



# FINAL AGENDA

**Community Zoning Appeals Board 12**  
Kendall Village Center, Civic Pavilion, 8625 SW 124 Avenue, Miami, FL  
Thursday, January 30, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- |    |             |                           |        |          |   |
|----|-------------|---------------------------|--------|----------|---|
| 1. | Z2024000128 | West Gables Property, LLC | 24-128 | 54-40-28 | N |
|----|-------------|---------------------------|--------|----------|---|



# Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

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COMMUNITY ZONING APPEALS BOARD - AREA 12  
MEETING OF JANUARY 30, 2025

KENDALL VILLAGE CENTER, CIVIC PAVILION  
8625 SW 124 AVENUE, MIAMI, FLORIDA.

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 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.



**NOTICE**

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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.

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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](http://www.municode.com)). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to Community Council No. 12**

**PH: Z24-128**

**January 30, 2025**

**Item No. 1**

<b>Recommendation Summary</b>	
<b>Commission District</b>	10
<b>Applicant</b>	West Gables Property, LLC
<b>Summary of Requests</b>	The applicant seeks to permit a group residential facility (180-bed nursing home) on the subject property. Additionally, the applicant seeks to allow a greater floor area for the proposed development than permitted, and to have less number of parking spaces than required by code.
<b>Location</b>	9025 SW 72 Street, Miami-Dade County, Florida
<b>Property Size</b>	2.50 Acres
<b>Existing Zoning</b>	RU-4M, Modified Apartment House District
<b>Existing Land Use</b>	Vacant Land
<b>2030-2040 CDMP Land Use Designation</b>	Office/Residential <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses and Section 33-311(A)(4)(b) Non-Use Variance from other than airport regulations and <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUESTS:**

1. UNUSUAL USE to permit a group residential facility, to wit: a skilled nursing facility.
2. NON-USE VARIANCE to permit a Floor Area Ratio of 1.15 (0.85 maximum permitted).
3. NON-USE VARIANCE to permit 81 parking spaces (117 required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Marquis Health", as prepared by Kimley Horn, dated stamped received 11/5/2024, consisting of nine (9) sheets and plans dated stamped received 09/19/2024, consisting of four (4) sheets, together with plans entitled "Marquis Health", as prepared by GHA, 09/19/2024, consisting of one (1) sheet and plans dated stamped 06/15/2024, consisting of seven (7) sheets for a total of twenty-one (21) sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION AND HISTORY:**

The subject property has previously been the subject of a series of zoning applications. In November 1973, pursuant to Resolution #Z-341-73 the subject property was part of multiple parcels which were rezoned from RU-4A, Hotel Apartment House District to RU-4M, Modified

Apartment House District by the Board of County Commissioners (BCC). In November 1984, pursuant to Resolution #4-ZAB-471-84, the Metropolitan Dade County Zoning Appeals Board approved a special exception to permit the expansion of an existing non-confirming church to include a day nursery together with an unusual use to permit a day nursery. Additionally, the board approved ancillary non-use variances which permitted a smaller outdoor recreation space than required, a larger sign than permitted, and variances of the required setbacks for the sign. Subsequently, in August 1988, pursuant to Resolution #4-ZAB-327-88, the Metropolitan Dade County Zoning Appeals Board approved the modification of condition #8 for the expansion of the hours of operation the previously approved day nursery.

More recently, on March 26, 2024, pursuant to Resolution #CZAB12-5-24, the Miami-Dade County Community Zoning Appeals Board (CZAB) #12 had denied without prejudice the request for an unusual use to permit a group residential facility (to wit: a skilled nursing facility) on the subject site. The same resolution had also denied without prejudice three (3)-ancillary non-use variances that had sought to permit a floor area ratio (FAR) of 1.15 (0.85 maximum permitted), an open space of 29.5% (30% required), and 78 parking spaces (117 parking spaces required).

As part of this current zoning application, the applicant has submitted a new site plan for the development of a proposed 180-bed group residential (nursing) facility on the subject site, which features a design similar to the previous proposal, but one that meets the open space requirement and adds 3 more parking spaces to the original request for a reduced number of parking spaces. Specifically, the new site plan now provides for a total of 81 proposed parking spaces where 117 parking spaces are required, and has eliminated the non-use variance request for reduced open space that was included within the original application, and was denied in March 2024. The submitted plans indicate that the proposed 180-bed nursing facility will be housed within a single, five-story (5) structure. The parking areas for the proposed facility are dispersed throughout the property, and the landscaping plans depict ample landscaping in the form of trees and shrubs provided along the perimeter of the subject site, with the required street trees along SW 72 Street, as well as a landscaping buffer of shrubs and trees to be located along the property lines that abut the adjoining properties.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-4M; vacant land	Office/Residential
<b>North</b>	RU-4M, multi-family residential	Institutions, Utilities & Communications
<b>South</b>	RU-5A and AU; semi-professional offices and vacant (Miami-Dade County Water and Sewer Easement)	Office/Residential, Institutions, Utilities & Communications, Business & Office
<b>East</b>	RU-4M; multi-family residential	Office/Residential
<b>West</b>	RU-5A; semi-professional offices	Office/Residential

**NEIGHBORHOOD COMPATIBILITY:**

The group residential facility is being proposed on a 2.5-acre subject parcel that is located at 9025 SW 72 Street fronting along SW 72 Street, a major east/west section line roadway. The

surrounding area is characterized by existing multi-family residential to the north and east, semi-professional offices to the west and south, and a small section of the Miami-Dade County Water and Sewer Easement to the south.

