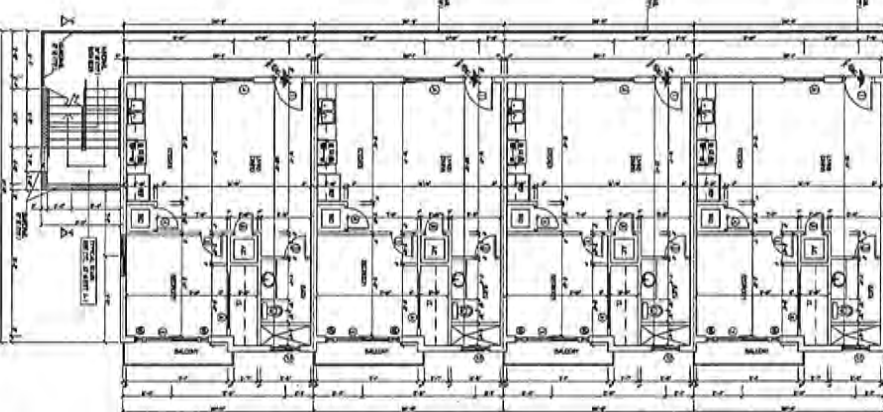
DOOR OPENING DTL



TOILET



WINDOW EGRESS SECOND & THIRD
W/ SECURITY BAR



NEW BUILDING
3720 NW 46th STREET
MIAMI, FLORIDA, 33142

SEAL:

JEAN EL ORONCZAK P.E.
0004 00 03 ST
MIAMI FL 33156
0000 00 00
1000 00 00

A-4

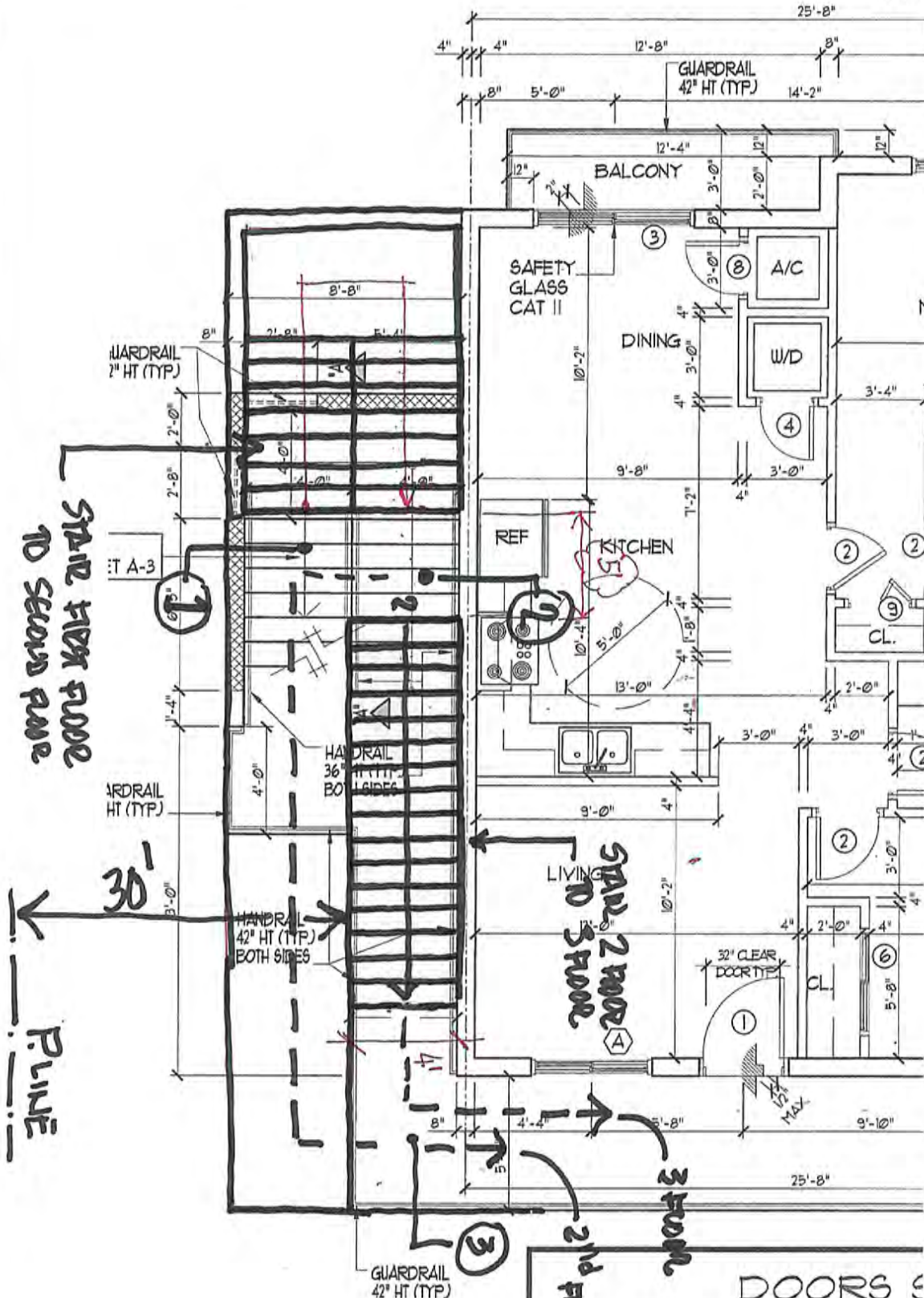
RECEIVED

MIAMI-DADE COUNTY

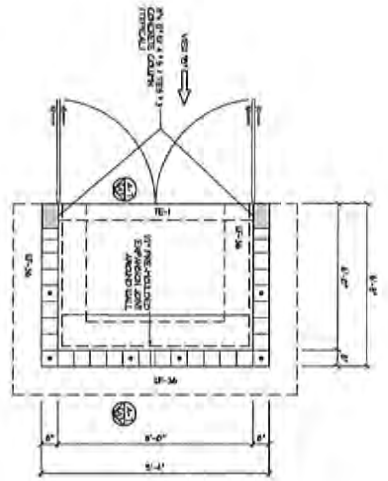
PROCESS NO.: Z22-138

DATE: AUG 21 2024

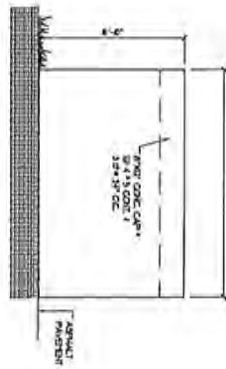
BY: GONGOL



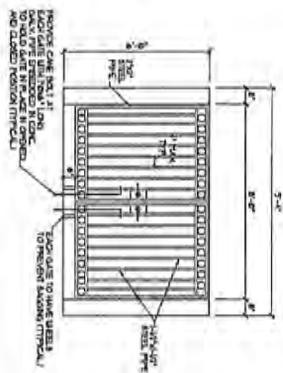
DOORS	
DOOR NUMBER	TYPE
(1)	EXTERIOR METAL DOOR
(2)	HOLLOW CORE WOOD DOOR
(3)	SLIDING GLASS DOOR
(4)	HOLLOW CORE WOOD DOOR
(5)	HOLLOW CORE WOOD DOOR



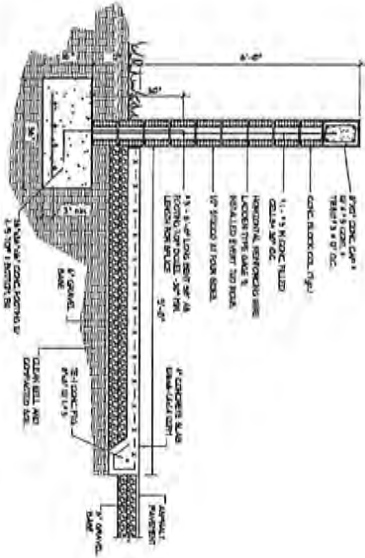
DUMPISTER DETAIL
SCALE: 1/4\"/>



DUMPISTER WALL DETAIL
SCALE: 1/4\"/>



DUMPISTER DETAIL, VIEW "B"
SCALE: 1/4\"/>



SECTION "A" (DUMPISTER WALL)
SCALE: 1/4\"/>

REVISION	BY

4

SEAL:

JEAN R. GONZALEZ P.E.
0004 80 00 01
7845 P.O. BOX 3356
MIAMI, FL 33156
(305) 491 7051

NEW BUILDING
3720 NW 46th STREET
MIAMI FLORIDA, 33142

A-7

DESIGNED BY	JR. GONZALEZ P.E.
CHECKED BY	
DATE	06-07-21
SCALE	1/8\"/>

42

MIAMI-DADE COUNTY

PROCESS NO.: Z22-138

DATE: MAR 7 2025

BY: GONGOL

SAFETY SPOT TRAVEL
AS PER MAINE STATE POLICE
SECTION 21-11 OF THE CODE

SAFETY SPOT ORANGE
AS PER WMA DICE CODE
SECTION 11-11 OF THE C

Enrique D. Nuñez, ASLA
Landscape Architecture
10235 S.W. 9th terrace,
Miami, FL, 33174
enunuez8420@att.net
Telephone: (305) 772-3557



NEW BUILDING
3220 NW 46th STREET
MIAMI FLORIDA 33142

LANDSCAPE PLAN

LANDSCAPE PLAN

456-1054

STANDARD CONTRACT

Enrique D. Nunez

[5]

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z22-138
DATE: JUN 15 2022
BY: GONGOL

Disclosure of Interest*

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

CORPORATION NAME: Greenwood Place, LLC

NAME AND ADDRESS	PERCENTAGE OF STOCK
<u>Robeisy Martinez / 1664 W 84 St., Hialeah, FL 33014</u>	<u>50%</u>
<u>Roberto Martinez / 4661 W 8 Ct., Hialeah, FL 33012</u>	<u>50%</u>
<u></u>	<u></u>
<u></u>	<u></u>

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

TRUST/ESTATE NAME:

NAME AND ADDRESS	PERCENTAGE OF INTEREST
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

*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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RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z22-138
DATE: JUN 15 2022
BY: GONGOL

Disclosure of Interest

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

NAME OF PURCHASER: _____

NAME AND ADDRESS

PERCENTAGE OF INTEREST

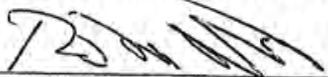
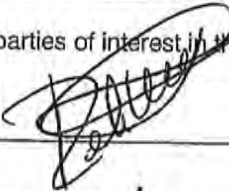
_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

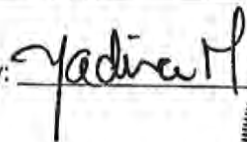
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing or zoning determination, a supplemental disclosure of interest is required.

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



Robeisy Martinez and Roberto Martinez
Signature
Print Name

Sworn to and subscribed to before me on the 6 day of June, 2020

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

Notary: 



Commission expires: May 27, 2026

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

FORM REVISION 2019/3

45

Pre-Application Meeting

Miami-Dade County Department of Regulatory and Economic Resources
Development Services Division

RECEIVED
OFFICE USE ONLY

MIAMI-DADE COUNTY
Pre-Application No. PROCESS NO: 222-138
Received By: DATE: JUN 15 2022
Submittal Date: BY: GONGOL

Filing Date.: February 4, 2022

Requested Pre-Application Meeting Date: February 16, 2022

Expedited review of subsequent zoning application desired ☐

PRE-APPLICATION FEE:
☐ Urban Center/DIC \$500.00
☐ All other applications \$250.00

Applicant Information

APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER, E-MAIL: Check if primary contact ☐

Name: Greenwood Place LLC

Mailing Address: 4500 NW 37 AVE

City: MIAMI State: FL Zip: 33142 Phone no.: 305-306-9055

Fax no.: _____ E-mail: Prodesignbuildersllc@gmail.com

OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER: Check if primary contact ☐

Name: Greenwood Place LLC

Mailing Address: 4500 NW 37 AVE

City: MIAMI State: FL Zip: 33142 Phone no.: 305-306-9055

Fax no.: _____ E-mail: _____

CONTACT PERSON/APPLICANT'S REPRESENTATIVE INFORMATION: Check if primary contact ☒

Name: Oscar A. De la Rosa Company: De la Rosa Law, P.A

Mailing Address: 362 Minorca Ave

City: Coral Gables State: FL Zip: 33134 Phone no.: 305-306-9055

Fax no.: _____ E-mail: Oscar@DLRLawFirm.com

Property Information

Name of proposed project: Greenwood Place

Folio number(s): 30-3121-018-0080 & 30-3121-018-0070

Property street address or nearest intersection: SW Corner of Intersection of NW 32nd Ave & NW 46th ST

Acreage/Size of Property: .60 Acres

Existing Zoning: BU1A & RU-1 Existing Use: Low Medium Density Residential

Proposed Application

- | | | |
|---|--|---|
| ☐ Administrative Modification | ☐ Administrative Site Plan Review | ☒ Other Public Hearings |
| ☐ Urban Center Administrative Site Plan Review | ☐ DIC/Schools | ☐ Modification of Resolution or Covenant |

Description of Proposal

Rezone the Subject Property to Model City Urban Center

I/we Oscar A. De la Rosa, Esq. /s// hereby certify that the above statements and the information contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge.

Signature of Applicant, Owner or Representative

February 4, 2022

Date

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RECEIVED

MIAMI-DADE COUNTY

PROCESS NO: 722-138

DATE: JUN 13 2022

BY: GONGOL

Specific questions or issues to be discussed at the Pre-Application Meeting

1. Traffic/Parking related concerns on development of project
2. Affordable Housing Incentives for the project
3. Water/Sewer capacity

*Attach separate sheet if necessary***Identify staff with whom you have already discussed this proposal, particularly in relation to the above questions or issues**

STAFF PERSON NAME

DEPARTMENT/AGENCY

N/A

N/A

For any questions or further information please contact RER Development Services by phone at 305-375-2640 or email susan.furney@miamidade.gov

To submit your application online, go to https://energov.miamidade.gov/energov_prod/selfservice#/home

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

FORM REVISION 2019/3

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 8**

PH: Z24-169

September 17, 2025

Item No. 2

Recommendation Summary	
Commission District	3
Applicant	Macmillian Real Estate, LLC
Summary of Requests	The applicant seeks to permit a detached sign to be setback less than required from the front property line, and to allow canopy signs to have a greater area than permitted by Code.
Location	3196 NW 54 Street, Miami-Dade County, Florida.
Property Size	0.73 Acres
Existing Zoning	BU-3, Liberal Business District, BU-2, Special Business District
Existing Land Use	Grocery store, coffee shop and gas station
2030-2040 CDMP Land Use Designation	Business and Office and <i>Low Density Residential 2.5-6 dua</i> (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUESTS:

- (1) NON-USE VARIANCE to permit a detached sign NO6 to setback 0'-1" (7' required) from the front (north) property line.
- (2) NON-USE VARIANCE to permit a canopy sign NO4 with a total area of 57.9 sq. ft. (24 sq. ft. maximum permitted).
- (3) NON-USE VARIANCE to permit canopy signs NO3 and NO5 with a total combined area of 105.7 sq. ft. (24 sq. ft. maximum permitted).

