



FINAL AGENDA

Community Zoning Appeals Board 8
 Dr. Martin Luther King, Jr. Center, Conference Rooms 1-4, 2525 NW 62 Street, Miami, FL
 Wednesday, March 4, 2026 at 7:00 pm

PREVIOUSLY DEFERRED

A.	Z2023000072	Kerwin Hankerson	23-72	53-41-02	N
B.	Z2025000023	Edwin Ambrocio Reyes	25-23	53-41-15	N

APPEALS

CURRENT

1.	Z2024000244	LR Miami Airport Hotel, LLC	24-244	53-40-36	N
2.	Z2025000216	Susana and Tony F. Williams	25-216	52-41-27	N
3.	Z2025000228	Carnival Corporation	25-228	53-40-36	N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF MARCH 4, 2026

DR. 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.

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Zoning hearing for proposed DUPLEX addition, as prepared by AIP Design, Inc. dated stamped received 9/19/2025, for a total of 4 sheets."

The purpose of request #1 is to modify the condition of a previously approved resolution in order to submit revised site plan that indicates a conversion from a single-family residence to a duplex.

2) NON-USE VARIANCE to permit a duplex to setback 15' (25' required for 50% of the lineal footage of the entire width of the house and 15' required for the balance) from the front (south) and the rear (north) property lines.

3)NON-USE VARIANCE to permit the duplex residence with a lot coverage of 39.4% (30% maximum permitted).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economics Resources. Plans may be modified at public hearing.

LOCATION: 1879 NW 62 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.16 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

Deferred from February 4, 2026

1. LR MIAMI AIRPORT HOTEL, LLC. Z2024000244

Area 08/District 06

The application seeks to modify a previously approved Development Order (DO) for the "Waterford at Blue Lagoon" Development of Regional Impact (DRI) to reduce the acreage through the removal of the subject property from the boundaries of the DRI. DELETION of ±11.3-gross (±10-net) acres of the DRI ("Blue Lagoon") legally described as follows:

"LOT 5, BLOCK 2, BLUE LAGOON WEST SECTION TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 122 AT PAGE 74 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA."

The purpose of the above request is to allow the applicant to remove the subject property from the legal description of the "Waterford at Blue Lagoon" DRI.

LOCATION: 5800 Blue Lagoon Drive, Miami-Dade County, Florida

SIZE OF PROPERTY: ± 11.3-gross (± 10-net) acres

Department of Regulatory and
Economic Resources
Recommendation:

Deferral.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

2. SUSANA ANDTONY F. WILLIAMS Z2025000216

Area 08/District 02

The application is to allow an existing detached accessory utility storage structure to be located closer to the interior side property line than required by Code.

NON-USE VARIANCE to permit the existing detached accessory utility storage to setback a minimum of 4.8' (7.5' required) from the interior side (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Williams Residence", as prepared by Arevalo Architecture Inc., dated stamped received 12/3/25, consisting of a total of 4 sheets. Plans may be modified at public hearing.

LOCATION: 12431 NW 22 Court, Miami-Dade County, Florida

SIZE OF PROPERTY: 0.17 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

3. CARNIVAL CORPORATION Z2025000228

Area 08/District 06

The application seeks to modify a condition of a previously approved resolution in order to allow for certain site improvements, including changing the approved hotel use to an office building and the relocation of office building and parking garages as well as reductions in the number of parking garages. Additionally, the application seeks to permit two (2) proposed roof signs to be mounted directly on the building wall and visible from the public rights-of-way, where such roof signs are not permitted by Code, and to permit two (2) proposed wall signs to be larger in area than permitted by Code.

(1) MODIFICATION of Condition #2 of Resolution #CZAB8-60-11, modified by Resolution #CZAB8-26-18, passed and adopted by the Community Zoning Appeals Board #8, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Waterford Core," as prepared by TVS Florida, Inc., Architecture, consisting of sheets A-100.1, A-101.1, A-102.1, A-103.1 & A-104.1, and sheets L-000, L-100, L-101, L-102, L-103 & L-104 dated stamped received 4/17/18, and the remaining of the sheets dated stamped received 2/23/18, for a total of 39 sheets."

TO: "2. That in the approval of the plan, the same shall be substantially in accordance with the plans submitted for the public hearing entitled "Carnival Corporation & PLC Campus," consisting of site plans, floor plans, elevations, and signage plans prepared by Hunton Brady Architects, consisting of thirty-seven (37) sheets, date-stamped received 12/19/2025, and landscape plans prepared by LandDesign, consisting of eleven (11) sheets, date-stamped received 1/28/2026, for a total of forty-eight (48) sheets."

The purpose of Request #1 is to modify the previously approved plans to allow for certain site improvements, including changing the approved hotel use to an office building utilizing the Development of Regional Impact (DRI) Equivalency Matrix, relocating Office Building C to the former location of Parking Deck 2, consolidating Parking Decks 2, 3, and 4 into a single parking structure (Parking Deck 2), and reconfiguring site access and internal circulation.

(2) NON-USE VARIANCE to permit two (2) proposed roof signs (none permitted).

(3) NON-USE VARIANCE to permit the two (2) proposed roof signs to be mounted directly on the wall (not permitted).

(4) NON-USE VARIANCE to permit the proposed roof signs to be visible from the existing public road rights-of-way (not permitted).

(5) NON-USE VARIANCE to permit two (2) proposed wall signs with a total area of 7,290 sq. ft. (4,454 sq.ft. sq. ft. maximum permitted).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

LOCATION: Lying between NW 7 Street and Blue Lagoon Drive and between NW 62 Avenue and NW 65 Avenue, AKA 800 NW 62 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: +/- 21.71 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

NOTICE

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

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

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

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

PH: Z23-072

March 4, 2026

Item No. A

Recommendation Summary	
Commission District	2
Applicant	Kerwin Hankerson
Summary of Requests	The applicant seeks to permit an existing covered terrace addition to a single-family residence to setback less than required from the interior side and rear property lines. Additionally, the applicant seeks approval for an existing detached accessory shed structure that is located closer to the interior side property line than required by Code.
Location	1131 NW 89 Street, Miami-Dade County, Florida.
Property Size	±0.21 Acre
Existing Zoning	RU-1
Existing Land Use	Single-family residence district, 7,500 sq. ft. net
2030-2040 CDMP Land Use Designation	Low Density Residential, 2-5 to 6 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 <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

This application was deferred from the December 15, 2025, meeting of Community Zoning Appeals Board (CZAB) #8 in order to allow the applicant to be present at the next meeting. Subsequently, this application was unable to be heard at the January 7, 2025, meeting of CZAB #8 due to a lack of quorum. This application was deferred at the February 4, 2026, meeting of CZAB #8 in order to allow the applicant to be present at the next meeting.

The public hearing on this item was not held.

REQUESTS:

- (1) NON-USE VARIANCE to permit an existing covered terrace addition to a single-family residence to setback a minimum of 20.2' (15' required for 50% of the lineal width of the house and 25' required for the balance) from the rear (north) property line, and to setback 2.9' (7.5' required) from the interior side (west) property line.
- (2) NON-USE VARIANCE to permit an existing detached shed to setback a minimum of 3.7' (7.5' required) from the interior (east) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Public hearing", as prepared by Arshad Viqar, dated stamped received 9/5/2025, consisting of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing one (1)-story, 3,028 sq. ft. single-family residence with attached covered terrace on an interior lot, with an existing detached metal shed located towards the rear of the 0.21-acre subject property that fronts along NW 89 Street. The applicant seeks to permit the principal residence with its covered terrace encroaching into the interior side (west) and

rear (north) setback areas. The applicant is also seeking to permit the existing detached metal shed to setback less than required from the interior side (east) property line. The submitted plans, photos, and the County’s Geographical Information System (GIS) aerial map indicate an existing 6’ high metal fence located along both the interior side property lines, as well as a 4’ high chain-link fence buffered with shrubs located along the rear property line of the subject property.

NEIGHBORHOOD CHARACTERISTICS		
	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; single-family residences	Low Density Residential (2.5 to 6 dua)
South	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
East	RU-1; single-family residence	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 0.21-acre subject property consists of an existing single-family residence that is located on a RU-1, Single-Family Residential District, on an interior lot, located at 1131 NW 89 Street. The surrounding area is characterized by existing single-family residences, also developed under the RU-1, Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to legalize reduced setbacks for the existing principal residence and detached shed that is located on the subject site. Staff opines that since the rear yard area is enclosed with a 6’ high metal fence along the interior side property lines, and a 4-foot-high chain link fence that is buffered with shrubs along the rear property line, any visual impact that the existing residence and shed may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.21-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; *“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.”* Staff opines that the approval of the requests for reduced setbacks sought in the application for the existing residence and detached shed located on the property will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicant is not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the requests to permit an existing covered terrace addition to a single-family residence to setback a minimum of 20.2’ (15’ required for 50% of the lineal width of the house and 25’ required

for the balance) from the rear (north) property line, and to setback 2.9' (7.5' required) from the interior side (west) property line (request #1), and to permit an existing detached shed to setback a minimum of 3.7' (7.5' required) from the interior side (east) property line (request #2), are 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 adversely affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence on an interior lot with an attached terrace addition towards its rear that encroaches into the rear and interior side (west) property lines. Staff notes that the County Geographical Information System (GIS) shows that the existing terrace addition to the principal residence was built around 2021. The plans also indicate an existing detached accessory metal shed structure located towards the rear of the subject property that encroaches into the interior side (east) property line than is permitted under the zoning standards. Staff supports the requests and opines that approval with conditions of these non-variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff further opines that any existing visual impact of these setback encroachments for requests #1 and #2 is mitigated by the existing 6' high metal fence along the side property lines and 4' high chain-link fence with landscape hedges with a total height of approximately 6' planted against it along the rear property line. Staff recommend as a condition for approval that the said fences along the rear and interior side property lines be maintained as a visual buffer, and, if either the fence is destroyed or removed, it must be replaced by a fence in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area found similar approvals within the neighborhood for variances of the setback requirements for single-family residences and their accessory structures. For example, a property located at 1071 NW Little River Drive was approved under Resolution #CZAB8-4-03 for a variance to permit a single-family residence setback 24.6' from the front (south) property line (25' required), permit a garage addition setback 12.5' (25' required) from the rear (north) property line, and to permit a family room addition to setback a minimum of 20' (25' required) from the rear (north) property line. Similarly, the property located at 8925 NW 9 Avenue was approved under Resolution #2-ZAB-406-62 for a variance to permit a bedroom addition to a single family residence to set back 15' (25' required) from rear (east) property line. Furthermore, staff opines that the architectural style and scale of the existing residence and the detached metal shed are 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. **As such, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), Non-Use Variances Standards From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources 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 "Public hearing", as prepared by Arshad Viqar, dated stamped received 9/5/2025, consisting of 4 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the 6' high metal fence along both the interior side property lines and the 4' high chain-link fence buffered with hedges located along the rear property line be maintained as a visual buffer, and that if removed or destroyed, the applicant shall install a similar fence in accordance with Section 33-11(h) of the County Code.

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

Kerwin Hankerson

PH: Z23-072

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>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>*Subject to conditions in their memorandum.</i>	

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

<p>Low Density Residential (Pg. I-29)</p>	<p><i>The Adopted 2030 and 2040 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. 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></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<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>
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**Section
33-50**

The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

KERWIN HANKERSON

1131 NW 89 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2023000072

DATE

HEARING NUMBER

FOLIO No: 30-3102-014-0800

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 26, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases

VIOLATOR:

Kerwin Hankerson

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees

Memorandum



Date: October 7, 2025

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

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: Z2023000072-2nd Review
Kerwin Hankerson
1131 NW 89th Street
Non- use variance for setbacks requirements to legalize additions to
single-family residence
(RU-1) (0.21 acres)
02-54-31

RER-Code Coordination and Public Hearings Section 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 RER 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 County staff has determined that public sewer lines are not located within feasible distance to the subject site. Pursuant to the Code, all structures being legalized are required to connect to public water and the OSTDS to the extent that they have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Tree Preservation Review

While an aerial review of the subject property indicates the presence of tree resources, it does not appear that the requested setbacks and legalization of a structure will result in the removal of these tree resources. 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@miamidadecounty.gov for additional information or concerns regarding this review.

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

A concurrency review has been conducted for this application and RER 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: September 25, 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 - Kerwin Hankerson
Application No. Z2023000072 (Revision No. 2)

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.

Application Name: Kerwin Hankerson

Location: The proposed project is located at 1131 NW 89th Street with Folio No. 30-3102-014-0800, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking the following non-use variance setbacks:

- 1) Rear setback for the main house of 24.3 feet where 25 feet is required,
- 2) Side setback for the main house of 2.9 feet where 7.5 feet is required
- 3) Tool shed side setback of 3.7 feet where 7.5 feet is required,

Please note that the subject property has a 5-foot 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 subject site is located within the WASD's water service area. The subject property is currently being served by WASD.

Sewer: The proposed development is located within the WASD's sewer service area. The existing property is currently on septic. There is no sanitary gravity sewer system in close proximity to the subject property at the present time.

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

Memorandum



Date: June 13, 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: Z2023000072
Name: Kerwin Hankerson
Location: 1131 NW 89 Street
Section 02 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 Lot 11, Block 4, Plat Book 53, Page 53.

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: September 05, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

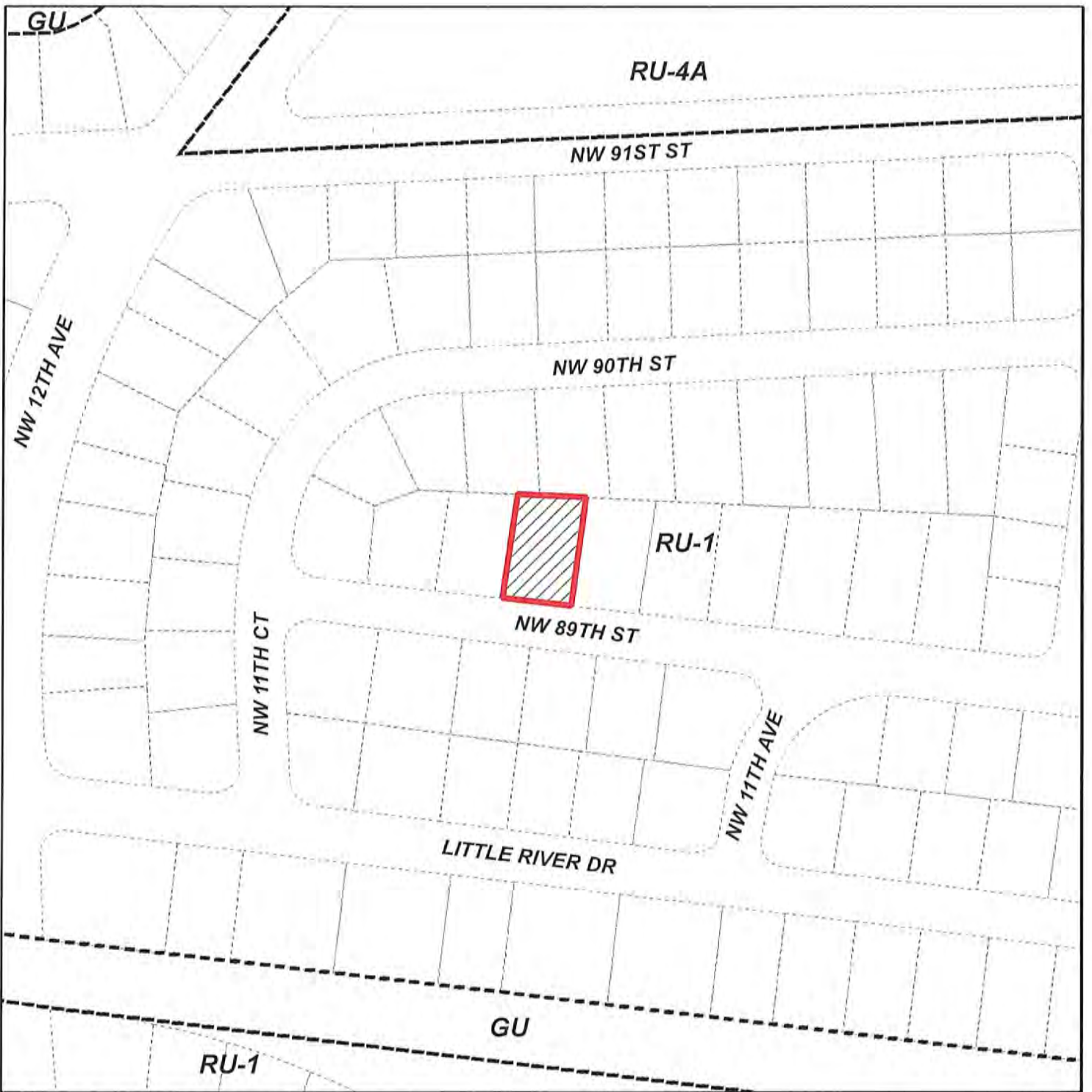
Subject: Z2023000072

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 9/5/2025. 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 Statue Chapter 633 (Fire Prevention & Control)
- Florida Administrative Code 69A
- Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
- Applicable adopted NFPA Standards
- County Code Chapter 14

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000072



Section: 02 Township: 53 Range: 41
 Applicant: Kerwin Hankerson
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

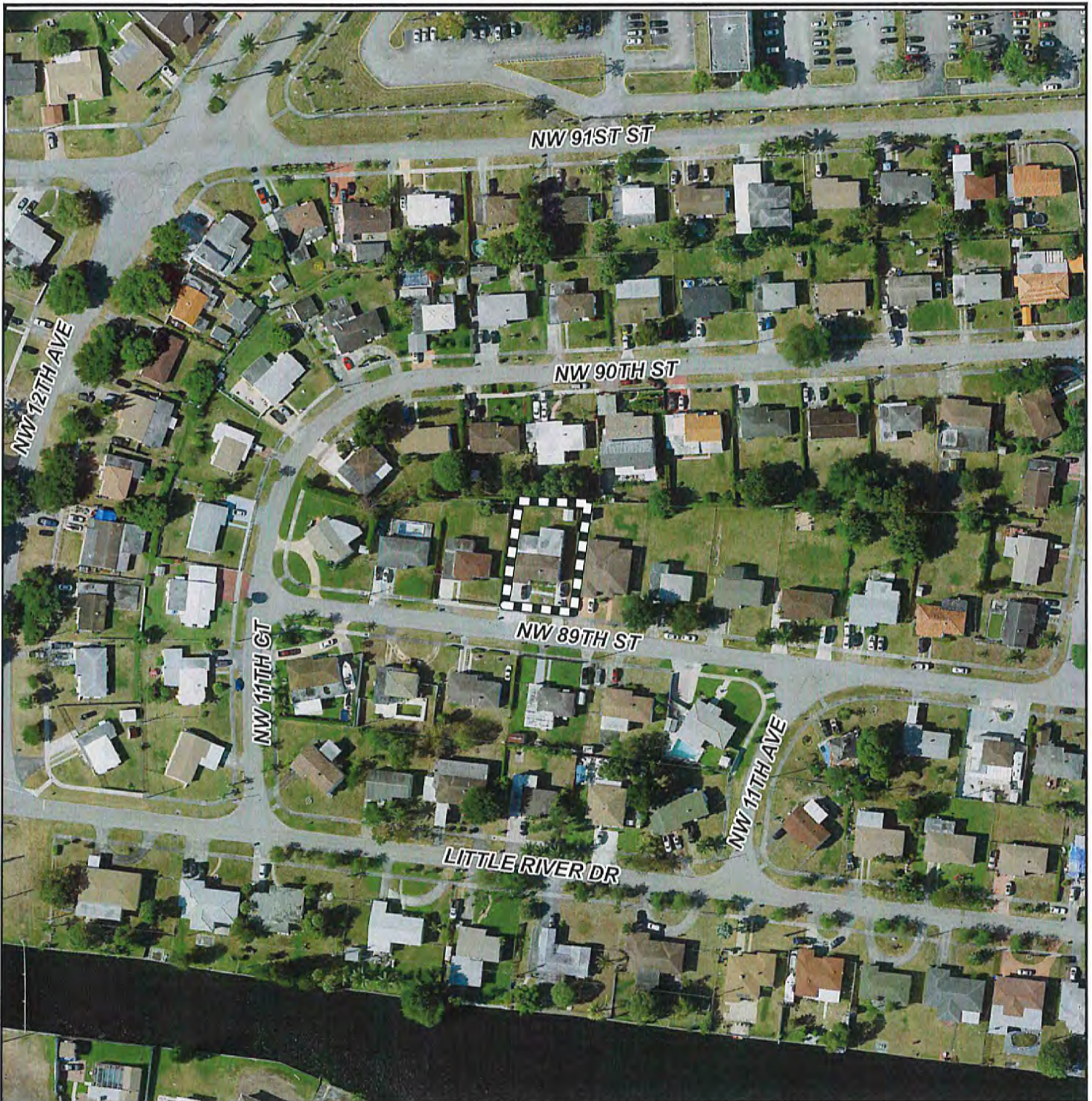
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Monday, June 26, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000072

Legend
 Subject Property



Section: 02 Township: 53 Range: 41
 Applicant: Kerwin Hankerson
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, June 26, 2023

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 02 Township: 53 Range: 41
 Applicant: Kerwin Hankerson
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000072
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, June 26, 2023

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000072

Section: 02 Township: 53 Range: 41
 Applicant: Kerwin Hankerson
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

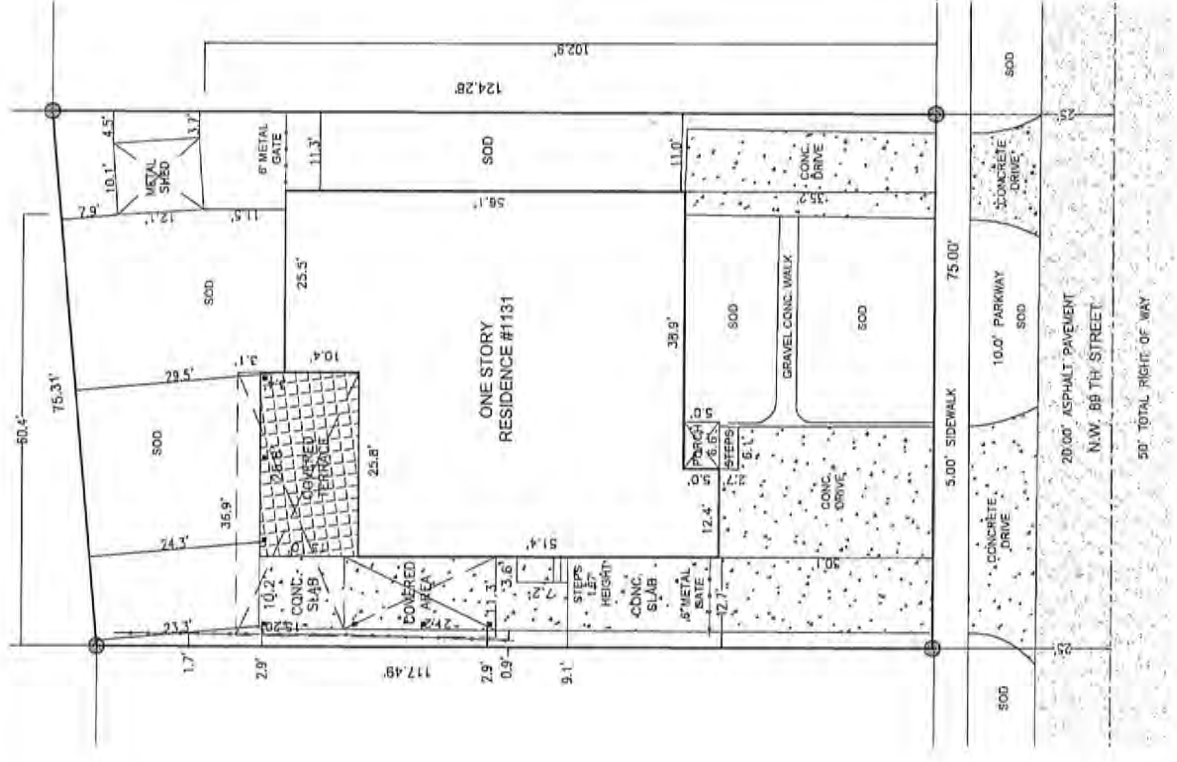
Legend

 Subject Property Case



SKETCH CREATED ON: Monday, June 26, 2023

REVISION	DATE	BY



LEGAL DESCRIPTION	
ADDRESS: 1131 NW 89TH ST, MIAMI, FL 33150	SECTION: 23
LOT: 11	BLK: 11
<p>FOR THE PURPOSES OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, THE PLAT NUMBER AND RECORD ID OF THIS PLAT SHALL BE THE PUBLIC RECORDS OF MIAMI-DADE COUNTY NUMBER: 2025-09-04</p>	

GENERAL NOTES	
NET LAND AREA = 3,007.00 SQ FT	TOTAL AREA = 3,007.00 SQ FT
LOT COVERAGE = 23.00%	LOT AREA = 1,292.00 SQ FT
4.1:1 COVERAGE = 23.00% (MAX. MAX)	LOT AREA = 1,292.00 SQ FT
LANDSCAPE AREA = 6,000.00 SQ FT	MAX. LOT COVER. 23.00%

LOCAL SPECIFICATIONS	
MINIMUM	PROPOSED
FRONT YARD SETBACK	10.00'
REAR YARD SETBACK	5.00'
SIDE YARD SETBACK	5.00'
MINIMUM	PROPOSED
FRONT YARD SETBACK	10.00'
REAR YARD SETBACK	5.00'
SIDE YARD SETBACK	5.00'

TERMINES ARE SHOWN AND THEY WILL REMAIN OPEN.

AREA SUBJECT TO LANE OR DRIVE TO BE GRADED AS IS TO PREVENT EROSION. THE GRADE SHALL BE MAINTAINED AS IS UNLESS OTHERWISE INDICATED ON THIS PLAN. THE APPLICANT WILL PROVIDE EROSION CONTROL MEASURES TO PREVENT EROSION.

NOTICE:

IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA STATE DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT), THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) SPECIFICATIONS AND STANDARDS.

MIAMI PERMITS.COM
 Plus-Permits & Inspections Processing
 11865 SW 26 ST Suite J Miami, FL 33175
 Miami Vloger Corp. Suite 4737 PE 338663
 Tel: 305-228-9000

PUBLIC HEARING	KERWIN HANKERSON	1131 NW 89TH STREET, MIAMI, FLORIDA 33150
REVISIONS		
DESCRIPTION		
DATE		
DR-23-02		

SEAL
Arshad Viqar
 Digitally signed
 by Arshad Viqar
 Date: 2025.09.04
 15:25:02 -04'00'

SHEET NO.
 SP-1

SITE PLAN

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: 223-072 DATE: SEP 5 2025 BY: ISA

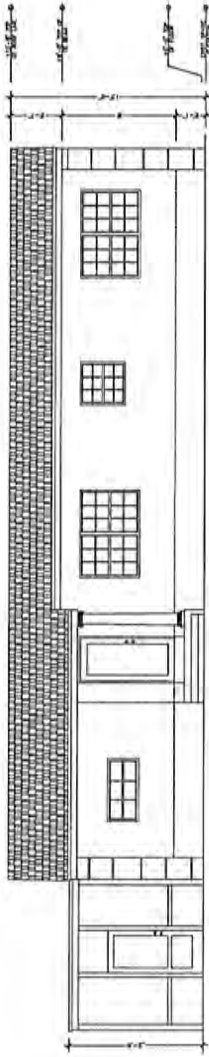
MIAMI PERMITS.COM
 Plans, Permits & Inspections Processing
 Arshad Vigar, Inc. 41747 P.E. # 18863
 11865 SW 26 ST Suite J7 Miami, FL 33175
 (305) 228-8900

1131 NW 89th STREET, MIAMI, FLORIDA 33150
 PUBLIC HEARING
 KERWIN HANKERSON
 DEVISIONS

DESCRIPTION
 DATE: 07-06-24

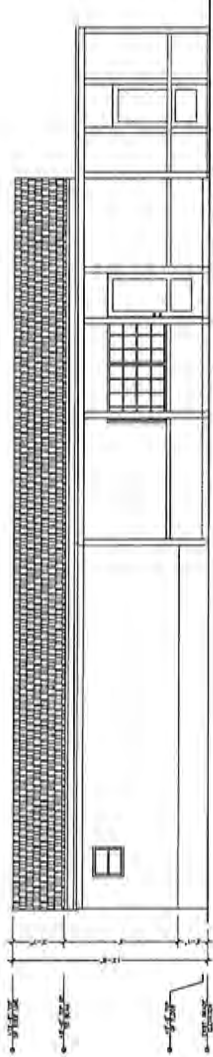
SEAL
Arshad Vigar
 Digitally signed
 by Arshad Vigar
 Date: 2025.09.04
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SHEET NO.
 A-2



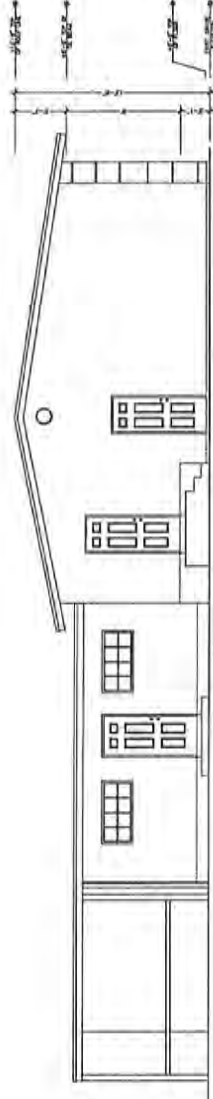
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

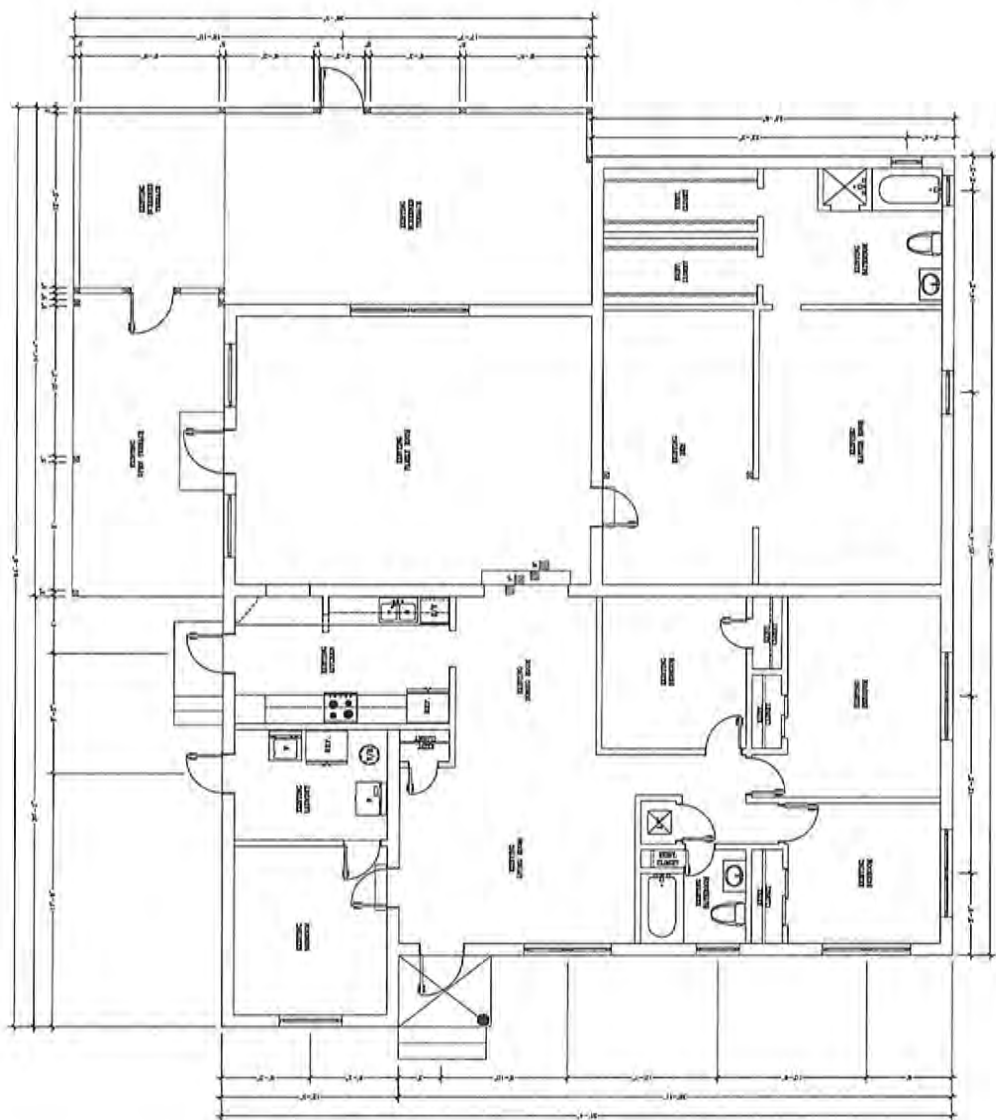
MIAMI PERMITS.COM
Plans-Permits&Inspections.Processing
E-File System
11865 SW 26 ST Suite J-7 Miami, FL 33175
Arshad Vigar Cert. No. 11111, #27047 PE #18863
PH. 305.328.8300

PROJECT NO.	131 NW 89th STREET, MIAMI, FLORIDA 33150
OWNER	KERWIN HANKERSON
PROJECT NAME	PUBLIC HEARING

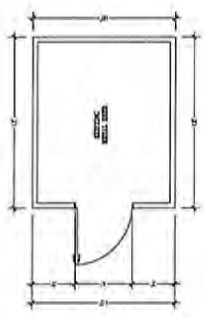
REVISIONS

SEAL
Arshad Vigar
Digitally signed
by Arshad Vigar
Date: 2025.09.04
15:26:23 -04'00'

SHEET NO.
A-1



WALL LEGEND	
[Symbol]	MINIMUM 12" CONCRETE WALL
[Symbol]	MINIMUM 8" PARTITION WALL



FLOOR PLAN - METAL SHED
SCALE: 1/8" = 1'-0"

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO. 123-072
DATE: JUL 11 2024
BY: CABR



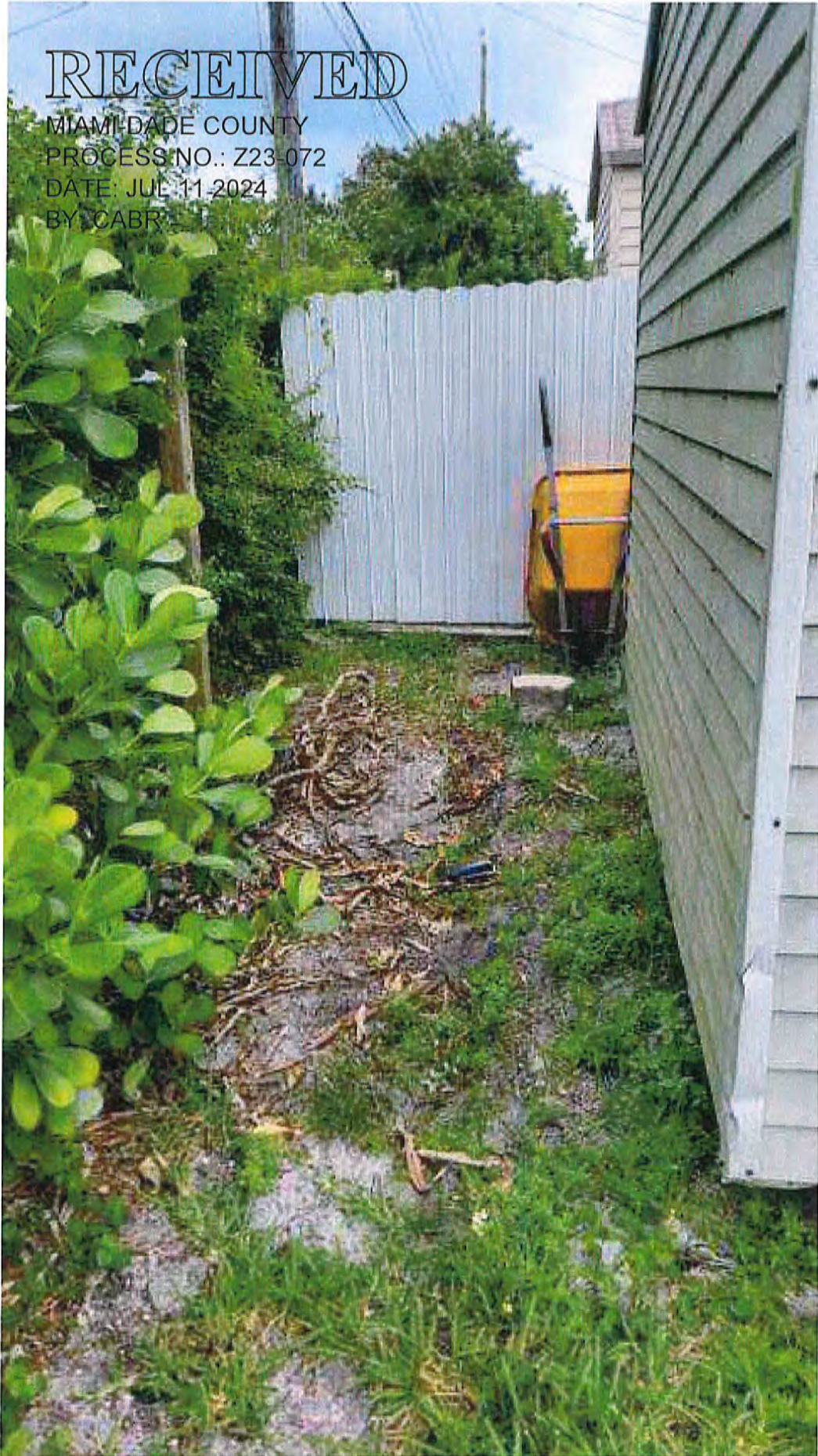
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO. Z23-072
DATE JUL 11 2024
BY: GABR



RECEIVED

MIAMI DADE COUNTY
PROCESS NO.: Z23-072
DATE: JUL 11 2024
BY: CABR



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

PH: Z25-023

March 4, 2026

Item No. B

Recommendation Summary	
Commission District	3
Applicant	Edwin Ambrocio Reyes
Summary of Requests	The applicant seeks to modify the condition of a prior resolution in order to submit revised site plan that indicates a conversion from a single-family residence to a duplex. Additionally, the applicant seeks to allow the duplex to setback less than required from the front and rear property lines, and for it to have more lot coverage than permitted by Code.
Location	1879 NW 62 Terrace, Miami-Dade County, Florida.
Property Size	0.16 Acre
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Single-family 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 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 unable to be heard at the January 7, 2025, meeting of Community Zoning Appeals Board (CZAB) #8 due to a lack of quorum. Subsequently, this application was deferred at the February 4, 2026, meeting of CZAB #8 by the board in order to allow the applicant to meet with the neighbors.

The public hearing on this item was not held.

