



FINAL AGENDA

Community Zoning Appeals Board 8
 Dr. Martin Luther King, Jr. Center, Conference Rooms 1-4, 2525 NW 62 Street, Miami, FL
 Tuesday, October 28, 2025 at 7:00 pm

PREVIOUSLY DEFERRED

A.	Z2022000138	Greenwood Place I, LLC	22-138	53-41-21	N
B.	Z2022000323	Joseph and Marise Alce	22-323	52-41-13	N
C.	Z2024000013	3072 NW 79 St., LLC	24-13	53-41-09	N
D.	Z2024000169	Macmillan Real Estate, LLC	24-169	53-41-21	N

APPEALS

CURRENT

1.	Z2024000078	Virginia Property Investment, LLC	24-78	52-41-35	N
2.	Z2025000011	A2Z Construction & Remodel LLC	25-11	53-41-15	N
3.	Z2025000103	701 703 Waterford Operating, LP	25-103	53-40-51	N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF OCTOBER 28, 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.

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

2. A2Z CONSTRUCTION & REMODEL LLC. Z2025000011

Area 08/District 03

The application is to permit a duplex residence on a parcel of land with less lot area and less lot frontage than required by Code.

NON-USE VARIANCE to permit a parcel of land with a lot area of 3,750 sq. ft. (7,500 sq. ft. required) and a lot frontage of 50' (75' required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Proposed Duplex Family Residence" as prepared by MG Design and Salazar Studio Corp., dated stamped received 4/24/25, consisting of 5 sheets. Plans may be modified at public Hearing.

LOCATION: Lying on the southwest corner of NW 69 Terrace and NW 21 Avenue
aka 2102 NW 69 Terrace, Miami-Dade County, Florida

SIZE OF PROPERTY: 0.08 acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

3. 701 703 WATERFORD OPERATING LP. Z2025000103

Area 08/District 06

The application is to allow a total of 5 signs where 4 signs are the maximum permitted by code. The site already has 2 wall signs and 2 monument signs; sign Number 5 will be a wall sign.

NON-USE VARIANCE to permit a lot with multiple businesses to have a total of 5 signs, 3 wall signs and 2 monument signs (4 signs maximum permitted).

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

PH: Z22-138

October 28, 2025

Item No. A

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.

At the September 17, 2025, meeting of the Community Zoning Appeals Board (CZAB) 8, there was an error related to board member attendance, and a new CZAB member from a different board was inadvertently directed to attend the CZAB 8 meeting. There were only 3 CZAB 8 members in attendance at that meeting, and as such the board did not have quorum. Therefore, this item has been readvertised for consideration at the October 28, 2025, meeting of CZAB 8.

The public Hearing on this item was not held.

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.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	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	Low-Medium Density Residential

	single-family residence	(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 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 evidence 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.

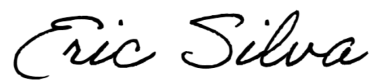
CONDITIONS FOR APPROVAL: for request #2 only.

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

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

<p>Low-Medium Density Residential (Pg. I-29)</p>	<p><i>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.</i></p>
<p>Mixed Use Development (*SMART Corridor) (Pg. I-44)</p>	<p><i>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.</i></p> <p><i>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:</i></p> <ol style="list-style-type: none"> <i>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</i> <i>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.</i> <p><i>Vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located in:</i></p> <ol style="list-style-type: none"> <i>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.</i> <p><i>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 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.</i></p>

ZONING RECOMMENDATION ADDENDUM

Greenwood Place, LLC.
PH: Z22-138

	<p><i>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.</i></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;">Mixed-Use Developments Located Within:</th> <th style="text-align: center;">Floor Area Ratio Range</th> <th style="text-align: center;">Maximum Residential Density (dwelling units)</th> </tr> </thead> <tbody> <tr> <td>Major Corridors</td> <td style="text-align: center;">from 1.0 to 1.5</td> <td style="text-align: center;">36</td> </tr> <tr> <td>Mixed-use Corridors identified in an area plan</td> <td style="text-align: center;">Up to 2.0</td> <td style="text-align: center;">60</td> </tr> <tr> <td colspan="3" style="text-align: center;"><i>Rapid Transit Activity Corridors (SMART Corridors)</i></td> </tr> <tr> <td style="text-align: center;"><i>Within one-quarter mile</i></td> <td style="text-align: center;">Up to 2.0</td> <td style="text-align: center;">60</td> </tr> <tr> <td style="text-align: center;"><i>Between one-quarter and one-half mile</i></td> <td style="text-align: center;">Up to 1.5</td> <td style="text-align: center;">36</td> </tr> <tr> <td style="text-align: center;"><i>Between one-half and one mile (East-West Corridor)</i></td> <td style="text-align: center;">Up to 1.25</td> <td style="text-align: center;">18</td> </tr> </tbody> </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	<i>Rapid Transit Activity Corridors (SMART Corridors)</i>			<i>Within one-quarter mile</i>	Up to 2.0	60	<i>Between one-quarter and one-half mile</i>	Up to 1.5	36	<i>Between one-half and one mile (East-West Corridor)</i>	Up to 1.25	18
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Objective LU-4 (Pg. I-8)	<i>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.</i>																					
Policy LU-4A (Page I-9)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>																					

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <p>(1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is</i></p>
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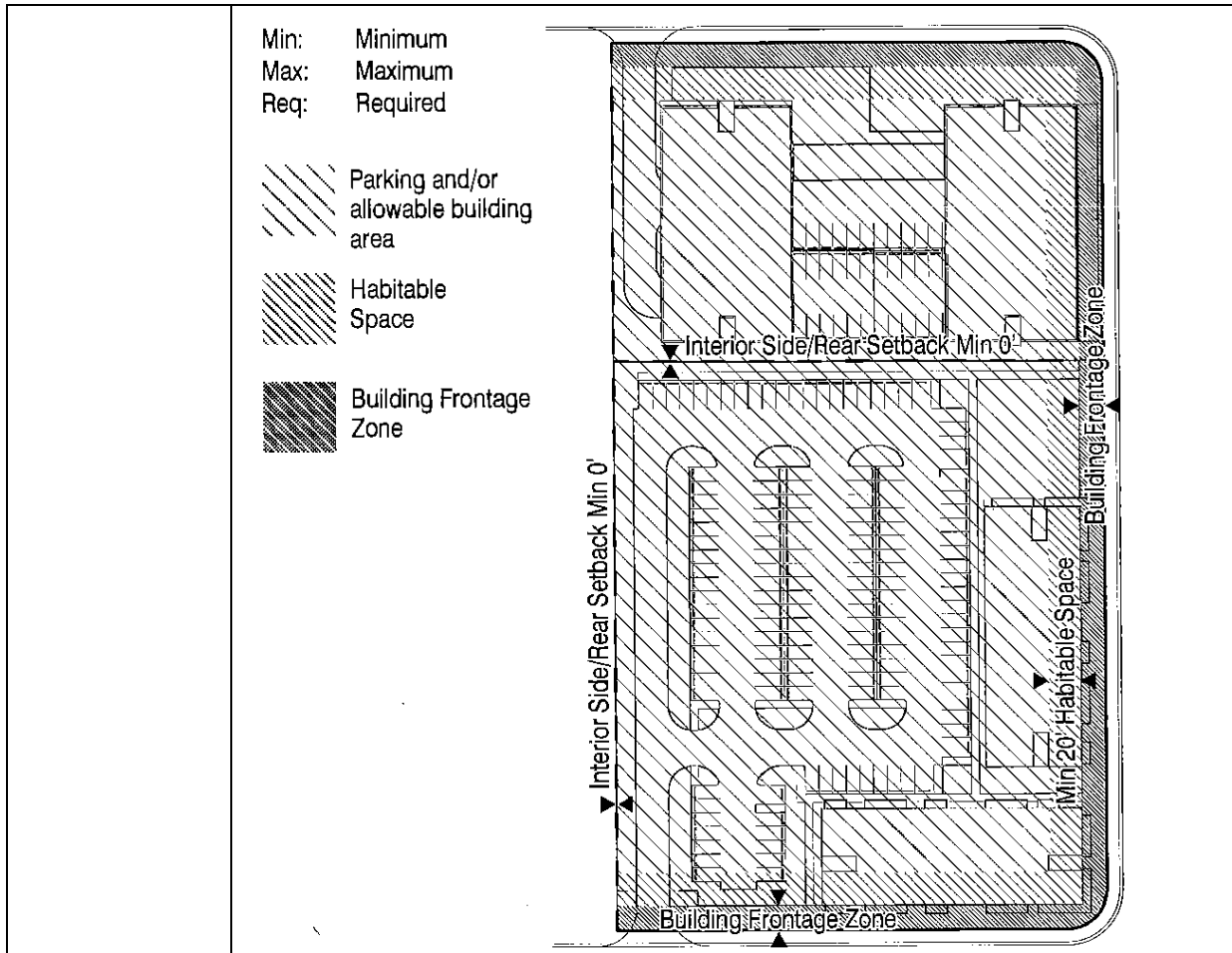
ZONING RECOMMENDATION ADDENDUM

Greenwood Place, LLC.
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	<p><i>considered;</i></p> <p>(2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i></p> <p>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></p> <p>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><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></p>
<p>Section 33-493(3)(v) - General Site Regulations</p>	<p><i>(3) Building Placement Standards.</i></p> <p><i>(a) Building placement shall be in accordance with the following:</i></p>

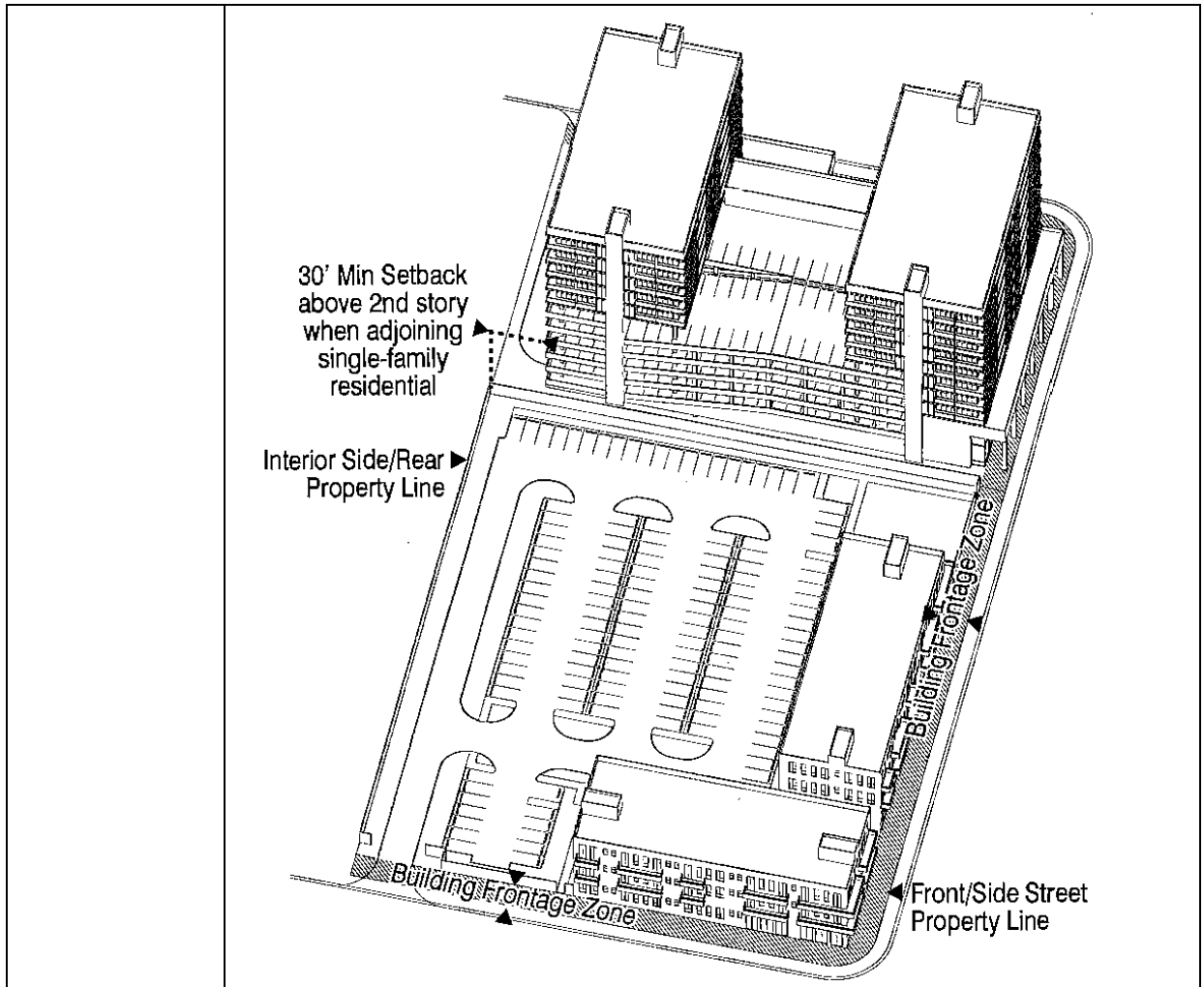
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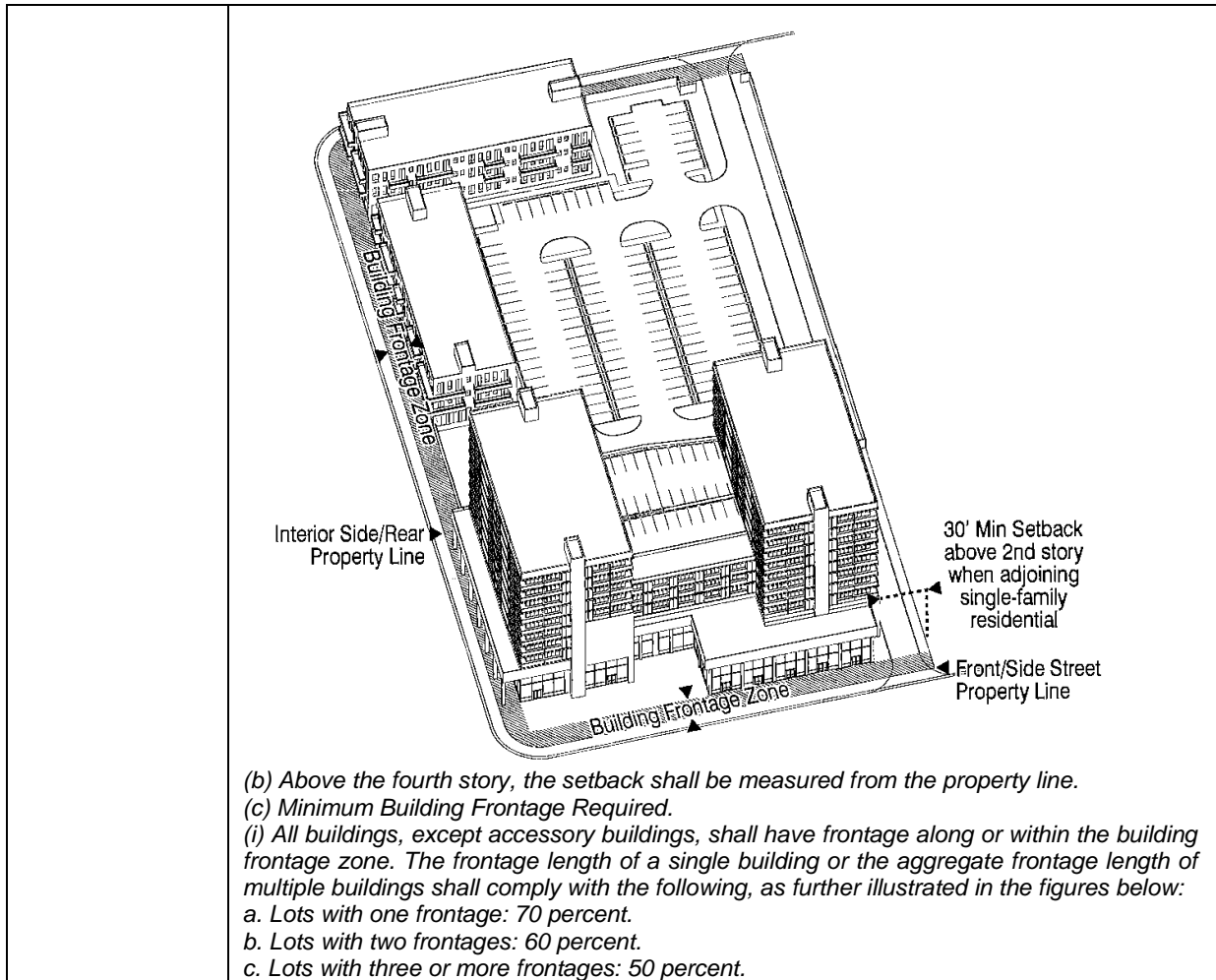
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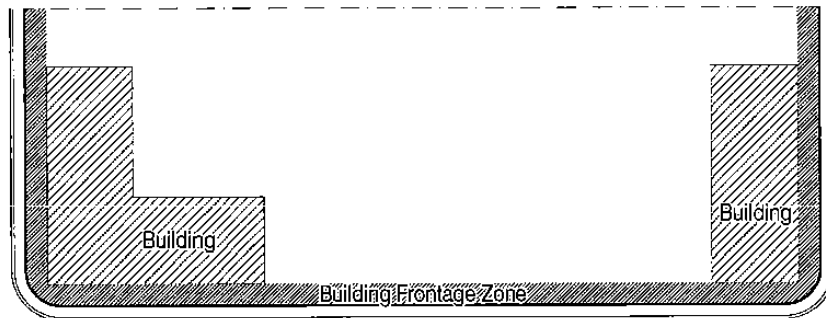
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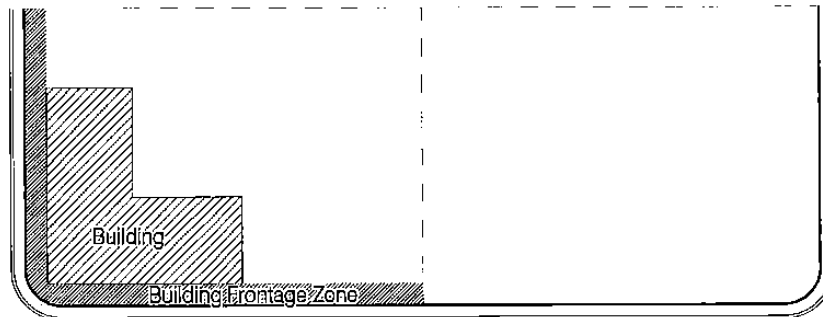


ZONING RECOMMENDATION ADDENDUM

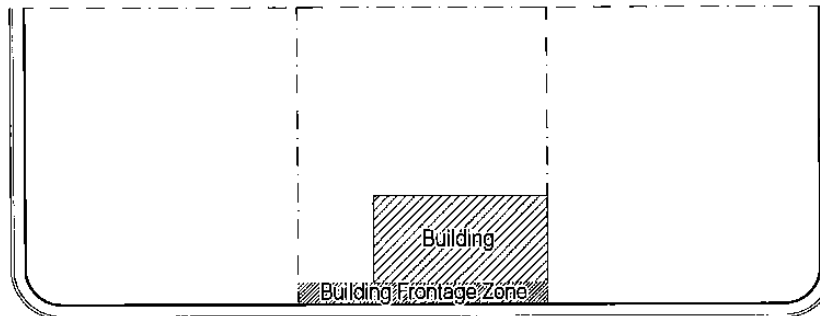
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Lot with three or more frontages



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.

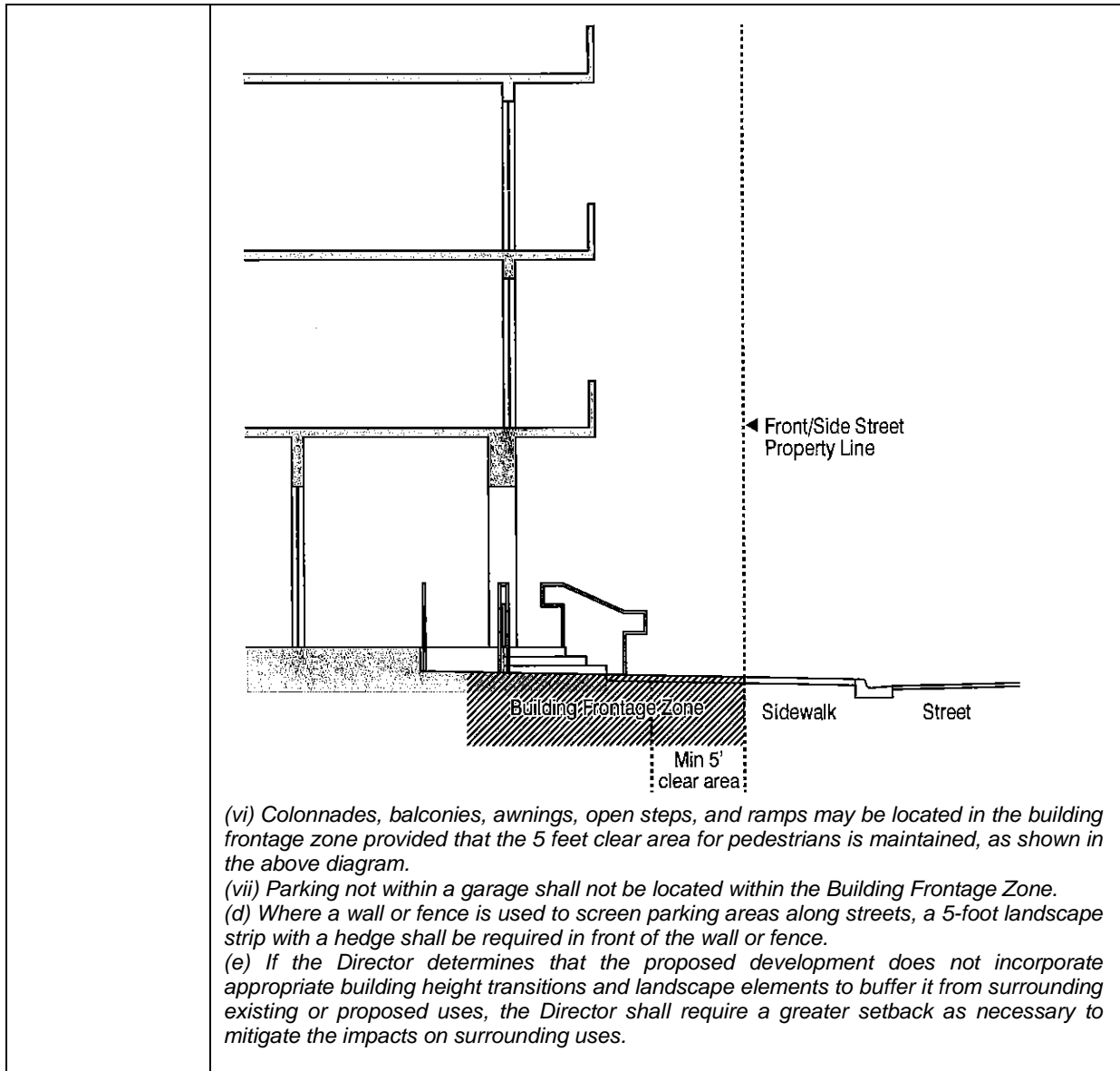
(iii) The interior side and rear setbacks shall be as shown in the figures above.

(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

Greenwood Place, LLC.
PH: Z22-138



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 

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@miamidadegov or Faith.Kenyon@miamidadegov 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 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: 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 Meridien

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

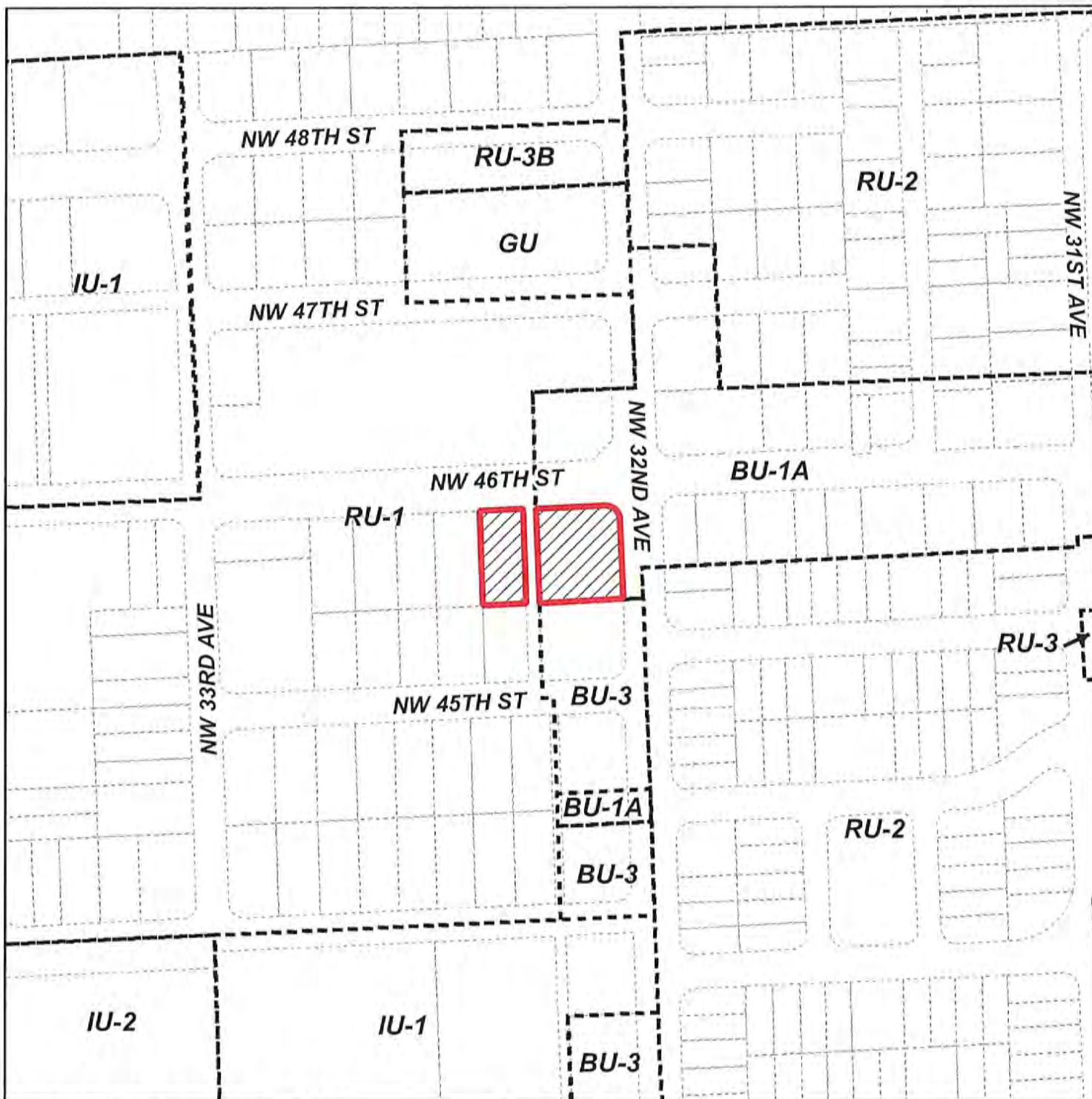
Housing and Community Development (HCD) has reviewed the proposed development for the subject zoning application.

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

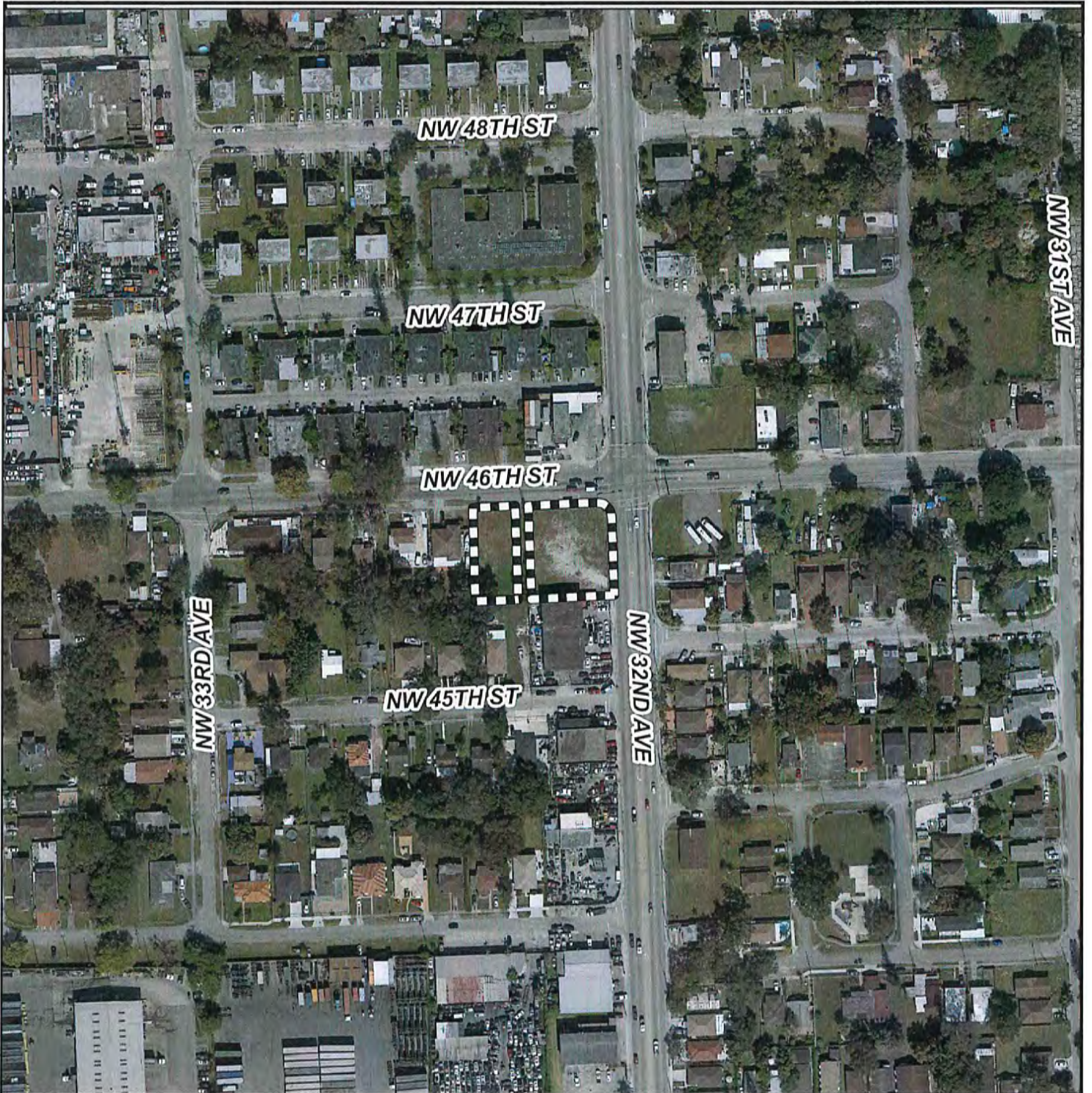
Legend

-  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

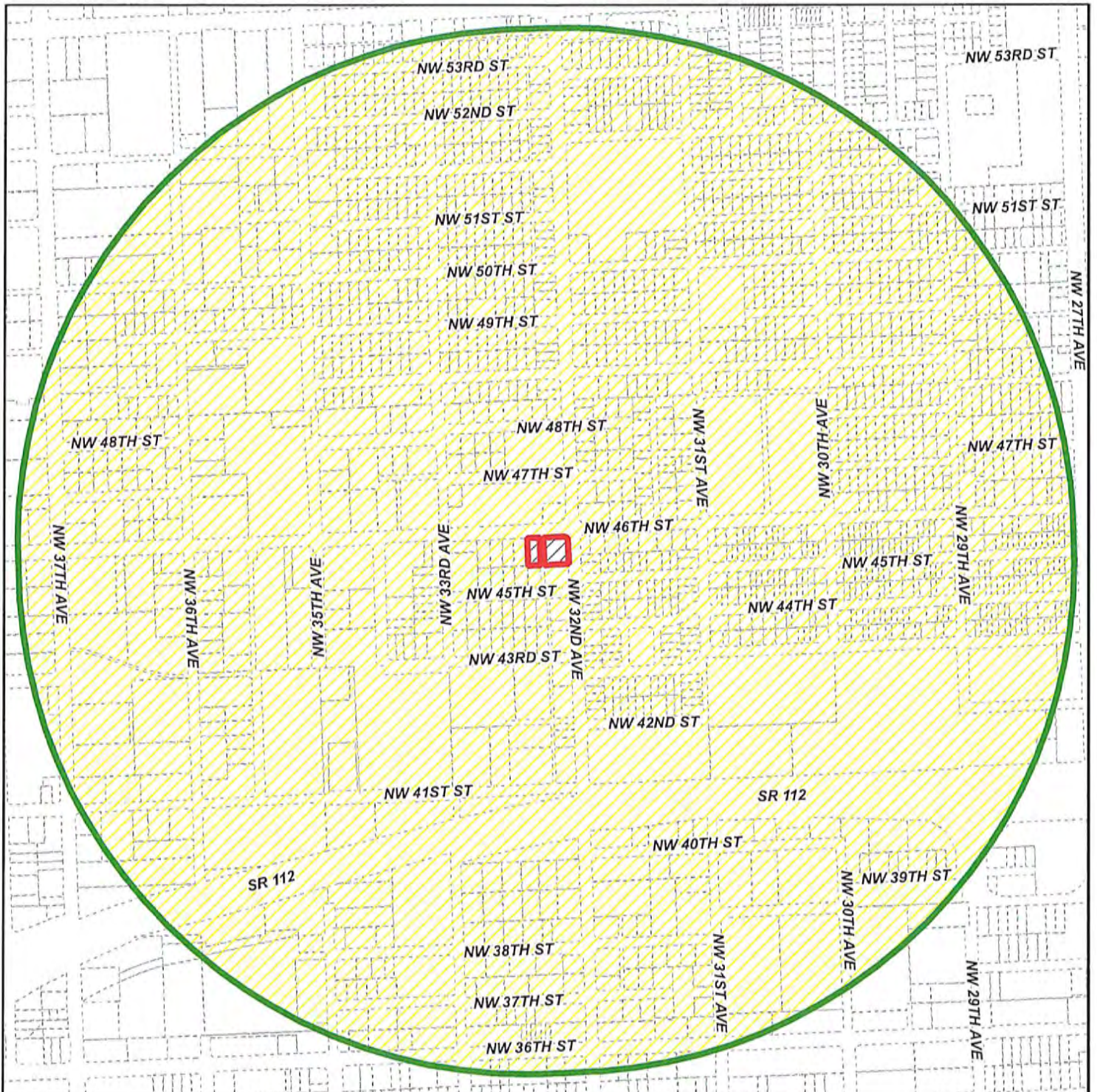


Section: 21 Township: 53 Range: 41
 Applicant: Greenwood Place
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



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

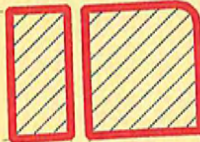
LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 6-13 DU/AC

INDUSTRIAL AND OFFICE

NW 33RD AVE

NW 32ND AVE

NW 31ST 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

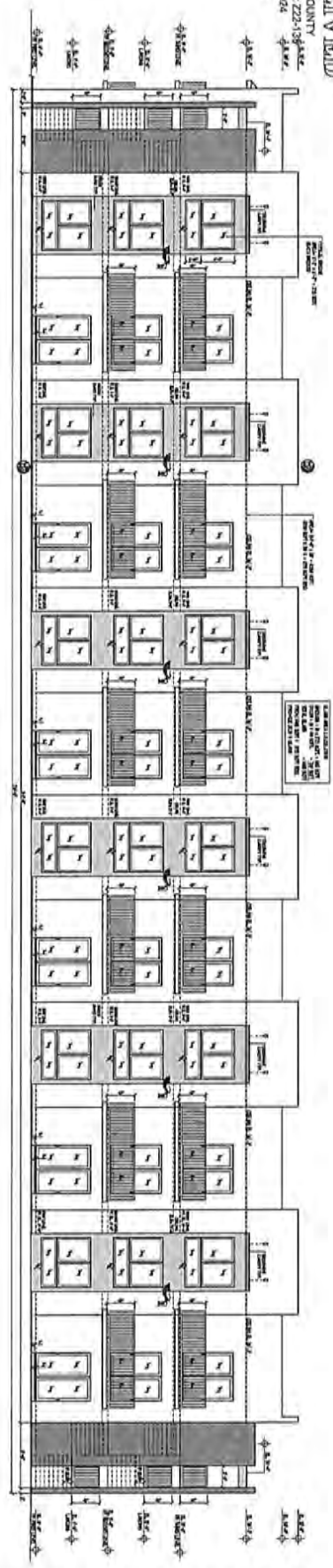
Legend

 Subject Property Case

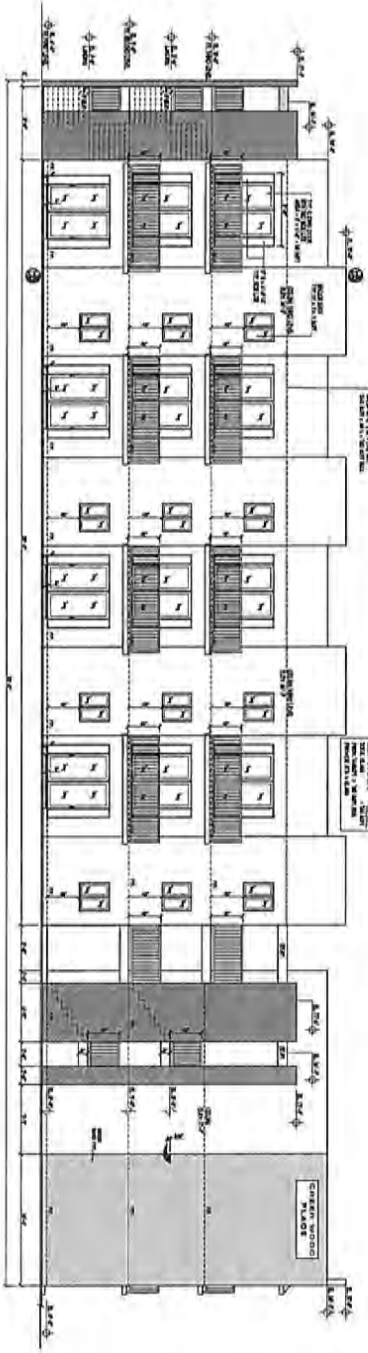


SKETCH CREATED ON: Friday, June 17, 2022

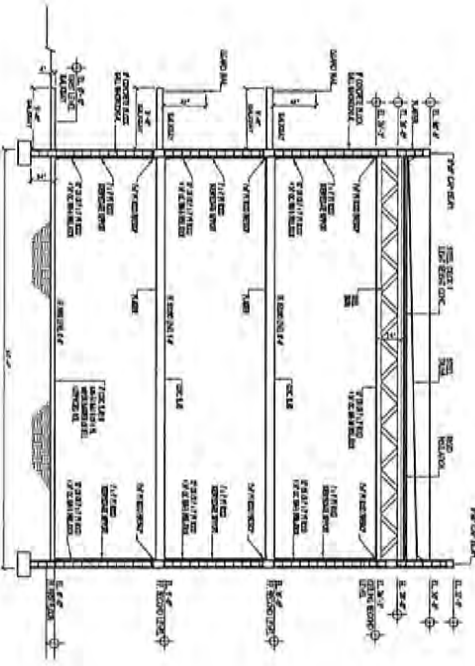
REVISION	DATE	BY
		33



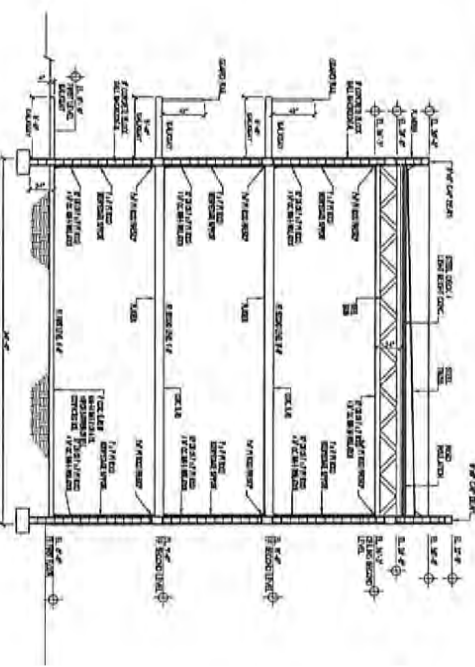
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



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



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



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

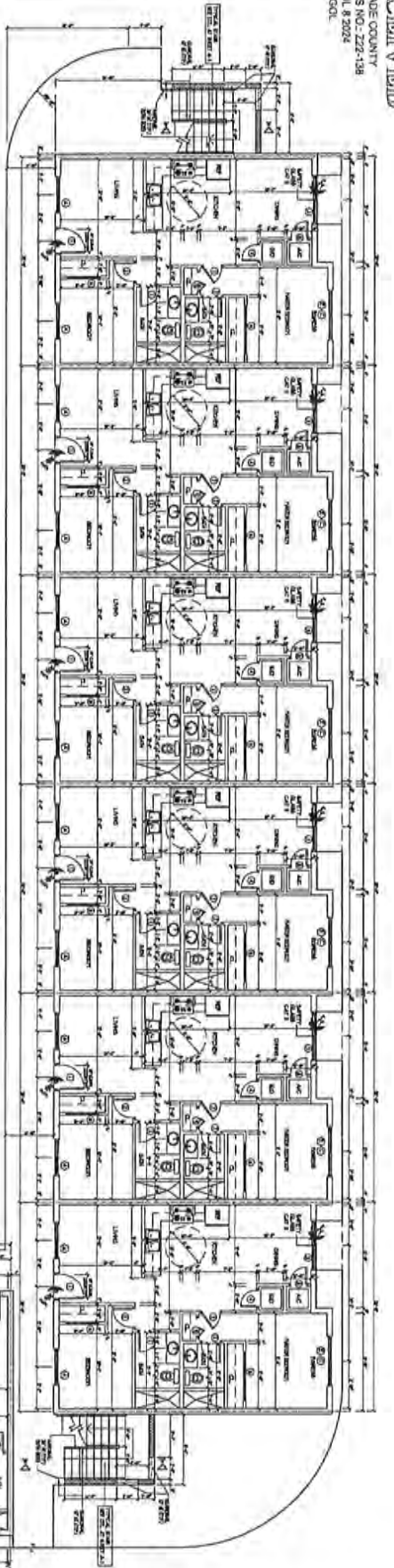
A-5	DATE	07/11/24
	BY	JL CRONCHER
	CHECKED BY	JL CRONCHER
	SCALE	AS SHOWN

SEAL:
 JUAN B. CRONCHER, P.E.
 1854 SW 23 ST
 MIAMI, FL 33176
 305-761-1111
 305-761-7021

NEW BUILDING
 3220 NW 46th STREET
 MIAMI, FLORIDA, 33142

REVISION	NO.	DATE	DESCRIPTION

35



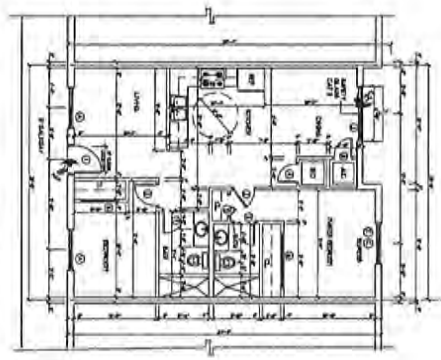
FIRST LEVEL FLOOR PLAN
 SCALE: 1/8\"/>

DOOR SCHEDULE				3 FUNCTION UNIT SCALE: 1/8"	
DOOR	TYPE	H.	L.	FIN.	REMARKS
1	EXTERIOR TO INTERIOR	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
2	INTERIOR TO INTERIOR	6'-8"	3'-0"	SLIP	INTERIOR SIDE FINISH
3	EXTERIOR TO INTERIOR	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
4	EXTERIOR TO INTERIOR	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
5	EXTERIOR TO INTERIOR	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
6	EXTERIOR TO INTERIOR	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
7	EXTERIOR TO INTERIOR	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
8	EXTERIOR TO INTERIOR	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
9	EXTERIOR TO INTERIOR	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
10	EXTERIOR TO INTERIOR	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
11	EXTERIOR TO INTERIOR	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH

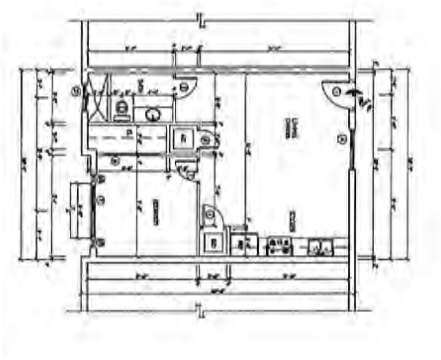
WINDOW SCHEDULE				3 FUNCTION UNIT SCALE: 1/8"	
WINDOW	TYPE	H.	L.	FIN.	REMARKS
1	WALL TO WALL	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
2	WALL TO WALL	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
3	WALL TO WALL	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
4	WALL TO WALL	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
5	WALL TO WALL	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
6	WALL TO WALL	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
7	WALL TO WALL	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
8	WALL TO WALL	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
9	WALL TO WALL	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
10	WALL TO WALL	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH
11	WALL TO WALL	6'-8"	3'-0"	SLIP	EXTERIOR SIDE FINISH

NOTES:

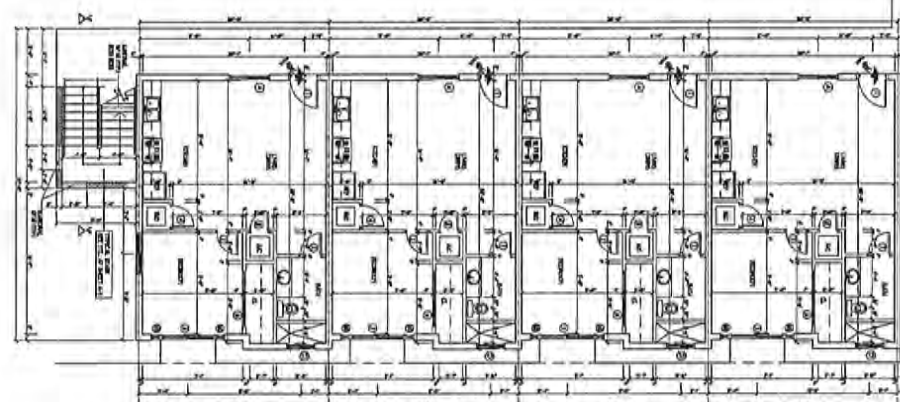
- CONSTRUCTION NOTES: REFER TO ARCHITECTURAL DRAWINGS FOR ALL MATERIAL AND WORKMANSHIP REQUIREMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
- DOOR AND WINDOW SCHEDULES: REFER TO THESE SCHEDULES FOR ALL DOOR AND WINDOW DETAILS. ALL DOOR AND WINDOW FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- FLOOR FINISHES: REFER TO ARCHITECTURAL DRAWINGS FOR ALL FLOOR FINISHES. ALL FLOOR FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- CEILING FINISHES: REFER TO ARCHITECTURAL DRAWINGS FOR ALL CEILING FINISHES. ALL CEILING FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- WALL FINISHES: REFER TO ARCHITECTURAL DRAWINGS FOR ALL WALL FINISHES. ALL WALL FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- PAINTS: REFER TO ARCHITECTURAL DRAWINGS FOR ALL PAINTS. ALL PAINTS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- PLASTER: REFER TO ARCHITECTURAL DRAWINGS FOR ALL PLASTER. ALL PLASTER SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- CONCRETE: REFER TO ARCHITECTURAL DRAWINGS FOR ALL CONCRETE. ALL CONCRETE SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- STEEL: REFER TO ARCHITECTURAL DRAWINGS FOR ALL STEEL. ALL STEEL SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- MECHANICAL: REFER TO MECHANICAL DRAWINGS FOR ALL MECHANICAL. ALL MECHANICAL SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- ELECTRICAL: REFER TO ELECTRICAL DRAWINGS FOR ALL ELECTRICAL. ALL ELECTRICAL SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- PLUMBING: REFER TO PLUMBING DRAWINGS FOR ALL PLUMBING. ALL PLUMBING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- GENERAL: REFER TO ARCHITECTURAL DRAWINGS FOR ALL GENERAL. ALL GENERAL SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.