A Plan is on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Murphy USA #22028" as prepared by Allen Industries, dated stamped received 5/2/2025 and consisting of 29 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The 0.73-acre subject property is a corner lot located at 3196 NW 54 Street that fronts along both NW 54 Street and NW 32 Avenue rights-of-ways. The property that consists of three parcels is currently under construction as a new gas station and a convenience store under building permit # 2025048715. Under the current zoning application, the applicant seeks approval for proposed signage for the aforementioned gas station. Specifically, the applicant seeks to allow a detached pylon sign to encroach into the front setback area, and for canopy signs to have a combined area that is larger in size than otherwise permitted by Code. The submitted signage plans depicts the location of the proposed detached pylon sign fronting along the NW 54 Street roadway, as well as the proposed canopy signs that would be located along the gas station canopy, and over the convenience store building.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-3 & BU-2; gas station (under construction).	Business and office Low Density Residential 2.5-6 dua
North	BU-3; gas station, grocery store.	Business and office
South	AU; US Coast Guard	Low Density Residential 2.5-6 dua
East	RU-1Z, RU2; single-family residence, duplex	Business and office Low Density Residential 2.5-6 dua
West	BU-3 & BU-2; tire repairs, auto glass installation, automotive repair.	Industrial and office Low Density Residential 2.5-6 dua

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of 3 parcels that are currently under construction with a new gas station and convenience store. The property is located at 3196 NW 54 ST, and is a corner lot that has frontage along both NW 54 Street and NW 32 Avenue, both of which are well-traveled roadways. The surrounding area consists of commercial, and retail uses that are located to the north and west of the subject site, and existing residential uses are to the south and east of the property. These commercial and retail uses include a gas station and cafeteria to the north, auto glass, tire installation and auto parts store to the west, whereas single-family residences and a duplex are located to the east, and a single-family residence to the south.

SUMMARY OF THE IMPACTS:

Approval of this application would allow the proposed gas station and convenience store to allow to allow a detached sign to be located closer to the front property line than permitted by Code. Additionally, the application seeks to allow canopy signage with greater area than permitted by Code. Staff opines that granting approval of the requests will not create additional traffic impacts on the surrounding neighborhood or any significant new impacts on the County resources in this area. Furthermore, the proposed signage would provide the subject site with greater visibility on the well-traveled roadways of NW 54 Street and NW 32 Avenue and may facilitate a smoother flow of traffic within the site. Based on memoranda from the departments reviewing this application, staff opines that approval of same will not create any significant impacts on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.73-acre subject property is located within the Urban Development Boundary (UDB) and the northern portion of the site is designated as **Business and Office** on the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements, and commercial recreation establishments such as private commercial marinas.* The southern portion of the property is designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map. *The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity*

nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded. The purpose of the BU-2, Special Business District, and BU-3 Liberal Business District, is to provide for retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood as well as the more specialized commercial facilities which may serve several neighborhoods. The applicant's intent is to allow a detached sign to be setback less than required from the front property line, and to allow canopy signs to have a greater area than permitted by Code. Staff opines that the approval of the requests will not change the commercial use on the subject property which is zoned BU-2 and BU-3. As such, staff opines that approval of the requests would be **compatible** with the surrounding area and **consistent** with the CDMP Business and Office Land Use Element interpretive text for the Business and Office land use category and with the Business and Office and Low-Density Residential category for the parcel on the CDMP LUP map.

ZONING ANALYSIS:

When the applicant's request to permit the proposed gas station to permit a detached sign NO6 to setback 0'-1" (7' required) from the front (north) property line (request #1), to permit a canopy sign NO4 with a total area of 57.9 sq. ft. (24 sq. ft. maximum permitted) (request #2) and to permit canopy signs NO3 and NO5 with a total combined area of 105.7 sq. ft. (24 sq. ft. maximum permitted) (request #3), are analyzed under 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval with conditions of the requests would be compatible with the surrounding area, would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, and not affect the appearance of the community. Staff further opines that the proposed signs provide identification for the store and pricing information, which is a common feature in similar gas stations. Approval of the request would allow the applicant to install a tenant-identifying detached sign, canopy name and price signage helping to notify motorists of the tenant's presence and potentially facilitating a smoother flow of traffic to and from the site.

The applicant proposes a sign to be located closer to the north property line than permitted by code. Specifically, the proposed sign NO6 is to be setback 0'-1" from the edge of the cabinet to the front (north) property line (request #1). Additionally, the applicant also seeks to allow sign NO4 on the same elevation with a total area of 57.9 sq. ft., where a maximum of 24 sq. ft. is otherwise permitted by zoning regulations (request #2); and seeks to allow signs NO3 and NO5 with a total combined area of 105.7 sq. ft. (24 sq. ft. maximum permitted) on the same elevation (request #3). Staff notes that the code permits different types of signs, among awning, canopy, roller curtain and umbrella signs to have a max size of 24 sq. ft. and each individual sign already exceeds that size therefore the variances are needed. Staff supports the requests and opines that the proposed detached sign will help motorists effectively identify the use, and assist in specific visual wayfinding for visitors to locate and arrive at their destination to the gas station and convenience store faster by orienting vehicular traffic to the site from the abutting NW 54 Street. Although the proposed detached pylon sign does not comply with the signage regulations and is to be located closer than required to the property line, and the canopy signs exceed in area compared to what is allowed by Code, staff opines that they would help facilitate the safe and efficient movement of vehicular and pedestrian traffic by providing more visibility along the well-travelled NW 54 Street

and NW 32 Avenue roadways, highlight the incoming entrance to the gas station, and alleviate any traffic congestion brought on by drivers seeing the signage too late.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of this application would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) in their memorandum state that they have no objections to the application and that this application will not generate any additional vehicular trips. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum indicate that the request under this application does not entail any environmental concerns and that they have no objections to the application and that approval of the request will not impact services in the area. In addition, the memorandum from the Miami-Dade Fire Rescue Department and the Water and Sewer Department indicate no objection to the application as well. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities.

Based on the foregoing, staff opines that the type, scale, and location of the signage will not be visually obtrusive to the neighborhood and will not create any new visual impacts on the surrounding properties or on passersby along the abutting roadway that will be detrimental to the area, and would be **compatible** with the surrounding commercial uses in the area, when considering the necessity and reasonableness of the request or in relation to the present and future development of the area. **Therefore, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b) (Non-Use Variances From Other Than Airport Regulations).**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director 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, "Murphy USA #22028" as prepared by Allen Industries, dated stamped received 5/2/2025 and consisting of 29 sheets.
3. That the use be established and maintained in accordance with the approved plan.

4. That the applicants obtain a building permit for the signs from the Department of Regulatory and Economic Resources with 90 days of the expiration of the final appeal of this application, unless a time extension is granted by the Director of the Department.

ES:JB:SS:PM



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

ZONING RECOMMENDATION ADDENDUM

Macmillian Real Estate, LLC
PH: Z24-169

Page | 6

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
Division of Environmental Resource Management (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Miami-Dade Fire Rescue (MDFR)	<i>No objection</i>
Water & Sewer WASD	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Business and Office (Page I-40)	<i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i> <i>Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities' section may be used within the limits provided in this paragraph.</i>
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ZONING RECOMMENDATION ADDENDUM

Macmillian Real Estate, LLC

PH: Z24-169

Page | 7

Low Density (Page I-31)	<i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

Sec. 33-106. - Class B signs in the BU and IU Districts.	<i>Except as provided otherwise in this article, onsite signs in the BU and IU districts shall only be permitted on Class B structures as set forth on the following table.</i>					
	<i>Type of Signs</i>	<i>Size</i>	<i>Number</i>	<i>Setbacks and Spacing</i>	<i>Illumination</i>	<i>Maximum Height</i>
	<i>Awning, canopy, roller curtain and umbrella signs</i>	<i>24 square feet</i>	<i>Same as detached</i>	<i>Same as detached</i>	<i>Same as detached</i>	<i>Not applicable</i>
Section 33- 311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>					

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

MACMILLIAN REAL ESTATE,
LLC/ALONSO, DANIEL

3196 NW 54 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000169

DATE

HEARING NUMBER

FOLIO No: 30-3121-020-0010/30-3121-020-0330/30-3121-020-0320

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

May 27, 2025

NEIGHBORHOOD REGULATIONS:

Folio No.s: 30-3121-020-0010/30-3121-020-0330/30-3121-020-0320

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-3121-020-0010/30-3121-020-0330/30-3121-020-0320

There are no open/closed cases in BSS.

VIOLATOR:

MACMILLIAN REAL ESTATE, LLC/ALONSO, DANIEL

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees.

Memorandum



Date: July 24, 2025

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

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

Subject: Z2024000169-3rd Review
MacMillan Real Estate LLC
3196 NW 54th Street
NUV for proposed signs that exceed allowed size at gas station.
(BU-2) (0.73 acres)
21-54-41

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code). DERM has no pertinent comments regarding this application since the proposed application request is for a non-use variance of sign size requirements for a proposed sign at a gas station and does not entail any environmental concerns. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

DERM will evaluate the feasibility of connecting to the public water and sanitary sewer system prior to DERM approval of any future development orders (zoning site plan, tentative plat applications, building permits) that proposes structures requiring public water and sanitary sewers on the subject property.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: May 22, 2025

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

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

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

Subject: Zoning Application Comments - Macmillian Real Estate, LLC
Application No. Z2024000169 - Revision # 3 - (Pre-App. No. Z22P-193)

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.

Application Name: Macmillian Real Estate, LLC

Location: The proposed project is located at 3196 NW 54th Street, with Folio Nos. 30-3121-020-0010, 30-3121-020-0330, and 30-3121-020-0320, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a non-use variance for canopy signs for the new proposed Gas Station. The existing Gas Station will be demolished, and a new Gas Station will be constructed with a 2,824 square feet convenience store.

The proposed development will result in a no-net-increase for water demand.

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.

The subject property is currently being served by WASD. There is an active WASD Agreement No. 31998 for the subject project, with approved points of connection (POC # 2) dated December 11, 2023. Connection to the water infrastructure is to be performed as specified per said POC.

In summary as specified in the POC # 2 issued with WASD Agreement No. 31998, for water service for the convenient store, the developer may connect to the 6-inch water main in NW 53rd Street for water service, no fire line allowed. The developer may remain connected to the 6-inch water main in NW 32nd Avenue for water service if it meets WASD's current standards, no fire line allowed. The developer may also connect to the 16-inch water main in NW 54th Street and/or the 12-inch water main in NW 32nd Avenue. If this property/project proposes a fire hydrant and /or fire line, then the developer may connect to the 16-inch water main in NW 54th Street and /or the 12-inch water main in NW 32nd Avenue.

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

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

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

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

Per Point of Connection (POC #2) dated December 11, 2023, the subject property is currently being served by WASD. Connection to the sewer infrastructure is to be performed as specified per said (POC # 2). In summary, as specified in the POC issued with WASD Agreement No. 31998, if a new connection to sewer is required, then the developer may connect to either of the 8-inch gravity sewer mains in the alley at the rear (south) side of the 3196 NW 54th Street property, and/or in NW 53rd Street. *Please note that the provided site plan shows that the ALLEY in the middle of the property, where a WASD gravity sewer main is located, is proposed to be "vacated".*

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

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 104 and PS No. 1. Currently, PS No. 104 is in OH (OK – HAMA Limited) Moratorium Code Status and unconditional Allocation is Allowed. PS No. 1 is currently in OK Moratorium Code Status. The proposed development with this application results in a no-net-increase for water/sewer demand as the existing use and the proposed use remains the same.

Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

PS No. 104

Existing NAPOT: 8.79 hrs.

Proposed Development: No-net-Increase

Proposed Projected NAPOT: 8.79 hrs.

PS No. 1

Existing NAPOT: 6.12 hrs.

Proposed Development: No-net-Increase

Proposed Projected NAPOT: 6.12 hrs.

11

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

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>

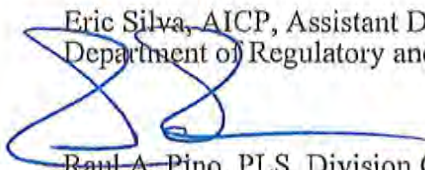
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavaldd@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

Memorandum



Date: July 29, 2025

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

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

Subject: Z2024000169
Name: Macmillan Real Estate, LLC
Location: 3196 NW 54 Street
Section 21 Township 53 South Range 41 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 1-6, 36 & 37, Plat Book 13, Page 29. A Unity of Title approved by the Platting and Traffic Review Section will be required, contact Claudia Luna at Claudia.Luna@miamidade.gov.

This application does not generate any trips.

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: May 14, 2025
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2024000169

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to EnerGov on 5/2/2025.

MDFR's review of this zoning 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.