REQUESTS:

- 1) MODIFICATION of Condition #2 of Resolution No. CZAB8-10-12, passed and adopted by the Community Zoning Appeals Board 8, and reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity, "as prepared by Thomas & Calzadilla, dated stamped received 3/12/12, consisting of 2 sheets."

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Zoning hearing for proposed DUPLEX addition, as prepared by AIP Design, Inc. dated stamped received 9/19/2025, for a total of 4 sheets."

The purpose of request #1 is to modify the condition of a previously approved resolution in order to submit revised site plan that indicates a conversion from a single-family residence to a duplex.

- 2) NON-USE VARIANCE to permit a duplex to setback 15' (25' required for 50% of the lineal footage of the entire width of the house and 15' required for the balance) from the front (south) and the rear (north) property lines.
- 3) NON-USE VARIANCE to permit the duplex residence with a lot coverage of 39.4% (30% maximum permitted).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economics Resources. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

In June, 2012, pursuant to Resolution No. CZAB8-10-12, the subject property was approved by the by the Community Zoning Appeals Board 8 permitting a proposed single-family residence to setback 15' (25' required) from the rear (north) property line. Additionally, the aforementioned resolution had tied the subject site to the approved plans which depict the proposed single-family residence located towards the eastern portion of the lot whereas the western portion remained open/vacant.

Under the current zoning application, the applicant seeks to modify the site plan condition #2 of Resolution No. CZAB8-10-12 in order to submit revised site plan that indicates a conversion from a single-family residence to a duplex on the RU-2 zoned lot. Additionally, the applicant seeks to allow the duplex to setback less than required from the front and rear property lines, and for it to have more lot coverage than permitted by Code. The submitted plans show that the existing one (1)-story, 1,050 sq. ft. single-family residence shall continue to stay on the eastern portion of the subject site and the proposed attached addition on the western side of the 0.16-acre property which will create the proposed duplex addition. The proposed duplex addition would be setback 15' from the front (south) and from the rear (north) property lines whereas 25' is required for 50% of the lineal footage of the entire width of the house and 15' required for the balance. The proposed addition also results in a lot coverage of 39.4%, where 30% is otherwise the maximum lot coverage permitted by code. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' high CBS wall along the rear, and 6' high wood fence located along the interior side property lines of the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)
North	RU-2; single-family residences	Low-Medium Density Residential (6 to 13 dua)
South	RU-2; single-family residence, vacant lot	Low-Medium Density Residential (6 to 13 dua)
East	RU-2; single-family 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 subject property consists of an existing single-family residence on a 7,200 sq. ft. interior lot that is zoned RU-2, Two-Family Residential District, and located at 1879 NW 62 Terrace. The surrounding area is characterized by existing single-family residences, that are also zoned as RU-2, Two-Family Residential District.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to modify the site plan condition of a previously approved resolution and allow the addition of a second unit to the existing single-family residence, and to permit the duplex with a reduced setback from the front and rear property lines and to cover more area on the lot than otherwise permitted by zoning regulations. Staff opines that since the rear yard area is enclosed with a 6' high CBS wall and a 6' wood fence is located along the interior side property lines, any visual impact that the duplex addition may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.17-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 residential densities allowed in this category shall range from a minimum of 6 to a maximum of 13 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 0.16-acre subject site with a total of 2 residential units as the maximum density allowed under the CDMP Low-Medium Density Residential threshold on the LUP map. The applicants are requesting to add an additional dwelling unit and change the single-family use on the property to a duplex. Staff opines that the approval of the requests sought in the application for the modification of a condition of a prior resolution, the reduced front and rear setbacks and the larger lot coverage for the proposed duplex addition will not add additional dwelling units to the RU-2 zoned subject site beyond what is allowed by the LUP map of the CDMP. As such, 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:

When the request to modify condition #2 of Resolution No. CZAB8-10-12, in order to submit revised site plan that indicates a conversion from a single-family residence to a duplex (request #1) is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), 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.

The plans submitted in conjunction with this application depict that the existing single-family residence shall continue to stay on the eastern portion of the subject site, and the proposed addition would be attached to the existing building on the western side of the 0.16-acre property which will create a duplex addition. This would require modification to the previously approved plans to indicate said changes to the existing single-family building. Staff supports the request

and opines that the approval with conditions of the applicant's request to modify the previously approved plans will not generate excessive noise or traffic, create other hazards to the surrounding area or be incompatible with same, when considering the necessity for and reasonableness of the modifications in relation to the present and future development of the area concerned. Staff opines that the architectural style and scale of the duplex residence would be **compatible** with the surrounding structures and with the aesthetic character of the immediate vicinity, and as such, would not be out of character or detrimental to the neighborhood and will not have significant visual impact on the adjacent properties, and would be **compatible** with same.

Staff's research of the surrounding area did not find any similar approvals within the neighborhood for request to convert the single-family residences on the RU-2 zoned properties to duplexes. Notwithstanding, staff notes that based on memoranda from the departments reviewing this application, any impacts from the modification of condition #2 from a prior resolution, the front and rear reduced setback and larger lot coverage 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 would generate 1 additional daily peak hour trips, and 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 no objection. Therefore, staff opines that approval with conditions of the requested modification (request #1) would be compatible with the area concerned, when considering the necessity and reasonableness of the modifications or in relation to the present and future development of the area. **Based on the foregoing analysis, staff recommends approval with conditions of request #1, under Generalized Modification Standards, Section 33-311(A)(7).**

When the requests to permit a duplex to setback 15' (25' required for 50% of the lineal footage of the entire width of the house and 15' required for the balance) from the front (south) and the rear (north) property lines (request #2), and to permit the duplex residence with a lot coverage of 39.4% (30% maximum permitted) (request #3), are analyzed under the Non-Use Variance Standards, Section 33-311(A)(4)(b), staff opines that approval of these requests would be **compatible** with the surrounding area, and would not be detrimental to the neighborhood and would not adversely affect the appearance of the community. Staff supports the requests 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. Staff notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 6' high CBS wall located along the rear property line and the existing 6' high wood fence located along the interior side property lines of the subject property, which, staff opines, buffers any visual intrusion of the rear setback encroachment on the surrounding properties, especially to the parcels to the south of the subject property. Staff further opines that the greater lot coverage by the proposed duplex addition would be internal to the site that is enclosed from view from the outside by the CBS wall and wood fence any significant visual impacts generated from the duplex on the single-family residences to the north, east and west would be further mitigated by the NW 62 Terrace right-of-way that separates the site from the properties located across from the street. Staff recommends as a condition for approval that the said wood fence along the interior 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 maximum

height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area did find similar approvals within the neighborhood for variances of the setbacks and lot coverage. The abutting property to the north, located at 1866 NW 63 Street, was approved under Resolution #CZAB8-20-10 for the single-family residence to setback of 15'-2" (25' required) from the rear (south) property line, and for a lot coverage of 35.8% (35% permitted). Also another property to the north of the subject site and located at 1862 NW 63 Street was approved under Resolution #CZAB8-15-11 to allow a parcel of land with a lot frontage of 40' (75' required) and with a lot area of 3,600 sq. ft. (7,500 sq. ft required). Additionally, non-use variance requests to permit a single-family residence to setback 15'-3" (25' required) from the rear (south) property line, and to have a lot coverage of 35.87% (35% permitted) were also approved under the same resolution. Furthermore, staff opines that the architectural style and scale of the proposed duplex 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 and lot coverage 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 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

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 "Zoning hearing for proposed DUPLEX addition, as prepared by AIP Design, Inc. dated stamped received 9/19/2025, 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 applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources within 90 days.

Edwin Ambrocio Reyes

Z25-023

Page | 6

5. That the 6' high wood fence along the interior sides of the property lines of the subject property be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:PM:JH

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Edwin Ambrocio Reyes

PH: Z25-023

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>
Building and Neighborhood Compliance (BNC)	<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>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Medium Density Residential. The residential densities allowed in this category shall range from a minimum of 6 to a maximum of 13 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 7.0 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></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>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>
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Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes	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-2	1	New sub.-75'	7,500	40%	8,500
Sec. 33-50. - Table of setback lines in residential and estate districts.	District/ Families	Front (Ft.)		Rear (Ft.)	Interior Side (Ft.)	Side Street (Ft.)
	RU-2: 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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

EDWIN AMBROCIO REYES & ANA MARIA RODRIGUEZ 1879 NW 62 TER
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT	ADDRESS
PENDING	Z2025000023

DATE	HEARING NUMBER
-------------	-----------------------

FOLIO: 30-3115-005-3980

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 8, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

EDWIN AMBROCIO REYES & ANA MARIA RODRIGUEZ


OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: March 17, 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: Z2025000023-1st Review
Edwin Reyes
1879 NW 62nd Terrace
Non-Use Variance for setbacks and lot coverage requirements for a
proposed addition to an existing single-family residence to develop
a duplex.
(RU-2) (0.165 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 the existing single-family residence is connected to public water and sanitary sewers. Pursuant to the Code and based on the proposed site plan, 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.

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 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 proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

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. 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 landscape plan entitled "Proposed Attached Duplex" prepared by Ernesto Gonzalez-Chavez, L.E., and dated as received by Miami-Dade County on February 21, 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@miamidadegov 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: October 10, 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 - Edwin A. Reyes and Ana M. Rodriguez
Application No. Z2025000023 (Revision No. 2)

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: Edwin A. Reyes and Ana M. Rodriguez

Location: The proposed project is located on approximately 0.17 acres at 1879 NW 62nd Terrace, with Folio No. 30-3115-005-3980, in unincorporated Miami-Dade County.

Proposed Development: The Applicant intends to convert the existing Single-Family Residence (SFR) of 1,050 sq. ft. (Living Area; per Property Appraiser) into a Duplex (2 Units), as per site plan submitted on August 19, 2025.

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.

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.

The subject property is connected to water. If a new connection is required, there is an existing 6-inch water main (E8435-22) along SW 62nd Terrace, abutting the southern boundary of the property to where the developer may connect to provide water service to 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 is required

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

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

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

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

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

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

The subject property is connected to sewer. If a new connection is required, there is an existing 8-inch gravity sewer system (ES149-13) along SW 62nd Terrace, abutting the southern boundary of the property to where the developer may connect to provide sewer service to the proposed development. Final points of connection and capacity approval for connection to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.

The sewage flows from the proposed development will be transmitted to Pump Station (P.S.) No. 107 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. 107

Existing NAPOT: 3.85 hrs.
Proposed Development: 90 gpd
Proposed Projected NAPOT: 3.85 hrs.

P.S. No. 1

Existing NAPOT: 5.97 hrs.
Proposed Development: 90 gpd
Proposed Projected NAPOT: 5.97 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 2, 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: Z2025000023
Name: Edwin Ambrocio Reyes
Location: 1879 NW 62 Terrace
Section 15 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 32 and 33, Block 14, Plat Book 7, Page 79. 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 meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. It will generate approximately an additional **1 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: October 01, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

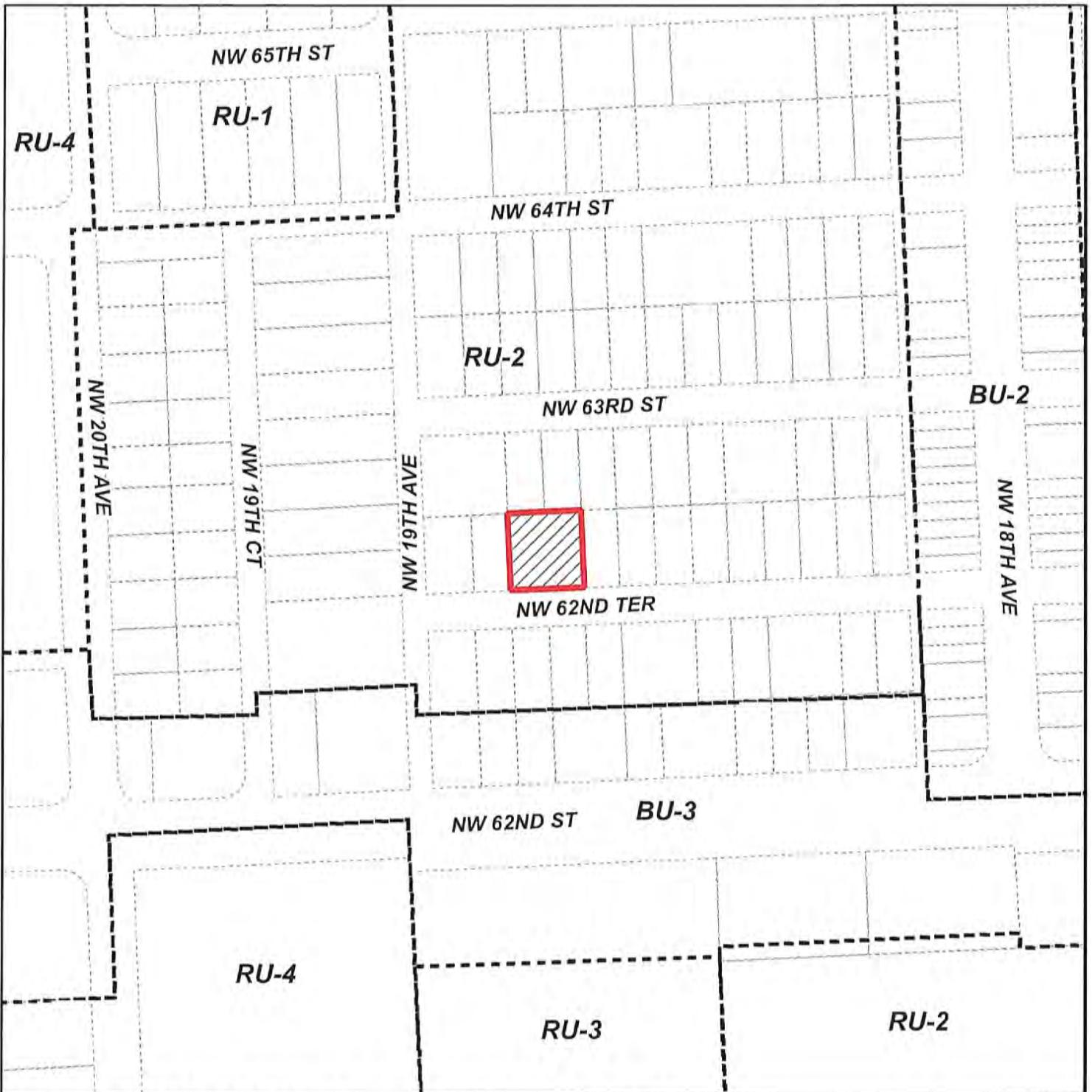
Subject: Z2025000023

The Miami-Dade Fire Rescue Department has **no objection** to site plan uploaded to "EnerGov" on 9/19/2025.

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.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000023

Section: 15 Township: 53 Range: 41
 Applicant: Edwin Ambrocio Reyes
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



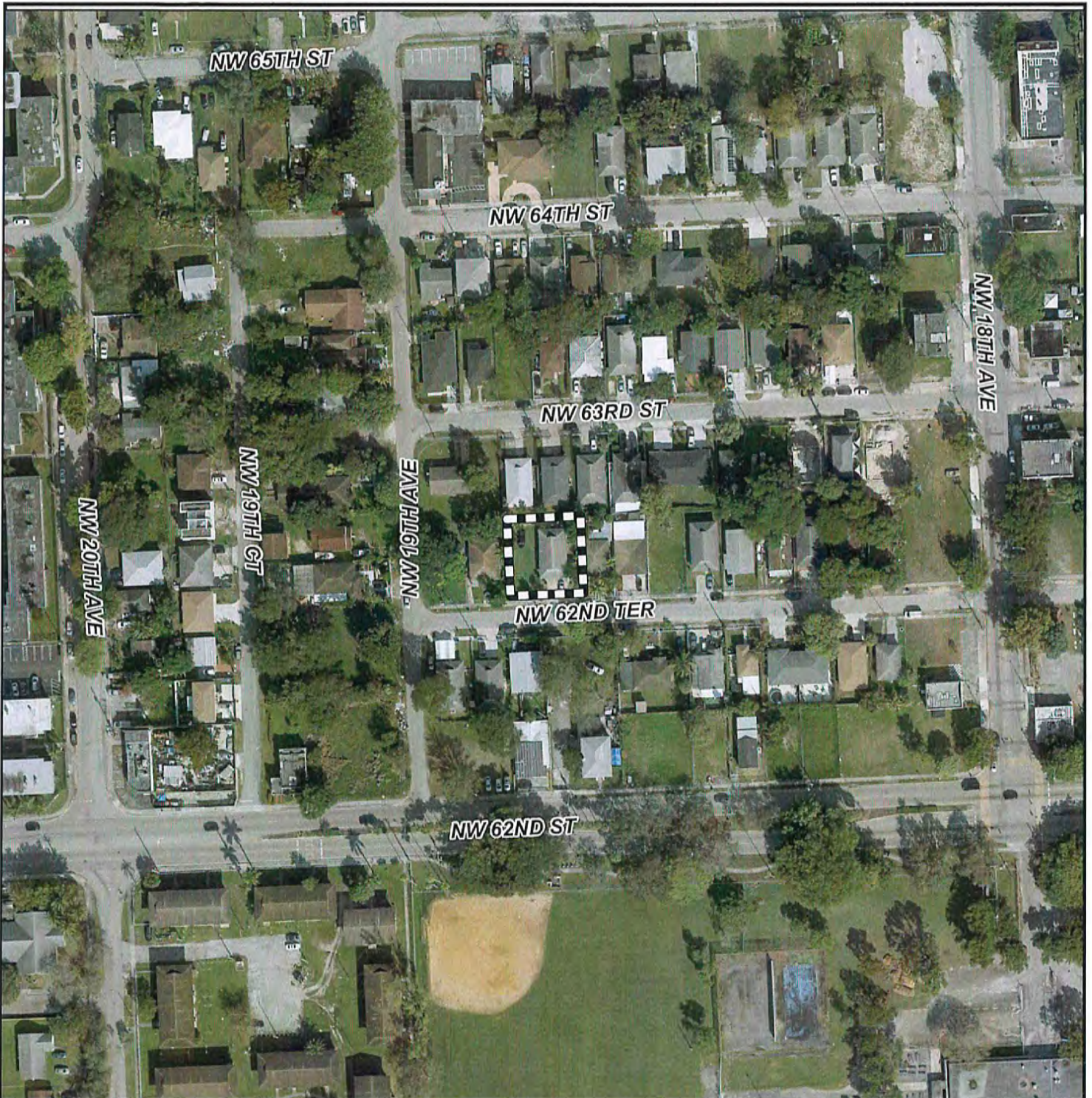
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Tuesday, February 25, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000023

Legend
 Subject Property

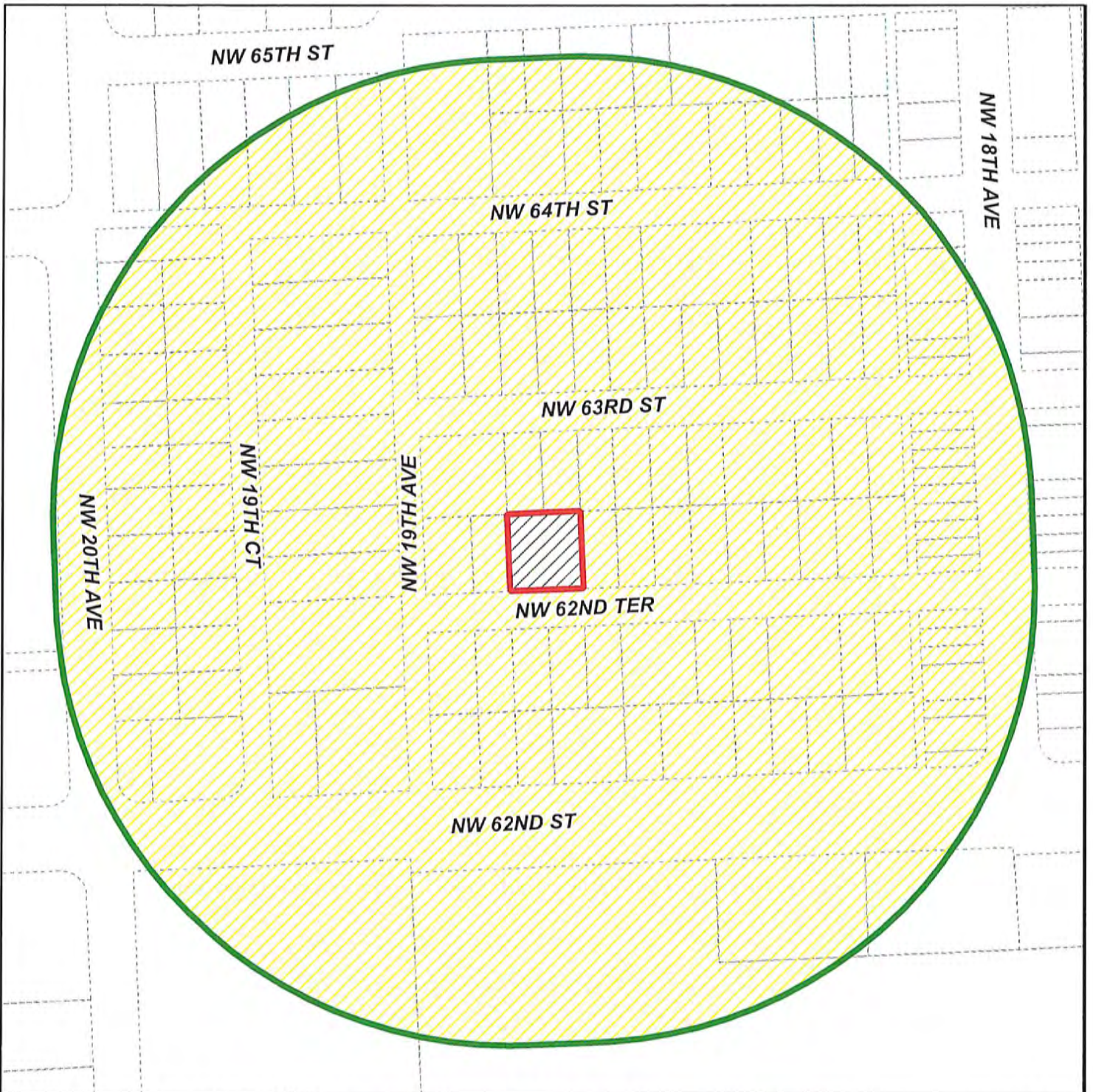


Section: 15 Township: 53 Range: 41
 Applicant: Edwin Ambrocio Reyes
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, February 25, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 15 Township: 53 Range: 41
 Applicant: Edwin Ambrocio Reyes
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000023
 RADIUS: 500

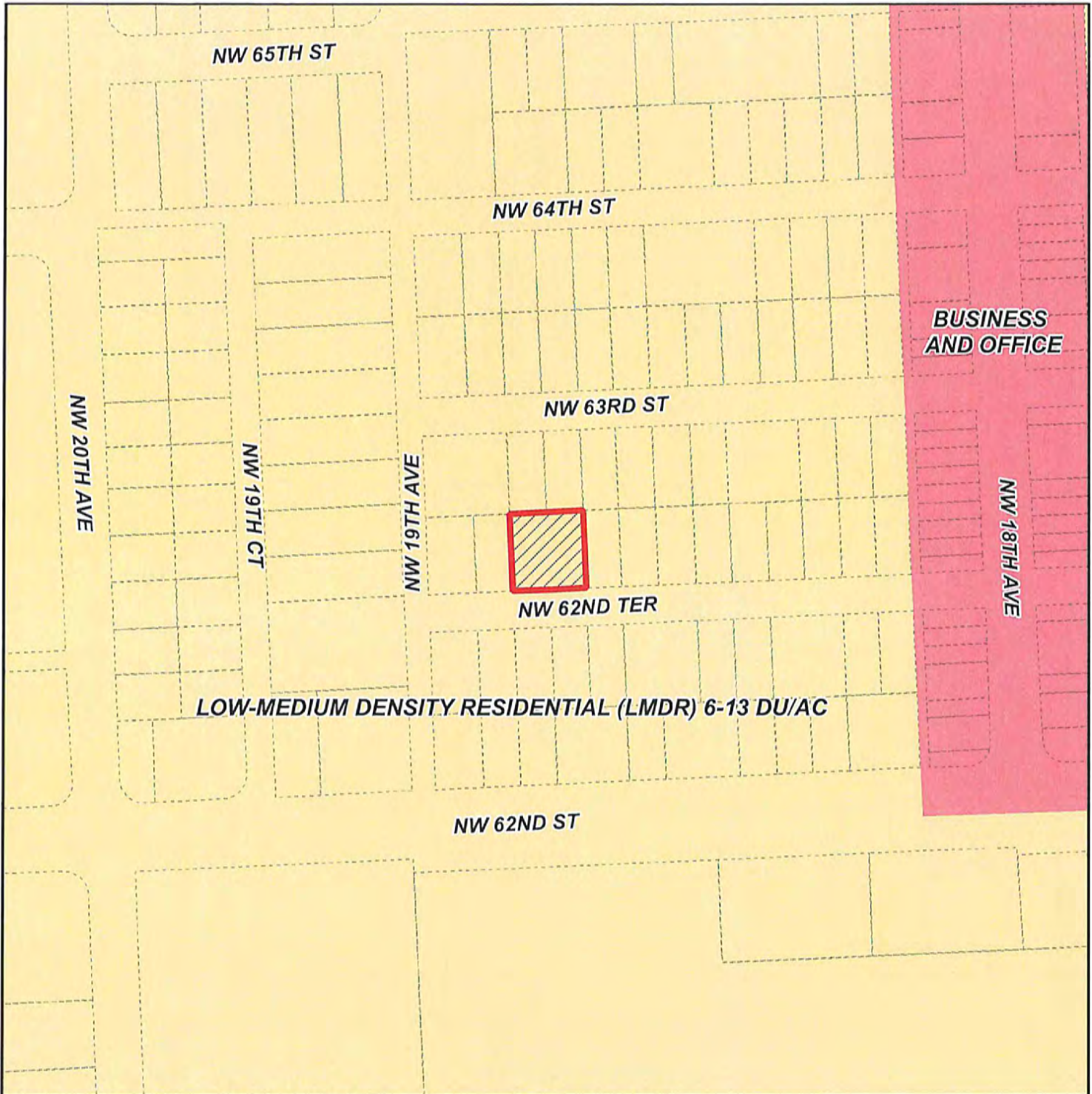
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, February 25, 2025

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000023

Section: 15 Township: 53 Range: 41
 Applicant: Edwin Ambrocio Reyes
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

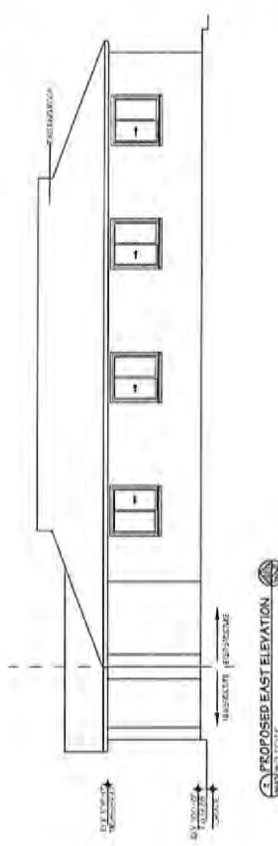
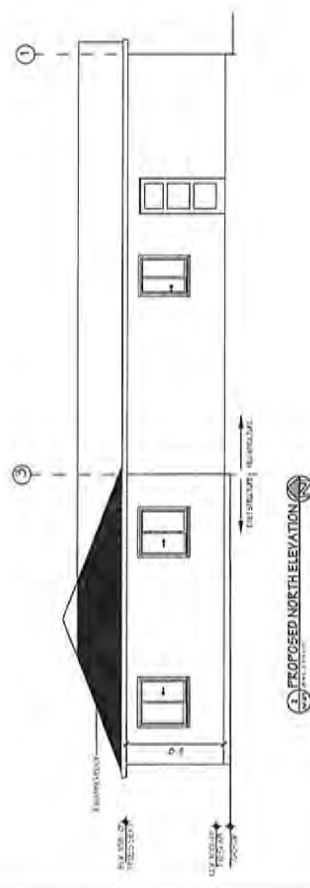
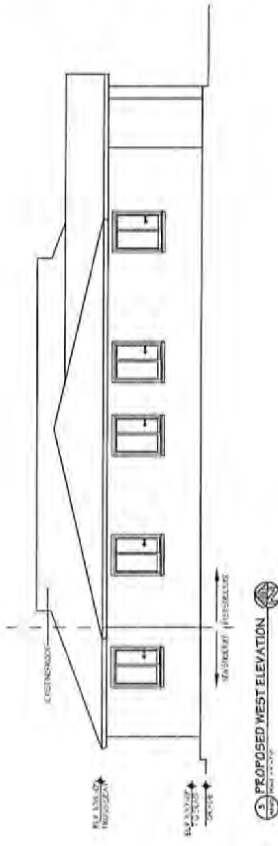
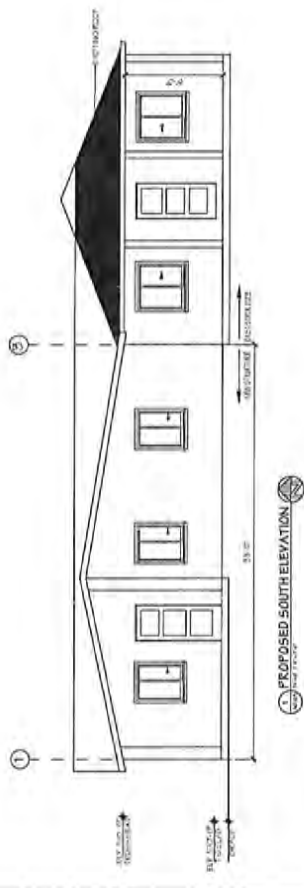
 Subject Property Case



SKETCH CREATED ON: Tuesday, February 25, 2025





REVISION	DATE	BY

 <p>ALP Design, Inc. Architectural, Engineering, Planning & Construction Services 1111 NW 13th St, Suite 100 Miami, FL 33136 Phone: (305) 371-1111 Fax: (305) 371-1112</p>	<p>PERMIT SET Issue Date: _____</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISIONS																									<p>Zoning hearing for proposed DUPLEX addition OWNER: ANA MARIA RODRIGUEZ OWNER: ANA MARIA RODRIGUEZ ADDRESS: 1079 NW 62 TER MIAMI, FL 33147</p>	<p>Task _____ Job Number _____ Drawn _____ Checked _____</p>	<p>Sheet No. AO-02</p>
NO.	DATE	REVISIONS																															



Zoning hearing for proposed DUPLEX addition

LEGEND:

-  EXISTING SITE TO BE RETAINED & REPLACED
-  NEW SITE
-  VERTICAL RELIEF AREA
-  NOTE

LANDSCAPE LEGEND

(THIS INFORMATION IS REQUIRED TO BE PERMANENTLY ATTACHED TO THE PLAN)
ZONING DISTRICT: DU-2 **NET LOT AREA:** 7200 **ACRES:** 0.16 **SQUARE FEET:** 2500

A. Square feet of open space required by Chapter 23, as indicated on site plan: **2460**
 Net Lot Area: 7200 (Square Feet) x 34% = 2460 Square Feet

B. Square feet of planting bed open space required by Chapter 10a, on site plan: **1057**
 Net Lot Area: 7200 (Square Feet) x 14.7% = 1057 Square Feet

C. Total square feet of open space required by Chapter 23, A & B: **3517**

LAWN AREA CALCULATION:

A. Total square feet of landscaped open space required by Chapter 23: **3517**

B. Minimum lawn area (20% impervious roof) permitted by code: **3468**

TREES:

A. Total number of trees required per lot: **10**

B. Total number of trees that meet minimum requirements: **10**

C. Total number of trees that meet minimum requirements: **10**

D. Total number of trees that meet minimum requirements: **10**

E. Total number of trees that meet minimum requirements: **10**

F. Total number of trees that meet minimum requirements: **10**

G. Total number of trees that meet minimum requirements: **10**

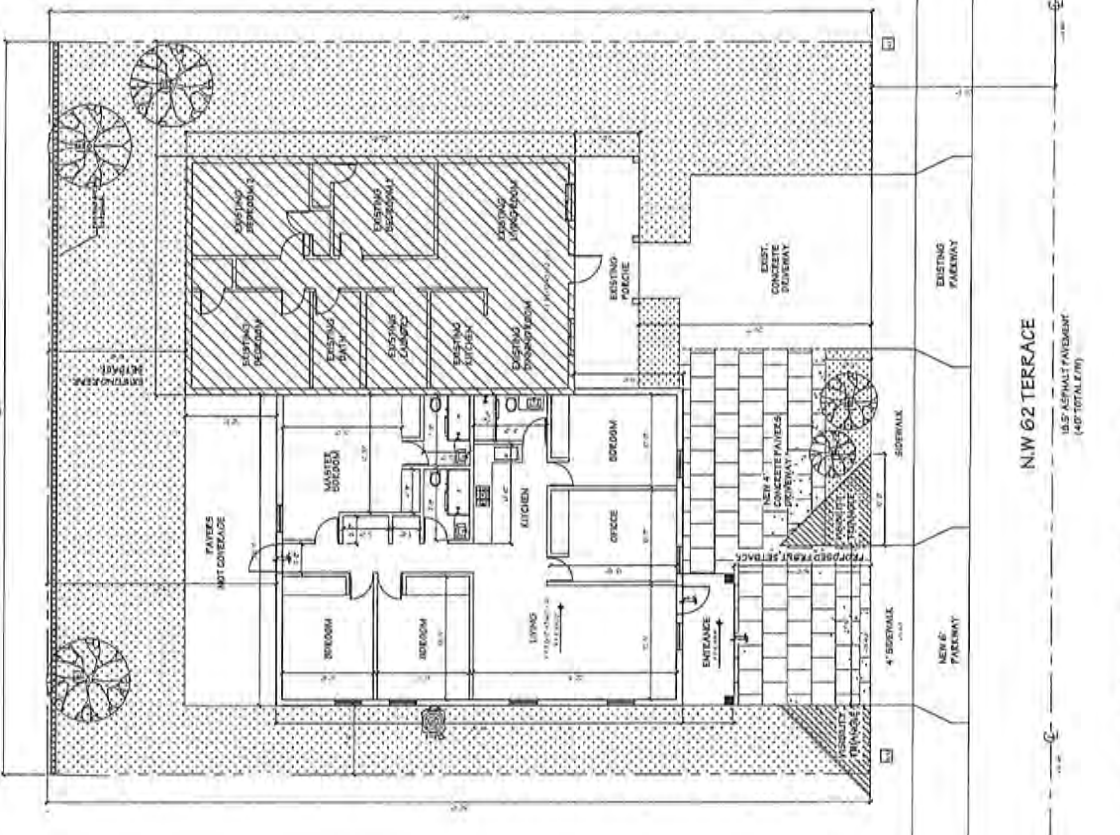
H. Total number of trees that meet minimum requirements: **10**

I. Total number of trees that meet minimum requirements: **10**

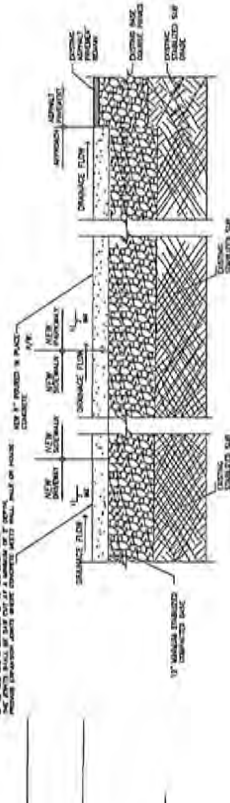
J. Total number of trees that meet minimum requirements: **10**

OTHER TREE NOTE:

TREES ARE NOT TO BE REMOVED UNLESS THEY ARE DEAD OR DISEASED
 ALL TREES TO BE MAINTAINED THROUGHOUT THE PROJECT
 ALL TREES TO BE MAINTAINED THROUGHOUT THE PROJECT
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DRIVEWAY SECTION (PROPOSED)



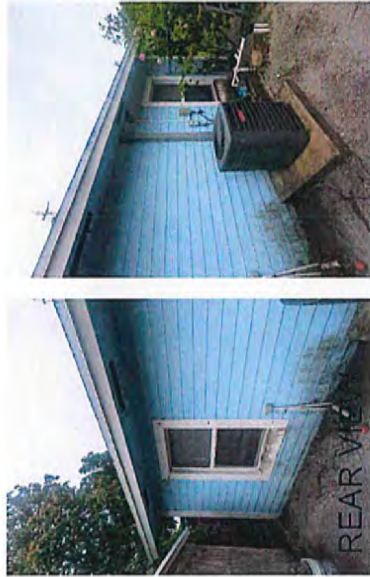
1 LANDSCAPING PLAN
 SCALE: 1/8" = 1'-0"
 (40' TOTALS)



WEST VIEW



FRONT VIEW



REAR VIEW



AERIAL VIEW



EAST VIEW

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

PH: Z24-244

March 4, 2026

Item No. 1

Recommendation Summary	
Commission District	6
Applicant	LR Miami Airport Hotel, LLC.
Summary of Request	The applicant seeks to modify a previously approved Development Order (DO) for the Development of Regional Impact (DRI) to reduce the DRI boundaries.
Location	5800 Blue Lagoon Drive, Miami-Dade County, Florida
Property Size	±11.3-gross (±10-net) acres
Existing Zoning	IU-2, Heavy Industrial Manufacturing District
Existing Land Use	Sofitel Hotel
2030-2040 CDMP Land Use Designation	<i>Office Residential & Within One-Quarter (¼) Mile of a Rapid Transit Activity Corridor (see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the requested land use categories on the LUP map and the interpretative text and policies of the CDMP
Applicable Zoning Code Section	Section 33-311(A)(7), Modification Standards (see attached Zoning Recommendation Addendum)
Recommendation	Deferral

Staff notes that this application needs to be deferred due to an inadvertent error in the legal advertisement. As such, staff notes that this application will be re-advertised for the next meeting of Community Zoning Appeals Board 8.

REQUEST:

TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION to Development of Regional Impact pursuant to Section 380.06(11) of the Florida Statutes with respect to the following deletion:

DELETION of ±11.3-gross (±10-net) acres of the DRI (“Blue Lagoon”) legally described as follows:

“LOT 5, BLOCK 2, BLUE LAGOON WEST SECTION TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 122 AT PAGE 74 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,”

and acceptance of the amended legal description for the DRI.

The purpose of the above request is to allow the applicant to remove the subject property from the legal description of the “Waterford at Blue Lagoon” DRI in order to develop the property under the SMART Corridor Subzone of the Rapid Transit Zone.

LR Miami Airport Hotel, LLC.