TYPICAL FLOOR PLAN TWO BEDROOM UNIT (FIRST LEVEL)
 SCALE: 1/8"



TYPICAL FLOOR PLAN ONE BEDROOM UNIT (FIRST LEVEL)
 SCALE: 1/8"

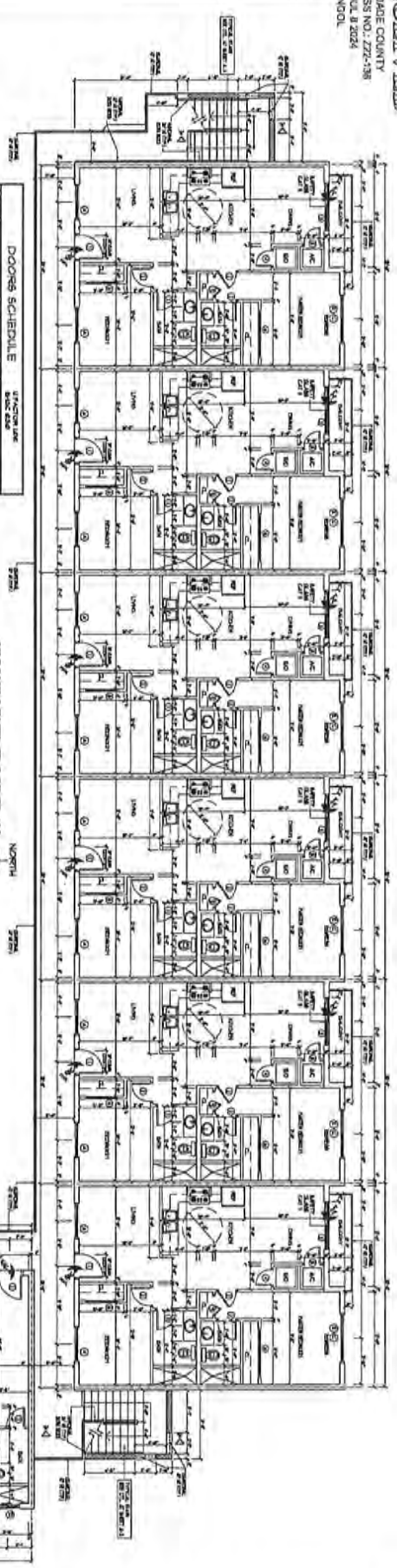


NEW BUILDING
 3720 NW 46th STREET
 MIAMI FLORIDA, 33142

SEAL:
 LEON B. ORDOÑEZ P.E.
 1824 SW 8th St
 Miami, FL 33135
 (305) 371-1111
 (305) 371-1111

DESIGNER	DATE
BY: LEON B. ORDOÑEZ P.E.	08-07-21
CHECKED BY: [Signature]	08-07-21
SCALE	
1/8"	
1/8"	
1/8"	
1/8"	
1/8"	
1/8"	

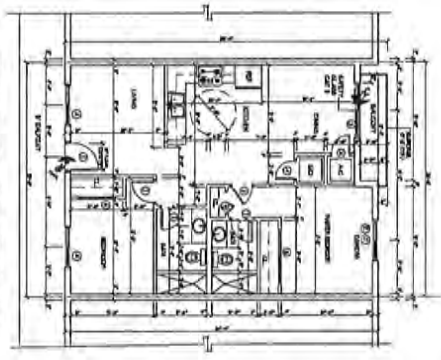
A-2



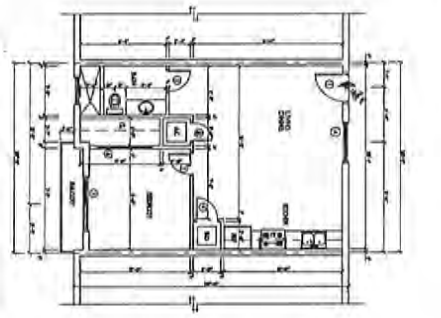
SECOND LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

DOORS SCHEDULE		FUNCTION USE	
NO.	TYPE	SIZE	FINISH
1	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
2	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
3	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
4	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
5	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
6	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
7	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
8	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
9	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
10	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
11	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
12	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
13	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
14	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
15	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
16	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
17	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
18	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
19	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT
20	GLASS ENTRY DOOR	3' 0" x 8' 0"	SLIP RESISTANT

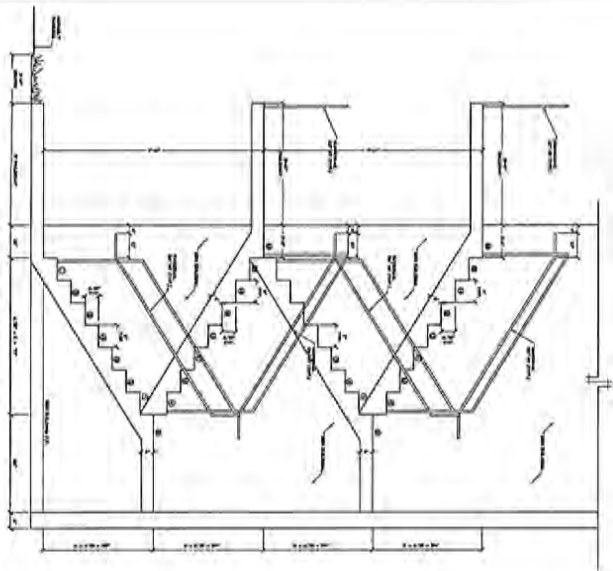
WINDOW SCHEDULE		FUNCTION USE	
NO.	TYPE	SIZE	FINISH
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2	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT
3	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT
4	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT
5	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT
6	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT
7	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT
8	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT
9	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT
10	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT
11	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT
12	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT
13	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT
14	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT
15	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT
16	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT
17	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT
18	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT
19	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT
20	GLASS WINDOW	3' 0" x 6' 0"	SLIP RESISTANT



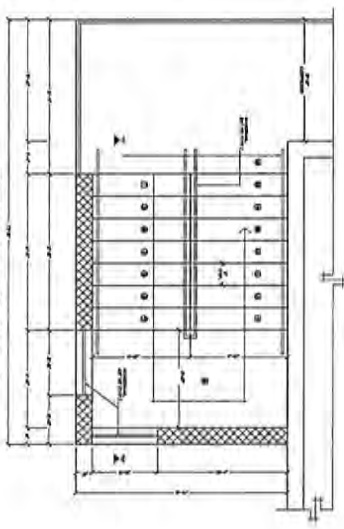
TYPICAL FLOOR PLAN TWO BEDROOM UNIT
 (SECOND & THIRD LEVEL)
 SCALE: 1/8" = 1'-0"



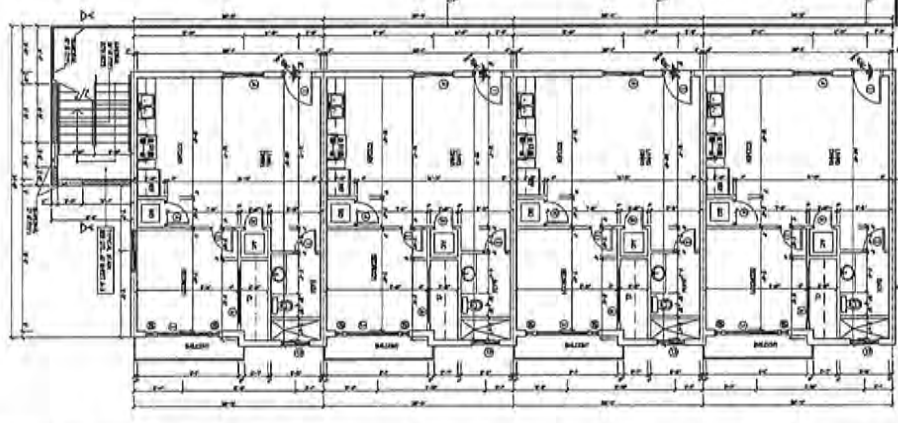
TYPICAL FLOOR PLAN ONE BEDROOM UNIT
 (SECOND & THIRD LEVEL)
 SCALE: 1/8" = 1'-0"



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



TYPICAL STAIR PLAN VIEW
 SCALE: 1/8" = 1'-0"



A-3

DATE: 08-07-21
 DRAWN: J.B. CROOKER P.E.
 CHECKED: B. SILVA
 SCALE: 1/8" = 1'-0"

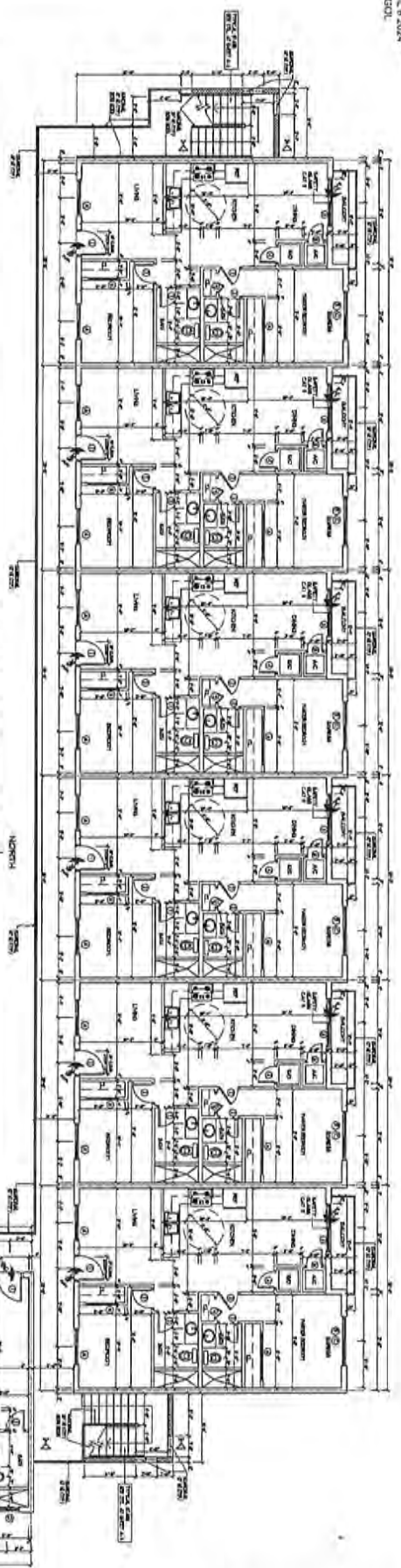
SEAL:

ALAN B. CROOKER P.E.
 8554 SW 13 ST
 MIAMI FL 33176
 305-448-7051

NEW BUILDING
 3220 NW 46th STREET
 MIAMI FLORIDA, 33142

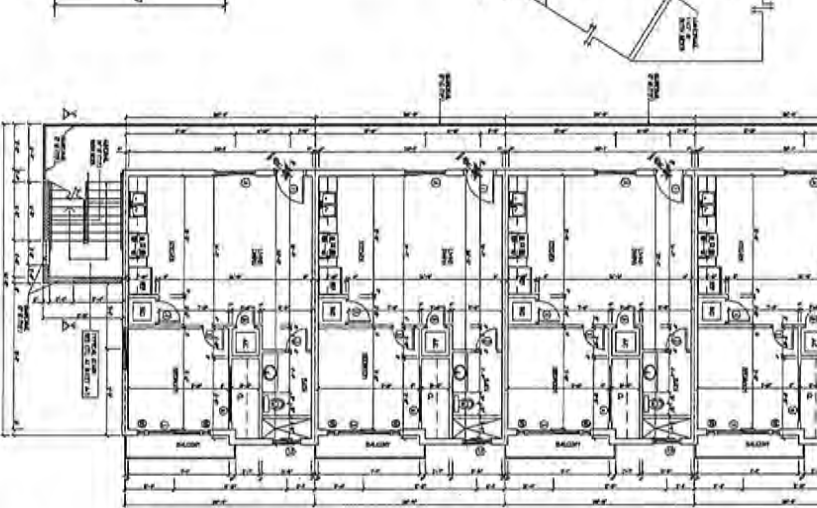
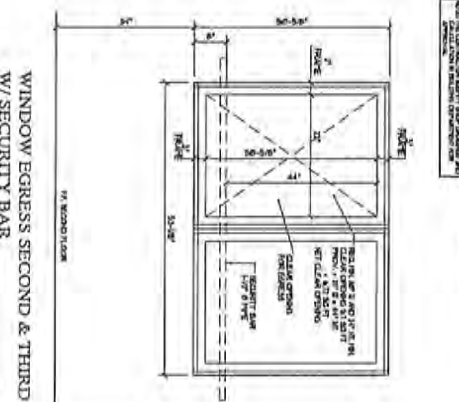
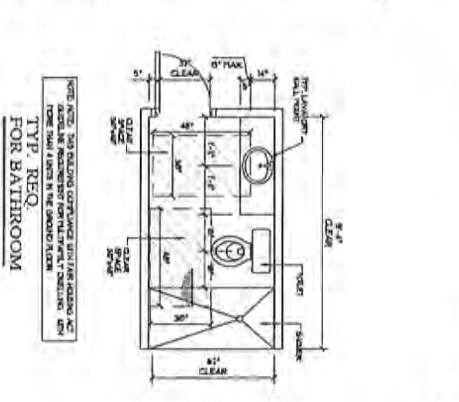
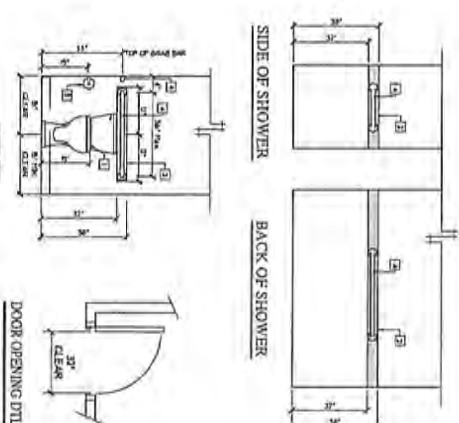
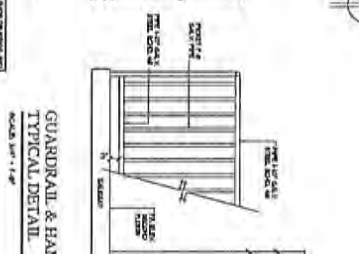
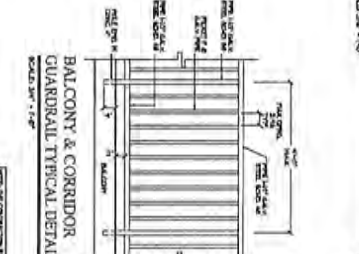
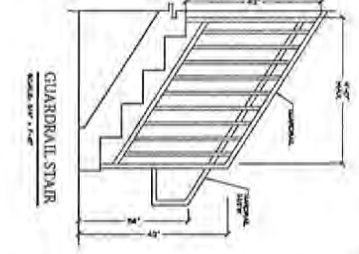
NO.	REVISION

38



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

ROOM	TYPE	SL	DL	SW	TR	FIN	APPEARANCE
RESTROOM	DOOR WITH LOCK	1/2"	6'	1"	1"	1"	SPRINKLER
STAIR	DOOR WITH LOCK	1/2"	6'	1"	1"	1"	SPRINKLER
STAIR	DOOR WITH LOCK	1/2"	6'	1"	1"	1"	SPRINKLER
STAIR	DOOR WITH LOCK	1/2"	6'	1"	1"	1"	SPRINKLER
STAIR	DOOR WITH LOCK	1/2"	6'	1"	1"	1"	SPRINKLER
STAIR	DOOR WITH LOCK	1/2"	6'	1"	1"	1"	SPRINKLER
STAIR	DOOR WITH LOCK	1/2"	6'	1"	1"	1"	SPRINKLER
STAIR	DOOR WITH LOCK	1/2"	6'	1"	1"	1"	SPRINKLER
STAIR	DOOR WITH LOCK	1/2"	6'	1"	1"	1"	SPRINKLER
STAIR	DOOR WITH LOCK	1/2"	6'	1"	1"	1"	SPRINKLER



39

SEAL:
 ALAN R. GONZALEZ P.E.
 8944 SW 15 ST
 MIAMI FL 33156
 305.494.1691
 (5) 2025

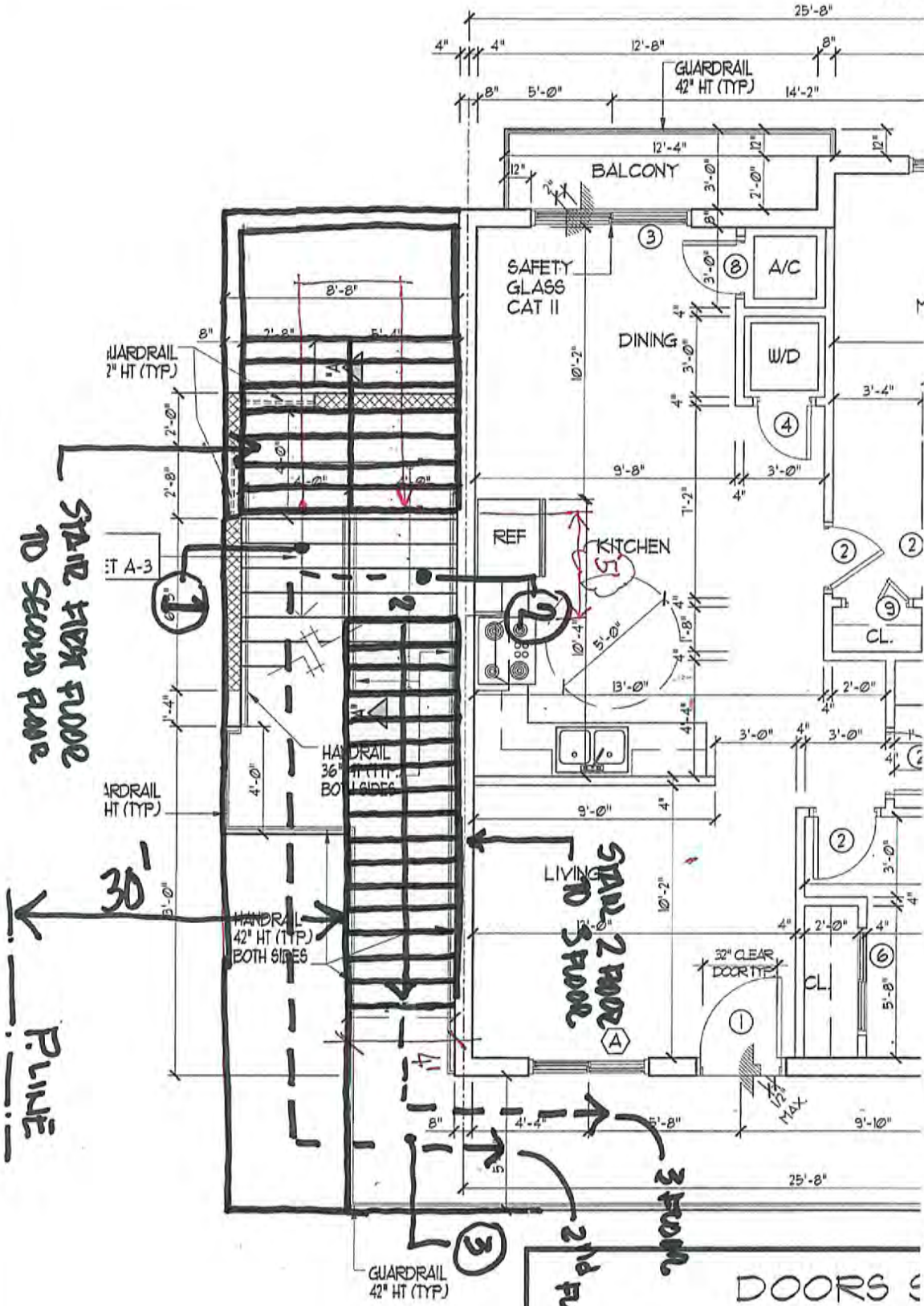
NEW BUILDING
 3370 NW 46th STREET
 MIAMI FLORIDA, 33142

DATE	
BY	
CHECKED	
APPROVED	

A-4

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z22-138
 DATE: AUG 21 2024
 BY: GONGOL



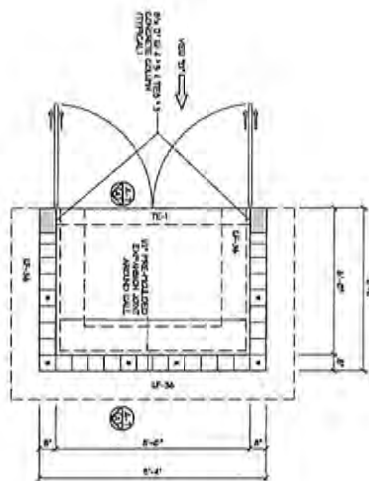
DOORS

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

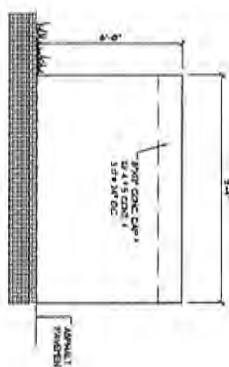
40

RECEIVED

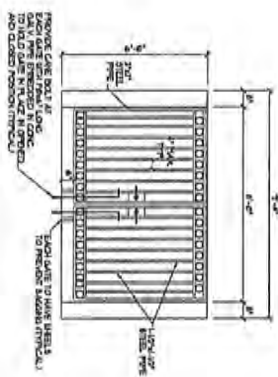
MIAMI DADE COUNTY
 PROCESS NO.: ZZ-198
 DATE JUL 8 2024
 BY: SP/NGDL



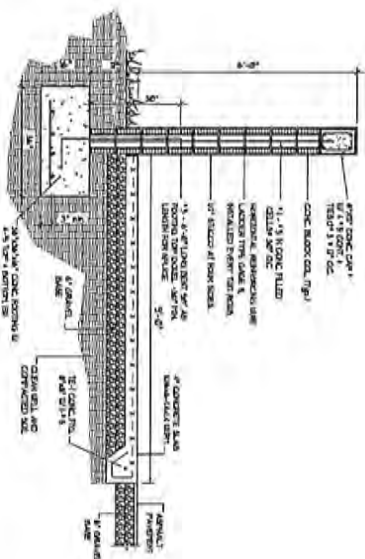
DUMPSTER DETAIL
 SCALE 1/8"=1'-0"



DUMPSTER WALL DETAIL
 SCALE 1/8"=1'-0"



DUMPSTER DETAIL VIEW "B"
 SCALE 1/8"=1'-0"



SECTION "A-A" (DUMPSTER WALL)
 SCALE 1/8"=1'-0"

NO.	REVISION

41

SEAL:

JUAN B. GONZALEZ P.E.
 2544 SW 30 ST
 MIAMI FL 33156
 P. 4336
 (305) 481 2051

NEW BUILDING
 3720 NW 46th STREET
 MIAMI FLORIDA 33142

DATE	BY	APP'D	SCALE
05-07-21	JBG	JBG	1/8"=1'-0"

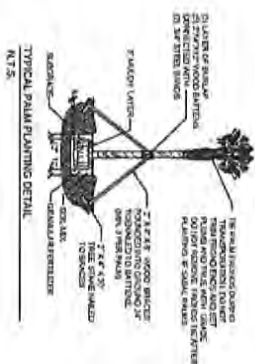
J.B. GONZALEZ P.E.
 LICENSE NO. 05-07-21
 1871-A-02
 3042

R. BELVA
 1871-A-02
 3042

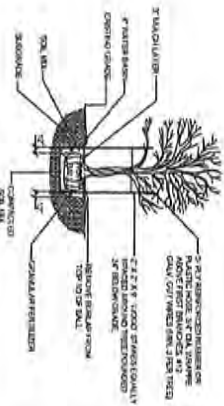
A-7

MIAMI-DADE COUNTY
 PROCESS NO.: 222-188
 DATE: MAR 7 2025
 BY: GONGGOL

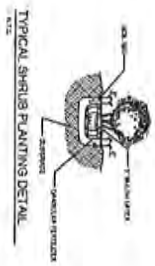
43



TYPICAL PALM PLANTING DETAIL
 N.T.S.



TYPICAL TREE PLANTING DETAIL
 N.T.S.



TYPICAL SHRUB PLANTING DETAIL
 N.T.S.

GENERAL NOTES:

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI'S LANDSCAPE MAINTENANCE ORDINANCE (COM-2009-21) AND THE CITY OF MIAMI'S PLANTING MANUAL (COM-2009-21-APPENDIX A).
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI'S PLANTING MANUAL (COM-2009-21-APPENDIX A).
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI'S PLANTING MANUAL (COM-2009-21-APPENDIX A).
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI'S PLANTING MANUAL (COM-2009-21-APPENDIX A).
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI'S PLANTING MANUAL (COM-2009-21-APPENDIX A).
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI'S PLANTING MANUAL (COM-2009-21-APPENDIX A).
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI'S PLANTING MANUAL (COM-2009-21-APPENDIX A).
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI'S PLANTING MANUAL (COM-2009-21-APPENDIX A).
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI'S PLANTING MANUAL (COM-2009-21-APPENDIX A).
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI'S PLANTING MANUAL (COM-2009-21-APPENDIX A).

LANDSCAPE LEGEND

Plant Name	Symbol/Code	Quantity	Plant Size	Plant Spacing	Plant Spacing
1. Palm Tree (Coccothrinax sp.)	(Symbol)	1	10' x 10'	10' x 10'	10' x 10'
2. Tree (Cecropia peltata)	(Symbol)	1	10' x 10'	10' x 10'	10' x 10'
3. Shrub (Lantana camara)	(Symbol)	2	6' x 6'	6' x 6'	6' x 6'
4. Shrub (Lantana camara)	(Symbol)	2	6' x 6'	6' x 6'	6' x 6'
5. Shrub (Lantana camara)	(Symbol)	2	6' x 6'	6' x 6'	6' x 6'
6. Shrub (Lantana camara)	(Symbol)	2	6' x 6'	6' x 6'	6' x 6'
7. Shrub (Lantana camara)	(Symbol)	2	6' x 6'	6' x 6'	6' x 6'
8. Shrub (Lantana camara)	(Symbol)	2	6' x 6'	6' x 6'	6' x 6'
9. Shrub (Lantana camara)	(Symbol)	2	6' x 6'	6' x 6'	6' x 6'
10. Shrub (Lantana camara)	(Symbol)	2	6' x 6'	6' x 6'	6' x 6'

PLANT MATERIALS SCHEDULE

Qty	Quantity	Material Name / Plant Name	Plant Size	Plant Spacing
1	1	Coccothrinax sp.	10' x 10'	10' x 10'
1	1	Cecropia peltata	10' x 10'	10' x 10'
2	2	Lantana camara	6' x 6'	6' x 6'
2	2	Lantana camara	6' x 6'	6' x 6'
2	2	Lantana camara	6' x 6'	6' x 6'
2	2	Lantana camara	6' x 6'	6' x 6'
2	2	Lantana camara	6' x 6'	6' x 6'
2	2	Lantana camara	6' x 6'	6' x 6'
2	2	Lantana camara	6' x 6'	6' x 6'
2	2	Lantana camara	6' x 6'	6' x 6'
2	2	Lantana camara	6' x 6'	6' x 6'



ALUMINUM EDGE DETAIL
 SCALE: 1/2\"/>

Enrique D. Nuñez
 Digitally signed by Enrique D. Nuñez
 Date: 2025.03.04 10:08:46 -05'00'

L. LARSEN
 ENRIQUE NUÑEZ
 03-03-15
 1/8\"/>

PLANT LIST, DETAILS AND NOTES

NEW BUILDING
 3220 NW 45th STREET
 MIAMI FLORIDA, 33142

Enrique D. Nuñez, ASLA
 Landscape Architecture
 10235 S.W. 9th terrace,
 Miami, FL, 33174
 enunez84208@att.net
 Telephone: (305)772-3557

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>

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>

**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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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: _____

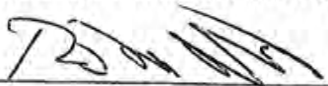
NAME AND ADDRESS	PERCENTAGE OF INTEREST
_____	_____
_____	_____
_____	_____
_____	_____

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: Yadira M _____



Commission expires: May 27, 2020

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

Pre-Application: MIAMI-DADE COUNTY
PROCESS NO: Z22-138
Received By: DATE: JUN 15 2022
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

- | | | |
|---|--|---|
| <input type="checkbox"/> Administrative Modification | <input type="checkbox"/> Administrative Site Plan Review | <input checked="" type="checkbox"/> Other Public Hearings |
| <input type="checkbox"/> Urban Center Administrative Site Plan Review | <input type="checkbox"/> DIC/Schools | <input type="checkbox"/> 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

MIAMI-DADE COUNTY
46

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
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



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This instrument was prepared by:
Oscar A. De la Rosa, Esq.
De la Rosa Law
2937 SW 27th Ave
Miami, FL 33133

(Space reserved for Clerk of the Court)

DECLARATION OF RESTRICTIVE COVENANTS AND WORKFORCE HOUSING AGREEMENT

This Declaration of Restrictive Covenants and Workforce Housing Agreement (the “Declaration”) is made as of the 17 day of September, 2025, by Greenwood Place, LLC., a Florida limited liability company, (the “Owner”), the owner of that certain property (“Property”) located in Miami-Dade County, Florida, which is more particularly described in Exhibit “A” attached hereto and made part hereof.

IN ORDER TO ASSURE Miami-Dade County, Florida, that the representations made to it by Owner during consideration of Public Hearing application No. Z2022000138 will be abided by, the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the above-described real property.

RECITALS

WHEREAS, Pursuant to section 33-193.7.1(A) of the Code of Miami-Dade County, for developments within the unincorporated area, density bonuses for residential developments that provide workforce housing units shall be provided in accordance with this section; and

WHEREAS, section 33-193.6 defines a Work-force Housing Unit (“WHU”) as “[a] dwelling unit, the sale, rental or pricing which is restricted to households whose income is up to one hundred forty (140) percent of the most recent median family income for the County reported by the [United States Department of Housing and Urban Development]”; and

WHEREAS, the Miami-Dade Public Housing and Community Development Department administers workforce housing units pursuant to chapter 17, article IX, of the Code of Miami-Dade County, and regulations established with respect thereto (article XIII A of chapter 33 and article IX of chapter 17 are collectively referred to hereinafter as the “Ordinance”); and

WHEREAS, pursuant to the Ordinance, WHUs must be provided for sale or lease to Qualified Households, all in accordance with conditions set forth in the Ordinance; and

WHEREAS, the Owner makes this Declaration to provide covenants and restrictions to ensure that the 30 WHU units are located on the Property are at all times available for occupancy by Qualified Households as hereinafter defined,

NOW, THEREFORE, TO ASSURE Miami-Dade County, Florida (the "County") that the obligations and requirements set forth in the Ordinance will be abided by, the Owner, on behalf of itself and its successors and assigns, freely, voluntarily, and without duress hereby makes the following Declaration of Restrictive Covenants and Workforce Housing Agreement covering and running with the Property, which shall bind the Owner, any assignee, mortgagee, or buyer, and all other parties that receive title to, or interest in, the WHUs,

1. The foregoing recitals are true and correct and are incorporated herein.
2. The Property shall be developed with a maximum of thirty (30) residential dwelling units that exclusively serve as workforce housing units ("WHUs"). Workforce housing target income range means households whose income range is established at 60 percent up to 140 percent of the most recent area median income for the County, adjusted for household size, reported by the U.S. HUD as maintained by the Department.

Definitions.

(a) "Area Median Income" means the median income level for the Miami-Dade County Metropolitan Statistical Area, as established and defined in the annual schedule published by the Secretary of the U.S. Department of Housing and Urban Development, and adjusted for household size.

(b) "Certificate of Qualification" means a certificate approved by the Housing and Community Development Department and used by the Owner to establish a Qualified Household's eligibility to purchase or rent a WHU.

(c) "Control Period" means each 20-year period during which the affordability restrictions shall apply, which period shall commence from the date the Covered Development and Workforce Housing Units are available for public occupancy as evidenced by the issuance of certificate of occupancy or temporary certificate of occupancy for the Covered Development.

(d) "Covered Development" means the WHUs that shall be developed on the Property.

(e) "County" means Miami-Dade County.

(f) "Department" means, unless otherwise indicated, the Miami-Dade Public Housing and Community Development Department, or any other successor agency.

(g) “Eligible Household” means a household whose total income is up to 140% of Area Median Income.

(h) “Eligible Household Income” means any income derived by any proposed occupants of a WHU who are 18 years of age or older and who will use the WHU as their primary residence.

(i) “Household” means any natural person who occupies a WHU as their primary residence.

(j) “Housing Director” means, unless otherwise indicated, the Director of the Department, or the Director’s designee.

(k) “Lease” shall include the terms rent or rental.

(l) “Market Rate Dwelling Units” means all additional dwelling units in a development that are not WHUs as defined herein.

(m) “Qualified Household” means an eligible household that has received a certificate of qualification from the Owner, as verified by the Department

(n) “WHU” means a workforce housing unit.

(o) “Workforce Housing Rent” or “WHU Rent” means rents that do not exceed the maximum monthly Rent Limit as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual income Limits and Rent Limits and as used by the Florida Housing Finance Corporation for its multifamily rental programs (published annually at <http://www.floridahousing.org>).

3. **Covered Development.** The Covered Development consists of 30 WHUs located on the Property, which are identified on Public Hearing approval No. Z2022000138.

4. **Leasing of WHUs During Control Period.** WHUs shall be leased only to Qualified Households during the Control Period. Qualified Households shall be provided leases of a minimum period of 12 months, which shall comply with all applicable federal and state laws. WHU leases shall, at minimum, include: (i) provisions that specify the maximum household size allowed in the unit; (ii) a prohibition against subleasing; and (iii) a requirement that qualified household shall report any changes in household size or income during his or her tenancy.

5. **Eligibility to Lease.** The Covered Development may only be leased, before the expiration of the Control Period, by Qualified Households to be used as primary residences for those households. Prospective Eligible Households seeking to rent a WHU shall complete and execute the Certificate of Qualification as part of their unit lease application. Completed copies of the Certificate of Qualification, executed by the Owner or their designee, shall be transmitted to the Department for a verification of

eligibility. Upon determination of eligibility by the Owner, the Owner shall sign the Certificate of Qualification confirming that the Eligible Household is a Qualified Household. The property manager or property owner of the Covered Development shall retain the original Certificate of Qualification on site in the Qualified Household's file and provide a copy of the same to the Department. Copies of documents provided by the Eligible Household evidencing their earnings shall be retained in the Qualified Household's file along with the Certificate of Qualification.

6. **Validity and Issuance of Certificates of Qualification.** Certificates of Qualification shall be valid for 12 months. The Department hereby authorizes the Owner to issue Certificates of Qualification, subject to verification by the Department.

7. **Limits on WHU Rents.** Rents for WHUs shall be affordable to households whose income is up to 140 percent of area median income (determined at the time of initial occupancy), which shall be adjusted for family and unit size. Before the expiration of the Control Period, WHUs may only be rented at rents that do not exceed the maximum monthly Rent Limit as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual income Limits and Rent Limits as the same are used by the Florida Housing Finance Corporation for its multifamily rental programs.

8. **Monitoring of WHU Compliance.** Owner shall comply with all monitoring requirements established by the Department. The Department may conduct, upon 48-hours' notice to the Owner, an on-site inspection of the Covered Development to review client files for income verification. If a Qualified Household's Eligible Household Income increases above the maximum allowed income levels or a rented WHU is found to be non-compliant, the household may choose to remain in the WHU for the remaining term of the lease, and the property owner or manager shall make the next comparable vacant unit at the Covered Development available to an eligible household at the WHU rent.

9. **Occupancy Report.** Owner shall, on an annual basis, furnish the Department with an occupancy report, which provides the following information: (a) a list of all occupied WHUs, indicating composition of each resident family, as of the end date of the reporting period; (b) a list of all vacant WHUs, as of the end date of the reporting period; (c) the total number of vacancies that occurred during the reporting period; and (d) the total number of WHUs that were re-rented during the reporting period, stating family size and income. The Owner shall permit Department representatives to conduct on-site inspection of the Covered Development, upon 48-hours' notice, to review tenant files for income verification.

10. **Annual Report.** The Owner shall provide an annual report to the Department every January 1, confirming that all of the WHUs are being leased to Eligible Households.

11. **Re-Sale of Covered Development During Control Period.** Although the Owner is permitted to sell the Property at all times, the Owner hereby agrees that the WHU and rental restriction requirement outlined herein shall continue to apply to the Covered Development following any sale or transfer of the Covered Development through the expiration of the Control Period.

12. **Condominium Conversion.** If the Property is converted into a condominium or other "for sale" project (other than by a subsequent owner after a foreclosure sale of an Eligible Mortgage or deed in

lieu of foreclosure transfer of ownership), then prior to entering into the first contract for sale of a WHU as a “for sale” unit, the Owner shall enter into a new covenant in favor of the County for a “for sale” project in accordance with the current restrictions for such units as established by the Department and shall require all purchasers to abide by the restrictions. Such covenant shall grant to each Qualified Household occupying a WHU, at the time the Owner is required to provide a notice of intended conversion in accordance with section 718.608 of the Florida Statutes, a right of first refusal to purchase the WHU. Such covenant shall also grant to the County, among other things, the County’s right of first refusal to purchase any or all of the WHUs in the event that a Qualified Household does not purchase the WHU within six months from the first date Owner or its successors or assigns offers the WHU for sale. In the event Qualified Households or the County do not exercise their right of first refusal option, the Owner shall continue to market and sell or rent such WHUs to Qualified Households throughout the Control Period.

13. **Expiration of Control Period.** The Control Period shall expire 20 years from the date when the WHUs forming part of the Covered Development are first placed into service, as evidenced by the issuance of a certificate of occupancy or temporary certificate of occupancy by a local government agency authorizing the use of the WHUs as primary residences. Upon the expiration of the Control Period, the County shall record in the Public Records of Miami-Dade County an instrument releasing the Covered Development from its obligation to provide WHUs, and the Owner, or its successors and assigns, may freely lease or sell the Property or individual units at the market rate.

14. **Prior Notice of Initial Offering for Rent.** At least 60 days prior to the initial offering of WHUs for lease, the Owner shall provide the Department with notice of its intention to commence leasing. The notice shall set forth the number, size, rents, and location of the WHU units. Following the transmittal of the notice of Owner’s intention to commence leasing and the initial lease of the WHUs, any subsequent offering of a WHU for lease shall not be subject to the notice requirements set forth in this paragraph. The Owner and its agents or representatives shall also provide the Department with the contact information for the Owner and its agents and representatives.

15. **Discrimination.** The Owner shall not discriminate against any person in the exercise of its obligations under this Declaration, and all such actions shall be taken without regard to race, age, religion, color, gender, sexual orientation, gender identity or gender expression, status as a victim of domestic violence, dating violence, or stalking, national origin, marital status, physical or mental disability, political affiliation, source of legitimate income, or any other factor which cannot be lawfully used. For purpose of clarity, the foregoing limitations shall not be construed to preclude the Owner from denying an Eligible Household an opportunity to lease a WHU unit based upon such factors as the Eligible Household’s poor credit history or their inability to demonstrate household income sufficient to pay the WHU Rents and any other financial obligations.

16. **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof pursuant to a lawful permit issued by the County (or any successor municipality), and inspections made and approval of occupancy given by the County (or any successor municipality), then such construction, inspection, and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

17. **County as Beneficiary.** The County is the beneficiary of this Declaration; and, as such, the County may enforce these restrictive covenants by action at law or in equity, including without limitation, a decree of specific performance or mandatory or prohibitory injunction, as well as civil penalties as provided in the Code of Miami-Dade County, Florida.

18. **Modification, Amendment, Release.** The Declaration of Restrictions may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the Department of Regulatory and Economic Resources approves the modification, amendment, or release in writing. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality.

19. **County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

20. **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute 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 undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

21.

22. **Recording of Covenants and Declarations.** The Owner shall record this Declaration in the Public Records of Miami-Dade County, Florida. The County shall have the right to enforce and maintain in full force and effect, the terms, conditions, and requirements of this Declaration.

23. **Severability.** Invalidation of any one of these covenants by judgment of Court shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the Miami-Dade County, Florida shall be entitled to revoke any approval predicated upon the invalidation portion.

24. **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

25. **Authorization for Miami-Dade County to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

26. **Laws and Venue.** This document shall be construed in accordance with the laws of Florida and venue shall be Miami-Dade County, Florida.

27. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

28. **Survival.** This Declaration shall survive any proceedings in foreclosure, bankruptcy, probate or any other proceedings at law or in equity.

29. **Headings.** The headings herein are for reference purposes only and shall not affect the meaning or interpretation of the terms and conditions hereof.

30. **Recording.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation.

31. **Acceptance of Declaration.** Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

32. **Owner.** The term Owner shall include the Owner, and its heirs, successors, and assigns.