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000169

Section: 21 Township: 53 Range: 41
Applicant: Macmillian Real Estate, LLC
Zoning Board: C8
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

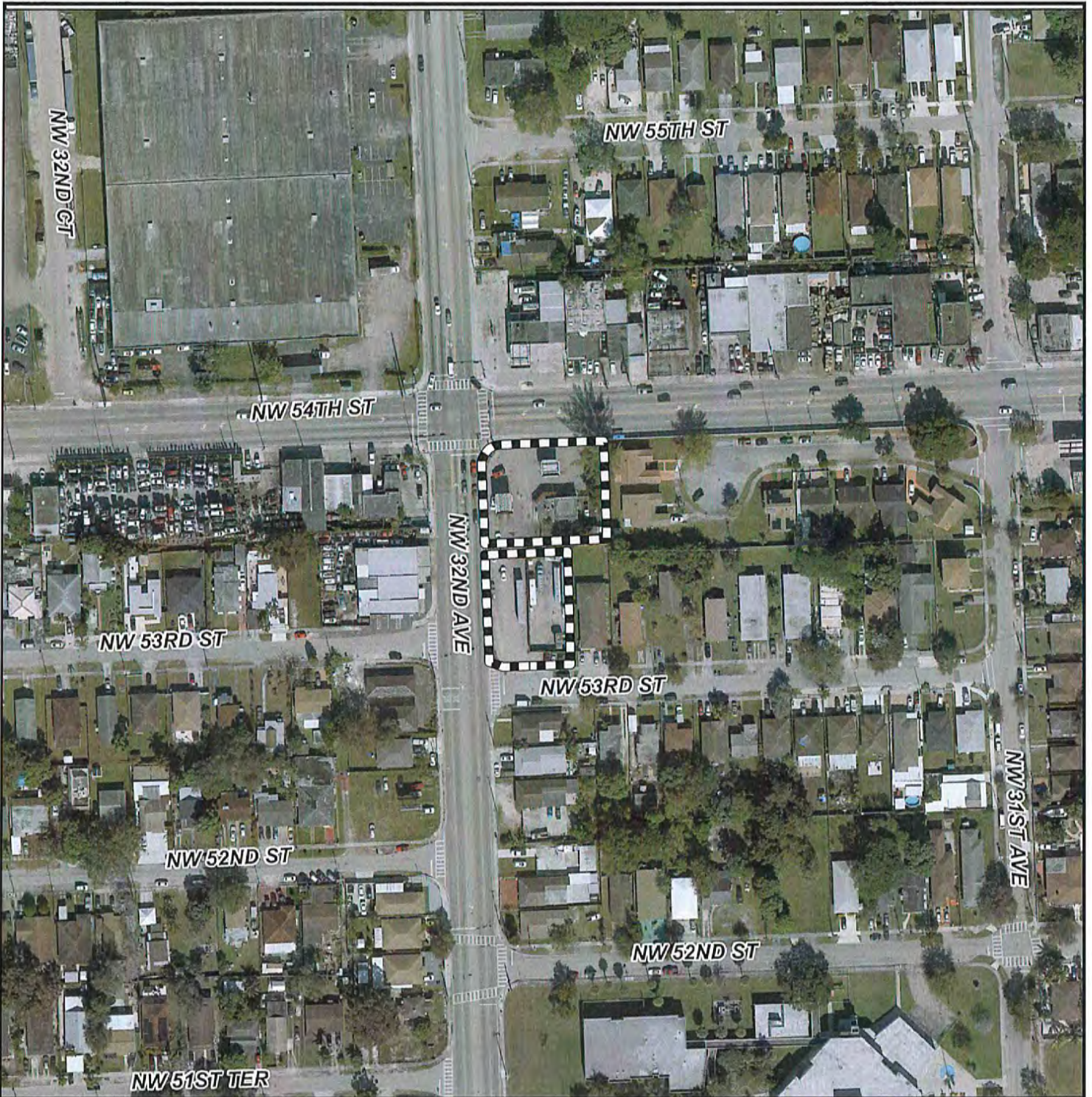
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, August 20, 2024

REVISION	DATE	BY
		15



MIAMI-DADE COUNTY
AERIAL YEAR 2023

Process Number
Z2024000169

Legend
 Subject Property

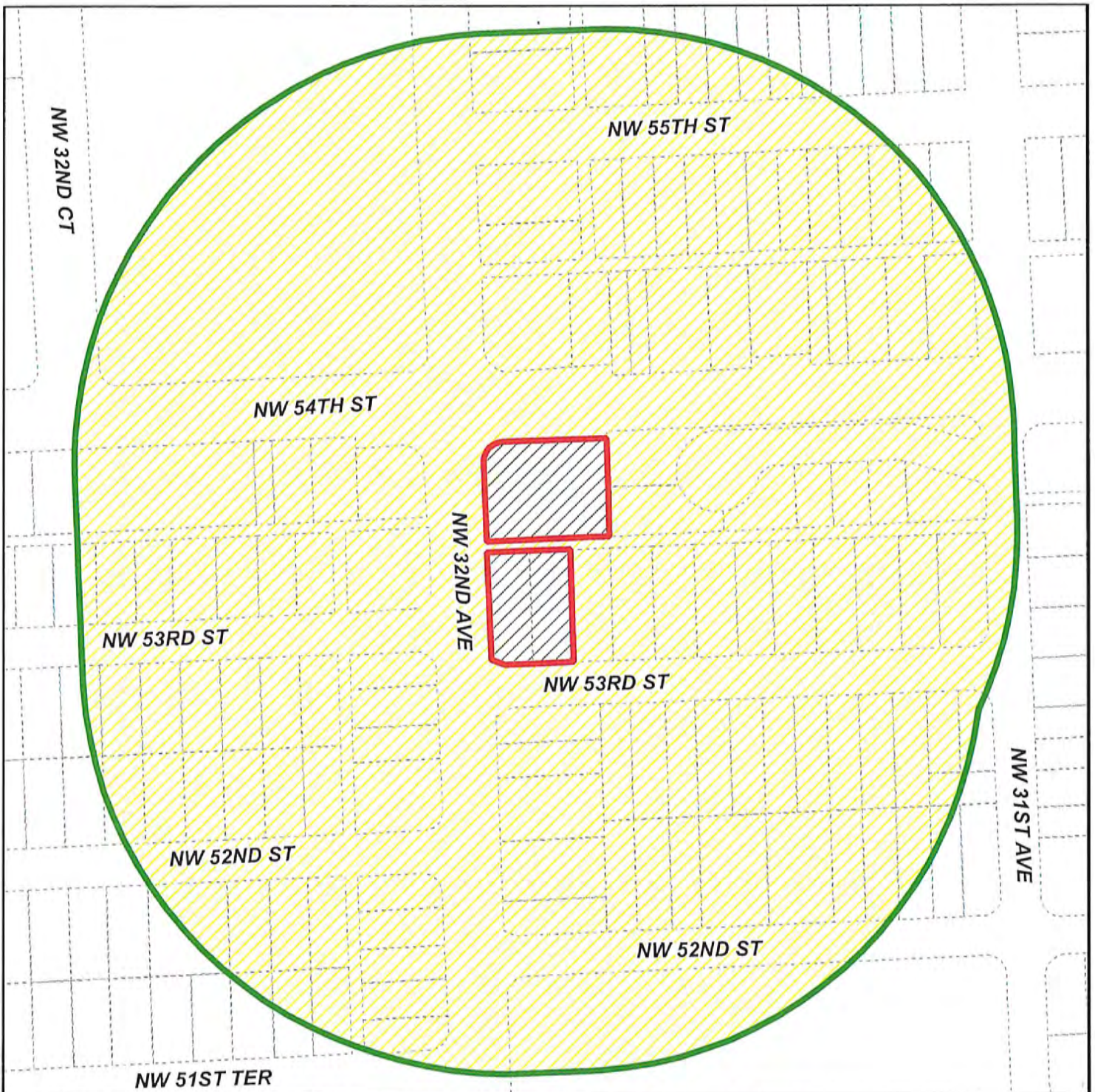


Section: 21 Township: 53 Range: 41
Applicant: Macmillian Real Estate, LLC
Zoning Board: C8
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Tuesday, August 20, 2024

REVISION	DATE	BY
		16



MIAMI-DADE COUNTY
RADIUS MAP

Section: 21 Township: 53 Range: 41
Applicant: Macmillian Real Estate, LLC
Zoning Board: C8
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2024000169
RADIUS: 500

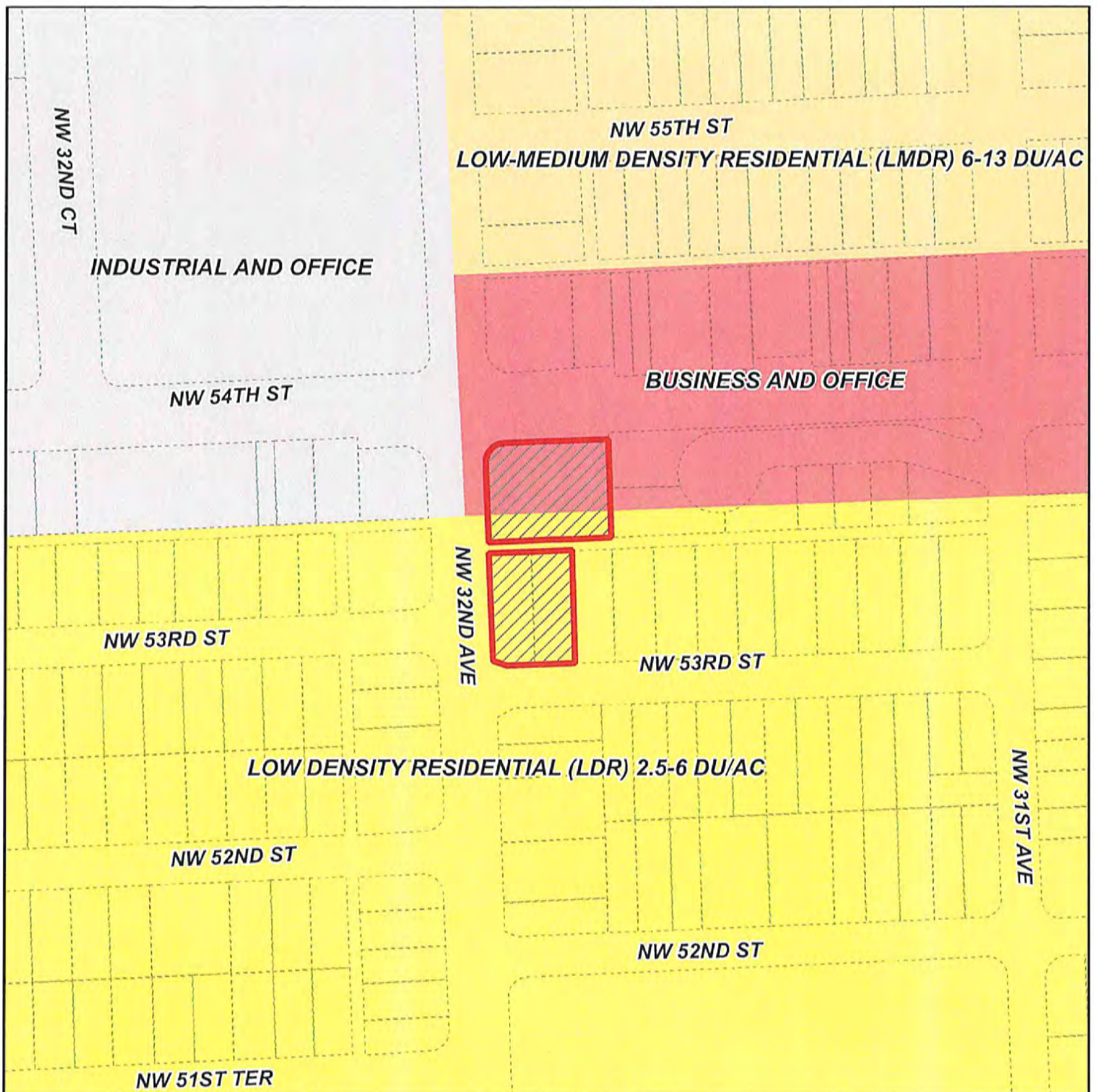
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, August 20, 2024

REVISION	DATE	BY
		17



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000169

Section: 21 Township: 53 Range: 41
 Applicant: Macmillian Real Estate, LLC
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

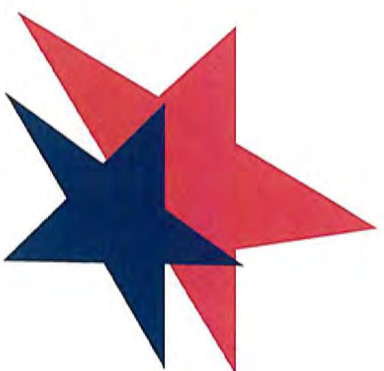


Subject Property Case



SKETCH CREATED ON: Tuesday, August 20, 2024

REVISION	DATE	BY
		18



Murphy USA
MUSA.22028-E3573
Miami, FL
April 24, 2025

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www.allenindustries.com

Customer Approval / Signature

Signature: _____ Date: _____

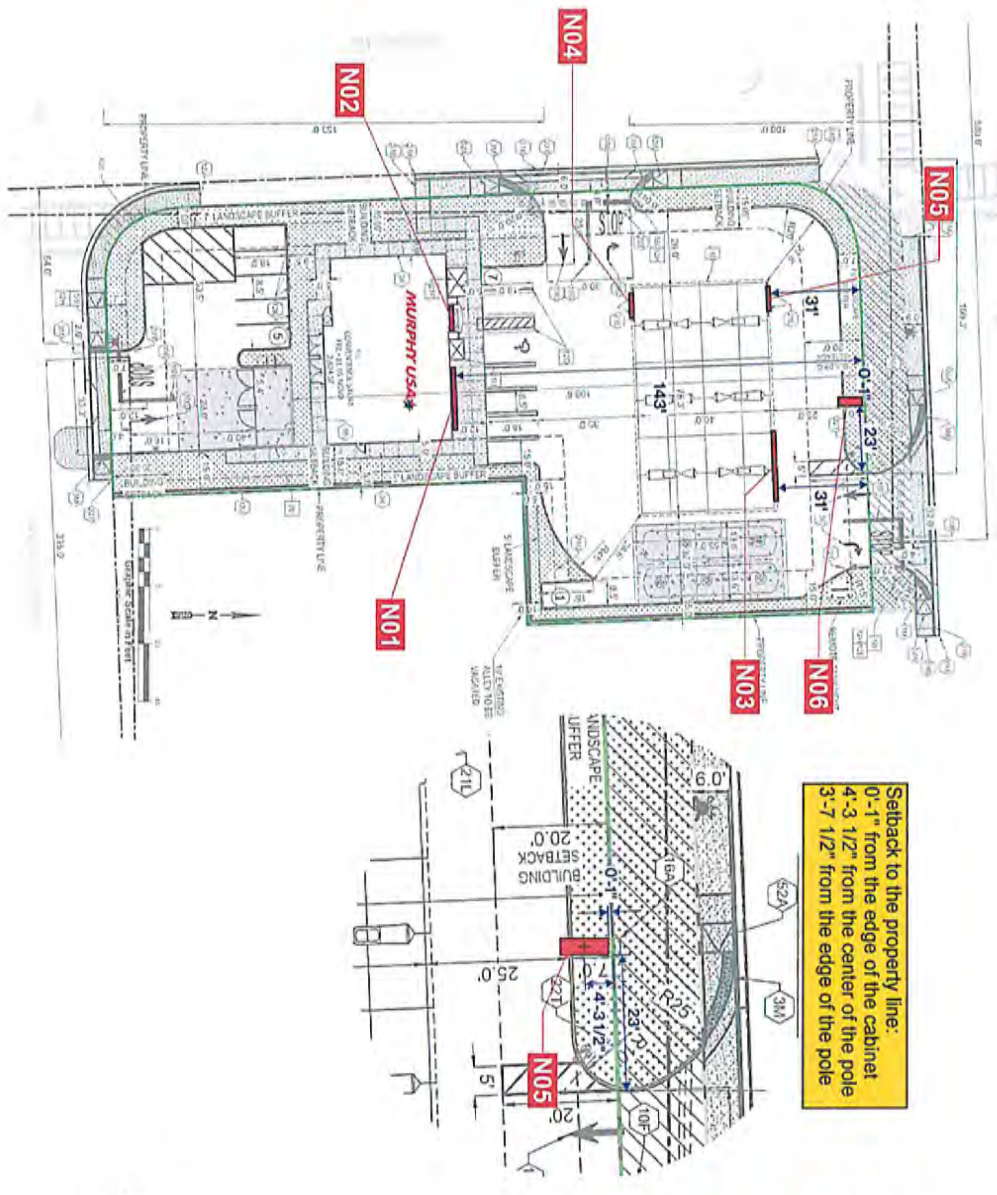
20

Site Plan
Proposed

Sign Legend

- N01 Murphy USA Copy
- N02 Star Logo
- N03 Murphy USA Copy
- N04 Pricer UNL/DSL
- N05 Pricer DSL/UNL
- N06 Pylon Sign