### **SUMMARY OF THE IMPACTS:**

Approval of this application will allow the applicant to provide the community with a 180-bed skilled nursing facility. Staff notes that based on the memorandum from the Platting and Traffic Review section of the Department of Regulation and Economic Resources (RER) the application will generate approximately 25 PM daily peak hour vehicle trips, which could create minimal traffic impacts in the surrounding area. Additionally, the application requests will impact water and sewer services. However, based on the memoranda from the departments reviewing the application, these impacts will not have a negative impact on the Levels of Service in the surrounding area.

### **COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The ±2.5-acre subject property is located inside the Urban Development Boundary (UDB) at 9025 SW 72 Street, and is designated as **Office/Residential** on the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map. *“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.”* As previously set forth in a Letter of Interpretation (LOI) dated April 2, 2021, (CL21-06) from the Planning Section of the Department of Regulatory and Economic Resources (RER) was issued for the subject property, which confirmed that nursing homes are allowed in areas designated Office/Residential if compatible with the surrounding area. The April 2021 letter noted the abutting uses including a ±3.57-acre parcel to the north and east that is developed with a 129-unit multi-family residential development (Sunset Apartments) at **36 units to the acre**.

The CDMP Land use Element interpretative text for Residential Communities states that **“congregate residential uses and nursing homes”** may be permitted at suitable locations in Residential Communities in keeping with the following density allowance: *“Each 2.5 occupants of a congregate residential facility shall be considered as the equivalent of one residential unit and that the maximum number of dwelling units shall not be more than allowed in the next higher residential category than that for which the site is designated”*. The applicant is seeking approval of a 180-bed skilled nursing facility on the 2.5-acre subject property which is well within the **maximum 225 beds** that would be permissible through the interpretative text of the CDMP. The criteria to evaluate compatibility among proximate land uses is outlined in the CDMP Land Use Element, Policy LU-4A, among which are access, traffic, parking, height, bulk scale of architectural elements, buffering, and landscaping as applicable. Furthermore, the proposed facility complies with all the required setbacks, landscaping, lot coverage, and provides for

adequate landscaping buffers along its property lines in the form of extensively planted shrubs and trees. Based on the aforementioned, and for the reasons further set forth in the zoning analysis below, staff opines that the development would satisfy the criteria for compatibility outlined in the CDMP Land Use Element, **Policy LU-4A**. As such, staff is of the opinion that the approval with conditions of the proposed 180-bed skilled nursing facility use is **consistent** with the CDMP Land Use Element interpretative text and with the CDMP Land Use Plan map **Office/Residential** designation for the subject property.

### **ZONING ANALYSIS:**

The applicant seeks an Unusual Use to permit a group residential facility to wit: a skilled nursing facility (request #1) on the 2.5-acre subject parcel site. The proposed facility would allow the development of a 5-story high building on the subject site, which would be comprised of a skilled nursing facility that would contain 180 beds for the facility's residents, together with classroom space, a kitchen with dining hall, administrative, treatment and therapy office use spaces. When analyzing the aforementioned request under Section 33-311(A)(3), Special Exception, Unusual and New uses, staff opines that the approval of the request would be **compatible** with the surrounding community when considering the necessity and reasonableness of the request in relation to the present and future development of the area concerned. Section 33-311 of the County Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff opines that based on the foregoing analysis, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, approval of the request to permit the hospice care use on the subject property is **consistent** with the CDMP designation of the parcel on the Land Use Plan map and **compatible** with the surrounding neighborhood.

The submitted plans depict a new 5-story building of approximately 108,909 to include office, lounge areas, kitchen, dining and therapy space on the ground floor with the proposed 180 single occupancy rooms dispersed throughout the 4 upper floors of which each upper floor contains a nurse's station, office, dining and lounge areas. As previously mentioned, the proposed facility is to be 5 stories in height with the height of the proposed building at 72'-8" to the top of the parapet and 78' to the top of the mechanical enclosure. Staff opines that the proposed height of the building is within the maximum permitted under the RU-4M zoning district of 9-stories and 100'. Additionally, staff opines that the proposed building is compatible with the surrounding multi-family residential building to the north and east. Submitted landscape plans depict sufficient landscape in the form of trees and shrubs provided along the property, and around the proposed building, with an extensively planted buffer of shrubs and trees along the property lines which in staff's opinion, provide ample buffers and will be sufficient to mitigate any visual impacts generated by the proposed group residential facility use on the surrounding properties. Staff notes that the proposed building is setback accordingly abutting the neighboring properties.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval with conditions of the group residential facility would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application and state in their memorandum dated October 3, 2024 that the application will generate approximately 25 PM peak hour vehicle trips, which does not exceed the acceptable Level of Service (LOS) on the surrounding roadways, and meets the traffic concurrency criteria

for an Initial Development Order. Further, approval of the facility on the subject site will not have an unfavorable impact on the environment based upon the favorable recommendation subject to conditions as indicated in the memorandum issued by the Department's Division of Environmental Resources Management (DERM), dated October 11, 2024. The memorandum dated August 8, 2024 from the Traffic Engineering Division of the Department of Transportation of Public Works state that they have reviewed the subject application and have no objections and that any improvements within the right-of-way of SW 72 Avenue would require review and approval from the Florida Department of Transportation. Additionally, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department and the Water and Sewer Department, do not object to the application. Staff, therefore, opines that approval of the application will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities, would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and would not be detrimental to the surrounding area. **Therefore, staff recommends approval of request #1 with conditions under Section 33-311(A)(3) Standards for Special Exceptions, Unusual Uses and New Uses.**