[Signature page to follow]

Exhibit A

Lot 7:

Lot 7, Craftsmen's Homes, according to the map or plat thereof, as recorded in Plat Book 43, Page 62, Public Records of Miami-Dade County, Florida.

AND

All rights of way (road or otherwise) closed or vacated or to be closed or vacated which lie within or adjacent to the described real property.

Lots 8 and 9:

Lots 8 and 9, Craftsmen's Homes, according to the map or plat thereof, as recorded in Plat Book 43, Page 62, Public Records of Miami-Dade County, Florida.

AND

All rights of way (road or otherwise) closed or vacated or to be closed or vacated which lie within or adjacent to the described real property.

IN WITNESS WHEREOF, the Owner has executed this Declaration the day and year first above written.

Witnesses:

OWNER:

Print Name: Nester Lucena
Address: 2937 SW 27 Ave Ste 101
Miami, FL 33133

By: [Signature]
Name: Robeisy Martinez
Title: MANAGER

Print Name: Lauren Beltran
Address: 2937 SW 27 Ave Miami
FL, 33133

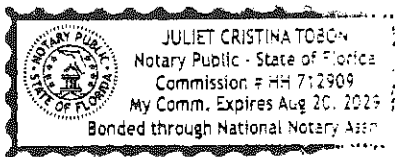
By: [Signature]
Name: Roberto F Martinez
Title: MANAGER

Approved as to form and legal sufficiency:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11 day of September, 2025, by Robeisy Martinez, Roberto F Martinez as Manager of Greenwood Place LLC, who is personally known to me or has produced DRIVER LICENSE, as identification.

[NOTARY SEAL]



[Signature]
Notary Public, State of Florida
Commission No.: HH 712909
My Commission Expires: August 20, 2029

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

PH: Z22-323

**October 28, 2025
Item No. B**

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 <i>(see attached Zoning Recommendation Addendum)</i>
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 <i>(see attached Zoning Recommendation Addendum)</i>
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. At the September 17, 2025, meeting of the CZAB 8, there was an error related to board member attendance, and a new CZAB member from a different board was inadvertently directed to attend the CZAB 8 meeting. There were only 3 CZAB 8 members in attendance at that meeting, and as such the board did not have quorum. Therefore, this item has been readvertised for consideration at the October 28, 2025, meeting of CZAB 8.

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 dua)
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.

Joseph and Marise Alce

Z22-323

Page | 5

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 <i>(Pg. I-31)</i>	<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>
Objective LU-4C <i>(Pg. I-9)</i>	<i>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.</i>
Policy LU-4A <i>(Page I-9)</i>	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

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>
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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.

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

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)

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

Maria Valdes

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.

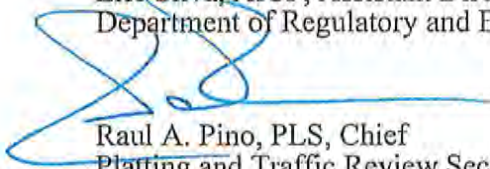
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

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

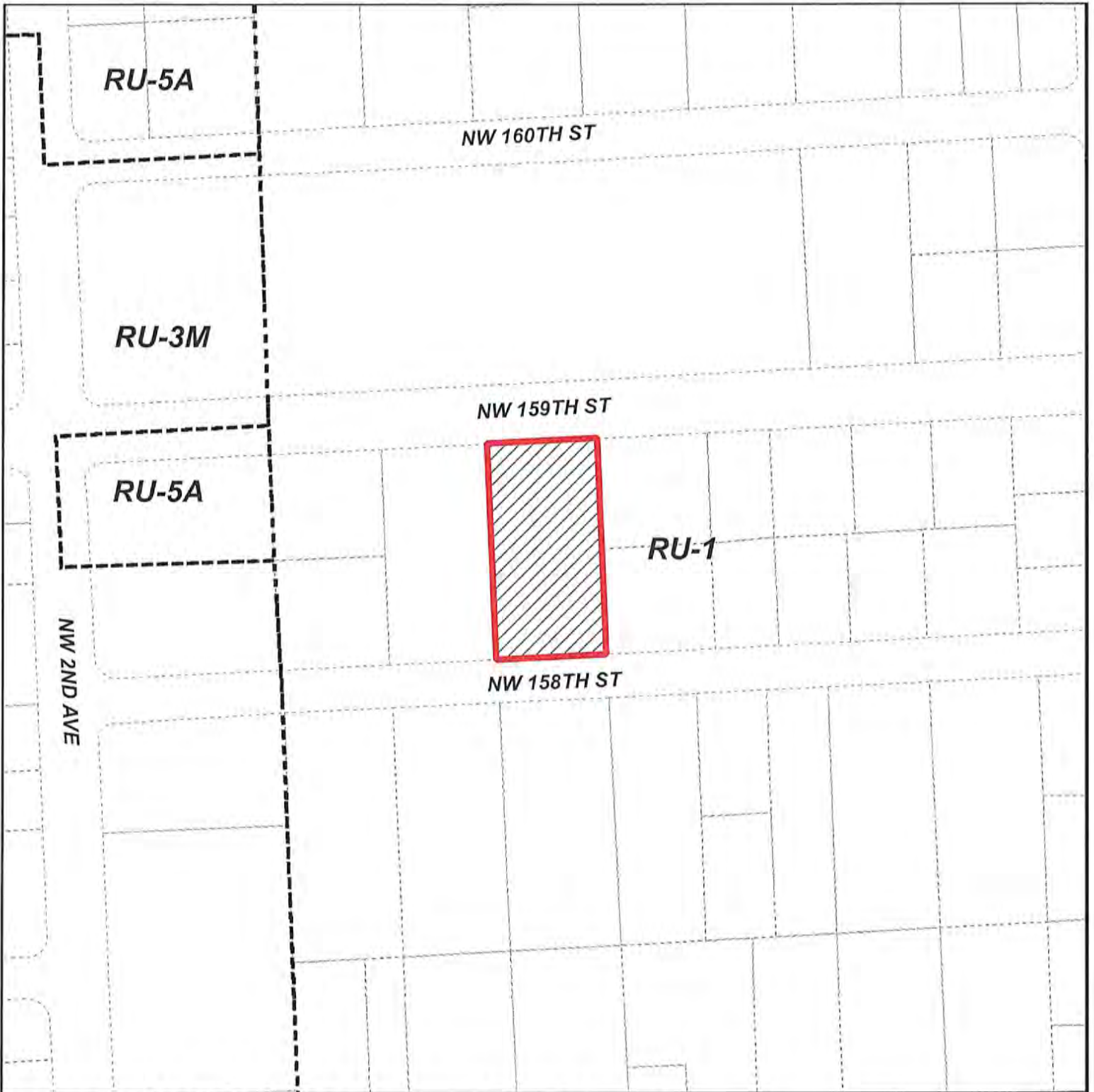
Subject: Z2022000323

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



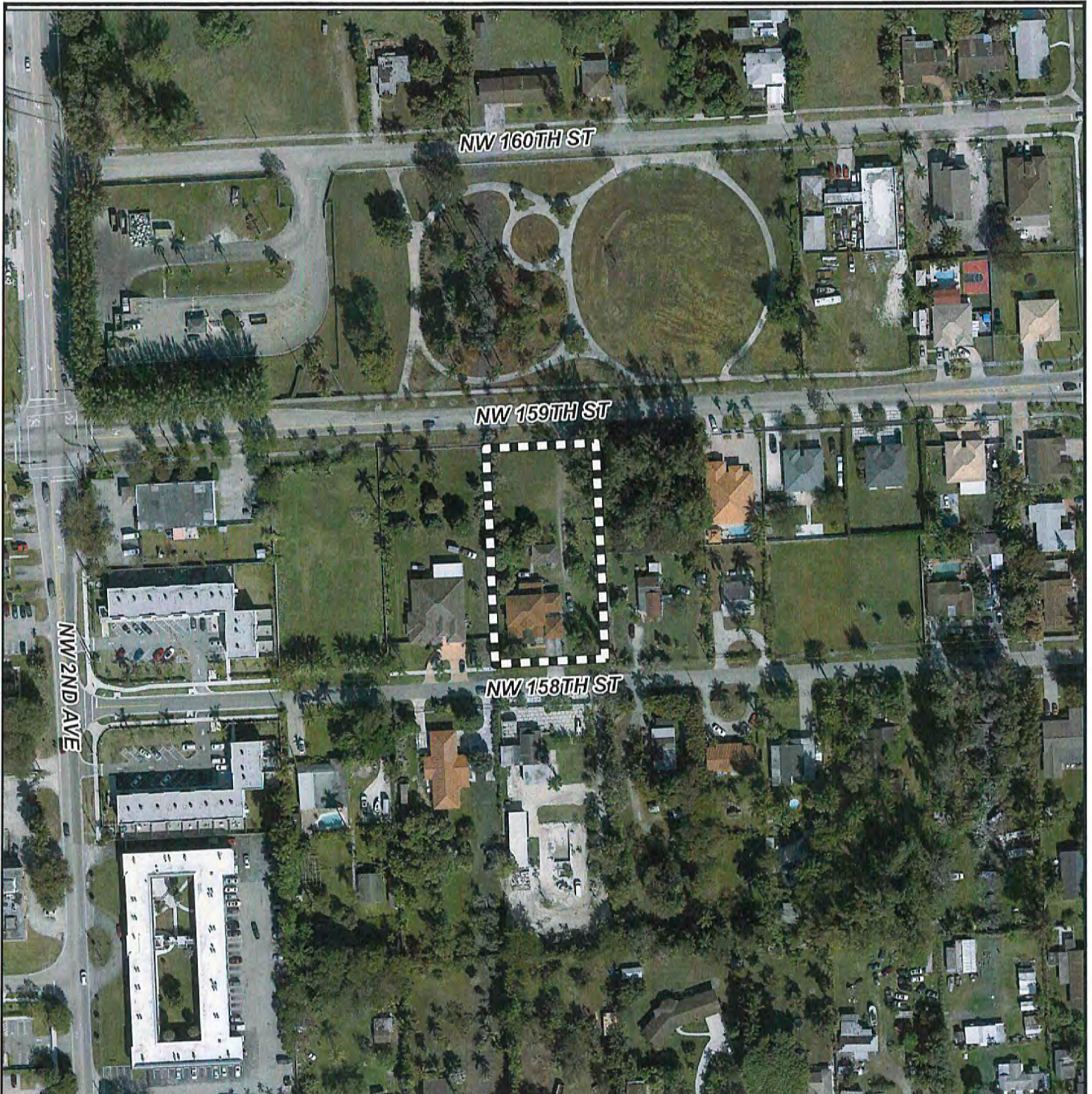
Section: 13 Township: 52 Range: 41
 Applicant: Ken Alce
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




REVISION	DATE	BY
		14



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2022000323

Legend
 Subject Property

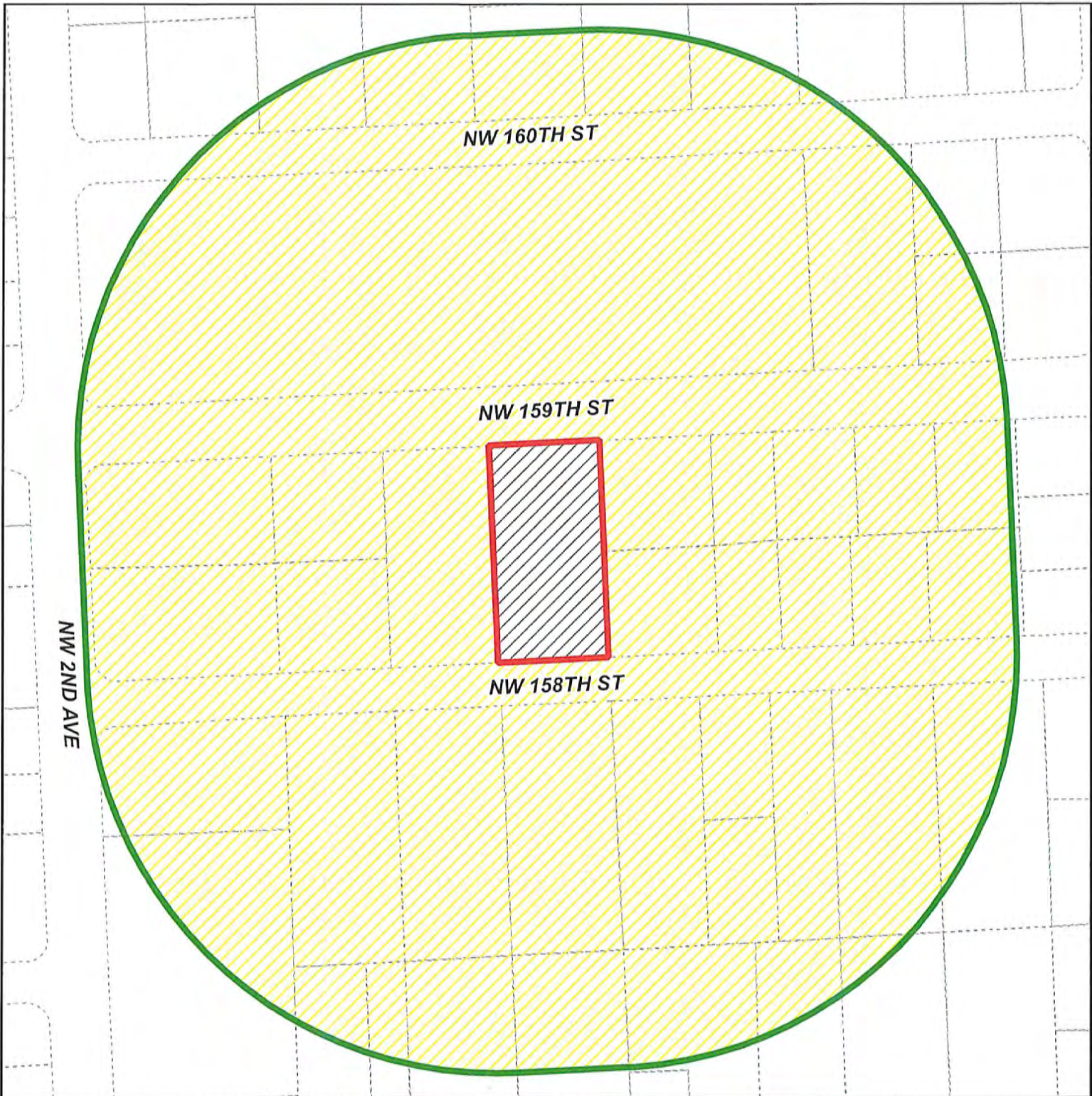


Section: 13 Township: 52 Range: 41
 Applicant: Ken Alce
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



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



REVISION	DATE
	2/16

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
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Scale: NTS

Legend

 Subject Property Case



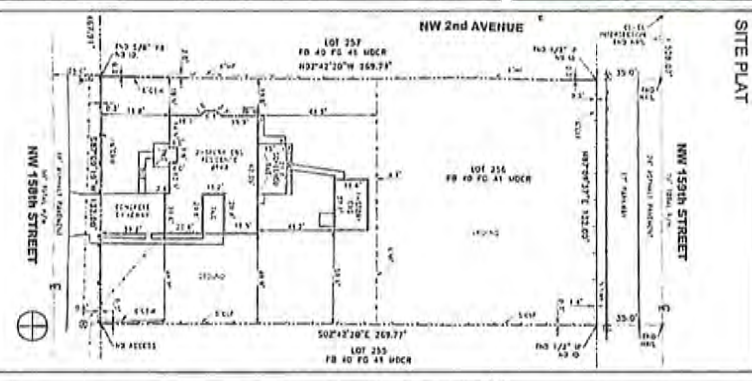
SKETCH CREATED ON: Monday, February 6, 2023

REVISION	DATE	BY
		17

149 NW 158TH St. SITE SUBDIVISION PLAN

ZONING REVIEW SUBMISSION

149 NW 158th St.
 MIAMI, FL 33169



SITE INFORMATION

NEIGHBOR DESCRIPTION:
 NORTH: 149th Street, 20' Right-of-Way
 EAST: 158th Street, 20' Right-of-Way
 SOUTH: 158th Street, 20' Right-of-Way
 WEST: 158th Street, 20' Right-of-Way

ZONING DISTRICTS:
 158th Street: R-1
 149th Street: R-1

LOT INFORMATION:
 LOT 1: 11,312.00 SQ. FT.
 LOT 2: 11,312.00 SQ. FT.
 LOT 3: 11,312.00 SQ. FT.
 LOT 4: 11,312.00 SQ. FT.

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

GENERAL NOTES

1. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND REQUIREMENTS OF THE MIAMI-DADE COUNTY PLANNING AND ZONING DEPARTMENT AND THE MIAMI-DADE COUNTY ENGINEERING DEPARTMENT.

2. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND REQUIREMENTS OF THE MIAMI-DADE COUNTY PLANNING AND ZONING DEPARTMENT AND THE MIAMI-DADE COUNTY ENGINEERING DEPARTMENT.

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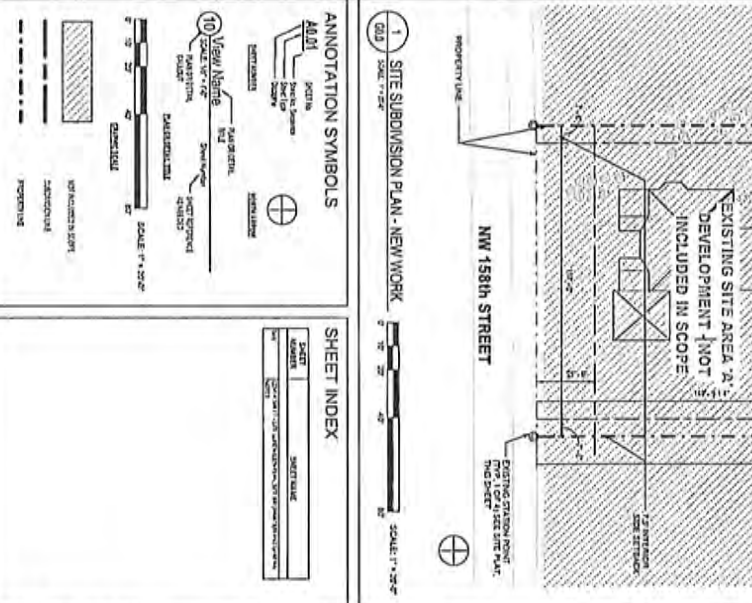
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ANNOTATION SYMBOLS

1. SITE SUBDIVISION PLAN - NEW WORK

2. EXISTING

3. EXISTING STATION POINT

4. EXISTING LOT AREA

5. EXISTING SITE AREA

6. EXISTING DEVELOPMENT

7. EXISTING LOT AREA

8. EXISTING SITE AREA

9. EXISTING DEVELOPMENT

10. EXISTING LOT AREA

11. EXISTING SITE AREA

12. EXISTING DEVELOPMENT

13. EXISTING LOT AREA

14. EXISTING SITE AREA

15. EXISTING DEVELOPMENT

16. EXISTING LOT AREA

17. EXISTING SITE AREA

18. EXISTING DEVELOPMENT

19. EXISTING LOT AREA

20. EXISTING SITE AREA

21. EXISTING DEVELOPMENT

22. EXISTING LOT AREA

23. EXISTING SITE AREA

24. EXISTING DEVELOPMENT

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27. EXISTING DEVELOPMENT

28. EXISTING LOT AREA

29. EXISTING SITE AREA

30. EXISTING DEVELOPMENT

31. EXISTING LOT AREA

32. EXISTING SITE AREA

33. EXISTING DEVELOPMENT

34. EXISTING LOT AREA

35. EXISTING SITE AREA

36. EXISTING DEVELOPMENT

37. EXISTING LOT AREA

38. EXISTING SITE AREA

39. EXISTING DEVELOPMENT

40. EXISTING LOT AREA

41. EXISTING SITE AREA

42. EXISTING DEVELOPMENT

43. EXISTING LOT AREA

44. EXISTING SITE AREA

45. EXISTING DEVELOPMENT

46. EXISTING LOT AREA

47. EXISTING SITE AREA

48. EXISTING DEVELOPMENT

49. EXISTING LOT AREA

50. EXISTING SITE AREA

SHEET INDEX

SHEET NO.	SHEET TITLE
1	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

CLIENT:
 Joseph Rice
 149 NW 158th St.
 MIAMI, FL 33169

DATE:
 03/12/2025

SCALE:
 1" = 20'

GTHB ENGINEERING
 149 NW 158th St.
 MIAMI, FL 33169

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

PH: Z24-013

October 28, 2025

Item No. C

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 <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. <i>(see attached Zoning Recommendation Addendum)</i>
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. At the September 17, 2025, meeting of the CZAB 8, there was an error related to board member attendance, and a new CZAB member from a different board was inadvertently directed to attend the CZAB 8 meeting. There were only 3 CZAB 8 members in attendance at that meeting, and as such the board did not have quorum. Therefore, this item has been readvertised for consideration at the October 28, 2025, meeting of CZAB 8.

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.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	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

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>Neighborhood Compliance</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Water & Sewer WASD</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Urban Centers (Page I-46)</p>	<p><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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p>
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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

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

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<p>Sec. 33-151. - Hours and days of sale.</p>	<p>(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.</p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</p>

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

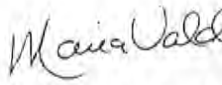
Memorandum



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 mavalda@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



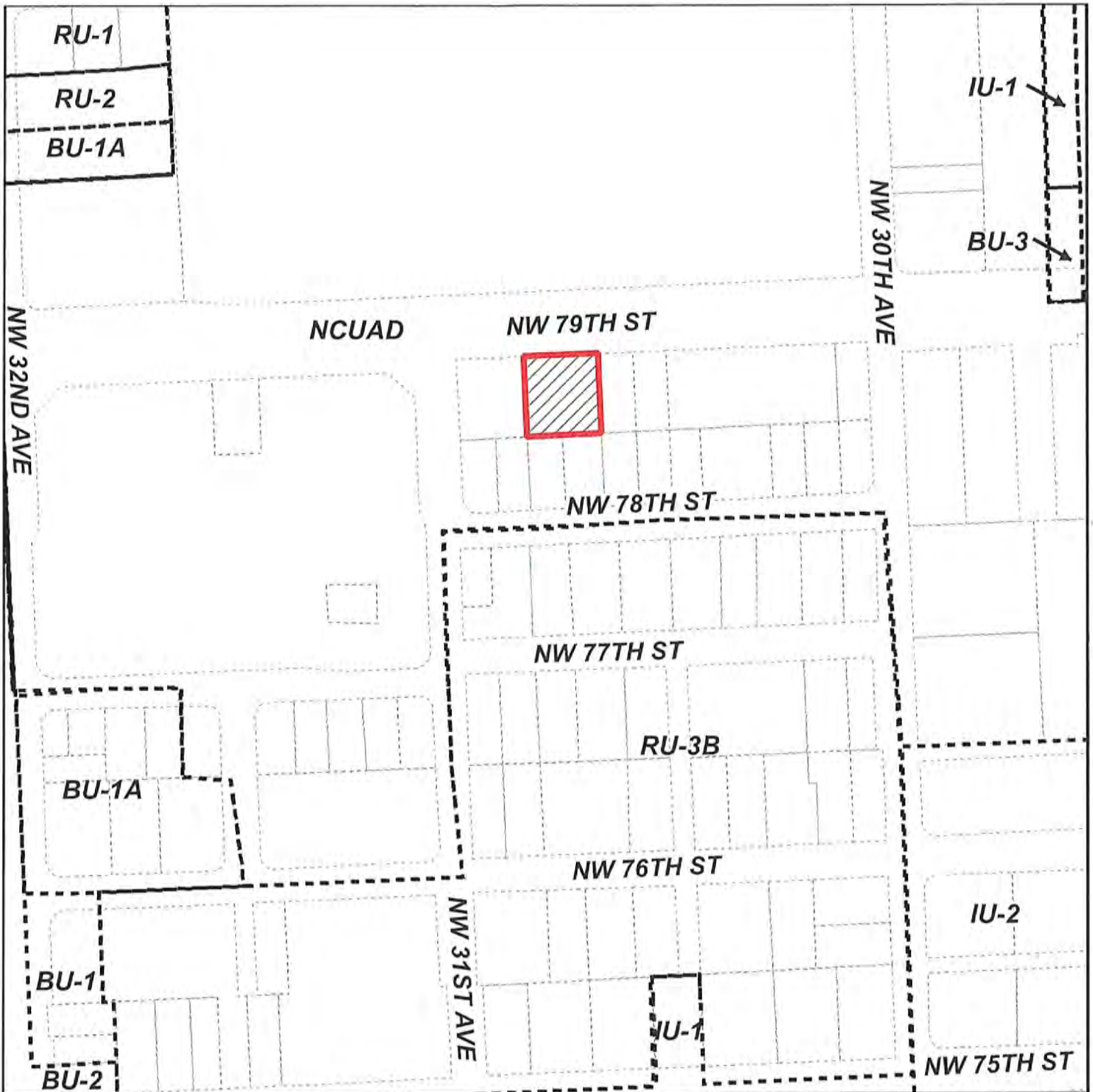
Date: April 17, 2025
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2024000013

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 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

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

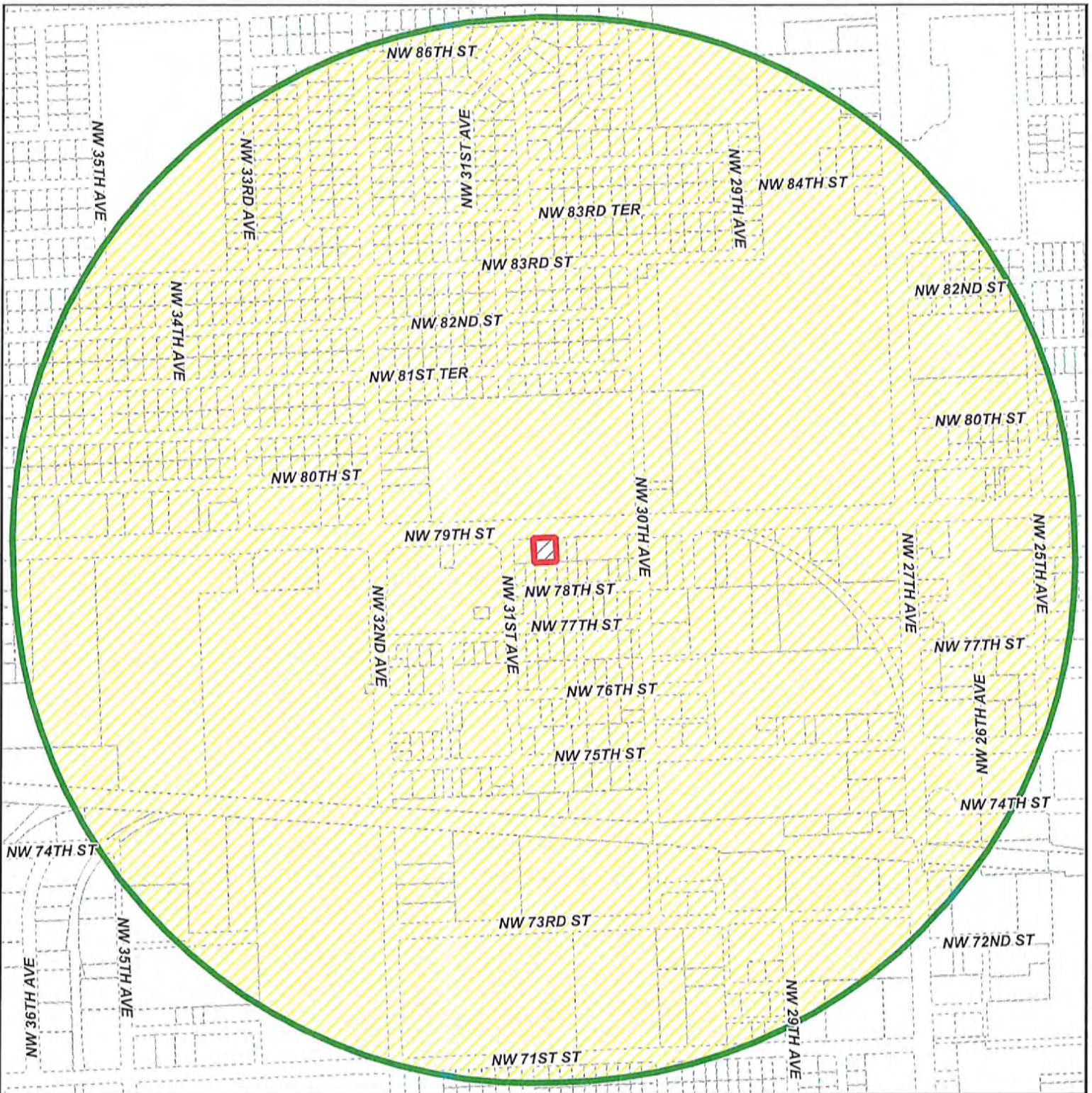


Section: 09 Township: 53 Range: 41
 Applicant: 3072 NW 79 St., LLC
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 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, June 17, 2024




REVISION	DATE	BY
		117



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2024000013
 RADIUS: 2640

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



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
		18

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

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>Emilio Acosta 2751 S Ocean Drive #1804 S</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: WDC

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

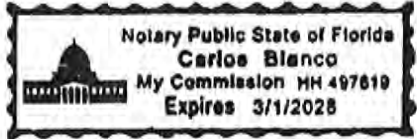
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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



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

PH: Z24-169

October 28, 2025

Item No. D

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.

At the September 17, 2025, meeting of the Community Zoning Appeals Board (CZAB) 8, there was an error related to board member attendance, and a new CZAB member from a different board was inadvertently directed to attend the CZAB 8 meeting. There were only 3 CZAB 8 members in attendance at that meeting, and as such the board did not have quorum. Therefore, this item has been readvertised for consideration at the October 28, 2025, meeting of CZAB 8.

The public Hearing on this item was not held.

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 N06 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

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

<p>Business and Office (Page I-40)</p>	<p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p> <p><i>Residential uses, and mixing of residential use with commercial, 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></p>
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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.	<p><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></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Type of Signs</th> <th style="text-align: center;">Size</th> <th style="text-align: center;">Number</th> <th style="text-align: center;">Setbacks and Spacing</th> <th style="text-align: center;">Illumination</th> <th style="text-align: center;">Maximum Height</th> <th style="text-align: center;">Special Conditions</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Awning, canopy, roller curtain and umbrella signs</td> <td style="text-align: center;">24 square feet</td> <td style="text-align: center;">Same as detached</td> <td style="text-align: center;">Same as detached</td> <td style="text-align: center;">Same as detached</td> <td style="text-align: center;">Not applicable</td> <td style="text-align: center;">No permit required 8" letter height</td> </tr> </tbody> </table>	Type of Signs	Size	Number	Setbacks and Spacing	Illumination	Maximum Height	Special Conditions	Awning, canopy, roller curtain and umbrella signs	24 square feet	Same as detached	Same as detached	Same as detached	Not applicable	No permit required 8" letter height
Type of Signs	Size	Number	Setbacks and Spacing	Illumination	Maximum Height	Special Conditions									
Awning, canopy, roller curtain and umbrella signs	24 square feet	Same as detached	Same as detached	Same as detached	Not applicable	No permit required 8" letter height									
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.

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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>

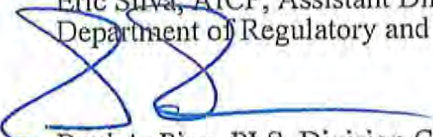
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

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 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
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

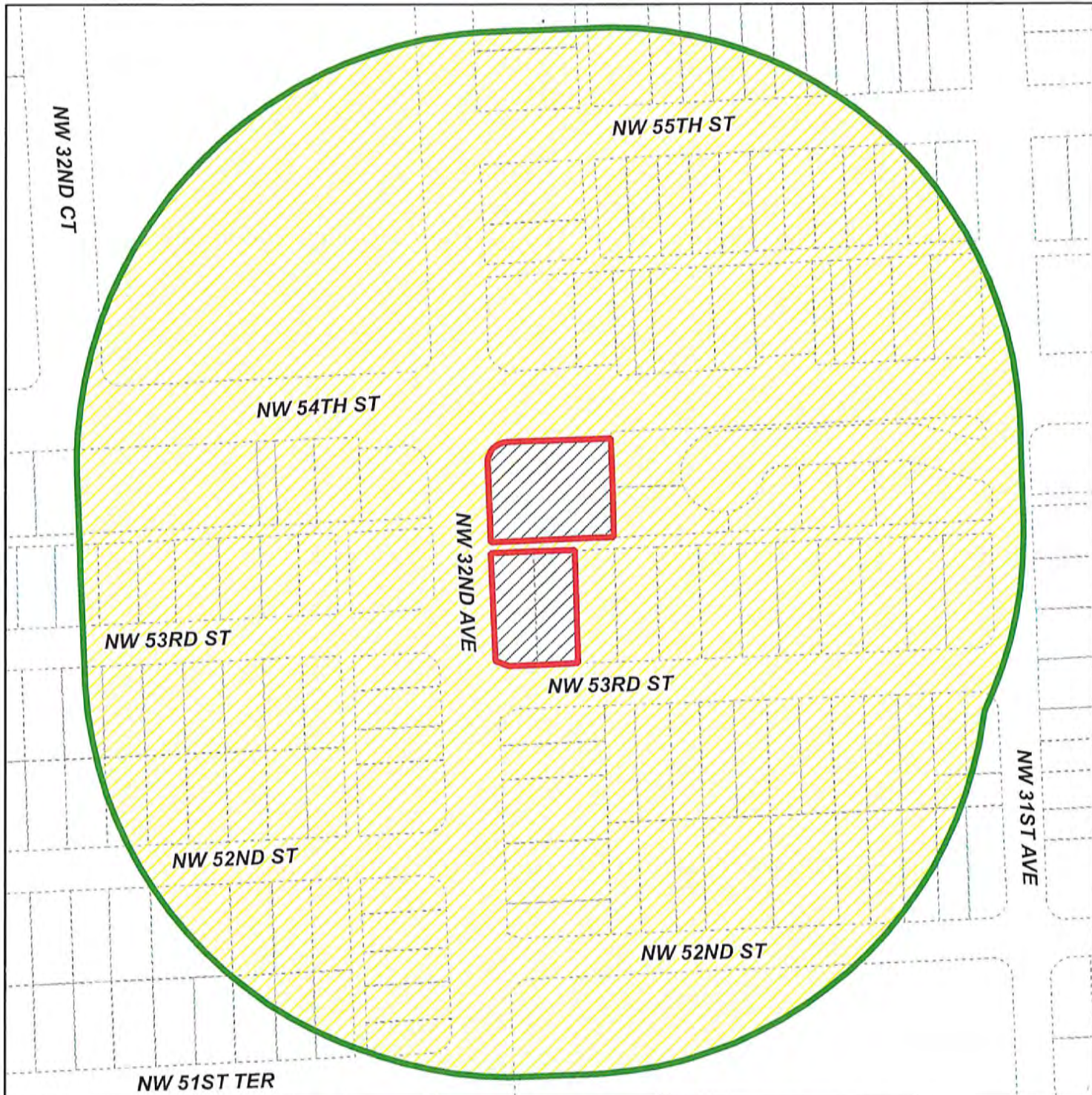


Section: 21 Township: 53 Range: 41
 Applicant: Macmillian Real Estate, LLC
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



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

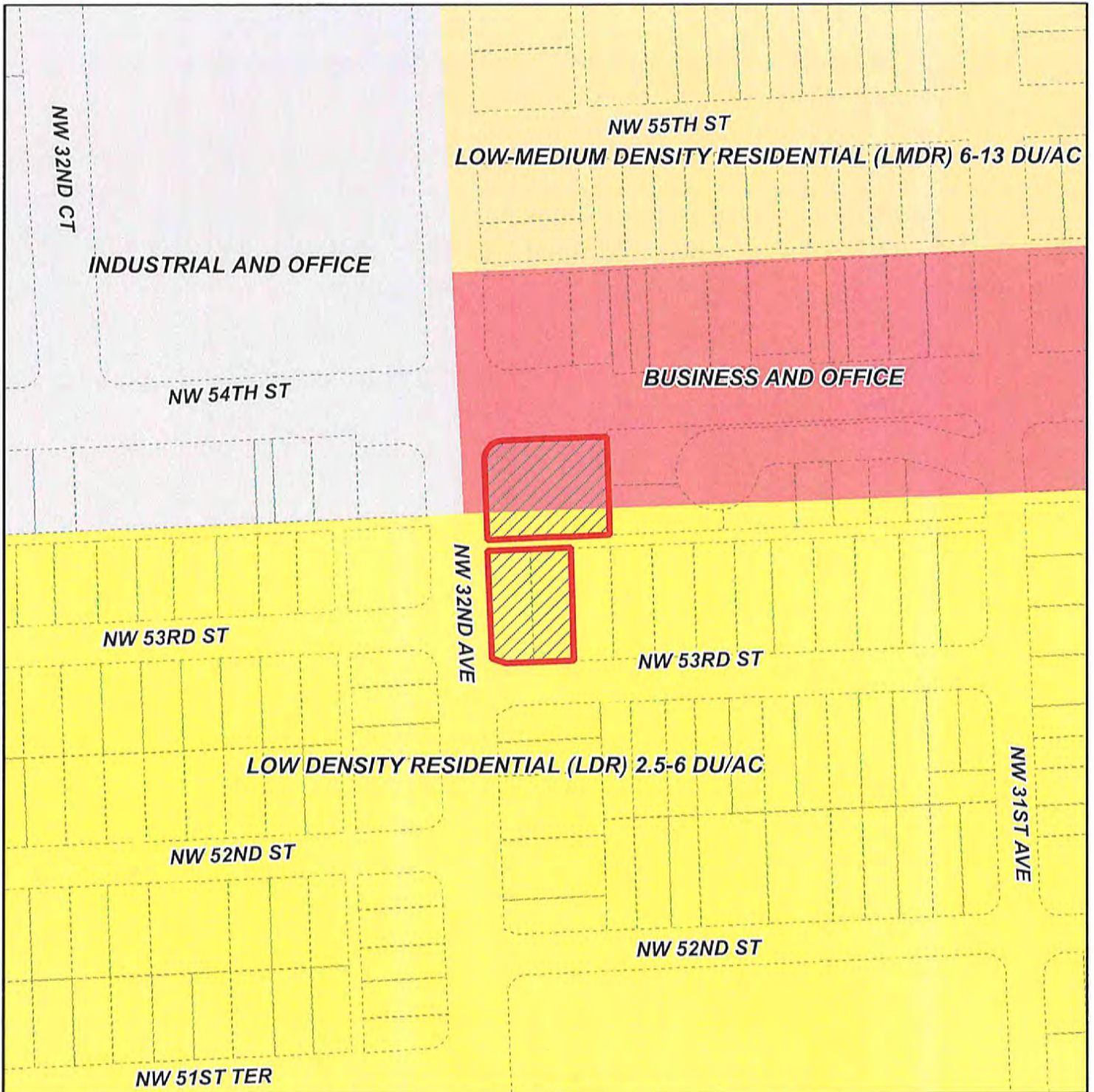
Legend

-  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

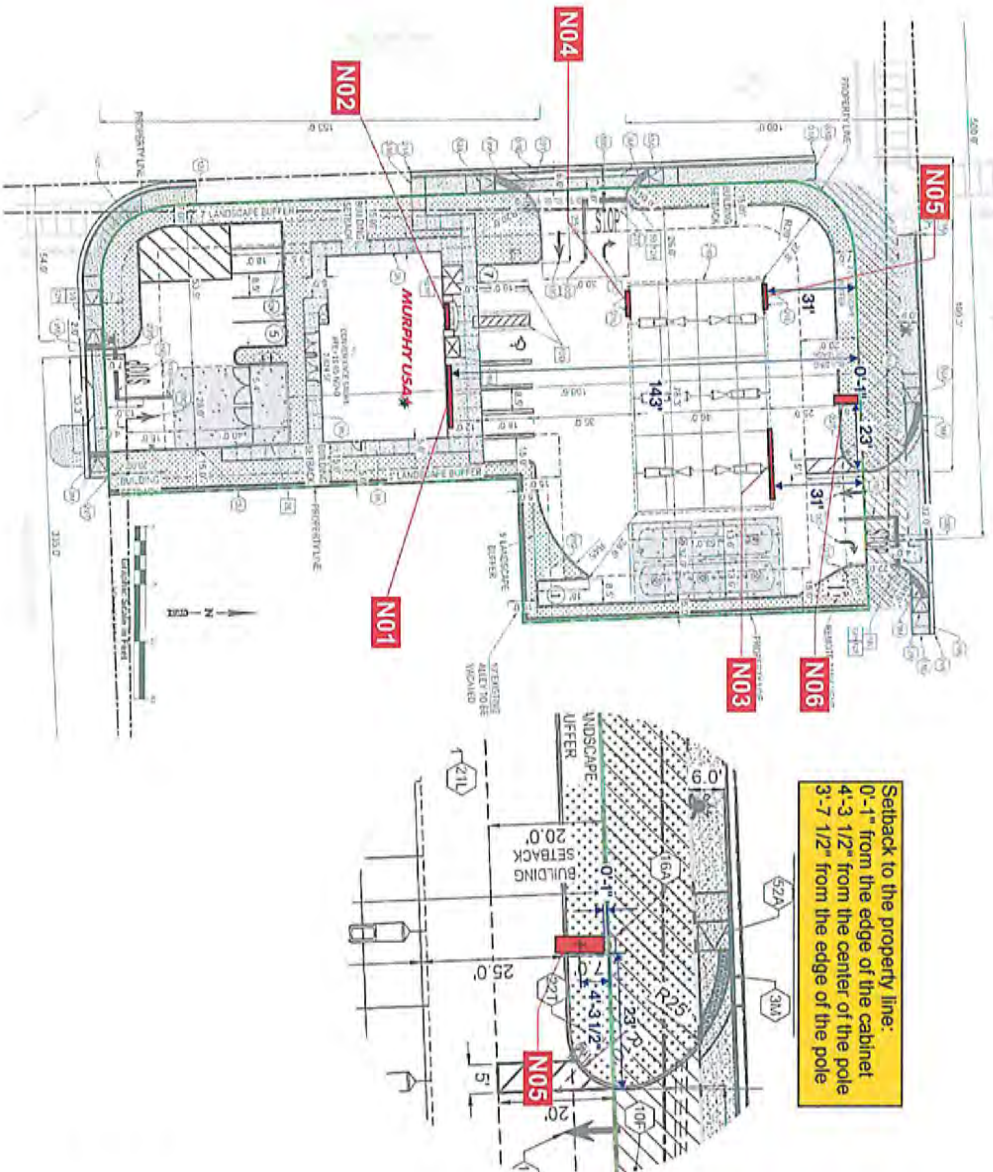
Allen Industries
YOUR BRAND AT ITS BEST™
1-800-967-2553
www.allenindustries.com

Customer Approval / Signature

Signature: _____ Date: _____

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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



Allen Industries
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1-800-967-2553
www.allenindustries.com

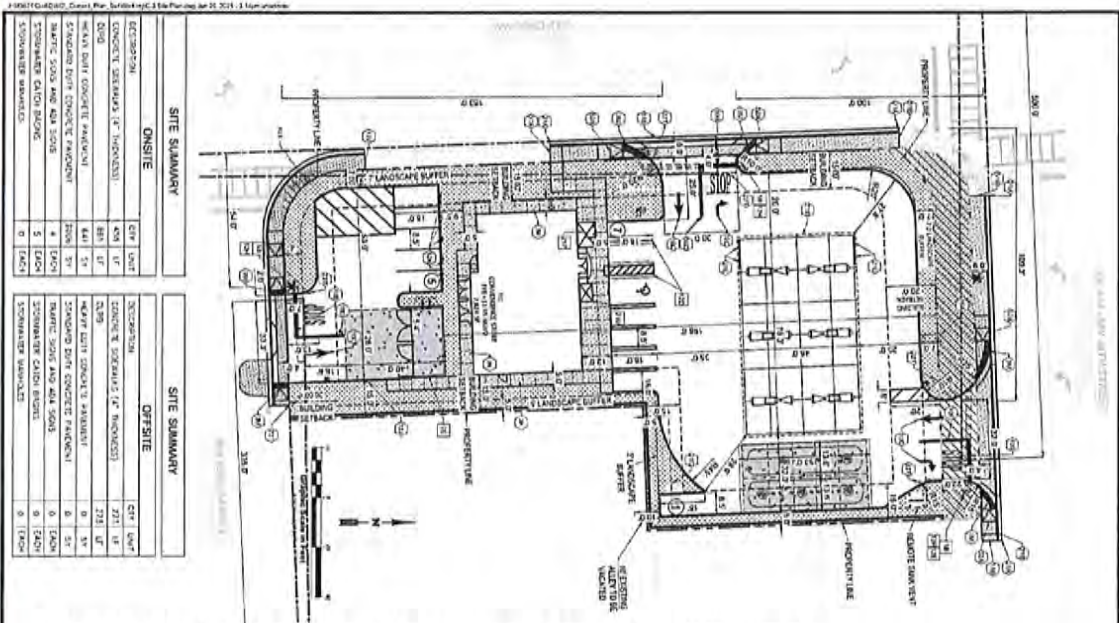
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Client: **Murphy Oil**
Site # **#22028**
Address: **3196 NW 54th Street**
Miami, FL 33142