Setback to the property line:
0'-1" from the edge of the cabinet
4'-3 1/2" from the center of the pole
3'-7 1/2" from the edge of the pole



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Client Murphy Oil
Site # #2028
Address 3196 NW 54th Street
City Miami, FL 33142

Date 10/12/22
File Name MUSA-2028-E3573_Miami_FL_324
Sheet 2 of 30
House ZWB
SP

#	Date	Description	Initial
1	02/28/25	Added new site plan	CT
2	04/16/25	Revised engineering details	CT
3	04/21/25	Various revs.	CT
4	04/24/25	Added setback to pylon sign	CT
5	07/25/24	Revised canopy dimension	CT
6	08/13/24	Revised pylon sign	CT

Client Review Status

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Client Signature: _____
Approval Date: _____



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Murphy Oil
Site #2028
3196 NW 54th Street
Miami, FL 33142

DATE: 10/12/22
FILE NAME: MUSA-2208-E3573_Miami_FL_324
DESIGNER: ZWB
FILE: SP

DESCRIPTION:
21 02/28/25 Added new site plan
22 04/18/25 Revised engineering details
23 04/21/25 Various revs.
24 04/24/25 Added setbacks to plan
25 07/25/24 Revised Canopy structure
26 08/13/24 Revised plan sign

Client Review Status:
CT Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
CT Client Signature: _____
CT Approval Date: _____

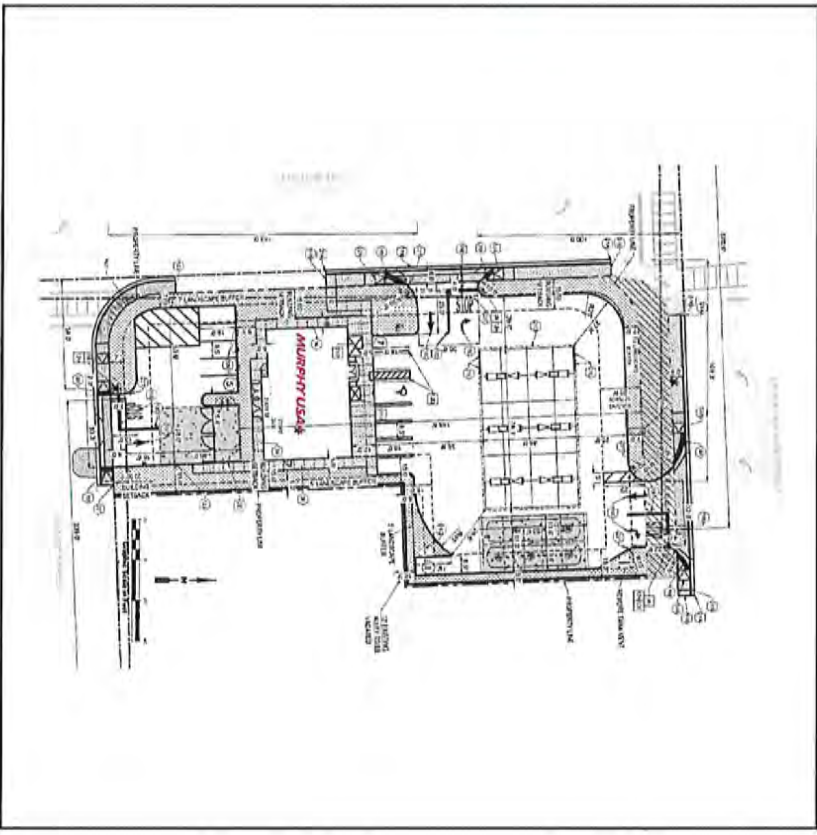
MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71731-7000

gph
3196 NW 54th Street
MIAMI, FL 33142

SHEET NO. C-3

Code Check
All Signs

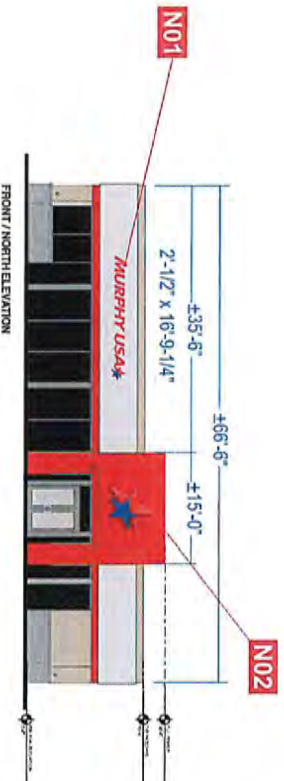
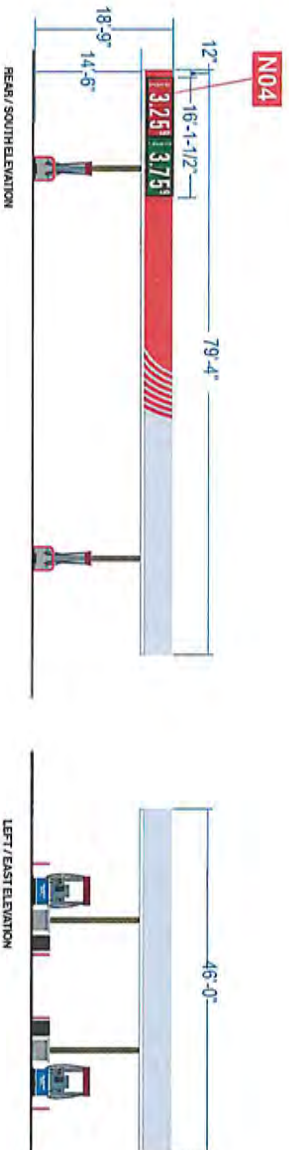
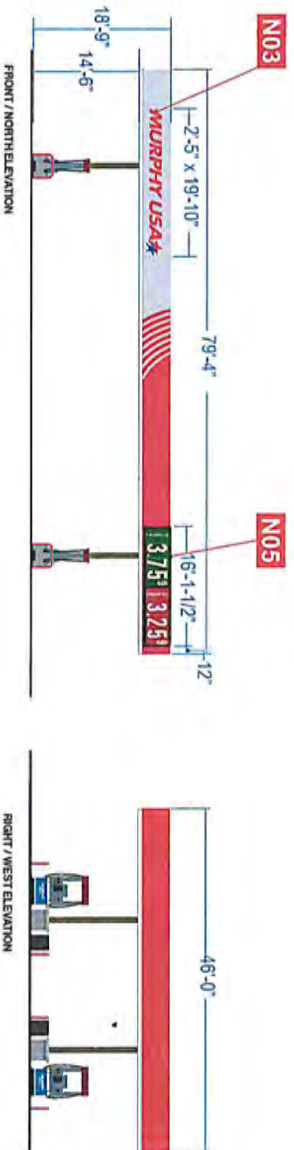
SIGN CODE			
SIGN TYPE	DESCRIPTION	SQUARE FOOTAGE ALLOWED	SQUARE FOOTAGE PROPOSED
BUILDING SIGNAGE	10% of total area for a sign that does not exceed 15' in ht. then 1.5% increase for each ft. of hgt. in excess of 15' measured to bottom of the sign.	—	STREETFRONT 324' x 100' - 32,400 SF MURPHY'S 100' x 31.1' - 3,110 SF
FREESTANDING SIGNAGE	Max height not specified. Set back from property line 10' from ROW.	—	(1) PYLON 55.25 SF
CANOPY SIGNAGE	Submit proposal. Gas canopy signs not addressed in code.	—	(2) Pylon 57.9 SF (1) Bay 100' x 41.8 SF
VARIANCE DETAILS			
NOTES	Meetings are held Mondays & Tuesdays. All paper work to be submitted 1 month prior to meeting date. Cost is Unknown. Processing time 6-8 weeks. Probability of approval: unknown		



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Client	Murphy Oil Site #22028	Drawn	10/12/22
Address	3196 NW 54th Street Miami, FL 33142	File Name	MUS_A_22028-ES573_Miami_FL_324
Sheet	House	Design	ZWB
House	SP	PALE	SP
Revisions		Initial	Client Review Status
21 02/28/25	Added new site plan	CT	Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
22 04/10/25	Revised engineering details	CT	
23 04/21/25	Various notes	CT	
24 04/24/25	Added setback to pylon sign	CT	
19 07/25/24	Revised Canopy dimension	CT	
20 08/13/24	Revised Pylon sign	CT	
Client Signature		Approval Date	

23

Elevations Proposed



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Client: Murphy Oil
Site #22028
Address: 3196 NW 54th Street
Miami, FL 33142

Date: 10/12/22
Page: 5 of 30
File Name: MUSA.22028-E3573_Miami_FL_324
Sales: ZWB
House: SP

#	Date	Description
21	02/28/25	Added new site plan
22	04/18/25	Revised engineering details
23	04/21/25	Various revs.
24	04/24/25	Added setback to pylon sign
19	07/25/24	Revised canopy dimension
20	08/13/24	Revised pylon sign

Client Review Status

CT Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Design Signature: [Signature]

Approved Date: [Date]

24

N01 Main Store

Murphy USA Copy

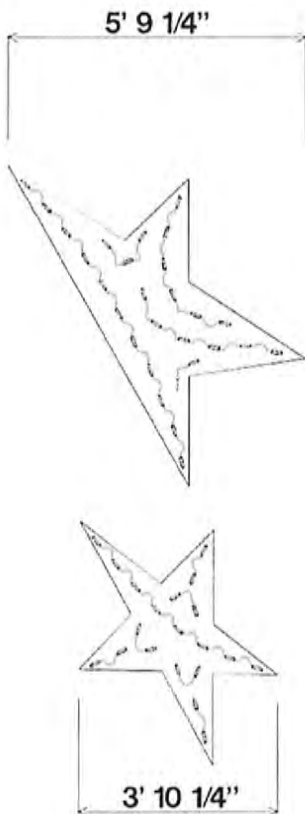


Front Elevation 34.1 Sq Ft
Scale: 3/4"=1'-0"

General Specifications:

(1) one ACM panel copy - provided and installed by others

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Client:	Murphy Oil	Date:	10/1/2022
Address:	Site #22028	File Name:	6 of 30
	3196 NW 54th Street	MUSA.22028-E3573_Miami, FL_324	
	Miami, FL 33142	Sales:	House
		Design:	ZWB
		File:	SP
#	Date	Description	Index
21	02/28/23	Added new site plan	CT
22	04/18/23	Revised engineering details	CT
23	04/21/23	Various revs.	CT
24	04/24/23	Added setback to pylon sign	CT
25	07/25/24	Revised Canopy dimension	CT
26	08/13/24	Revised pylon sign	CT
Client Review Status			
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.			
Client Signature:			Approval Date:

[illegible][illegible]

Current	Drawn By:	GG	Star Logo
	Checked By:	DM	
	Date:	2/22/23	
	Customer Name:		

[illegible]

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Address:
3196 NW 54th Street
Miami, FL 33142

Date:	Page:
10/12/22	8 of 30
File Name:	
MUSA.22028-E3573_Miami_FL_324	
Source:	Design:
House	ZWB
	PtA:
	SP

#	Date	Description
21	02/29/25	Added new site plan
22	04/18/25	Revised engineering details
23	04/21/25	Various items
24	04/24/25	Added setback to pylon sign
19	07/25/24	Revised Canopy dimension
20	08/13/24	Revised column sign

Initial	Client Review Status
CT	Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
CT	
CT	
CT	
CT	
	<u>Client Signatures:</u>
	<u>Approval Date:</u>

N03

Gas Canopy
Murphy USA Copy



Front Elevation

47.8 Sq Ft

Scale: 1/2"=1'-0"

General Specifications

(1) one ACM panel copy - provided and installed by others

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Client:	Murphy Oil
Site #:	#22028
Address:	3196 NW 54th Street
City:	Miami, FL 33142

Date:	10/12/22
Page:	9 of 30
File Name:	MUSA_22028-E3573_Miami_FL_324
Drawn:	ZWB
Check:	SP

#	Date	Description
21	02/28/25	Added new site plan
22	04/16/25	Revised engineering details
23	04/16/25	Various revs.
24	04/24/25	Added sketch to plan sign
19	07/25/24	Revised Canopy dimension
20	08/13/24	Revised plan sign

Initial:	Client Review Status
CT	Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
CT	Client Signature:
CT	Approval Date:

Allen Industries
Equal Housing Lender
Equal Housing Opportunity
This logo is intended to be displayed in accordance with the requirements of the Equal Housing Opportunity Act. It is not to be used in any other manner without the written permission of Allen Industries, Inc.

Gas Canopy

Sign



Provided by Skyline and installed by Allen



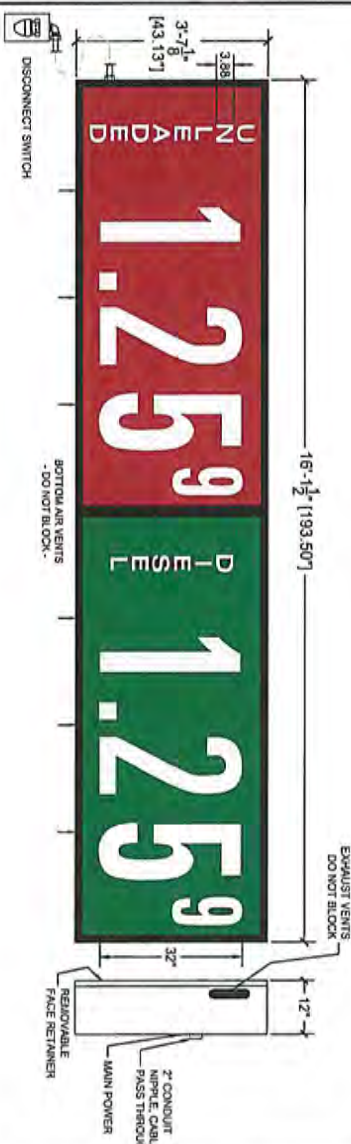
The diagram illustrates a cross-section of a canopy fascia assembly. A horizontal steel angle is shown with a 3/8" thru bolt passing through it. The bolt is secured with a nut and washer on the underside. Labels indicate the following components: canopy fascia (the top horizontal surface), cabinel back (the vertical surface behind the fascia), 3/8" thru bolt (the fastener), steel angle (the structural support), blocking (a vertical support piece), and canopy structure (the main body of the canopy).