When the requests to permit a Floor Area Ratio of 1.15 where 0.85 is the maximum permitted (request #2) and to permit 81 parking spaces where 117 are required (request #3) is analyzed under Section 33-311(A)(4)(b), staff supports the aforementioned requests and opines that the approval of the requests with conditions would be compatible with the neighborhood, would not visually impact the stability and appearance of the adjacent properties, would not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance in the surrounding area. As previously noted, the applicant seeks to permit a proposed 5-story skilled nursing facility on the subject property. Approval of the application would allow the site to be developed with a structure that would have more floor area (request #2) than required by code. The subject property is located along SW 72 Street (Sunset Drive), which is a major east-west section line commercial roadway with a number of established semi-professional offices and multi-family residential uses. Staff opines that based on the submitted site plans, the use keeps within the existing character of the neighborhood and the proposed structure will not result in an intensification of the development of the site beyond the scale of the surrounding area and would not be out of character with same. Additionally, when the request to permit 81 parking spaces where 117 are required (request #3) staff notes that the memorandum from the Platting and Traffic section states that there is no objection to the requested parking variance. Staff opines that the proposed use of a skilled nursing facility will have fewer visitors at any one time and would generate less traffic than other institutional uses. As such, staff opines that approval of requests #2 and #3 for a greater FAR and reduced parking, would maintain the *basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and that the requested non-use variances would be compatible with the surrounding properties and would not be detrimental to the area.* **Therefore, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** The submitted plans indicate a main ingress/egress point of direct vehicular access to the site along SW 72 Street (Sunset Drive). Parking and driveways are internal to the site and are located to the north and south of the proposed building.

**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, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Marquis Health", as prepared by Kimley Horn, dated stamped received 11/5/2024, consisting of nine (9) sheets and plans dated stamped received 09/19/2024, consisting of four (4) sheets, together with plans entitled "Marquis Health", as prepared by GHA, 09/19/2024, consisting of one (1) sheet and plans dated stamped 06/15/2024, consisting of seven (7) sheets for a total of twenty-one (21) sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant complies with all applicable conditions and requirements in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources dated October 10, 2024.
5. That the applicant complies with all applicable conditions and requirements in the memorandum from the Division of Environmental Review Management of the Department of Regulatory and Economic Resources dated October 11, 2024.
6. That the applicant complies with all applicable conditions and requirements in the memorandum from the Traffic Engineering Division of the Department of Transportation of Public Works dated August 8, 2024.

ES:JB:SS:EA



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

# ZONING RECOMMENDATION ADDENDUM

West Gables Property, LLC  
P.H. Z24-128

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS</b>	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection*</i>
<i>Fire Department</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection*</i>
<i>Traffic Engineering Division</i>	<i>No objection*</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Police</i>	<i>No comment</i>
<i>Schools</i>	<i>No objection</i>
<i>Water and Sewer 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><b>Office/Residential</b> (Pg. I-43)</p>	<p>The Adopted 2030 and 2040 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Office/Residential</b>. 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.</p>
<p><b>Congregate Living Facilities, Group Homes, Foster Homes, Nursing Homes, and Day Care Facilities.</b> (Pg. I-34)</p>	<p>"Congregate residential uses" and nursing homes may be permitted at suitable locations in Residential Communities in keeping with the following density allowance: Each 2.5 occupants shall be considered to be one dwelling unit, and the maximum number of dwelling units allowed shall be no greater than the number allowed in the next higher residential density category than that for which the site is designated. For example, a ten-acre site located in an area designated for six dwelling units per gross acre may be permitted up to 13 units per gross acre or in this instance, up to 130 units. Assuming 2.5 occupants per unit, up to 325 persons could occupy the site. The intensity of use that may be approved for "daytime service uses" such as day care facilities shall be limited as necessary to be compatible with adjacent uses and to comply with water supply and sewage regulations contained in Chapter 24 of the Miami-Dade County Code. If located in Estate, Low or Low-Medium Density neighborhoods, congregate residential uses, and daytime service uses such as day care centers, should locate only in activity nodes, transition areas and section centers as indicated in the Guidelines for Urban Form, or on sites that are transitional to higher density or higher intensity land uses, to public uses or to other areas of high activity or accessibility.</p>