Z24-244

Page | 2

ES:JB:SS:EA

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

PH: LR Miami Airport Hotel, LLC.
Z24-244

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Building and Neighborhood Compliance</i>	<i>Objection</i>
<i>RER-Code Coordination and Public Hearings Section</i>	<i>No objection*</i>
<i>Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division</i>	<i>No objection*</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Water and Sewer Department (WASD)</i>	<i>No objection*</i>
<i>Aviation Department</i>	<i>No objection</i>
<i>Police</i>	<i>No objection</i>
<i>Fire Rescue Department</i>	<i>No objection</i>
<i>Public Schools</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Office/Residential (Pg. I-43)</p>	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Office/Residential. 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 large-scale 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 Plan-designated 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 I-44 be approved if the parcel was developed in either office use only or residential use</i></p>
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ZONING RECOMMENDATION ADDENDUM

PH: LR Miami Airport Hotel, LLC.
Z24-244

	<p><i>only, whichever is higher. Where SURs or TDRs are transferred to Office/Residential-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the Density Bonus Programs for Affordable Housing, discussed on the preceding pages, the allowances of the Residential communities section may be used within the limits provided in this paragraph. Within the Office/Residential category, business uses ancillary and to serve the onsite 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>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 be rezoned for vertical or horizontal mixed-use development at up to 36 units per acre, provided that a proposed single use does not constitute more than 70% of the total building area within ¼ mile of a SMART Plan Corridor.</i></p>
<p>Policy LU-1B (Page I-2)</p>	<p><i>Major centers of activity, industrial complexes, regional shopping centers, large scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multimodal accessibility.</i></p>
<p>Policy LU-1C (Page I-2)</p>	<p><i>Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable areas contiguous to existing urban</i></p>

ZONING RECOMMENDATION ADDENDUM

PH: LR Miami Airport Hotel, LLC.
Z24-244

	<i>development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.</i>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33- 311(A)(7) Generalized Modification Standards.	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>
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**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 8**

PH: Z25-216

March 4, 2026

Item No. 2

Recommendation Summary	
Commission District	2
Applicants	Susana Williams & Tony F. Williams
Summary of Requests	The applicants seek to allow an existing detached accessory utility storage shed structure to setback less than required from the interior side property line.
Location	12431 NW 22 Court, Miami-Dade County, Florida
Property Size	0.17 Acre
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 to 6 dua <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.

REQUEST:

NON-USE VARIANCE to permit the existing detached accessory utility storage to setback a minimum of 4.8' (7.5' required) from the interior side (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Williams Residence", as prepared by Arevalo Architecture Inc., dated stamped received 12/3/25, consisting of a total of 4 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The submitted plans show an existing one (1)-story, 1,364 sq. ft. single-family residence located on a interior lot that fronts along NW 22 Court. The property also includes a detached accessory use storage shed structure located towards the rear of the 0.17-acre subject site. Said detached accessory use shed is setback 4.8' from the interior side (north) property line where a minimum of 7.5' is otherwise required by Code. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 4' high chain-link fence located along the rear and interior side property lines of the subject property.

NEIGHBORHOOD CHARACTERISTICS		
	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; single-family residence	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	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 subject property consists of an existing single-family residence that is on a 7,501 sq. ft., RU-1, Single-Family Residential District, zoned interior lot and located at 12431 NW 22 Court. The surrounding area is characterized by existing single-family residences, also developed under the RU-1, Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant the continued maintenance of the existing detached accessory use storage shed that is located on the subject property. Staff opines that since the rear yard area is enclosed with a 4' high chain-link fence along the rear and both the interior side property lines, any visual impacts that the single-family residence may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.17-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*. Staff opines that the approval of the requests sought in the application legalizing the existing detached accessory utility storage located on the property will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicants are not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the request to permit the existing detached accessory utility storage to setback 4.8' (7.5' required) from the interior side (north) property line, are 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 adversely affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence with an existing accessory utility storage on an interior lot located towards the rear of the subject property. The applicants seek approval for the existing detached accessory utility storage located closer to interior side property line than is permitted under the zoning standards. Staff supports the request and opines that approval with conditions of these non-use variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 4' high chain-link fence located along the rear and both the interior side property lines of the subject property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the north, south and east of the subject property. Staff further opines that the existing encroachment is minimal in nature and internal to the site and any significant visual impacts generated from the reduced setbacks on the properties to the north would be further mitigated by the 4' high chain-link fence that separates the site from the adjacent properties. Staff recommends as a condition for approval that the said chain-link fence along the rear and both the 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 maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area did find a similar approval within the neighborhood for variances of setbacks of accessory structure. Specifically, an accessory use such as a swimming pool located at 12301 NW 22 Court, was approved administratively pursuant to Administrative Adjustment Application #V2019000132 to setback 62'-6" (75' required) from the front (west) property line. Staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setbacks 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 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 no objections and would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the existing detached accessory use storage shed structure 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 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

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, "Williams Residence", as prepared by Arevalo Architecture Inc., dated stamped received 12/3/25, consisting of 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 applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the 4' high chain-link fence along the rear and interior side property lines of the subject property be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a 6' high cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:JH

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Susana Williams & Tony F. Williams
PH: Z25-216

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>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Low Density Residential (Pg. I-31)	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. 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></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

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. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes	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)

ZONING RECOMMENDATION ADDENDUM

Susana Williams & Tony F. Williams

PH: Z25-216

	RU-1	1	New sub.- 75'	7,500	40%	8,500
Sec. 33-50. - Table of setback lines in residential and estate districts.	<i>District/ Families</i>	<i>Front (Ft.)</i>	<i>Rear (Ft.)</i>	<i>Interior Side (Ft.)</i>	<i>Side Street (Ft.)</i>	
	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	

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

SUSANA AND TONY WILLIAMS

12431 NW 22 CT
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000216

DATE

HEARING NUMBER

FOLIO: 30-2127-012-0290

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

November 12, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

SUSANA AND TONY WILLIAMS

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: October 27, 2025

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

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: Z2025000216-1st Review
Susana Tony F. Williams
12431 NW 22nd Court
Non-Use Variance for setback requirements for the legalization of
an existing shed associated with existing single-family residence.
(RU-1) (0.17 acres)
27-52-41

RER-Code Coordination and Public Hearings Section 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 Service and Wastewater Disposal

According to RER 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. Water services are provided by the City of North Miami. Furthermore, pursuant to section 24-43.4 of the Code and based on the information submitted with this application RER staff has determined that public sewer lines are not located within feasible distance to the subject site. Pursuant to the Code, all structures being legalized are required to connect to public water and the OSTDS to the extent that they have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

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.

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 prepared by Rene Aiguesvives, P.S.M., and dated as received by Miami-Dade County on October 01, 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 the County has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: December 9, 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

Subject: Zoning Application Comments - Susana and Tony Williams
Application No. Z2025000216. (Revision No.1)

A handwritten signature in black ink that reads "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'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: Susana and Tony Williams

Location: The proposed project is located at 12431 NW 22nd Court, with Folio No. 30-2127-012-0290, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Use Variance in order to legalize a detached Shed of approximately 186 sq. ft. without the required setbacks at the existing single-family residence under 3,001 sq. ft.

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

*Please note that there is a 10-foot Utility Easement centered (5-feet within the property) along the eastern boundary of the subject 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 City of North Miami's water service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area. Also, a Water Supply Certification (WSC) is not required from WASD, as the project is located entirely within the City of North Miami's water service area, and the water supply will be provided by the Utility of North Miami.

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 subject site is located within the WASD's sewer service area. The subject property is currently on septic. There is no sanitary sewer system in close proximity to this project at the present time.


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

Memorandum



Date: November 18, 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: Z2025000216
Name: Susana Williams & Tony F. Williams
Location: 12431 NW 22 Court
Section 27 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 29, Block 1, Plat Book 50, Page 95.

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: December 04, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

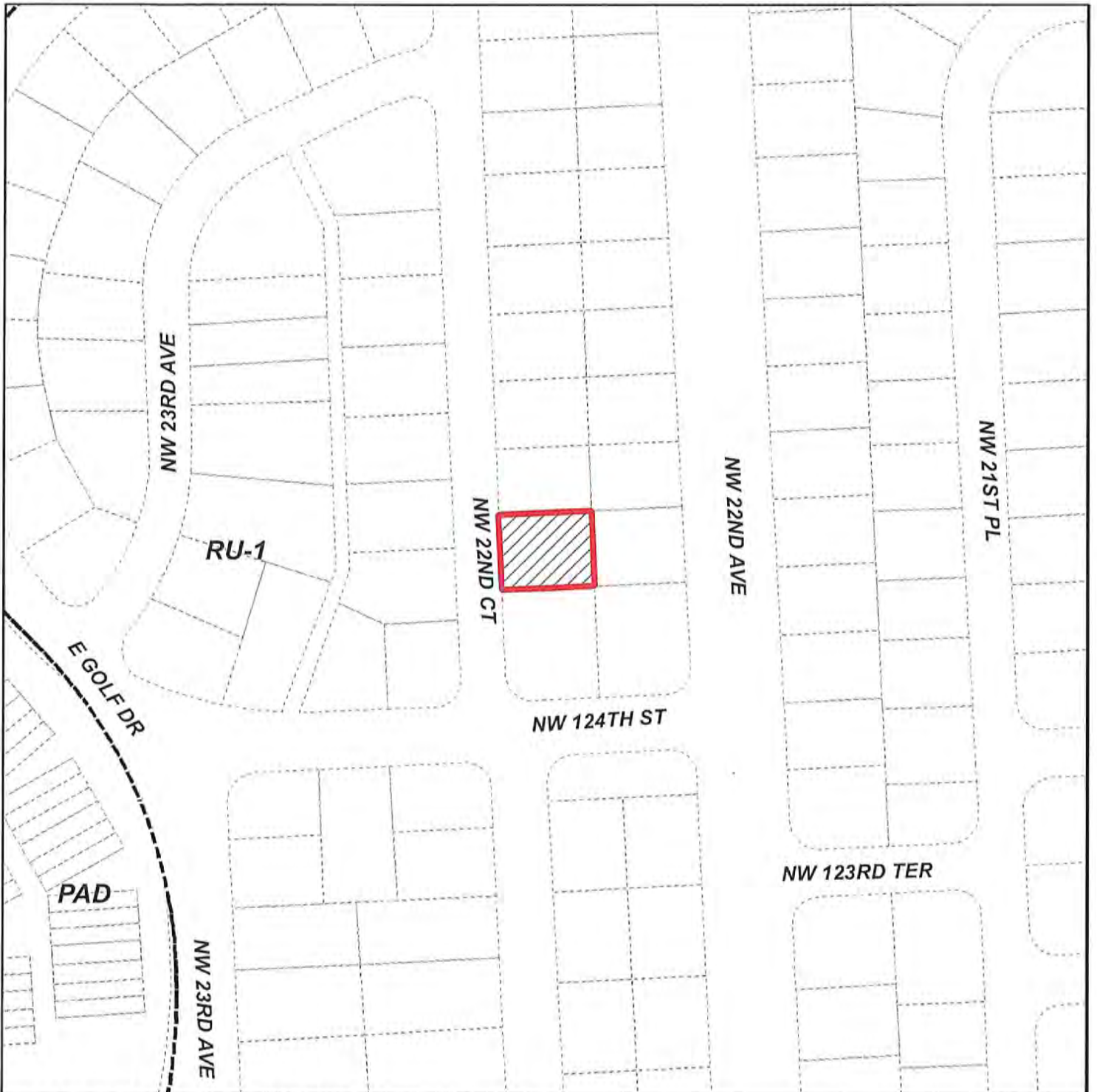
Subject: Z2025000216

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded in “EnerGov” on 12/03/2025. 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.



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000216

Section: 27 Township: 52 Range: 41
 Applicant: Tony and Susana Williams
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

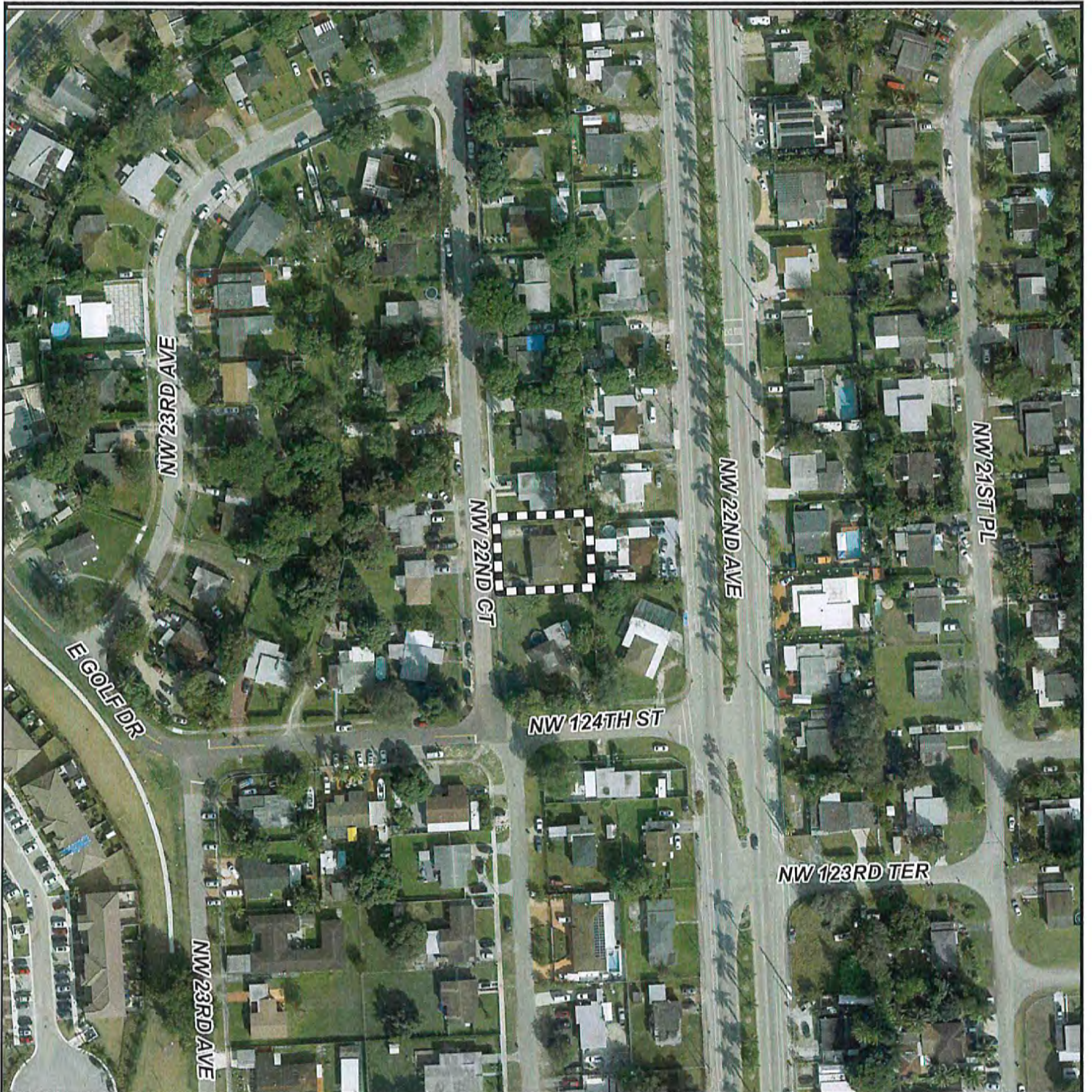
 Subject Property Case

 Zoning





SKETCH CREATED ON: Friday, October 3, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000216

Legend
 Subject Property

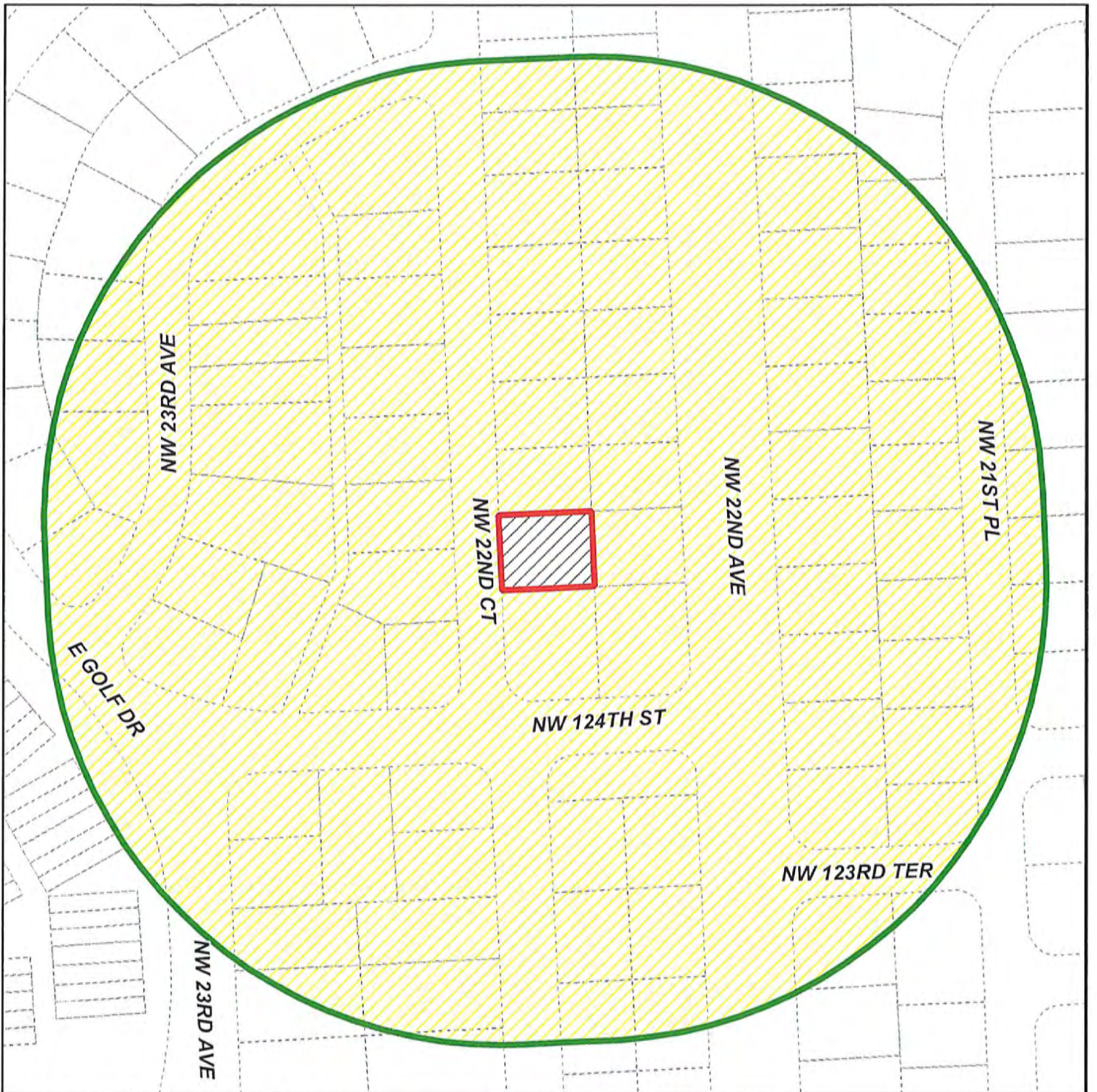


Section: 27 Township: 52 Range: 41
 Applicant: Tony and Susana Williams
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, October 3, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 27 Township: 52 Range: 41
 Applicant: Tony and Susana Williams
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000216
 RADIUS: 500

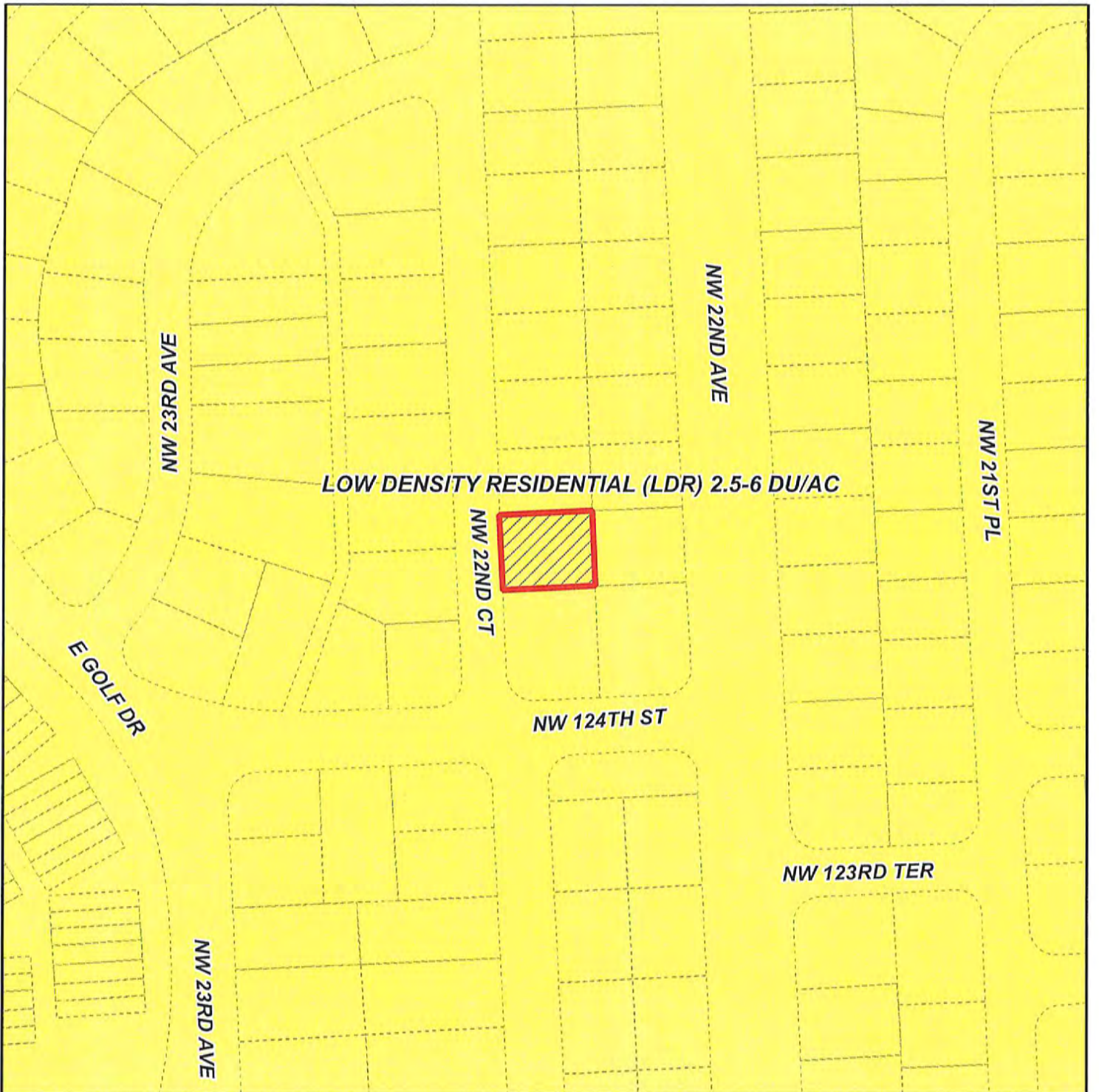
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, October 3, 2025

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000216

Section: 27 Township: 52 Range: 41
 Applicant: Tony and Susana Williams
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case

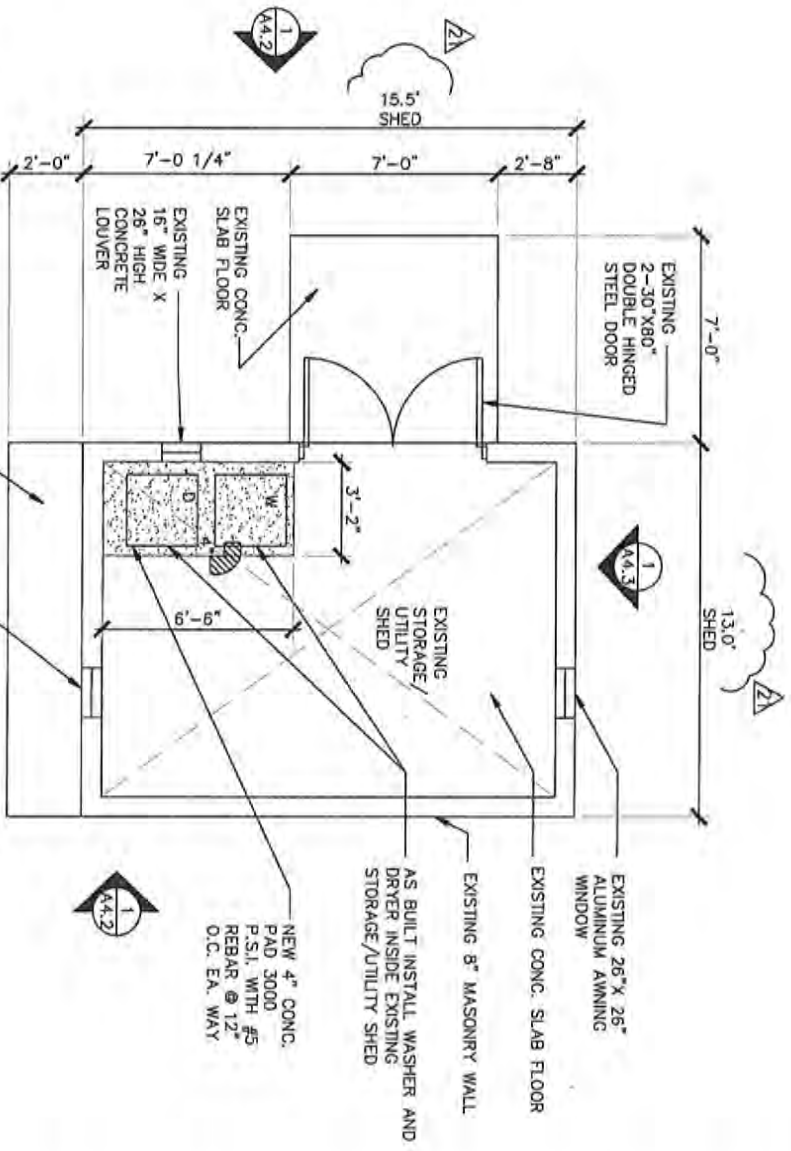


SKETCH CREATED ON: Friday, October 3, 2025

REVISION	DATE	BY



Digitally signed
by Clark Arevalo
Date: 2025.12.02
21:58:01 -05'00'



SHED FLOOR PLAN
SCALE: 1/4" = 1'-0"

	SHEET A4.1	PROJECT & PROJECT ADDRESS WILLIAMS RESIDENCE ZONING HEARING TO LEGALIZE EXISTING STORAGE AND UTILITY SHED 12431 NW 22 CT. MIAMI FL	AREVALO ARCHITECTURE INC. CONTACT: CLARK AREVALO, ARCHITECT FLORIDA LICENSE #: AR91440 OFFICE ADDRESS: 11491 NW 57 BL. SUITE FL 33338 TELEPHONE: (305) 354-8540 EMAIL: INFO@AREVALOARCHITECTURE.COM WWW.AREVALOARCHITECTURE.COM	
		DATE OF REVISION: REVISION: DRAWN BY: CHECKED BY: DATE:	DATE OF REVISION: REVISION: DRAWN BY: CHECKED BY: DATE:	

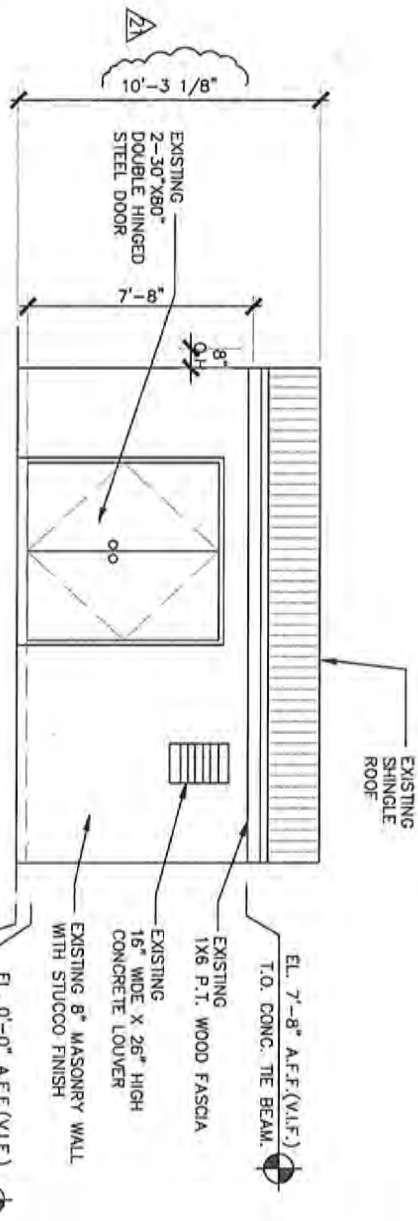


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by Clark Arevalo
Date: 2025.12.02
22:00:05 -05'00'

1
A4.2

SHED FRONT ELEVATION

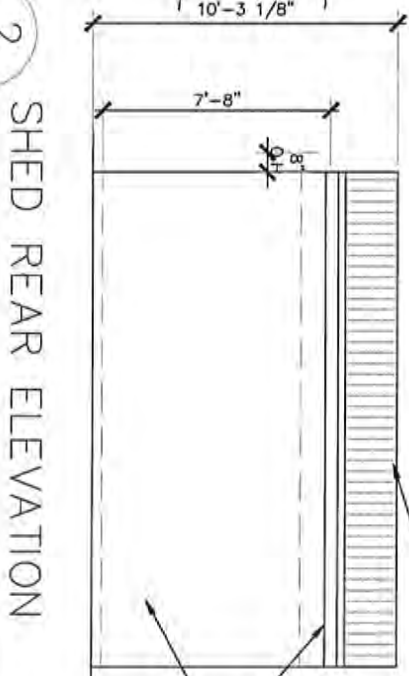
SCALE: 1/4" = 1'-0"



EL. 7'-8" A.F.F. (V.I.F.)
T.O. CONC. TIE BEAM.
EXISTING 1X6 P.T. WOOD FASCIA
EXISTING 16" WIDE X 26" HIGH CONCRETE LOUVER
EXISTING 8" MASONRY WALL WITH STUCCO FINISH
EL. 0'-0" A.F.F. (V.I.F.)
T.O. EXIST. CONC. SLAB.
EL. -0'-4" A.F.F. (V.I.F.)
T.O. GRADE.

NOTE:
PRINCIPAL BUILDING HEIGHT IS 12'-10" FROM GRADE TO HIGHEST ROOF PEAK. SHED HEIGHT DOES NOT EXCEED HEIGHT OF PRINCIPAL BUILDING

10'-3 1/8"



EXISTING SHINGLE ROOF
EL. 7'-8" A.F.F. (V.I.F.)
T.O. CONC. TIE BEAM.
EXISTING 1X6 P.T. WOOD FASCIA
EXISTING 8" MASONRY WALL WITH STUCCO FINISH
EL. 0'-0" A.F.F. (V.I.F.)
T.O. EXIST. CONC. SLAB.
EL. -0'-4" A.F.F. (V.I.F.)
T.O. GRADE.

2
A4.2

SHED REAR ELEVATION

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

	<p>PROJECT & PROJECT ADDRESS WILLIAMS RESIDENCE ZONING HEARING TO LEGALIZE EXISTING STORAGE AND UTILITY SHED 12431 NW 22 CT. MIAMI FL</p>	<p>AREVALO ARCHITECTURE INC. CONTACT: CLARK AREVALO, MAN/CH, ARCHITECT FLORIDA LICENSE # AR91440 OFFICE ADDRESS: 11481 NW 37 PL, SUITE 100 FL 33208 TELEPHONE: (305) 254-4242 EMAIL: INFO@AREVALOARCHITECTURE.COM WWW.AREVALOARCHITECTURE.COM</p>	
	<p>SHEET A4.2</p>	<p>DATE OF REVISION: NO. 1 DATE: 12-02-2025 BY: CLARK AREVALO</p>	



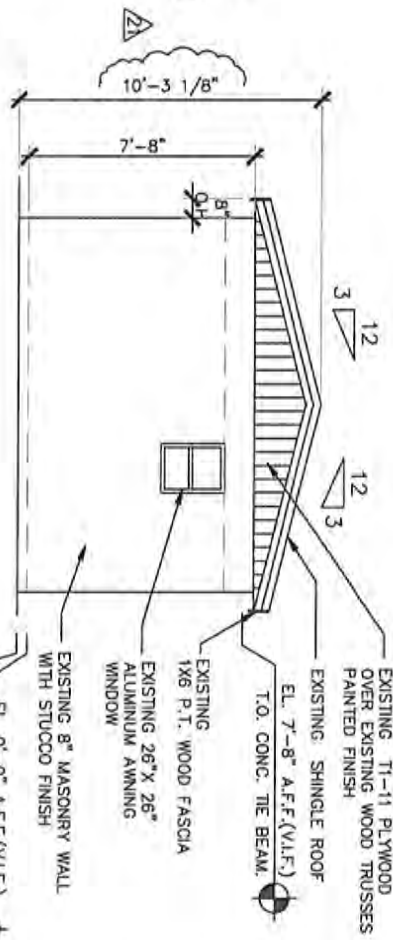
Digitally signed
by Clark Arevalo

Date:
2025.12.02
22:01:20 -05'00'

1
A4.3

SHED RIGHT SIDE ELEVATION

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

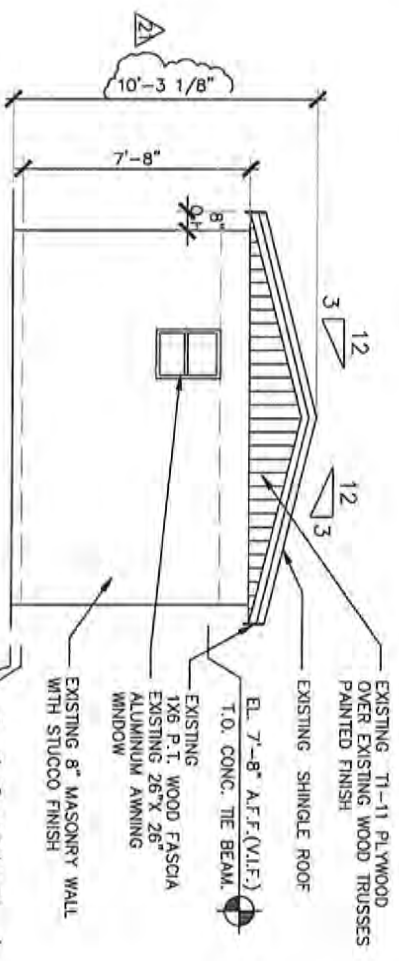


NOTE:
PRINCIPAL BUILDING HEIGHT IS 12'-10" FROM GRADE TO HIGHEST ROOF PEAK. SHED HEIGHT DOES NOT EXCEED HEIGHT OF PRINCIPAL BUILDING

2
A4.3

SHED LEFT SIDE ELEVATION

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



	AREVALO ARCHITECTURE INC. CONTACT: CLARK AREVALO, MANICHA, ARCHITECT FLORIDA LICENSE #: AR91440 OFFICE ADDRESS: 11481 NW 27 PL. SURFUSSE FL 33203 TELEPHONE: (305) 534-5548 EMAIL: INFO@AREVALOARCHITECTURE.COM WWW.AREVALOARCHITECTURE.COM
	PROJECT & PROJECT ADDRESS WILLIAMS RESIDENCE ZONING HEARING TO LEGALIZE EXISTING STORAGE AND UTILITY SHED 12431 NW 22 CT. MIAMI FL
SHEET A4.3	DATE: 12-02-2025 DRAWN BY: CLARK AREVALO CHECKED BY: MANICHA
SEAL	CLARK AREVALO, MANICHA, ARCHITECT REGISTERED ARCHITECT