Allen Industries 201 E. Main Street Suite 100 Erie, PA 16510 (814) 833-1111	Model 1000 Electronic Sign Compares with other ULAB	THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA). AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
--	--	--

N04

Gas Canopy
UNLDSL Pricer Sign

SIGN SPECIFICATION & CUT-SHEET



- REAR MOUNTING ONLY -

MOUNTING STRUCTURE & SUPPORTS BY OTHERS

- NOTES:
1. CONFORM TO U.S. STD. 48
 2. SIGN SHALL BE MOUNTED ON A RIGID SURFACE
 3. CABINET PAINTED BLACK
 4. PLEASE SPECIFY ANY SPECIAL MOUNTING, STRUCTURAL, AND/OR PERMITTING REQUIREMENTS.
 5. SIGNING SHALL BE DESIGNED TO BE LOUD BEARING.
 6. FACE VINYL TO BE APPLIED ON OUTSIDE SURFACE (1st SURFACE)
 7. ALL PANELS TO BE 1/2\"/>

COLORS	REVISIONS
RED, 3M 3532-72	1. 1st Revision
GREEN, 3M 3532-20	2. 2nd Revision
WHITE, 3M 3532-20	3. 3rd Revision
GRAY, 3M 3532-20	4. 4th Revision
BLACK, 3M 3532-20	5. 5th Revision

CUSTOMER REVIEW STATUS	DATE
APPROVED	DATE
REVISIONS	DATE

SKYLINE PRODUCTS	MODEL NUMBER: PSEI-32-ZP-II-329-NSC
REVISIONS	DATE



01MURP-32CAN-RWGW-UNLDSL

CUSTOMER: MURPHY OIL COMPANY	
ADDRESS:	STREET #:
SALES OFFICE:	
DATE: 6/10/2020	CHECKED BY: KRC
DESIGNED BY: JJB	SUN AREA: 57.95 sq ft

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YOUR BRAND AT ITS BEST™
1-800-967-2553
www.allenindustries.com

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Client: Murphy Oil
Site #22028
Address: 3196 NW 54th Street
Miami, FL 33142

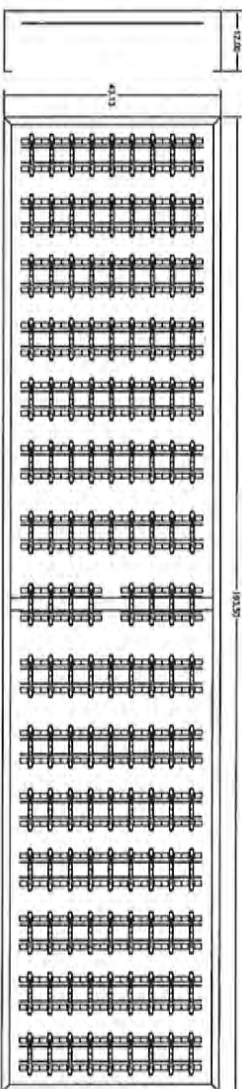
Date: 10/12/22
Type: 11 of 30
File Name: MUSA-22028-E3573_Miami_FL_324
Status: ZWB
SP

Revision History:
21 02/28/25 Added new site plan
22 04/18/25 Revised engineering details
23 04/21/25 Various revs.
24 04/21/25 Added setback to pylon sign
25 07/25/24 Revised canopy dimension
26 08/13/24 Revised pylon sign

Client Review Status
CT Client Review Status
CT drawing be obtained from the client prior to any production release or production release revision.
CT Client Signature: Approved Date:

UNL/DSL Pricer Sign

COLORED SIGN FOR REFERENCE ONLY.
ACTUAL SIGN MAY DISPLAY DIFFERENT
COMMODITY AND/OR COLORING.



- NOTES**
1. CONFORMS TO UL STD # 94
2. TOTAL TRANSLUCENT AREA: 10.6 FT
3. WITH TRANSLUCENT COPY (114.50 FT)
4. PRICE AREA BACKGROUND TO BE OPaque WITH TRANSLUCENT COPY
5. TOTAL TRANSLUCENT AREA: 11.45 FT
6. TOTAL TRANSLUCENT AREA: 11.45 FT
7. ALUMINUM CONSTRUCTION
8. APPROX. SIGN WEIGHT: 750 LB
9. INTERIOR ILLUMINATION
10. TOTAL ILLUMINATED AREA: 32.29 SQ FT
11. 1.7 WATTS/SQ IN. HTS
12. 3333 LUMENS, 1101 FTS
13. ELECTRICAL REQUIREMENTS:
14. 120V, 15 AMP
15. Overall 240V, 25 Amps
16. Lifting: 55 Amps

REVISIONS	
2/15	ISSUED FOR CONSTRUCTION
17	
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THE STATE OF TEXAS DEPARTMENT OF TRANSPORTATION, DIVISION OF ARCHITECTURE
 1000 NORTH BRASS, SUITE 1000, AUSTIN, TEXAS 78701-3992
 DRAWING NUMBER: MAP-0031-050920-02X
 MODEL NUMBER: PSEI-1,32-2P-1F-32S-NSC
 FOR PERMITTING INFORMATION ONLY
 5000 TOLLBOARDS +18 432"

All installation details are suggested only. All Signs must be installed in accordance with NATIONAL, STATE ELECTRICAL, AND BUILDING CODES. Unless specifically contracted for Skyline Products, Inc. shall have no responsibility for wind loads, installations, or electrical circuits. These are the sole responsibility of the buyer/user.



2803 DELTA DRIVE
COLORADO SPRINGS
CO 80914-1912
719-572-9746
670-1754206

CUST/ORDER:		MURPHY OIL COMPANY	
ADDRESS:		STORE #:	
SALES/SP/100% COMPANY		SALES ORDER#:	
DATE:	6/10/2020	DRAFTER:	JJB
CHECKED BY:	KRC	SIGN AREA:	57.95 sq ft

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Murphy Oil
Site #22028
3196 NW 54th Street
Miami, FL 33142

10/12/22	12 of 30	Edie Martini	MUSA.220208-E3573 Miami, FL 324	Sales	Dispute	PI
				House	ZWB	S

#	Date	Description
21	02/18/25	Added new site plan
22	04/16/25	Revised engineering details
23	04/21/25	Various revs.
24	04/24/25	Added setback to pylon sign
19	07/25/24	Revised Canopy dimension
20	08/13/24	Revised pylon sign

Client Review Status CT Alien Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision. CT Client Signature: _____ CT Approval Date: _____	
--	--

Allen Industries
 617-222-1400 FAX 617-222-1411

Electric Systems
Company
ULAN
87127661

THIS SIGNAL INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 803 OF THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER IDENTIFYING AND BONDING OF THE SIGN.

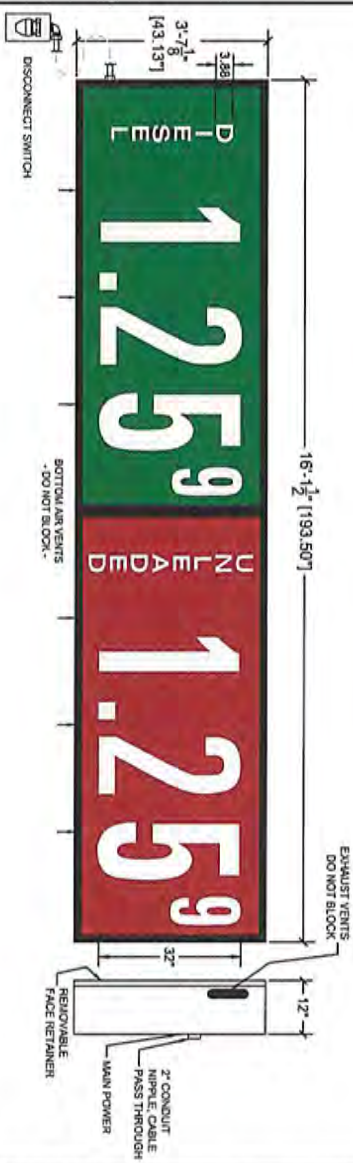




Recommended locations
for fasteners - see details
for size and type

[illegible][illegible]

*SIGN SPECIFICATION & CUT-SHEET



- NOTES:
1. CONFORMS TO UL STD. 48
 2. FINISH: TRANSLUCENT BOLD
 3. CABINET PAINTED BLACK
 4. PLEASE SPECIFY ANY SPECIAL MOUNTING, STRUCTURAL AND/OR PERMITTING REQUIREMENTS
 5. SIGN MOUNTING NOT DESIGNED TO BE LOAD BEARING
 6. FACE VINYL TO BE APPLIED ON OUTSIDE SURFACE (1st SURFACE)
 7. ALL PANELS TO BE 1/2\"/>

COLORS	REVISIONS
RED: 3M 3623-73	1. DATE: 10/12/22
GREEN: 3M 3623-28	2. REVISION: 14 OF 30
WHITE: 3M 3623-20	3. DATE: 10/12/22
DIGIT: RED/WHITE	4. REVISION: 14 OF 30
DIGIT: GREEN/WHITE	5. DATE: 10/12/22

MOUNTING STRUCTURE & SUPPORTS BY OTHERS

- REAR MOUNTING ONLY -

CUSTOMER REVIEW STATUS

DRAWING NUMBER: MURP0091-060920-02A

MODEL NUMBER: PSE1-32-2P1F-323-NSC

DATE: 10/12/22

DESIGNER: ZWB

CHECKED: SP

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Client: **Murphy Oil**
Site #20228
Address: 3196 NW 54th Street
Miami, FL 33142

Date: 10/12/22
Scale: 14 OF 30
Revision: 14 OF 30
Status: PENDING

21 02/28/25 Added new site plan
22 04/15/25 Revised engineering details
23 04/21/25 Various revs.
24 04/24/25 Added setback to pylon sign
25 07/25/24 Revised canopy dimension
26 08/13/24 Revised pylon sign

Client Review Status
CT Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
CT Client Signature: _____
CT Approval Date: _____

Allen Industries
21 02/28/25 Added new site plan
22 04/15/25 Revised engineering details
23 04/21/25 Various revs.
24 04/24/25 Added setback to pylon sign
25 07/25/24 Revised canopy dimension
26 08/13/24 Revised pylon sign

SKYLINE PRODUCTS
SCROLL, FUEL PRICE DISPLAY
01MURP-32CAN-RWGW-UNLDSL

3001 DOL TA DRIVE
COVINGTON, LA 70044
TEL: 504-833-4412
FAX: 504-833-4412
WWW.SKYLINEPRODUCTS.COM

CUSTOMER: **MURPHY OIL COMPANY**

ADDRESS: _____

SALES/REPRESENTATIVE: _____

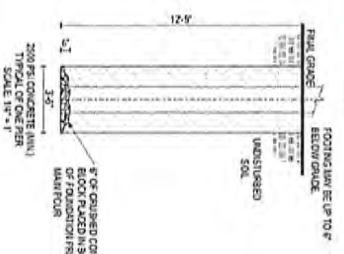
DATE: 6/10/2020 DRAWN BY: JUB CHECKED BY: KRC

STORY AREA: 57.95 sq ft

DSL/UNL Pricer Sign

GRANDPARENTS
FOR A
CHILD

Pylon Sign D/F, Illuminated



Color Specifications

 Akzo-Nobel to match
Satin Black

All paint finishes to be Satin
unless otherwise specified

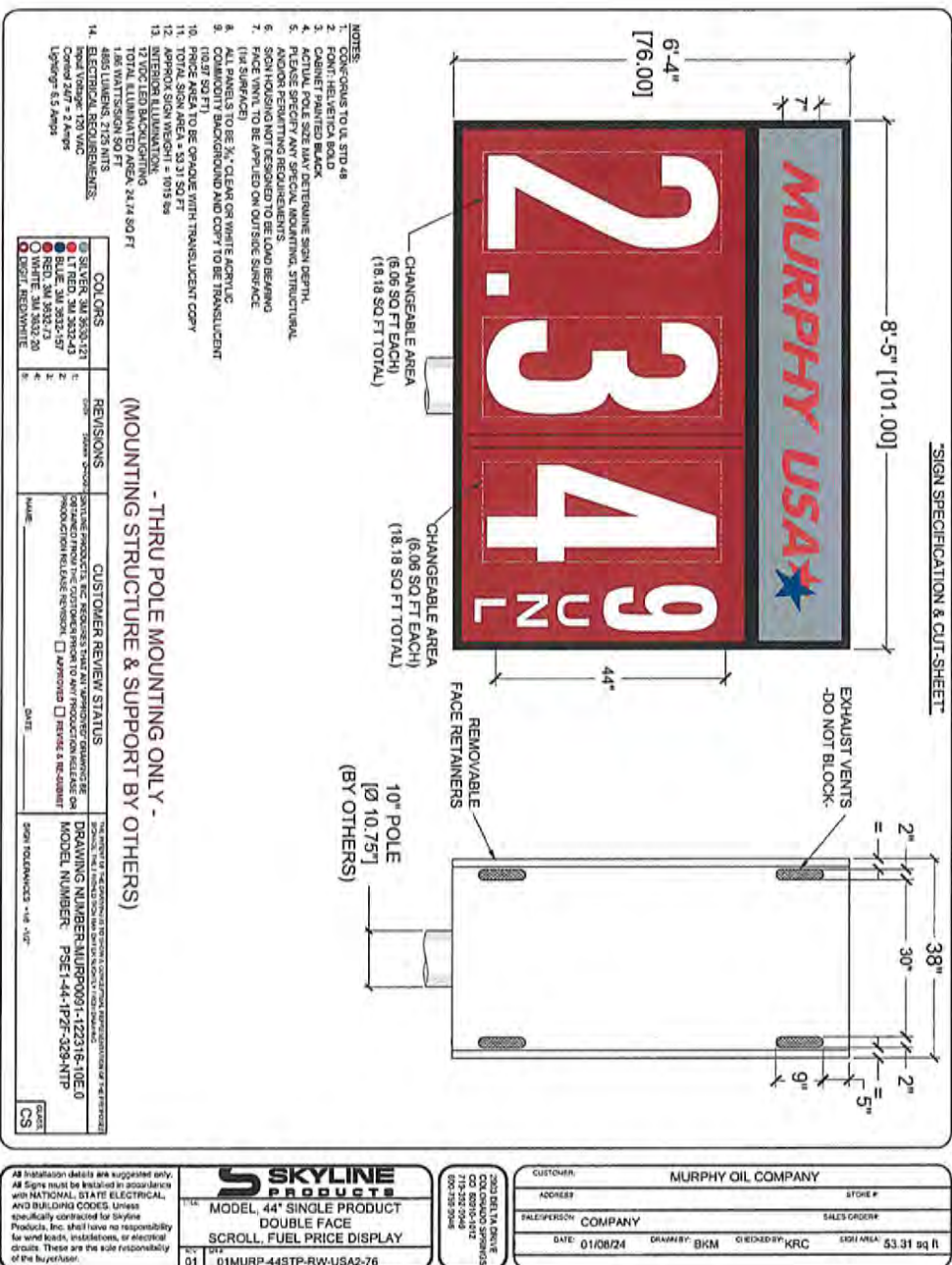
Date	Page	#	Date	Description	Initials
10/1/2022	16 of 30	21	02/28/25	Added new tag sign	CT
File Name:		22	04/11/25	Revised engineering details	CT
MUSA.27028-E3573	Miami, FL 324	23	04/21/25	Without revs.	CT
Station:		24	04/23/25	Added sketch to pilot sign	CT
House		13	07/23/24	Revised Canopy dimension	CT
Drawn:	ZWB	25	08/13/24	Revised pilot sign	CT
Rel:	SP				
Client Review Status					Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
Client Signature:					
Approval Date:					