**PERTINENT ZONING REQUIREMENTS/STANDARDS**


<p><b>Section 33— 207.3(5)</b></p>	<p><i>Floor area ratio. The floor area ratio shall not exceed the following:</i></p> <table border="1" data-bbox="509 300 797 911"> <thead> <tr> <th>Height of Building</th> <th>Floor Area Ratio</th> </tr> </thead> <tbody> <tr> <td>1-story</td> <td>0.30</td> </tr> <tr> <td>2-story</td> <td>0.50</td> </tr> <tr> <td>3-story</td> <td>0.75</td> </tr> <tr> <td>4-story</td> <td>0.80</td> </tr> <tr> <td>5-story</td> <td>0.85</td> </tr> <tr> <td>6-story</td> <td>0.90</td> </tr> <tr> <td>7-story</td> <td>0.95</td> </tr> <tr> <td>8-story</td> <td>1.00</td> </tr> <tr> <td>9-story</td> <td>1.05</td> </tr> </tbody> </table>	Height of Building	Floor Area Ratio	1-story	0.30	2-story	0.50	3-story	0.75	4-story	0.80	5-story	0.85	6-story	0.90	7-story	0.95	8-story	1.00	9-story	1.05
Height of Building	Floor Area Ratio																				
1-story	0.30																				
2-story	0.50																				
3-story	0.75																				
4-story	0.80																				
5-story	0.85																				
6-story	0.90																				
7-story	0.95																				
8-story	1.00																				
9-story	1.05																				
<p><b>Section 33-124(a)(g)</b></p>	<p><i>Sanitariums, convalescent homes, homes for the aged and similar institutions. At least one (1) parking space for each two (2) beds for patients contained in such buildings, plus one (1) parking space for each two (2) employees.</i></p>																				
<p><b>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</b></p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p>																				
<p><b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</b></p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for <b>non-use variances</b> 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>																				



# Memorandum

**Date:** October 11, 2024

**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:** Z2024000128-2<sup>nd</sup> Review  
West Gables Property LLC  
9025 SW 72<sup>nd</sup> Street  
(i) Unusual Use and Non-Use Variance Zoning Hearing Application, or  
(ii) (ii) in the alternative, a DBC from RU-4M to RU-4 and Rezoning and  
NUV for setbacks requirements for the development of a state-of-the-  
art skilled nursing home facility comprised of 180 beds  
(RU-4M) (2.5 Acres)  
28-54-40

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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, wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to sections 24-43.1 and 24-43(5) of the Code related to potable water supply and wastewater disposal, and wellfield protection, respectively.

## Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area for the Alexander Orr Wellfield. The site is situated within the 10-day travel time contour of said Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code.

Section 24-43(4)(b) of the Code provides sewage loading restrictions for properties located within the basic wellfield protection area of any public utility potable water supply well. According to this section of the Code, non-residential uses in the 10-day travel time contour of the Alexander Orr wellfield protection area, served by sanitary sewers and using public water supply and not having indigenous sandy substrata, the maximum sewage loading shall not exceed 850 gallons per day per acre.

In as much as the proposed use does not comply with the above-mentioned sewage loading restrictions the applicant applied for variances before the Environmental Quality Control Board (EQCB). Based upon the evidence and available information the EQCB granted a variance with conditions via EQCB Order No. 23-15, recorded in Miami-Dade County Official Records Book 33748, Page 2270, including a condition that the applicant submit a hazardous materials covenant.

Additionally, pursuant to section 24-43(5)(b) of the Code, hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored on properties within the Basic Wellfield Protection Area of the Alexander Orr Wellfield. These regulations also establish allowable stormwater drainage disposal methods intended to protect water quality within the Basic Wellfield Protection Area of wellfield protection areas. This covenant is recorded in Miami-Dade County Official Records Book 33748, Page 2270.

Since the subject request is for a non-residential land use, the owner of the property has submitted a properly executed covenant in accordance with section 24-43(5) of the Code which provides that hazardous wastes shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Revised plan AS-101, digitally signed by Brain Herbert, FL AR0015474 on September 12, 2024, stamped received by Zoning on September 19, 2024 depict a propose natural gas generator with propane back up, which complies with the requirements of section 24-43 of the Code and the recorded covenant.

**Conditions of approval: compliance with the conditions of EQCB Order 23-15 and the recorded covenant.**

#### Potable Water Supply and Wastewater Disposal

According to DERM records the property is connected to public water and sanitary sewers. Pursuant to the Code and based on the proposed site plan showing new construction, the proposed development is within feasible distance to connect to the abutting public water main and abutting public sanitary sewer mains. 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 DERM to allow an alternative means of domestic wastewater disposal.

All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

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 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.

**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

Any development/ redevelopment involving 2 acres or more of impervious area shall require a DERM Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Applicant is advised that the site is located within the 10-day travel time contour of the Alexander Orr Wellfield Protection Area. Pursuant to section 24-43(4)(c) of the Code no exfiltration trenches are allowed.

Stormwater shall be retained on site utilizing dry retention only for full on-site retention of the stormwater runoff generated by a 5-year storm event.

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

An aerial review of the subject property indicates the presence of tree resources. Tree Permit #2314846 was issued on November 16, 2023, for the subject property. All approved work shall be performed in accordance with this permit. Section 24-49 of the Code provides for the preservation and protection of tree resources. If any additional trees subject to the tree preservation and protection provisions of the Code are to be removed/relocated and are not associated with Tree Permit #2314846, a new tree removal permit will be required.