RECEIVED

MIAMI-DADE COUNTY PROCESS NO. 2025-216 DATE: OCT 1 2025 BY: CABR

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
12431 NW 22 CT

City: MIAMI State: FL ZIP Code: 33167

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

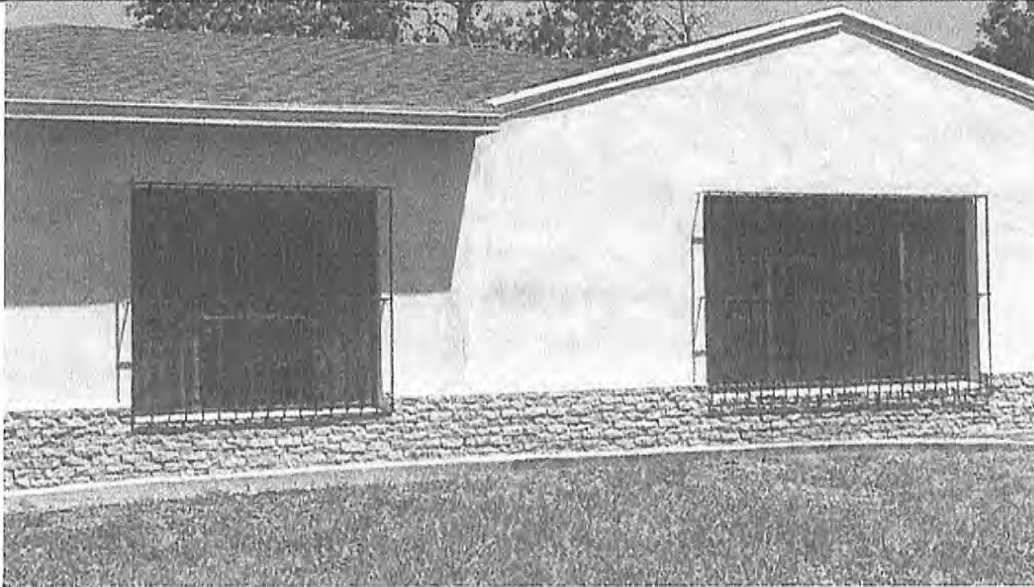


Photo One

Photo One Caption: FRONT VIEW

Clear Photo One

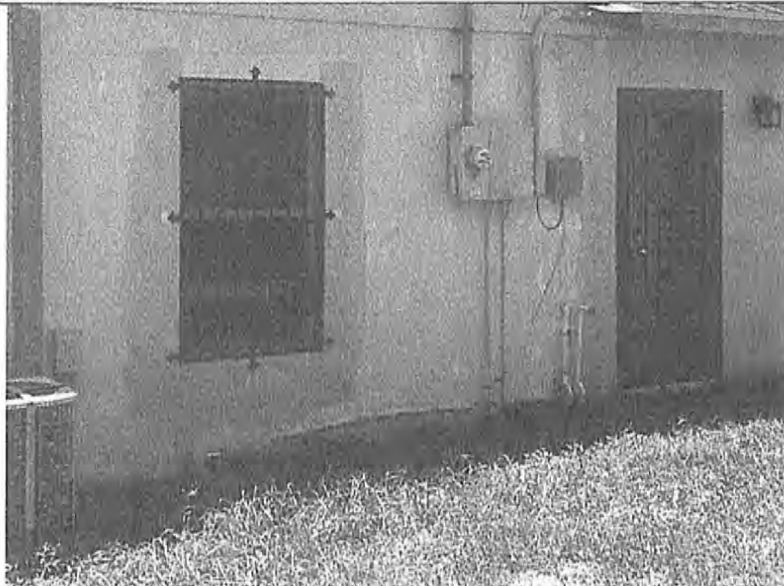


Photo Two

Photo Two Caption: REAR VIEW

Clear Photo Two

RECEIVED

MIAMI-DADE COUNTY PROCESS NO. 2025-216 DATE: OCT 1 2025 BY: CABR

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
12431 NW 22 CT

City: MIAMI State: FL ZIP Code: 33167

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: SIDE VIEW

Clear Photo Three

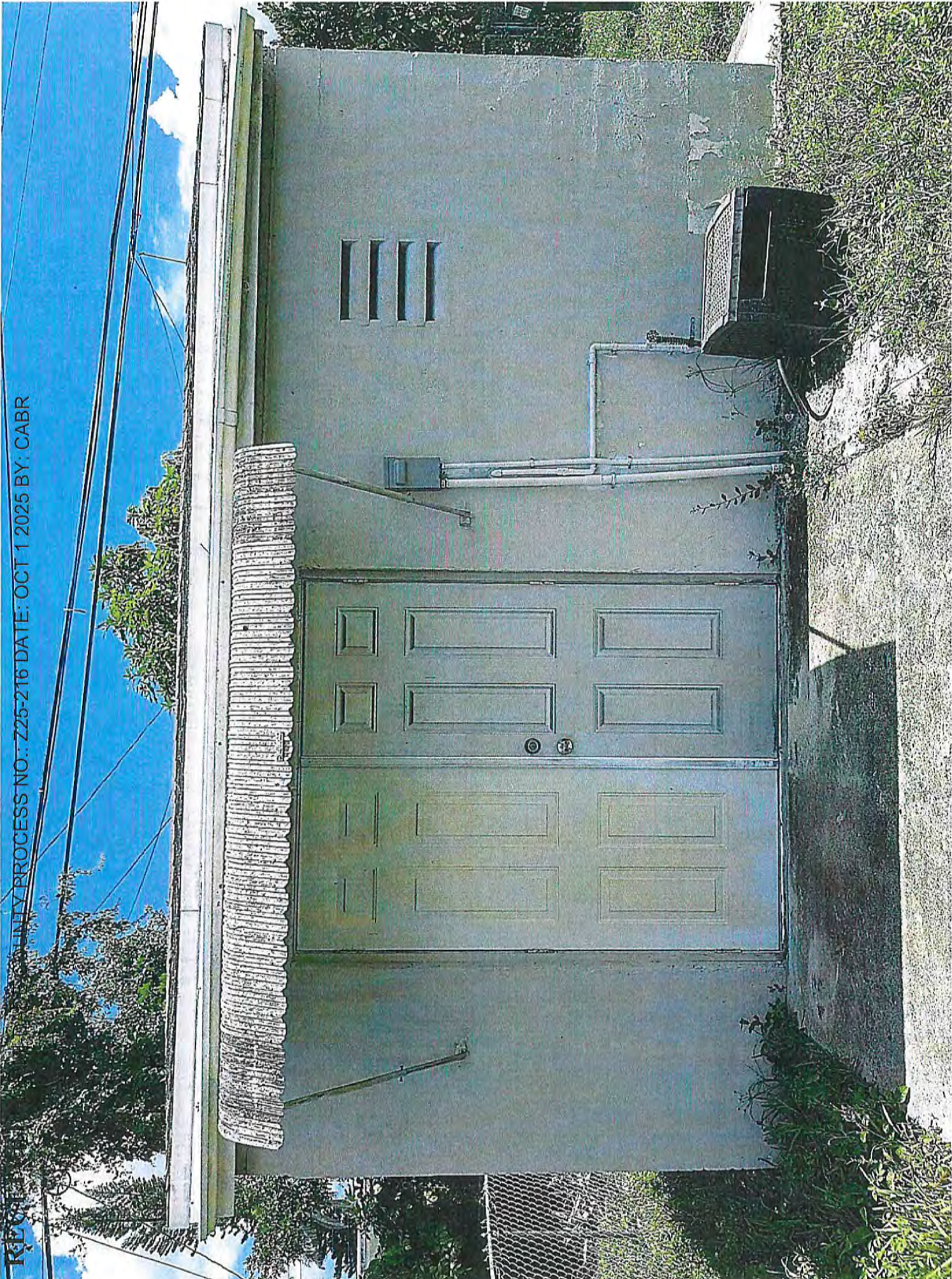


Photo Four

Photo Four Caption: SIDE VIEW

Clear Photo Four

RECORDING COUNTY PROCESS NO.: Z25-216 DATE: OCT 1 2025 BY: CABR





DADE COUNTY PROCESS NO. Z25-216 DATE: OCT 11 2025 BY CABR

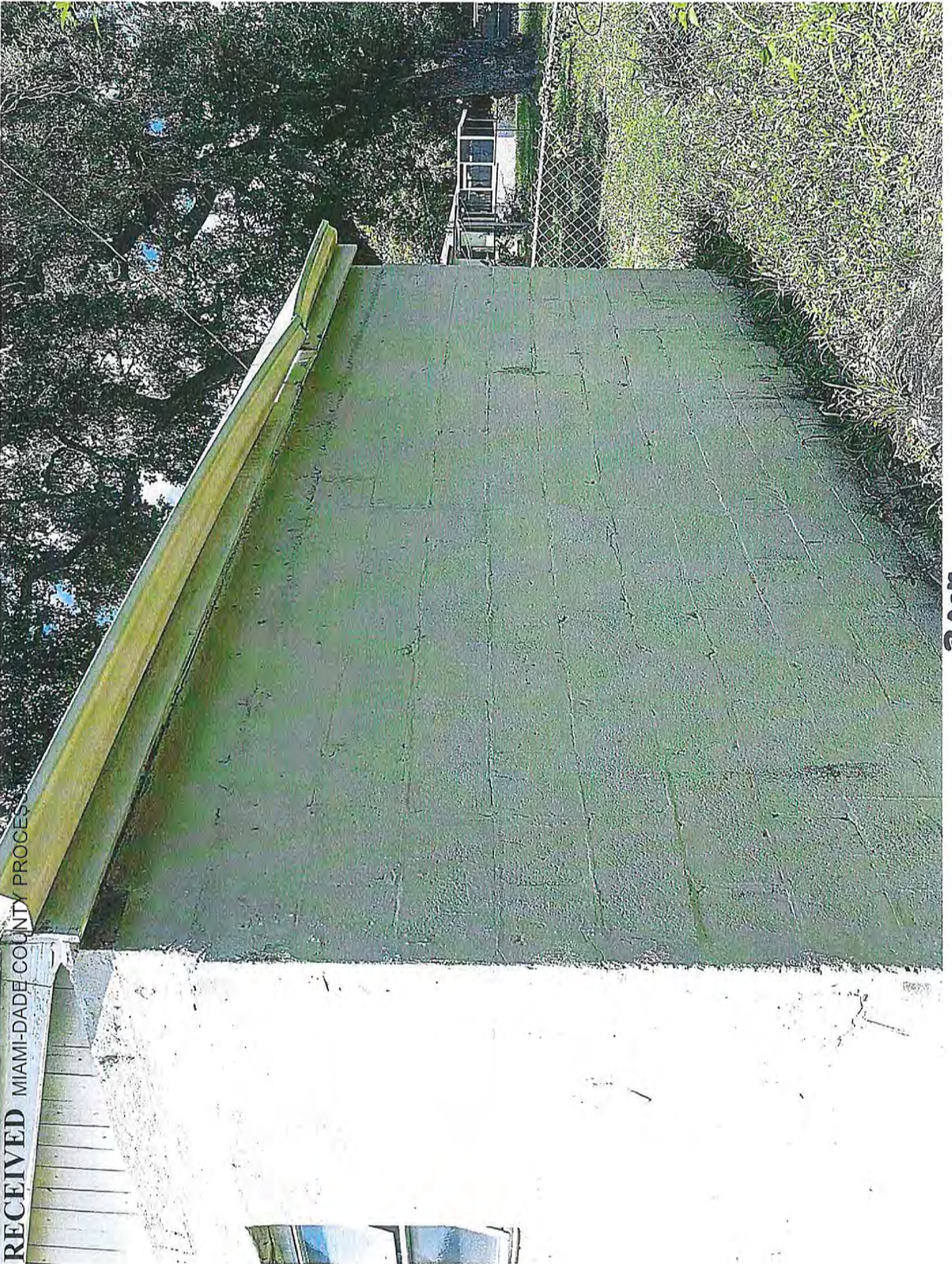
1337314



025 BY: CABR

Right

RECEIVED MIAMI-DADE COUNTY PROCESS



BACK







FOR CLERK OF SUPERIOR COURT, MIAMI DADE COUNTY PROCESS NO. Z5F 216 DATE OCT 7 2025 BY CWEB

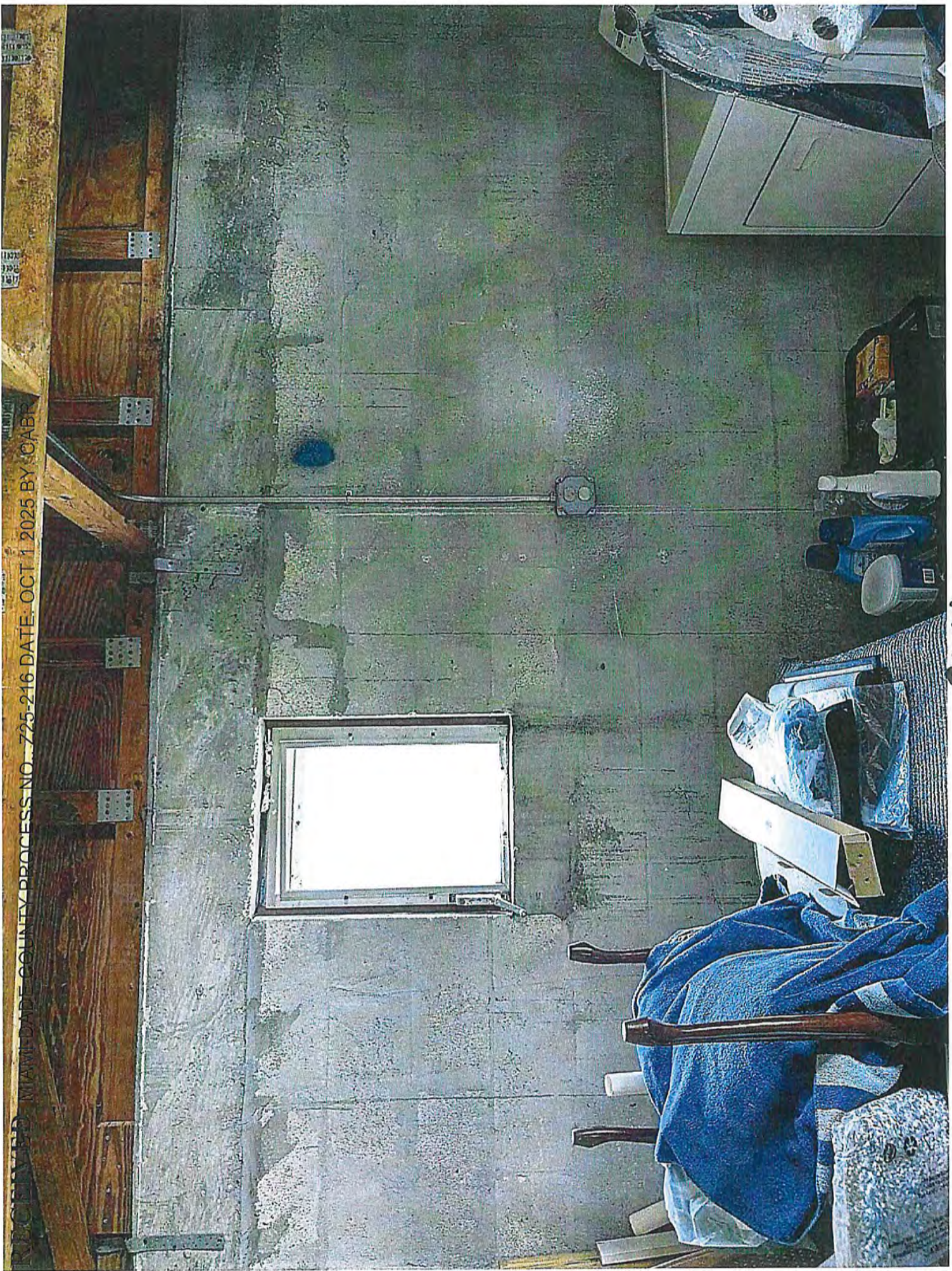
Front



RECEIVED MIAMI-DADE COUNTY PROCESS NO. Z25-116 DATE: 2025 BY: CYBR

LEFT

Left



UNRECORDED MIAMI-DADE COUNTY PROCESS NO. 725-216 DATE: OCT 1 2025 BY: CABR

Right

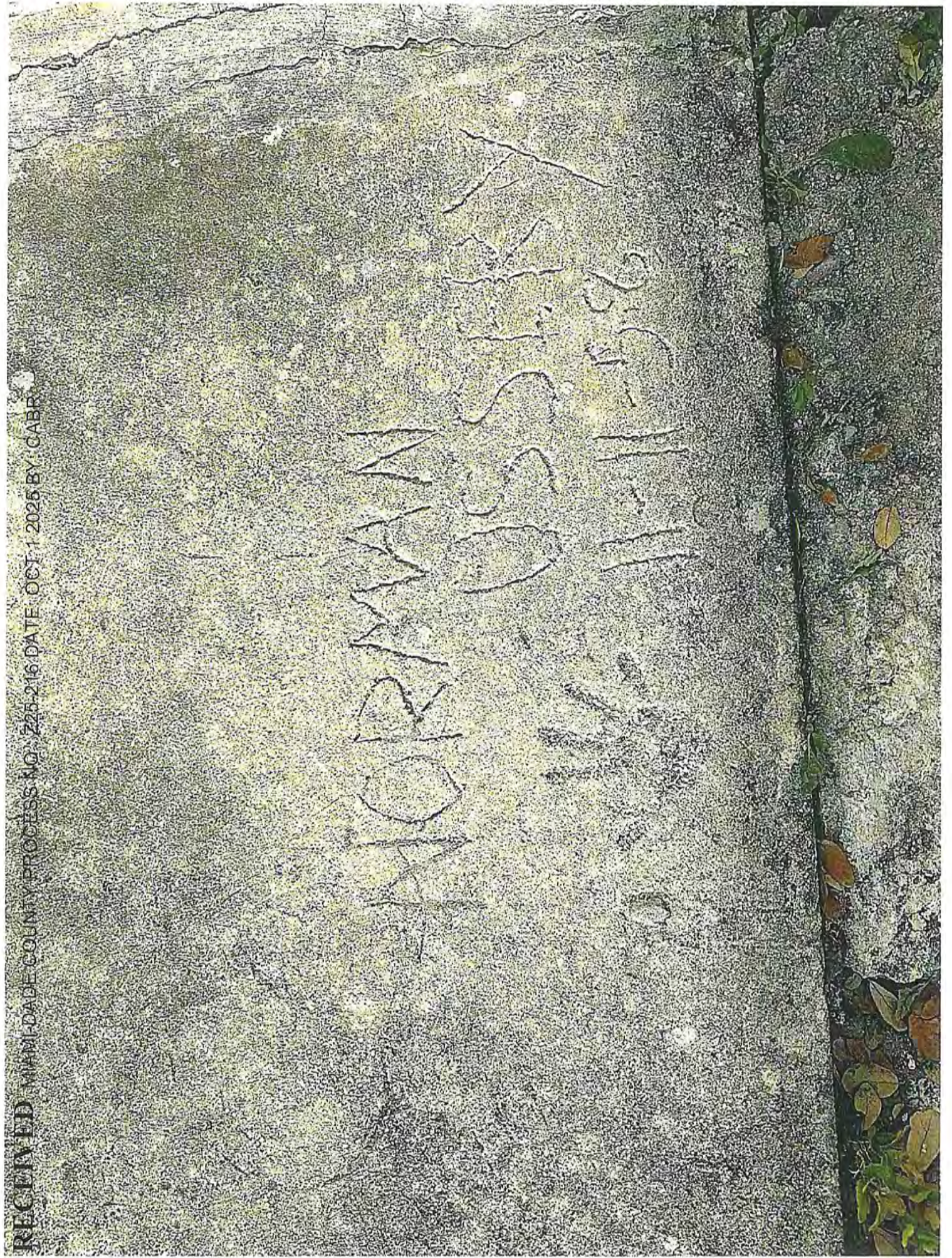
RECEIVED MIAMI-DADE COUNTY PROCESS NO. 725-216 DATE OCT 1 2025 BY CAB R



Back

RECEIVED MIAMI-DADE COUNTY PROCESS NO. 225-216 DATE OCT 1 2025 BY CABR

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO. 225-216
DATE OCT 1 2025
BY CABR



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

PH: Z25-228

March 4, 2026

Item No. 3

Recommendation Summary	
Commission District	6
Applicant	Carnival Corporation
Summary of Requests	The applicant seeks to modify a condition of a previously approved resolution in order to allow for certain site improvements, including changing the approved hotel use to an office building and the relocation of office building and parking garages as well as reductions in the number of parking garages. Additionally, the applicant seeks to permit two (2) proposed roof signs to be mounted directly on the building wall and visible from the public rights-of-way, where such roof signs are not permitted, and seeks to permit two (2) proposed wall signs to be larger in area than permitted by Code.
Location	Lying between NW 7 Street and Blue Lagoon Drive and between NW 62 Avenue and NW 65 Avenue, AKA 800 NW 62 Avenue, Miami-Dade County, Florida.
Property Size	+/- 21.71 Acres
Existing Zoning	IU-2, Heavy Industrial District
Existing Land Use	Office building, garage, vacant land and water
2030-2040 CDMP Land Use Designation	Office/Residential, water & <i>between one-quarter and one-half mile of a Rapid Transit Activity Corridor</i> <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, Section 33-311(A)(7), Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) MODIFICATION of Condition #2 of Resolution #CZAB8-60-11, modified by Resolution #CZAB8-26-18, passed and adopted by the Community Zoning Appeals Board #8, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Waterford Core," as prepared by TVS Florida, Inc., Architecture, consisting of sheets A-100.1, A-101.1, A-102.1, A-103.1 & A-104.1, and sheets L-000, L-100, L-101, L-102, L-103 & L-104 dated stamped received 4/17/18, and the remaining of the sheets dated stamped received 2/23/18, for a total of 39 sheets."

TO: "2. That in the approval of the plan, the same shall be substantially in accordance with the plans submitted for the public hearing entitled "Carnival Corporation & PLC Campus," consisting of site plans, floor plans, elevations, and signage plans prepared by Hunton Brady Architects, consisting of thirty-seven (37) sheets, date-stamped received 12/19/2025, and landscape plans

prepared by LandDesign, consisting of eleven (11) sheets, date-stamped received 1/28/2026, for a total of forty-eight (48) sheets.”

The purpose of Request #1 is to modify the previously approved plans to allow for certain site improvements, including changing the approved hotel use to an office building utilizing the Development of Regional Impact (DRI) Vehicle Trip Equivalency Matrix, relocating Office Building C to the former location of Parking Deck 2, consolidating Parking Decks 2, 3, and 4 into a single parking structure (Parking Deck 2), and reconfiguring site access and internal circulation.

- (2) NON-USE VARIANCE to permit two (2) proposed roof signs (none permitted).
- (3) NON-USE VARIANCE to permit the two (2) proposed roof signs to be mounted directly on the wall (not permitted).
- (4) NON-USE VARIANCE to permit the proposed roof signs to be visible from the existing public road rights-of-way (not permitted).
- (5) NON-USE VARIANCE to permit two (2) proposed wall signs with a total area of 7,290 sq. ft. (4,454 sq. ft. sq. ft. maximum permitted).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

Staff notes that the subject property is part of the Waterford at Blue Lagoon Development of Regional Impact (DRI), originally approved in 1990 pursuant to Resolution No. Z-32-90, and subsequently modified through several approvals over the years. In 2011, pursuant to Resolution #CZAB8-60-11, the subject property was approved with conditions by the Community Zoning Appeals Board (CZAB) #8 to permit a hotel and office building setback less than required from property lines, along with other requests. Specifically, the subject site was previously approved with three (3) office buildings, a 443-room hotel, and four (4) parking structures with 3,200 total parking spaces. In 2018, pursuant to Resolution #CZAB8-26-18, CZAB#8 approved a modification to the original plans in order to allow for the relocation of the hotel and office building within the property, a reduction of rooms, and increasing parking capacity by modifying parking structures.

As part of this application, the applicant now seeks to modify the prior resolutions in order to allow for certain site improvements, including changing the approved hotel use to an office building utilizing the Development of Regional Impact (DRI) Vehicle Trip Equivalency Matrix, relocating Office Building C to the former location of Parking Deck 2, consolidating Parking Decks 2, 3, and 4 into a single parking structure (Parking Deck 2), and reconfiguring site access and internal circulation (request #1). In addition, the applicant also seeks non-use variances to permit two (2) proposed roof signs to be mounted directly on the building wall and visible from the public rights-of-way, where such roof signs are not permitted by Code, and to permit two (2) proposed wall signs to be larger in area than permitted by Code (requests #2 through #5).

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-2; office building, parking garage, vacant land and water	Office/Residential and Water
North	IU-2; office buildings	Office/Residential
South	BU-2 & IU-2; vacant and office building	Office/Residential
East	IU-2; office buildings	Office/Residential and Water
West	IU-2; office building	Office/Residential and Water

NEIGHBORHOOD COMPATIBILITY:

The subject property is a part of the Waterford at Blue Lagoon Development of Regional Impact (DRI) and is located north of NW 7 Street, between NW 62 Avenue and NW 65 Avenue. The surrounding area is characterized by office buildings, lakes and vacant land.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to implement certain site modifications, including: converting forty-one (41) hotel rooms to an office building utilizing the Development of Regional Impact (DRI) Vehicle Trip Equivalency Matrix; relocating Office Building C to the former location of Parking Deck 2; consolidating Parking Decks 2, 3, and 4 into a single parking structure (Parking Deck 2); and reconfiguring site access and internal circulation. Staff is of the opinion that these modifications will not result in any significant adverse visual impact to the surrounding area. In addition, as indicated in the memorandum issued by the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources, the proposed modifications fall within the approved Development of Regional Impact (DRI) development thresholds.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Office/Residential** on the Adopted 2020-2030 Land Use Plan (LUP) map. The CDMP interpretative text under the Office/Residential land use category describes the *uses allowed in this category which include both professional and clerical offices, hotels, motels, and residential uses*. The approval of the requests sought in this application will permit the applicant to develop the subject site with office buildings and parking structures. Said previously and proposed uses are **consistent** with the uses described in the CDMP Office/Residential land use category and are **consistent** with the LUP map designation for the property.

ZONING ANALYSIS:

When the request to modify condition #2 of the approved Resolution #CZAB8-60-11, modified by Resolution #CZAB8-26-18 (request #1), is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval with conditions of the request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area concerned. Staff further finds that approval would not adversely impact environmental resources or traffic on abutting roadways, based on memoranda from RER Environmental Review and the Platting and Traffic

Review Section. RER Environmental Review has approved the application with respect to potable water and wastewater service pursuant to Section 24-43.1 of the Code; however, with respect to specimen trees, RER recommends disapproval because the applicant has not demonstrated compliance with Sections 24-49.2 and 24-49.4 of the Code. Staff notes that the applicant is in the process of obtaining the required Tree Removal Permit to address the specimen tree standards, which is anticipated to occur prior to the hearing of this application. Additionally, the Miami-Dade Fire Rescue Department does not object to the application. Therefore, staff concludes that the request would not generate excessive noise or traffic, create a fire or similar hazard, result in overcrowding, or otherwise constitute a nuisance.

The applicant seeks to modify the previously approved plans to allow conversion of the approved hotel use to an office building utilizing the Development of Regional Impact (DRI) Vehicle Trip Equivalency Matrix, relocation of Office Building C to the former location of Parking Deck 2, consolidation of Parking Decks 2, 3, and 4 into a single parking structure (Parking Deck 2), and reconfiguration of site access and internal circulation. The subject site received an assignment of development rights for 525,000 square feet of office, 250 hotel rooms, and 6,800 square feet of retail, along with ancillary uses, pursuant to that certain Assignment and Assumption of Development Rights recorded in the Miami-Dade County Official Records (Book 34781, Page 756). The proposed development includes 558,000 square feet of office space, exceeding the assigned office entitlement by 33,000 square feet.

The Waterford at Blue Lagoon Development of Regional Impact (DRI) was last modified in 2022 pursuant to Resolution No. Z-8-22, which approved the Vehicle Trip Equivalency Matrix. Pursuant to the Vehicle Trip Equivalency Matrix, one (1) hotel room is equivalent to 812 square feet of office space; therefore, the 33,000-square-foot increase in office area requires the conversion of forty-one (41) hotel rooms ($33,000 \div 812 = 41$). The Trip Generation Exchange table below confirms that site plan approval should be conditioned upon this conversion. The applicant is not seeking conversion of the retail allocation or the remaining 209 hotel rooms at this time and reserves the right to utilize those remaining entitlements in a future phase. Exhibit "A," included below, provides a copy of the Waterford at Blue Lagoon Development of Regional Impact (DRI) Vehicle Trip Equivalency Matrix, and Exhibit "B" provides the corresponding Trip Generation Exchange table.

Staff opines that these modifications are internal to the site and permitted under the Waterford at Blue Lagoon Development of Regional Impact (DRI), as well as buffered from other properties and uses by the provided setback distances, and by the distances of all rights-of-way surrounding the subject property. Furthermore, the submitted plans reflect a reduction in building height compared to the most recent modification approved pursuant to Resolution No. CZAB8-26-18, as well as adequate landscaping along all property lines, which, in staff's opinion, will sufficiently mitigate any potential visual impacts associated with the proposed modifications. As such, staff opines that approval of the requested modification will not have a significant visual impact on the surrounding area, and therefore, will be **compatible** with the area concerned. **Staff, therefore, recommends approval with conditions of request #1, under Section 33-311(A)(7), Generalized Modification Standards.**

As part of this application, the applicant also seeks approval of additional non-use variances to permit two (2) proposed roof signs to be mounted directly on the building wall and visible from the public rights-of-way, where such roof signs are not permitted by Code, and to permit two (2) proposed wall signs to be larger in area than permitted by Code (requests #2 through #5). When analyzed pursuant to Section 33-311(A)(4)(b), Non-Use Variance from Other Than Airport

Regulations, staff is of the opinion that approval of these requests would maintain the basic intent and purpose of the zoning, subdivision, and other land use regulations and would not adversely affect the stability or appearance of the surrounding community. The area is characterized primarily by office buildings and water features, and the proposed signages are consistent with the commercial character of the corridor. Staff further notes that similar roof sign approvals have been granted in the area, including a “FedEx” sign located at 701 NW 62 Avenue approved pursuant to Resolution #CZAB8-9-01; a “Nokia, Inc.” sign located at 703 NW 62 Avenue approved pursuant to Resolution #CZAB8-3-08; and, more recently, a “Subway” roof sign measuring 401 square feet approved pursuant to Resolution #Z-25-23. Additionally, the proposed roof signs will be located on the north elevation of the building, fronting the existing lake and oriented toward the Dolphin Expressway and Miami International Airport, thereby minimizing impacts to adjacent properties while maintaining visibility along the major transportation corridor. With respect to the proposed wall signs, the two (2) signs are proposed to have a combined area of 7,290 square feet. The wall on which the signs are located has a total area of 44,547 square feet, of which 10% (4,454 square feet) is permitted by Code for signage. The proposed signage would occupy approximately 16.4% of the total wall area, representing an additional 6.4% of the wall beyond the Code allowance. Given the substantial scale of the building façade and its visibility along a major expressway corridor, staff finds that the requested increase remains proportionate to the overall wall area and consistent with the commercial character of the surrounding area.

Staff opines that approval of these requests is not out of character with the area and would be consistent with other approvals granted for similar signs in the area. As such, staff opines that approval of these requests will not create any new visual impacts on the surrounding area, and therefore, is **compatible** with same. **Therefore, staff recommends approval of requests #2 through #5 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate ingress and egress points providing direct vehicular and pedestrian access are located along NW 62 Avenue, NW 7 Street, and NW 65 Avenue, facilitating the efficient flow of traffic for the proposed development. All parking and driveways are internal to the site and provided within structured parking garages. The proposed development includes a total of 3,018 parking spaces, where 2,374 spaces are required by Code, thereby exceeding the minimum parking requirement and providing adequate parking to serve the proposed uses.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITION 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 shall be substantially in accordance with the plans submitted for the public hearing entitled "Carnival Corporation & PLC Campus," consisting of site plans, floor plans, elevations, and signage plans prepared by Hunton Brady Architects, consisting of thirty-seven (37) sheets, date-stamped received 12/19/2025, and landscape plans prepared by LandDesign, consisting of eleven (11) sheets, date-stamped received 1/28/2026, for a total of forty-eight (48) sheets.
3. That all the other conditions of Resolution #CZAB8-60-11, modified by Resolution #CZAB8-26-18 remain in full force and effect except as herein modified.
4. That the applicant complies with all applicable conditions and requirements of the Department of Regulatory and Economic Resources Environmental Review.
5. That the applicant complies with all applicable conditions and requirements from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the attached memorandum.
6. That the applicant complies with all applicable conditions and requirements from the Water and Sewer Department (WASD) as indicated in the attached memorandum.
7. That the applicant complies with all applicable conditions and requirements from the Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division as indicated in the attached memorandum.
8. That the applicant complies with all applicable conditions and requirements from the Parks, Recreation and Open Spaces Department (PROS) as indicated in the attached memorandum.
9. That the applicant shall submit a separate Entrance Feature application for the proposed corner monument sign (Sign 1a), in accordance with the standards set forth in Section 33-112 of the County Code.
10. That the conversion of forty-one (41) hotel rooms to office use, in accordance with the approved Vehicle Trip Equivalency Matrix pursuant to Resolution No. Z-8-22, shall remain reflected on the approved plans. The plans shall also continue to reflect that 209 hotel rooms and 6,800 square feet of retail space are reserved for a future development phase, subject to applicable review and approval.

ES:JB:SS:EA

Eric Silva

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

Exhibit "A"

Waterford at Blue Lagoon Development of Regional Impact (DRI) Vehicle Trip Equivalency Matrix

Waterford DRI
TABLE 1: Trip Generation Equivalency Matrix

Land Use	Net External PM Peak Hour	TO: Units	General Office Building	Shopping Center	Quality Restaurant	Health/Fitness Club	Hotel	High-Rise Apartment
	Equivalency Rates ⁽¹⁾		ksf	ksf	seat	ksf	room	du
FROM:			0.872	1.633	0.064	3.900	0.708	0.206
General Office Building	0.872	ksf	1,000	0.534	13.625	0.224	1.232	4.233
Shopping Center	1.633	ksf	1.873	1,000	25.516	0.419	2.306	7.927
Quality Restaurant	0.064	seat	0.073	0.039	1,000	0.016	0.090	0.311
Health/Fitness Club	3.900	ksf	4.472	2.388	60.938	1,000	5.508	18.932
Hotel	0.708	room	0.812	0.434	11.063	0.182	1,000	3.437
High-Rise Apartment	0.206	du	0.236	0.126	3.219	0.053	0.291	1,000

Note: (1) Based on P.M. peak hour trip generation equivalency rate developed in Table 2.

Example Equivalency Calculations

Shopping Center to General Office Building	The exchange rate between retail is 1 ksf of retail for every 1.873 ksf of office, where 1,000 sf of retail is equal to 1,873 sf of office and 10,000 sf of retail is equal to 18,730 sf of office.
Shopping Center to Hotel	The exchange rate between retail is 1 ksf of retail for every 2.306 hotel rooms, where 1,000 sf of retail is equal to 2.306 hotel rooms and 10,000 sf of retail is equal to 23.06 hotel rooms.
General Office to Quality Restaurant	The exchange rate between office is 1 ksf of office for every 13.625 restaurant seats, where 1,000 sf of office is equal to 13.625 restaurant seats and 10,000 sf of retail is equal to 136.25 restaurant seats.
Hotel to High-Rise Apartment	The exchange rate between hotel is 1 hotel room for every 3.437 apartments, where 1,000 hotel rooms is equal to 3,437 apartments and 10,000 hotel rooms is equal to 34,370 apartments.

TABLE 2: P.M. Peak Hour Trip Generation for Proposed Development Program

Land Use	ITE	ITE	Scale	ITE	Net	Equivalency
	Edition	Code		Units		New Trips ⁽¹⁾
General Office Building	11	710	4266.0	ksf	3721	0.872 trips/ksf
Strip Retail Plaza	11	822	30	ksf	49	1.633 trips/ksf
Fine Dining Restaurant	11	931	500	seat	32	0.064 trips/seat
Health/Fitness Club	11	492	10	ksf	39	3.900 trips/ksf
Hotel	11	310	1400	room	991	0.708 trips/room
High-Rise Apartment	11	222	800	du	165	0.206 trips/du

Note: (1) Based on net new P.M. peak hour trip generation contained in the November 30, 2021 Trip Generation Comparison Analysis.

Exhibit "B"

Trip Generation Exchange

Waterford DRI

Table 2.- Trip Generation Exchange

Land Use	Equivalency Rate*	Units	Previous Approval (KSF)**	Approved PM Trips	Land Use: To		
					Proposed General Office Building		
					Approved Eq. Rate	Converted Area	Project Trips
					KSF	KSF	PM Trips
General Office Building	0.872	KSF	525.000	458	1.0000	525.000	457.9290
Hotel**	0.708	Rooms	41.000	29	0.8115	33.273	29.0221
Total Approved				486.9511	Total Conversion	558.2729	486.9511

*Based on approved Equivalency Matrix from Waterford DRI Z-8-22

**The site was previously approved for 250-room Hotel but the DRI modification is to exchange only 41-units

Prepared: 2026-01-29



ZONING RECOMMENDATION ADDENDUM

Carnival Corporation
PH: Z25-228

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Building and Neighborhood Compliance	<i>No objection</i>
Department of Regulatory and Economic Resources Environmental Review	<i>Objection*</i>
<i>Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division</i>	<i>No objection*</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection*</i>
<i>Water and Sewer Department (WASD)</i>	<i>No objection*</i>
<i>Aviation Department</i>	<i>No objection</i>
<i>Police</i>	<i>No objection</i>
<i>Fire Rescue Department</i>	<i>No objection</i>
<i>Department of Solid Waste Management</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Office/Residential (Pg. I-43)</p>	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Office/Residential. 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 large-scale 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 Plan-designated 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 I-44 be approved if the parcel was developed in either office use only or residential use only, whichever is higher. Where SURs or TDRs are transferred to Office/Residential-designated parcels which are zoned</i></p>
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	<p>or to be used for residential development, or when a residential project utilizes the Density Bonus Programs for Affordable Housing, discussed on the preceding pages, the allowances of the Residential communities section may be used within the limits provided in this paragraph. Within the Office/Residential category, business uses ancillary and to serve the onsite 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.</p>
<p>Mixed Use Development (*SMART Corridor) (Pg. I-44)</p>	<p>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.</p> <p>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:</p> <p>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</p> <p>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.</p> <p>Vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located in:</p> <p>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.</p> <p>The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. The maximum intensities and densities shall be the greater of those provided within the CDMP or the maximum intensities and densities of the underlying land use designation. Properties that are located within ¼ mile of the SMART Plan Corridor may be rezoned for vertical or horizontal mixed-use development at up to 60 units per acre and properties located between ¼ and ½ mile of the SMART Plan Corridor may be rezoned for vertical or horizontal mixed-use development at up to 36 units per acre, provided that a proposed single use does not constitute more than 70% of the total building area within ¼ mile of a SMART Plan Corridor.</p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Sec. 33-106. - Class B signs in the BU</p>	<p>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.</p>
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<p>and IU Districts</p>							
	<p>Type of Signs</p>	<p>Size</p>	<p>Number</p>	<p>Setbacks and Spacing</p>	<p>Illumination</p>	<p>Maximum Height</p>	<p>Special Conditions</p>
	<p>Flat (wall and cantilever)</p>	<p>10 percent of the wall</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Same as detached</p>	<p>Not applicable</p>	<p>Where a building is occupied by multiple tenants, the permitted sign area is shared among all tenants. A sign survey shall be required at the time of permitting to demonstrate that the proposed signage is within the maximum sign area allowed.</p>
<p>Sec. 33-106.1. - Permanent Class B roof signs</p>	<p><i>Notwithstanding any other provisions to the contrary, permanent Class B roof signs containing only onsite or directional content shall be permitted in accordance with all of the following requirements:</i></p> <p><i>(a) The sign shall be located on the roof of:</i></p> <p><i>(1) a regional entertainment venue; or</i></p> <p><i>(2) a building in an IU zoning district on a property that is at least 5 gross acres.</i></p> <p><i>(b) The roof sign is painted on or affixed flat against the roof. Such sign may be affixed flat by use of a substructure that does not exceed four feet in height above the roof.</i></p> <p><i>(c) The roof sign face shall not be visible from any existing at-grade public road rights-of-way; it is provided, however, that a roof sign established in accordance with this section shall not be required to be removed because the sign face becomes visible from a subsequently constructed at-grade public road right-of-way or subsequent improvement to an existing public road right-of-way.</i></p> <p><i>(d) For IU-zoned properties, the roof sign face shall not be visible from an adjacent property; it is provided, however, that a roof sign established in accordance with this section shall not be required to be removed because the sign face becomes visible from a subsequent development on an adjacent property.</i></p> <p><i>(e) Illumination is prohibited, except for:</i></p> <p><i>(1) illumination of roof signs at regional entertainment venues within the City of Miami Urban Core, only in accordance with subsection 33-96(d) and provided that all digital illumination shall be turned off by 12:00 a.m. when events occur at the venue and at 11:00 pm all other nights; and</i></p> <p><i>(2) external lighting directed at the surface of the roof, provided that such illumination complies with Section 33-96.</i></p> <p><i>(f) A single property shall not have more than two roof signs, and the area actually occupied by the graphic and text elements of the roof signs shall not exceed 50 percent of the site's total cumulative roof area.</i></p> <p><i>(g) Except where approved otherwise as a special exception after public hearing, no roof sign shall be placed closer than 1,000 feet to a roof sign on another property.</i></p> <p><i>(h) No sign permit shall be issued by the County or a municipality unless the Director has reviewed and approved the permit application for compliance with this article. The Director shall render a decision within 30 days of receipt of the application. The Director's decision as to compliance with the requirements of this section shall be binding on a municipality and may only be challenged in</i></p>						

	<p>accordance with the provisions of <u>Section 33-314</u> for appeals of administrative decisions.</p> <p><i>(i) Variances. No variances of the requirements set forth in paragraphs (a) through (e) above may be granted, except: Where it would not be contrary to the public interest where owing to special conditions, a literal enforcement of the provisions herein will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided that the variance will be in harmony with the general purpose and intent of the regulations, and that the same is the minimum variance that will permit the reasonable use of the premises.</i></p>
<p>Section 33- 311(A)(7)</p> <p>Generalized Modification Standards.</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

CARNIVAL CORPORATION/BLANCO,
TAMARAH

800 NW 62 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2025000228

DATE

HEARING NUMBER

FOLIO No: 30-3051-093-0080/3-3051-093-0110/30-3051-093-0140/30-3051-093-0090/30-3051-093-0130/30-3051-093-0120/30-3051-093-0100

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

December 16, 2025

NEIGHBORHOOD REGULATIONS:

Folio No.s: 30-3051-093-0080/3-3051-093-0110/30-3051-093-0140/30-3051-093-0090/30-3051-093-0130/30-3051-093-0120/30-3051-093-0100

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-3051-093-0080/3-3051-093-0110/30-3051-093-0140/30-3051-093-0090/30-3051-093-0130/30-3051-093-0120/30-3051-093-0100

There are no open/closed cases in BSS.