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N06 D/F Thru Pole Sign Illuminated



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Client: Murphy Oil
 Site #22028
 Address: 3196 NW 54th Street, Miami, FL 33142

Project: 10/12/22
 Date: 18 of 30

Revision: 1
 Date: 01/12/22
 Description: Added new site plan

Revision: 2
 Date: 02/15/22
 Description: Revised engineering details

Revision: 3
 Date: 03/15/22
 Description: Revised design

Revision: 4
 Date: 04/15/22
 Description: Revised design

Revision: 5
 Date: 05/15/22
 Description: Revised design

Revision: 6
 Date: 06/15/22
 Description: Revised design

Revision: 7
 Date: 07/15/22
 Description: Revised design

Revision: 8
 Date: 08/15/22
 Description: Revised design

Revision: 9
 Date: 09/15/22
 Description: Revised design

Revision: 10
 Date: 10/15/22
 Description: Revised design

Revision: 11
 Date: 11/15/22
 Description: Revised design

Revision: 12
 Date: 12/15/22
 Description: Revised design

Revision: 13
 Date: 01/15/23
 Description: Revised design

Revision: 14
 Date: 02/15/23
 Description: Revised design

Revision: 15
 Date: 03/15/23
 Description: Revised design

Revision: 16
 Date: 04/15/23
 Description: Revised design

Revision: 17
 Date: 05/15/23
 Description: Revised design

Revision: 18
 Date: 06/15/23
 Description: Revised design

Revision: 19
 Date: 07/15/23
 Description: Revised design

Revision: 20
 Date: 08/15/23
 Description: Revised design

Revision: 21
 Date: 09/15/23
 Description: Revised design

Revision: 22
 Date: 10/15/23
 Description: Revised design

Revision: 23
 Date: 11/15/23
 Description: Revised design

Revision: 24
 Date: 12/15/23
 Description: Revised design

Revision: 25
 Date: 01/15/24
 Description: Revised design

Revision: 26
 Date: 02/15/24
 Description: Revised design

Revision: 27
 Date: 03/15/24
 Description: Revised design

Revision: 28
 Date: 04/15/24
 Description: Revised design

Revision: 29
 Date: 05/15/24
 Description: Revised design

Revision: 30
 Date: 06/15/24
 Description: Revised design

Revision: 31
 Date: 07/15/24
 Description: Revised design

Revision: 32
 Date: 08/15/24
 Description: Revised design

Revision: 33
 Date: 09/15/24
 Description: Revised design

Revision: 34
 Date: 10/15/24
 Description: Revised design

Revision: 35
 Date: 11/15/24
 Description: Revised design

Revision: 36
 Date: 12/15/24
 Description: Revised design

Revision: 37
 Date: 01/15/25
 Description: Revised design

Revision: 38
 Date: 02/15/25
 Description: Revised design

Revision: 39
 Date: 03/15/25
 Description: Revised design

Revision: 40
 Date: 04/15/25
 Description: Revised design

Revision: 41
 Date: 05/15/25
 Description: Revised design

Revision: 42
 Date: 06/15/25
 Description: Revised design

Revision: 43
 Date: 07/15/25
 Description: Revised design

Revision: 44
 Date: 08/15/25
 Description: Revised design

Revision: 45
 Date: 09/15/25
 Description: Revised design

Revision: 46
 Date: 10/15/25
 Description: Revised design

Revision: 47
 Date: 11/15/25
 Description: Revised design

Revision: 48
 Date: 12/15/25
 Description: Revised design

Revision: 49
 Date: 01/15/26
 Description: Revised design

Revision: 50
 Date: 02/15/26
 Description: Revised design

Revision: 51
 Date: 03/15/26
 Description: Revised design

Revision: 52
 Date: 04/15/26
 Description: Revised design

Revision: 53
 Date: 05/15/26
 Description: Revised design

Revision: 54
 Date: 06/15/26
 Description: Revised design

Revision: 55
 Date: 07/15/26
 Description: Revised design

Revision: 56
 Date: 08/15/26
 Description: Revised design

Revision: 57
 Date: 09/15/26
 Description: Revised design

Revision: 58
 Date: 10/15/26
 Description: Revised design

Revision: 59
 Date: 11/15/26
 Description: Revised design

Revision: 60
 Date: 12/15/26
 Description: Revised design

Revision: 61
 Date: 01/15/27
 Description: Revised design

Revision: 62
 Date: 02/15/27
 Description: Revised design

Revision: 63
 Date: 03/15/27
 Description: Revised design

Revision: 64
 Date: 04/15/27
 Description: Revised design

Revision: 65
 Date: 05/15/27
 Description: Revised design

Revision: 66
 Date: 06/15/27
 Description: Revised design

Revision: 67
 Date: 07/15/27
 Description: Revised design

Revision: 68
 Date: 08/15/27
 Description: Revised design

Revision: 69
 Date: 09/15/27
 Description: Revised design

Revision: 70
 Date: 10/15/27
 Description: Revised design

Revision: 71
 Date: 11/15/27
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Revision: 72
 Date: 12/15/27
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Revision: 73
 Date: 01/15/28
 Description: Revised design

Revision: 74
 Date: 02/15/28
 Description: Revised design

Revision: 75
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 Description: Revised design

Revision: 76
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Revision: 77
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 Description: Revised design

Revision: 78
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 Description: Revised design

Revision: 79
 Date: 07/15/28
 Description: Revised design

Revision: 80
 Date: 08/15/28
 Description: Revised design

Revision: 81
 Date: 09/15/28
 Description: Revised design

Revision: 82
 Date: 10/15/28
 Description: Revised design

Revision: 83
 Date: 11/15/28
 Description: Revised design

Revision: 84
 Date: 12/15/28
 Description: Revised design

Revision: 85
 Date: 01/15/29
 Description: Revised design

Revision: 86
 Date: 02/15/29
 Description: Revised design

Revision: 87
 Date: 03/15/29
 Description: Revised design

Revision: 88
 Date: 04/15/29
 Description: Revised design

Revision: 89
 Date: 05/15/29
 Description: Revised design

Revision: 90
 Date: 06/15/29
 Description: Revised design

Revision: 91
 Date: 07/15/29
 Description: Revised design

Revision: 92
 Date: 08/15/29
 Description: Revised design

Revision: 93
 Date: 09/15/29
 Description: Revised design

Revision: 94
 Date: 10/15/29
 Description: Revised design

Revision: 95
 Date: 11/15/29
 Description: Revised design

Revision: 96
 Date: 12/15/29
 Description: Revised design

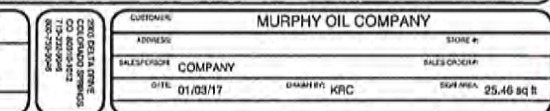
Revision: 97
 Date: 01/15/30
 Description: Revised design

Revision: 98
 Date: 02/15/30
 Description: Revised design

Revision: 99
 Date: 03/15/30
 Description: Revised design

Revision: 100
 Date: 04/15/30
 Description: Revised design

Illuminated



- | | | | |
|--|--|------------------------------------|--|
| COLORES
1 GREEN, 2A YELLOW, 2B
3 LIGHT GREEN/WHITE
4
5 | | REVISIONS
1
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5 | |
| CUSTOMER REVIEW STATUS
IF THE PRODUCT IS NOT QUALIFIED BY AN APPROVED SUPPLIER BE
PRODUCTION RELEASE FOR PRODUCTION. IT IS THE RESPONSIBILITY OF THE
CUSTOMER TO APPROVE THE PRODUCT. IF THE PRODUCT IS NOT APPROVED
BY THE CUSTOMER, IT IS THE RESPONSIBILITY OF THE CUSTOMER TO
APPROVE THE PRODUCT. IF THE PRODUCT IS NOT APPROVED BY THE
CUSTOMER, IT IS THE RESPONSIBILITY OF THE CUSTOMER TO APPROVE
THE PRODUCT. IF THE PRODUCT IS NOT APPROVED BY THE CUSTOMER,
IT IS THE RESPONSIBILITY OF THE CUSTOMER TO APPROVE THE PRODUCT. | | | |
| DRAWING NUMBER: MUR0001-12316-11A
MODEL NUMBER: PSE 1-32-1-PSE-3204-APP
DATE: _____
SIGNATURE: _____ | | | |

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SKYLINE
PRODUCTS
MODEL, 32" SINGLE PRODUCT
DOUBLE FACE
SCROLL, FUEL PRICE DISPLAY

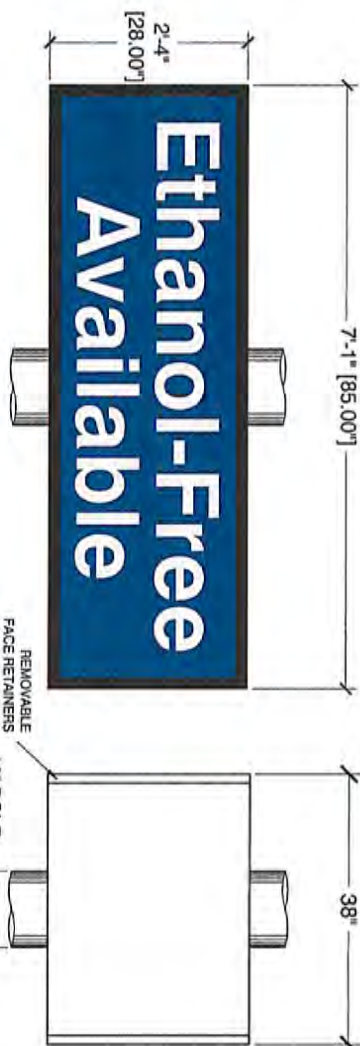
COLONADO SYMPHONIC
CO 80510-1012
713-733-9046
800-759-2046

that an approved client prior to any release revision.



GROUND
ELECTRICAL
CONNECTIONS

SIGN SPECIFICATION & CUT SHEET



REMOVABLE
FACE RETAINERS
10" POLE
[Ø 10.75]
(BY OTHERS)

- NOTES:
1. CONFORM TO UL STD #4
 2. FONT: HELVETICA BOLD
 3. CABINET PAINTED BLACK
 4. ACTUAL POLE SIZE MAY VARY
 5. PLEASE SPECIFY ANY SPECIAL MOUNTING REQUIREMENTS.
 6. SIGN HOUSING NOT DESIGNED TO BE USED AS A LIGHT SOURCE.
 7. ALL PANELS TO BE 3/4" WHITE ACRYLIC TRANSLUCENT WITH TRANSLUCENT BACKGROUND TO BE USED FOR ILLUMINATION.
 8. LED BACKLIGHTING
 9. ELECTRICAL REQUIREMENTS:
Input Voltage: 120VAC
Frequency: 60 Hz

REVISIONS	DATE	DESCRIPTION
1	04/18/23	REVISED TO ADD 10\"/>

- THRU POLE MOUNTING ONLY -
(MOUNTING STRUCTURE & SUPPORTS BY OTHERS)

SKYLINE PRODUCTS MODEL: 32" Pylon/GOAL POST DOUBLE FACE LOGO CABINET		CUSTOMER: MURPHY OIL COMPANY ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ DATE: 04/18/23 DRAWN BY: BKM CHECKED BY: KRC
--	--	---

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Client: Murphy Oil
Site #22028
Address: 3196 NW 54th Street
Miami, FL 33142

Date: 10/12/22
File Name: MUSA-22028-E3573_Miami_FL_324
Status: House
Design: ZWB
P/A: SP

1330 Description
21 02/28/25 Add new site plan
22 04/18/25 Revised engineering details
23 04/18/25 Various revs.
24 04/24/25 Added subtask to pylon sign
25 07/25/24 Revised Canopy dimension
26 08/13/24 Revised pylon sign

Client Review Status
CT Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
CT Client Signature: _____
CT Approval Date: _____

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: Macmillan Real Estate LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Daniel Alonso 7950 NW 58th St, Doral, FL 33166	40%
Elizabeth Alonso 7950 NW 58th St, Doral, FL 33166	40%
Bertha and Amancio Alonso 7950 NW 58th St, Doral, FL 33166	20%

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: _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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: Stern & Stern Properties, Inc.

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
<u>William H. Stern, 8910 Two Notch Road, Columbia, SC 29223</u>	<u>100%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
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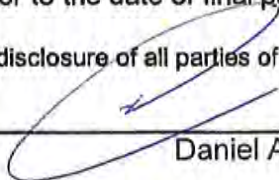
Date of contract: 5/23/2022

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

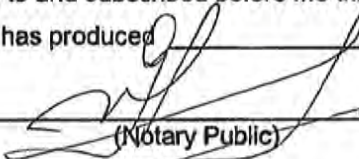
Not applicable

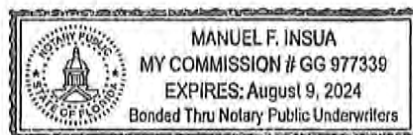
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: 
Daniel Alonso (Applicant)

Sworn to and subscribed before me this 26 day of JUNE, 2022. Affiant is personally known to Daniel Alonso me or has produced as identification.


(Notary Public)



My commission expires

*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.