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

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

Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

### **Conditions of Approval: none**

### Enforcement History

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:** August 6, 2024

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

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

**Subject:** Zoning Application Comments - West Gables Property, LLC  
Application No. Z2024000128 - (Previous App. No. Z22-217)

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The Water and Sewer Department has reviewed the proposed development for the subject zoning application. The information provided below is preliminary and it does not affect the Zoning process. *The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.*

Application Name: West Gables Property, LLC

Location: The proposed project is located on approximately 2.50 acres at 9025 SW 72<sup>nd</sup> Street, with Folio No. 30-4028-000-0080, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking an Unusual Use approval for a group residential facility or a district boundary change from RU-4M (Modified Apartments House District) to RU-4 (High Density Apartment House District) in order to develop the subject property with a nursing home facility comprised of 180 beds. In addition, the Applicant is requesting a Non-Use Variance to comply with maximum Floor Area Ratio (FAR), minimum open space, setbacks, and parking requirements.

The estimated total water demand for the proposed project will be 22,500 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Alexander-Orr 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 existing property is connected to water. If a new connection is required, there is an existing 12-inch water main (EU1350-2) near to the southwest corner of the property to where the developer may connect and extend a new 12-inch water main easterly along SW 72<sup>nd</sup> Street to the subject site, as required to abut and provide water service to the proposed development.

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. *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 South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, 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 abutting the property along SW 72<sup>nd</sup> Street to where the developer may connect to provide sewer service to the proposed development. *Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant request connection to the sewer infrastructure.*

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

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 752 and P.S. No. 571. 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. 752

Existing NAPOT: 5.41 hrs.  
Proposed Development: 22,500 gpd  
Proposed Projected NAPOT: 6.51 hrs.

P.S. No. 571

Existing NAPOT: 3.69 hrs.  
Proposed Development: 22,500 gpd  
Proposed Projected NAPOT: 3.77 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>

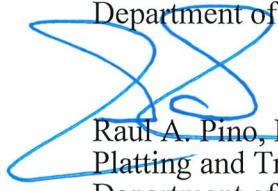
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or [mavald@miamidade.gov](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Pedro P. Vera Carballes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

# Memorandum



Date: October 10, 2024

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: Z2024000128  
Name: West Gables Property LLC  
Location: 9025 SW 72 Street  
Section 28 Township 54 South Range 40 East

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

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **25 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9702	SW 97 Avenue south of SW 56 Street	D	D
9264	SW 56 Street west of SW 87 Avenue	C	C
9658	SW 72 Street west of SW 87 Avenue	C	C

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

Notes: PM =Post Meridien

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

### Standard Conditions:

- 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 02, 2024

**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources

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

**Subject:** Z2024000128

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The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 09/19/2024.

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

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

For additional information, please contact [acuello@miamidade.gov](mailto:acuello@miamidade.gov) or call 305-775-3357.

# Memorandum



**Date:** August 8, 2024

**Subject:** Review of Z2024000128  
Applicant Name: West Gables Property, LLC

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## **PROJECT DESCRIPTION:**

According to the Letter of Intent (LOI), the project proposes a skilled nursing home facility comprised of 180 beds within a 5-story building totaling approximately 124,779 square feet. The subject site was previously approved under Z2022000217. As such, Traffic Engineering Division (TED) has no objection to the subject application.

### **I. PROJECT LOCATION:**

The property is located at 9025 SW 72 Street, Miami FL.

## **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 following conditions.**

- Please note that SW 72 Street is a state-maintained road (SR 986). Any improvements within the right of way of SW 72 Avenue requires review and approval by the Florida Department of Transportation. Please note that driveway connections along SW 72 Avenue must meet FDOT access management requirements.

**Please contact Anamersy Arce at [Anamersy.Arce@miamidade.gov](mailto:Anamersy.Arce@miamidade.gov) if you have any questions on the comments above.**