VIOLATOR:

CARNIVAL CORPORATION/BLANCO, TAMARAH

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: February 19, 2026

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

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: Z2025000228-3rd Review
Carnival Corporation
North of 7th Avenue, between 65th and 62nd Avenue
Modification of plans approved pursuant to Resolution No. CZAB8-26-18.
Proposed Carnival Corporation offices and ancillary rehearsal facility
(IU-2) (21.71 acres)
51-53-40

Miami-Dade County has performed an environmental review of 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.

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

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter 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 Removal 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. Please note that the Code generally requires the preservation of specimen trees, and the standards in the Code for removal/relocation of specimen trees are stricter than for removal of non-specimen trees.

RER has reviewed the landscape plan entitled "Carnival Corporation & PCL" prepared by Kristen Marie Sweatland, R.L.A., and dated as received by Miami-Dade County on December 19, 2025. The landscape plan indicates the removal/relocation of non-specimen and specimen tree resources, and the applicant has not provided any information about the specimen trees. RER cannot determine that this project complies with the requirements of sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. Therefore, **RER recommends disapproval of this project until the applicant demonstrates that the project complies with the requirements of sections 24-49.2 and 24-49.4 of the Code.**

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

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.

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

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the site plan submitted in support of this application, the proposed facility is within feasible distance to connect to public water and public sanitary sewer. Therefore, 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 RER to allow an alternative means of domestic wastewater disposal.

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

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

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

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

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

Water Control Review

An RER Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. Further, record indicates that SWMGP Application 250815-80 for this project has been approved by the Water Control Section.

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

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

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

Conditions of Approval: None

Pollution Remediation Review

The RER-Pollution Remediation Section (PRS), RER-Environmental Monitoring and Evaluation Section (EMES), and/or DERM-Environmental Monitoring and Restoration Division (EMRD) has records of current contamination on the subject site tracked under Core Site Development/Carnival (DERM file no. HWR-531). All construction plans (inclusive of drainage) and dewatering plans require the review and approval from the PRS, EMES, and/or EMRD as it relates to environmental contamination issues. Be advised that the PRS, EMES and/or EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

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

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: December 23, 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 - Waterford Core Parcel/Carnival Corporation
Headquarters - Application No. Z2025000228 (Revision No.1) - (Pre-App No. Z25P-160)

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: Waterford Core Parcel/Carnival Corporation Headquarters

Location: The proposed project is located north of 7th Street between 65th Avenue and 62nd Avenue, with Folio Nos. 30-3051-093-0080, 30-3051-093-0090, 30-3051-093-0100, 30-3051-093-0110, 30-3051-093-0120, 30-3051-093-0130, 30-3051-093-0140, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting that all variances previously approved pursuant to Resolution Nos. CZAB8-60-11 and CZAB8-26-18 remain in full force and effect. Also, Carnival seeks the following Non-use Variance from the Sign Code: 1. Non-use variance to permit two roof signs for Signs 2A and 2B (roof signs are not permitted). 2. Non-use variance to permit a wall sign that covers 13.9% of the wall surface, in excess of the 10% requirement (Wall Sign 3A). Per Site Plan submitted on December 19, 2025, the applicant intends to develop 108,000 square feet Rehearsal Facility (Building "C") and 450,000 square feet Office (Building "D").

The estimated total water demand for the proposed project will be 33,300 gallons per day (gpd).

*Per Plat Book 140-30, please note that there is a 10-foot Utility Easement inside and along the southern boundary of the subject property and along the western and eastern boundary of the subject property, (Folio Nos. 30-3051-093-0100 and 30-3051-093-0140 respectively). Per survey plan submitted there is a 20-foot Driveway Easement inside and along the center of the property (Folio No. 30-3051-093-0100), and a 40-foot Driveway Easement inside a portion of the western boundary of (Folio No.30-3051-093-110). **In addition, there is a WASD Easement inside a portion of (Folio No. 30-3051-093-0090), and along the northern portion of (Folio No. 30-3051-093-0140). 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.

On August 4, 2025, WASD Agreement No. 33315 was offered for the subject site with approved points of connection (POC #3.) dated December 16, 2025. Please note that said WASD Agreement was requested for 616,407 S.F. Office Building, 24,640 S.F Restaurant Full Service and 10,000 S.F. Fitness Center and as such, the proposed development for the WASD Agreement must be revised to be consistent with the proposed development with this zoning application.

Per points of connection (POC #3) dated December 16, 2025, for WASD Agreement No. 33315, the developer may connect to any the following water mains:

Phase 1:

1. An existing 12-inch water (E2719-3) in NW 65th Avenue abutting the western boundary of the property.
2. An existing 16-inch water main (E2004-3) along NW 7th Street abutting the southern boundary of the property.

Phase 2:

1. An existing 12-inch water (E2719-3) in NW 65th Avenue abutting the western boundary of the property.
2. An existing 16-inch water main (E2004-3) along NW 7th Street abutting the southern boundary of the property. And/or
3. An existing 12-inch water main within the property (E-14606-2) in the private entrance road west of NW 62nd Avenue and extend 12-inch water mains within the property in proposed public R/W and/or easements acceptable to WASD.

Phase 3:

Connect to any of the abutting 12-inch/16-inch water mains in public R/W and/or 12-inch water mains within the property proposed to be installed for PHASE 2.

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

Water main within the property, important disclosure note: The 12-inch water main in the private entrance road west of NW 62nd Avenue should not conflict with this project, but, regardless, the following disclosure note applies:

There is a water main within this project's area, possibly in existing dedicated right of way (R/W) or easements, which may need to be removed and relocated if in conflict with the proposed project. Easements associated with mains to be removed and relocated shall be closed and vacated entirely within this developer property before starting construction. In case of R/W to be closed and vacated/released 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. The cutting and plugging of existing water mains shall be done by a licensed contractor under WASD supervision. Services

to existing customers cannot be interrupted. In addition, no trees or palms should be planted within five (5) feet of any WASD facility.

Unity of title might be required, depending on whether there are combined/ shared/ "manifolded" private water and/or private sewer plumbing lines within the property. It might also depend on whether there are separate detached buildings combining (manifolding) their "private" plumbing lines. But, final determination will be made by WASD's Contracts Section along with DERM and WASD's Plans Review Section when reviewing the engineer's water-sewer plans.

A Water Supply Certification (WSC) letter from WASD was issued on August 4, 2025, through WASD Agreement No. 33315. Said Certification will be revised to reflect the new proposed development with this application at the time the WASD Developer Agreement No. 33315 is amended. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

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

Per Approved points of connection (POC #3) dated December 16, 2025, the developer may connect to any of the following gravity sewers:

Phase 1:

Connect to any of the abutting gravity sewer mains, 10-inch gravity sewer system in NW 7th Street and/or 8-inch gravity sewer system in NW 65th Avenue (sewer as-built records # ES-5852-4 and # ES-6355-2).

Phase 2:

Connect to any of the following gravity sewer mains 10-inch/8-inch in NW 7th Street and/or (8)-inch within the property in the private entrance road west of NW 62nd Avenue (sewer as-built records # ES-5852-4 and # ES-9643-2)

Phase 3:

Connect to any of the existing gravity sewer mains in public R/W and/or within the property and/or proposed to be installed for PHASE 2.

The developer is responsible for obtaining access to the gravity sewer system either by right of way dedication and/or easements.

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

Sewer main within the property, important disclosure note: The 8-inch gravity sewer main (# ES-9463-2) in the private entrance road west of NW 62nd Avenue should not conflict with this project, but, regardless, the following disclosure note applies:

There is a public (WASD) sewer main within the "PRIVATE" property, possibly in an existing easement, which needs to be removed and relocated if in conflict with the proposed development. 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. In addition, no trees or palms should be planted within five (5) feet of any WASD facility.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 100 and (PS) No. 1. Said pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for said pump stations.

P.S. 100

Existing NAPOT: 3.86 hrs.

Proposed Development: 33,300 gpd

Proposed Projected NAPOT: 5.45 hrs.

P.S. 1

Existing NAPOT: 6.15 hrs.

Proposed Development: 33,300 gpd

Proposed Projected NAPOT: 6.16 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: February 3, 2026

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

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

Subject: DIC 25-228
Name: Waterford Core Parcel/Carnival Corporation Headquarters
Section 51 Township 53 South Range 40 East

I. PROJECT LOCATION:

The property is located north of NW 7 Avenue, between NW 65 Avenue and NW 62 Avenue.

II. APPLICATION REQUEST:

This application is proposing a 450,000 square foot corporate headquarters office building, a 108,000 square foot ancillary rehearsal facility, an eight (8) level parking deck

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from NW 65 Avenue, NW 62 Avenue, NW 7 Street, and Blue Lagoon Drive.

IV. RECOMMENDATION:

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has objections.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

This application is a part of the Waterford at Blue Lagoon Development of Regional Impact (DRI). The proposed exchange of uses simultaneously decreases the allotted hotel use while increasing office use within the "Waterford Core" Parcel of the overall DRI. The DRI's Equivalency Matrix permits this exchange of uses allowing for the proposed 558,000 square foot office, which will generate approximately **682 PM** peak hour vehicle trips (*). The proposed use falls within the DRI development limits.

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

(*) Trip generation based on applicant traffic study.

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

VI. PLATTING REQUIREMENT:

Property may require platting or a covenant in lieu of unity of title over the complete platted sites.

VII. STANDARD CONDITIONS:

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

Memorandum



Date: December 24, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000228

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded in "EnerGov" on 12/19/2025.

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: Friday, February 6, 2026

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

From: Miguel Soria, P.E.
Assistant Director Highway Engineering
Department of Transportation and Public Works

Subject: Review Type: Z2025000228
Applicant Name: Carnival Corporation

PROJECT DESCRIPTION

According to the Letter of Intent (LOI), the applicant is requesting a Modification of the Approved Site Plan for the Waterford Core Parcel. Carnival Corporation has acquired the remaining property within the Core Parcel to develop its global corporate headquarters, consolidating all seven brands on a single campus. The mixed-use development was originally approved under application Z20008000019 and later revised under application Z201700283, which reduced the size of each land use component. Since the last approval, a 263,255-square-foot office building has been constructed. The current proposal modifies the development to accommodate a 640,687-square-foot corporate headquarters building. A trip generation comparison between the proposed and previously approved developments indicates that the revised project will generate less traffic than the prior development program.

PROJECT LOCATION

The proposed project is located north on NW 7th Street between NW 62nd Avenue/Waterford Way and NW 65th Avenue in unincorporated Miami-Dade County.

COMMENTS/RECOMMENDATION

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the conditions listed below. **Please note that the required offsite improvements must be completed prior to the issuance of the Temporary Certificate of Occupancy (TCO).**

I. CONDITIONS:

1. According to the Letter of Intent (LOI), the applicant is requesting a Modification of the Approved Site Plan for the Waterford Core Parcel in order to accommodate a 640,687-

square-foot corporate headquarters building. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.

2. Construct exclusive northbound right-turn lanes at both driveway connections along NW 65th Avenue.
3. The applicant is required to install a traffic signal at the intersection of NW 65th Avenue and NW 7th Street. Please coordinate with DTPW to determine the feasibility of a contribution in lieu of construction.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Miguel Soria at (305) 375-2130.

Memorandum



Date: December 29, 2025

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

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

Subject: Z2025000228 – Waterford Core Parcel/Carnival Corporations Headquarters V2

Applicant Name: Carnival Corporations.

Project Location: The property consists of approximately 21.71-Acres and the property is located at 800 NW 62nd Ave, in unincorporated Miami-Dade County (Folio Nos.: 30-3051-093-0080, 30-3051-093-0090, 30-3051-093-0100, 30-3051-093-0110, 30-3051-093-0120, 30-3051-093-0130, and 30-3051-093-0140). The subject properties are zoned Industrial Districts (IU-2). The land use is Vacant, Non-Protected, Privately-Owned.

Proposed Development: The applicant seeks an Administrative Site Plan Review for the development of 450,000 SF corporate headquarters campus, including 108,000 SF ancillary rehearsal facility, eight level parking deck, cafeteria, gymnasium, walking trails, basketball, and pickleball courts.

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

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

NAME	ADDRESS	ACRES	CLASS	TYPE
BROTHERS TO THE RESCUE MEMORIAL PARK	2775 SW 74TH AVE	6.84	COMMUNITY PARK	Local
SAN JACINTO PARK	4435 SW 15TH TER	0.9	MINI PARK	Local
SCHENLEY PARK	5713 SW 28TH ST	1.68	NEIGHBORHOOD PARK	Local
SUNSET HEIGHTS PARK	920 SW 73RD AVE	0.37	MINI PARK	Local

Impact and Demand: The proposed development does not include residential units, therefore Miami-Dade County's minimum Level of Service standard does not apply.

Recommendations: PROS offers the following recommendations:

- On the pathways abutting the lake, PROS recommends that sufficient shade and seating is provided to maximize passive recreational options.
- Space around the basketball courts, and hard courts would be best improved by including seating areas, or bleachers, for those utilizing the amenities.
- In reference to the plaza west of Building 'C,' seating walls, or benches are suggested to increase the recreational value and utilization of the site.

- In order to decrease the heat island effect within the parking lot, please include landscape islands consistently distributed across the parking lot (Page. 26 of Miami-Dade County's Urban Design Manual Vol.1).
- Please also include sufficient shade trees along pedestrian routes to support walkability per our Great Streets Vision laid out in our Miami-Dade County Open Space Master Plan (OSMP).

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

Objective ROS-1

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

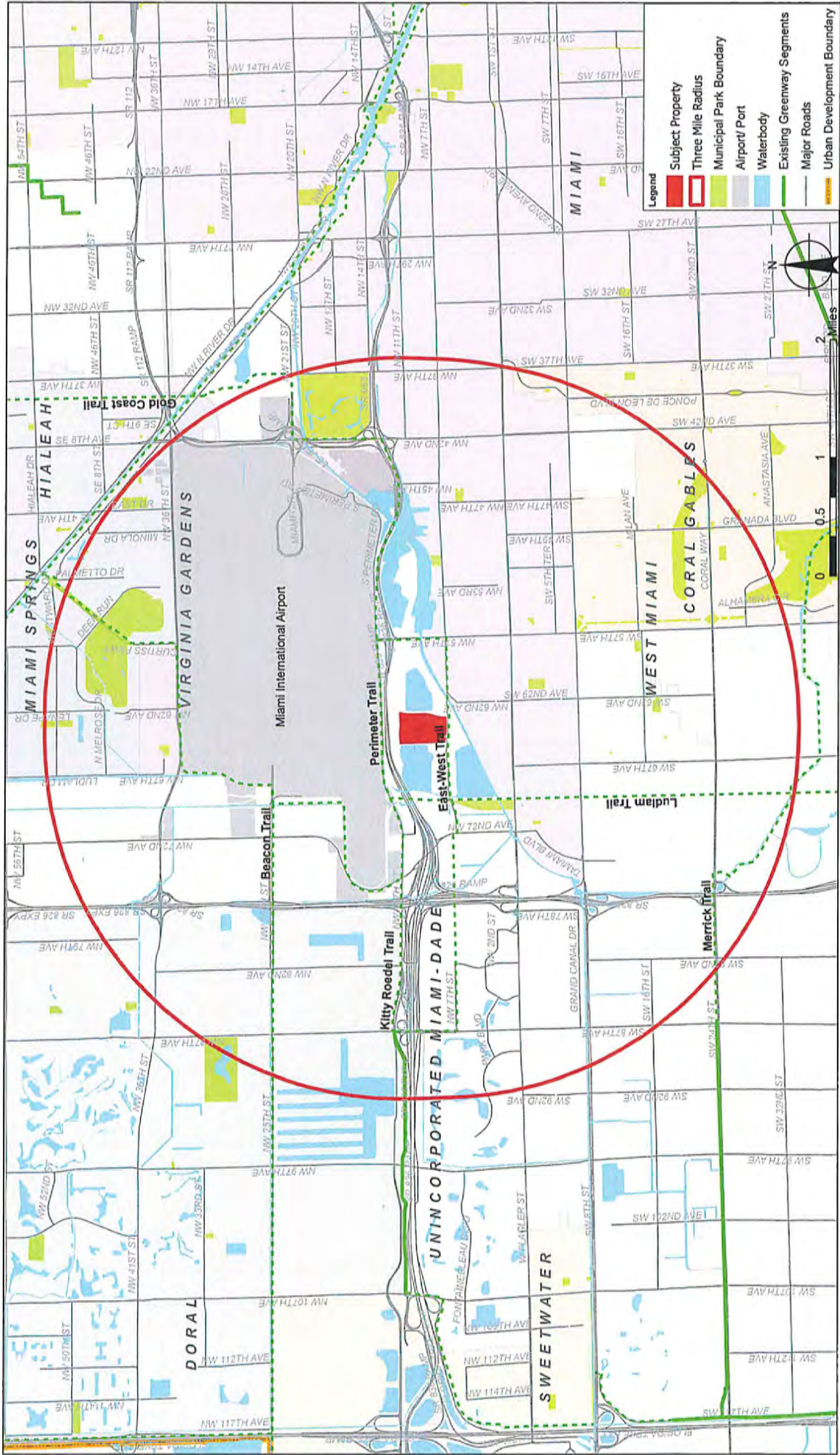
Objective ROS-8

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

Based on our findings and recommendations described herein **PROS has no objection to the proposed development**. Should you have any questions, or if you need any additional information or clarification on this review, please contact Sol Kohen, Park Planner II, by e-mail at sol.kohen@miamidade.gov, or by phone at 305-755-7821.

AZ: at sk
Attachment ^{A T}

**FIGURE 1: Z20250000228 - Waterford Core Parcel/Carnival Corporations Headquarters
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**





Miami-Dade Aviation Department

P.O. Box 025504
Miami, Florida 33102
T 305-876-7000 F 305-876-0948
www.miami-airport.com

Commercial Airport:
Miami International Airport

miamidade.gov

General Aviation Airports:
Dade-Collier Training & Transition Airport
Miami Homestead General Aviation Airport
Miami Executive Airport
Miami-Opa Locka Executive Airport

February 4, 2026

Ms. Tamarah Blanco
Carnival Corporation
3655 NW 87th Avenue
Doral, Florida 33178

RE: Determination Number DN-26-01-4939 Land Use/Airspace Analysis for Carnival Corporation's Proposed Headquarters Campus, Parking Garage and Office/Rehearsal Building located at the parcel adjacent to 800 Waterford Way (NW 7th Avenue and NW 65th Avenue) in Miami, Florida (Folio Numbers 30-3051-093-0080, 30-3051-093-0090, 30-3051-093-0100, 30-3051-093-0110, 30-3051-093-0120, 30-3051-093-0130 and 30-3051-093-0140). DIC Application No. 25-228

Dear Ms. Blanco:

The Miami-Dade Aviation Department (MDAD) is in receipt of your submittal for a land-use and airspace analysis for Carnival Corporation's proposed headquarters campus, parking garage and office/rehearsal building located at the parcel adjacent to 800 Waterford Way (NW 7th Avenue and NW 65th Avenue).

Land-Use Review

Based upon the information provided, MDAD determined that the site is located within the "65-to-74 DNL Zone" as referenced in the Code of Miami-Dade County, Chapter 33, Article XXXVII, Airport Zoning ("the Code") Section 33-333(A)(2)(b)(i-ii) which requires all new uses to incorporate at least a 25-decibel outdoor-to-indoor Noise Level Reduction (NLR) into design and construction. The property is subject to the land use or noise compatibility disclosure requirement referenced in the Code, Section 33-333(A)(4)(a-d).

Airspace Review:

Our review of the four (4) GPS coordinates and elevations for the proposed Headquarters Building finds that the maximum elevations at the locations/elevations referenced in the table below conform to the requirements of Code of Miami-Dade County, Chapter 33, Article XXXVII Airport Zoning, Sec. 33-333 (B) Height/Airspace Regulations.

Headquarters Building:

POINT	LATITUDE	LONGITUDE	MAXIMUM ALLOWABLE HEIGHT (AMSL / NAVD88)
Point 1	25° 46' 47.52"	80° 18' 03.55"	159 Feet AMSL
Point 2	25° 46' 47.50"	80° 17' 58.44"	159 Feet AMSL
Point 3	25° 46' 46.33"	80° 17' 58.54"	159 Feet AMSL
Point 4	25° 46' 46.71"	80° 17' 58.72"	159 Feet AMSL

Parking Garage:

Our review of the six (6) GPS coordinates and elevations for the proposed parking garage finds that the maximum elevations at the locations/elevations referenced in the table below conform to the requirements of Code of Miami-Dade County, Chapter 33, Article XXXVII Airport Zoning, Sec. 33-333 (B) Height/Airspace Regulations.

POINT	LATITUDE	LONGITUDE	MAXIMUM ALLOWABLE HEIGHT (AMSL / NAVD88)
Point 1	25° 46' 45.58"	80° 18' 04.03"	119 Feet AMSL
Point 2	25° 46' 45.63"	80° 18' 01.90"	121 Feet AMSL
Point 3	25° 46' 40.96"	80° 18' 02.05"	115 Feet AMSL
Point 4	25° 46' 41.25"	80° 18' 04.05"	118 Feet AMSL
Point 5	25° 46' 40.82"	80° 18' 03.39"	117 Feet AMSL
Point 6	25° 46' 42.17"	80° 18' 02.11"	120 Feet AMSL

Office / Rehearsal Studio:

Our review of the six (6) GPS coordinates and elevations for the proposed office / rehearsal studio finds that the maximum elevations at the locations/elevations referenced in the table below conform to the requirements of Code of Miami-Dade County, Chapter 33, Article XXXVII Airport Zoning, Sec. 33-333 (B) Height/Airspace Regulations.

POINT	LATITUDE	LONGITUDE	MAXIMUM ALLOWABLE HEIGHT (AMSL / NAVD88)
Point 1	25° 46' 45.27"	80° 17' 59.24"	77 Feet AMSL
Point 2	25° 46' 45.26"	80° 17' 57.09"	75 Feet AMSL
Point 3	25° 46' 41.22"	80° 17' 57.12"	75 Feet AMSL

Point 4	25° 46' 41.23"	80° 17' 58.73"	76 Feet AMSL
Point 5	25° 46' 41.67"	80° 17' 59.26"	77 Feet AMSL
Point 6	25° 46' 43.20"	80° 17' 58.70"	77 Feet AMSL

MDAD is in receipt and does not object to the FAA's Letters of Determination, Aeronautical Study Numbers (ASN) 2026-ASO-1697-OE (Headquarters Building); ASN 2025-ASO-24108-OE (Parking Garage); ASN 2025-ASO-24109-OE (Office / Rehearsal Studio) issued for these structures for "Determinations of No Hazard to Air Navigation". Please be advised that in accordance with Code of Federal Regulation (CFR) Title 14 Part 77, any construction cranes or equipment for this project at this location will also need to be filed by the construction contractor using FAA form 7460-1. The form is available through the FAA website: <https://oeaaa.faa.gov> where the contractor may "e-file" the information. This office will also need to review and approve the construction crane heights and locations associated with this construction project. You may file by completing the "MDAD Permissible Crane Height Determination Form" available through this office or our website, https://www.miami-airport.com/facilities_development.asp.

In accordance with FAA requirements, it is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned and at least 10 days prior to the start of construction (7460-2, Part 1) and within 5 days after the construction reaches its greatest height (7460, Part 2). Upon completion of this project, MDAD's Aviation Planning, Land-Use and Grants Division must receive a copy of the surveyor's maximum height certificate. No Certificate of Use or Certificate of Occupancy shall be issued by a municipal building official or Miami-Dade County until approval is obtained from this office after certifying that the structures were built no higher than the height approved by this letter. The approval shall be issued by this office after submission of the required information including as-built elevations certified and prepared signed and sealed by a State of Florida licensed surveyor, architect or engineer. Such elevation as-built certification shall be 8.5" x 11" in size and contain an elevation view of as-built certification with Latitude and Longitude Coordinates in NAD 83 (in degrees, minutes, seconds format with at least 2 decimal places accuracy for the seconds number) noted for the height of the structure and the height of any appurtenances. The height shall also be indicated for the point closest to the airport.

The analysis in this letter is based, in part, on the information you provided which includes specific building locations and heights. Any changes in building locations/layouts or heights will void this analysis. Any future construction or alteration, including an increase to heights requires separate notice to the FAA and MDAD.

This determination expires one year from the date of issuance unless extended, revised or terminated by MDAD's Aviation Planning, Land-Use and Grants Division. Any requests for an extension of the effective period of this determination must be submitted by the applicant prior to the expiration date. At such time, staff will re-evaluate the application or structure to determine if any significant changes to the structure and/or to the review criteria have occurred. MDAD's Aviation Planning, Land-Use and Grants Division will then decide if the determination in this letter may be eligible for an extension of the effective period.

This determination does not constitute MDAD approval or disapproval of the physical development or use involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and the safety of persons and property on the

Ms. Tamarah Blanco
February 4, 2026
Page 4

ground based on the information provided and the representations made by the applicant's attorney and representatives. The proposed structure(s) and uses are subject to all applicable provisions of the Code.

Should you have any questions, please feel free to contact me at 305-876-7036.

Respectfully,



Ammad Riaz, P.E.
Chief of Aviation Planning

AR/rb

C: J. Ramos
James Byers, RER
Charmaine Shinhoster, RER

Miami-Dade Sheriff's Office
Memorandum



Date: January 13, 2026

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

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

Subject: Review – Zoning Application – Case: No. Z2025000228
Carnival Corporation

APPLICATION:

The applicant, Carnival Corporation, is requesting modification within the Core Parcel to develop its corporate headquarters. The 21.71-acre property is located at NW 7 Street and NW 65 Avenue in unincorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The proposed development will be serviced by our Midwest District, located at 9101 NW 25 Street, Miami, Florida. At the time of this project request in 2025, the district received 11 zoning applications aimed at expanding residential, commercial, and educational development.

APPLICATION REVIEW:

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

An analysis of current police staffing levels, population growth, and calls-for-service data was completed. Existing staffing is expected to handle any minor increase in service demands. Should the need for police services rise beyond projected levels, additional sworn personnel, support staff, and equipment may be necessary. At this time, our Agency has no further comments regarding the proposed zoning modifications.

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

RCS/jhb

Memorandum



Date: 12/23/2025

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

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

Subject: Carnival Corporation – Z2025-000228 UPDATE

In its previous response to the application submitted on October 21, 2025, the Department of Solid Waste Management (DSWM) indicated it had no objections to the development of a corporate headquarter that would house all seven brands in one campus. The latest request to permit two roof signs and a wall sign that would cover 13.9% of the wall surface, (more than the 10% requirement), that would serve as directional signage, does not affect the DSWM's earlier conclusion.

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

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

Memorandum



Date: October 20, 2025

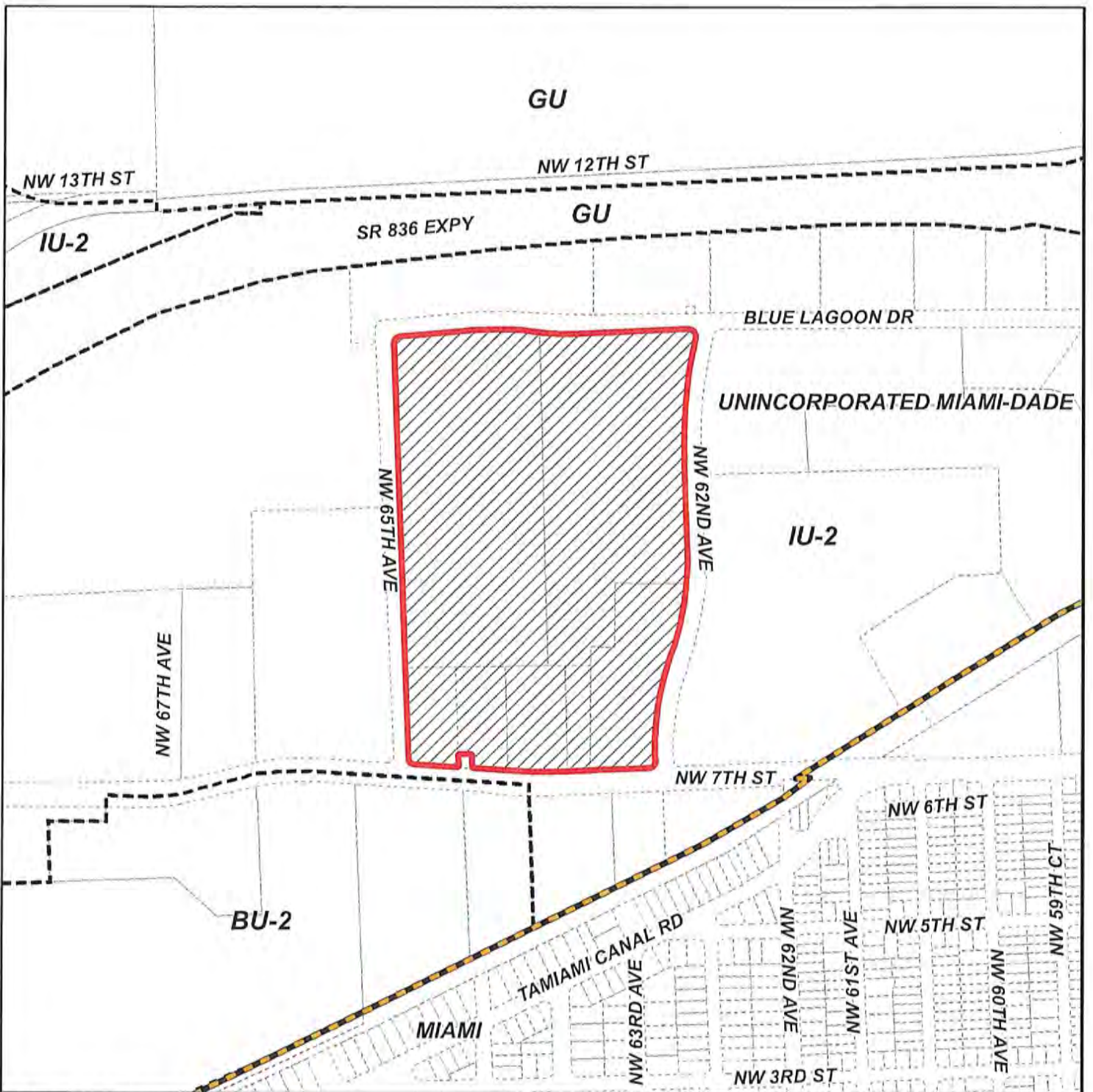
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Review Z2025 – 000228 Carnival Corporation

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
Z2025000228

Section: 51/36 Township: 53 Range: 40
 Applicant: Carnival Corporation
 Zoning Board: C8
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, October 16, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000228

Legend
 Subject Property
 Municipalities

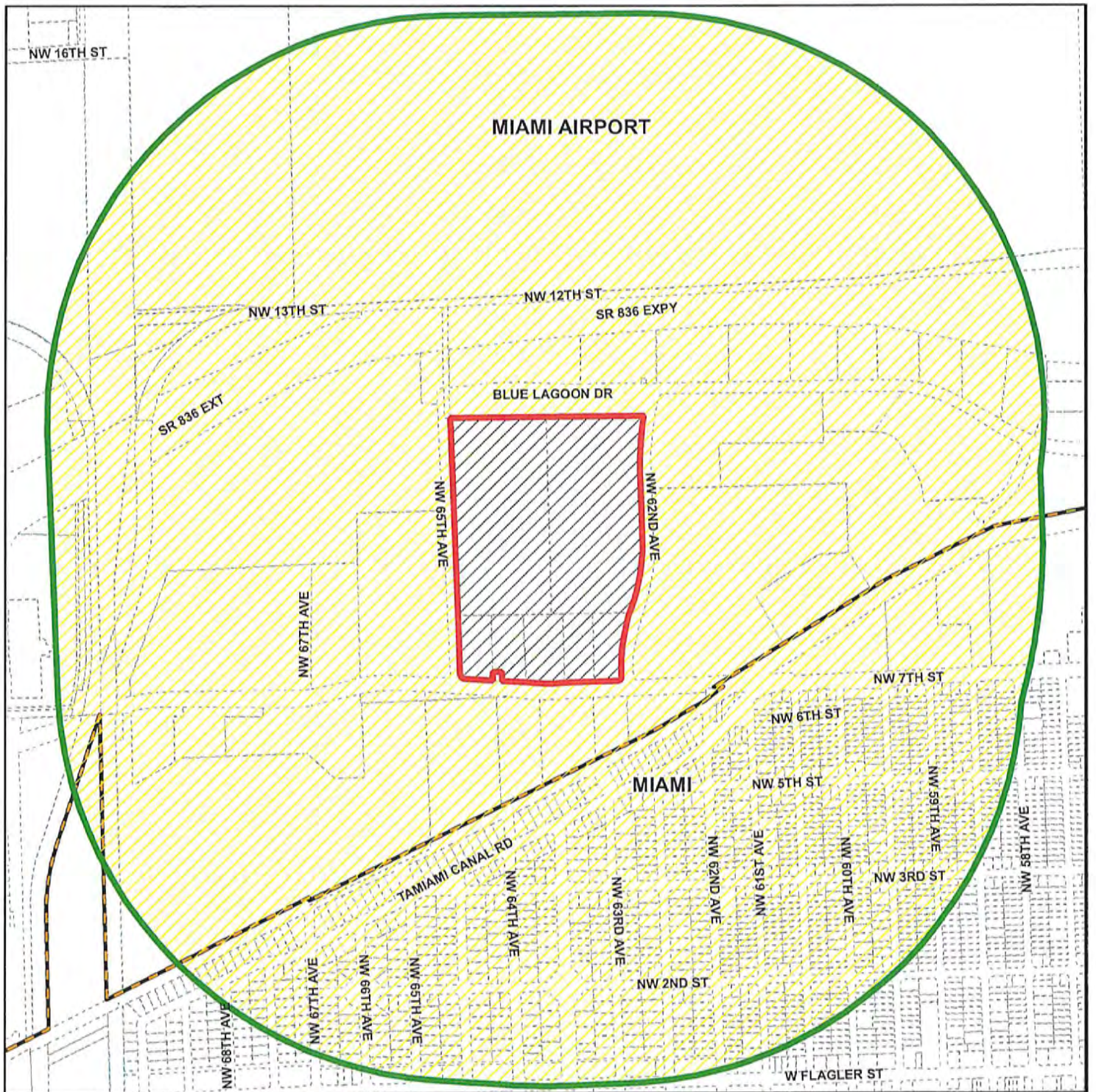


Section: 51/36 Township: 53 Range: 40
 Applicant: Carnival Corporation
 Zoning Board: C8
 Commission District: 6
 Drafter ID: EDUARDOO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, October 16, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number
Z2025000228
RADIUS: 2640

Section: 51/36 Township: 53 Range: 40
Applicant: Carnival Corporation
Zoning Board: C8
Commission District: 6
Drafter ID: EDUARDO CESPEDES
Scale: NTS

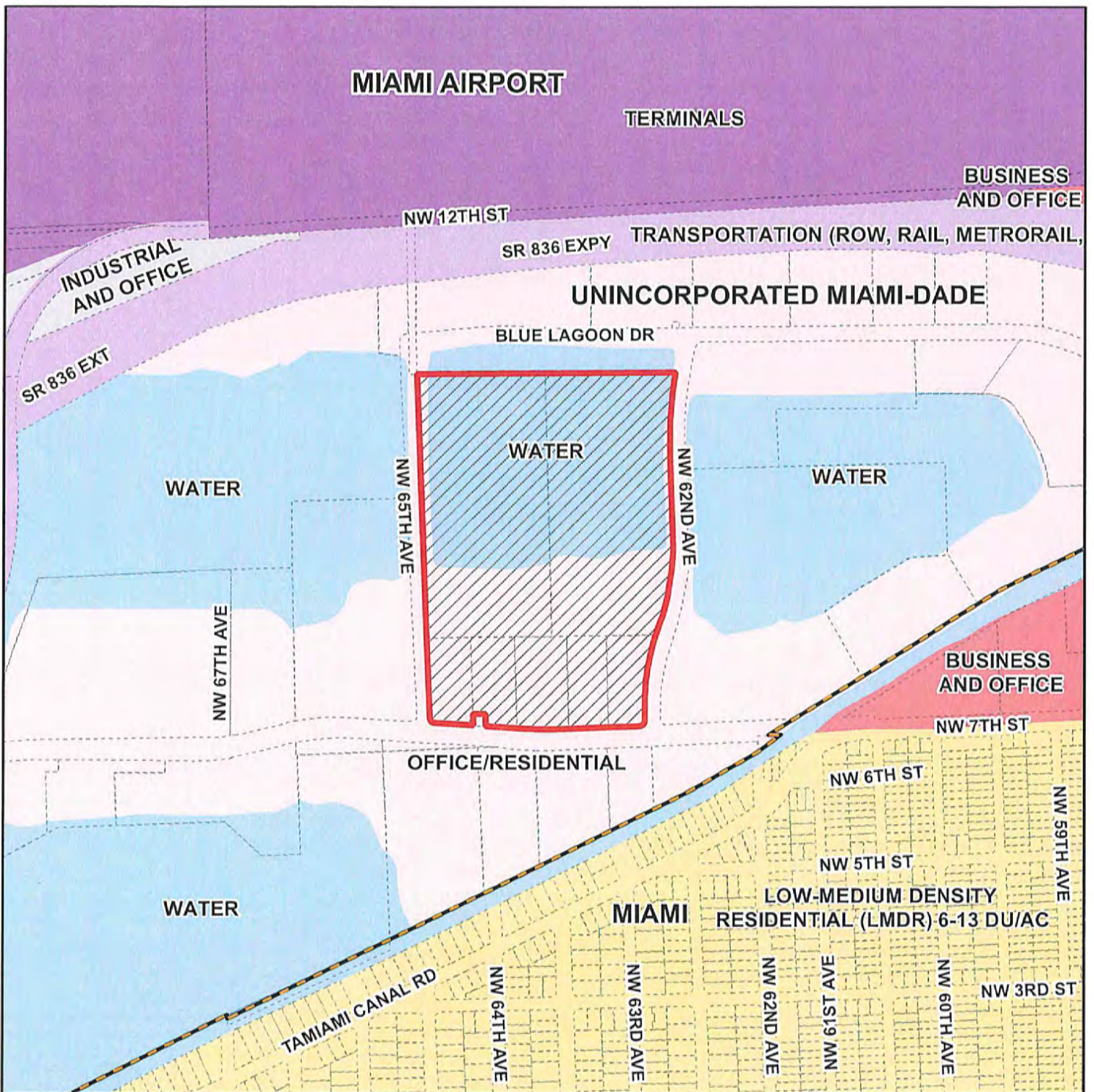
Legend

- Subject Property
- Buffer
- Municipalities
- Property Boundaries



SKETCH CREATED ON: Thursday, October 16, 2025

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000228

Section: 51/36 Township: 53 Range: 40
 Applicant: Carnival Corporation
 Zoning Board: C8
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