CFN: 20170019724 BOOK 30381 PAGE 2986
DATE: 01/12/2017 09:21:33 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY



I certify the attached is a true and correct copy of the Articles of Merger, filed on December 31, 2014, effective January 1, 2015, for MACMILLAN REAL ESTATE, LLC, the surviving Florida entity, as shown by the records of this office.

The document number of this corporation is L14000157353.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Thirty-first day of December, 2014



Ken DeFoner
Ken DeFoner

FILED

14 DEC 31 AM 10:20

ARTICLES OF MERGER

Pursuant to the provisions of Section 605.1025 of the Florida Revised Limited Liability Act, Donnini Enterprises, LLC, a limited liability company organized and existing under the laws of the State of Florida, 2955 GJD Holdings LLC, a limited liability company organized and existing under the laws of the State of Florida, 11100 SW 216th Street LLC, a limited liability company organized and existing under the laws of the State of Florida, Macmillan Petroleum Development, LLC, a limited liability company organized and existing under the laws of the State of Florida, 1300 NW 79th Street LLC, a limited liability company organized and existing under the laws of the State of Florida, 3590 NW 10th Avenue LLC, a limited liability company organized and existing under the laws of the State of Florida, 3196 NW 54th Street LLC, a limited liability company organized and existing under the laws of the State of Florida, 2955 Investments V LLC, a limited liability company organized and existing under the laws of the State of Florida, 795 East 25th Street LLC, a limited liability company organized and existing under the laws of the State of Florida, 3900 North Federal Highway LLC, a limited liability company organized and existing under the laws of the State of Florida, 3985 10th Avenue LLC, a limited liability company organized and existing under the laws of the State of Florida, 100 North Federal Highway LLC, a limited liability company organized and existing under the laws of the State of Florida, 3801 NW 12th Avenue LLC, a limited liability company organized and existing under the laws of the State of Florida, 3301 N University Drive LLC, a limited liability company organized and existing under the laws of the State of Florida, 599 Federal Station, LLC, a limited liability company organized and existing under the laws of the State of Florida, Clewiston 641, LLC, a limited liability company organized and existing under the laws of

41

organized and existing under the laws of the State of Florida, 1300 NW 79th Street LLC, a limited liability company organized and existing under the laws of the State of Florida, 3590 NW 10th Avenue LLC, a limited liability company organized and existing under the laws of the State of Florida, 3196 NW 54th Street LLC, a limited liability company organized and existing under the laws of the State of Florida, 2955 Investments V LLC, a limited liability company organized and existing under the laws of the State of Florida, 795 East 25th Street LLC, a limited liability company organized and existing under the laws of the State of Florida, 3900 North Federal Highway LLC, a limited liability company organized and existing under the laws of the State of Florida, 3985 10th Avenue LLC, a limited liability company organized and existing under the laws of the State of Florida, 100 North Federal Highway LLC, a limited liability company organized and existing under the laws of the State of Florida, 3801 NW 12th Avenue LLC, a limited liability company organized and existing under the laws of the State of Florida, 3301 N University Drive LLC, a limited liability company organized and existing under the laws of the State of Florida, 599 Federal Station, LLC, a limited liability company organized and existing under the laws of the State of Florida, Clewiston 641, LLC, a limited liability company organized and existing under the laws of the State of Florida, 1075 E 29th Street LLC, a limited liability company organized and existing under the laws of the State of Florida, 2965 East 11th Avenue LLC, a limited liability company organized and existing under the laws of the State of Florida, 2955 East 11th Avenue LLC, a limited liability company organized and existing under the laws of the State of Florida, 2955 Investments I LLC, a limited liability company organized and existing under the laws of the State of Florida, 2955 Investments II LLC, a limited liability company organized and existing under the laws of the State of Florida, 2955 Investments III LLC, a limited liability company organized and existing under the laws of the State

the State of Florida, 1075 E 29th Street LLC, a limited liability company organized and existing under the laws of the State of Florida, 2965 East 11th Avenue LLC, a limited liability company organized and existing under the laws of the State of Florida, 2955 East 11th Avenue LLC, a limited liability company organized and existing under the laws of the State of Florida, 2955 Investments I LLC, a limited liability company organized and existing under the laws of the State of Florida, 2955 Investments II LLC, a limited liability company organized and existing under the laws of the State of Florida, 2955 Investments III LLC, a limited liability company organized and existing under the laws of the State of Florida, 2955 Investments IV LLC, a limited liability company organized and existing under the laws of the State of Florida and 2970 East 11th Avenue LLC, a limited liability company organized and existing under the laws of the State of Florida (collectively, the "Merged Companies"), and Macmillan Real Estate, LLC, a limited liability company organized and existing under the laws of the State of Florida, hereby adopt the following Articles of Merger for the purpose of merging the Merged Companies into Macmillan Real Estate, LLC, as the surviving entity:

1. The managers and members of the Merged Companies and Macmillan Real Estate, LLC unanimously approved and adopted the following Plan of Merger on the 31st day of December, 2014, in the manner prescribed by the Florida Revised Limited Liability Company Act:

PLAN OF MERGER

1. Parties to Merger. The parties to the merger are Donnini Enterprises, LLC, a limited liability company organized and existing under the laws of the State of Florida, 2955 GJD Holdings LLC, a limited liability company organized and existing under the laws of the State of Florida, 11100 SW 216th Street LLC, a limited liability company organized and existing under the laws of the State of Florida, Macmillan Petroleum Development, LLC, a limited liability company

of Florida, 2955 Investments IV LLC, a limited liability company organized and existing under the laws of the State of Florida, 2970 East 11th Avenue LLC, a limited liability company organized and existing under the laws of the State of Florida and Macmillan Real Estate, LLC, a limited liability company organized and existing under the laws of the State of Florida.

2. Merger. Donnini Enterprises, LLC, 2955 GJD Holdings LLC, 11100 SW 216th Street LLC, Macmillan Petroleum Development, LLC, 1300 NW 79th Street LLC, 3590 NW 10th Avenue LLC, 3196 NW 54th Street LLC, 2955 Investments V LLC, 795 East 25th Street LLC, 3900 North Federal Highway LLC, 3985 10th Avenue LLC, 100 North Federal Highway LLC, 3801 NW 12th Avenue LLC, 3301 N University Drive LLC, 599 Federal Station, LLC, Clewiston 641, LLC, 1075 E 29th Street LLC, 2965 East 11th Avenue LLC, 2955 East 11th Avenue LLC, 2955 Investments I LLC, 2955 Investments II LLC, 2955 Investments III LLC, 2955 Investments IV LLC and 2970 East 11th Avenue LLC shall be merged into Macmillan Real Estate, LLC (the "Surviving Company") as of 12:01 a.m. on January 1, 2015 (the "Effective Date").

3. Name of Surviving Company. The name of the Surviving Company shall be Macmillan Real Estate, LLC.

4. Effect of Merger. On the Effective Date of the merger, the separate existence of Donnini Enterprises, LLC, 2955 GJD Holdings LLC, 11100 SW 216th Street LLC, Macmillan Petroleum Development, LLC, 1300 NW 79th Street LLC, 3590 NW 10th Avenue LLC, 3196 NW 54th Street LLC, 2955 Investments V LLC, 795 East 25th Street LLC, 3900 North Federal Highway LLC, 3985 10th Avenue LLC, 100 North Federal Highway LLC, 3801 NW 12th Avenue LLC, 3301 N University Drive LLC, 599 Federal Station, LLC, Clewiston 641, LLC, 1075 E 29th Street LLC, 2965 East 11th Avenue LLC, 2955 East 11th Avenue LLC, 2955 Investments I LLC, 2955

Investments II LLC, 2955 Investments III LLC, 2955 Investments IV LLC and 2970 East 11th Avenue LLC (collectively, the "Merged Companies") shall cease (except to the extent continued by statute), and all of their properties, rights, privileges, and franchises, of whatsoever nature and description, shall be transferred to, vest in, and devolve upon the Surviving Company, subject to their liabilities and obligations, which liabilities and obligations the Surviving Company shall assume, without further act or deed. Confirmatory deeds, assignments or other like instruments when deemed desirable by the Surviving Company to evidence such transfer, vesting or devolution of any property, right, privilege, or franchise, shall at any time, or from time to time, be made and delivered in the name of the Merged Company, by the last acting authorized signatories thereof, or by the corresponding authorized signatories of the Surviving Company.

5. Exchange of Equity. (a) On the Effective Date of the merger, each one percent (1%) membership interest in 2955 GJD Holdings LLC, not owned by the Surviving Company, issued and outstanding prior to the merger, shall be converted and exchanged for .081 percent of the membership interests of the Surviving Company.

(b) On the Effective Date of the merger, the membership interests in each of the Merged Companies, other than the membership interest in 2955 GJD Holdings LLC not owned by the Surviving Company, issued and outstanding prior to the merger, shall be cancelled.

6. Attributes of Surviving Company.

(a) The Articles of Organization of Macmillan Real Estate, LLC, as in effect on the Effective Date of the merger, shall continue in full force and effect as the Articles of Organization of the Surviving Company and shall not be changed or amended by the merger.

(b) The Operating Agreement of Macmillan Real Estate, LLC, as such

Operating Agreement exists on the Effective Date of the merger, shall remain and be the Operating Agreement of the Surviving Company, until altered, amended, or repealed in accordance with the provisions thereof, the Articles of Organization of Macmillan Real Estate, LLC and Florida law.

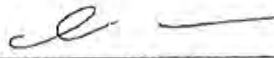
7. Articles of Merger. Articles of Merger shall be executed by a manager of each of the merged companies and the Surviving Company in accordance with the provisions of the Florida Revised Limited Liability Company Act and shall be filed with the Florida Department of State.

2. The Surviving Company has agreed to pay to any members of any limited liability company with appraisal rights the amount to which such members are entitled under the provisions of Sections 605.1006 and 605.101 through 605.1072 of the Florida Revised Limited Liability Company Act.

3. The effective date of the merger is 12:01 a.m. on January 1, 2015.

Executed this 31st day of December, 2014.

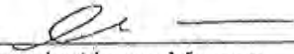
**DONNINI ENTERPRISES, LLC, a Florida
limited liability company**

By: 
Amancio Alonso, Manager

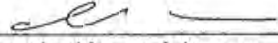
**2955 GJD HOLDINGS LLC, a Florida limited
liability company**

By: 
Amancio Alonso, Manager

**11100 SW 216TH STREET LLC, a Florida
limited liability company**

By: 
Amancio Alonso, Manager

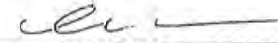
MACMILLAN PETROLEUM DEVELOPMENT,
LLC, a Florida limited liability company

By: 
Amancio Alonso, Manager

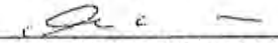
1300 NW 79TH STREET LLC, a Florida limited
liability company

By: 
Amancio Alonso, Manager

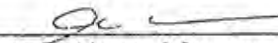
3590 NW 10TH AVENUE LLC, a Florida limited
liability company

By: 
Amancio Alonso, Manager

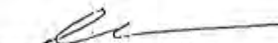
3196 NW 54TH STREET LLC, a Florida limited
liability company

By: 
Amancio Alonso, Manager

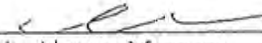
2955 INVESTMENTS V LLC, a Florida limited
liability company

By: 
Amancio Alonso, Manager

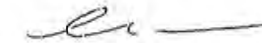
795 EAST 25TH STREET LLC, a Florida limited
liability company

By: 
Amancio Alonso, Manager

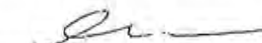
3900 NORTH FEDERAL HIGHWAY LLC, a
Florida limited liability company

By: 
Amancio Alonso, Manager

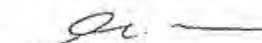
3985 10TH AVENUE LLC, a Florida
limited liability company

By: 
Amancio Alonso, Manager

100 NORTH FEDERAL HIGHWAY LLC, a
Florida limited liability company

By: 
Amancio Alonso, Manager

3801 NW 12TH AVENUE LLC, a Florida limited
liability company

By: 
Amancio Alonso, Manager

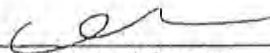
3301 N UNIVERSITY DRIVE LLC, a Florida
limited liability company

By: 
Amancio Alonso, Manager

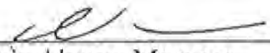
599 FEDERAL STATION, LLC, a Florida limited
liability company

By: 
Amancio Alonso, Manager

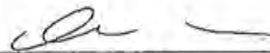
CLEWISTON 641,LLC, a Florida limited liability company

By: 
Amancio Alonso, Manager

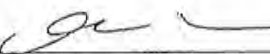
1075 E 29TH STREET LLC, a Florida limited liability company

By: 
Amancio Alonso, Manager

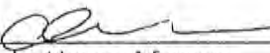
2965 EAST 11TH AVE^{NUE} LLC, a Florida limited liability company

By: 
Amancio Alonso, Manager

2955 EAST 11TH AVE^{NUE} LLC, a Florida limited liability company

By: 
Amancio Alonso, Manager

2955 INVESTMENTS I LLC, a Florida limited liability company

By: 
Amancio Alonso, Manager

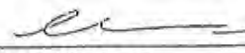
2955 INVESTMENTS II LLC, a Florida limited liability company

By: 
Amancio Alonso, Manager

2955 INVESTMENTS III LLC, a Florida limited liability company

By: 
Amancio Alonso, Manager

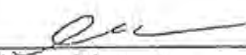
2955 INVESTMENTS IV LLC, a Florida limited liability company

By: 
Amancio Alonso, Manager

2970 EAST 11TH AVE^{NUE} LLC, a Florida limited liability company

By: 
Amancio Alonso, Manager

MACMILLAN REAL ESTATE, LLC, a Florida limited liability company

By: 
Amancio Alonso, Manager

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-169
DATE: SEP 3 2024
BY: CABR

CORPORATION'S
POWER OF ATTORNEY FOR
PUBLIC HEARING

I THE UNDERSIGNED, do by these presents hereby make, constitute and appoint
Cassandra Antelo of the County of Miami-Dade and the State of
FL, true and lawful Attorney-in-Fact for me and in my name, place, stead, to sign
on my behalf, and do all acts necessary, including speak at a public hearing in furtherance of an
application for Public Hearing No. Z2024000169 with Miami-Dade County for a hearing before the
Community Zoning Appeals Board or County Commission of Miami-Dade County. (Explain nature of
hearing).
Variance for cabinet sign size for Murphy Gas Station

concerning the property described as: 3196 Nw 54 St Miami, FL 33142-2832

Granting and giving unto said Attorney-in-Fact, full authority and power to do and perform any and
all acts necessary or incident to the performance and execution of the powers herein above expressly
granted, with power to do and perform all acts authorized hereby, as fully to all intents and purposes as the
grantor might or could do if personally present, with full power of substitution.