Date: **10/12/22** Page #: **2 of 30**
Eric Alvarez
MUSA.22028-ES373 Miami, FL 324
House ZWB SP

#	Date	Description
21	02/28/25	Add new sign plan
22	04/17/25	Revised engineering details
23	04/21/25	Various revs.
24	04/24/25	Add setback to plan sign
19	07/25/24	Revised canopy dimension
20	09/13/24	Revised plan sign

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: _____



SITE SUMMARY		SITE SUMMARY	
DESCRIPTION	QTY UNIT	DESCRIPTION	QTY UNIT
CONCRETE EXTERIOR (1" THICKNESS)	4541 SF	CONCRETE EXTERIOR (1" THICKNESS)	2711 SF
WOOD	841 SF	WOOD	214 SF
SKIN DIRT CONCRETE FINISH	441 SF	SKIN DIRT CONCRETE FINISH	0 SF
STANDARD DIRT CONCRETE FINISH	2500 SF	STANDARD DIRT CONCRETE FINISH	0 SF
PAVING 5000 AND 404 5000	4 SF	PAVING 5000 AND 404 5000	0 SF
CONCRETE CURB BLDG	5 LF	CONCRETE CURB BLDG	0 LF
CONCRETE BARRICADE	0 LF	CONCRETE BARRICADE	0 LF

LANDSCAPED OPEN SPACE REQUIREMENTS		PROCEDURE FOR VARIABLE BLDG. HEIGHTS:	
UP TO AND INCL. (SQ. FT.) AREA	15% TOTAL LOT AREA	1.5x	2.5x
Up to and incl. 10,000	15% REQUIRED FOR 1.50X	1 story	2 story
More than 1 acre and up to 5 acres	18.0% FOR 1.50X	1.5x	2.5x
More than 5 acres and up to 25 acres	14.0% FOR 1.50X	1.5x	2.5x
More than 25 acres	12.0% FOR 1.50X	1.5x	2.5x

ZONE	MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
BU-1 (Business - Neighborhood)	75% Setback for corner lot (20' set back to 90' on 90')	50'	-
BU-2 (Business - Local)	75% Setback for corner lot (20' set back to 90' on 90')	5,000 sq. ft.	-
BU-3 (Business - District)	75% Setback for corner lot (20' set back to 90' on 90')	-	-

MAXIMUM FLOOR AREA RATIO (F.A.R.) PER No. of Bldg. Stories	1 story	2 story	3 story
1.5x	0.15	0.15	0.15
2.5x	0.15	0.15	0.15

LANDSCAPED OPEN SPACE REQUIREMENTS	PROCEDURE FOR VARIABLE BLDG. HEIGHTS:
Up to and incl. 10,000	15% REQUIRED FOR 1.50X
More than 1 acre and up to 5 acres	18.0% FOR 1.50X
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2.5x	0.15	0.15	0.15

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1.5x	0.15	0.15	0.15
2.5x	0.15	0.15	0.15

LANDSCAPED OPEN SPACE REQUIREMENTS	PROCEDURE FOR VARIABLE BLDG. HEIGHTS:
Up to and incl. 10,000	15% REQUIRED FOR 1.50X
More than 1 acre and up to 5 acres	18.0% FOR 1.50X
More than 5 acres and up to 25 acres	14.0% FOR 1.50X
More than 25 acres	12.0% FOR 1.50X

MAXIMUM FLOOR AREA RATIO (F.A.R.) PER No. of Bldg. Stories	1 story	2 story	3 story
1.5x	0.15	0.15	0.15
2.5x	0.15	0.15	0.15

MAXIMUM FLOOR AREA RATIO (F.A.R.) PER No. of Bldg. Stories	1 story	2 story	3 story
1.5x	0.15	0.15	0.15
2.5x	0.15	0.15	0.15

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

10/17/22
 3 of 30

10/17/22
 3 of 30

10/17/22
 3 of 30

10/17/22
 3 of 30

10/17/22
 3 of 30

10/17/22
 3 of 30

10/17/22
 3 of 30

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

gph
 4700 S.W. 11th Street
 Miami, FL 33155

SITE PLAN
 MURPHY OIL USA
 3196 NW 54TH STREET
 MIAMI DADE FLORIDA

SHEET NO.
 C-3

APPROVED
 [Signature]

DATE
 10/17/22

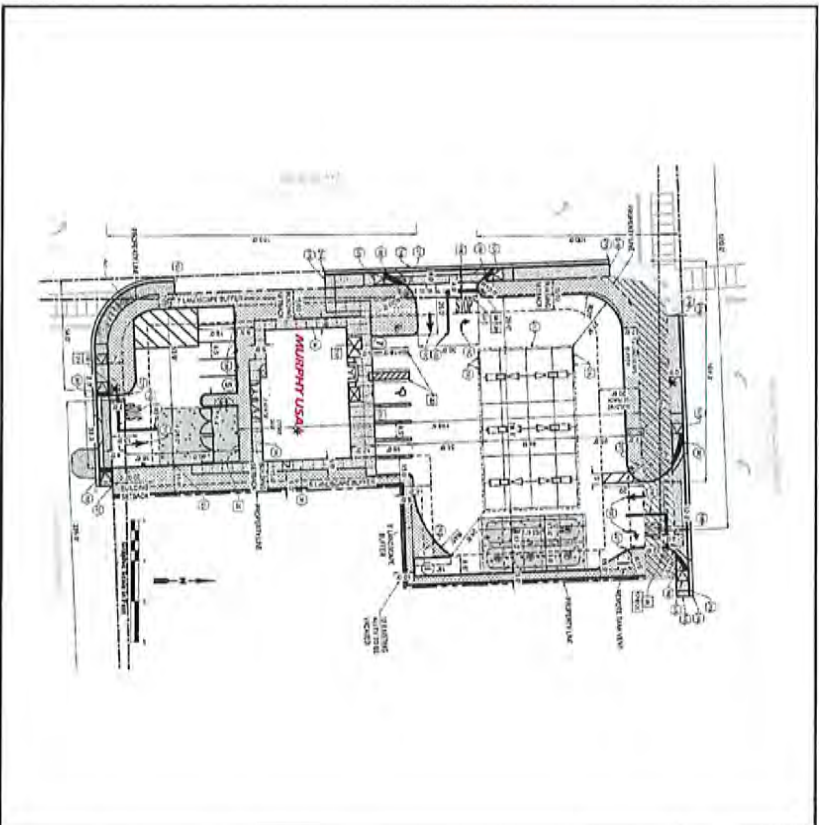
21

22

Code Check

All Signs

SIGN CODE			
SIGN TYPE	DESCRIPTION	SQUARE FOOTAGE ALLOWED	SQUARE FOOTAGE PROPOSED
BUILDING SIGNAGE	10% of wall area for a sign that does not exceed 15' in height, then 1.5% increase for each ft of height in excess of the 15' measured to bottom of the sign.	—	STOREFRONT SIGN 1000' x 18' SF SUBTOTAL 18000' - 3411 SF
FREESTANDING SIGNAGE	Max height not specified. Set back from property line 10' from ROW.	—	(1) Pylon 95,23 SF
CANOPY SIGNAGE	Submit proposal. Gas canopy signs not addressed in code.	—	(2) PAGES 57-59 SF (1) PAU 10550' - 477 SF
VARIANCE DETAILS			
NOTES: Meetings on held Mondays & Tuesdays. All paper work to be submitted 1 month prior to meeting date. Cost is Unknown. Processing time 6-8 weeks. Priority of approval unknown			



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Client
Murphy Oil
Site #22028

Address
3196 NW 54th Street
Miami, FL 33142

Title
10/12/22

Drawn By
Edu Naranjo

Scale
MUSNA 22028-E3373 Miami, FL 324

House

Designer
ZWB

PLT
SP

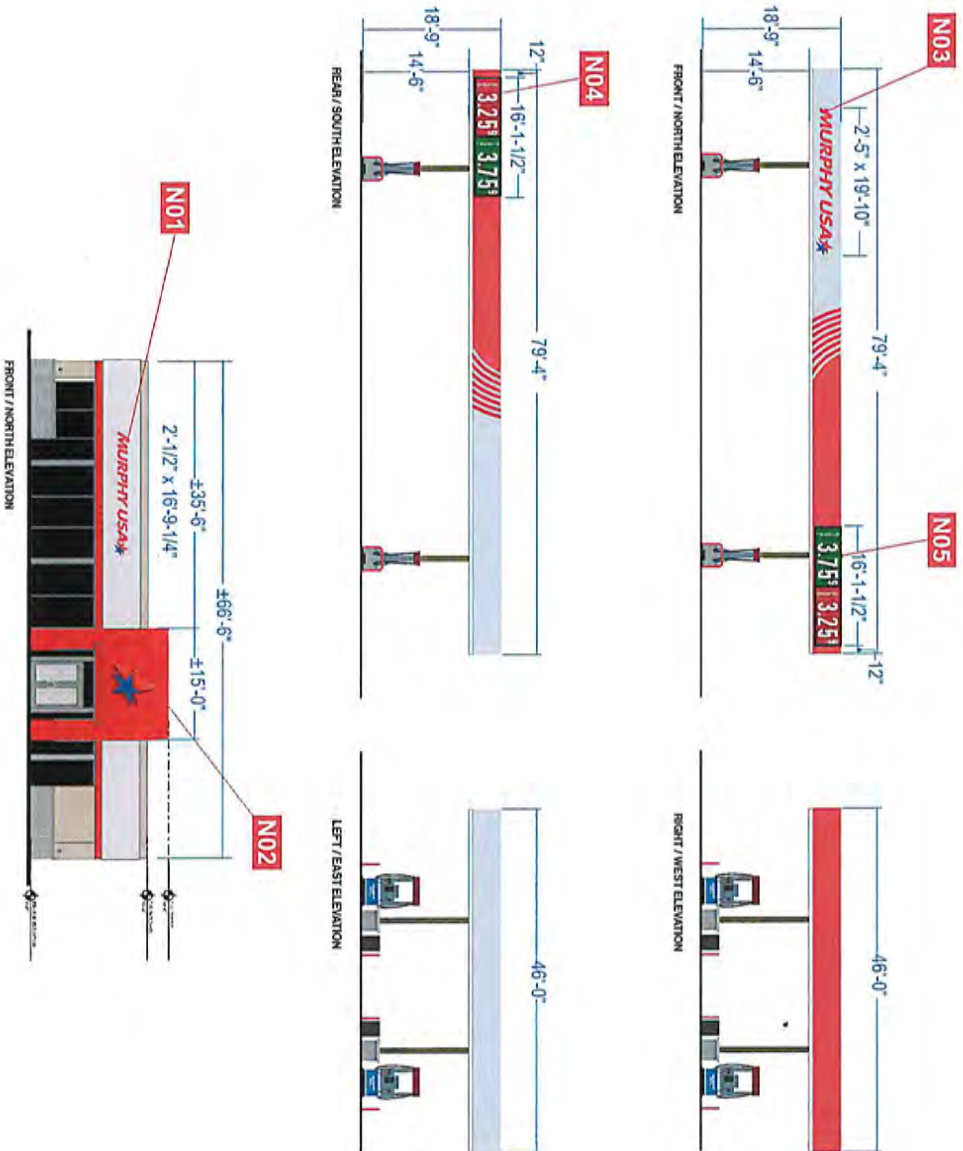
3. Date Description

21 02/20/25	Accepted new sign plan
22 04/16/25	Revised engineering details
22 04/21/25	Visitors rev.
22 04/21/25	Accepted revisions to pylon sign
22 07/25/24	Revised Canopy dimension
22 08/13/24	Revised pylon sign

Notes

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: _____

Elevations
Proposed



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

Date: 10/12/22
Drawn by: 5 of 30
EPI Number: MUSA22028-E3573
Sales: 3196 NW 54th Street
Designed: ZWB
House: SP

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

Initial: 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:

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 Site #22028	Date: 10/12/22	Page #: 6 of 30
Address: 3196 NW 54th Street Miami, FL 33142	File Name: MUSA_22028-E3573_Miami_FL_324	Scale: ZWB
House:	Design: ZWB	PIA: SP

#	Date	Description	Initials	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	04/18/25	Revised engineering details	CT	
23	04/21/25	Revised text.	CT	
24	04/24/25	Added setback to pilot sign	CT	
19	07/25/24	Revised canopy dimension	CT	
20	08/13/24	Revised pilot sign	CT	



Allen Industries
City of Miami License

Complies with
Miami Code

THIS SIGN IS APPROVED TO BE INSTALLED AND MAINTAINED WITH THE APPLICABLE CITY OF MIAMI ORDINANCES AND REGULATIONS. THIS INCLUDES THE SIGNAGE AND DIMENSIONS OF THE SIGN.



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



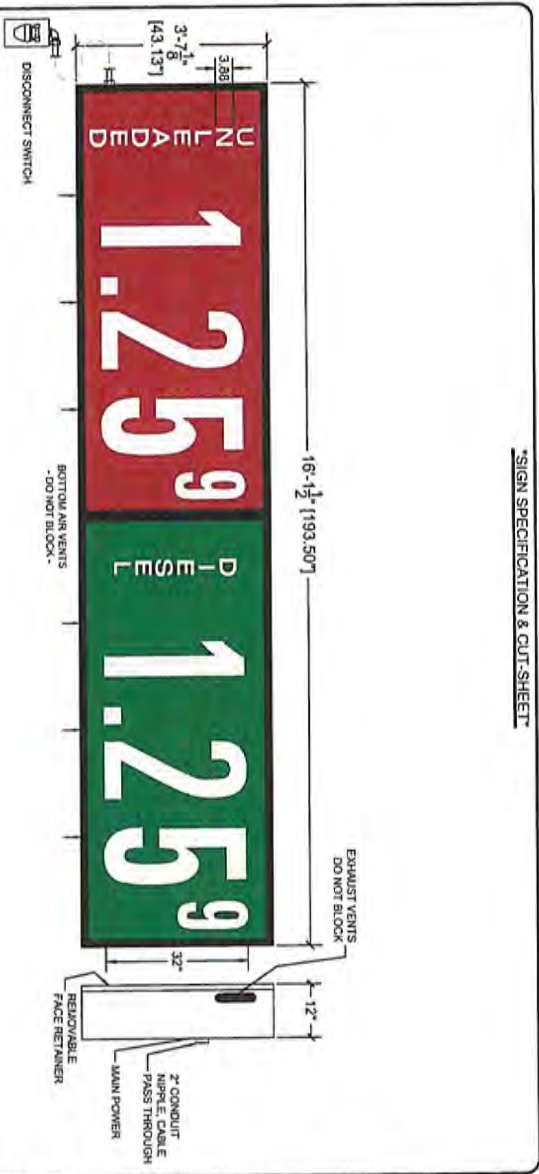
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Client		Date		Project																						
Murphy Oil		10/12/22		9 of 30																						
Site #22028		Elin Name:		MUSA 22028-E3573 Miami, FL 324																						
Address:		Sales:		Design:																						
3196 NW 54th Street		House		ZWB																						
Miami, FL 33142		SP																								
Revisions		Scale		Notes																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>21</td> <td>02/28/25</td> <td>Added new site plan</td> </tr> <tr> <td>22</td> <td>04/17/25</td> <td>Revised engineering details</td> </tr> <tr> <td>23</td> <td>04/21/25</td> <td>Updated</td> </tr> <tr> <td>24</td> <td>04/24/25</td> <td>Added notes to plan sign</td> </tr> <tr> <td>25</td> <td>07/25/24</td> <td>Revised Canopy dimension</td> </tr> <tr> <td>26</td> <td>08/13/24</td> <td>Revised plan sign</td> </tr> </tbody> </table>		#	Date	Description	21	02/28/25	Added new site plan	22	04/17/25	Revised engineering details	23	04/21/25	Updated	24	04/24/25	Added notes to plan sign	25	07/25/24	Revised Canopy dimension	26	08/13/24	Revised plan sign	<p>Scale: 1/2" = 1'-0"</p> <p>Notes:</p> <ul style="list-style-type: none"> Electric Sign Complies with ICAB 		<p>THIS SIGN IS ANTICIPATED TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PERMIT. ALL OTHER PERMITS OR OTHER REGULATORY REQUIREMENTS MUST BE OBTAINED BY THE SIGN OWNER.</p>	
#	Date	Description																								
21	02/28/25	Added new site plan																								
22	04/17/25	Revised engineering details																								
23	04/21/25	Updated																								
24	04/24/25	Added notes to plan sign																								
25	07/25/24	Revised Canopy dimension																								
26	08/13/24	Revised plan sign																								
Approval		Revised		Final																						
Client Signature:		Date:		Date:																						
Approval Date:																										

N04 Gas Canopy UNLJDSL Pricer Sign

SIGN SPECIFICATION & CUT-SHEET



- NOTES:**
1. CONFORMS TO UL STD 49
 2. PAINT: HELVETICA EXTENDED BOLD
 3. CABINET PAINTED BLACK
 4. PLEASE SPECIFY ANY SPECIAL REQUIREMENTS
 5. SIGN HOUSING NOT DESIGNED TO BE LOAD BEARING
 6. FACE VENT TO BE APPLIED ON OUTSIDE
 7. SURFACE TO BE SMOOTH
 8. COMMANDITY BACKGROUND TO BE TRANSLUCENT WITH TRANSLUCENT COPY WITH TRANSLUCENT COPY
 9. PRICE AREA BACKGROUND TO BE OPAQUE
 10. LED BACKLIGHTING (OPTIONAL)

COLORS	REVISIONS	CUSTOMER REVIEW STATUS
<ul style="list-style-type: none"> RED: OUT OF SPEC GREEN: IN SPEC WHITE: IN SPEC DIET: RED/WHITE DIET: GREEN/WHITE 	<ul style="list-style-type: none"> 1. SIGNAGE PRODUCTS INC. REQUESTED THAT AN APPROVED DRAWING BE OBTAINED FROM THE CUSTOMER PRIOR TO ANY PRODUCTION RELEASE ON PRODUCTION/PRODUCT REVISION 2. APPROVED 3. REVISED 4. DATE: _____ 	<ul style="list-style-type: none"> DRAWING NUMBER: MURP09-1-09020-02A MODEL NUMBER: PSEI-32-2P-F-329-NSC DATE: _____

- REAR MOUNTING ONLY -

MOUNTING STRUCTURE & SUPPORTS BY OTHERS

CUSTOMER: MURPHY OIL COMPANY	STORE #
ADDRESS	SALES ORDER #
COMPANY	DATE: 6/10/2020
DESIGN BY: JJB	CHECKED BY: KRC
SIGN AREA: 57.95 sq ft	

SKYLINE PRODUCTS
SCROLL, FUEL PRICE DISPLAY

01MURP-32CAN-RWGW-UNLJDSL

All installation details are suggested only. Installation is the responsibility of the installer. We are not responsible for wind loads, installation, or electrical work. There is no warranty for the sign.

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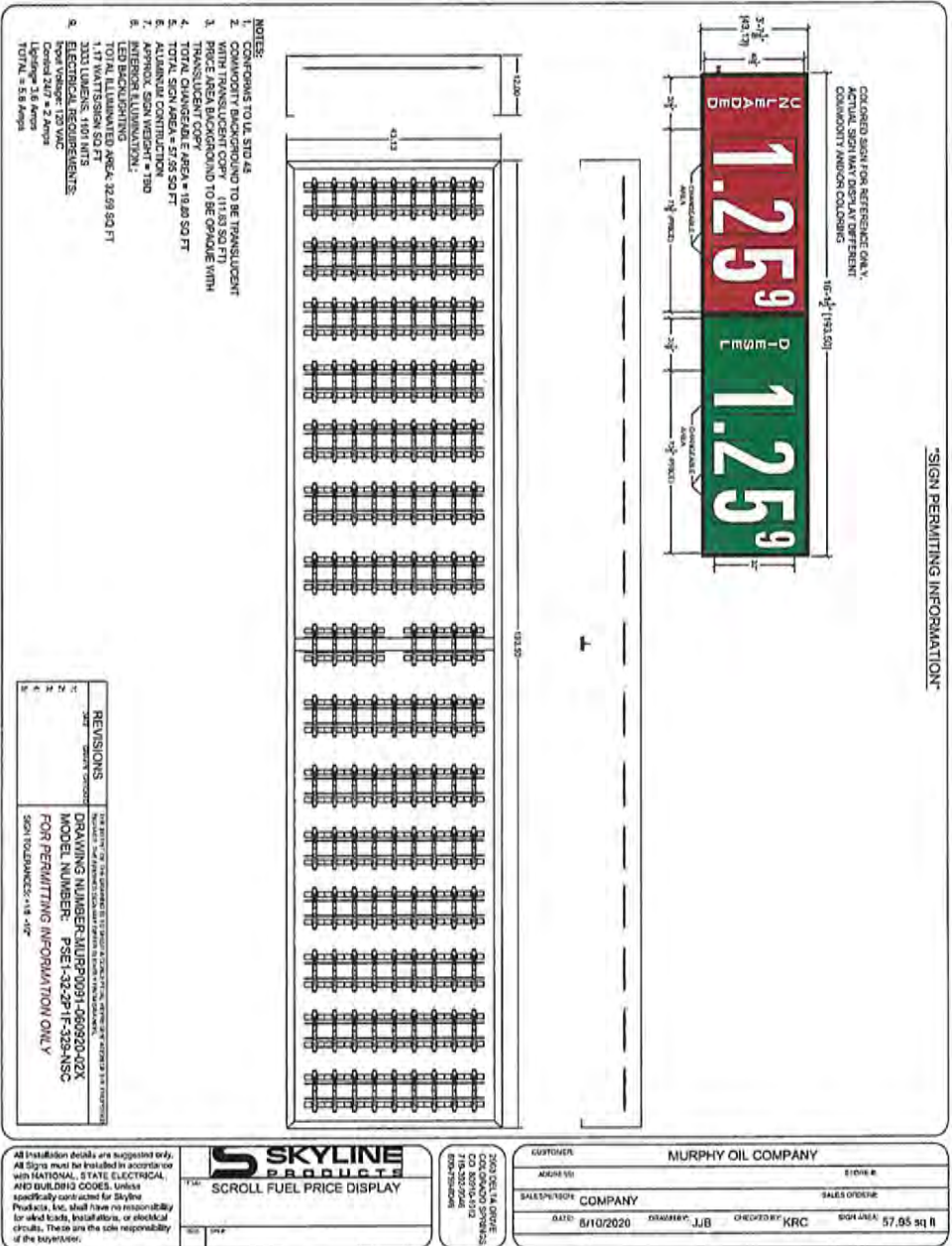
Client: Murphy Oil	Site: #Z2028
Address: 3196 NW 54th Street	Miami, FL 33142

Date: 10/12/22	Page: 11 of 30
Site Name: MUSA, Z2028-E-3573	Miami, FL 324
Scale: ZWB	Drawn: ZWB
House	SP

#	Date	Description
21	02/28/25	Add new site plan
22	04/16/25	Revised engineering details
23	04/16/25	Various revs.
24	04/16/25	Add setback to sign sign
19	07/25/24	Revised Canopy dimension
20	09/13/24	Revised sign sign

Allen Industries	BRAND SIGN CONTRACTOR
104	104
104	104

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

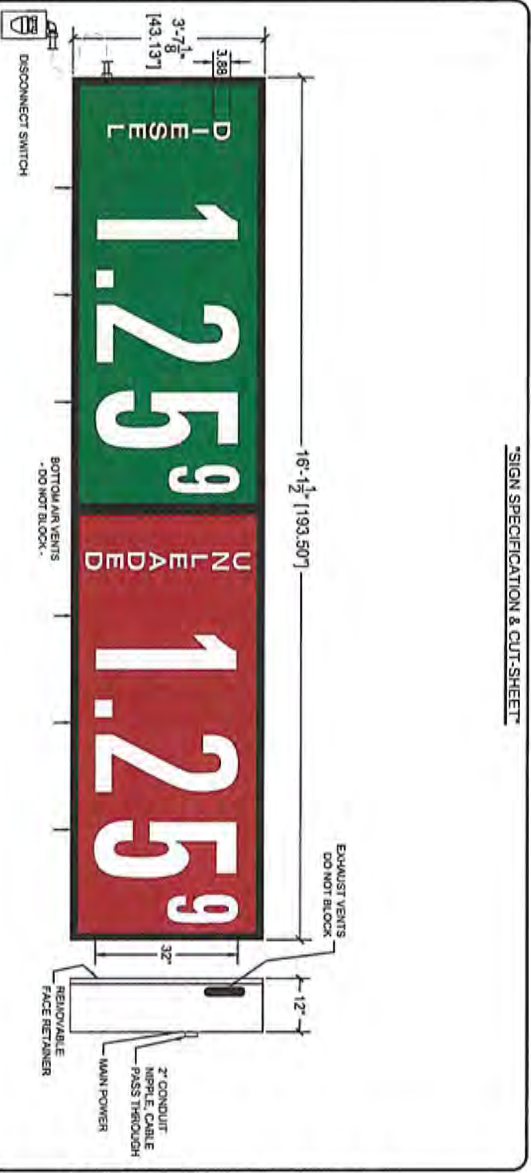
Date: 10/12/22
Page #: 12 of 30
File Name: MUSA_22028-E3573_Miami, FL_324
Scale: ZWB
House: SP

Revision History:

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

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: [REDACTED]
Approval Date: [REDACTED]

SIGN SPECIFICATION & CUT-SHEET



- NOTES:**
1. CONFORMS TO UL STD 48
 2. FRONT HELMETIC EXTENDED BOLD
 3. CABINET PAINTED BLACK
 4. MOUNTING STRUCUTURAL AND/OR PERMITTING REQUIREMENTS
 5. SIGN HOUSING NOT DESIGNED TO BE LOAD BEARING
 6. SIGN HOUSING TO BE APPLIED ON OUTSIDE SURFACE (H/SURFACE)
 7. ALL PANELS TO BE 1/2" CLEAR
 8. TRANSLUCENT WITH TRANSLUCENT COPY WITH TRANSLUCENT COPY
 9. INTERIOR ILLUMINATION:
 10. LED BACKLIGHTING

ELECTRICAL REQUIREMENTS:
 Door and 240 VAC
 Lighting: 3.6 Amps
 TOTAL = 5.6 Amps

COLORS	REVISIONS
RED: 3M 3662-2	1. DATE: _____
GREEN: 3M 3532-26	2. DATE: _____
WHITE: 3M 3532-26	3. DATE: _____
DIGIT: RED/WHITE	4. DATE: _____
DIGIT: GREEN/WHITE	5. DATE: _____

MOUNTING STRUCTURE & SUPPORTS BY OTHERS

CUSTOMER REVIEW STATUS	REVISIONS
DATE: _____	1. DATE: _____
DATE: _____	2. DATE: _____
DATE: _____	3. DATE: _____
DATE: _____	4. DATE: _____
DATE: _____	5. DATE: _____

<p>2025 DETAILED SPECIFICATIONS CO: 8070-1022 115-510-2046 800-252-5848</p>	<p>SKYLINE PRODUCTS SCROLL, FUEL PRICE DISPLAY</p>	<p>MURPHY OIL COMPANY</p>
<p>01MURP-32CAN-RWGW-UNLDSL</p>	<p>SALES PERSON: COMPANY</p>	<p>DATE: 6/10/2020 DRAWN BY: JTB CHECKED BY: KRC SIGN AREA: 67.95 SQ FT</p>

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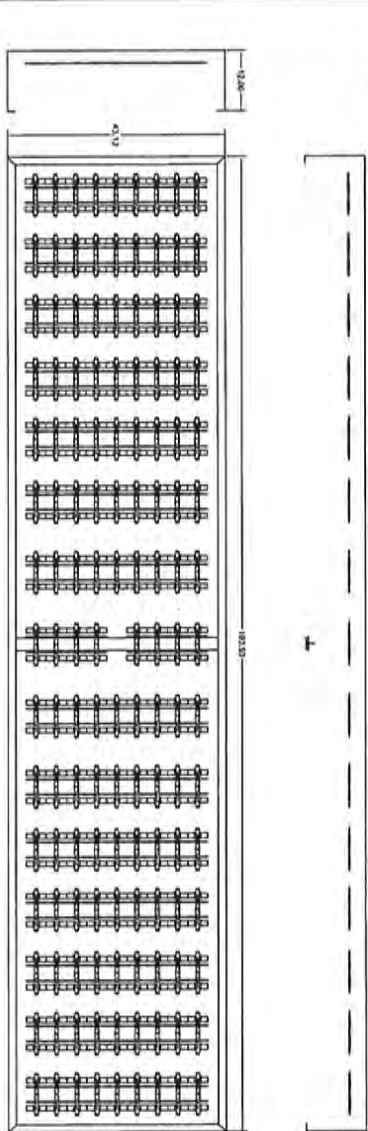
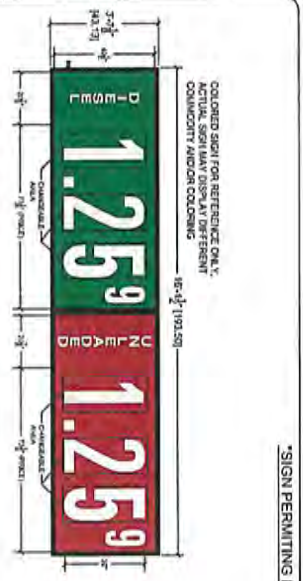
Client: Murphy Oil
 Site #22028
Address: 3196 NW 54th Street
 Miami, FL 33142

Order #: 10171222
Order Date: 10/17/2022
Order Status: 14 of 30
Product: MUSA-22028-E3573, Miami, FL, 324
Order Type: House ZWB SP

#	Date	Description
21	02/29/25	Added new site plan
22	04/16/25	Revised engineering details
23	04/21/25	Various revs.
24	04/21/25	Added setback to plan sgn
19	07/25/24	Revised canopy dimension
20	08/13/24	Revised plan sgn

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

SIGN PERMITTING INFORMATION



- NOTES:**
1. CONFORMS TO U.S. STD #48
 2. WITH TRANSLUCENT BACKING TO BE TRANSLUCENT
 3. WITH TRANSLUCENT COPY (11.43 50 FT)
 4. TRANSLUCENT COPY
 5. TOTAL SIGN WEIGHT = 19.28 50 FT
 6. ALUMINUM CONSTRUCTION
 7. APPROX. SIGN WEIGHT = 190
 8. INTERIOR ILLUMINATION:
 9. TOTAL ILLUMINATED AREA: 32.59 50 FT
 10. TOTAL LUMENS: 1161 NITS
 11. TOTAL WATTS SIGN 50 FT
 12. ELECTRICAL REQUIREMENTS:
 13. Demand 240V = 2 Amps
 14. Lighting 2.8 Amps
 15. TOTAL = 5.8 Amps

NO.	REVISIONS	DATE	BY	DESCRIPTION
1	DRAWING NUMBER: MURP0091-06020-02X			
2	MODEL NUMBER: PSE-132-2P-1F-32S-NSC			
3	FOR PERMITTING INFORMATION ONLY			
4	SIGN TOLERANCES: +/- .42"			

CUSTOMER: MURPHY OIL COMPANY	
ADDRESS:	STORE #:
SALES OFFICER: COMPANY	SALES OFFICER:
DATE: 6/10/2020	DRAWN BY: JLF
CHECKED BY: KRC	SIGN AREA: 57.95 sq ft

SKYLINE PRODUCTS
SCROLL FUEL PRICE DISPLAY

2025 DELTA DRIVE
CORONADO SPRINGS
FL 32109-2442
800-790-0808

All Installation details are suggested only. All signs must be installed in accordance with ALL LOCAL, STATE, FEDERAL AND BUILDING CODES. Unless specifically contracted for Skyline Products, we shall have no responsibility for wind loads, installation, or electrical circuits. There are no scale responsibility of the buyer/signer.

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1000 S.W. 10TH AVENUE, SUITE 1000, MIAMI, FL 33135
TEL: 305-447-1111 FAX: 305-447-1112
WWW.ALLENINDUSTRIES.COM

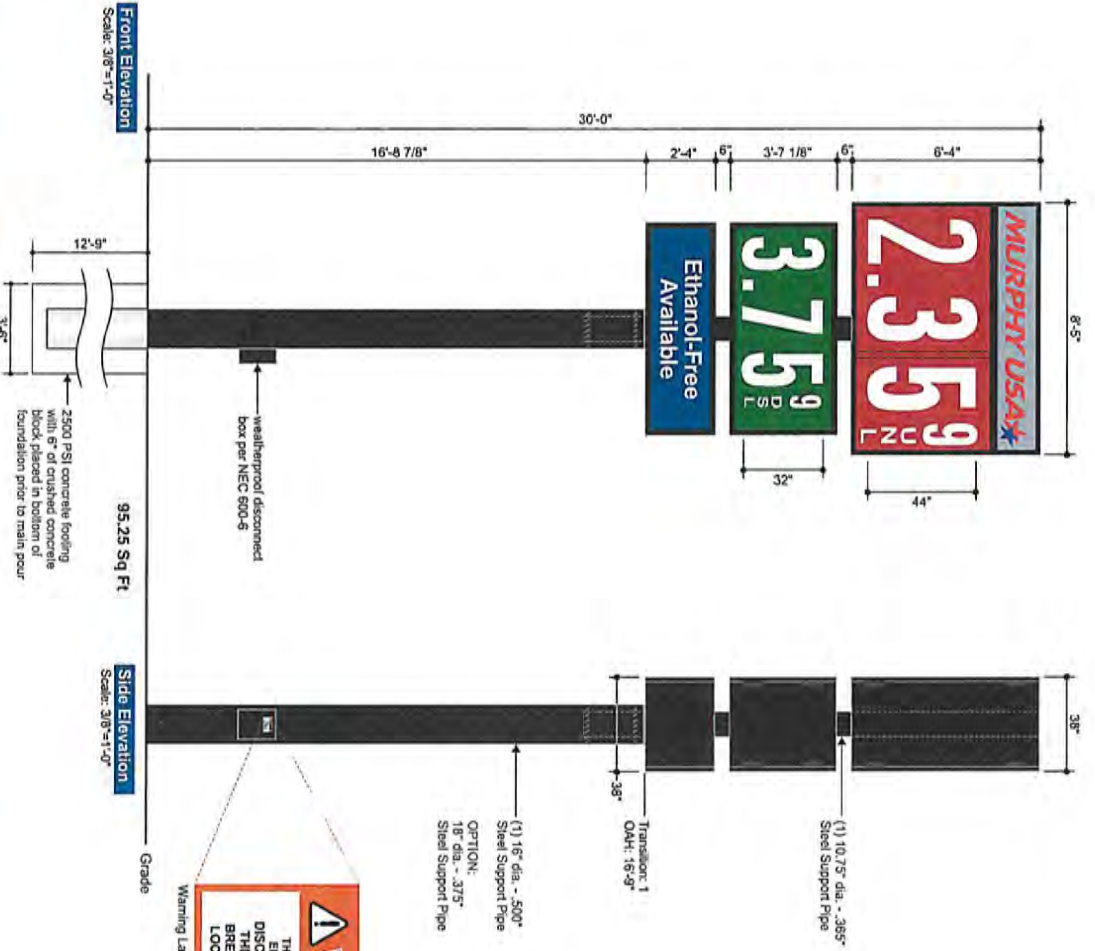
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Client Review Status
Client: Murphy Oil
Site #: M22028
Address: 3195 NW 54th Street
Miami, FL 33142

NO.	DATE	DESCRIPTION
1	02/26/25	Added new site plan
2	04/16/25	Revised engineering details
3	04/17/25	Various revs.
4	04/24/25	Added setback to pylon sign
5	07/25/24	Revised canopy dimension
6	09/13/24	Revised pylon sign

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N06 Pylon Sign
D/F, Illuminated

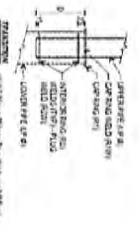


General Specifications:

- Main Cabinet:** (1) 38" deep d/f, illuminated cabinet to be fabricated to accept (1) 10" support pole - provided by others
- Secondary Cabinets:** (2) 38" deep d/f, illuminated cabinets
- Support Poles:** (1) 10.75" steel support poles required - provided by Allen painted satin black to match Murphy specs - direct burial installation as required by city code and engineering requirements
- General Specs:** Sign cabinets provided by others - Allen to install. Align to provide footer, foundations and steel.
- Quantity:** (1) ONE

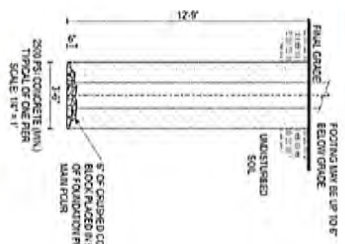
ELECTRICAL PANEL INFORMATION:

Peaks / Taps	Description	Wire Size	CKT
1	20A	1-#12, 1-#12, 1-#12	10
1	30A	1-#12, 1-#12, 1-#12	12



TRANSITION TABLE

#	UP	D	RT	R2	R3	R4	R5	R6
1	10.75"	16"	2.0"	5.8"	1.7"	14.5"	1.2"	11.4"



Color Specifications

- Alco-Nobel to match
- Satin Black
- All paint finishes to be Satin unless otherwise specified

Allen Industries

THIS SIGN IS INTENDED TO BE USED IN ACCORDANCE WITH THE CITY OF MIAMI-DADE COUNTY SIGNAGE ORDINANCE AND THE CITY OF MIAMI-DADE COUNTY SIGNAGE REGULATIONS. THIS INCLUDES PROPER INSTALLATION AND MAINTENANCE.

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

Date	Project
10/12/22	16 of 30
File Number:	MUSA.22028-E-3573 Miami, FL 324
Scale:	ZWB
House	SP

#	Date	Description	Initial
21	02/28/25	Added new site plan	
22	04/16/25	Revised engineering details	
23	04/16/25	Various rns.	
24	04/16/25	Added setback to pylon sign	
19	07/25/24	Revised canopy dimension	
20	09/13/24	Revised pylon sign	

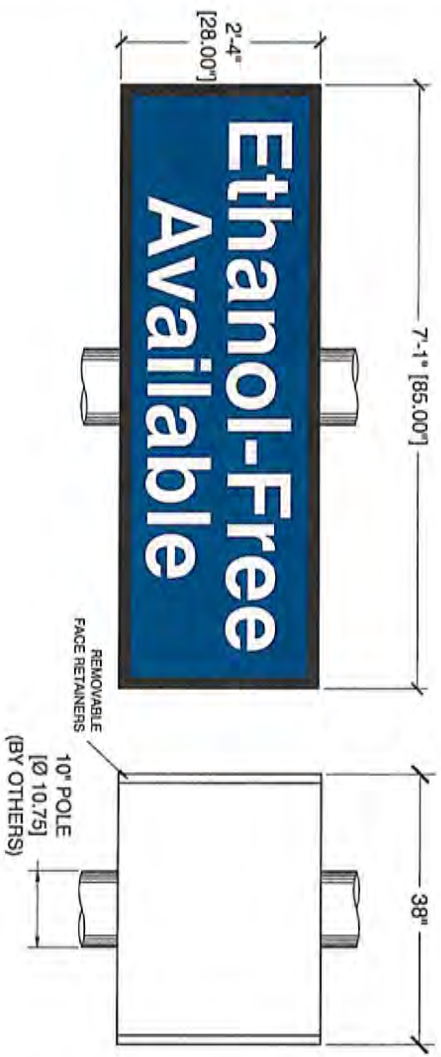
Client Review Status

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

Client Signature: _____ Date: _____

- General Notes:**
- EOT Power Vols. @ Vols. 2 & 3
 - All electrical components are UL Listed
 - 1-cable ground rods
 - MERC-0215 This disconnecting device shall be within sight of the sign or other lighting system that it controls. When the disconnecting means is at the base of the sign or other lighting system, it shall be readily accessible to the sign or other lighting system. It shall be readily accessible to the sign or other lighting system. It shall be readily accessible to the sign or other lighting system.
 - Sign provided and installed according to IEEE 6187 / NEC 2014
 - Permitted 20 Amps. Circuit per electrical panel in compliance with NEC 000.5
 - TUL-UL Equipment safety per NEC 600.32
 - Heavy duty and the existing service and panel have enough capacity to accommodate the new load.
 - CONTRACTOR TO VERIFY ALL THE TUBE OR TUBE PLAN SUBMISSION (NEC 2012 1.9)(C) 2023 IS 5/26/25.

SIGN SPECIFICATION & CUT-SHEET



- NOTES:**
1. CONFORMS TO UL STD 48
 2. FINISH: TRANSLUCENT BLACK
 3. CABINET PAINTED BLACK
 4. ACTUAL POLE SIZE MAY VARY
 5. SIGN DEPTH: 38"
 6. MESSAGE SPECIFY ANY SPECIAL FINISHES OR LETTERING PERMITTING REQUIREMENTS
 7. SIGN HOUSING NOT DESIGNED TO BE TRANSLUCENT WITH TRANSLUCENT
 8. POLE W/WT. TO BE APPLIED ON OUTSIDE
 9. POLE W/WT. TO BE APPLIED ON OUTSIDE
 10. FINISH: TRANSLUCENT BLACK
 11. ELECTRICAL REQUIREMENTS: Input Voltage: 120VAC Lighting: 4.2 Amps

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

REV	DATE	DESCRIPTION	BY	CHKD
1	10/12/22	INITIALS		
2				
3				
4				
5				



DATE: 10/12/22

10/12/22

Allen Industries
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1-800-967-2553
www.allenindustries.com

Copyright © 2023 Allen Industries, Inc. All rights reserved. This drawing is submitted to you in confidence for your site only in connection with the project being planned. It is not to be used for any other project without the express written consent of Allen Industries, Inc. The design is the property of Allen Industries, Inc. It is not to be used for any other project without the express written consent of Allen Industries, Inc.

Client: **Murphy Oil**
Site # **22028**
Address: **3198 NW 54th Street**
City: **Miami, FL 33142**

Date: **10/12/22** 20 of 30
File Name: **MUSA.22028-E3573_Miami, FL_324**
Scale: **ZWB**
Drawn: **ZWB** P/A: **SP**

#	Date	Description
21	02/28/25	Added new site open
22	04/16/25	Revised engineering details
23	04/17/25	Various revs.
24	04/24/25	Added setback to sign
25	07/25/24	Revised canopy dimension
26	09/19/24	Revised sign dimension

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

CUSTOMER: MURPHY OIL COMPANY		STORE #:
ADDRESS:	COMPANY	SALES GROUP #:
DATE: 04/18/23	DRAWN BY: BKM	CHECKED BY: KRC
SIGN AREA: 16.53 sq ft		

SKYLINE PRODUCTS
MODEL: 32" PYLON/GOAL POST
DOUBLE FACE
LOGO CABINET
01MURPH-325TP-LOGO-EFREC28

2023 DUBLIN, OHIO
715.542.6644
1001 29th Ave
Dublin, OH 43017

ALL INSTALLATION DETAILS ARE AS SHOWN ON THIS DRAWING. ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE ELECTRICAL, MECHANICAL, AND PLUMBING CODES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

N06 D/F Thru Pole Sign
Illuminated

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>
<u>Daniel Alonso 7950 NW 58th St, Doral, FL 33166</u>	<u>40%</u>
<u>Elizabeth Alonso 7950 NW 58th St, Doral, FL 33166</u>	<u>40%</u>
<u>Bertha and Amancio Alonso 7950 NW 58th St, Doral, FL 33166</u>	<u>20%</u>
<u> </u>	<u> </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 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>
<u> </u>	<u> </u>
<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 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>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </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.

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

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

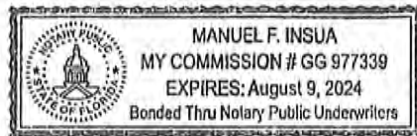
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: [Signature]
Daniel Alonso (Applicant)

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

[Signature]
(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

State of Florida



Department of State

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

dl

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

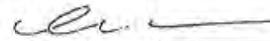
MACMILLAN PETROLEUM DEVELOPMENT,
LLC, a Florida limited liability company

By: 
Amancio Alonso, Manager

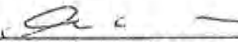
1300 NW 79TH STREET LLC, a Florida limited
liability company

By: 
Amancio Alonso, Manager

3590 NW 10TH AVENUE^{LLC} 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

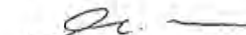
3985 10TH AVENUE LLC, a Florida
limited liability company

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 _____
Print Name Laura Rodriguez
Signature _____
Print Name Marquelis Corcho

Macmillan Real Estate LLC
Name of Corporation
Print Name Daniel Alonso
Address: 7950 Nw 58St
Doral, FL 33144
By _____
(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
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 24, in the County
and State aforesaid.