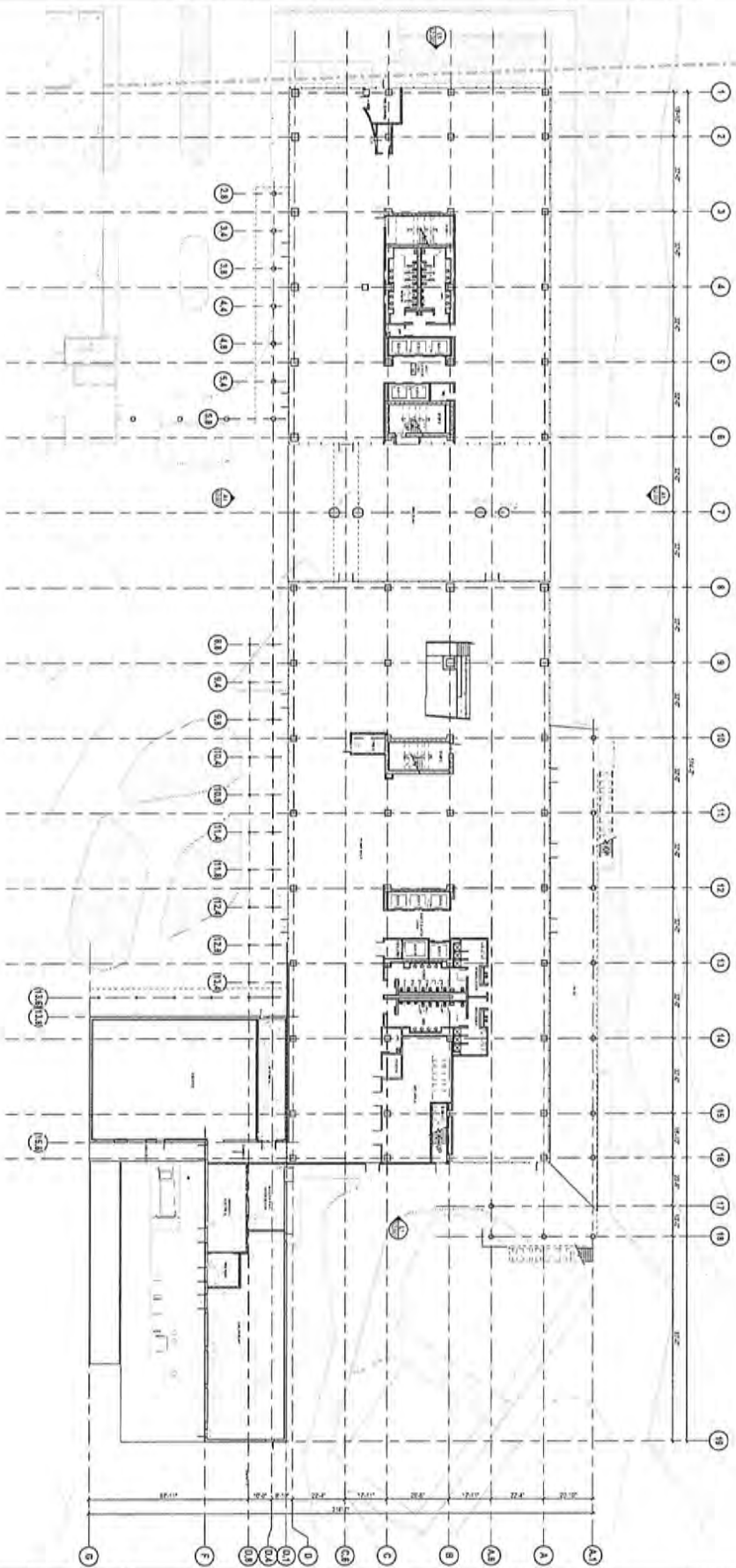
Legend

 Subject Property Case



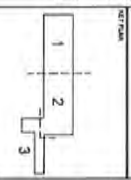
SKETCH CREATED ON: Thursday, October 16, 2025

REVISION	DATE	BY



A1 FLOOR PLAN - 1ST LEVEL - OVERALL

MATERIAL LEGEND
GENERAL NOTES

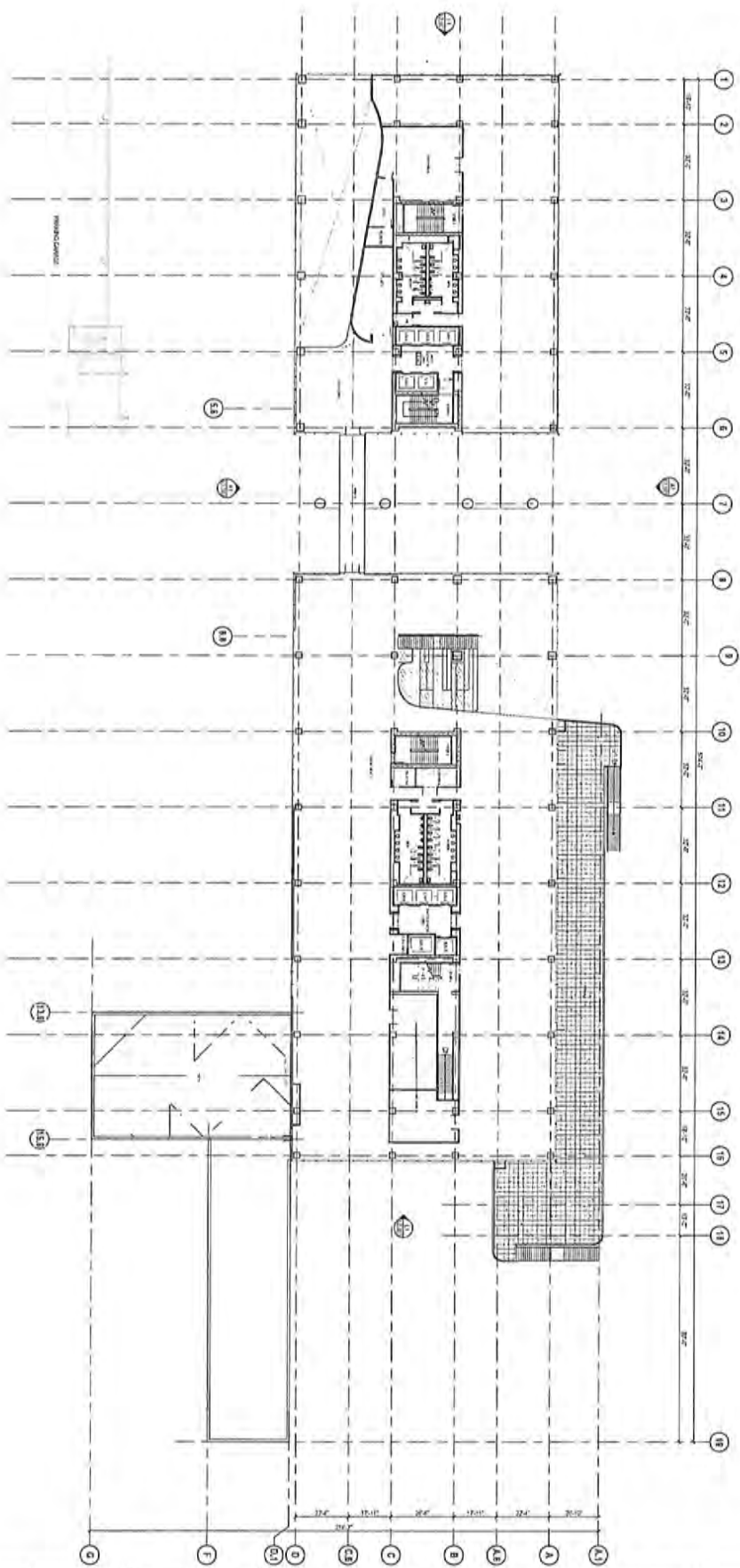


STATE OF FLORIDA
DEPARTMENT OF REVENUE
REVENUE
REGISTERED PROFESSIONAL ARCHITECT
NO. 12345
EXPIRES 12/31/2025

CARRIVALE
ARCHITECTS
HEADQUARTERS
BUILDING
837 NW 65th AVENUE
MIAMI, FL 33155
PH: 305.555.1234

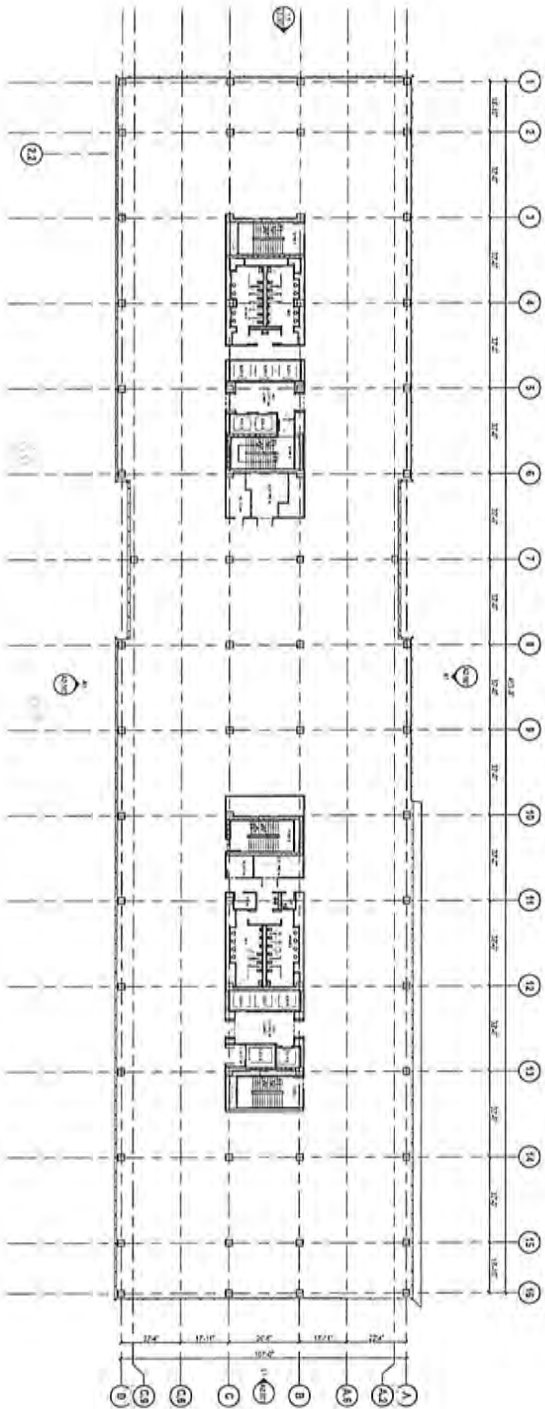
Hunton Brady
ARCHITECTS
 1000 Collins Avenue, Suite 1000, Miami Beach, FL 33139
 TEL: 305.358.1234
 FAX: 305.358.1235
 WWW: HUNTONBRADY.COM

DATE: 12/19/2025
 SCALE: AS SHOWN
 SHEET: A1.010
 PROJECT: 25-228
 DRAWING: 1ST LEVEL - OVERALL



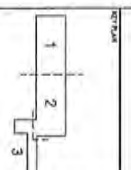
A1 FLOOR PLAN - 2ND LEVEL - OVERALL

<p>Hunton Brady</p> <p>1000 Biscayne Blvd, Suite 1100, Miami, FL 33132 TEL: 305.571.1000 FAX: 305.571.1001 WWW.HUNTONBRADY.COM</p>	<p>CARNIVAL HEADQUARTERS BUILDING 877 NW 65th Avenue Miami, FL 33126</p>	<p>DATE: 12/19/2025 TIME: 10:00 AM DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>PROJECT: 25-228 SHEET: A1.020</p>	<p>1 2 3</p>	<p>GENERAL NOTES</p>
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A1 FLOOR PLAN - 3RD - 8TH LEVEL - OVERALL

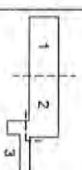
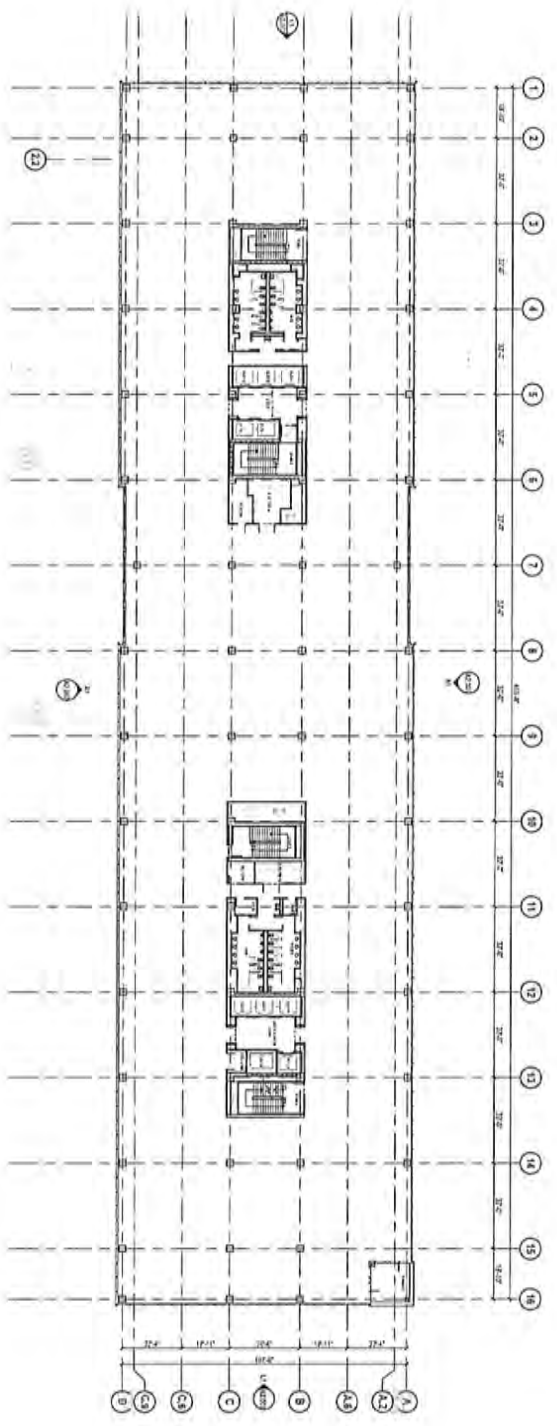
ARCHD. SHEET
GENERAL NOTES



TO
CARLINNAI
HEADQUARTERS
BUILDING
427 NW 65th AVENUE
MIAMI, FL 33126

Hunton
Brady

DATE: 12/19/25
SCALE: AS SHOWN
PROJECT: CARLINNAI HEADQUARTERS BUILDING
SHEET: 3RD FLOOR PLAN - OVERALL
A1.030



FOR
CARRI WAT
 HEADQUARTERS
 BUILDING
 401 NW 45th Avenue
 Miami, FL 33142
 SOUTH DACHSHEN DEVELOPMENT

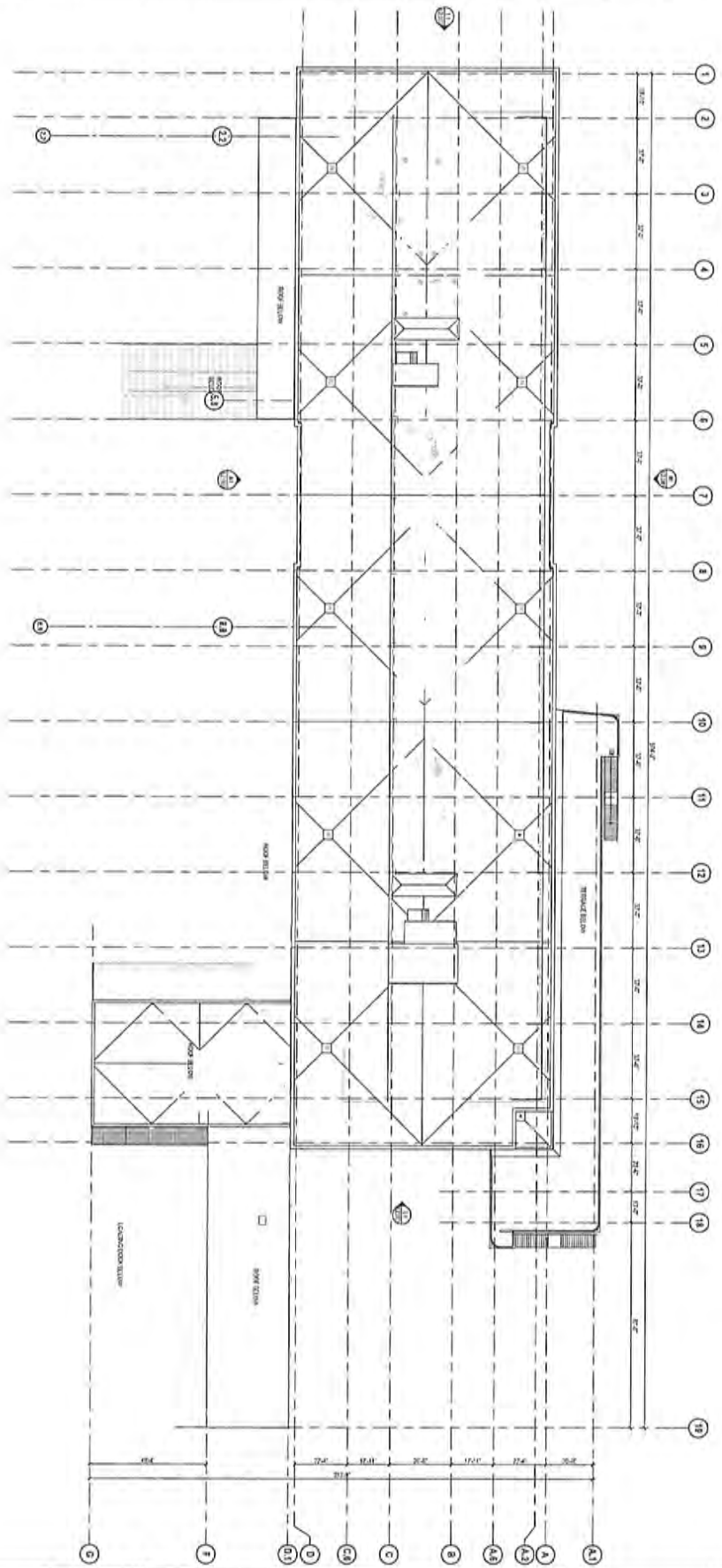
Hunton Brady

REGISTERED PROFESSIONAL ARCHITECT
 12015 E. 15th Avenue, Suite 1000, Miami, FL 33183
 TEL: 305.575.1100
 FAX: 305.575.1101
 HUNTON BRADY ARCHITECTS, P.A.
 12015 E. 15th Avenue, Suite 1000
 Miami, FL 33183
 305.575.1100

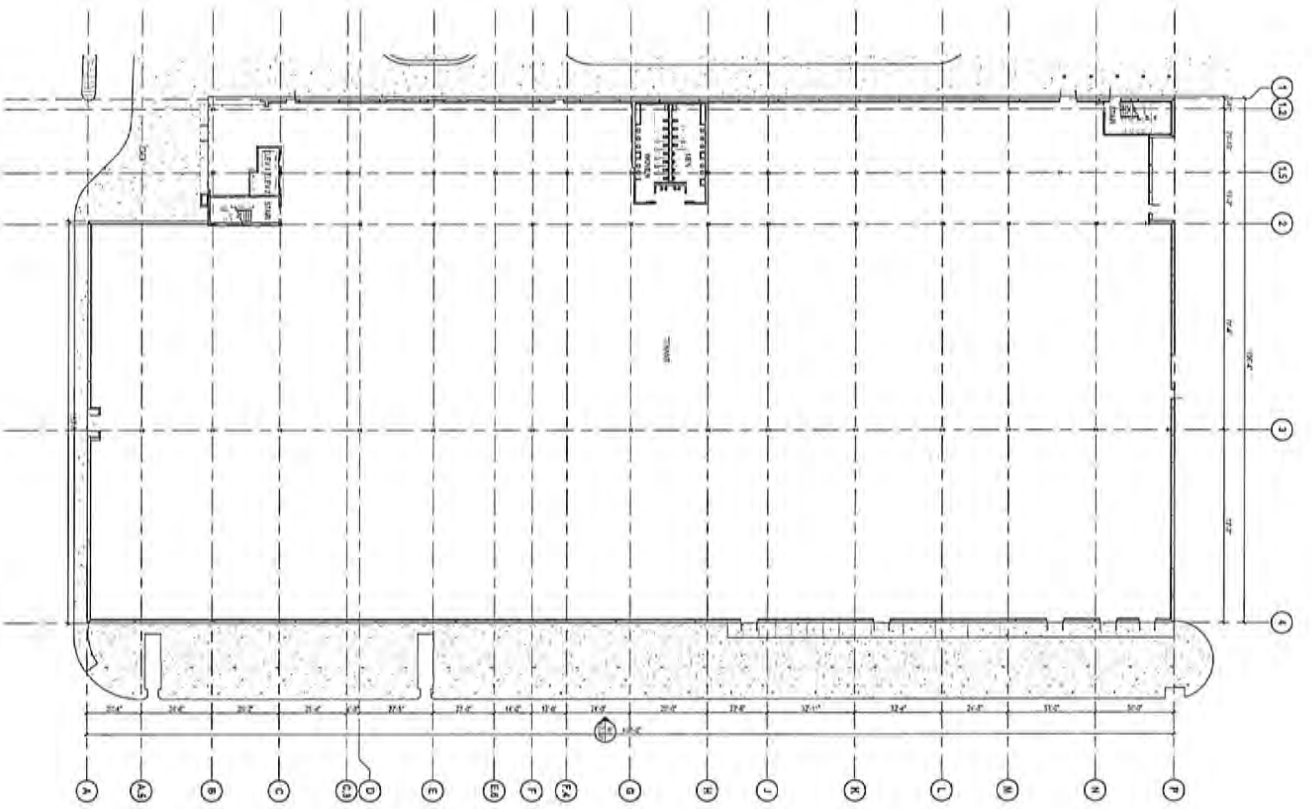
FLOOR PLAN - 5TH LEVEL - OVERBALL

A1 090

A1 FLOOR PLAN - 5TH LEVEL - OVERBALL



<p>A1</p> <p>ROOF PLAN - OVERALL</p>	<p>100</p> <p>CARNIVAL</p> <p>HEADQUARTERS</p> <p>BUILDING</p> <p>887 NW 52th AVENUE</p> <p>MIAMI, FL 33126</p> <p>HUNTON BRADY ARCHITECTS</p>	<p>Hunton Brady</p> <p>ARCHITECTS</p> <p>3200 SW 15th Avenue, Suite 1000, Miami, FL 33135</p> <p>TEL: 305.358.1100</p> <p>FAX: 305.358.1101</p> <p>WWW.HUNTONBRADY.COM</p>	<p>GENERAL NOTES</p> <p>1. SEE SHEET A1.100 FOR OVERALL DIMENSIONS AND GRID LINES.</p> <p>2. ALL ROOF SLOPES ARE AS SHOWN.</p> <p>3. TRUSS SLOPES ARE AS SHOWN.</p> <p>4. MECH. ROOM AND ELECT. ROOM ARE TO BE LOCATED AS SHOWN.</p> <p>5. ELEVATOR SHAFT IS TO BE LOCATED AS SHOWN.</p> <p>6. LOAD/STOCK STORAGE IS TO BE LOCATED AS SHOWN.</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td></td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td></td> <td>REVISIONS</td> </tr> <tr> <td>3</td> <td></td> <td>REVISIONS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1		ISSUED FOR PERMIT	2		REVISIONS	3		REVISIONS
NO.	DATE	DESCRIPTION														
1		ISSUED FOR PERMIT														
2		REVISIONS														
3		REVISIONS														



A1 FLOOR PLAN - 1ST LEVEL - OVERALL

DATE: 12/19/2025

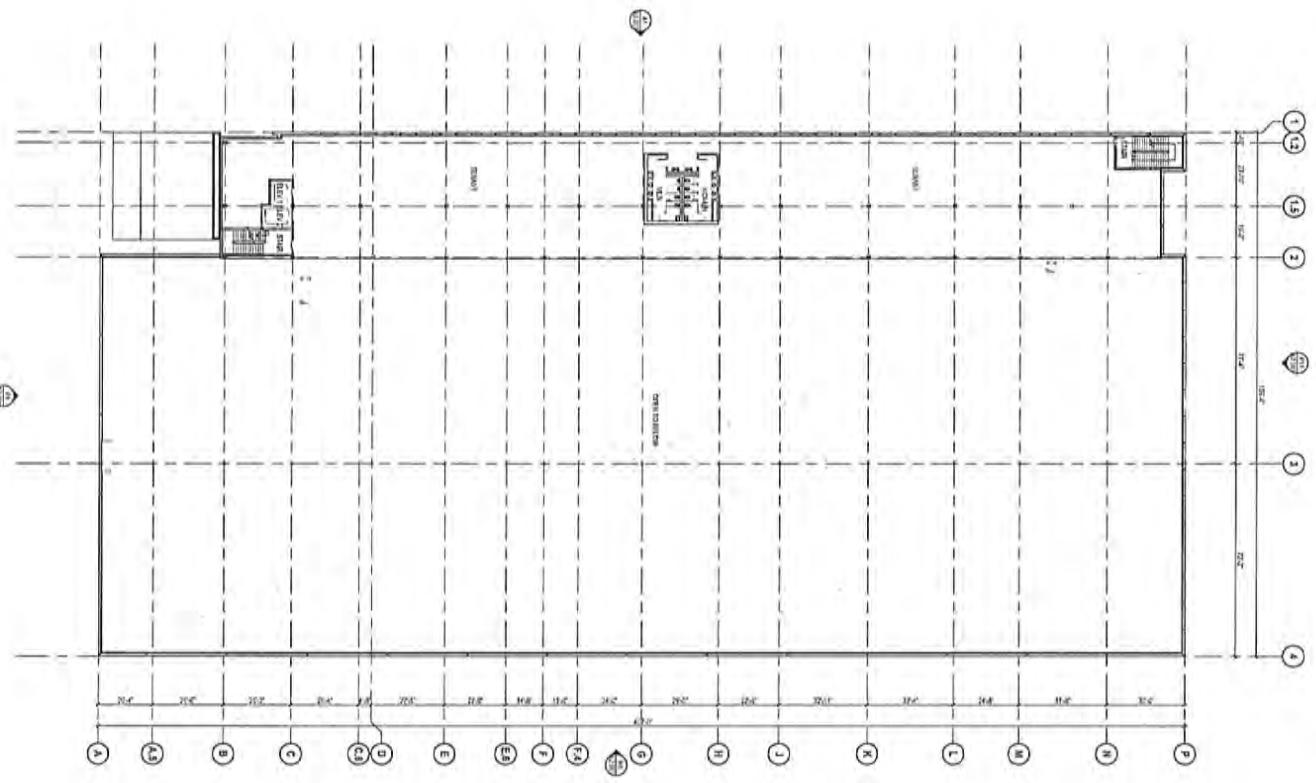
SCALE: 1/8" = 1'-0"



Hunton Brady
 ARCHITECTS
 321 NW 15TH AVE
 MIAMI, FL 33135

Hunton Brady

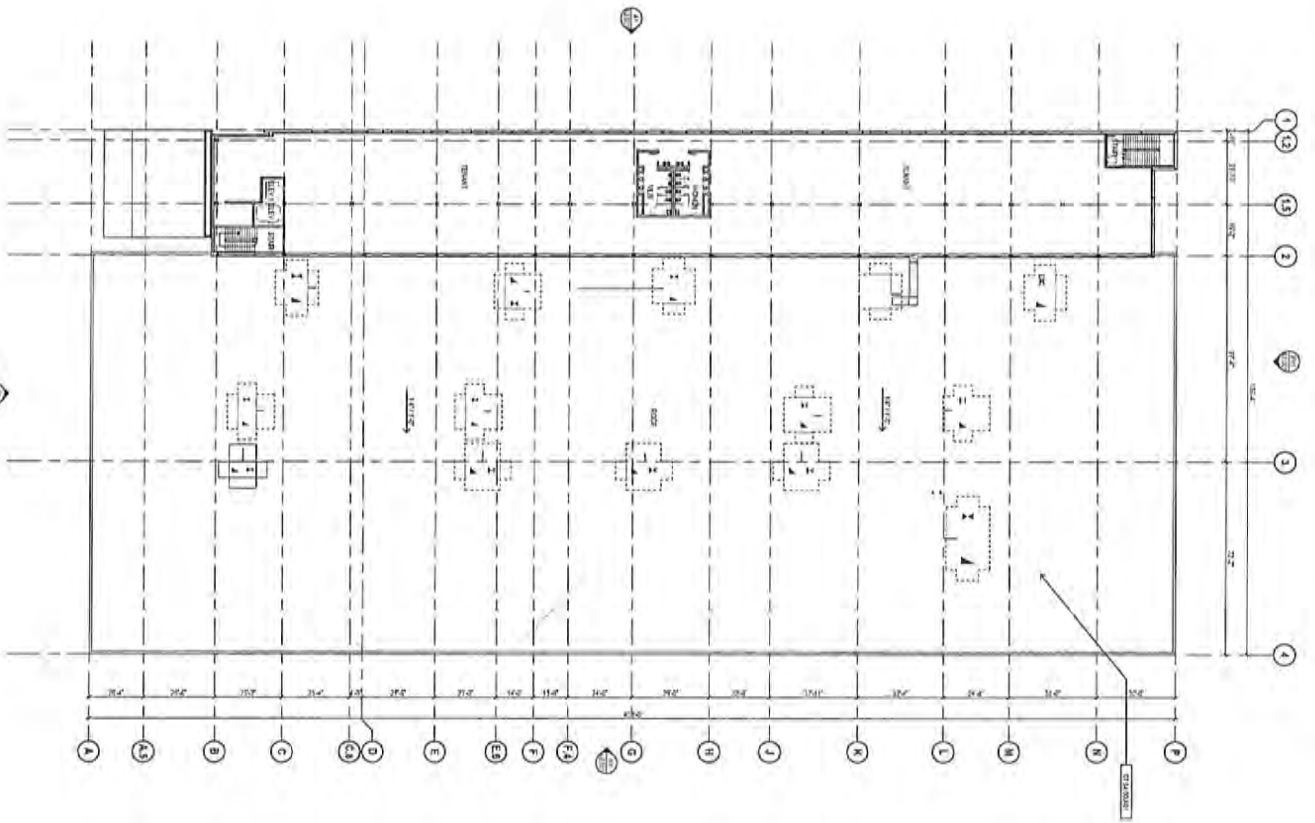
PROJECT:	REHEARSAL FACILITY
CLIENT:	MIAMI-DADE COUNTY
DATE:	12/19/2025
SCALE:	1/8" = 1'-0"
DESIGNER:	[Name]
CHECKER:	[Name]
DATE:	12/19/2025
PROJECT:	REHEARSAL FACILITY
CLIENT:	MIAMI-DADE COUNTY
DATE:	12/19/2025
SCALE:	1/8" = 1'-0"
DESIGNER:	[Name]
CHECKER:	[Name]
DATE:	12/19/2025



A1 FLOOR PLAN - 2ND LEVEL - OVERALL



<p>Hunton Brady</p> <p>ARCHITECTS</p> <p>1000 Biscayne Blvd, Suite 1000 Miami, FL 33132 Tel: 305.375.1100 Fax: 305.375.1101 www.huntonbrady.com</p>	<p>CARNIVAL</p> <p>REHEARSAL FACILITY</p> <p>877 NW 85th Ave Miami, FL 33176</p> <p>DATE: 12/19/2025 10:58 AM</p>	<p>PROJECT: REHEARSAL FACILITY</p> <p>DATE: 12/19/2025 10:58 AM</p> <p>SCALE: AS SHOWN</p>	<p>DESIGNER: [Signature]</p> <p>CHECKED: [Signature]</p> <p>DATE: 12/19/2025 10:58 AM</p>	<p>PROJECT: REHEARSAL FACILITY</p> <p>DATE: 12/19/2025 10:58 AM</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT: REHEARSAL FACILITY</p> <p>DATE: 12/19/2025 10:58 AM</p> <p>SCALE: AS SHOWN</p>
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A1 FLOOR PLAN - 3RD LEVEL - OVERALL

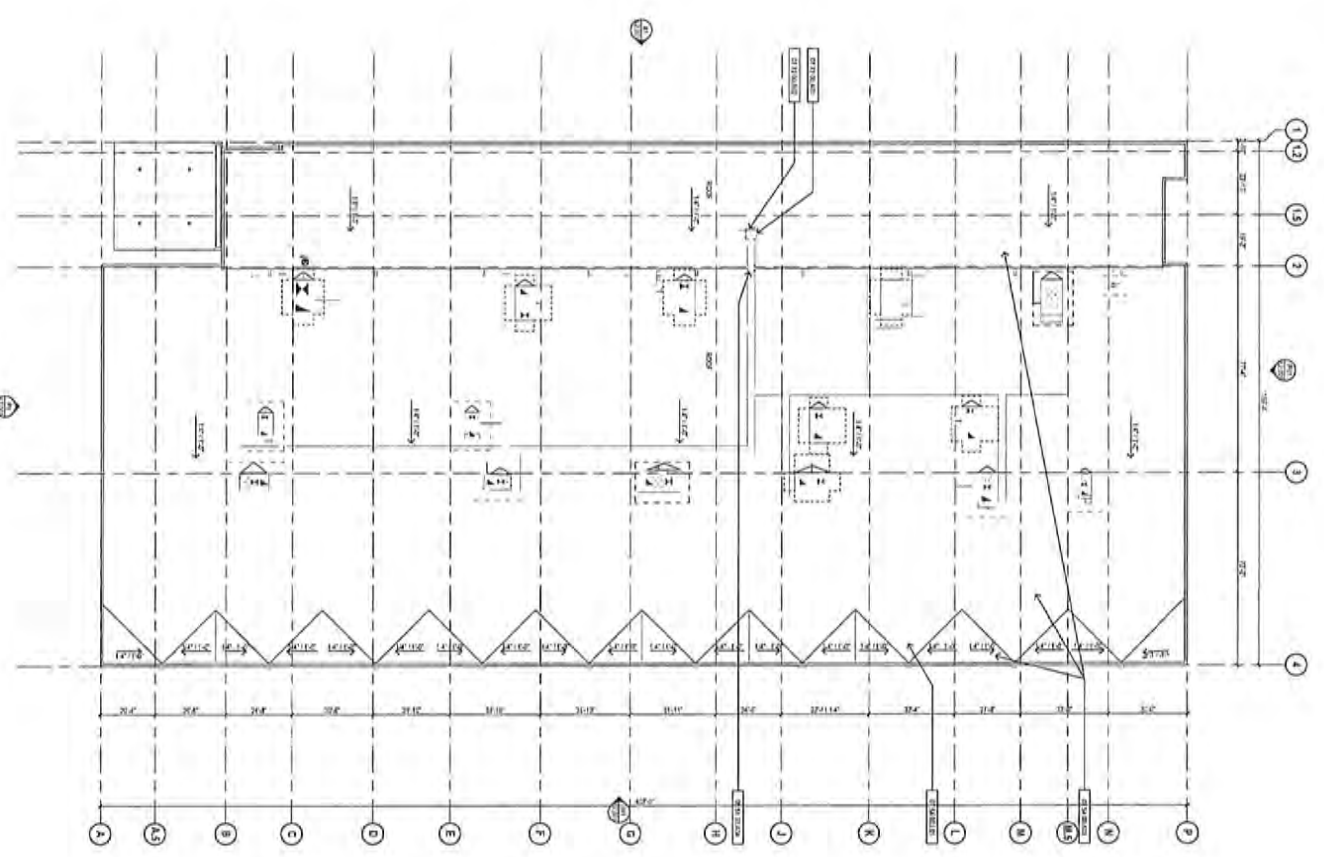


DATE: 12/19/2025
 TIME: 10:00 AM
 PROJECT: HUNTON BRADY
 DRAWING: A1.030

HUNTON BRADY
 ARCHITECTS
 137 NW 42ND AVE
 MIAMI, FL 33149
 (305) 571-1100
 www.huntonbrady.com

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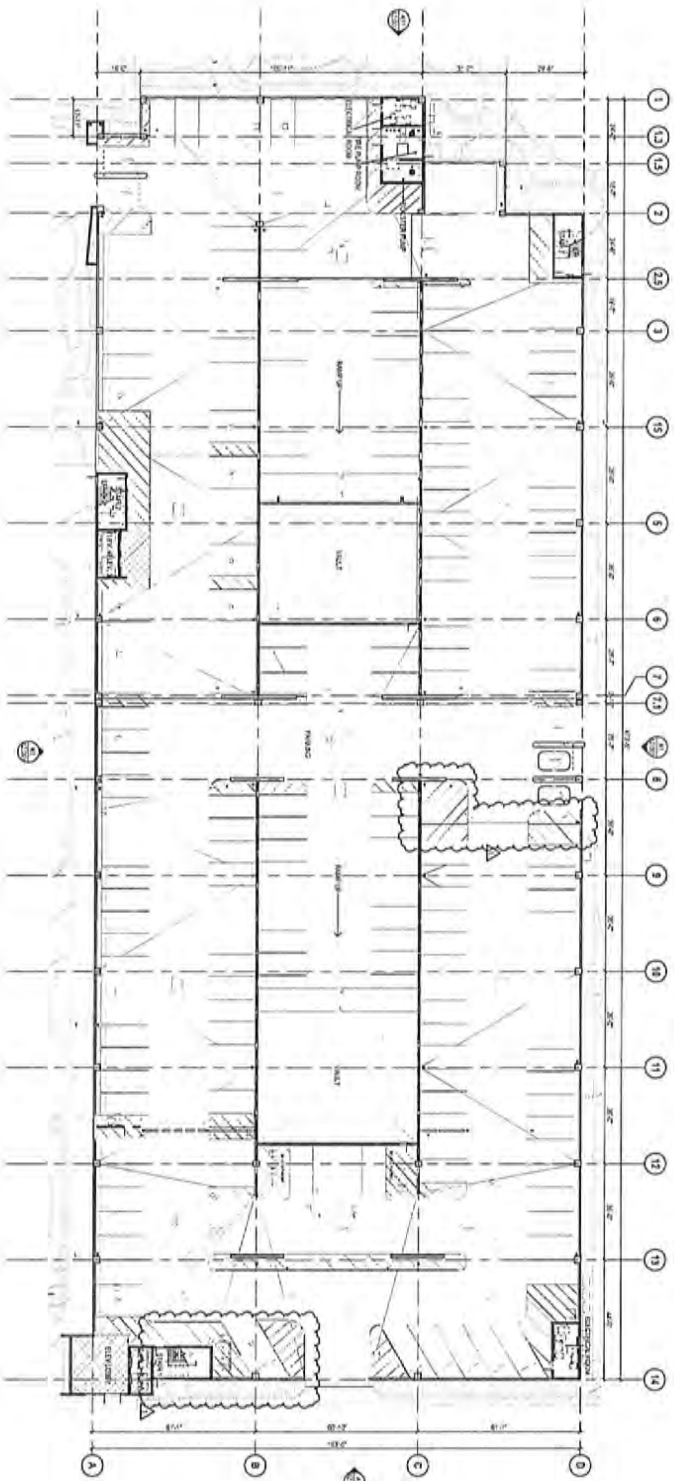
DATE: 12/19/2025
 PROJECT: REHEARSAL FACILITY
 DRAWING NO.: A1.100
 SHEET NO.: 1