Signed, witnessed, executed and acknowledged on this ____ day of _____, ____.

WITNESSES:

Signature [Signature]
Print Name Laura Rodriguez
Signature [Signature]
Print Name Miguelito

Signature Macmillan Real Estate LLC
Name of Corporation Daniel Alonso
Print Name 7950 NW 58 St
Address Doral, FL 33164
By [Signature]
(President, Vice-President or CEO*)
[*Note: all others require attachment of original
corporate resolution of authorization]

STATE OF FL
COUNTY OF DADE

The foregoing instrument was acknowledged before me by Daniel Alonso the
Manager of Macmillan Real Estate corporation, on behalf of
(Title) (Name)
the corporation. He/She is personally known to me or has produced _____, as
identification.

Witness my signature and official seal this 19 day of Aug, in the County
and State aforesaid.

My Commission Expires:

Notary Public State of _____
Print Name _____



This instrument was prepared by:
Name:
Address:

(Space reserved for Clerk)

UNITY OF TITLE

WHEREAS, the undersigned is the Owner of that property described as:

See Exhibit "A"

Also known as tax folios 30-3121-020-0010, 30-3121-020-0330 and 30-3121-020-0320 of Miami-Dade County, Florida,
and

Owner recognizes and acknowledges that for the public health, welfare, safety or morals, the herein-described property should not be divided into separate parcels owned by several owners so long as the same is put to the hereinafter use, and

In consideration of the issuance of a building permit at 3196 NW 54th St, Miami, FL 33142 and for other good and valuable consideration, Owner hereby agrees to restrict the use of the subject property in the following manner:

That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.

Owner further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land and may be recorded, at Owner's expense, in the Public Records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the Owner, their heirs, successors, personal representatives and assigns and upon all mortgagees or lessees until such time as the same may be released in writing by the Director of the Department of Regulatory and Economic Resources or his designee, or the executive officer of the successor of such Department, or in the absence of such director or executive officer, by his assistant in charge of the office in his absence.

Further provided, however, that a release will be executed when the premises are made to conform with applicable zoning regulations, or the use or structure is removed from the premises and there is no further reason to maintain the Unity of Title on the public records.

[Execution Pages Follow]

224-169

*C. Lauer
R. Connolly
L. Rodriguez*

LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 12th day of December, 2024.

IN WITNESS WHEREOF, 54th & 32nd LLC (Corporate name)
has caused these presents to be signed in its name by its proper officials.

Witnesses:

Alicia Armstrong
Signature

Alicia Armstrong
Print Name

Brock Demsey
Signature

Brock Demsey
Print Name

8910 TWO NOTCH RD., 5th Floor
COLUMBIA, SC 29223

54th & 32nd LLC

Name of LLC

Address:

8910 Two Notch Road, Suite 500

Columbia, SC 29223

By William H. Stern

(Managing Member)

Print Name: William H. Stern

[*Note: All others require attachment of
original corporate resolution of authorization]

STATE OF SOUTH CAROLINA

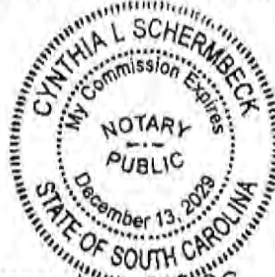
COUNTY OF RICHLAND

The foregoing instrument was acknowledged before me by means of physical presence ☒ or online notarization ☐ by William H. Stern the manager of

54th & 32nd LLC (Name) LLC, on behalf of the LLC. (Title)

He/She is personally known to me or has produced _____, as
identification.

Witness my signature and official seal this 12th day of December, 2024, in the County
and State aforesaid.



My Commission Expires: December 13, 2028

Cynthia L. Schermbeck
Signature
Notary Public-State of South Carolina
Cynthia L. Schermbeck
Print Name

Exhibit "A"
Legal Description

Parcel 1:

Lots 1, 2, 3, 4, 5, and 6, less the North 15.00 feet thereof, Seminole Lawns Heights, according to the map or plat thereof as recorded in Plat Book 13, Page 29, of the Public Records of Miami-Dade County, Florida, LESS the West 10 feet of Lot 1 and LESS that part of said Lots 1 and 2 which lies within the external area formed by a 25 foot radius arc concave to the Southeast, tangent to the South line of the North 15 feet of said Lot 2 and tangent to the East line of the West 10.00 feet of said Lot 1.

Parcel 2:

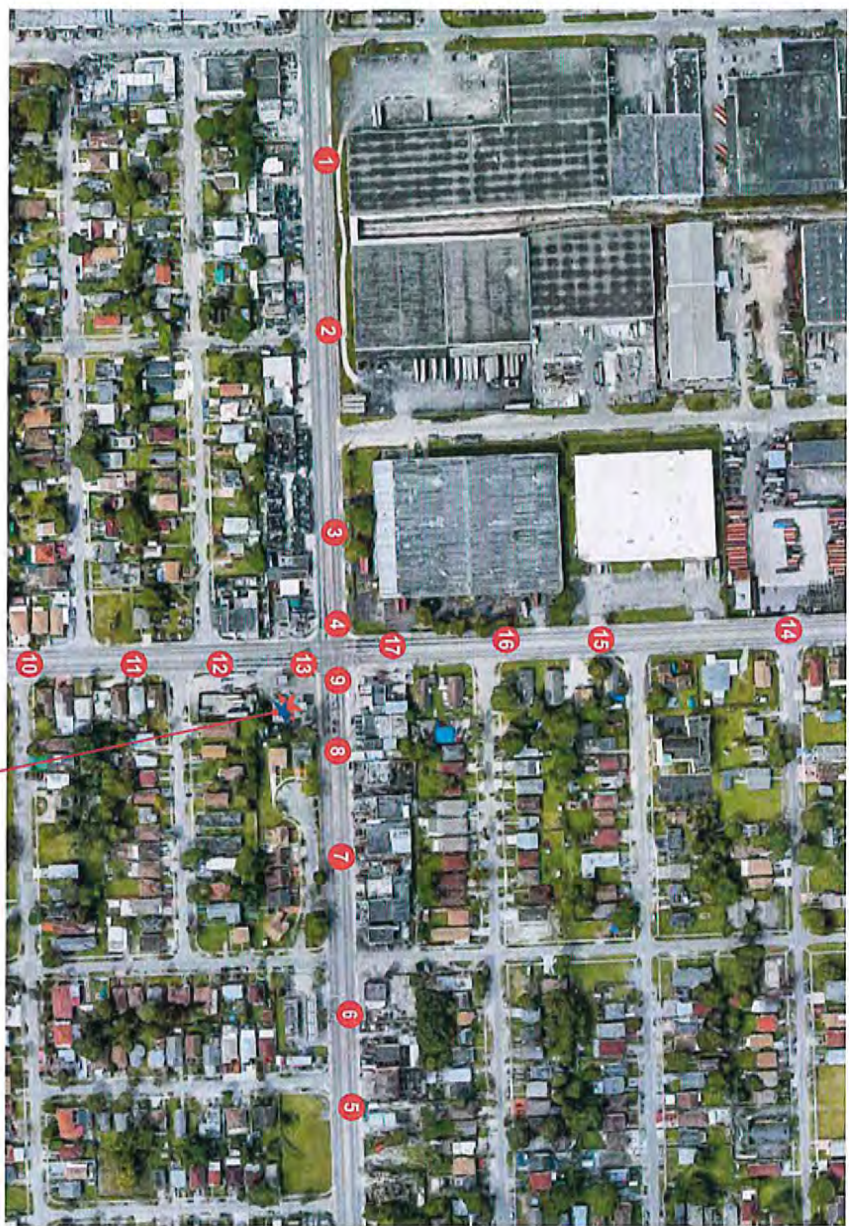
Lot 35, Seminole Lawns Heights, according to the map or plat thereof as recorded in Plat Book 13, Page 29, of the Public Records of Miami-Dade County, Florida

Parcel 3:

Lot 36, Seminole Lawns Heights, according to the map or plat thereof as recorded in Plat Book 13, Page 29, of the Public Records of Miami-Dade County, Florida

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Overview Site Plan
Reference Only



Allen Industries YOUR BRAND AT ITS BEST™ 1-800-967-2553 www.allenindustries.com		Copyright © 2023 Allen Industries, Inc. This is an original, unproduced drawing created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use only. It is not to be shown to anyone outside your organization, nor used, reproduced, or otherwise distributed without the written consent of Allen Industries, Inc. All rights reserved. This drawing (except for any registered trademarks and any logo) is a client of Allen Industries, Inc. (owner the property of Allen Industries, Inc.)	
Client Murphy Oil Site #2028		Date 10/12/22	
Address 3196 NW 54th Street Miami, FL 33142		Figure 21 of 30	
File Name MUSA-22028-E3573_Miami_FL_324		Scale House	
Drawn ZWB		PALE SP	
Revised		Description	
21 02/28/25 Added new site plan		22 04/18/25 Revised engineering details	
23 04/21/25 Various revs.		24 04/24/25 Added setback to plan sign	
25 07/25/24 Revised Canopy dimension		26 08/13/24 Revised plan sign	
Client Review Status		Notes	
CT Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.		CT Client Signature:	
CT Approval Date:		CT	

56

Street View
Reference Only

EAST ON NW 54ST STREET



EAST ON NW 54ST STREET



Allen Industries YOUR BRAND AT ITS BEST™ 1-800-967-2553 www.allenindustries.com		
Copyright © 2024 Allen Industries, Inc. This is a copyrighted and trademarked drawing created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use only. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Allen Industries, Inc. Any unauthorized use of this drawing is strictly prohibited. The design shown on the drawing is for informational purposes only and is not intended to be a final design. The design is subject to change without notice. The design is not to be used for any other purpose than the one intended. The design is not to be used for any other purpose than the one intended. The design is not to be used for any other purpose than the one intended.		
Client:	Murphy Oil	
Site:	#22028	
Address:	3196 NW 54th Street Miami, FL 33142	
Date:	10/12/22	
Drawn:	22 of 30	
File Name:	MUSA.22028-E3573_Miami, FL_324	
Sales:	ZWB	
Design:	SP	
House:		
#	Date	Description
21	02/28/25	Added new site plan
22	04/16/25	Revised engineering details
23	04/21/25	Various revs.
24	04/24/25	Added setback to pilot sign
25	07/25/24	Revised canopy dimension
26	08/13/24	Revised pilot sign
Notes:	Client Review Status	
CT	Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.	
CT	Client Signature:	
CT	Approval Date:	

Street View
Reference Only

WEST ON NW 54ST STREET



WEST ON NW 54ST STREET



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Client Murphy Oil Site #22028		Drawn 10/12/22	
Address 3196 NW 54th Street Miami, FL 33142		Drawn By 24 of 30	
File Name: MUSA-22028-E3573, Miami, FL_324		# Date Description	
Sales: ZWB		21 02/28/25 Added new site plan 22 04/16/25 Revised engineering details 23 04/17/25 Various text 24 04/24/25 Added setback to pylon sign 25 07/25/24 Revised Canopy dimension 26 08/13/24 Revised pylon sign	
House		PA: SP	
Client Review Status CT Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision. CT Client Signature: _____ CT Approval Date: _____			

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Street View
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Client	Murphy Oil Site #22028
Address	3196 NW 54th Street Miami, FL 33142
Date	10/12/22
Drawn By	Filo Nando MUSA.22028-E3573_Miami, FL_324
Scale	House
Design	ZWB
Print	SP
Revised	25 of 30
Revised	21 02/28/25 Added new site plan
Revised	22 04/16/25 Revised engineering details
Revised	23 04/21/25 Various revs.
Revised	24 04/24/25 Added setback to pylon sign
Revised	25 07/25/24 Revised Canopy dimension
Revised	26 08/13/24 Revised pylon sign
Initials	Client Review Status
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WEST ON NW 54TH STREET



NORTH ON NW 32ND STREET



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Client	Murphy Oil Site #22028	
Address	3196 NW 54th Street Miami, FL 33142	
File #	10/12/22	
Drawn By	26 of 30	
File Name	MUSA-22028-E3573 Miami, FL_324	
Saline	DISCOUNT	
House	ZWB	
SP	SP	
Rev	Date	Description
21	02/28/25	Added new site plan
22	04/16/25	Revised engineering details
23	04/17/25	Various revs.
24	04/24/25	Added setback to pilot sign
25	07/25/24	Revised canopy dimension
26	08/13/24	Revised pilot sign
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CT	Approval Date:	

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NORTH ON NW 32ND STREET



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Client:	Murphy Oil Site #22028	
Address:	3196 NW 54th Street Miami, FL 33142	
Date:	10/11/2022	
Page #:	27 of 30	
File Name:	MUSA.22028-E3573_Miami_FL_324	
Schick:	House	
Design:	ZWB	
File:	SP	
#	Date	Description
21	02/28/25	Added new site plan
22	04/16/25	Revised engineering details
23	04/21/25	Vehicle rev.
24	04/24/25	Added setback to pylon sign
19	07/25/24	Revised canopy dimension
20	08/13/24	Revised pylon sign
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Client:	Murphy Oil Site #22028
Address:	3196 NW 54th Street Miami, FL 33142

Date:	10/12/22	Page:	28 of 30
File Name:	MUSA_22028-E3573_Miami_FL_324		
Sales:	Design:	PtA:	
House	ZWB	SP	

#	Date	Description
21	02/28/25	Added new site plan
22	04/16/25	Revised engineering details
23	04/21/25	Various revs.
24	04/24/25	Added setback to pylon sign
19	07/25/24	Revised Canopy dimension
20	08/13/24	Revised pylon sign

Index	Client Review Status
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CT	
CT	
CT	
	Client Signature: _____
	Approval Date: _____

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SOUTH ON NW 32ND STREET



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Client	Murphy Oil Site #22028	
Address	3196 NW 54th Street Miami, FL 33142	
Date	10/12/22	
File Name	MUSA-22028-E3573_Miami_FL_324	
Scale	House	
Drawn	ZWB	
Plot	SP	
#	Date	Description
21	02/28/25	Added new site plan
22	04/16/25	Revised engineering details
23	04/21/25	Various revs.
24	04/24/25	Added setback to pylon sign
19	07/25/24	Revised Canopy dimension
20	08/13/24	Revised pylon sign
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CT	Approval Date:	

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Client	Project	Drawn	Sheet
Murphy Oil Site #22028	10/12/22	30 of 30	
Address	File Name	#	Date
3196 NW 54th Street Miami, FL 33142	MUSA-22028-E3573_Miami, FL_324	21	02/28/25
Notes	Description	22	04/16/25
House	ZWB	23	04/21/25
	SP	24	04/24/25
		25	07/25/24
		26	08/13/24
Client Review Status			
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