# Memorandum



**Date:** August 8, 2024

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

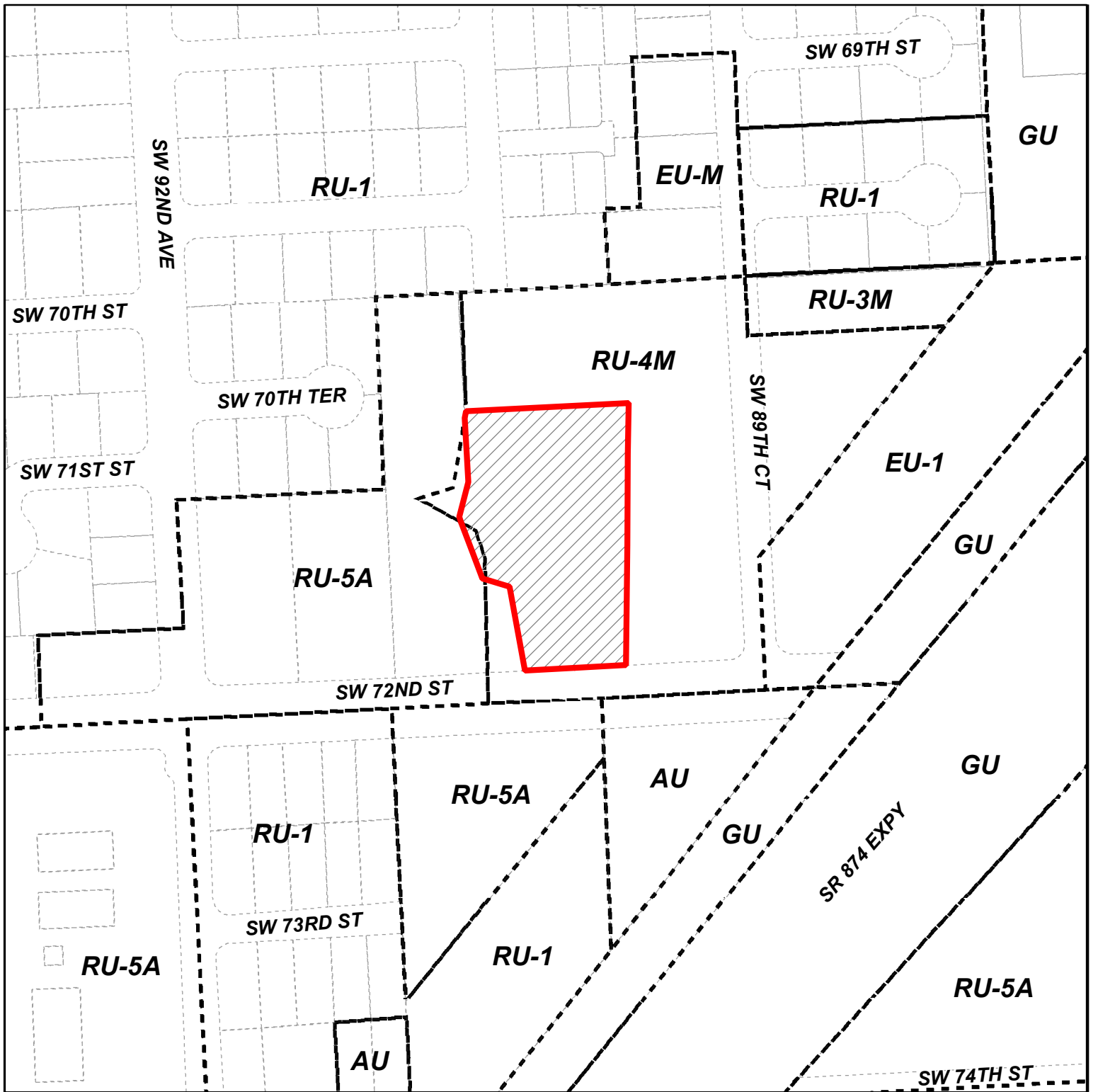
**From:** Sarah Cody, Historic Preservation Chief  
Department of Regulatory and Economic Resources

**Subject:** Zoning Application Z2024-000128 West Gables Property, LLC

---

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

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





**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2024000128**



Section: 28 Township: 54 Range: 40  
 Applicant: West Gables Property LLC  
 Zoning Board: C12  
 Commission District: 10  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