HUNTON BRADY ARCHITECTS
 2222 Collins Avenue, Suite 1100, Miami Beach, FL 33139
 TEL: 305.673.1100
 FAX: 305.673.1101
 WWW: HUNTONBRADY.COM

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 FAX: 305.673.1101
 WWW: HUNTONBRADY.COM



A1 FLOOR PLAN - 1ST LEVEL - OVERALL

GENERAL NOTES

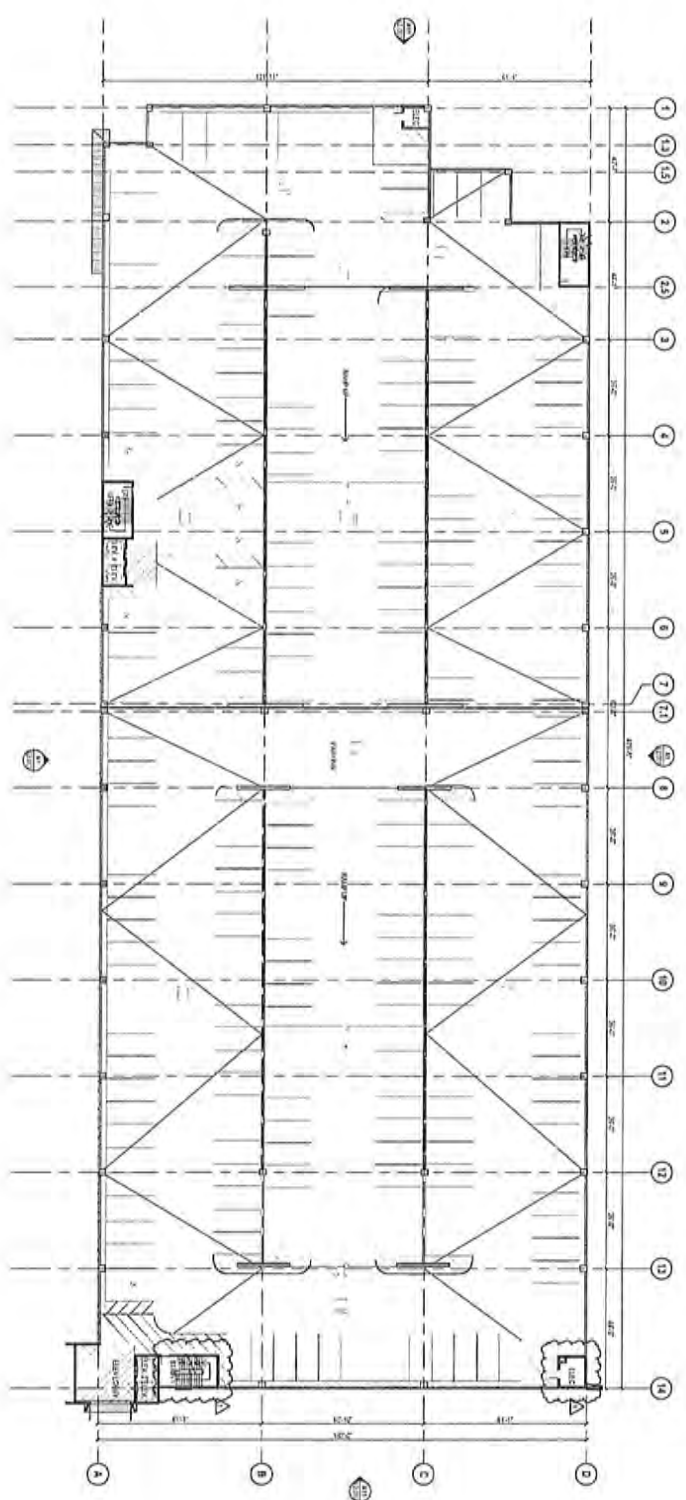


HUNTON BRADY ARCHITECTS, P.A.
 1700 N.W. 107th Ave., Suite 1000, Coral Gables, FL 33134
 TEL: 305.441.1111 FAX: 305.441.1112
 WWW.HUNTONBRADY.COM

Hunton Brady
 ARCHITECTS, P.A.
 1700 N.W. 107th Ave., Suite 1000
 Coral Gables, FL 33134
 TEL: 305.441.1111 FAX: 305.441.1112
 WWW.HUNTONBRADY.COM

CARNIVAL SITE AND PARKING STRUCTURE
 857 NW 57th Ave
 MIAMI, FL 33128

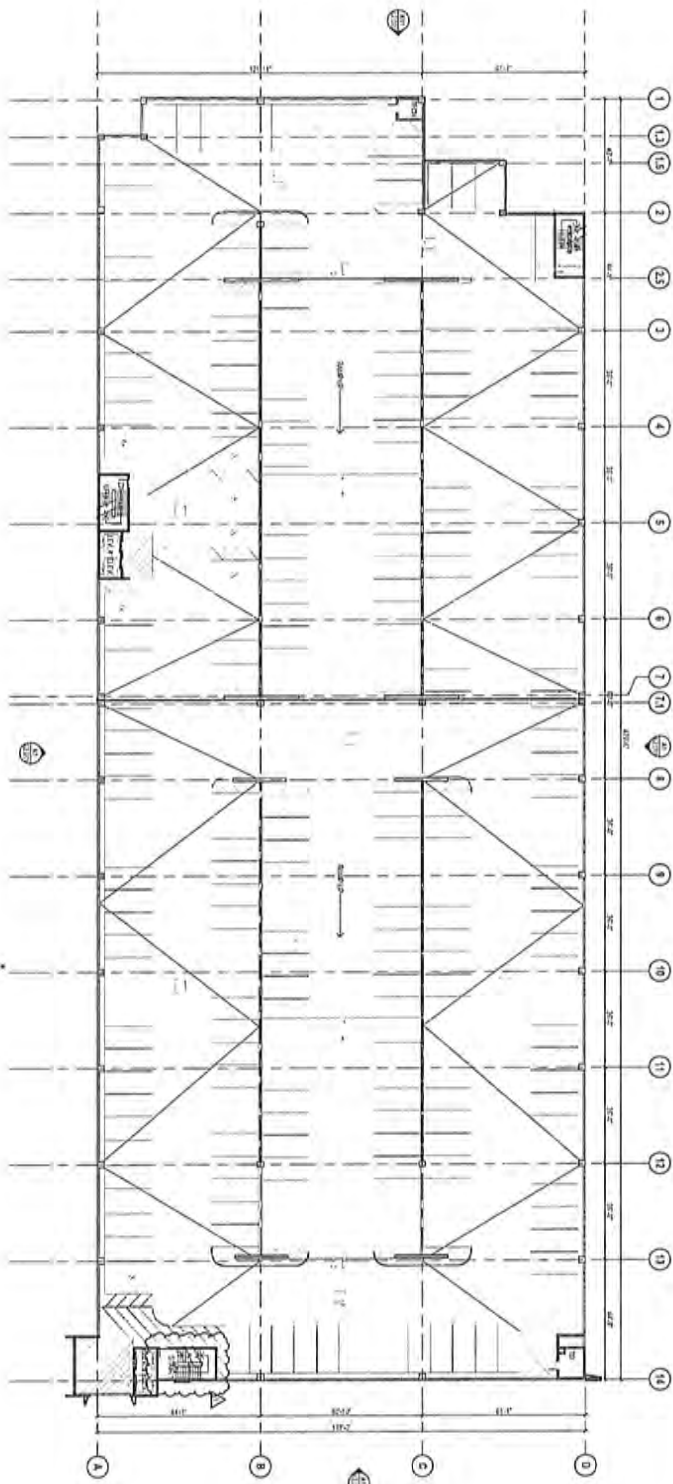
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 SHEET NO.: A1.010



A1 FLOOR PLAN - 3RD LEVEL - OVERALL

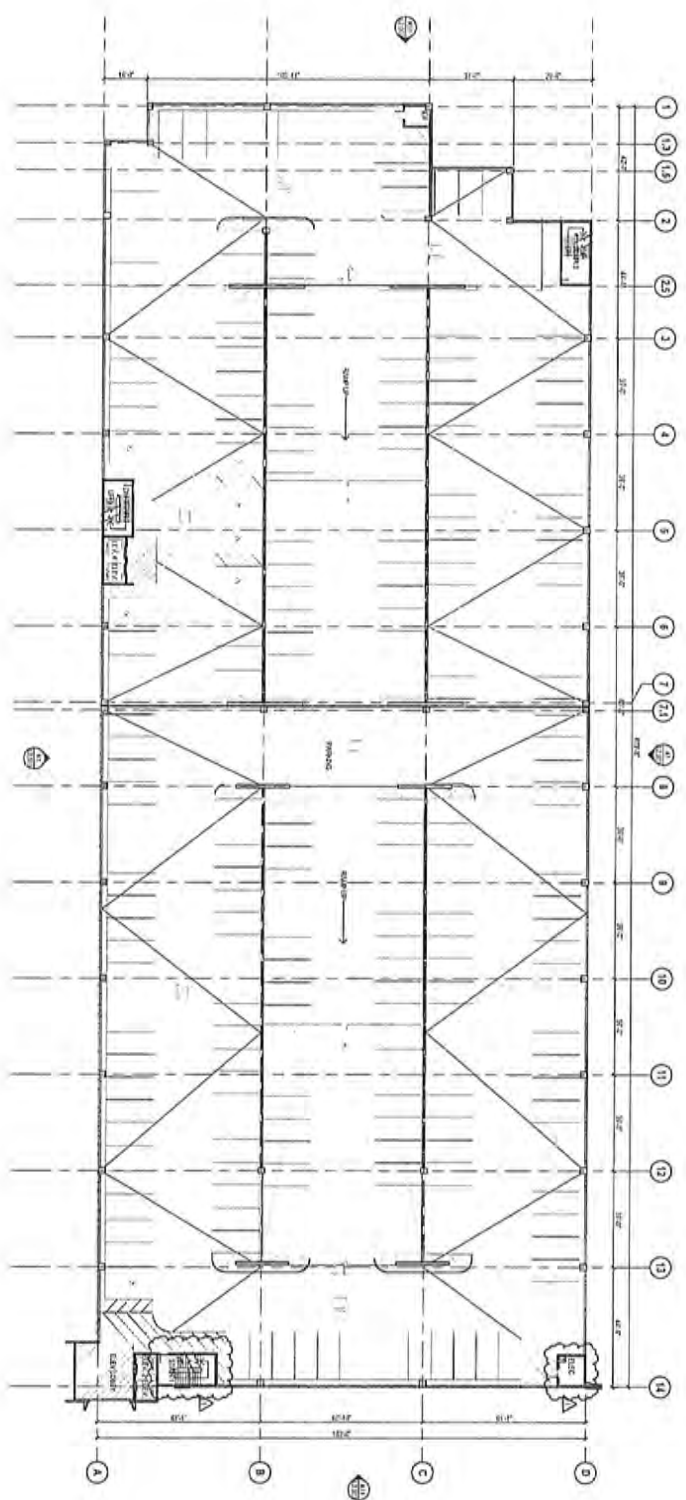


<p>HUNTON BRADY ARCHITECTS</p> <p>1000 BAYVIEW BLVD, SUITE 1000 MIAMI, FL 33134 TEL: 305.575.1000 WWW.HUNTONBRADY.COM</p>	<p>FOR CAROLANNA SITE AND PARKING STRUCTURE 487 NW 63TH AVE MIAMI, FL 33127</p>	<p>DATE: 12/19/2025</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: CAROLANNA SITE AND PARKING STRUCTURE</p> <p>CLIENT: CAROLANNA</p> <p>DESIGNER: HUNTON BRADY</p> <p>DATE: 12/19/2025</p>	<p>PROJECT: CAROLANNA SITE AND PARKING STRUCTURE</p> <p>DATE: 12/19/2025</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: CAROLANNA SITE AND PARKING STRUCTURE</p> <p>DATE: 12/19/2025</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT: CAROLANNA SITE AND PARKING STRUCTURE</p> <p>DATE: 12/19/2025</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: CAROLANNA SITE AND PARKING STRUCTURE</p> <p>DATE: 12/19/2025</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT: CAROLANNA SITE AND PARKING STRUCTURE</p> <p>DATE: 12/19/2025</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: CAROLANNA SITE AND PARKING STRUCTURE</p> <p>DATE: 12/19/2025</p> <p>SCALE: AS SHOWN</p>
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A1 FLOOR PLAN - 4TH LEVEL - OVERALL

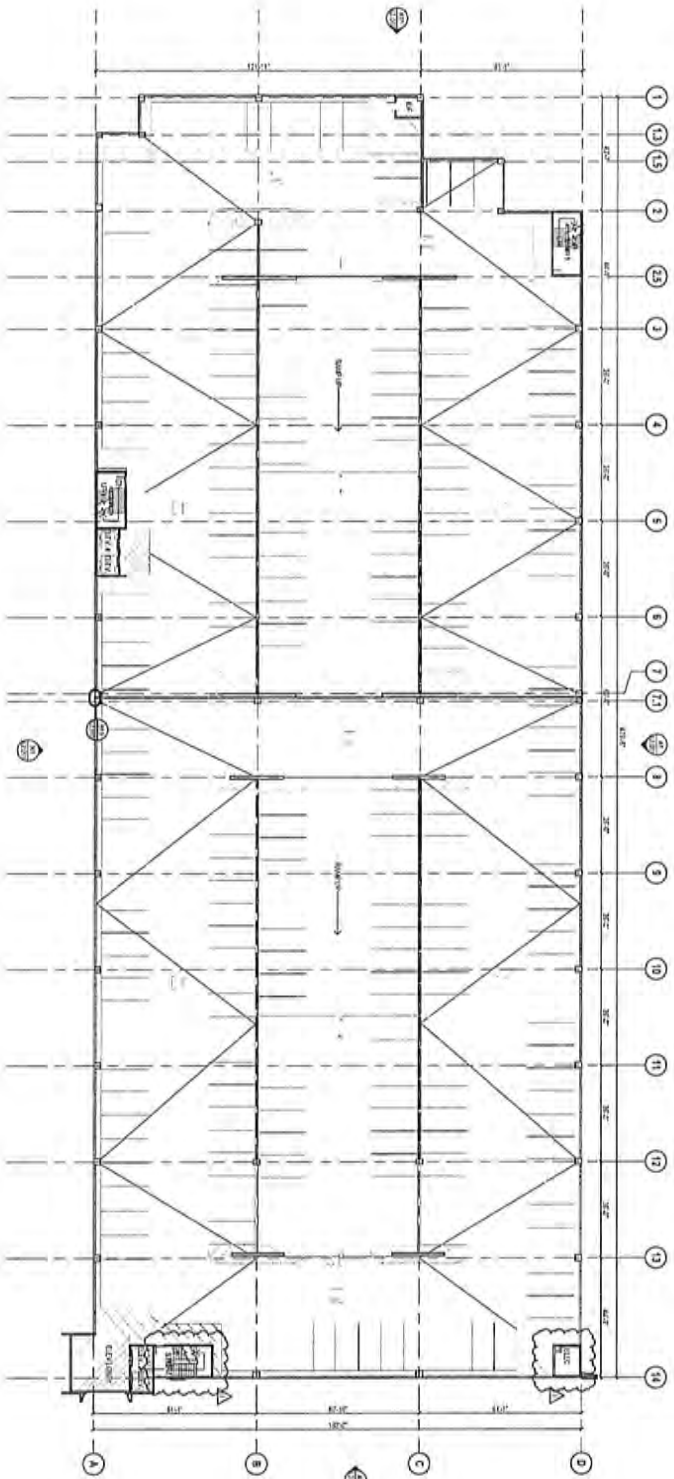
<p>HUNTON BRADY ARCHITECTS 451 NW 10th Street, Suite 200 Miami, FL 33136 TEL: 305.375.1111 FAX: 305.375.1112 WWW.HUNTONBRADY.COM</p>	<p>HUNTON BRADY ARCHITECTS 451 NW 10th Street, Suite 200 Miami, FL 33136 TEL: 305.375.1111 FAX: 305.375.1112 WWW.HUNTONBRADY.COM</p>	<p>HUNTON BRADY ARCHITECTS 451 NW 10th Street, Suite 200 Miami, FL 33136 TEL: 305.375.1111 FAX: 305.375.1112 WWW.HUNTONBRADY.COM</p>	<p>HUNTON BRADY ARCHITECTS 451 NW 10th Street, Suite 200 Miami, FL 33136 TEL: 305.375.1111 FAX: 305.375.1112 WWW.HUNTONBRADY.COM</p>	<p>HUNTON BRADY ARCHITECTS 451 NW 10th Street, Suite 200 Miami, FL 33136 TEL: 305.375.1111 FAX: 305.375.1112 WWW.HUNTONBRADY.COM</p>	<p>HUNTON BRADY ARCHITECTS 451 NW 10th Street, Suite 200 Miami, FL 33136 TEL: 305.375.1111 FAX: 305.375.1112 WWW.HUNTONBRADY.COM</p>
--	--	--	--	--	--



A1 FLOOR PLAN - 5TH LEVEL - OVERALL



<p>Hunton Brady</p> <p>ARCHITECTS</p> <p>1000 BAYVIEW BLVD, SUITE 1000 MIAMI, FL 33134 TEL: 305.575.1100 WWW.HUNTONBRADY.COM</p>	<p>CARNIVAL</p> <p>SITE AND PARKING STRUCTURE</p> <p>871 NW 63RD AVE MIAMI, FL 33136</p> <p>DATE: 12/19/2025</p>	<p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 12/19/2025</p> <p>PROJECT: CARNIVAL SITE AND PARKING STRUCTURE</p> <p>DESIGNER: J. BRADY</p> <p>CHECKER: J. BRADY</p> <p>DATE: 12/19/2025</p>	<p>DATE: 12/19/2025</p> <p>PROJECT: CARNIVAL SITE AND PARKING STRUCTURE</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 12/19/2025</p>	<p>DATE: 12/19/2025</p> <p>PROJECT: CARNIVAL SITE AND PARKING STRUCTURE</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 12/19/2025</p>	<p>DATE: 12/19/2025</p> <p>PROJECT: CARNIVAL SITE AND PARKING STRUCTURE</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 12/19/2025</p>
---	---	---	--	--	--



A1 FLOOR PLAN - 7TH LEVEL - OVERALL

DATE: 12/19/2025

CHECKED BY:



**CA RENTAL
SITE AND PARKING
STRUCTURE**
87 NW 6TH AVE
MIAMI, FL 33138

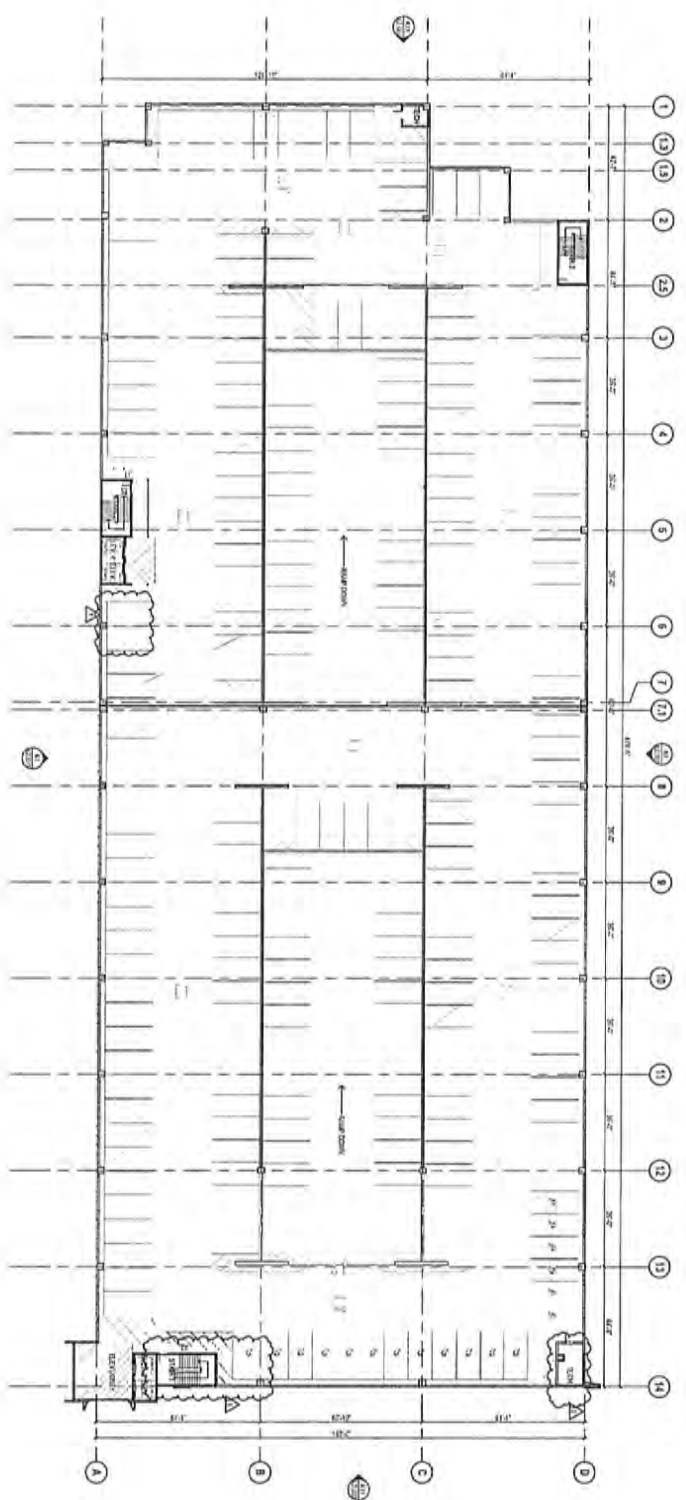
Hunton Brady

1001 Brickell Avenue, Suite 1100, Miami, Florida 33131
Tel: 305.371.1100 Fax: 305.371.1101
www.huntonbrady.com

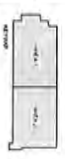
NO.	REVISION	DATE
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2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	

FLOOR PLAN - 7TH LEVEL - OVERALL

SCALE: 1/8" = 1'-0" A1.070



GENERAL NOTES

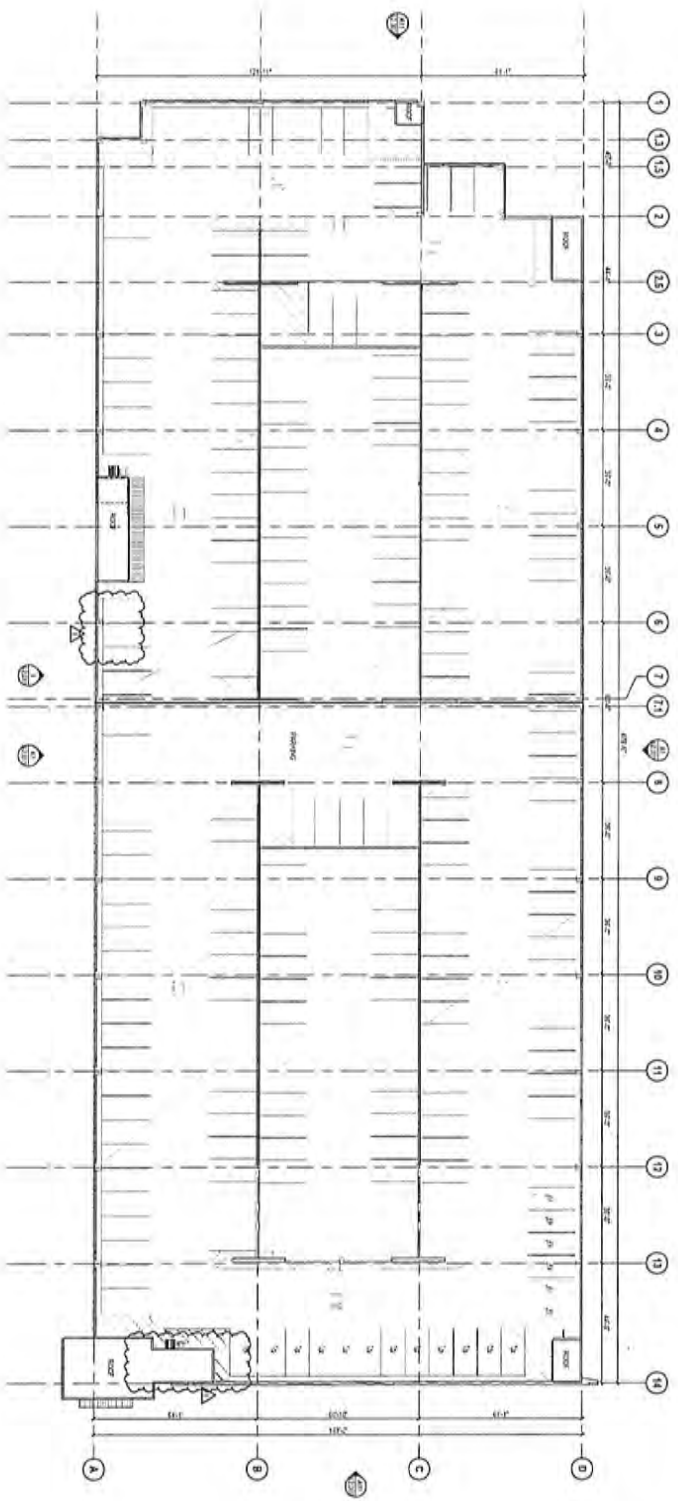


HUNTON BRADY ARCHITECTS, P.A.
 857 NW 65th Ave
 Miami, FL 33142

Hunton Brady

DATE	DESCRIPTION
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12/19/2025	ISSUED FOR PERMIT
12/19/2025	ISSUED FOR PERMIT
12/19/2025	ISSUED FOR PERMIT
12/19/2025	ISSUED FOR PERMIT
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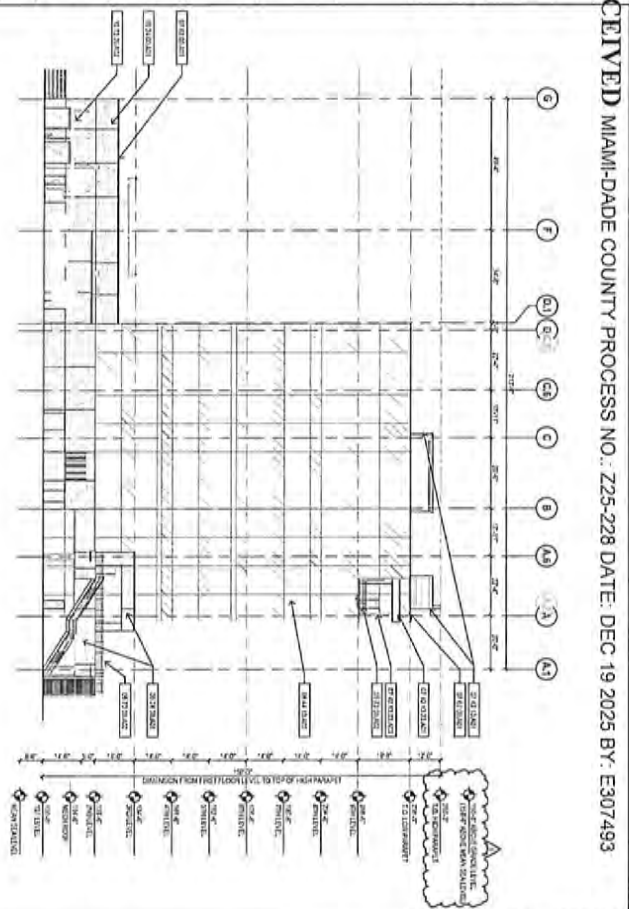
FLOOR PLAN, 8TH LEVEL, OVERBALL



A1 ROOF PLAN - OVERALL



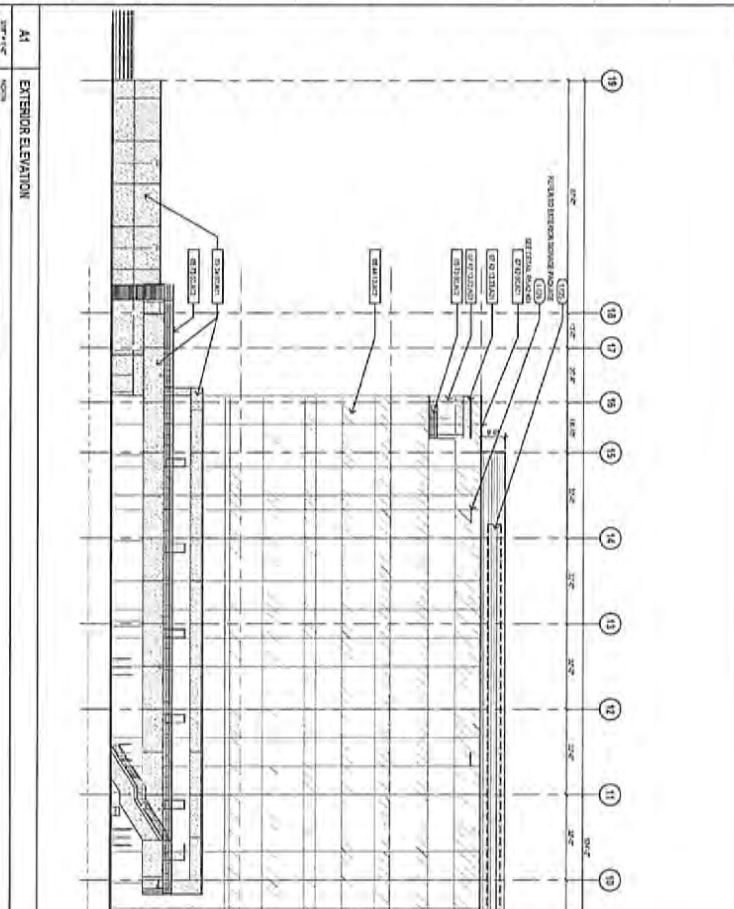
<p>GENERAL NOTES</p>	<p>DATE: 11/11/2025</p> <p>PROJECT: CANAL SITE AND PARKING STRUCTURE</p> <p>LOCATION: 3715 NW 13TH AVE MIAMI, FL 33125</p> <p>DESIGNER: HUNTON BRADY ARCHITECTS, P.A.</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO.: 2025-001</p> <p>DATE: 11/11/2025</p> <p>PROJECT: CANAL SITE AND PARKING STRUCTURE</p> <p>LOCATION: 3715 NW 13TH AVE MIAMI, FL 33125</p> <p>DESIGNER: HUNTON BRADY ARCHITECTS, P.A.</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO.: 2025-001</p>	<p>DATE: 11/11/2025</p> <p>PROJECT: CANAL SITE AND PARKING STRUCTURE</p> <p>LOCATION: 3715 NW 13TH AVE MIAMI, FL 33125</p> <p>DESIGNER: HUNTON BRADY ARCHITECTS, P.A.</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO.: 2025-001</p>	<p>HUNTON BRADY ARCHITECTS, P.A.</p> <p>3715 NW 13TH AVE, SUITE 200</p> <p>MIAMI, FL 33125</p> <p>TEL: 305.441.1111</p> <p>WWW.HUNTONBRADY.COM</p>
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ITEM NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CONCRETE			
2	STEEL			
3	GLASS			
4	ALUMINUM			
5	BRICK			
6	PAINT			
7	ROOFING			
8	MECHANICAL			
9	ELECTRICAL			
10	PLUMBING			
11	INSULATION			
12	FOUNDATION			
13	LANDSCAPE			
14	INTERIORS			
15	MECHANICAL			
16	ELECTRICAL			
17	PLUMBING			
18	INSULATION			
19	FOUNDATION			

L11 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

L14 EXTERIOR FINISH LEGEND
SCALE: AS SHOWN



A1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

HUNTON BRADY ARCHITECTS
 100 CARNIVAL HEADQUARTERS BUILDING
 887 N.W. 65th AVENUE
 MIAMI, FL 33126

ARCHITECT
 HUNTON BRADY ARCHITECTS
 100 CARNIVAL HEADQUARTERS BUILDING
 887 N.W. 65th AVENUE
 MIAMI, FL 33126

DATE: 12/19/2025
SCALE: 1/8" = 1'-0"
PROJECT: EXTERIOR ELEVATION

REVISIONS:

NO.	DESCRIPTION
1	ISSUED FOR PERMIT

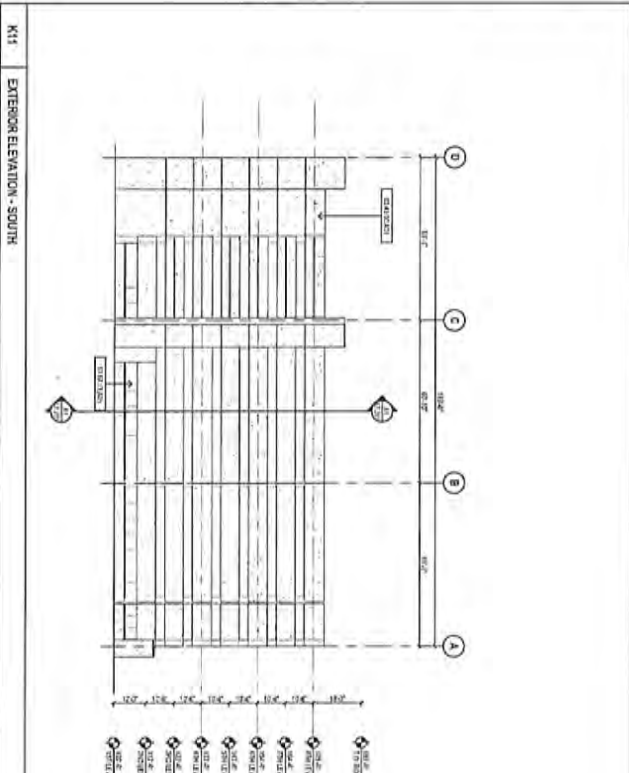
DATE: 12/19/2025
SCALE: 1/8" = 1'-0"
PROJECT: EXTERIOR ELEVATION

REVISIONS:

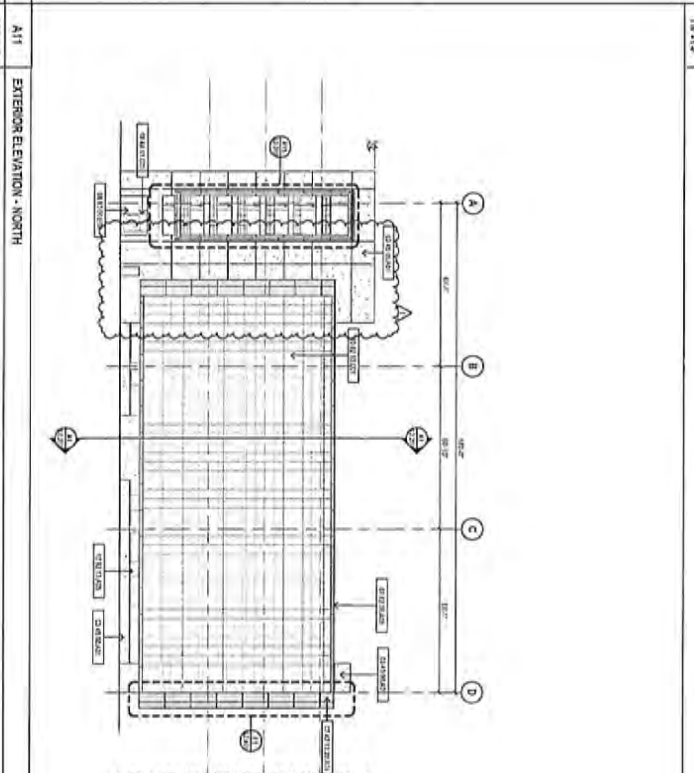
NO.	DESCRIPTION
1	ISSUED FOR PERMIT

NO.	DATE	BY	DESCRIPTION
1	12/19/25	E307493	Final Review
2	12/19/25	E307493	Final Review
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4	12/19/25	E307493	Final Review
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NO.	DATE	BY	DESCRIPTION
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9	12/19/25	E307493	Final Review
10	12/19/25	E307493	Final Review



NO.	DATE	BY	DESCRIPTION
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3	12/19/25	E307493	Final Review
4	12/19/25	E307493	Final Review
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9	12/19/25	E307493	Final Review
10	12/19/25	E307493	Final Review



NO.	DATE	BY	DESCRIPTION
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2	12/19/25	E307493	Final Review
3	12/19/25	E307493	Final Review
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9	12/19/25	E307493	Final Review
10	12/19/25	E307493	Final Review

ALPANSIPS LAND TITLE SURVEY SEC. 35 & SECTION 36, TOWNSHIP 53 SOUTH, RANGE 4 EAST

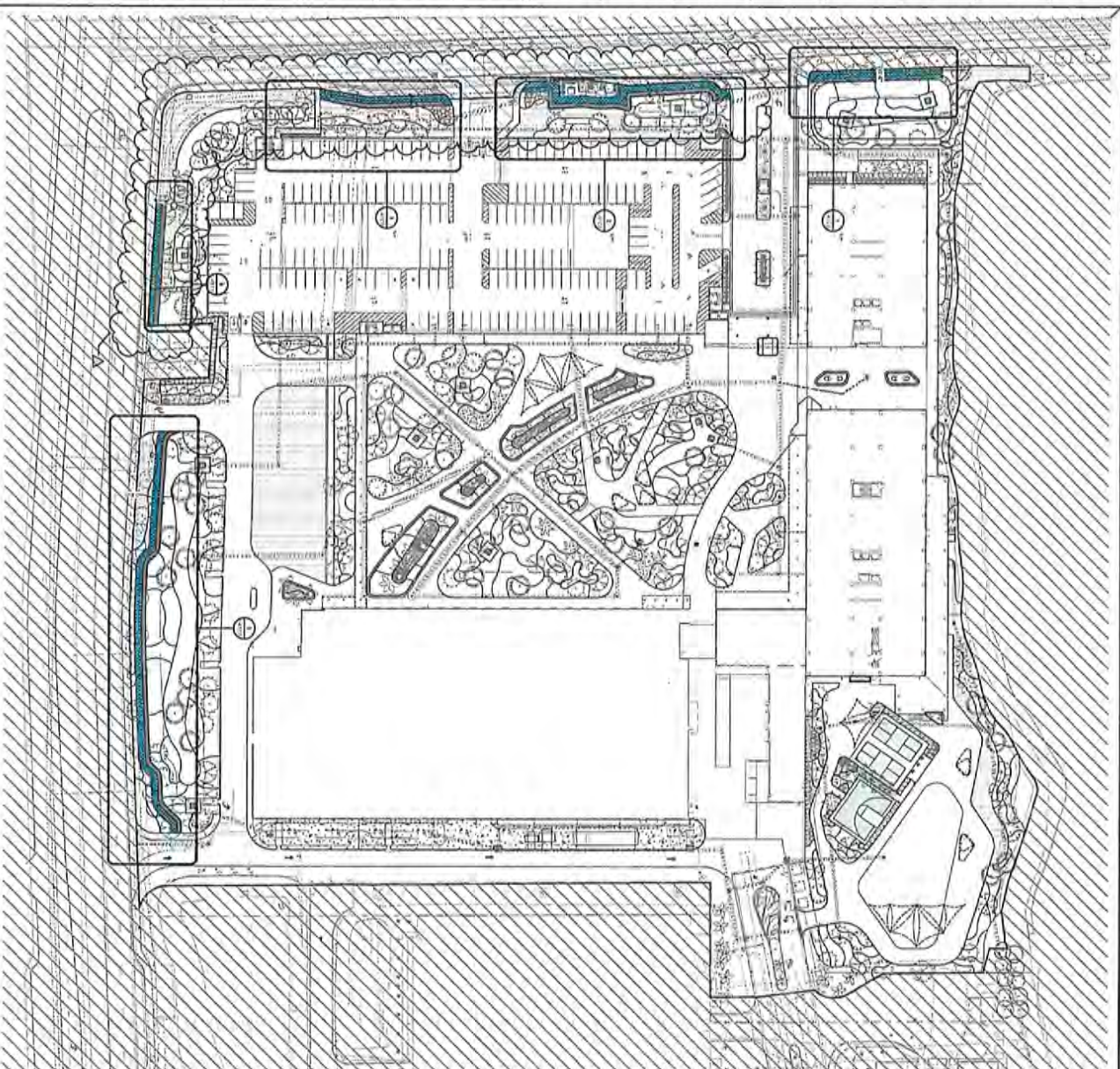
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11. The easement is shown as a 20-foot wide easement... 12. The easement is shown as a 20-foot wide easement... 13. The easement is shown as a 20-foot wide easement... 14. The easement is shown as a 20-foot wide easement... 15. The easement is shown as a 20-foot wide easement... 16. The easement is shown as a 20-foot wide easement... 17. The easement is shown as a 20-foot wide easement... 18. The easement is shown as a 20-foot wide easement... 19. The easement is shown as a 20-foot wide easement... 20. The easement is shown as a 20-foot wide easement...