Notary Public-State of _____
Print Name _____

My Commission Expires:



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. J. J. J.
R. Connally
L. Rodriguez

SL

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
BRICK 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

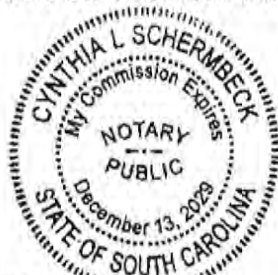
COUNTY OF RICHLAND

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.



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

My Commission Expires: December 13, 2029

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

55

Overview Site Plan
Reference Only



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

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Client: Murphy Oil Site #22028	Project: 21 of 30	Date: 10/12/22	Page: 21 of 30
Address: 3196 NW 54th Street Miami, FL 33142	File Name: MUSA-22028-E3573_Miami_FL_324	Scale: House	Design: ZWB
	Design: ZWB	Design: ZWB	SP

#	Date	Description	Initial
21	02/28/25	Added new site plan	CT
22	04/17/25	Revised engineering details	CT
23	04/17/25	Various revs.	CT
24	04/24/25	Added setback to pylon sign	CT
19	07/25/24	Revised Canopy dimension	CT
20	09/13/24	Revised Pylon sign	CT

Client Review Status	Approval Date:
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:

56

Street View
Reference Only



1

EAST ON NW 54ST STREET



2

EAST ON NW 54ST STREET

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

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Client:	Murphy Oil	Date:	10/12/22
Site #:	#22028	Page #:	22 of 30
Address:	3196 NW 54th Street	File Name:	MUSA_22028-E3173_Miami_FL_324
City:	Miami, FL 33142	Scale:	ZWB
Design:	ZWB	PIA:	SP
House:			

#	Date	Description	Initial
21	02/28/25	Add new site plan	CT
22	04/16/25	Revised engineering details	CT
23	04/21/25	Various rns.	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 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:

Street View
Reference Only

3



EAST ON NW 54ST STREET

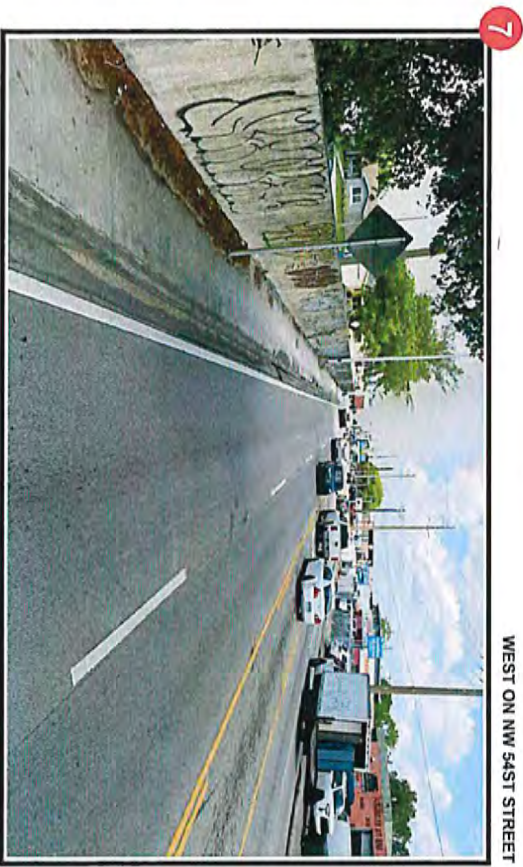
4



EAST ON NW 54ST STREET

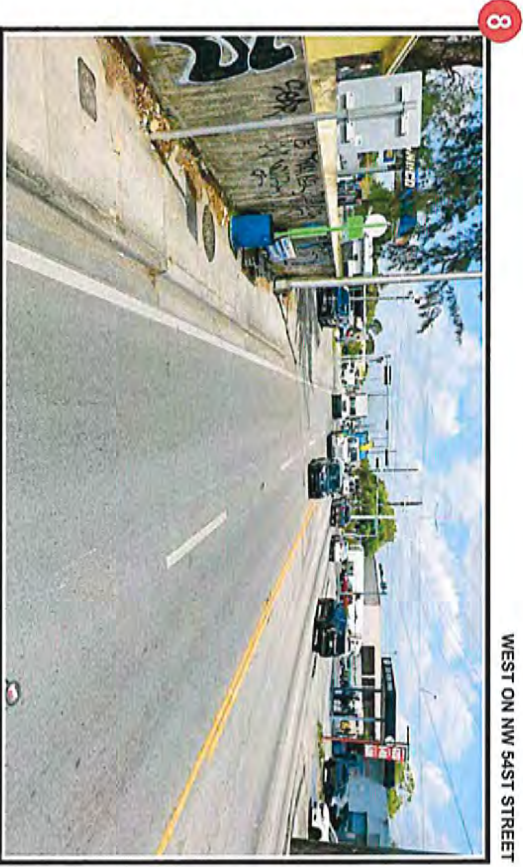
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Client:	Murphy Oil	Date:	10/12/22
Site #:	#22028	Page #:	23 of 30
Address:	3196 NW 54th Street Miami, FL 33142	Firm Name:	MUSA, Z2028-E3573 Miami, FL 324
House:	ZWB	Design:	ZWB
		Plan:	SP
#	Date	Description	Initial
21	02/28/25	Added new site plan	CI
22	04/16/25	Revised engineering details	CI
23	04/17/25	Various notes	CI
24	04/24/25	Added setback to sign sign	CI
19	07/25/24	Revised Canopy dimension	CI
20	08/13/24	Revised sign sign	CI
<p>Client Review Status</p> <p>Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production revision.</p> <p>Client Signature: _____ Approval Date: _____</p>			

Street View
Reference Only



7

WEST ON NW 54ST STREET



8

WEST ON NW 54ST STREET

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<p>Client: Murphy Oil Site #Z2028</p>		<p>Date: 10/12/22</p>	
<p>Address: 3196 NW 54th Street Miami, FL 33142</p>		<p>Pages: 25 of 30</p>	
<p>Site Name: MUSA-Z2028-E3573 Miami, FL 324</p>		<p># Date Description</p>	
<p>Scale: House</p>		<p>21 02/28/25 Added new site plan</p>	
<p>Discipline: ZWB</p>		<p>22 04/11/25 Revised engineering details</p>	
<p>PIA: SP</p>		<p>23 04/11/25 Various revs.</p>	
<p>Approval: Client Signature: _____ Approval Date: _____</p>		<p>24 04/24/25 Added setback to sign sign</p>	
		<p>19 07/25/24 Revised Canopy dimension</p>	
		<p>20 08/13/24 Revised sign sign</p>	
		<p>CT Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.</p>	

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Street View
Reference Only



WEST ON NW 54ST STREET



NORTH ON NW 32ND STREET

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Client:	Murphy Oil	Date:	10/12/22
Site #:	#22028	Page #:	26 of 30
Address:	3196 NW 54th Street Miami, FL 33142	Site Name:	MUSA, 2028-E-373 Miami, FL 324
House:	ZWB	Design:	ZWB
PIA:	SP	Revised:	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 plot sign 19 07/25/24 Revised Canopy dimension 20 09/13/24 Revised plot sign
Initial:	Client Review Status	PIA:	SP
CT	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:

Street View
Reference Only



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NORTH ON NW 32ND STREET



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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:	10/12/22	Page #:	27 of 30
File Name:	MUSA_2028-E3573_Miami, FL_324		
Scale:	ZWB	Design:	SP
House:			
#	Date	Description	Initial
21	02/28/25	Added new site plan	CT
22	04/16/25	Revised engineering details	CT
23	04/21/25	Various revs.	CT
24	04/24/25	Added setback to plot sign	CT
19	07/25/24	Revised canopy dimension	CT
20	08/13/24	Revised plot sign	CT
Client Review Status			
Allen Industries, Inc. requires that an approved drawing be submitted from the client prior to any production release or production revision.			
Client Signature:			Approval Date:

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Street View
Reference Only

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NORTH ON NW 32ND STREET

14



SOUTH ON NW 32ND STREET

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Client: Murphy Oil
Site #: Z2028

Address: 3196 NW 54th Street
Miami, FL 33142

Date: 10/12/22

Page #: 28 of 30

EIR Name: MUSA Z2028-E3573 Miami, FL 324

Scale: ZWB

Disc: ZWB

PIA: SP

House:

#	Date	Description
21	02/28/25	Added new site plan
22	04/18/25	Revised engineering details
23	04/21/25	Revised site plan
24	04/24/25	Added site plan to plan sign
25	07/25/24	Revised canopy dimension
26	09/13/24	Revised plan 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.
 Client Signature: _____
 Approval Date: _____

Street View
Reference Only



SOUTH ON NW 32ND STREET



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	
Page #:	29 of 30	
File Name:	MUSA_22028-ES573_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	Volunt revs.
24	04/24/25	Added setback to pylon sign
19	07/25/24	Revised Canopy dimension
20	08/13/24	Revised pylon 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 Signatures:	
CT	Approval Date:	

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Street View
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<p>Client: Murphy Oil Site # #22028</p>	<p>Address: 3196 NW 54th Street Miami, FL 33142</p>	<p>Date: 10/12/22</p>	<p>Page #: 30 of 30</p>																				
<p>File Name: MUSA-22028-E3573_Miami_FL_324</p>	<p>Seller: House</p>	<p>Design: ZWB</p>	<p>Proj: SP</p>																				
<table border="1"> <thead> <tr> <th>#</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>21</td> <td>10/28/25</td> <td>Added new site plan</td> </tr> <tr> <td>22</td> <td>04/15/25</td> <td>Revised engineering details</td> </tr> <tr> <td>23</td> <td>04/21/25</td> <td>Various notes</td> </tr> <tr> <td>24</td> <td>04/24/25</td> <td>Added setback to sign sign</td> </tr> <tr> <td>19</td> <td>07/25/24</td> <td>Revised canopy dimension</td> </tr> <tr> <td>20</td> <td>08/13/24</td> <td>Revised sign sign</td> </tr> </tbody> </table>	#	Date	Description	21	10/28/25	Added new site plan	22	04/15/25	Revised engineering details	23	04/21/25	Various notes	24	04/24/25	Added setback to sign sign	19	07/25/24	Revised canopy dimension	20	08/13/24	Revised sign sign	<p>Initial: CT</p>	<p>Client Review Status: 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: _____</p>
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**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 8**

PH: Z24-078

October 28, 2025

Item No. 1

Recommendation Summary	
Commission District	2
Applicant	Virginia Property Investment LLC.
Summary of Requests	The application is to permit a duplex residence to setback less than required from the side street (west) property line than otherwise permitted by Code.
Location	1091 NW 112 Street, Miami-Dade County, Florida.
Property Size	0.19 acres
Existing Zoning	RU-2, Two-Family Residential District.
Existing Land Use	Duplex residence
2030-2040 CDMP Land Use Designation	Low-Medium Density Residential (6 to 13 dua) <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit a duplex residence to setback a minimum of 9.58' (15' required) from the side street (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Shirley Molieri", as prepared by Arsha Viqar with Miami Permits.Com, consisting of 2 sheets dated stamped received 3/28/2025, and sheets A-2 & A-3 dated stamped received 1/10/2025, for a total of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted site plan depicts an existing one (1)-story duplex residence with an area of 2,512 sq. ft. located on a corner lot that fronts along both NW 112 Street and NW 11 Avenue. The applicant seeks to legalize and maintain existing additions that have resulted in the encroachment of the duplex residence into the side street setback area. Plans indicate a minimum setback of 9.58' from the (west) side street property line where a setback of 15' is otherwise required by zoning regulations. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate existing landscaping in the form of trees, hedges and a 4' high aluminum fence located along the rear property line, as well as a 4' high chain-link fence located along the side street and interior side property lines of the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; duplex residence	Low-Medium Density Residential (6 to 13 dua)
North	RU-2; duplex residence	Low-Medium Density Residential (6 to 13 dua)

South	RU-2; duplex residence	Low-Medium Density Residential (6 to 13 dua)
East	RU-2; duplex residence	Low-Medium Density Residential (6 to 13 dua)
West	RU-2; single family residence	Low-Medium Density Residential (6 to 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The 0.19-acre subject property consists of an existing duplex residence and is a corner lot located at 1091 NW 112 Street. The surrounding area is characterized by existing duplex residences to the north, south and east, that are also developed under the RU-2, Two-Family Residential District regulations, and a single-family residence is located to the west of the subject site.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to legalize and maintain additions to an existing 1-story duplex residence with a reduced setback from the side street property line. Staff opines that existing landscaping as well as the existing fences around the property lines, together with the additional separation provided by the NW 11 Avenue right-of-way, any visual impact that the reduced setback of the existing structure may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.19-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-Medium Density Residential**. The CDMP Land Use Element interpretative text for Low-Medium Density Residential states that the *type 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 6 dwelling units per gross acre.* Staff opines that the approval of the request under this application that seeks to legalize existing additions to the duplex residence with a reduced side street setback, is not excessive, and will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Staff also notes that there are other approvals for similar requests for an increase in lot area in the surrounding neighborhood. Since the applicant is not requesting to add additional dwelling units or change the existing duplex residence use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low-Medium Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

The application seeks to legalize and maintain the existing additions to the duplex residence with a reduced side street setback than required by code. Staff's notes that the County's aerial photographs show that the existing structure as well as the additions were built around 1955. When the request to permit a duplex residence to setback a minimum of 9.58' (15' required) from the side street (west) property line is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

Staff notes that the request for setback reduction could have been obtained through the Administrative Adjustment Procedure pursuant to Section 33-36.1 of the County Code. Such procedure allows a setback reduction of 50% and lot coverage increase for a principal and/or accessory structure of 15% and shall be accompanied by the signed consent of all contiguous property owners, including those located across the street(s) from the subject site. However, the applicant was not able to produce all the necessary signatures and therefore had to apply for a public hearing. Staff opines that a setback of 9.58' when 15' is required along the side street (west) setback area is not excessive in nature and together with the additional separation provided by the NW 11 Avenue right-of-way, will not result in any significant negative visual impacts to the surrounding properties, specifically to the single-family residence located to the west of the subject site. Staff supports the request and opines that approval with conditions of this non-use variance would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations.

In addition, staff's research found a similar approval in the neighborhood for lesser setback and spacing requirements. For example, in December 2008, Administrative Adjustment V2008000064 at property located at 1006 NW 112 terrace, approved among other requests, a second detached residential unit with a lesser spacing from existing house and a lesser side street setback for the detached living unit. Staff notes from the plans and photographs submitted by the applicant as well as the County's Geographic Information System (GIS) that any visual impact from the request would be adequately mitigated by the existing landscaping and shade trees along the rear and interior side property lines, which staff opines, would buffer any visual intrusion of the reduced setback on the surrounding properties, especially to the property located to the west, which would be further mitigated by the NW 11 Avenue right-of-way that separates the subject site from the property located across from the street. Staff recommends as a condition for approval that the said fence along the rear and interior side property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a minimum height of 6', or a fence with a hedge of 3' high at the time of planting, which shall grow to and be maintained at minimum height of 6', in accordance with section 33-11(h) of the County Code.

Staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setback will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates that approval of this application would not create a fire or become a hazard on the subject site. Further, staff opines that the architectural style and scale of the subject proposed duplex residence is designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of the application request under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

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. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Shirley Molieri", as prepared by Arsha Viqar with Miami Permits.Com, consisting of 2 sheets dated stamped received 3/28/2025, and sheets A-2 & A-3 dated stamped received 1/10/2025, for a total of 4 sheets. Plans may be modified at public hearing. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the 4' aluminum fence along the rear and 4' chain-link interior side and side street property lines be maintained as a visual buffer, and if said fence are destroyed or removed, it must be replaced by an opaque fence at a minimum height of 6', or a fence with a hedge of 3' high at the time of planting, which shall grow to and be maintained at minimum height of 6', in accordance with section 33-11(h) of the County Code.
5. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer of the Department of Regulatory and Economic Resources as indicated in their memorandum.
6. That the applicant complies with all the 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 memorandum.
7. That the applicant submits a Declaration of Use agreement in recordable form which is acceptable to the Director that restricts this property to duplex use prior to the issuance of a building permit.

ES:JB:SS:JH



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

10/16/2025

ZONING RECOMMENDATION ADDENDUM

Virginia Property investment LLC.

PH: Z24-078

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (DERM)</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection*</i>
<i>Water and Sewer Department</i>	<i>No objection*</i>
<i>Parks, Recreation and Open Space</i>	<i>No objection</i>
<i>Fire and Rescue Department</i>	<i>No objection</i>
<i>Office of Historic Preservation</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Low Medium Density Residential (Pg. I-29)	<i>The Adopted 2030 and 2040 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Medium Density Residential. 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.</i>
Policy LU-4A (Page I-9)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-49	<p><i>For the districts enumerated in this section, the minimum width and area of lots, the maximum lot coverage, and minimum building sizes shall be as set forth in the following table:</i></p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>District</th> <th>Families</th> <th>Min. Width</th> <th>Min. Lot Area (Sq. Ft.)</th> <th>Max. Lot Coverage (% of Lot Area)</th> <th>Min. Bldg. Size (Cu. Ft.)</th> </tr> </thead> <tbody> <tr> <td>District</td> <td>Families</td> <td>Min. Width</td> <td>Min. Lot Area (Sq. Ft.)</td> <td>Max. Lot Coverage (% of Lot Area)</td> <td>Min Bldg. Size (Cu Ft)</td> </tr> <tr> <td rowspan="2">RU-1</td> <td rowspan="2">1</td> <td>New sub.-75'</td> <td>7,500</td> <td>40%</td> <td>8,500</td> </tr> <tr> <td>Old sub.-50'</td> <td>5,000</td> <td>35%</td> <td>8,500</td> </tr> <tr> <td>RU-1M(a)</td> <td>1</td> <td>50'</td> <td>5,000</td> <td>45%</td> <td>8,500</td> </tr> <tr> <td>RU-1M(b)</td> <td>1</td> <td>60'</td> <td>6,000</td> <td>45%</td> <td>8,500</td> </tr> <tr> <td rowspan="2">RU-1Z</td> <td rowspan="2">1</td> <td>New sub.-45'</td> <td rowspan="2">4,500</td> <td rowspan="2">50%</td> <td rowspan="2">8,500</td> </tr> <tr> <td>Old sub.*</td> </tr> <tr> <td rowspan="6">RU-2</td> <td rowspan="2">1</td> <td>New sub.-75'</td> <td>7,500</td> <td>35%</td> <td>8,500</td> </tr> <tr> <td>Old sub.-None</td> <td>3,750</td> <td>30%</td> <td>8,500</td> </tr> <tr> <td rowspan="2">2 singles</td> <td>New sub.-75'</td> <td>7,500</td> <td>30%</td> <td>8,500 front res. 5,000 rear res.</td> </tr> <tr> <td>Old sub.-50'</td> <td>5,550</td> <td>30%</td> <td>8,500 front res. 3,000 rear res.</td> </tr> <tr> <td rowspan="2">duplex</td> <td>New sub.-75'</td> <td>7,500</td> <td>30%</td> <td>8,500</td> </tr> <tr> <td>Old sub.-50'</td> <td>5,550</td> <td>30%</td> <td>8,500</td> </tr> </tbody> </table>	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min. Bldg. Size (Cu. Ft.)	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)	RU-1	1	New sub.-75'	7,500	40%	8,500	Old sub.-50'	5,000	35%	8,500	RU-1M(a)	1	50'	5,000	45%	8,500	RU-1M(b)	1	60'	6,000	45%	8,500	RU-1Z	1	New sub.-45'	4,500	50%	8,500	Old sub.*	RU-2	1	New sub.-75'	7,500	35%	8,500	Old sub.-None	3,750	30%	8,500	2 singles	New sub.-75'	7,500	30%	8,500 front res. 5,000 rear res.	Old sub.-50'	5,550	30%	8,500 front res. 3,000 rear res.	duplex	New sub.-75'	7,500	30%	8,500	Old sub.-50'	5,550	30%	8,500
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ZONING RECOMMENDATION ADDENDUM

Virginia Property investment LLC.

PH: Z24-078

Section 33-50	<p><i>The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">District/Families</th> <th style="width: 15%;">Front (Ft.)</th> <th style="width: 15%;">Rear (Ft.)</th> <th style="width: 15%;"></th> <th style="width: 15%;">Interior Side (Ft.)</th> <th style="width: 15%;">Side Street (Ft.)</th> </tr> </thead> <tbody> <tr> <td>RU-1: One</td> <td>15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages</td> <td>15 for 50% of the lineal footage of the width of the house and 25 for balance</td> <td style="text-align: center;">—</td> <td>10% lot width min.—5' max.—7½'</td> <td>15</td> </tr> <tr> <td>Acc. bldg.</td> <td>75</td> <td>5</td> <td></td> <td>same as RU-1 res.</td> <td>equal to front setback requirements for principal structure on key lot, plus 5'; 20' where there is no key lot.</td> </tr> <tr> <td>Canopy carport</td> <td>5</td> <td>5</td> <td style="text-align: center;">—</td> <td>2</td> <td>5</td> </tr> <tr> <td>RU-2: One</td> <td></td> <td></td> <td></td> <td>- same as RU-1 res. -</td> <td></td> </tr> <tr> <td>Two singles: Front</td> <td></td> <td></td> <td></td> <td>- same as RU-1 res. -</td> <td></td> </tr> <tr> <td>Rear</td> <td></td> <td></td> <td></td> <td>- same as RU-1 acc. bldg. -</td> <td></td> </tr> <tr> <td>Duplex</td> <td></td> <td></td> <td></td> <td>- same as RU-1 res. -</td> <td></td> </tr> <tr> <td>Acc. bldg.</td> <td></td> <td></td> <td></td> <td>- same as RU-1 acc. bldg. -</td> <td></td> </tr> <tr> <td>Canopy carport</td> <td>5</td> <td>5</td> <td style="text-align: center;">—</td> <td>2</td> <td>5</td> </tr> </tbody> </table>	District/Families	Front (Ft.)	Rear (Ft.)		Interior Side (Ft.)	Side Street (Ft.)	RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	—	10% lot width min.—5' max.—7½'	15	Acc. bldg.	75	5		same as RU-1 res.	equal to front setback requirements for principal structure on key lot, plus 5'; 20' where there is no key lot.	Canopy carport	5	5	—	2	5	RU-2: One				- same as RU-1 res. -		Two singles: Front				- same as RU-1 res. -		Rear				- same as RU-1 acc. bldg. -		Duplex				- same as RU-1 res. -		Acc. bldg.				- same as RU-1 acc. bldg. -		Canopy carport	5	5	—	2	5
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Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<p><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></p>																																																												
Sec. 33-36.1. - Administrative adjustment procedure.	<p><i>Zoning Districts - AU, GU, EU-1, EU-1C, EU-2, EU-S, EU-M, RU-1, RU-1Ma, RU-1Mb, RU-1Z, RU-2</i></p> <p><i>Setback - Maximum reduction 50% (i.e., if minimum required setback is 10 feet, then setback could not be reduced below 5 feet administratively)</i></p> <p><i>Lot Coverage - maximum increase for a principal and/or accessory structure 15% (i.e., if maximum lot coverage in the district is 30%, then total lot coverage that could be approved administratively is 34.5 percent)</i></p>																																																												

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

VIRGINIA PROPERTY INVESTMENT,
LLC/MOLIERE, SHIRLEY G.

1091 NW 112 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000078

DATE

HEARING NUMBER

FOLIO No: 30-2135-009-0580

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 1, 2025

NEIGHBORHOOD REGULATIONS:

Case No. 202404005138 was opened on 10/29/2024. Warning Notice **W449102** was issued on 10/29/2024 for "FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWN PROPERTY, GRASS AND WEEDS EXCEEDING 12 INCHES IN HEIGHT". Since compliance was not met, Civil Violation Notice **T125338** was issued on 11/13/2024 for "FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWN PROPERTY, GRASS AND WEEDS EXCEEDING 12 INCHES IN HEIGHT". Compliance was met on 12/18/2024 and citation paid on 05/15/2025. **Case is closed.**

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

VIRGINIA PROPERTY INVESTMENT, LLC/MOLIERE, SHIRLEY G.

OUTSTANDING LIENS AND FINES:


There are no outstanding liens or fines.

Memorandum



Date: April 23, 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: Z2024000078-3rd Review
Virginia Property Investment LLC, Shirley G. Moliere
1091 NW 112th Street
NUV for setback requirements for the legalization of attached addition.
(RU-2) (0.2 acres)
35-52-41

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, the property is currently connected to the public water supply system and is served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. Furthermore, pursuant to section 24-43.4 of the Code and based on the information submitted with this application, DERM staff has determined that public sewer lines are not located within feasible distance to the subject site. Pursuant to the Code, the structure to be legalized is required to connect to public water and to the OSTDS to the extent that it will have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

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 25-year, 10-minute 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 site plan entitled "Public Hearing" prepared by Arshad Viqar, P.E., and dated as received by Miami-Dade County on March 28, 2025, 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: April 18, 2025

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

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

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

Subject: Zoning Application Comments - Virginia Property Investment, LLC
Application No. Z2024000078 - Revision # 2

A handwritten signature in black ink that reads "Maria Valdes". The signature is written in a cursive, flowing style.

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

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 a Verification Form will be required.

Application Name: Virginia Property Investment, LLC

Location: The proposed project is located on approximately 0.20 acres at 1091 NW 112th Street, with Folio No. 30-2135-009-0580, in unincorporated Miami-Dade County.

Proposed Development: The Applicant intends to convert the existing Single-Family Residence (SFR) of 1,376 sq. ft. (Living Area; per Property Appraiser) into a Duplex (2 Units), as per submitted floor plan.

The water demand associated with the existing SFR totals 210 gallons per day (gpd). The total water demand associated with the new Duplex (2 units) totals 300 gpd. Therefore, the subject project results in an increase of 90 gpd for water demand.

Please note that the subject property has a 5 feet Utility Easement within and along the northern boundary of the property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

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

Per WASD's Customer Service Account, the subject property is connected to a 4-inch water main (E8150-4) in NW 112th Street, abutting the southern boundary of the property. The proposed development may be allowed to stay connected to the 4-inch water main, provided that the following conditions are met:

- Flow and pressure test provides Min 2 CFM at 20 PSI.
- No irrigation meter being requested.
- Verification of pressure for 5/8-inch water meter (provided by Customer).

In the event that the above conditions cannot be met, there is an existing 8-inch water main (E8150-19) located at the intersection of NW 112th Street and NW 10th Avenue, approximately 540 feet east of the subject property, to where the developer may connect and extend a new 8-inch water main westerly along NW 112th Street to the southwest corner of the property, interconnecting to an existing 4-inch water main (E8150-4) at that location to provide water service for the proposed development. Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.

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

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

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, 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 subject site is currently on septic. There is no sanitary sewer connection in close proximity to this property at the present time.

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

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

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

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

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

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

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

Memorandum



Date: May 15, 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: Z2024000078
Name: Virginia Family Investments, LLC
Location: 10840 SW 26 Street
Section 35 Township 52 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 Lot 16, Block 9, Plat Book 45, Page 20.

This application does not generate any additional 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: October 20, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000078

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded in “EnerGov” on 03/28/2025. Single family home.

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

Florida State 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: April 17, 2025

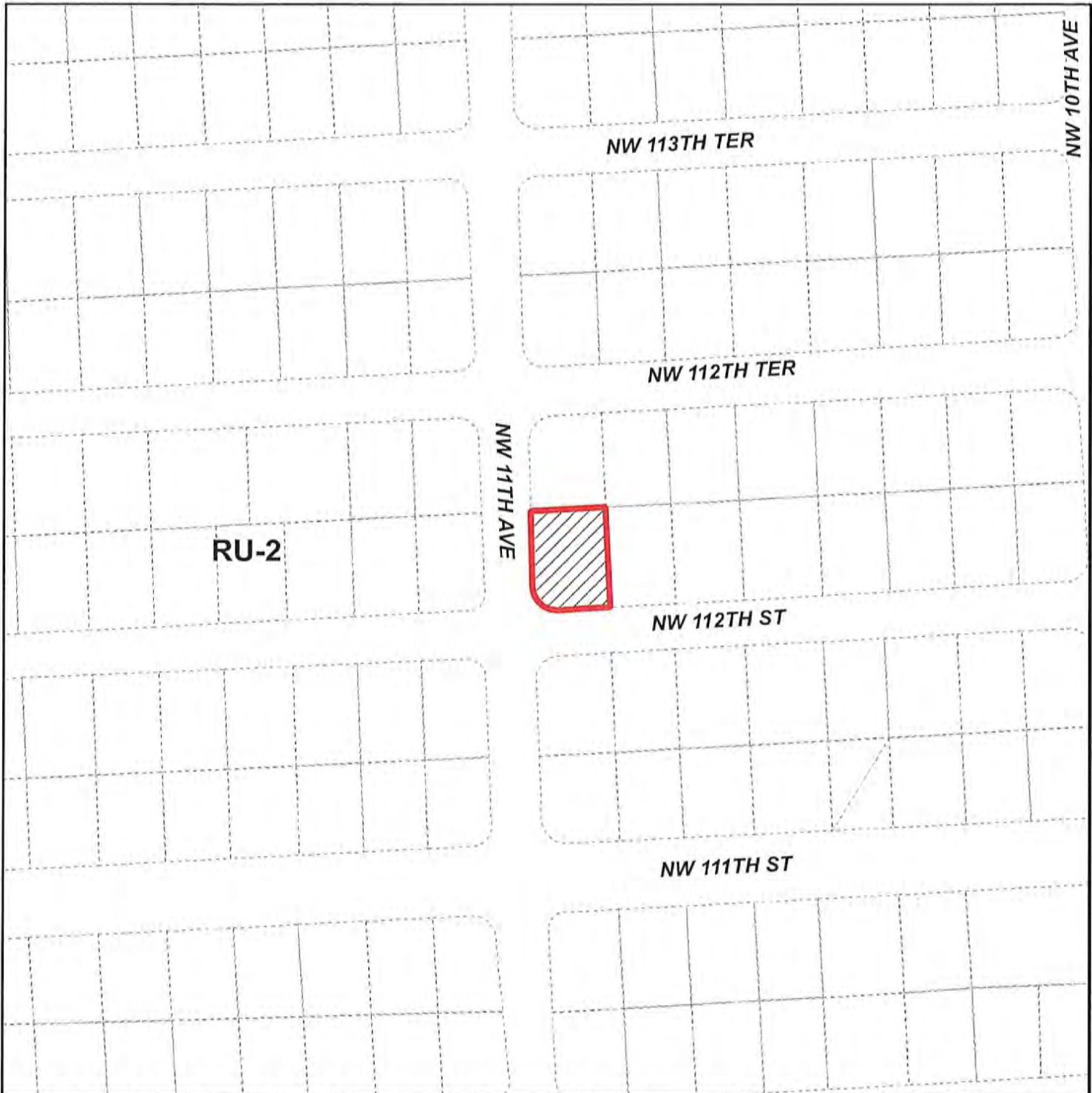
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Review Z2024 – 000078 Virginia Property Investment, LLC

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

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000078

Section: 35 Township: 52 Range: 41
 Applicant: Virginia Property Investment, LLC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

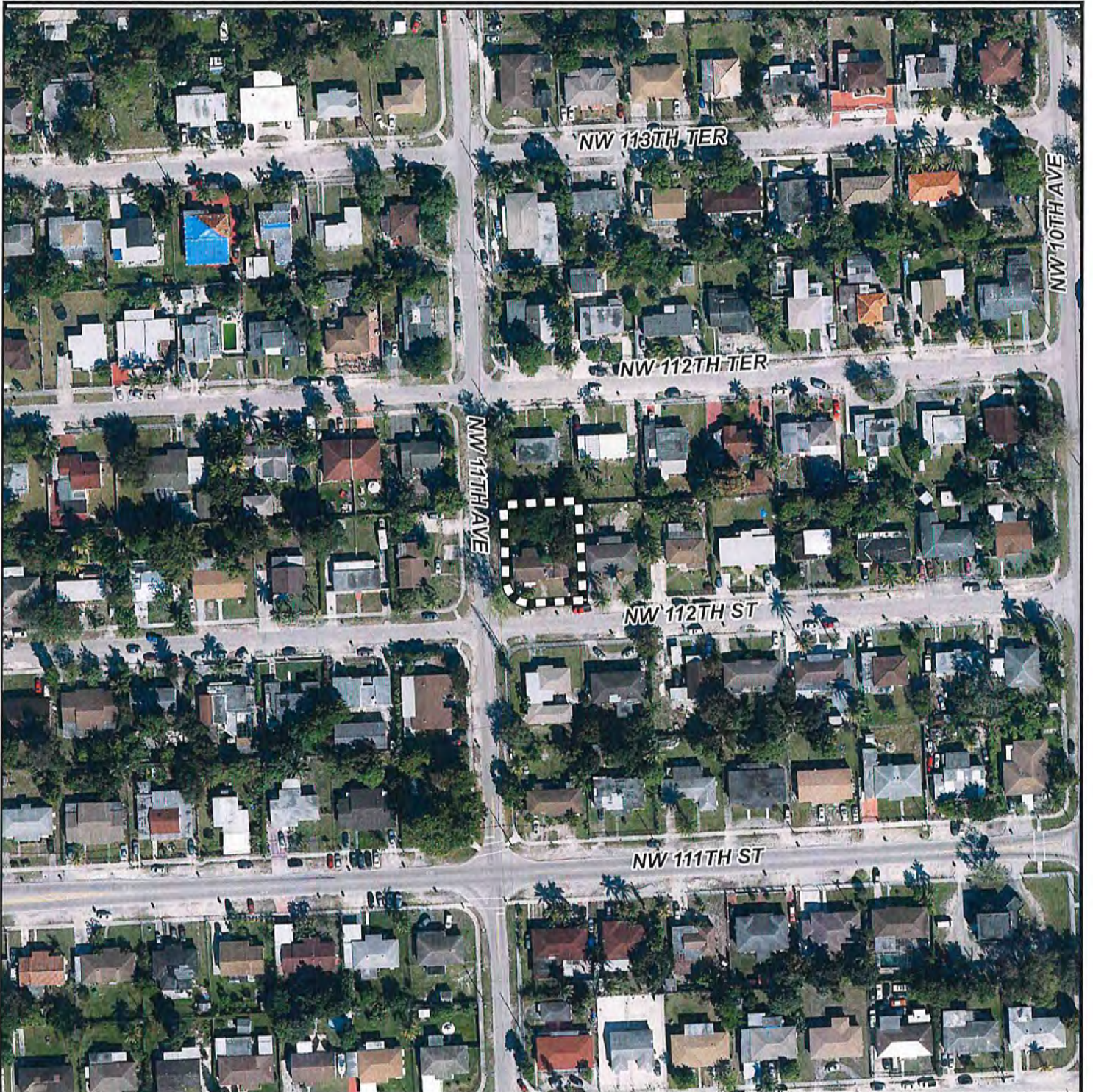
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-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Tuesday, June 18, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2024000078

Legend
 Subject Property

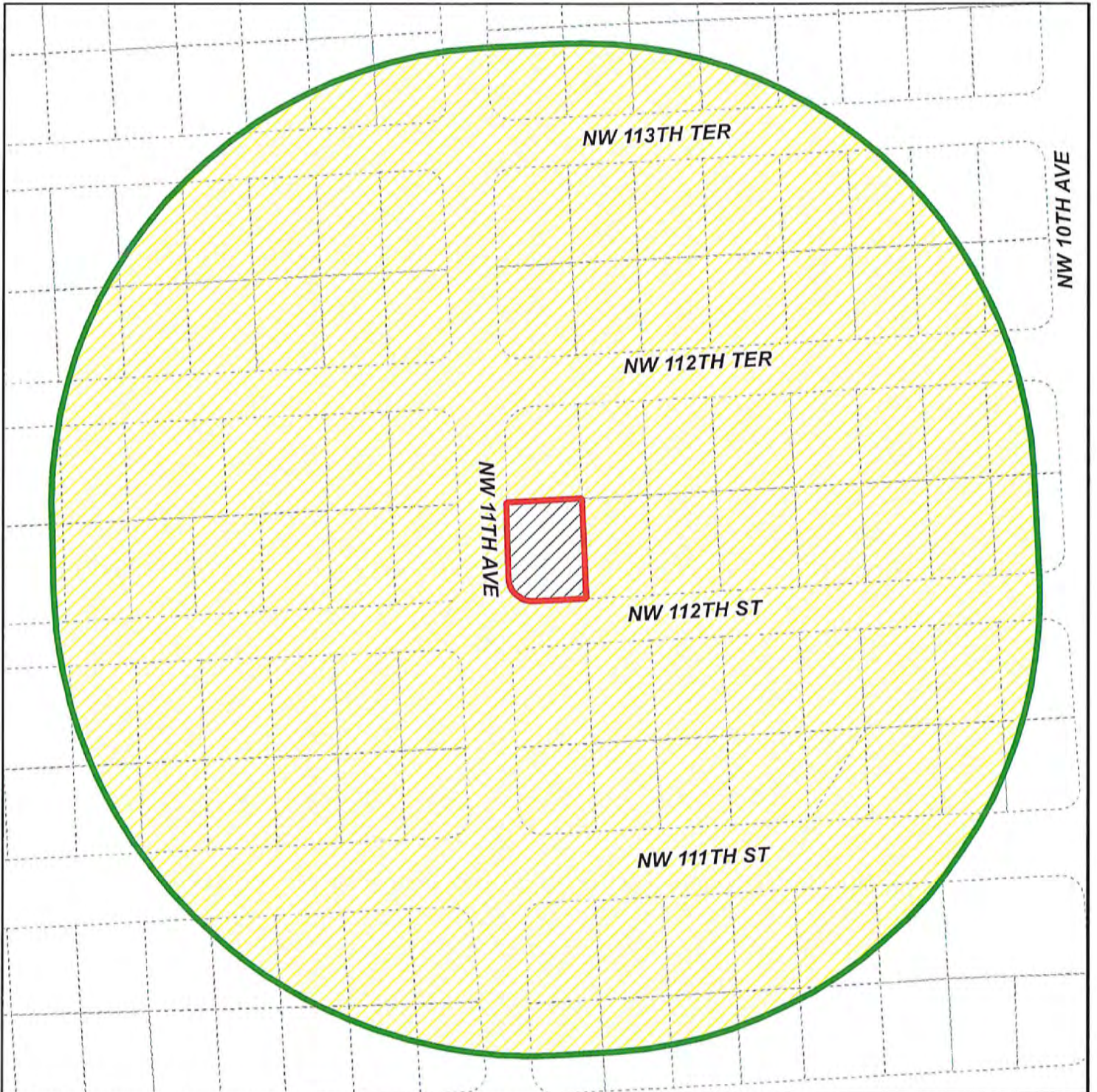


Section: 35 Township: 52 Range: 41
 Applicant: Virginia Property Investment, LLC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, June 18, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2024000078
 RADIUS: 500

Section: 35 Township: 52 Range: 41
 Applicant: Virginia Property Investment, LLC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

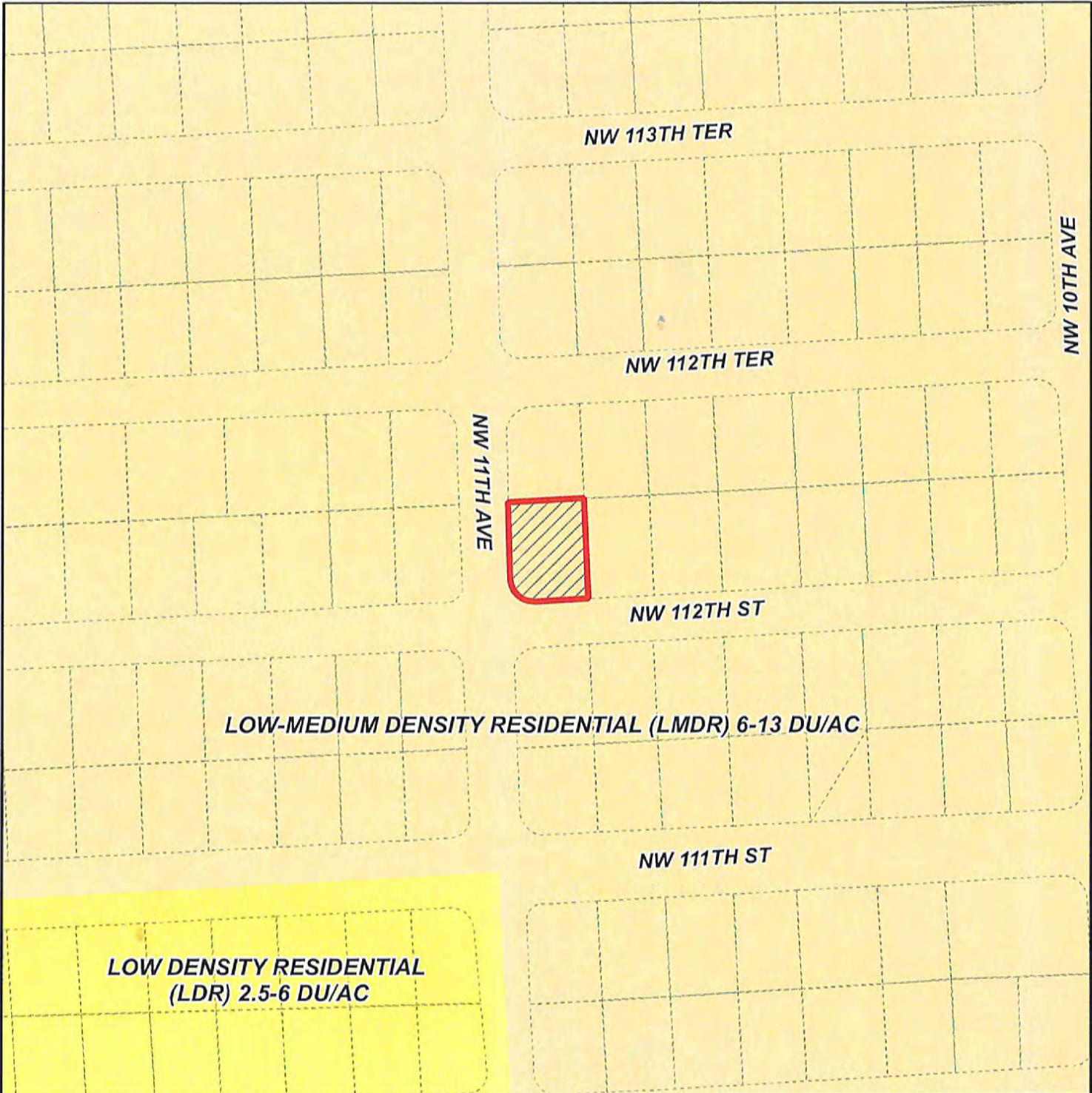
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, June 18, 2024

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000078

Section: 35 Township: 52 Range: 41
 Applicant: Virginia Property Investment, LLC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

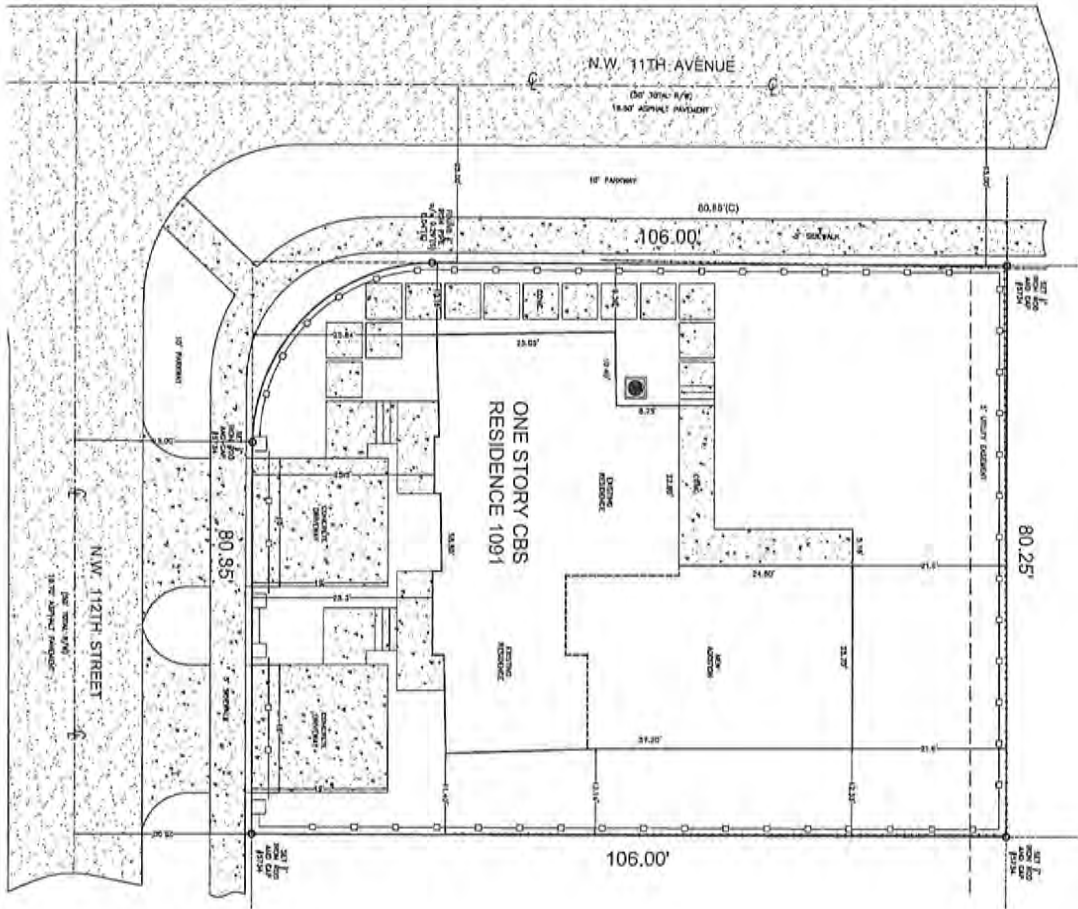
Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, June 18, 2024

REVISION	DATE	BY



SITE PLAN

LEGAL DESCRIPTION	
APPROXIMATE	SECTION 10, T24N, R24W, DISTRICT 10, MIAMI-DADE COUNTY, FLORIDA
LOT	1091
LANDLORD	SHIRLEY MOLIERI
PROPERTY	1091 NW 112th STREET, MIAMI, FL 33168

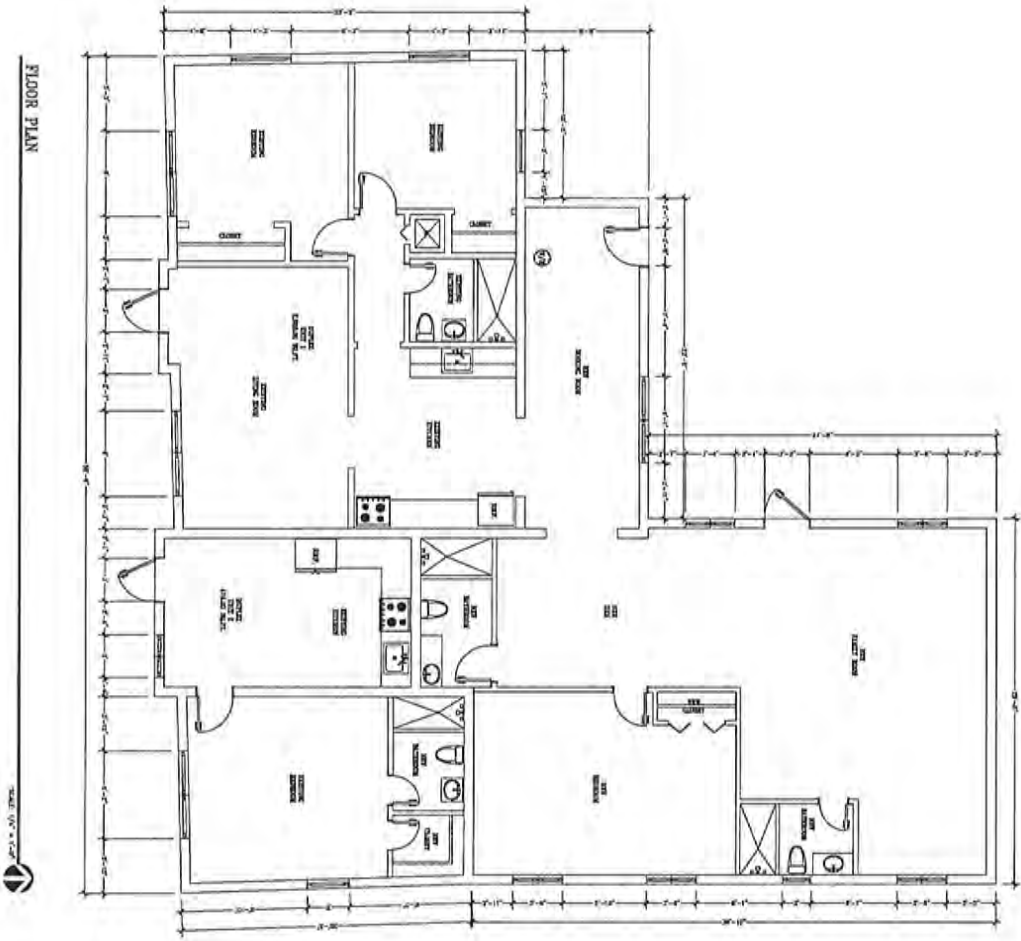
NOTICE: THE APPLICANT HAS BEEN ADVISED THAT THE CITY OF MIAMI-DADE COUNTY HAS A POLICY OF NOT PROVIDING A PUBLIC HEARING FOR THIS TYPE OF PERMIT. THE APPLICANT IS ADVISED THAT THE CITY OF MIAMI-DADE COUNTY HAS A POLICY OF NOT PROVIDING A PUBLIC HEARING FOR THIS TYPE OF PERMIT. THE APPLICANT IS ADVISED THAT THE CITY OF MIAMI-DADE COUNTY HAS A POLICY OF NOT PROVIDING A PUBLIC HEARING FOR THIS TYPE OF PERMIT.