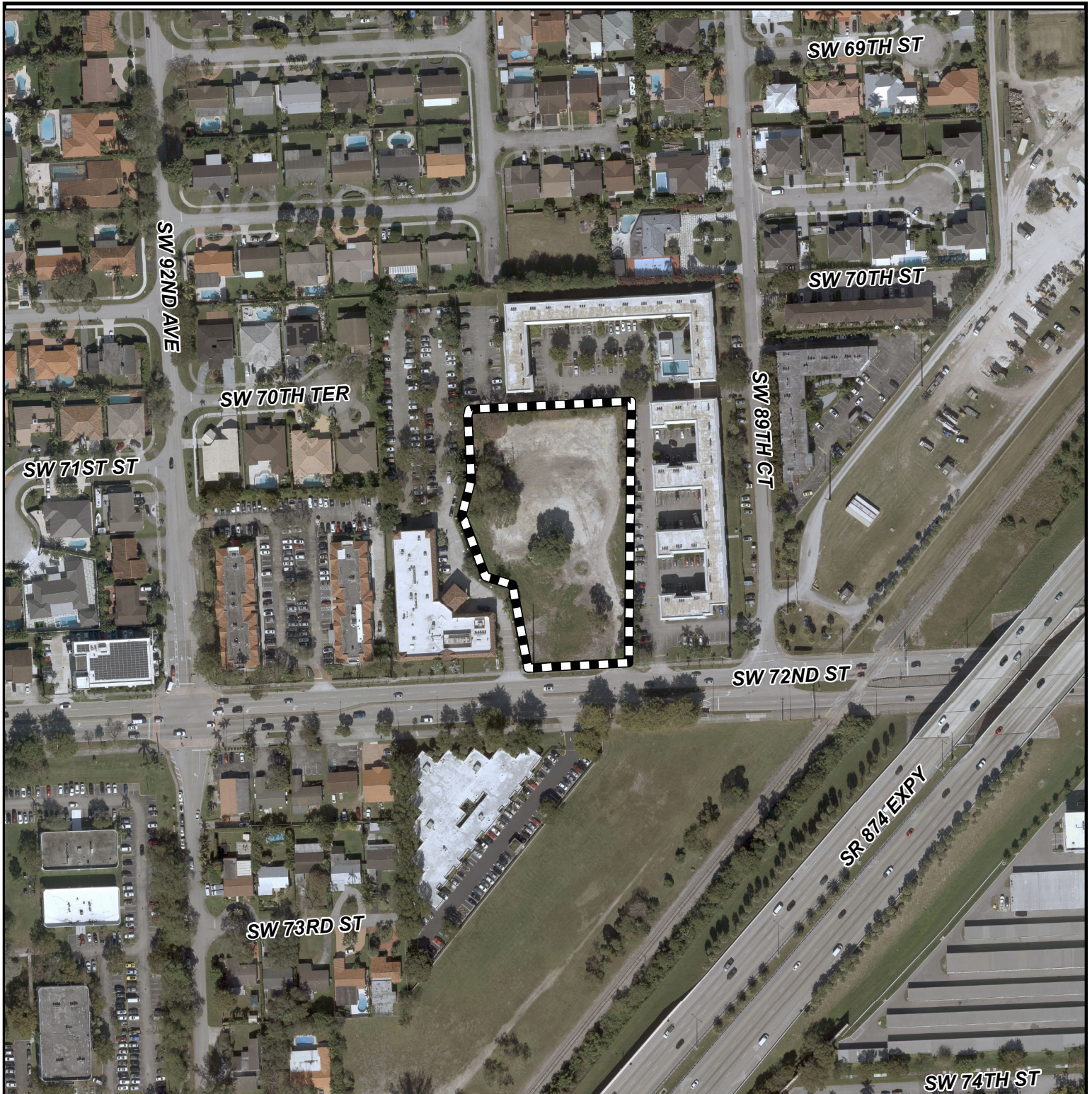
**Legend**

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Wednesday, July 17, 2024

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2023**

**Process Number**  
**Z2024000128**

**Legend**  
 Subject Property

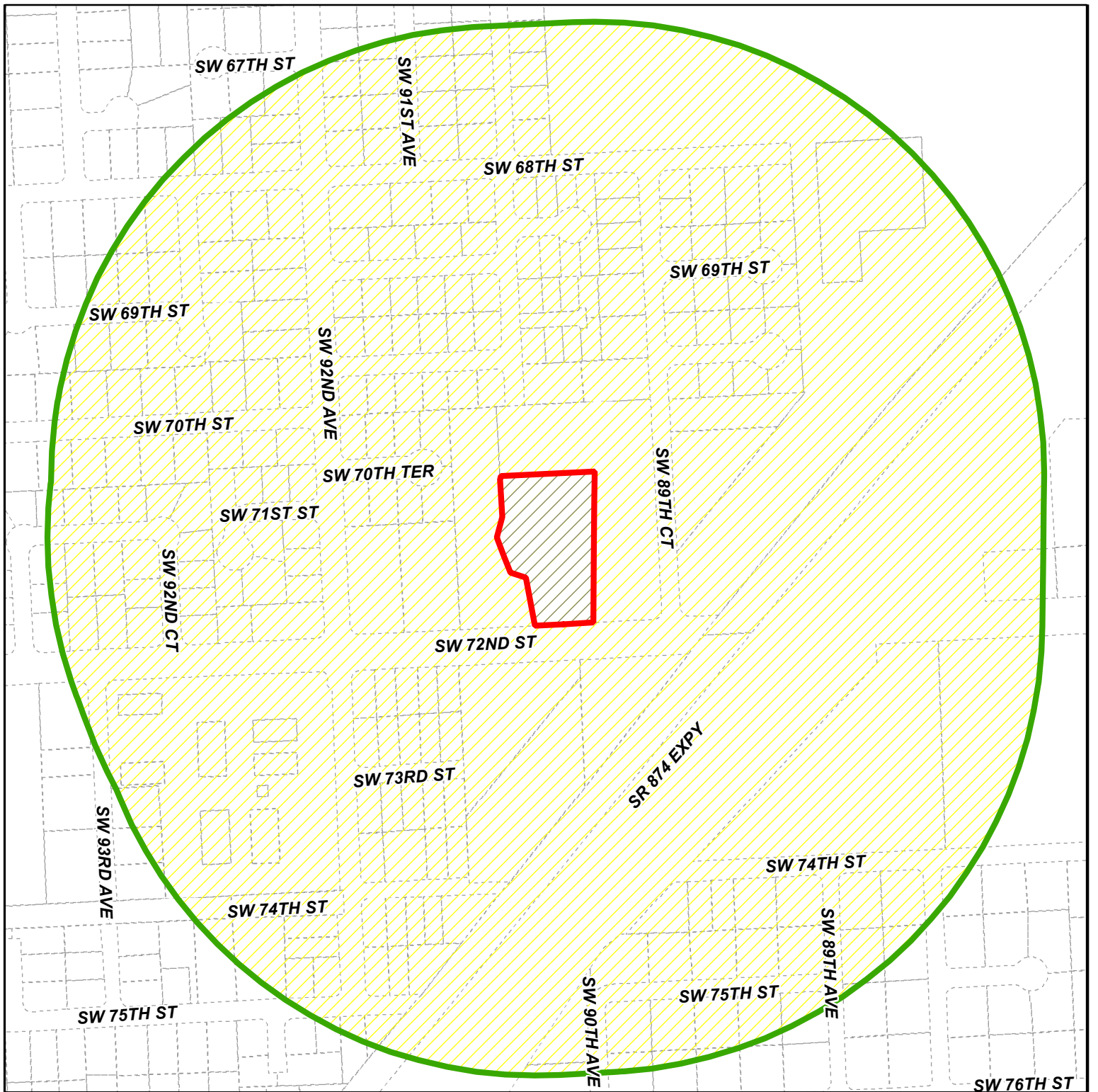


**Section: 28 Township: 54 Range: 40**  
**Applicant: West Gables Property LLC**  
**Zoning Board: C12**  
**Commission District: 10**  
**Drafter ID: EDUARDO CESPEDES**  
**Scale: NTS**