21. The easement is shown as a 20-foot wide easement... 22. The easement is shown as a 20-foot wide easement... 23. The easement is shown as a 20-foot wide easement... 24. The easement is shown as a 20-foot wide easement... 25. The easement is shown as a 20-foot wide easement... 26. The easement is shown as a 20-foot wide easement... 27. The easement is shown as a 20-foot wide easement... 28. The easement is shown as a 20-foot wide easement... 29. The easement is shown as a 20-foot wide easement... 30. The easement is shown as a 20-foot wide easement...

TABLE 1 NOTES: 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF... 2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF... 3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF... 4. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF...

Project information including: CORN SITE PARCEL 1 (EAST PARCELS 800 WATERHOLE RD), BISCAYNE ENGINEERING SURVEYORS ENGINEERS PLANNERS, HUNTON BRADY, and CARNIVAL CORPORATION & PCI. Includes a professional seal for the surveyor.



GREEN BELT OVERALL PLAN LEGEND
 LAND USE CODE
 GREEN BELT OVERALL PLAN LEGEND
 DEVELOPMENT AND CONSTRUCTION OF A GREEN BELT

MIAMI-DADE COUNTY GREEN BELT AND RIGHT OF WAY NOTES:

1. All Green Belt areas shall be subject to the same rules and regulations as the surrounding area, and shall be subject to the same rules and regulations as the surrounding area, and shall be subject to the same rules and regulations as the surrounding area.
2. All Green Belt areas shall be subject to the same rules and regulations as the surrounding area, and shall be subject to the same rules and regulations as the surrounding area, and shall be subject to the same rules and regulations as the surrounding area.
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NOTE:

1. SEE SHEET L-012.B FOR MIAMI-DADE COUNTY CODE REQUIRED GREENBELT PLAN ENLARGEMENTS.



Hunton Brady
 CORPORATION & P.C.
 10000 SW 15th Avenue, Suite 100, Coral Gables, Florida 33134
 TEL: 305-442-1111 FAX: 305-442-1112
 WWW.HUNTONBRADY.COM

CARNIVAL
 CORPORATION & P.C.
 10000 SW 15th Avenue, Suite 100, Coral Gables, Florida 33134
 TEL: 305-442-1111 FAX: 305-442-1112
 WWW.CARNIVALCORP.COM

DATE: _____

SCALE: _____

PROJECT: _____

DATE: _____

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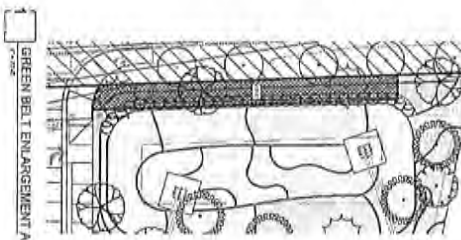
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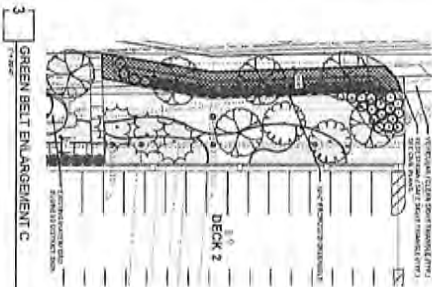
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GREEN BELT OVERALL PLAN LEGEND

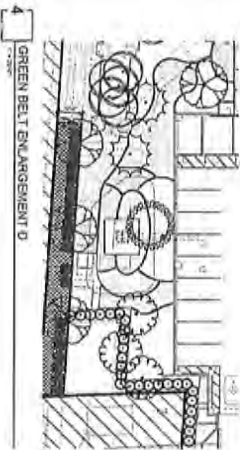
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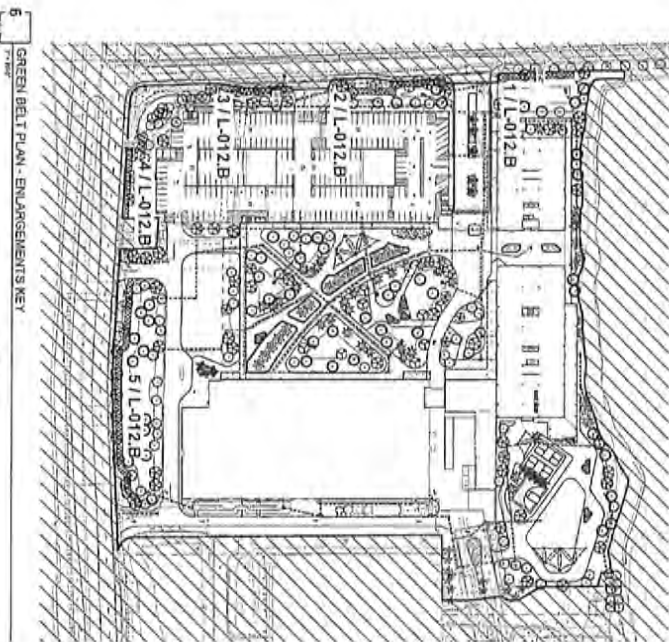
GREEN BELT ENLARGEMENT A



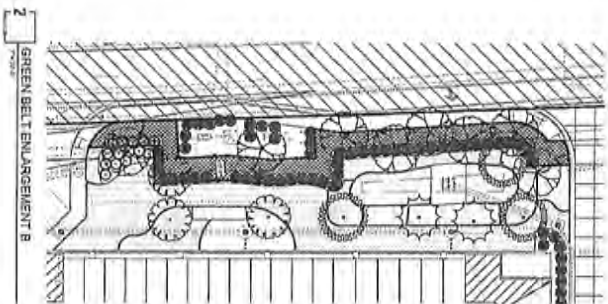
GREEN BELT ENLARGEMENT C



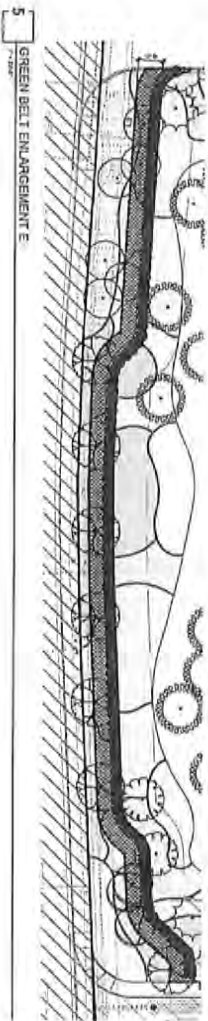
GREEN BELT ENLARGEMENT D



GREEN BELT PLAN - ENLARGEMENT'S KEY



GREEN BELT ENLARGEMENT B



GREEN BELT ENLARGEMENT E

LandDesign

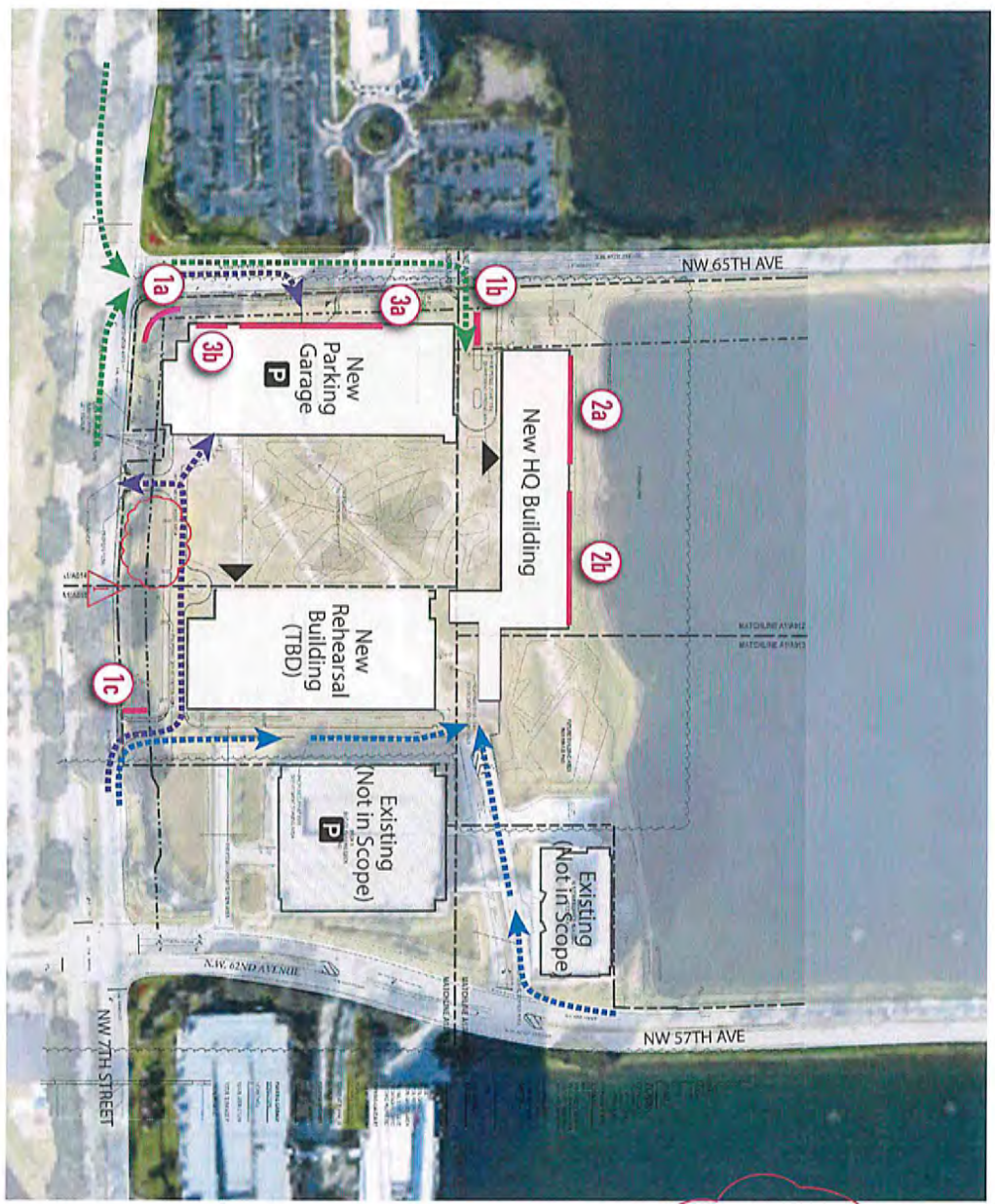


HUNTON BRADY
CORPORATION & P.C.

Hunton Brady

ARCHITECT
121 N. Southwest Avenue, Suite 100, Coral Gables, FL 33134
TEL: 305.442.1111 FAX: 305.442.1112
WWW.HUNTONBRADY.COM
REGISTERED PROFESSIONAL ARCHITECT
STATE OF FLORIDA
NO. 12587
EXPIRES 12/28/2023

GREENBELT ENLARGEMENTS - CODE REQUIREMENT
L-012.B



SIGN TYPE DESCRIPTION:

- 1a Entrance Feature - Qty 1
At Corner of NW 7th Street & NW 65th Ave
- 1b Primary & Secondary Monument - Qty 1 each
At Main Entry & Facing NW 7th Street
- 1c Roof Sign - Qty 1
Facing Dolphin Expressway & MIA
- 2a Roof Sign - Qty 1
Facing Dolphin Expressway & MIA
- 2b Wall Sign - Qty 1 each
Identify elements on parking garage facing NW 65th Ave
- 2c Wall Sign - Qty 1 each
Identify elements on parking garage facing NW 65th Ave

LEGEND:

- Primary Identity Opportunities
- Main Employee / Visitor Vehicular Traffic
- Staff Only Vehicular Traffic
- Service Vehicular Traffic
- Main Entrances to Building
- Parking

Hunton Brady
Professional Engineer
No. 11887
State of Florida

CARRUTHERS
SIGNAGE & WAYFINDING

1

Project Name	Sign Location Plan
Client	WF0.011
Scale	
Drawn By	
Checked By	
Approved By	
Date	



CARNIVAL
CARNIVAL
SIGNAGE &
WAYFINDING

Hunton Brady

ARCHITECTS
1401 Brickell Avenue, Suite 1800, Miami, Florida 33131
TEL: 305.372.2200
WWW.HUNTONBRADY.COM

PROJECT: CARNIVAL SIGNAGE & WAYFINDING
DATE: 12/19/2025
DRAWING NO.: WF-2.010



Headquarters / Office Building - North Elevation

2a

2b

PROPOSED SIGNS:

- 2a) Roof Sign 711 sq ft
- 2b) Roof Sign 1187 sq ft

HUNTON BRADY
ARCHITECTS

10000 Sunset Avenue, Suite 1000, Coral Gables, FL 33134
Tel: 305.442.1100 Fax: 305.442.1101
www.huntonbrady.com

Project Name: **ROOF SIGN**

Sheet No: **WF-2.011**

CARNIVAL
SIGNAGE &
WAYFINDING

DESIGNED BY HUNTON BRADY ARCHITECTS



2b

Sub-Brand Logo Signage



2a

Main Brand Logo Signage

4'-9 1/2" h fabricated 1.125 aluminum extrusion letters with 6" returns and face-face material with integrated day/night fibers to read black in day and white at night. Internal LED illumination with power modules remove behind wall or at rooftop in weatherproof box.

CARNIVAL SIGNAGE & WAYFINDING

Hunton Brady

ARCHITECTS

1011 Virginia Avenue, Suite 1000, Miami, Florida 33130

TEL: 305.375.1100 FAX: 305.375.1101

WWW.HUNTONBRADY.COM

DATE: 02/15/2017

PROJECT: CARNIVAL MINT

Sheet Name: ROOF SIGN

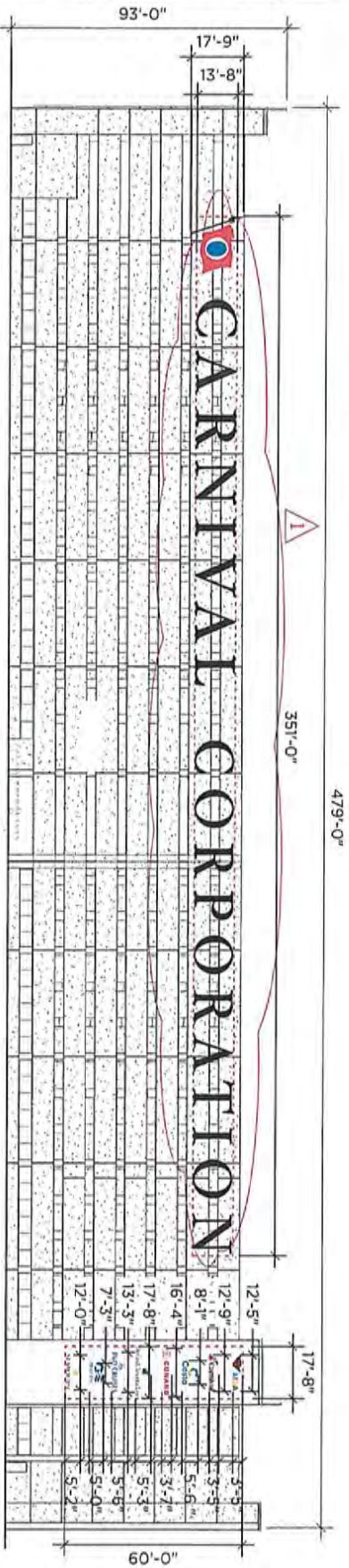
WF2.012

PROPOSED SIGNS:

- 3a Wall Sign: 6230 sq ft (13.9% of Wall Surface)
- 3b Wall Sign: 1060 sq ft (2.3% of Wall Surface)



17'-9" h fabricated sign and 13'-8" h fabricated 125 aluminum extrusion letters with 12' returns and face material with integrated day/night filters to read black in day and white at night. Internal LED illumination with power modules remote behind wall in weatherproof box.



Parking Garage - West Elevation
 Building Square Footage - Parking Garage West Elevation: 44,547 sq ft

CARNIVAL SIGNAGE & WAYFINDING

Hunton Brady

1001 Brickell Avenue, Suite 1000, Miami, Florida 33130
 Tel: 305.571.1100 Fax: 305.571.1101
 www.huntonbrady.com

DATE: 12/19/25
 DRAWN BY: J. BRADY
 CHECKED BY: J. BRADY
 SCALE: AS SHOWN

Sheet Name: SIGN TYPES 3A & 3B
 Project No: W/F-2.021



CARNIVAL
SIGNAGE &
WAYFINDING

Hunted Field on West 30th Avenue

Hunton Brady
ARCHITECTS

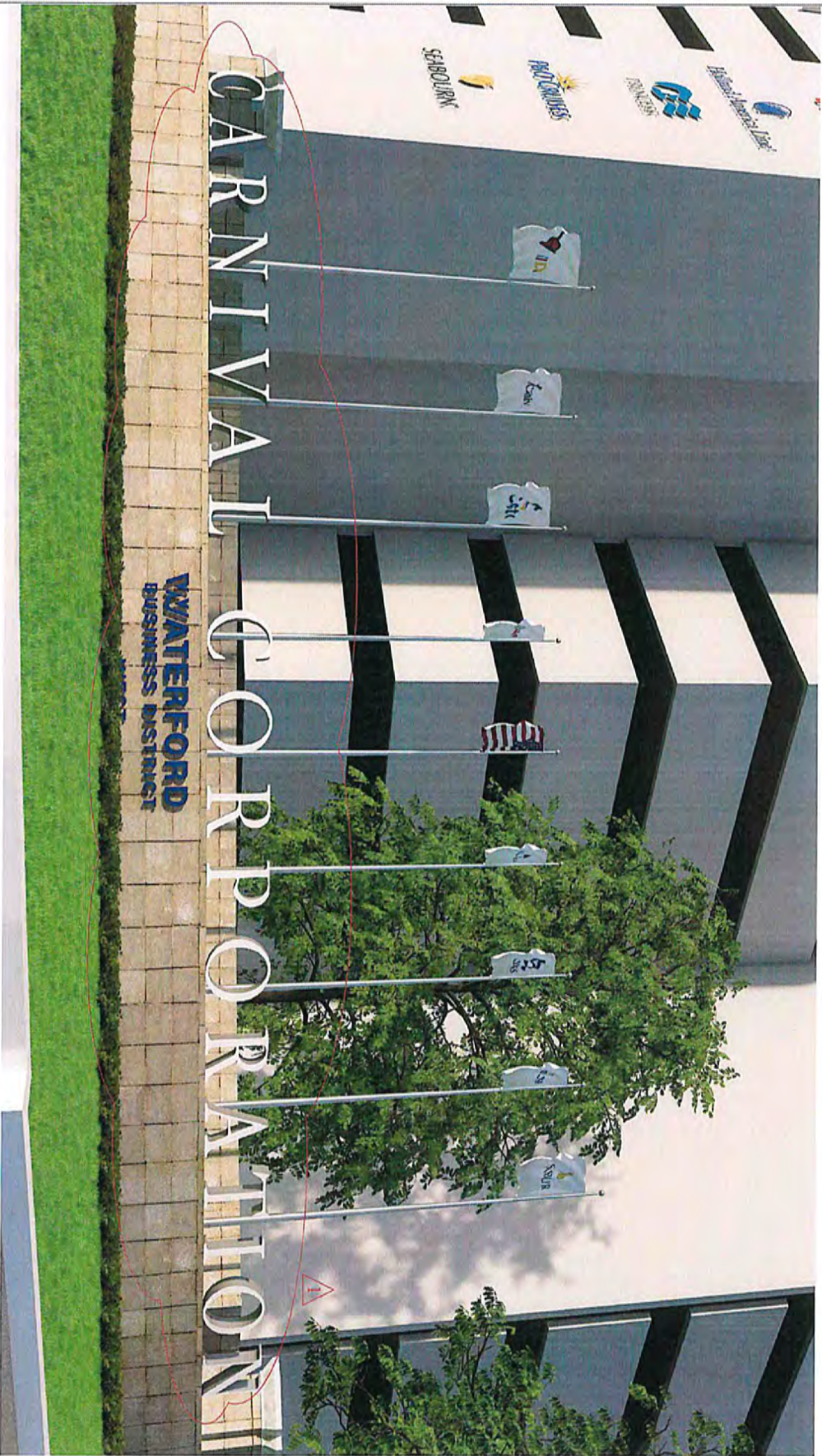
1001, 1002nd Avenue, Suite 1000, Miami, Florida 33134
TEL: 305.375.1100 FAX: 305.375.1101
WWW.HUNTONBRADY.COM

Project Name: _____
Client: _____
Date: _____
Scale: _____
Drawing No: _____
Revision: _____

RENDERING - SIGN TYPE 1A

DATE: 12/19/2025

WF2,040



WATERFORD
BUSINESS DISTRICT

CARNIVAL CORPORATION

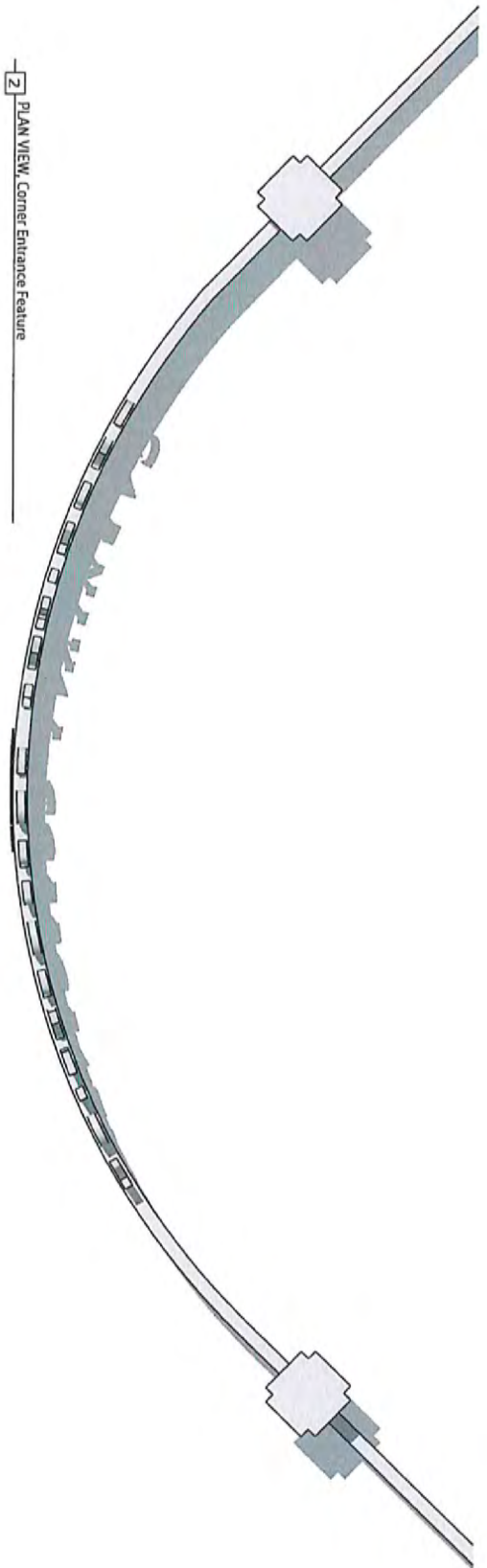
Huntun Brady
CORPORATION

SIGNAGE & WAYFINDING

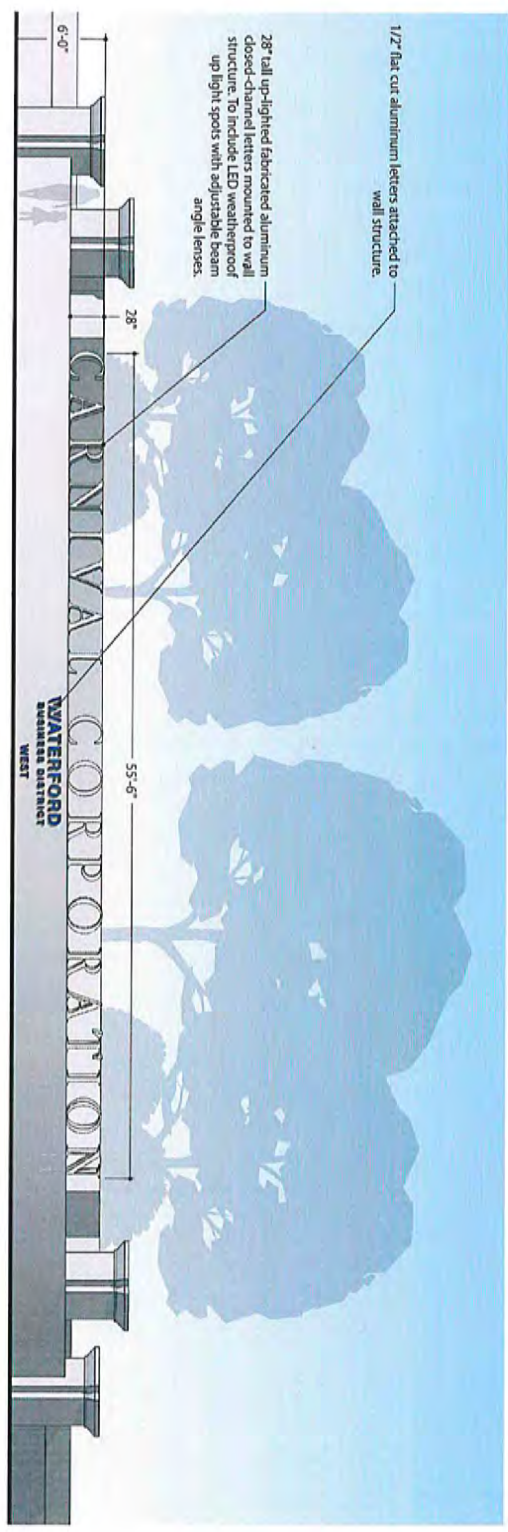
1001 S. University Avenue, Suite 1000, Coral Gables, FL 33134
Tel: 305.444.1111 | Fax: 305.444.1112 | www.huntunbrady.com

Project Name: **RENDERING - SIGN TYPE 1A**

Sheet No.: **WF2.041**



2 PLAN VIEW, Corner Entrance Feature



1 ELEVATION, Corner Entrance Feature

CARNIVAL SIGNAGE & WAYFINDING

Hunton Brady

ARCHITECTS

10015 Sunset Avenue, Suite 1000, Miami, Florida 33157

TEL: 305.571.1100

FAX: 305.571.1101

WWW.HUNTONBRADY.COM

DATE: 12/19/2025

PROJECT: CARNIVAL WATERFRONT WEST

DESIGNER: HUNTON BRADY ARCHITECTS

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 12/19/2025

PROJECT: CARNIVAL WATERFRONT WEST

DATE: 12/19/2025

WF2.042

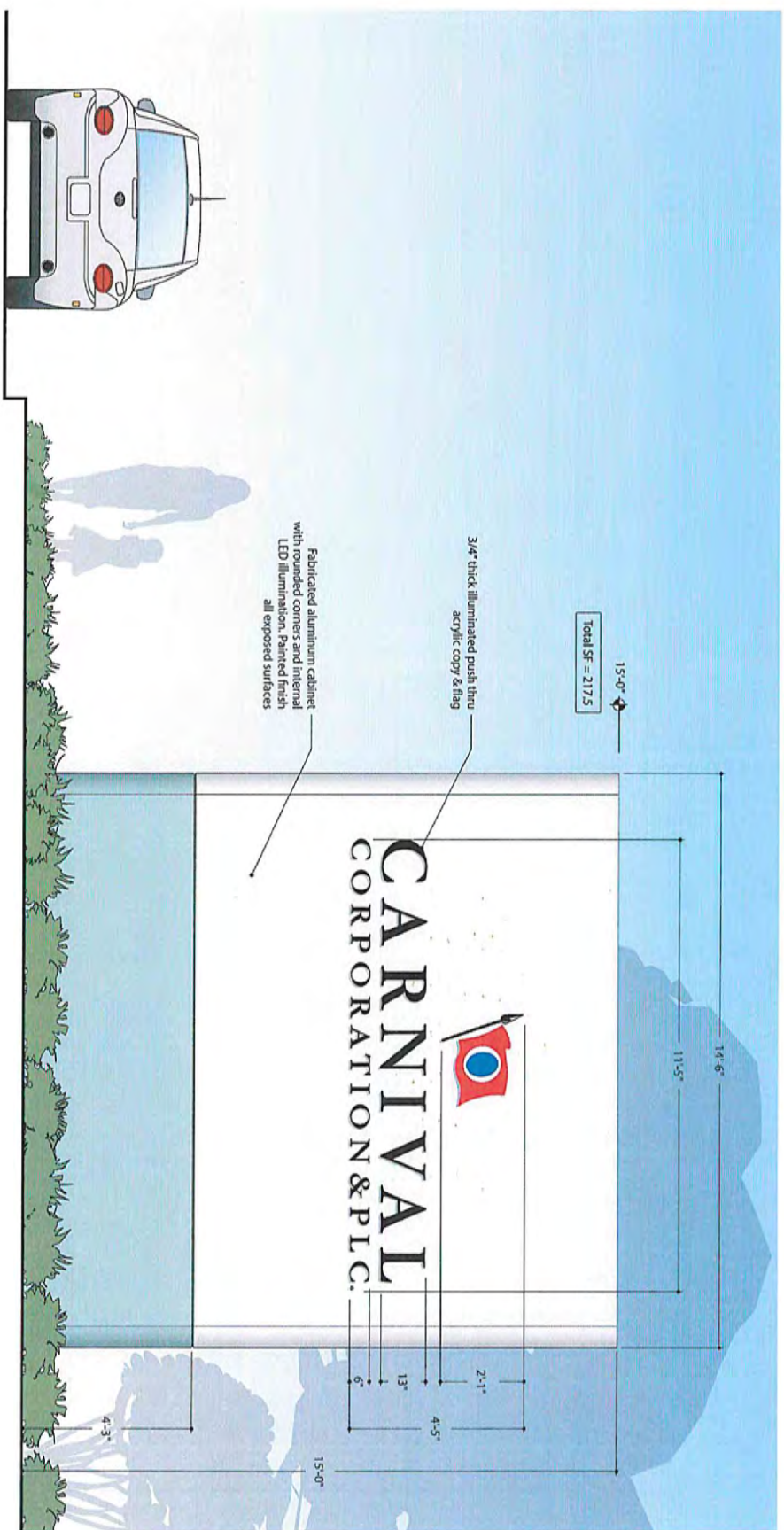


Hunton Brady
LLP
ATTORNEYS AT LAW
1000 Brickell Avenue, Suite 1900, Miami, Florida 33131
TEL: 305.571.1000 FAX: 305.571.1001
WWW.HUNTONBRADY.COM

Sheet No.	Scale	Notes
WF-2.050	AS SHOWN	RENDERING - SIGN TYPE 118



2 ELEVATION, Primary Monument
Scale: 3/8" = 1'-0"



1 ELEVATION, Primary Monument

CARNIVAL SIGNAGE & WAYFINDING

Hunton Brady

4400 N.W. 11th St., Suite 100, Fort Lauderdale, FL 33304
 Phone: (954) 561-1111
 Fax: (954) 561-1112
 Email: info@huntonbrady.com
 Website: www.huntonbrady.com

DATE: 11/11/2025
 DRAWN BY: J. BRADY
 CHECKED BY: J. BRADY
 PROJECT: CARNIVAL SIGNAGE & WAYFINDING
 SHEET: 1 OF 1
 SIGN TYPE: 118

WF2.051



CARNIVAL CORPORATION & PLC
SIGNAGE & WAYFINDING

Hunton Brady
ARCHITECTS

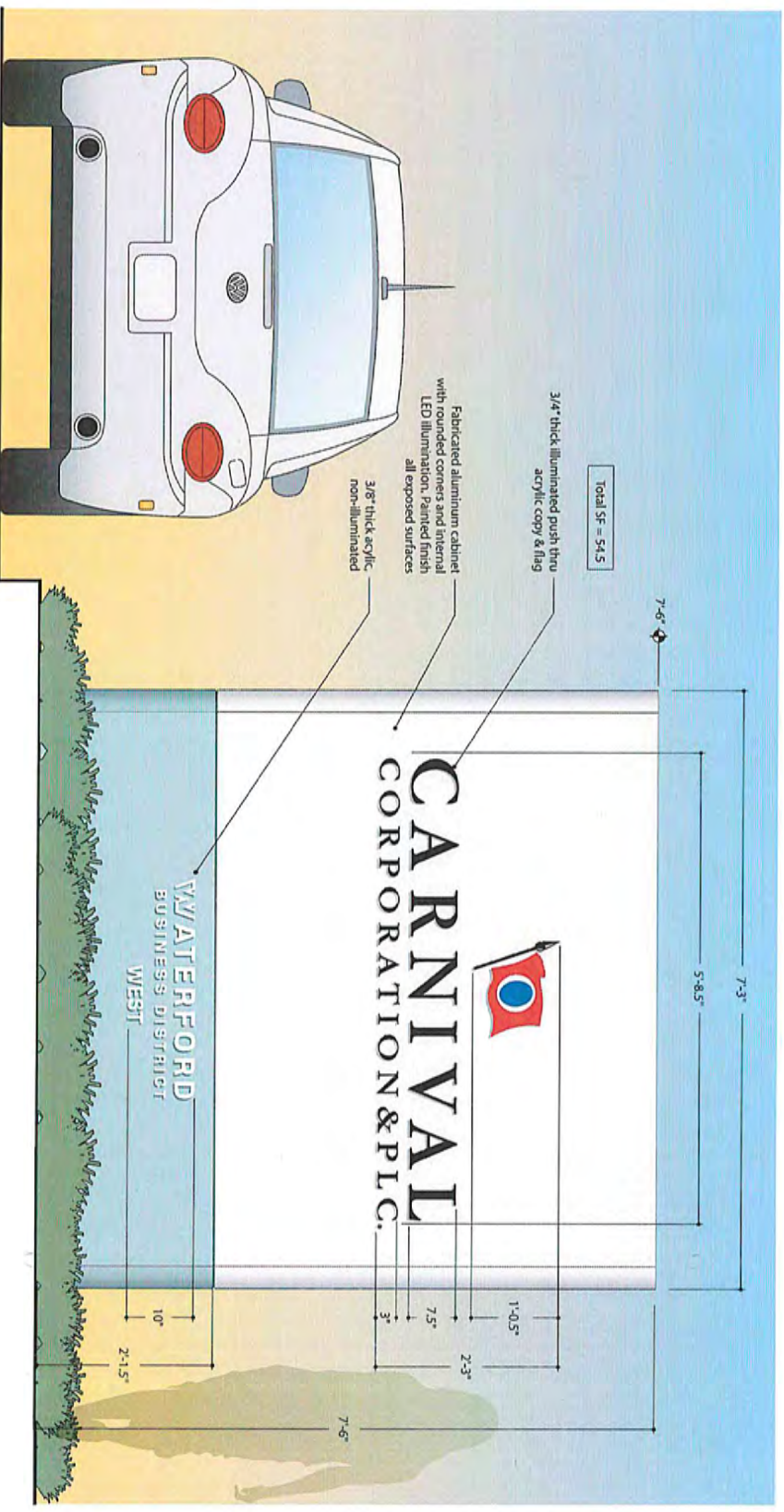
10000 Sunset Avenue, Suite 1000, Sunset, Miami, Florida 33140
Tel: 305.575.1000 Fax: 305.575.1001
www.huntonbrady.com

Project Name: _____
Client: _____
Site: _____
Date: _____
Drawing No: _____
Scale: _____
Author: _____
Check: _____
Date: _____

RENDERING - SIGN TYPE 1C
WF-2,060



2 ELEVATION, Secondary Monument
Scale: 3/4"=1'-0"



1 ELEVATION, Secondary Monument

HUNTON BRADY
SIGNAGE & WAYFINDING

Hunton Brady
1801 N. University Avenue, Suite 1000, Coral Gables, FL 33134
Tel: 305.441.1111
www.huntonbrady.com

Project Name: WATERFORD BUSINESS DISTRICT WEST
Project Number: WF-2.061
Date: 12/19/2025
Scale: 3/4"=1'-0"

Sheet Name: SIGN TYPE 1C
Sign Type: 1C

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: CARNIVAL CORPORATION & PLC

NAME AND ADDRESS 3655 NW 87 AVE MIAMI, FL 33178 Percentage of Stock

PUBLIC CORPORATION

PLEASE VISIT: WWW.CARNIVALCORP.COM/INVESTORS

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS _____ Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS _____ Percent of Ownership

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 9 day of OCTOBER, 2025. Affiant is personally known to me or has produced _____ as identification.

Maria Laura Sanchez
(Notary Public)



Maria Laura Sanchez
Comm.: HH 535407
Expires: Jun. 5, 2028
Notary Public - State of Florida

My commission expires JUNE 5, 2028

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