MIAMI PERMITS.COM
 Plans-Permits & Inspections Processing
E-file System
 11865 SW 26 ST Suite J-7 Miami, FL 33175
 Arshad Vigar Cert. Auth. #27947 TE #38863
 PH: 305-228-8900

PUBLIC HEARING
 SHIRLEY MOLIERI
 1091 NW 112th STREET, MIAMI, FL 33168

Arshad Vigar
 SEAL
 Digitally signed
 by Arshad Vigar
 Date: 2025.04.22
 11:41:21 -04'00'

SP-1



WALL LEGEND

	6" CONCRETE WALL
	1/2" PARTITION WALL

SECRET NO.
A-1

SEAL
Arshad Vigor
 Digitally signed
 by Arshad Vigor
 Date: 2025.04.22
 11:40:50 -04'00'

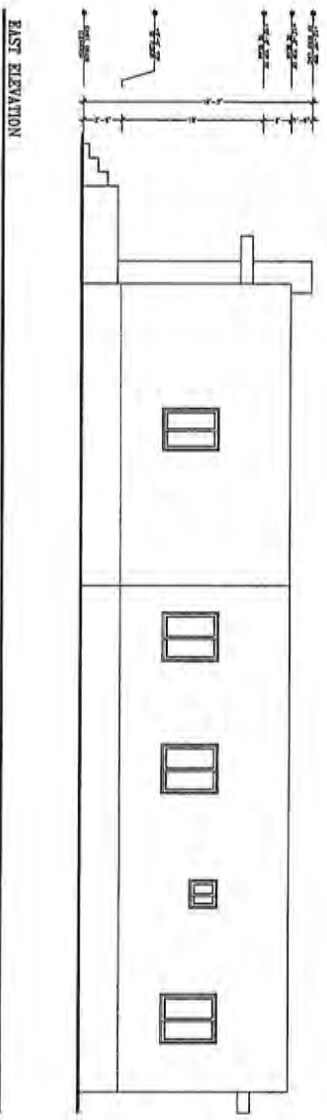
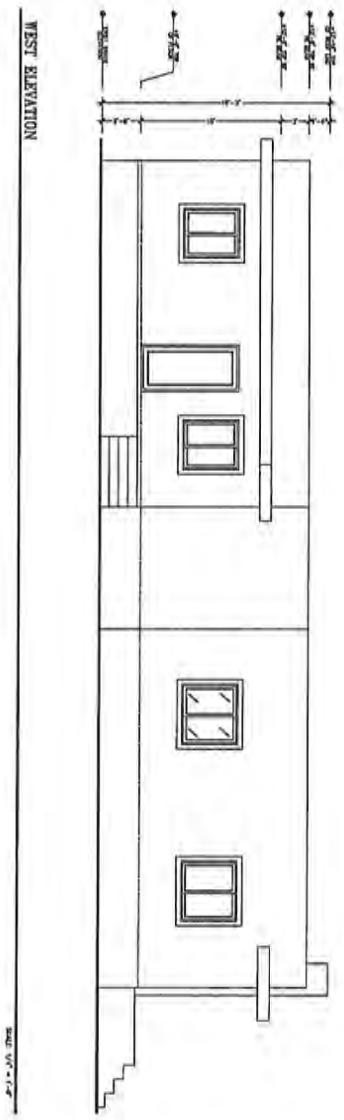
DESCRIPTION
 04-22-25

Public Title
PUBLIC HEARING

SHIRLEY MOLIERI

1091 NW 112th STREET, MIAMI, FL 33188

MIAMI PERMITS.COM
 Plans, Permits & Inspections Processing
E-file System
 11865 SW 26 ST Suite J-7 Miami, FL 33175
 Arshad Vigor Cert. Auth. #21947 PE #38863
 PH: 305-228-6900



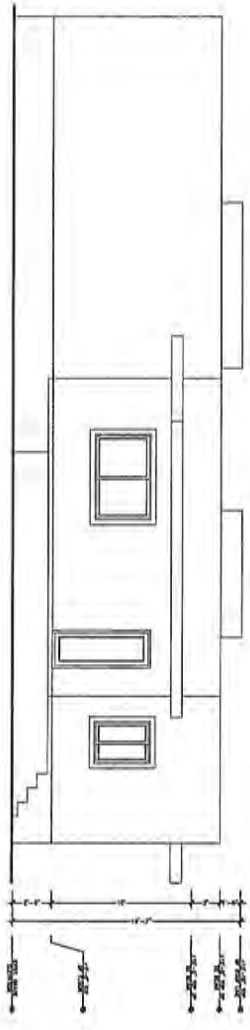
MIAMI PERMITS.COM
Plans, Permits & Inspections Processing
E-File System
11865 SW 26 ST Suite J-7 Miami, FL 33175
Arshad Vigar Cert. Auth. #27947 FE #18861
PH: 305-224-8000

PUBLIC HEARING TO
LEGALIZE DUPLEX ADDITION
SHIRLEY MOLIERI
1091 NW 112th STREET, MIAMI, FL 33168

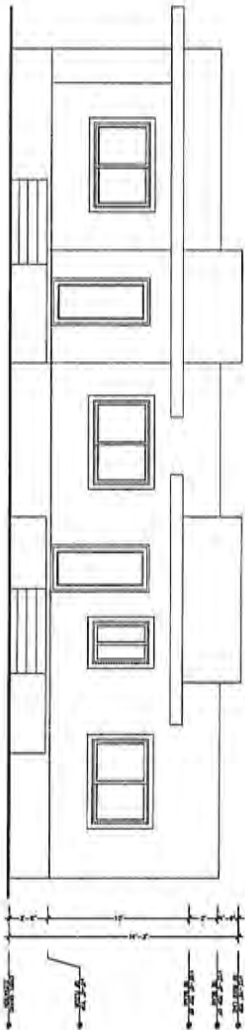
REVISION
01-01-25

SEAL
Arshad Vigar
Digitally signed
by Arshad Vigar
Date: 2025.01.06
15:51:54 -05'00'

SHEET NO.
A-3



NORTH ELEVATION



SOUTH ELEVATION

MIAMI PERMITS.COM
 Plans, Permits & Inspection Processing
E-file System
 11865 SW 26 ST Suite J7 Miami, FL 33175
 Arshad Vigor Cert. Auth. #27947 PE #38863
 PH: 305-228-8900

PUBLIC HEARING TO
 LEGALIZE DUPLEX ADDITION

SHIRLEY MOLIERI

1091 NW 112th STREET, MIAMI, FL 33168

DESCRIPTION	DATE

SEAL

Arshad Vigor

Digitally signed
 by Arshad Vigor
 Date: 2025.01.06
 15:49:42 -0500'

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-078

DATE: JUN 17 2024

BY: ISA



RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-078

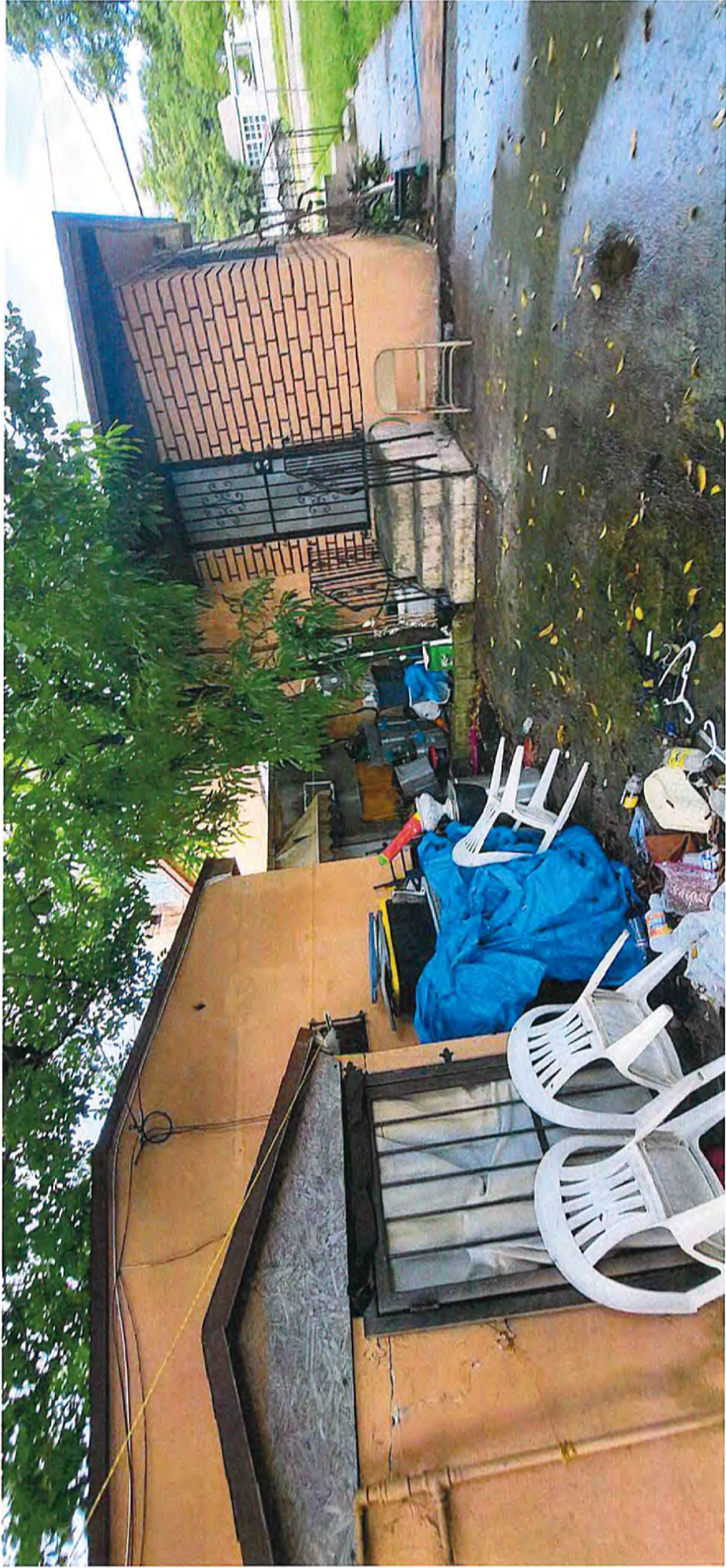
DATE: JUN 17 2024

BY: ISA



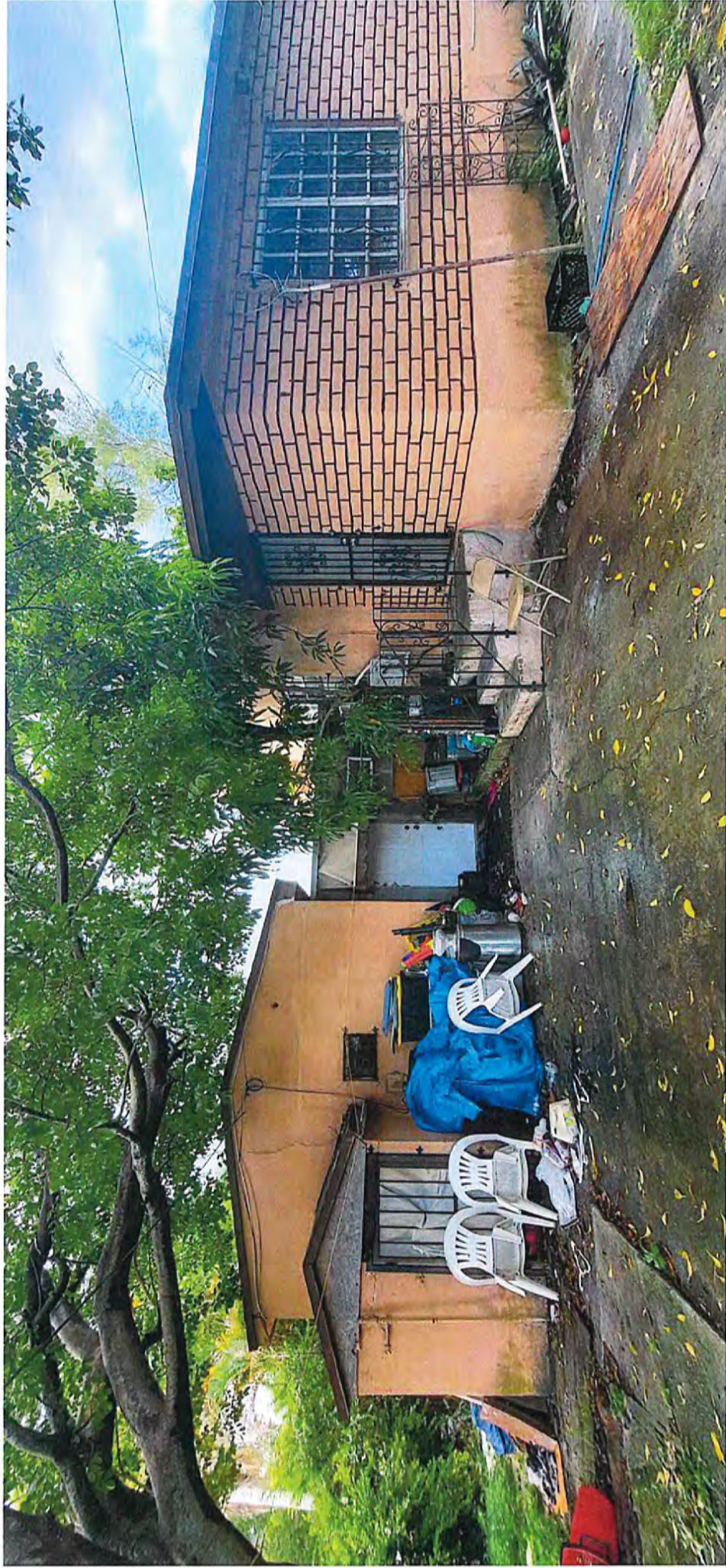
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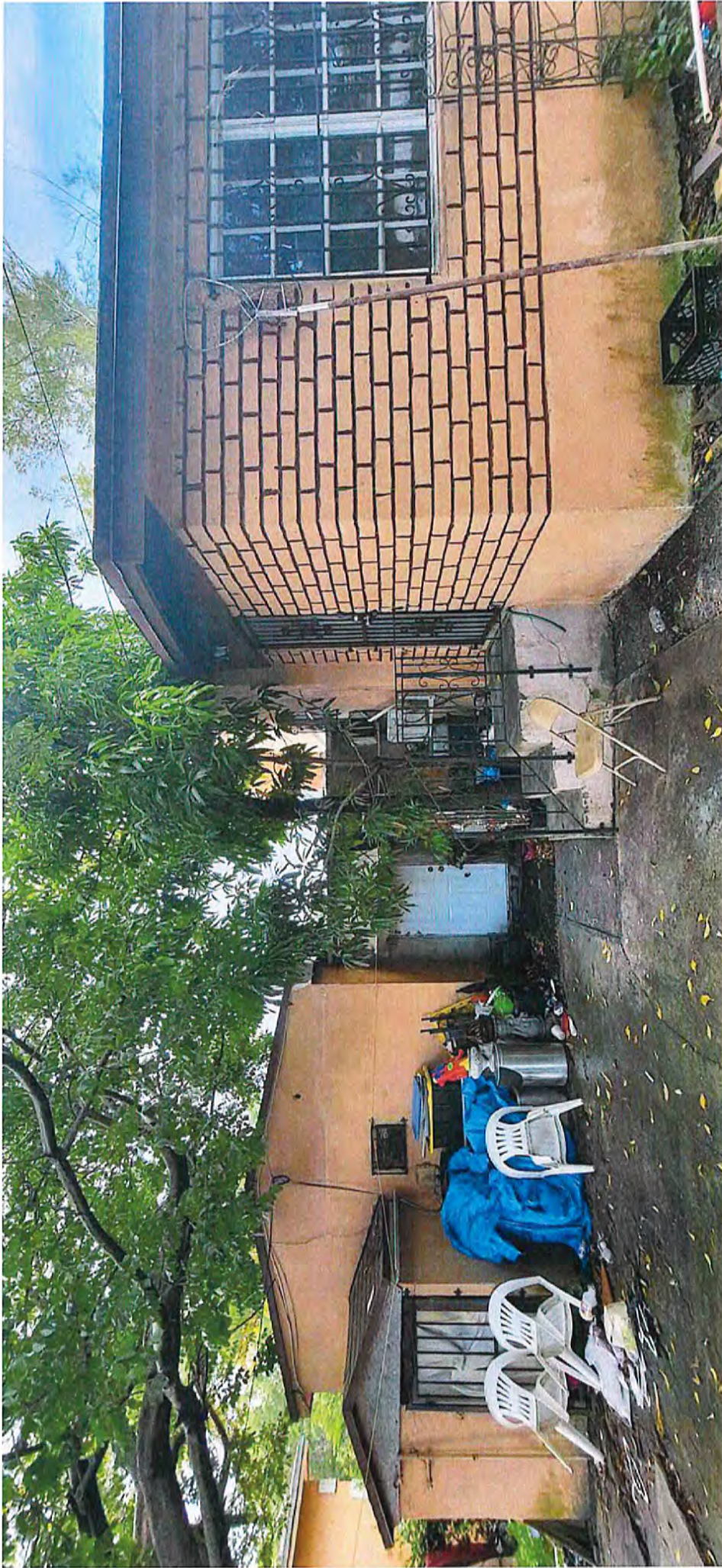
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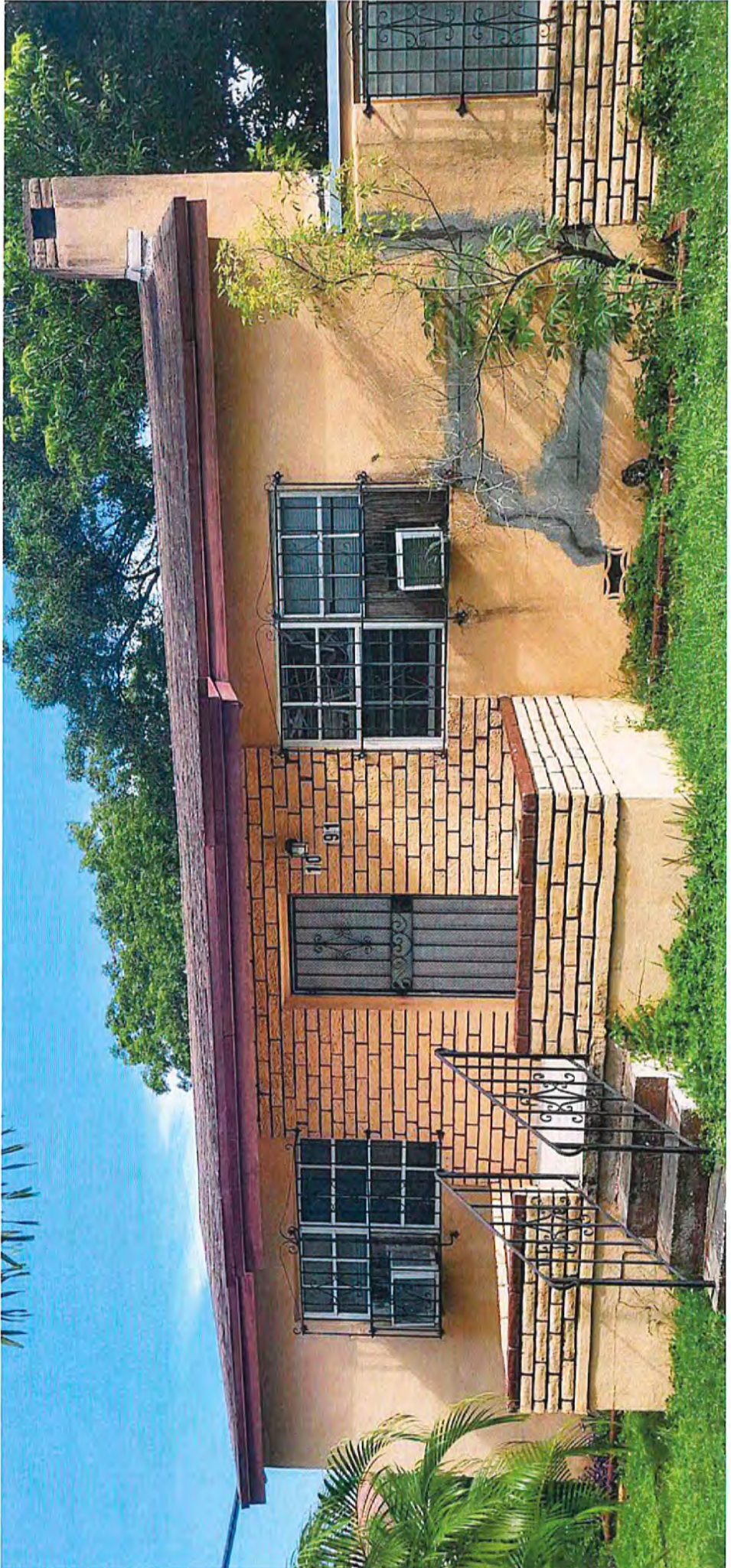
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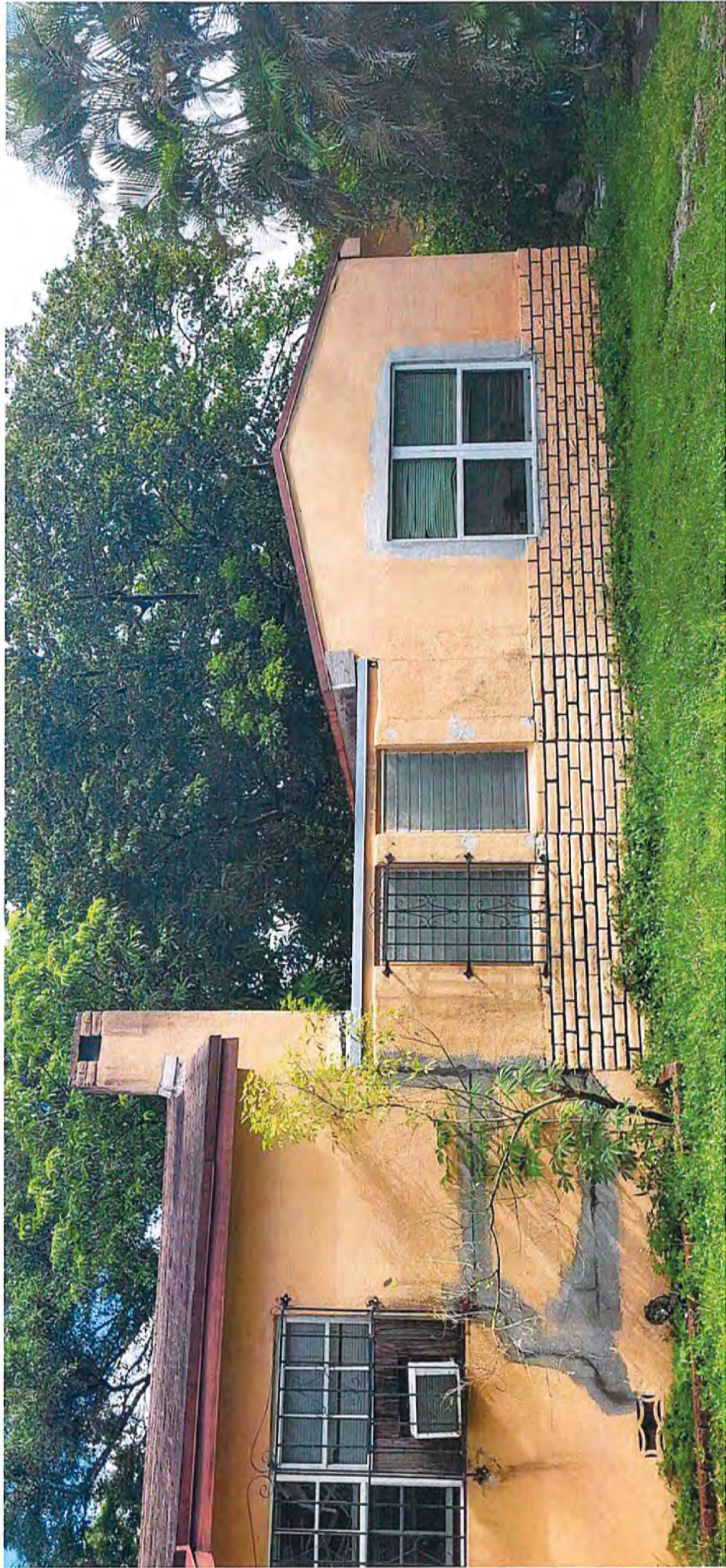
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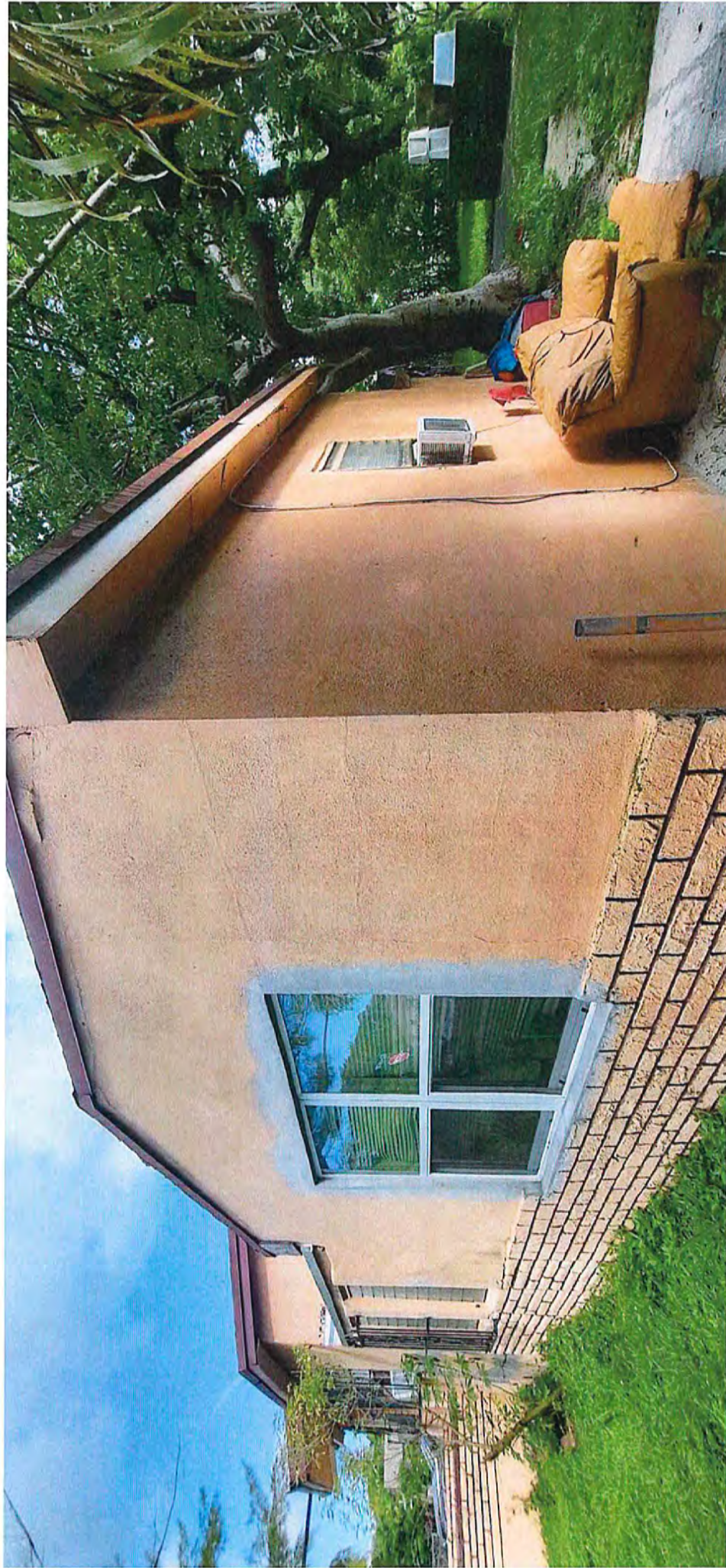
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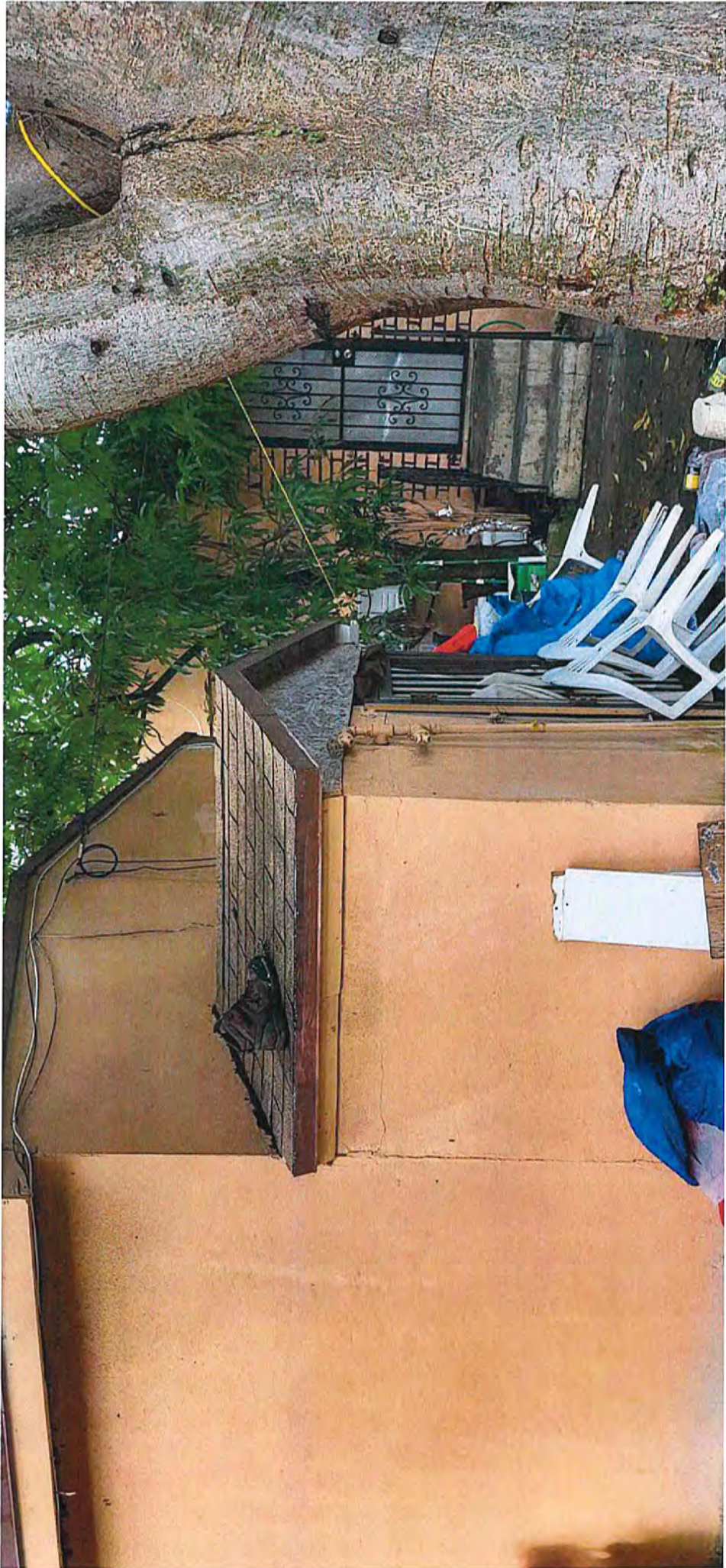
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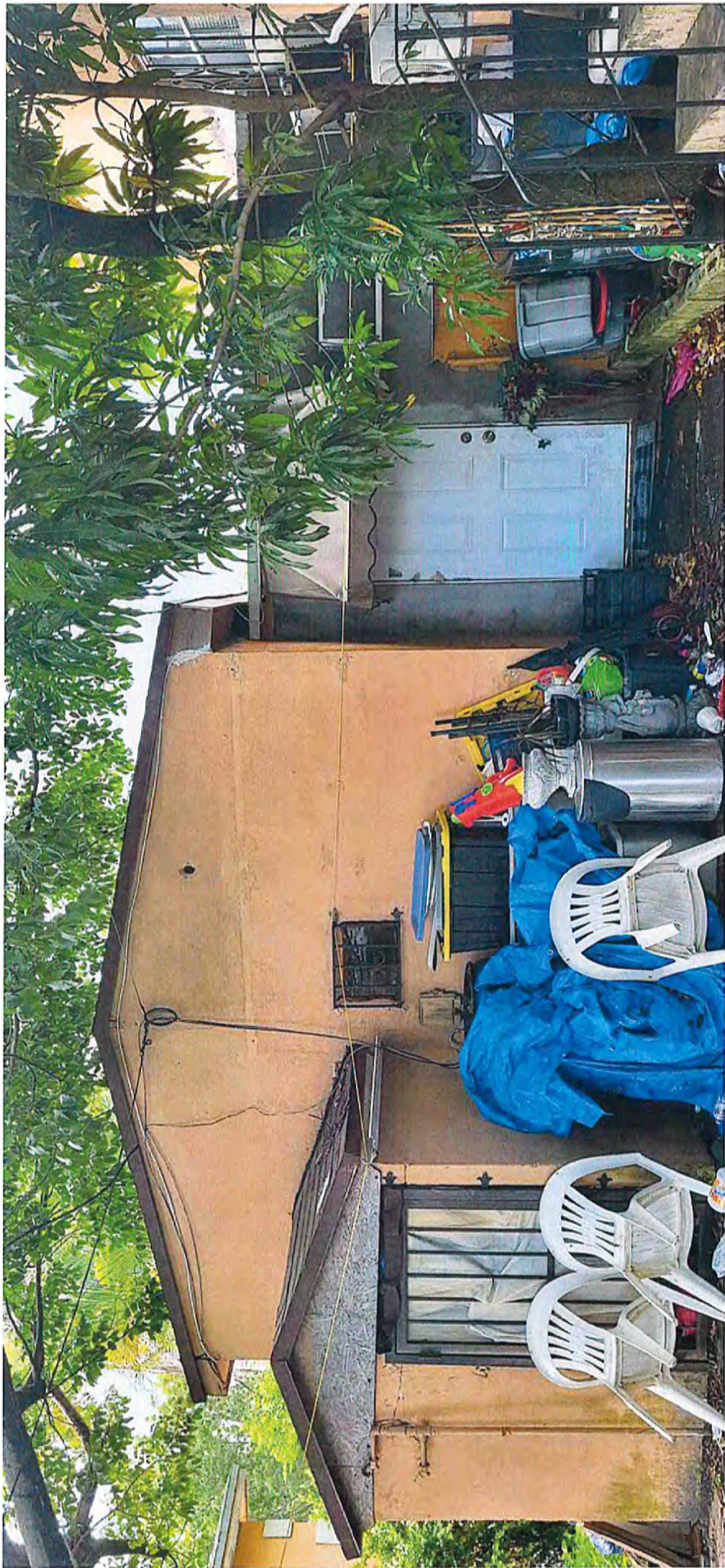
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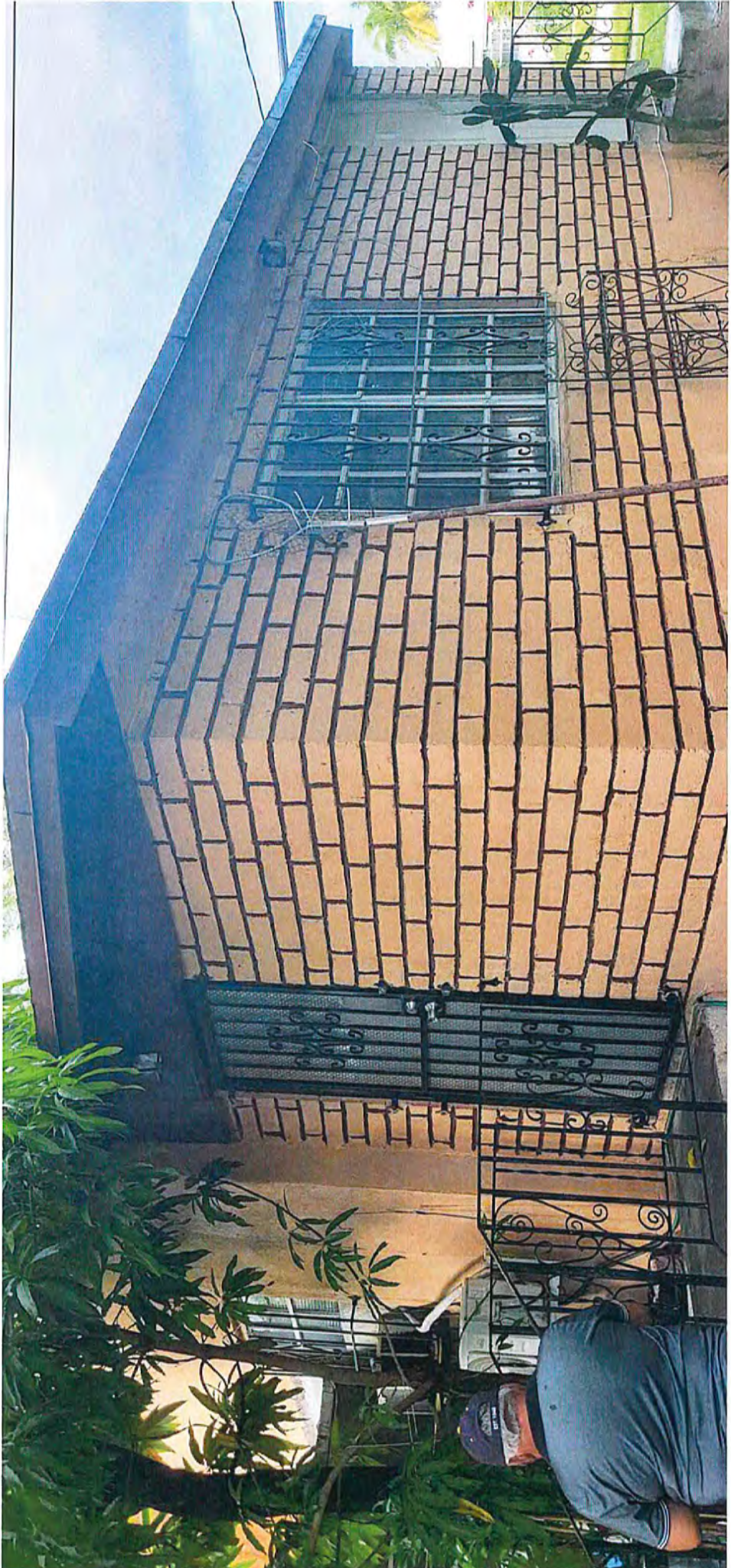
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PROCESS NO.: Z24-078
DATE: JUN 17 2024
BY: ISA



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

PH: Z25-011

October 28, 2025

Item No. 2

Recommendation Summary	
Commission District	3
Applicant	A2Z Construction & Remodel LLC
Summary of Request	The applicant seeks to permit a duplex residence on a parcel of land with less area and less lot frontage than required by Code.
Location	Lying on the southwest corner of NW 69 Terrace and NW 21 Avenue aka 2102 NW 69 Terrace, Miami-Dade County, Florida.
Property Size	0.08 acres
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Vacant land
2030-2040 CDMP Land Use Designation	Low-Medium Density Residential, 6 to 13 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations. <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit a parcel of land with a lot area of 3,750 sq. ft. (7,500 sq. ft. required) and a lot frontage of 50' (75' required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Proposed Duplex Family Residence" as prepared by MG Design and Salazar Studio Corp., dated stamped received 4/24/25, consisting of 5 sheets. Plans may be modified at public Hearing.

PROJECT DESCRIPTION:

The subject property is a ±0.086-gross (±0.069-net) acre vacant parcel zoned RU-2, Two-Family Residential District, located within the Urban Development Boundary. The applicant intends to develop the subject site with a duplex dwelling and seeks to permit the parcel with less lot area and less lot frontage than required by Code. Staff notes that full set of plans were submitted with this application and complies with RU-2 zoning standards.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; vacant land	Low-Medium Density Residential (6 to 13 dua)
North	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)
South	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)

East	RU-2; duplex residence	Low-Medium Density Residential (6 to 13 dua)
West	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The ±0.086-gross (±0.069-net) acre subject property is currently vacant and is a corner lot in an established residential neighborhood that is zoned RU-2, Two-Family Residential District. The surrounding area is generally comprised of single-family residences to the north, south, and west, with a duplex residence located directly to the east of the subject property.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to have a buildable lot in order to be able to develop the property with a duplex residence as allowed under its current RU-2 zoning regulations. The Platting and Traffic Review section of the Department of Regulation and Economic Resources (RER) have no objections to the application and indicate in their memorandum that the parcel lies within the urban infill area of the County where traffic concurrency does not apply, and the application does not exceed the acceptable Level of Service (LOS) on the neighboring roadways, and meets the traffic concurrency criteria.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.086-gross (±0.069-net) acre currently vacant 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-Medium Density Residential**. Per the CDMP, *this category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The type 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.* The approval of the request sought in this application will allow a proposed duplex residence on a parcel of land with less lot area and lot frontage than allowed by Code. Staff opines that approval of the application will not add additional dwelling units to the site beyond what is allowed by the CDMP Low-Medium Density residential Category, Land Use Element interpretative text. Staff opines that approval of the application would be **consistent** with the Low-Medium Density Residential designation on the CDMP LUP map. Staff is supportive of the request that would permit the parcel to have less lot area and lot width allowing the substandard vacant lot to be developed with infill housing and opines that approval of the application would be **compatible** with the surrounding neighborhood and would be **consistent** with the density threshold of the Low-Medium Residential Communities map of the CDMP LUP map designation.

ZONING ANALYSIS:

The ±0.086-gross (±0.069-net) acre subject vacant parcel is a corner lot that is located on the southwest corner of the intersection of NW 69 Terrace and NW 21 Avenue, in an area developed with single-family residences. The applicant intends to have a buildable site for a proposed duplex residence and seeks approval for the parcel with a lot area of 3,750 sq. ft. (7,500 sq. ft. required), and for a lot frontage of 50' (75' required). When the above-mentioned request is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines

that approval of same would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and, therefore, would be **compatible** with the surrounding area. Staff notes that the request to permit a proposed duplex residence on a 3,750 sq. ft. area with a frontage of 50' is similar to other properties in the area and opines that approval of same will not affect the stability of the surrounding properties and would not be detrimental to the area.

Staff's research of the area found similar approvals for substandard lots, pursuant to Resolution #CZAB8-33-10, a property located one block north of the subject property was approved to permit a parcel of land with 50' of frontage (75' required) and a lot area of 5,500 sq. ft. (7,500 sq. ft. required). Similarly, pursuant to Resolution #Z-44-07, a property located on the same block face to the east of the subject property was also approved to permit a parcel of land with 50' of frontage (75' required) and a lot area of 5,500 sq. ft. (7,500 sq. ft. required). Additionally, the property on the west corner of the same block face pursuant to Resolution #CZAB-12-23 was approved to permit a parcel of land with a lot frontage of 50' (75' required) and a lot area of 3,750 sq. ft. (7,500 sq. ft. Required). Staff opines that approval with conditions of the subject request would not be an over utilization of the subject property. Staff therefore opines that the aforementioned requests would not be overly intensive and would not be out of character with the surrounding area.

Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum states the application meets traffic concurrency criteria, the department does not object to the application and indicates that the application will not generate any additional vehicle trips. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their attached memorandum, states that they do not object to the request sought under this application. Additionally, the attached memorandum from the Water and Sewer Department (WASD), states that they have no objection to this application. Further, the attached memorandum from the Miami-Dade Fire Rescue Department, indicates no objection to the proposed duplex. Staff opines that approval with conditions of the subject request would not be an over utilization of the subject property. Staff therefore opines that the aforementioned requests would not be overly intensive and would not be out of character with the surrounding area. **Based on the aforementioned analysis, staff recommends approval with conditions of the request, under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Parking will be provided in two locations. Two parking spaces will be located in the front yard with access from 69th Terrace and two additional parking spaces located along the side street with access from 21st avenue.

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. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Duplex Family Residence" as prepared by MG Design and Salazar Studio Corp., dated stamped received 4/24/25, consisting of 5 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant complies with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Platting and Traffic Review Section of the RER Department as contained in their memorandum.
5. That the applicant complies with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Division of Environmental Resource Management of the RER Department as contained in their memorandum.

ES:JB:SS:PM



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

ZONING RECOMMENDATION ADDENDUM

A2Z Construction & Remodel LLC
PH: Z25-011

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

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

<p>Low-Medium Density Residential (Pg. I-31)</p>	<p><i>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.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Sec. 33-49. minimum widths, lot areas, lot coverage, and minimum building sizes.</p>	<p><i>For the districts enumerated in this section, the minimum width and area of lots, the maximum lot coverage, and minimum building sizes shall be as set forth in the following table:</i></p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th><i>District</i></th> <th><i>Families</i></th> <th><i>Min. Width</i></th> <th><i>Min. Lot Area (Sq. Ft.)</i></th> <th><i>Max. Lot Coverage (% of Lot Area)</i></th> <th><i>Min. Bldg. Size (Cu. Ft.)</i></th> </tr> </thead> <tbody> <tr> <td>District</td> <td>Families</td> <td>Min. Width</td> <td>Min. Lot Area (Sq. Ft.)</td> <td>Max. Lot Coverage (% of Lot Area)</td> <td>Min Bldg. Size (Cu Ft)</td> </tr> <tr> <td rowspan="2">RU-1</td> <td rowspan="2">1</td> <td>New sub.-75'</td> <td>7,500</td> <td>40%</td> <td>8,500</td> </tr> <tr> <td>Old sub.-50'</td> <td>5,000</td> <td>35%</td> <td>8,500</td> </tr> <tr> <td>RU-1M(a)</td> <td>1</td> <td>50'</td> <td>5,000</td> <td>45%</td> <td>8,500</td> </tr> <tr> <td>RU-1M(b)</td> <td>1</td> <td>60'</td> <td>6,000</td> <td>45%</td> <td>8,500</td> </tr> <tr> <td rowspan="2">RU-1Z</td> <td rowspan="2">1</td> <td>New sub.-45'</td> <td rowspan="2">4,500</td> <td rowspan="2">50%</td> <td>8,500</td> </tr> <tr> <td>Old sub.*</td> <td></td> </tr> <tr> <td rowspan="6">RU-2</td> <td rowspan="2">1</td> <td>New sub.-75'</td> <td>7,500</td> <td>35%</td> <td>8,500</td> </tr> <tr> <td>Old sub.-None</td> <td>3,750</td> <td>30%</td> <td>8,500</td> </tr> <tr> <td rowspan="2">2 singles</td> <td>New sub.-75'</td> <td>7,500</td> <td>30%</td> <td>8,500 front res. 5,000 rear res.</td> </tr> <tr> <td>Old sub.-50'</td> <td>5,550</td> <td>30%</td> <td>8,500 front res. 3,000 rear res.</td> </tr> <tr> <td rowspan="2">duplex</td> <td>New sub.-75'</td> <td>7,500</td> <td>30%</td> <td>8,500</td> </tr> <tr> <td>Old sub.-50'</td> <td>5,550</td> <td>30%</td> <td>8,500</td> </tr> </tbody> </table>	<i>District</i>	<i>Families</i>	<i>Min. Width</i>	<i>Min. Lot Area (Sq. Ft.)</i>	<i>Max. Lot Coverage (% of Lot Area)</i>	<i>Min. Bldg. Size (Cu. Ft.)</i>	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)	RU-1	1	New sub.-75'	7,500	40%	8,500	Old sub.-50'	5,000	35%	8,500	RU-1M(a)	1	50'	5,000	45%	8,500	RU-1M(b)	1	60'	6,000	45%	8,500	RU-1Z	1	New sub.-45'	4,500	50%	8,500	Old sub.*		RU-2	1	New sub.-75'	7,500	35%	8,500	Old sub.-None	3,750	30%	8,500	2 singles	New sub.-75'	7,500	30%	8,500 front res. 5,000 rear res.	Old sub.-50'	5,550	30%	8,500 front res. 3,000 rear res.	duplex	New sub.-75'	7,500	30%	8,500	Old sub.-50'	5,550	30%	8,500
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RU-1Z	1	New sub.-45'	4,500	50%	8,500																																																																		
		Old sub.*																																																																					
RU-2	1	New sub.-75'	7,500	35%	8,500																																																																		
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	2 singles	New sub.-75'	7,500	30%	8,500 front res. 5,000 rear res.																																																																		
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		Old sub.-50'	5,550	30%	8,500																																																																		
<p>Sec. 33-311(A)(4)(b) Non-Use</p>	<p><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</i></p>																																																																						

ZONING RECOMMENDATION ADDENDUM

A2Z Construction & Remodel LLC

PH: Z25-011

<i>Variances From Other Than Airport Regulations</i>	<i>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

A2Z CONSTRUCTION & REMODEL LLC 2102 NW 69 TER
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000011

DATE

HEARING NUMBER

FOLIO: 30-3115-017-0451

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

July 11, 2025

NEIGHBORHOOD REGULATIONS:

Case No. 202505002190 was opened on 06/11/2025. Warning Notice **W468723** was issued on 06/11/2025 for "ILLEGALLY MAINTAINING AND/OR STORING CONSTRUCTION MATERIALS AND/OR EQUIPMENT WITHOUT ACTIVE BUILDING PERMIT, TO WIT: ILLEGALLY MAINTAINING AND/OR STORING CONSTRUCTION MATERIALS AND/OR EQUIPMENT ON A RESIDENTIAL VACANT LOT." Since compliance was not met, Civil Violation Notice **T130391** was issued on 06/26/2025 for "ILLEGALLY MAINTAINING AND/OR STORING CONSTRUCTION MATERIALS AND/OR EQUIPMENT WITHOUT AN ACTIVE BUILDING PERMIT, TO WIT: ILLEGALLY MAINTAINING AND/OR STORING CONSTRUCTION MATERIALS AND/OR EQUIPMENT ON A RESIDENTIAL VACANT LOT. SHOULD YOU HAVE ANY QUESTIONS, EMAIL ME AT CHRISTOPHER.WILSON2@MIAMIDADE.GOV OR CALL 786-769-8732 BETWEEN 7:00 AM TO 3:30 PM - MONDAY THRU FRIDAY." Citation was paid on 07/10/2025. There are no outstanding fees.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

A2Z CONSTRUCTION & REMODEL LLC

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: March 28, 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

A handwritten signature in blue ink, appearing to read "Lisa M. Spadafina".

Subject: Z2025000011-1st Review
A2Z Construction and Remodel, LLC
2102 NW 69th Terrace
Proposed two-story duplex
(RU-2) (0.08 acres)
15-53-41

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 supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to DERM records, public water and public sanitary sewers currently abut the subject properties. Therefore, future proposed development shall connect to public water and sanitary sewers in accordance with the requirements of Chapter 24 of the Code of Miami-Dade County (the Code).

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.

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 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 which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

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.

Conditions of Approval: That the property 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 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.

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 revealed that currently the subject property does not indicate the presence of 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. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

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

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: May 15, 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 - 2102 NW Duplex
Application No. Z2025000011 (Revision No. 1) - (Pre-App. No. Z24P-285)

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

Application Name: 2102 NW Duplex

Location: The proposed project is located at 2102 NW 69th Terrace with Folio 30-3115-017-0451, in unincorporated Miami-Dade County.

Proposed Development: The applicant is proposing to develop the property with a Duplex.

The estimated total water demand for the proposed project will be 300 gallons per day (gpd).

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

There is an active WASD Verification Form No. 25-2025-L-VF - 1909 that was issued on January 9, 2025 for the subject project. The subject property is currently being served by WASD. If a new connection is necessary, the developer may connect to a 6-inch water main (E8435-113) along NW 21st Avenue or a 6-inch water main (E8435-6) along NW 69th Terrace.

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

A Water Supply Certification (WSC) was issued for the proposed development on January 9, 2025, through WASD Verification Form No. 2025-L-VF-1909. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-

5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

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

The property is not connected to sewer. There is an existing 8-inch sanitary gravity sewer (ES149-21) abutting the subject site along NW 69th Terrace and another 8-inch sanitary gravity sewer system (ES149-21) in NW 21st Avenue, to where the developer may connect to provide sanitary sewer service to the proposed development. *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.*

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 (P.S.) No.107 and P.S. 1. The Moratorium Code Status is OK for both pump stations. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for the aforementioned pump stations.

P.S. 107

Existing NAPOT: 5.09 hrs.
Proposed Development: 300 gpd
Proposed Projected NAPOT: 5.09 hrs.

P.S. 1

Existing NAPOT: 6.04 hrs.
Proposed Development: 300 gpd
Proposed Projected NAPOT: 6.04 hrs.

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

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

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

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

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

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

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

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

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

Memorandum



Date: April 15, 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: Z2025000011
Name: Reva Dadeland, LLC
Location: SW 80 Street and SW 70 Avenue
Section 35 Township 54 South Range 40 East

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

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

This application meets the traffic concurrency criteria because it lies within the urban infill area and an Urban Center where traffic concurrency does not apply.

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 07, 2025
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2025000011

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 04/24/2025.

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: March 25, 2025

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

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

Subject: Zoning Review Z2025 – 000011 A2Z Construction & Remodel LLC

The OHP has no objections to the subject application. However, the subject vacant lot is located within the historic Para Village Heights Subdivision platted in the 1960's and recorded on the Florida Master Site File under Historic Resource Group DA20685. The OHP recommends that future development of the subject lot take into consideration the character of the surrounding neighborhood to ensure new development is architecturally compatible.

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000011

Section: 15 Township: 53 Range: 41
 Applicant: A2Z Construction & Remodel LLC
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

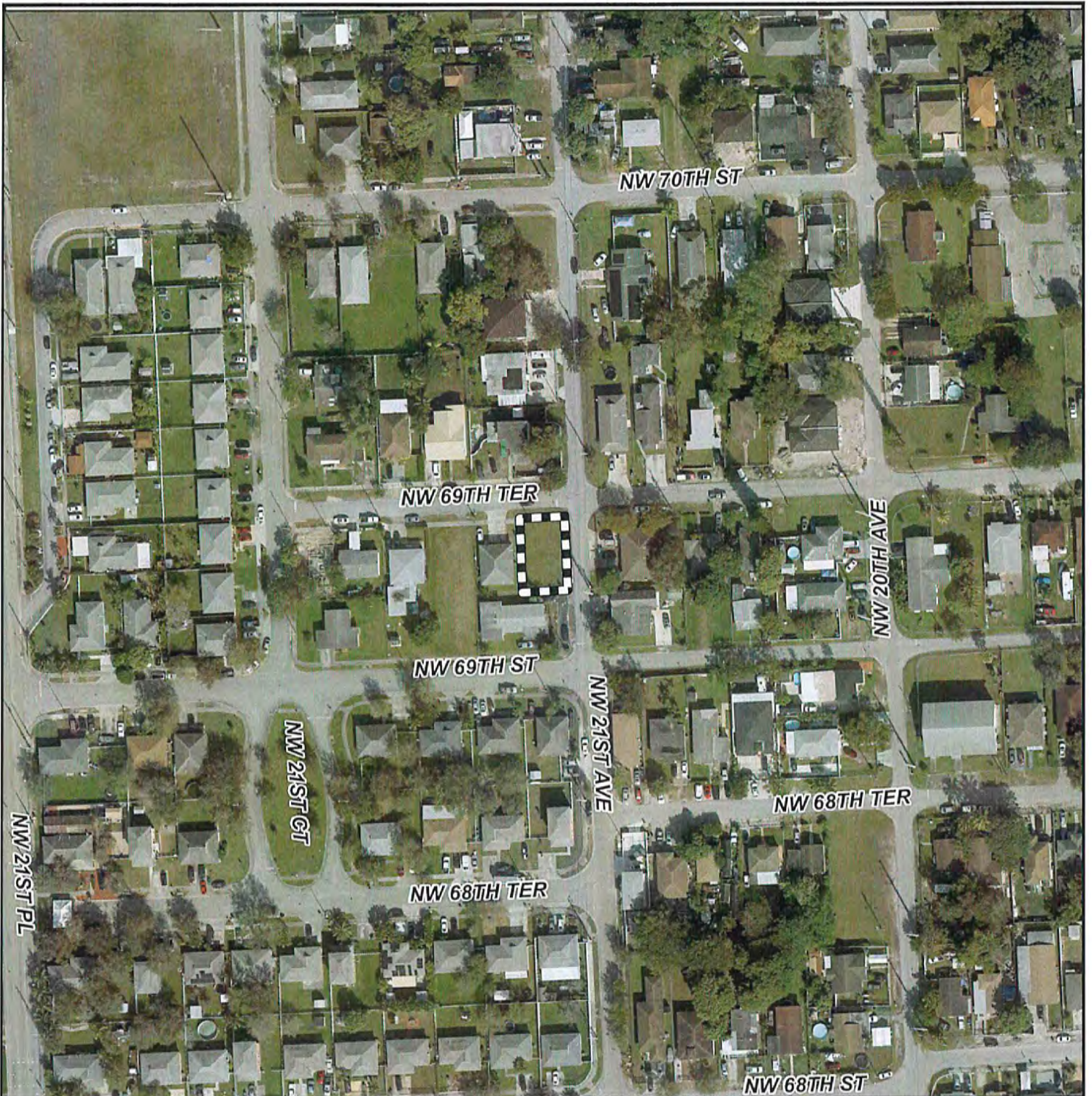
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Tuesday, March 11, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000011

Legend
 Subject Property

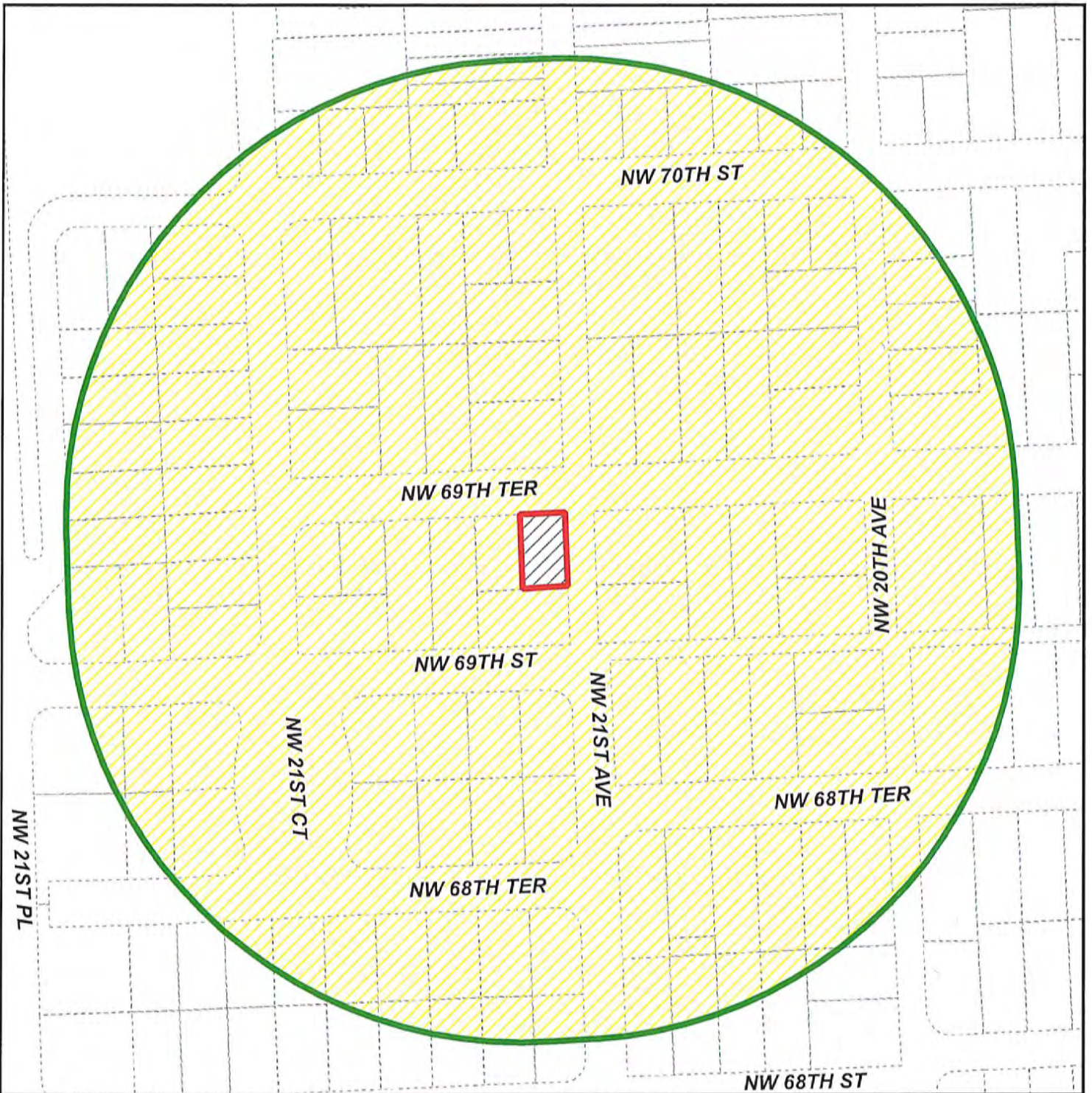


Section: 15 Township: 53 Range: 41
 Applicant: A2Z Construction & Remodel LLC
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, March 11, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2025000011
 RADIUS: 500

Section: 15 Township: 53 Range: 41
 Applicant: A2Z Construction & Remodel LLC
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

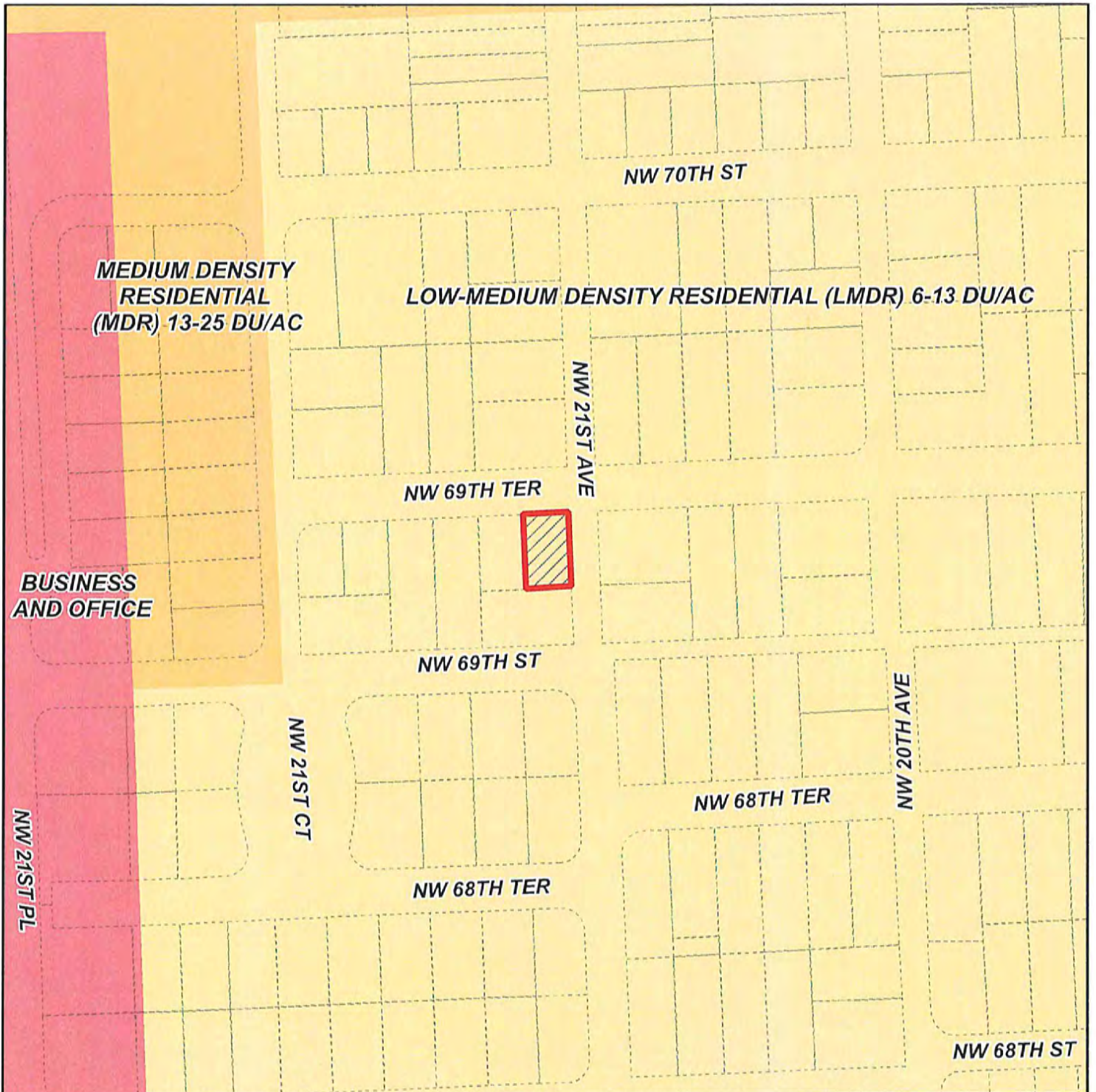
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, March 11, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000011

Section: 15 Township: 53 Range: 41
 Applicant: A2Z Construction & Remodel LLC
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

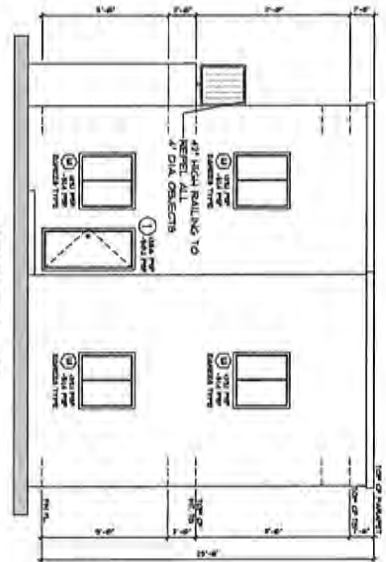
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 Subject Property Case

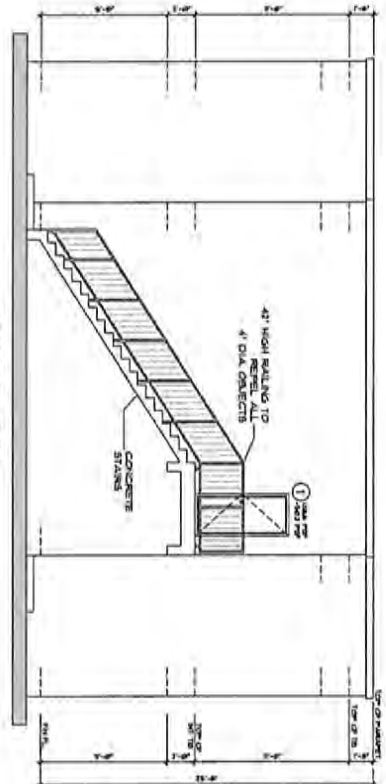


SKETCH CREATED ON: Tuesday, March 11, 2025

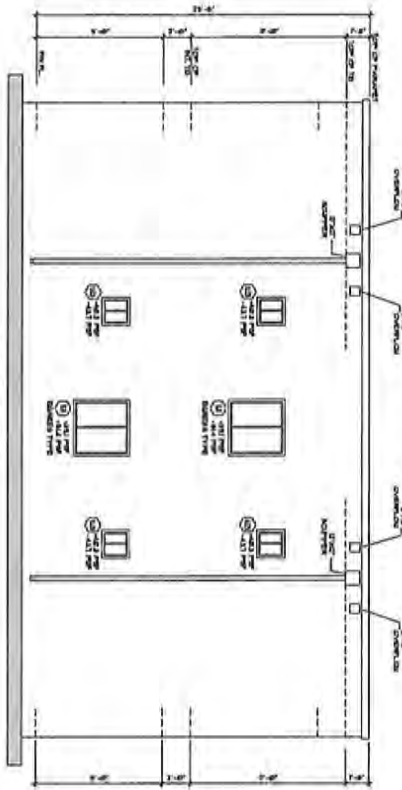
REVISION	DATE	BY



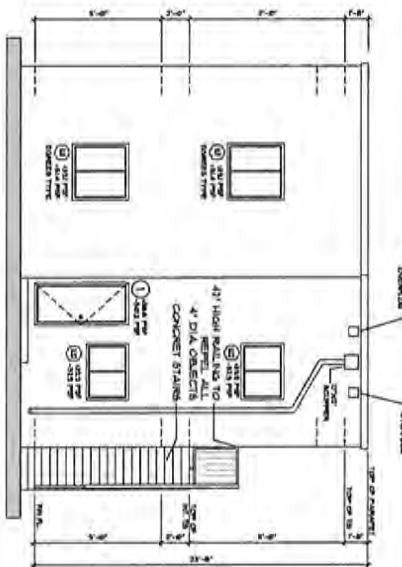
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



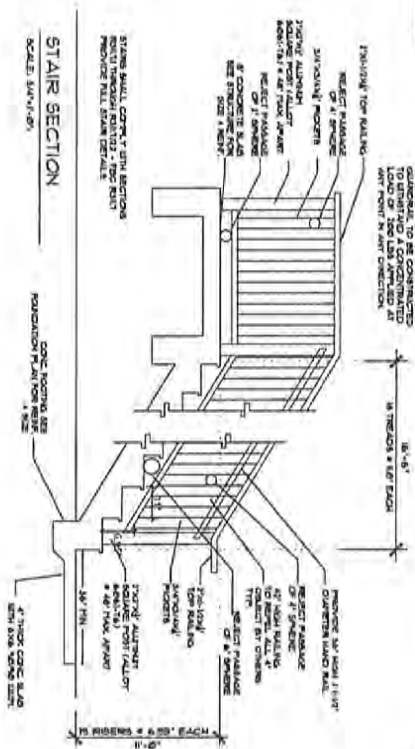
EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



STAIR SECTION
SCALE: 1/4" = 1'-0"

FAUSTO E. GUERRERO
REGISTERED PROFESSIONAL ENGINEER
NO. 12544
EXPIRES 12/31/2025
1000 N.W. 10TH AVENUE, SUITE 100
MIAMI, FLORIDA 33135

Digital Copy by
Fausto E. Guerrero
Date: 2025/04/21
2025/04-02/07

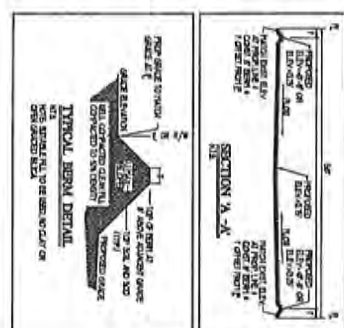
FELTON J. GALAZAR
ARCHITECT
A#26003312

MG Design and Salazar Studio Corp

Architect - Planners AA#26003312
357 Bialech Drive, Hialeah, Florida 33010
7. 305-218-0589, E. Gm.mgdesign@gmail.com

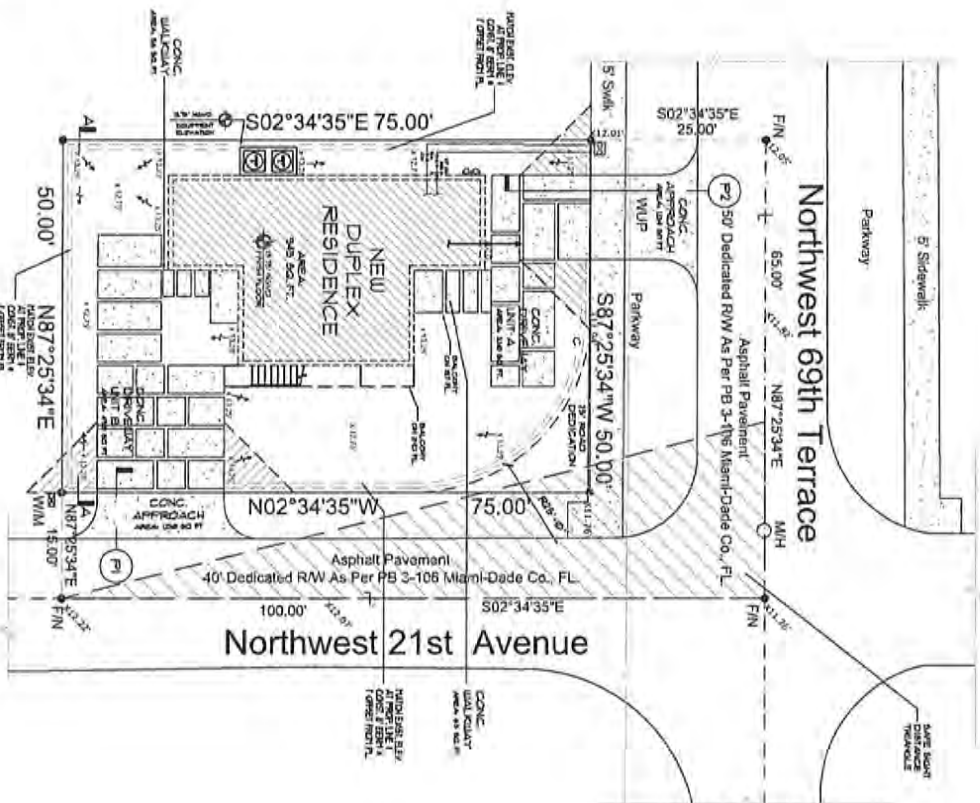
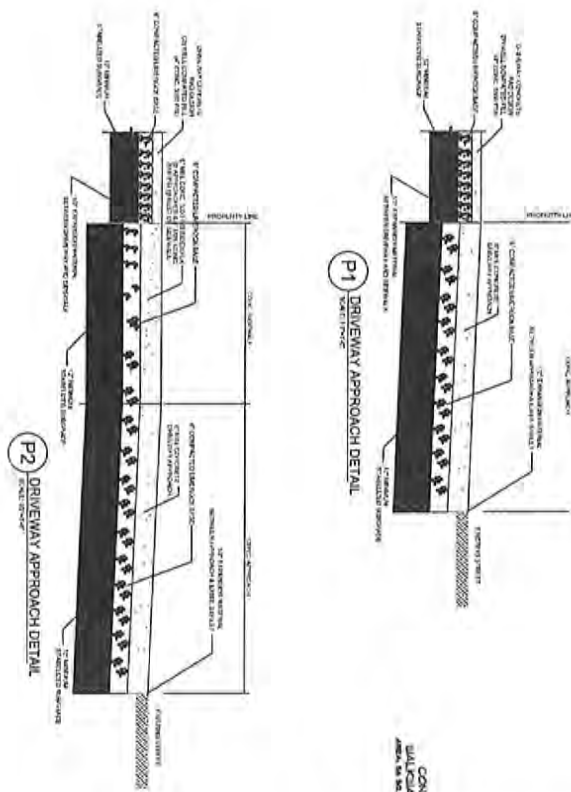
PROPOSED DUPLEX FAMILY RESIDENCE
FOR: A2Z CONSTRUCTION 4 REMODEL LLC
ADDRESS: 2102 NW 69TH TERRACE
MIAMI, FLORIDA 33147

These drawings and copies thereof furnished by the architect are the property of the architect and are not to be used for any other work and are to be returned upon demand at the completion of work. If the architect or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for all commission.



LOT COVERAGE CALCULATION

TOTAL LOT AREA	3750 SQ FT (100%)
BLDG AREA	1075 SQ FT (28.7%)
DRIVEWAY & WALKWAY AREA	941 SQ FT (25.1%)
GREEN AREA REQUIRED	5625 (15%)
GREEN AREA PROVIDED	1194 SQ FT (31.97%)



FAUSTO E. GUERRERO
 REGISTERED PROFESSIONAL ENGINEER
 No. 12484
 11/27/19
 11/27/19
 MIAMI, FLORIDA 33177

DATE: 04-23-25
 JOB NO: R-24-02

9P-2
 15



MG Design and Salazar Studio Corp
 Architect - Planners AA#26003312
 357 Blalock Drive, Blalock, Florida 33010
 T. 305-218-0689. E. dm.mgdesign@gmail.com

PROPOSED DUPLEX FAMILY RESIDENCE
 FOR AZZ CONSTRUCTION & REMODEL LLC
 ADDRESS: 2102 NW 69TH TERRACE
 MIAMI, FLORIDA 33147

These drawings and copies thereof furnished by the architect are his property. They are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes implicated in the architect's full participation.

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: A2Z Construction & Remodel LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Alexis Arena 8600 NW 64th Street , ste 6 Miami FL. 33166	50%
Alan Zaganjori 8600 NW 64th Street, ste 6 Miami FL. 33166	50%
_____	_____
_____	_____
_____	_____
_____	_____

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: _____

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

Date of contract: _____

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

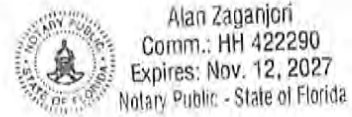
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: Chris Ocean (Applicant)

Sworn to and subscribed before me this 23 day of JANUARY, 2025. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)



My commission expires November 12, 2027

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

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-011 DATE: MAR 4 2025 BY: CABR







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

PH: Z25-103

October 28, 2025

Item No. 3

Recommendation Summary	
Commission District	6
Applicant	701 703 Waterford Operating LP
Summary of Requests	The applicant seeks to allow a total of 5 signs where a maximum of 4 signs are otherwise permitted by Code. The subject site already has 2 wall signs and 2 monument signs; proposed sign Number 5 will be a wall sign.
Location	701 and 703 NW 62 Avenue, Miami-Dade County, Florida.
Property Size	28.46 Acres
Existing Zoning	IU-2, Industrial, Heavy Manufacturing District.
Existing Land Use	Office Building
2030-2040 CDMP Land Use Designation	Office/Residential <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit a lot with multiple businesses to have a total of 5 signs, 3 wall signs and 2 monument signs (4 signs maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Assurant Exterior Building Sign" as prepared by Forge Signworks, dated stamped received 05/12/2025 consisting of 8 sheets, "Waterford Business District 701 Waterford Way" as prepared by Law's Architectural Signs, and "701 and 703 Waterford Way" as prepared by Biscayne Engineering, dated stamped received 07/2/2025 consisting of 3 sheets, for a total of 11 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The subject site is a 28.48-acre parcel located at 701 and 703 NW 62 Avenue and has been the subject of prior public hearings. Specifically, pursuant to Resolution #5-ZAB-238-97 the subject site was approved for an unusual use to permit partial filling of an existing lake, special exception to permit 2 office buildings to have a greater height than the width of the widest street upon which the buildings abut; to wit: both office buildings with a height of 159.5' (100' permitted) and a non-use variance of parking requirements to permit a total of 1,377 parking spaces. (1,734 spaces. req). Later, the subject site was also approved pursuant Resolution #CZAB81300 for a non-use variance of sign regulations to permit 4 detached signs where 2 detached signs were permitted, and for a non-use variance of sign regulations requiring the separation between signs to be at least equal to 50% of the total amount of frontage on both streets or roadways; to waive same, to permit the above-mentioned signs spacing less than required from each other. The subject site was also approved pursuant Resolution #CZAB8901 for a non-use variance of zoning regulations to permit a roof sign where none were otherwise permitted by Code. Additionally, the subject site

was approved pursuant Resolution #CZAB8308 for a non-use variance to permit a 339.6 sq. ft. roof sign in lieu of the requested 920 sq. ft. roof sign.

Under the current application, the applicant seeks to allow a total of 5 signs on the subject site where a maximum of 4 signs are otherwise permitted by Code. The site currently already has 2 wall signs and 2 monument signs as allowed by the regulations; the additional sign Number 5 is a proposed wall sign.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-2; office building	Office/Residential
North	IU-2; office buildings	Office/Residential
South	IU-2; office building/ City of Miami; residential properties, hospital	Low-Medium Density Residential (6 to 13 du/a) & Business & Office
East	IU-2; parking lot	Office/Residential
West	IU-2; office building	Office/Residential

NEIGHBORHOOD COMPATIBILITY:

The 28.46 acres subject property is comprised of an irregular-shaped lot that currently has 4 existing buildings (2 office buildings and 2 parking garages) and part of a large lake, and is located at 701 and 703 NW 62 Avenue. The property abuts a surface parking lot to the east, residential uses located within the City of Miami across from NW 7 Street to the south, and office buildings to the north and west of the subject site.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to permit more signage for its tenants beyond those permitted by the sign regulations to allow additional branding/identification wall signs for the existing office building. 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. However, the approval of this application could potentially generate visual impacts to the surrounding area. The Platting and Traffic Review Section of the Department of Regulation and Economic Resources (RER) have no objections and indicate in their memorandum that the application does not generate any additional vehicle trips.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated **Office/Residential**. Uses allowed in the *Office/Residential* category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional offices to large-scale office parks. The applicant seeks approval to allow a mixed-use building (offices, senior living facilities) to have a total of 5 signs on the property, including a new wall sign on top of one of the existing office use buildings and which would face a major section line roadway.

Staff notes that approval of the aforementioned requests related to signage will not change the previously approved and existing use on the subject property. As such, staff opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text for properties designated Office/Residential.

ZONING ANALYSIS:

The applicant is seeking to permit a total of 5 signs, which would include 3 wall signs and 2 monument signs, where a maximum of 4 signs are permitted by Code. When the aforementioned request is analyzed under the Non-Use Variance (NUV), From Other Than Airport Regulations, staff opines that the approval with conditions of the requests would be **compatible** with the surrounding area and would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and would not be detrimental to the community.

As noted earlier, the 4.04-acre subject property is an irregular-shaped lot located at 701 and 703 NW 62 Avenue, and is zoned IU-2, Heavy Industrial Manufacturing District. Staff notes that the IU-2 zoning district allows all the uses permitted in IU-1 which includes warehouse and office uses. The submitted signage plans depict information on the location, dimensions and the types of existing, as well as proposed signage. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum states that this application does not generate any new additional daily peak hour trips and meets the traffic concurrency criteria for an initial development order. Further, the Division of Environmental Resources Management of RER memorandum indicates that approval of this application meets all applicable LOS standards for an initial development order, as specified in the 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 as outlined in their respective memorandums.

The applicant is requesting to permit a total of 5 signs, 3 wall signs and 2 monument signs (4 signs maximum permitted). Staff opines that approval with conditions of the request 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 opines that the variance for the signage being requested in this application will help notify motorists sooner of the location of the business and will attract patrons to the entrance of the property. Staff further opines that the variance for the proposed signage under this application is not excessive given the location of the subject property which abuts a surface parking lot to the east, NW 7 Street to the south, NW 62 Avenue to the west and office buildings to the north. Additionally, the office building location and footprint within the subject property is well setback from the property lines and surrounded by 2 parking garage buildings at the front of the property and landscape buffer which will help mitigate any visual impacts generated by the proposed signage. **As such, staff recommends approval with conditions of the request under Section 33-311(A)(4)(b)(Non-Use Variances From Other Than Airport 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, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Assurant Exterior Building Sign" as prepared by Forge Signworks, dated stamped received 05/12/2025 consisting of 8 sheets, "Waterford Business District 701 Waterford Way" as prepared by Law's Architectural Signs, and "701 and 703 Waterford Way" as prepared by Biscayne Engineering, dated stamped received 07/2/2025 consisting of 3 sheets, for a total of 11 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtain a Certificate of Use from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions. this application, unless a time extension is granted by the Director of the Department.

ES:JB:SS:PM

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

701 703 Waterford Operating LP
PH: Z25-103

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Building and Neighborhood Compliance (BNC)	No objection
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	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

<p>Office/ Residential (Page I-45)</p>	<p><i>Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to largescale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plandesignated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.</i></p> <p><i>Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the 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 office use of the site. When residential uses are mixed with office uses, the overall scale and intensity, including height and floor area ratio of the mixed-use development shall be no greater than that which would be approved if the parcel was developed in either office use only or residential use only, whichever is higher. Within the Office/Residential category, business uses ancillary and to serve the on-site use(s) may be integrated in an amount not to exceed 15 percent of the total floor area. However, the Office/Residential category does not authorize other business or commercial uses.</i></p> <p><i>The plan recognizes existing strip office development along roadways. Ribbons or strips of office use along roadway frontages are identified along one or both block faces fronting certain roadways. Where only one block face is indicated, this specifically provides that only that block face is intended for office use and is not to suggest that the opposite face is also included. The lateral boundary of</i></p>
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ZONING RECOMMENDATION ADDENDUM

701 703 Waterford Operating LP
PH: Z25-103

the ribbon indicates the extent to which office uses may be allowed to expand along the roadway frontage. The depth of the ribbon for office development and other uses permitted by the Office/Residential land use category is more generalized. In general, the depth should be limited to the norm for the strip, but may be approved at such other depth that will provide a logical transition to adjacent uses or accommodate vehicular parking to serve an adjacent use, provided that site planning or design features are used, to furnish compatibility with any adjoining and adjacent residential uses that exist or are designated on the Land Use Plan map, in keeping with the Plan's policies. Extension of the strip depth beyond the mid-block to the frontage of an interior street does not necessarily authorize vehicular access on that interior street, and such access may be prohibited if it would be incompatible with neighboring development. Intervening areas between ribbons along a highway face may be used only for the uses permitted in the designated land use category. Further lateral extension of the ribbon beyond that shown on the Plan map will require a Plan amendment.

As indicated in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map", some existing lawful uses and zoning are not specifically depicted on the LUP map. That text, titled Uses and Zoning Not Depicted, applies equally to office uses and zoning.

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Sec. 33-106. - Class B signs in the BU and IU Districts.</p>	<p><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></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: center; padding: 5px;"><i>Type of Signs</i></th> <th style="text-align: center; padding: 5px;"><i>Size</i></th> <th style="text-align: center; padding: 5px;"><i>Number</i></th> <th style="text-align: center; padding: 5px;"><i>Setbacks and Spacing</i></th> <th style="text-align: center; padding: 5px;"><i>Illumination</i></th> <th style="text-align: center; padding: 5px;"><i>Maximum Height</i></th> <th style="text-align: center; padding: 5px;"><i>Special Conditions</i></th> </tr> </thead> <tbody> <tr> <td style="height: 40px;"> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	<i>Type of Signs</i>	<i>Size</i>	<i>Number</i>	<i>Setbacks and Spacing</i>	<i>Illumination</i>	<i>Maximum Height</i>	<i>Special Conditions</i>							
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ZONING RECOMMENDATION ADDENDUM

701 703 Waterford Operating LP
PH: Z25-103

Page | 7

<i>Type of Signs</i>	<i>Size</i>	<i>Number</i>	<i>Setbacks and Spacing</i>	<i>Illumination</i>	<i>Maximum Height</i>	<i>Special Conditions</i>
Detached	40 square feet maximum for first 50 feet of initial street frontage plus .75 square foot for each additional foot of street frontage to a maximum sign size of 300 square feet	See special conditions	Setback for all street r.o.w.'s is 7 feet for a sign not exceeding 40 square feet; thereafter .8125 foot of additional setback for each 10 square feet of sign calculated to the nearest 1/2 foot; maximum required setback need not be greater than 20 feet. Interior side setback is a minimum of 3 1/2 feet for a sign not exceeding 40 square feet; thereafter the interior side setback shall be increased by 10 percent of the calculated street frontage up to 100 lineal feet and by 20 percent of the calculated street frontage where the same exceeds 100 lineal feet but	See general section on illumination	30 feet from grade to top of sign	Type and number of point of sale signs permitted for a single individual business on a lot will be based on the following formula: <i>Lot frontage (feet) Signs allowed</i> 0—75 2 signs but no detached 76—150 3 signs, one (1) of which may be detached 151 + 4 signs, one (1) of which may be detached

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

701 703 WATERFORD OPERATING LP 701 NW 62 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000103

DATE

HEARING NUMBER

FOLIO: 30-3051-093-0230

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

June 18, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

701 703 WATERFORD OPERATING LP

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: June 6, 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: Z2025000103-1st Review
701 703 Waterford Operating LP
701 & 703 NW 62 Ave Miami, Florida 33126
Install additional building top sign on existing building
(IU-2) (28.46 Acres)
51-53-40

Lisa Spadafina

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). Based on the information provided, this zoning application to install a building top sign does not entail any environmental concerns. This application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

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 5, 2025

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

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

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

Subject: Zoning Application Comments - 701 703 Waterford Operating, LP
Application No. Z2025000103

A handwritten signature in blue ink, appearing to read "James B. Ferguson for". The signature is written in a cursive style and is positioned to the right of the "Through:" field.

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: 701703 Waterford Operating, LP

Location: The proposed project is located at 701 and 703 NW 62nd Avenue, with Folio No. 30-3051-093-0230, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking to install an additional top sign, as per Letter of Intent.

This project results in a no-net increase for the water demand.

Please note that the subject property has a 10 feet Utility Easement within and partially along the western and southern boundary of the property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

Water/Sewer: The proposed development is located within the WASD's water and sewer service area. Connection to water and sewer is not proposed with this application.

There are water and 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. Fire hydrants associated with mains to be removed and relocated shall be relocated as per Fire Department recommendations. Cutting and plugging of existing water mains shall be done by a licensed contractor under WASD supervision. Services to existing customers cannot be interrupted.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: June 26, 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: Z2025000103
Name: 701 703 Waterford Operating LP
Location: 701 & 703 NW 62 Avenue
Section 51 Township 53 South Range 40 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 1 and 2, Block 4, Plat Book 140, Page 30.

This application does not generate any vehicle 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 22, 2025
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2025000103

The Miami-Dade Fire Rescue Department has **no objection** to the signage plan uploaded to "EnerGov" on 05/12/2025.

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: June 24, 2025

To: Eric Silva, Assistant Director
RER Development Services

From: Ammad Riaz, P.E.
Chief of Aviation Planning *A.R.*
Aviation Department

Subject: Z2025000103
701-703 Waterford Operating LP
MDAD DN-25-05-4732

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has performed a cursory review of Zoning Hearing Application No. Z2025000103, 701-703 Waterford Operating LP. The applicant is seeking to install an additional building top sign at the property located at 701 & 703 NW 62nd Avenue in Miami-Dade County, Florida, and further identified by Miami-Dade County Property Appraiser No. 30-3051-093-0230.

Please be advised that an MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure on the property reaching or exceeding 20 feet Above Ground Level (AGL). Since this is the case, **the applicant must receive an MDAD-issued Airspace / Land Use Letter of Determination prior to the zoning hearing or administrative site plan review.** An MDAD-issued Permissible Crane Height Determination is required for any construction crane or equipment reaching or exceeding 20 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed at: https://www.miami-airport.com/facilities_development.asp

In accordance with the Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and / or permanent structure on this property reaching or exceeding 20 feet AGL. If this is the case, the applicant must e-file FAA Form 7460-1 which is available on the FAA's Website (<https://oeaaa.faa.gov>). **Please note, FAA determinations are a pre-requisite for MDAD-issued determinations. It can take the FAA up to 4 months to issue determinations.**

AR/rb

C: J. Ramos
James Byers, RER

Memorandum



Date: May 19th, 2025

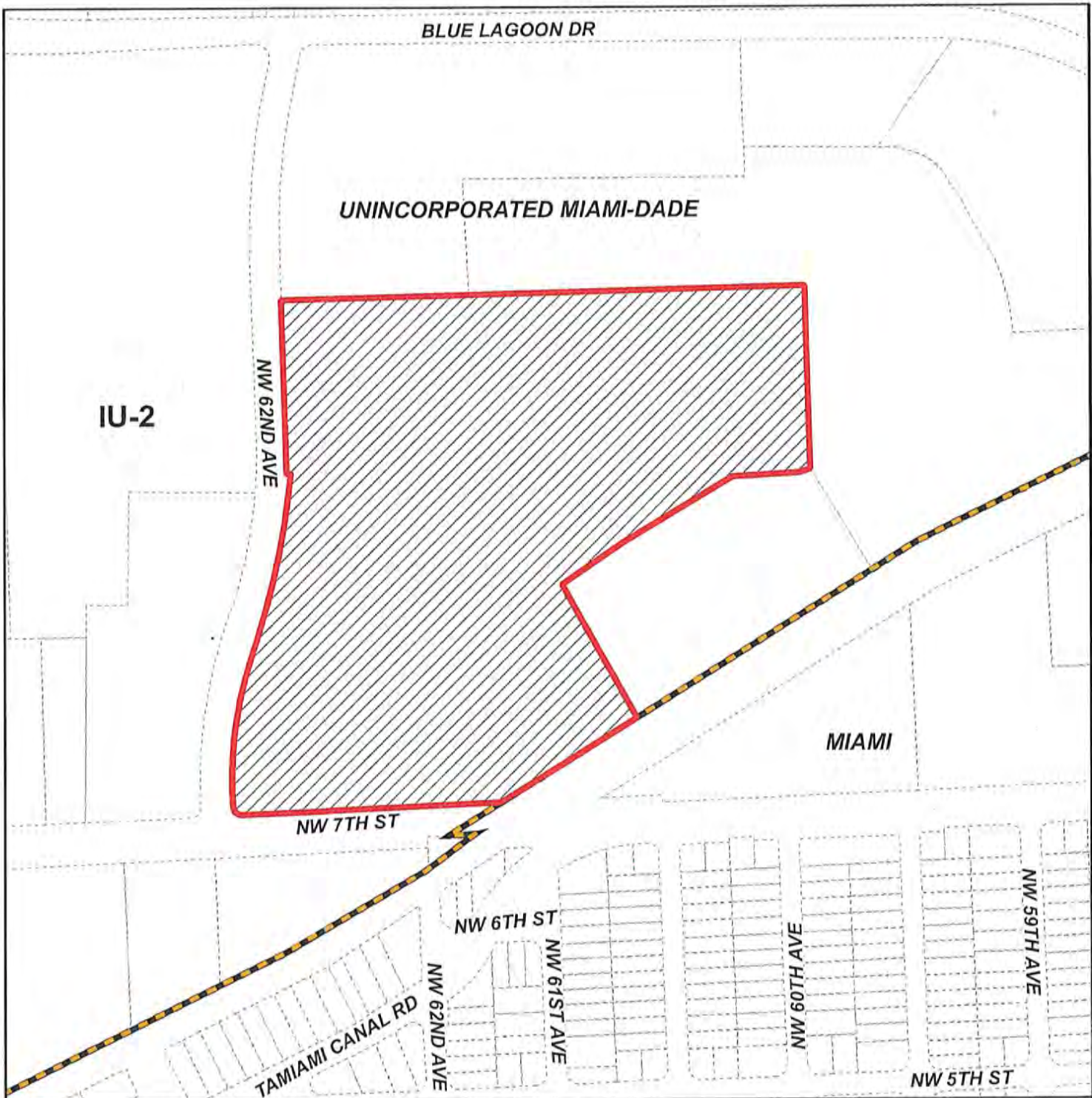
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Review Z2025 - 000103 701 703 Waterford Operating, LP

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

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000103

Section: 51 Township: 53 Range: 40
 Applicant: 701 703 Waterford Operating LP
 Zoning Board: C8
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning





SKETCH CREATED ON: Friday, May 16, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000103

Legend
 Subject Property
 Municipalities



Section: 51 Township: 53 Range: 40
 Applicant: 701 703 Watford Operating LP
 Zoning Board: C8
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, May 16, 2025

REVISION	DATE	BY

BLUE LAGOON DR

UNINCORPORATED MIAMI-DADE

NW 62ND AVE

NW 7TH ST

NW 6TH ST

NW 61ST AVE

NW 62ND AVE

TAMIAMI CANAL RD

NW 60TH AVE

MIAMI

NW 59TH AVE

NW 5TH ST

MIAMI-DADE COUNTY RADIUS MAP

Process Number
Z2025000103
RADIUS: 500

Section: 51 Township: 53 Range: 40
Applicant: 701 703 Watford Operating LP
Zoning Board: C8
Commission District: 6
Drafter ID: EDUARDO CESPEDES
Scale: NTS

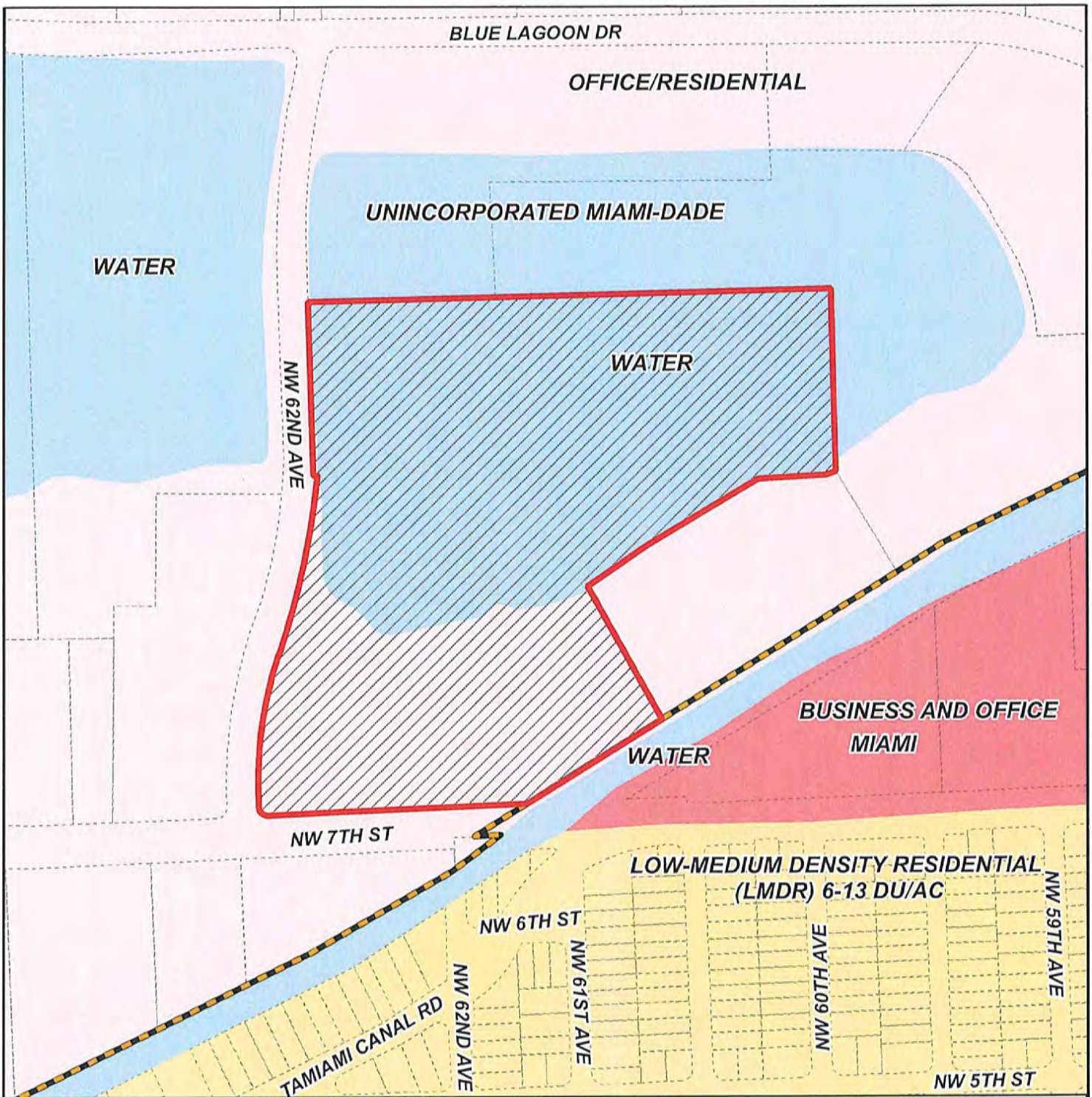
Legend

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Friday, May 16, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY


CDMP MAP

Process Number

Z2025000103

Section: 51 Township: 53 Range: 40
 Applicant: 701 703 Watford Operating LP
 Zoning Board: C8
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, May 16, 2025

REVISION	DATE	BY



ASSURANT

701 NW 62nd Ave, Miami, FL 33126

12/04/2024

- EXTERIOR BUILDING SIGN ■

WATERFORD



**Forge
Signworks**

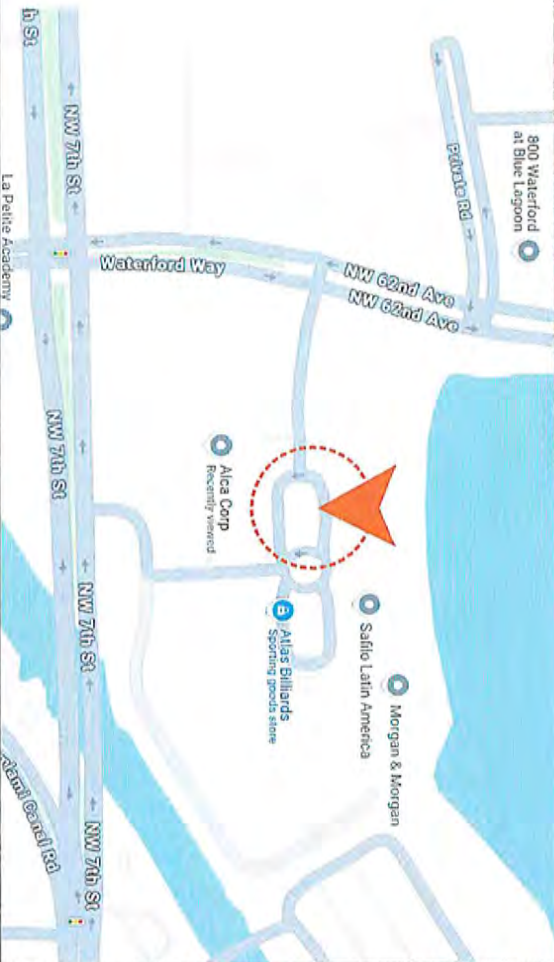
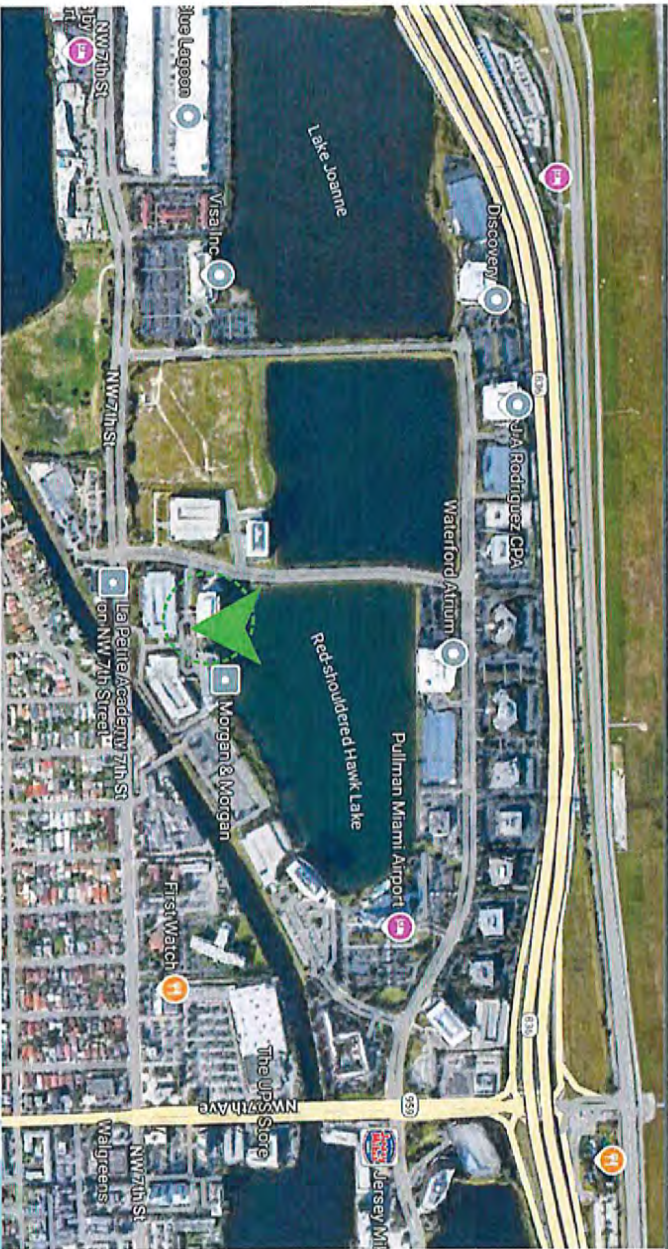
forge-signworks.com

■ 69 Megill Road,
Farmingdale, NJ 07727
Ph.(732)751-1818

■ 1115 Globe Avenue,
Mountainside, NJ 07092
Ph.(908)293-8037

■ 4100 North Powerline Rd L2
Pompano Beach, FL 33073-3042
Ph.(954)957-9961

These images are the original work of Forge-Signworks and are intended for your personal use in connection with the project set on applying for sign. They are not to be copied, reproduced or published in any way outside your organization without the written express consent of Forge-Signworks.



forge-signworks.com

69 Eighth Blvd., Fairfields, NJ 07722
 1115 Ocala Avenue, Fort Lauderdale, FL 33302
 4107 N.W. 72nd Avenue, Fort Lauderdale, FL 33309

Work Order:

Client:

ASSURANT
 EXTERIOR BUILDING SIGN

Project Address:

701 NW 62nd Ave,
 Miami, FL 33126

Customer approval

Signatures and date

NOTE: This sign is the property of Forge-Signworks. It is to be used only for the project and location specified. It is not to be used for any other project or location. It is not to be used for any other purpose. It is not to be used for any other reason. It is not to be used for any other purpose. It is not to be used for any other reason.

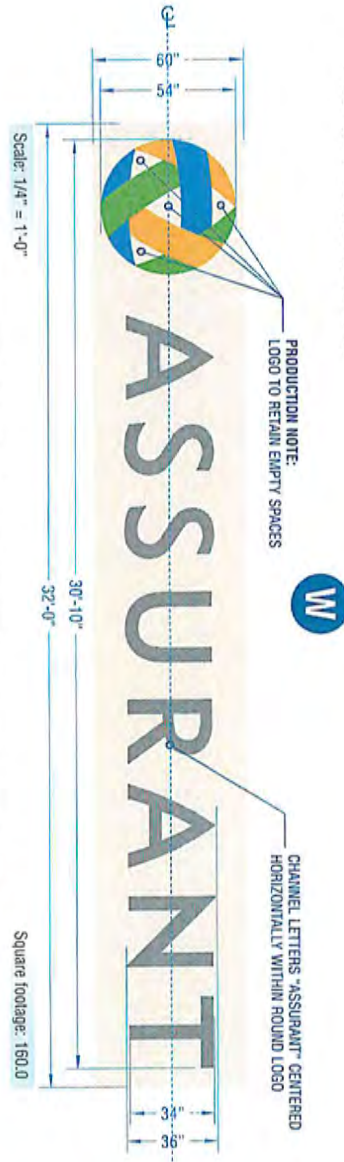
Assurant - Miami - Exterior building sign

Date: 12/04/2024

Sheet: 02

These drawings are for general review of design, materials and are intended for your personal use in connection with the project set out herein. They are not to be copied, reproduced or exhibited to anyone outside your organization without the written express consent of Forge-Signworks.

PROPOSED MAIN WALL SIGN



INDIVIDUALLY ILLUMINATED PLEX FACE CHANNEL LETTERS ON A BACKGROUND PANEL TO MATCH WALL COLOR

Square footage: 160.0

-  3M™ Day/Night film
Smoke Grey
3635-91
LETTER FACES
-  KIVA/QUAT ORANGE
PMS 137 C
3M TRANSLUCENT
3630-74
-  GRAY TO
MATCH TO
MATCH FACES
PLUS COOL GRAY 10C
CS8 M47 Y49 K16
-  INTENSE BLUE
PMS 300 C
3M TRANSLUCENT
3630-127
-  PANEL TO MATCH
WALL COLOR
TO BE PROVIDED
BY LANDLORD
-  BRILLIANT GREEN
PMS 361 C
3M TRANSLUCENT
3630-106



COLOR RENDERING NOT INTO SCALE - JUST FOR REFERENCE ONLY



SAMPLE OF ANOTHER BUILDING SIGN CHANNEL LETTERS AS REFERENCE

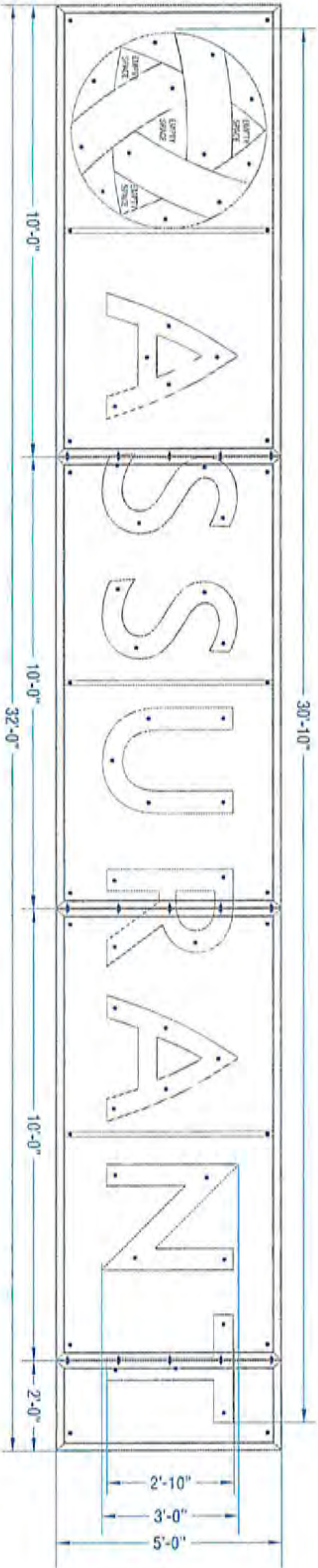


Scale: 1/32" = 1'-0"

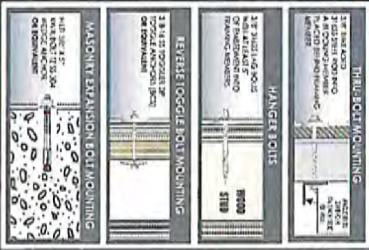
WEST ELEVATION

Client ASSURANT EXTERIOR BUILDING SIGN	Work Order: 69 Eagle Road, Fort Myrtle, FL 89722 1115 Sibley Avenue, Westwood, FL 32708 4397 South Riverdale, The Peoples Bank, Ft 32603	Forge Signworks forge-signworks.com
Project Address: 701 NW 62nd Ave, Miami, FL 33126	Customer approval	Signature and date <small>NOT TO EXCEED: Please Note: This is not a contract and is for reference only. It is not intended to be a contract and is not intended to be a contract. The client is responsible for providing all necessary information and approvals. The client is responsible for providing all necessary information and approvals. The client is responsible for providing all necessary information and approvals.</small>
Date: 12/04/2024	Assurant - Miami - Exterior building sign	
Sheet: 05		

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MOUNTING DETAIL



STRUCTURAL INFORMATION

INDIVIDUALLY ILLUMINATED PLEX FACE CHANNEL LETTERS ON A BACKGROUND PANEL TO MATCH WALL COLOR



FABRICATION NOTES:

All fasteners, fasteners, hardware and other means of attachment are to be fully concealed. There will be adequate LED's embedded in the sign to ensure sufficient illumination. Signage panel finish must be a flawless opaque shiny finish. The UL label must be placed so that it is not visible from the street. All metal fasteners must be of thick enough gauge to avoid oil canning.

2023 FBC - BUILDING, 8TH EDITION

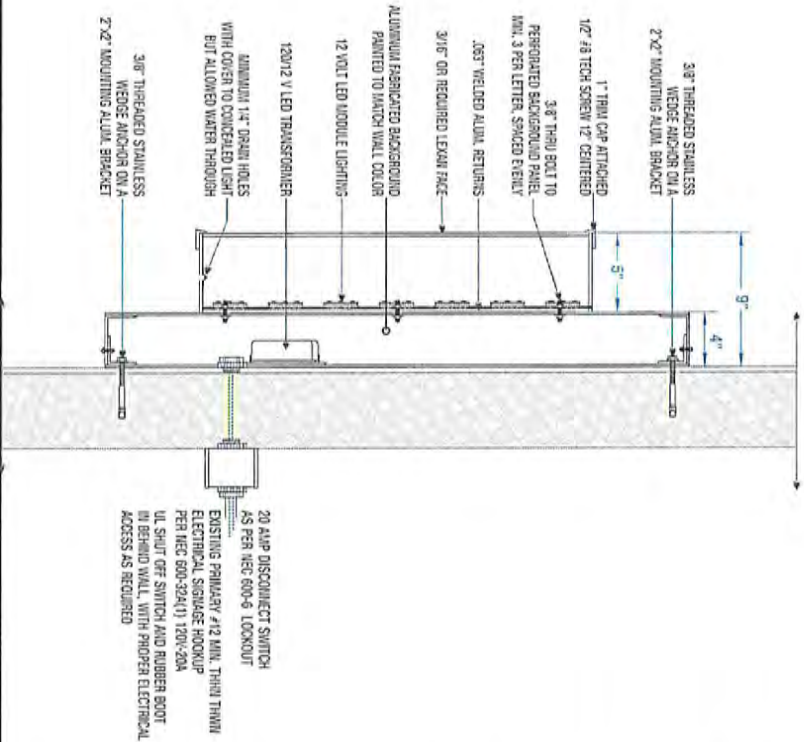
Section 2815 High-Velocity Hurricane Zones—Plastics

Plastic materials used as structural elements shall be designed by methods permitting of rational analysis according to established principles of mechanics.

2815.1.4

Plastic structural elements, other than sheets, have been designed by a Registered Professional Engineer. All drawings have been seal engineered by an active certified engineer company. Approved plastics have been approved for outdoor exposure and durability in accordance with the Voluntary Standard Uniform Load Test Procedure for Thermoplastic Plastic Damaged Skylights, of the AIAA/VAVDMA 101/SI2/MAAS.

Outdoor exposure conditions: Specimen exposed at 45 degree south exposure for a period of five years. Impact testing, after exposure test as above, in accordance with ASTM D256, and Tensile testing on controlled and weathered specimen in accordance with ASTM D638. Yield strength difference between controlled and weathered specimen shall not exceed 10 percent.

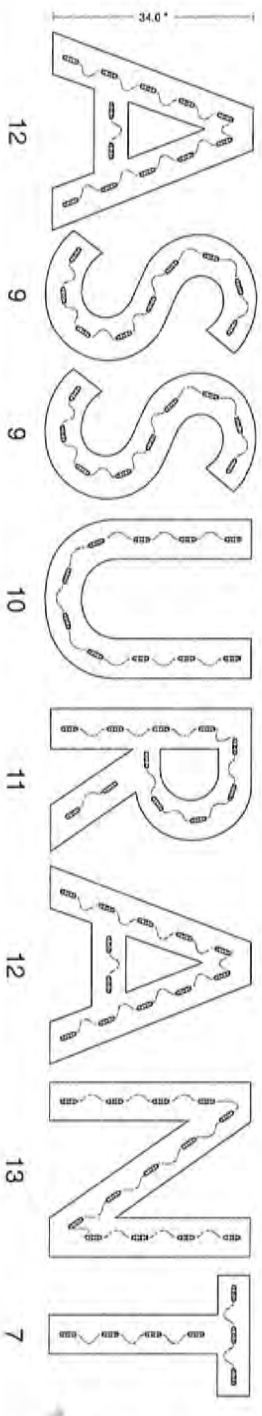


Forge Signworks
 forge-signworks.com
 68 Regan Blvd, Farmingdale, NY 11737
 1115 Gibou Avenue, Stuyvesant, NJ 07082
 4102 North Rockledge Rd, Pompano Beach, FL 33069

Work Order:
 Client: ASSURANT
 Project Address: 701 NW 62nd Ave, Miami, FL 33126
 Customer approval: _____
 Signature and date: _____
NOTE: THESE DRAWINGS ARE THE ORIGINAL WORK OF FORGE-SIGNWORKS AND ARE INTENDED FOR YOUR PROJECT ONLY. IN ACCORDANCE WITH THE PROJECT SET, ANY PROJECT SET NOT SHOWING SET, YOU MAY NOT BE COPIED, REPRODUCED OR MODIFIED IN ANY WAY WITHOUT EXPRESS CONSENT OF FORGE-SIGNWORKS.

Assurant - Miami - Exterior building sign
Date: 12/04/2024
Sheet: 06

LED LAYOUT - ELECTRICAL INFORMATION



Date	Module	Power Supply	Modules per Foot	Area
December 2, 2024 09:21 AM PST	(83) Prism Enlighten 6500K	(2) Energizer Series Universal 60W	1.922	26.501 sq ft
Layout Type	Module Part Number	Power Supply Part Number	Letter Height	Perimeter
Face Lit	701289-6WELH-1A8	P-QH080-12-EC	34.0 in	103.873 feet
Total Watts	Module SKU	Power Supply SKU	Can Depth	Max Modules per FS
62.25 watts		P-QH080-12-EC	5.00 in	72

Product	Mod's per ft.	Color Temperature SKU	Power	Intensity	Efficacy	Packaging	Max mods per 95 W power supply	UL number
Prism Synergy Micro	6	7100 K	M-SYMC0-71	0.288 W	46.7 lm/mood	463	335 (54 ft)	FC-S12-MC7-P
		6500 K	M-SYMC0-65	/mood	(280 lm/ft)	ISG per case: 16		
		5000 K	M-SYMC0-50			Mod's per strand: 60		
		4100 K	M-SYMC0-41			Strands per bag: 5		
Prism Synergy Mini	1.8	3000 K	M-SYMN0-30	0.461 W	72.0 lm/mood	155	208 (115 ft)	FC-S12-MIN2-P
		7100 K	M-SYMN0-71	/mood	(130 lm/ft)	Mod's per strand: 50		
		6500 K	M-SYMN0-65			Strands per bag: 4		
		5000 K	M-SYMN0-50			Mod's per case: 1600		
Prism Synergy Spec	1.3	3000 K	M-SYSP0-30	0.889 W	138.4 lm/mood	156	108 (65 ft)	FC-S12-SPE2-P
		7100 K	M-SYSP0-71	/mood	(180 lm/ft)	Mod's per strand: 50		
		6500 K	M-SYSP0-65			Strands per bag: 2		
		5000 K	M-SYSP0-50			Mod's per case: 1000		

PRISM SYNERGY 24V specifications

High-performance 24V LED channel letter illumination

Dimensions L x W x H: Micro 1.02" x 0.35" x 0.37" / Mini 2.05" x 0.73" x 0.38" / Spec 3.78" x 0.73" x 0.38"

HO Deep: 4.25" x 0.73" x 0.38"

Beam angle: Micro Mini 110° / Spec HO 160°

Mounting options: Micro, Spec, Post-It-Stick and mechanic HO, Deep

Operating temp: -40° C to 70° C

Environment: IP67

Wire color: White (L) / Gray (S)

Warranty: Life of Sign Warranty / 10-yr

UL US CE R&HS COMPLIANT

Constant current

PRINCIPAL SLOAN

Micro Mini HO Spec

Static welded

Fully labeled module

Client: ASSURANT
 EXTERIOR BUILDING SIGN

Project Address: 701 NW 82nd Ave, Miami, FL 33126

Customer approval: _____

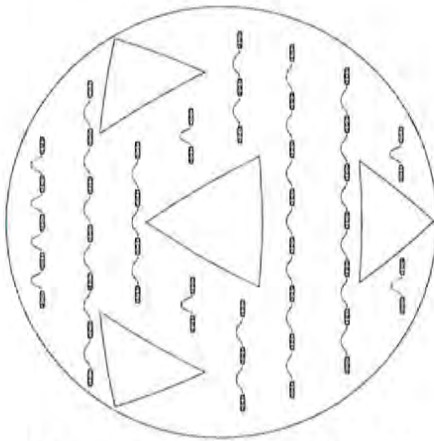
Work Order: _____

Forge Signworks
 forge-signworks.com
 69 North Road, Farmington, NJ 07722
 1115 62nd Avenue, Deerfield, IL 60015
 4101 North Paradise Rd, Pompano Beach, FL 33062

Signatures and date: _____

Assurant - Miami - Exterior Building Sign
 Date: 12/04/2024
 Sheet: 07

LED LAYOUT - ELECTRICAL INFORMATION



Date	December 2, 2024 09:21 AM PST	Module	(42) Prism Enlighten 6500K	Power Supply	(1) Energyzer Series Universal 60W
Layout Type		Module Part Number	701269-SWE-L-MB	Power Supply Part Number	P-OH060-12-EC
Face Lit		Total Watts	36.25 watts	Power Supply SKU	P-OH060-12-EC

Modules per Foot	1.850	Area	28.26 sq ft
Row Spacing	15.0 in	Perimeter	18.85 feet
Can Depth	5.00 in	Max Modules per FS	72

Product	Mod's per ft.	Color	SKU	Power	Intensity	Efficacy	Packaging	Max mod's per 96 W power supply	UL number
Prism Synergy Micro	6	7100 K	M-SYMICO-71				Mod's per bag: 300		
		6500 K	M-SYMICO-65	0.286W /mod	4.67 lm/mod (290 lm/ft)	163 lm/W	Mod's per strand: 60	395 (94 ft)	P-SY2-MC7-E
		5000 K	M-SYMICO-50				Strands per bag: 5		
		4000 K	M-SYMICO-41				Mod's per case: 15		
Prism Synergy Mini	1.8	7100 K	M-SYMINO-71				Mod's per case: 4800		
		6500 K	M-SYMINO-65	0.461W /mod	72.0 lm/mod (330 lm/ft)	156 lm/W	Mod's per bag: 200	208 (115 ft)	P-SY2-MN2-E
		5000 K	M-SYMINO-50				Strands per bag: 5		
		4000 K	M-SYMINO-41				Mod's per case: 600		
Prism Synergy Spec	1.3	7100 K	M-SYSPRO-71				Mod's per bag: 100		
		6500 K	M-SYSPRO-65	0.939W /mod	138.4 lm/mod (380 lm/ft)	156 lm/W	Mod's per strand: 50	108 (83 ft)	P-SY4-SP2-E
		5000 K	M-SYSPRO-50				Strands per bag: 2		
		4000 K	M-SYSPRO-41				Mod's per case: 1000		

PRISM SYNERGY 24 VDC

High-performance 24V LED channel letter illumination
 Dimensions L * W * H: Micro 1.02" * 0.35" * 0.37"
 Mini 2.05" * 0.73" * 0.38"
 Spec 3.78" * 0.73" * 0.38"
 HQ, Deep 4.29" * 0.73" * 0.38"
 Beam angle: Micro, Mini, 70°
 Deep, HQ 140°
 Mounting options: Micro, Spec, Deep, HQ
 Mini, Spec, Deep, HQ: Pre-drill, stick and mechanic
 Operating temp: -10° C to +70° C
 Environment: IP67
 Wire color: White (V) / Grey (G)
 Warranty: Life of Sign Warranty/10-yr

Specifications
 eBUS CE RoHS
 SLOAN
 PRINCIPAL SLOAN
 Fully labeled module

Forge Signworks
 forge-signworks.com
 89 South Hill, Fort Lauderdale, FL 33322
 4100 North Woodville Rd, Fort Lauderdale, FL 33308

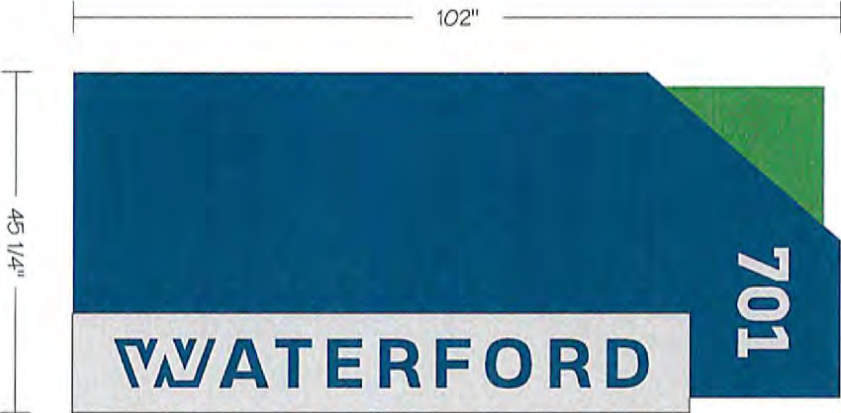
Client: ASSURANT
 EXTERIOR BUILDING SIGN
 Project Address: 701 NW 52nd Ave, Miami, FL 33126
 Customer Approval: [Signature]

Work Order: [Signature]

Assurant - Miami - Exterior building sign
 Date: 12/04/2024
 Sheet: 08

SIGNS & PLAQUES

SPECIFICATIONS:



3951 NW 27th Street
 Miami, FL 33142
 305-871-6565
 305-871-4610
 www.lawsign.com

REVISIONS Date

CLIENT ACCEPTANCE
 Must be signed, dated and returned.

Approved Revise & Resubmit

Date

This drawing and all designs, ideas, layouts, and plans, including those not represented by one owned by and remain the property of Lewis Architectural Signs, Inc., and have been developed and created for use on, and in the drawing for any such designs, ideas, arrangements, layouts, and plans shall be appropriated by or disclosed to any person, firm, or corporation for any use or purpose without the express written consent and written permission from Lewis Architectural Signs, Inc.

PROJECT:

Waterford Business District
 701 Waterford Way

PROJECT MANAGER:

Rosy Brieva

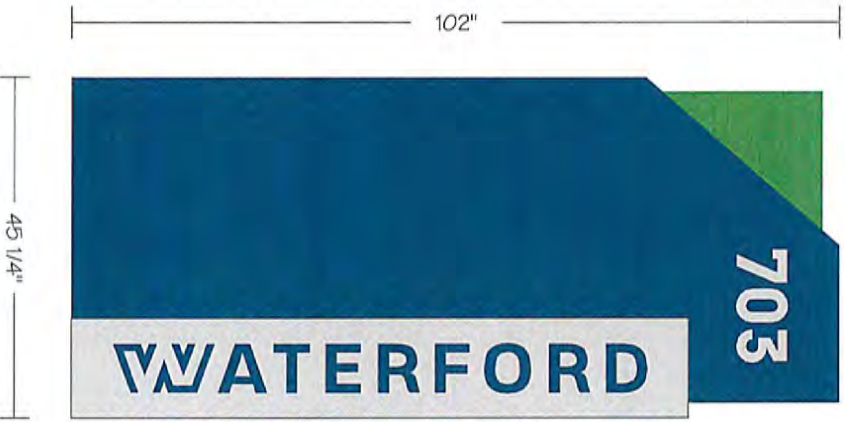
DATE: Jul. 1, 2025

SCALE: 1/16" = 1"

TYPE:
MON.1
 BUILDING MONUMENT

SIGNS & PLAQUES

SPECIFICATIONS:



3951 NW 27th Street
 Miami, FL 33142
 305-871-6565
 305-871-6610
www.lawsigns.com

REVISIONS	Date

CLIENT ACCEPTANCE
Must be signed, dated and returned.

Approved Revise & Resubmit

Date _____

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PROJECT:

Waterford Business District
 703 Waterford Way

PROJECT MANAGER:

Rosy Breva

DATE: Jul. 1, 2025

SCALE: 1/16" = 1"

TYPE: **MON.1**

BUILDING MONUMENT

PAGE:

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: _____

NAME AND ADDRESS	PERCENTAGE OF STOCK
_____	_____
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME: _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: 701-703 Waterford Operating LP

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP
Not required – See note below	Not required – See note below
_____	_____
_____	_____
_____	_____

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



Disclosure of Interest

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

NAME OF PURCHASER: _____


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

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

_____	_____
_____	_____
_____	_____
_____	_____

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

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

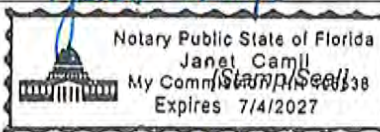

Charles Russo

 Signature Print Name

Sworn to and subscribed to before me on the 10 day of April, 2025

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

Notary: Janet Camji



Commission expires: 7/4/27

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

FORM REVISION 2019/3