SKETCH CREATED ON: Wednesday, July 17, 2024

REVISION	DATE	BY






**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 28 Township: 54 Range: 40  
 Applicant: West Gables Property LLC  
 Zoning Board: C12  
 Commission District: 10  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2024000128**  
 RADIUS: 1240

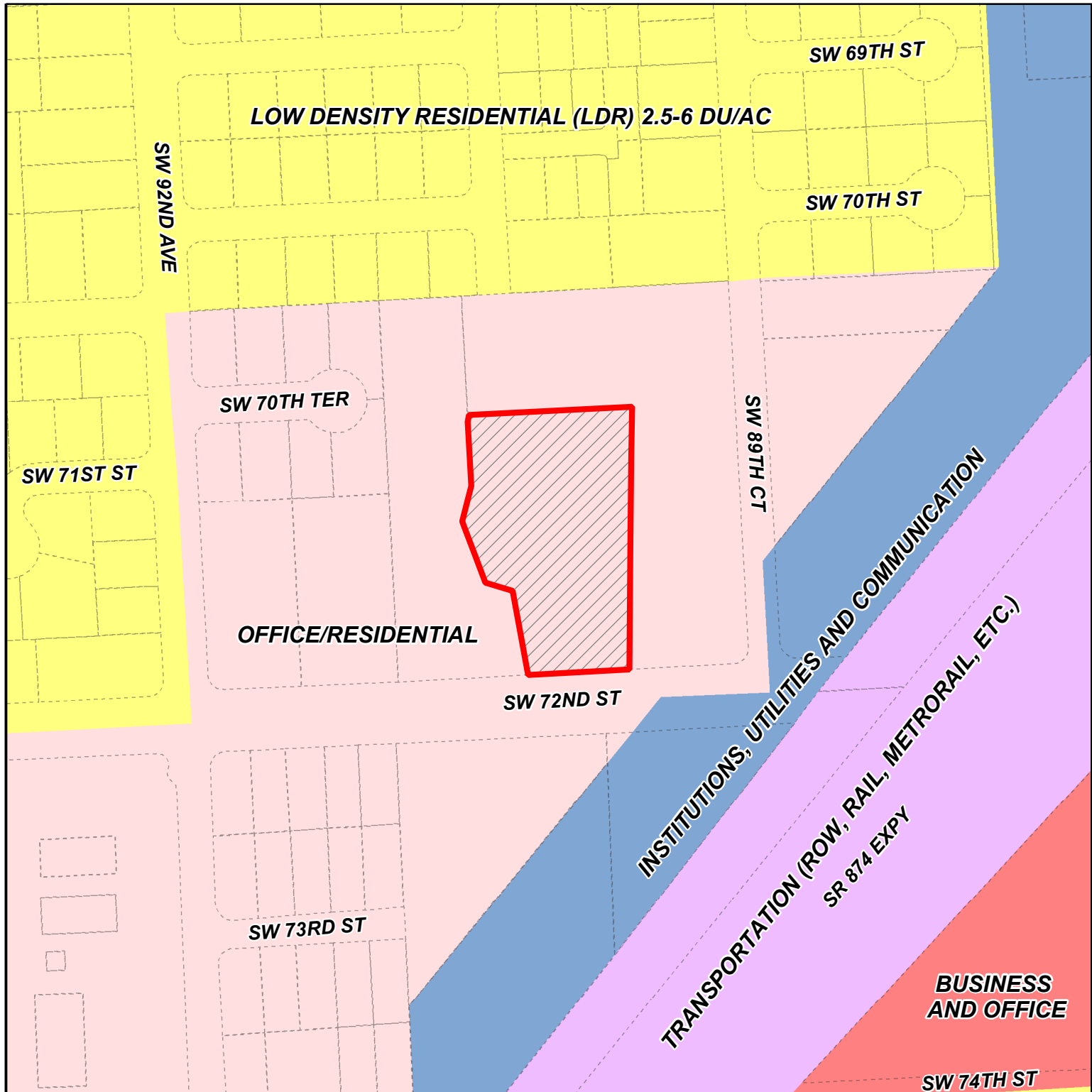
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, July 17, 2024

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2024000128**

Section: 28 Township: 54 Range: 40  
 Applicant: West Gables Property LLC  
 Zoning Board: C12  
 Commission District: 10  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Wednesday, July 17, 2024

REVISION	DATE	BY



# RECEIVED

MIAMI-DADE COUNTY

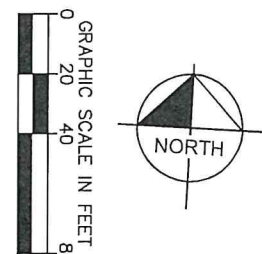
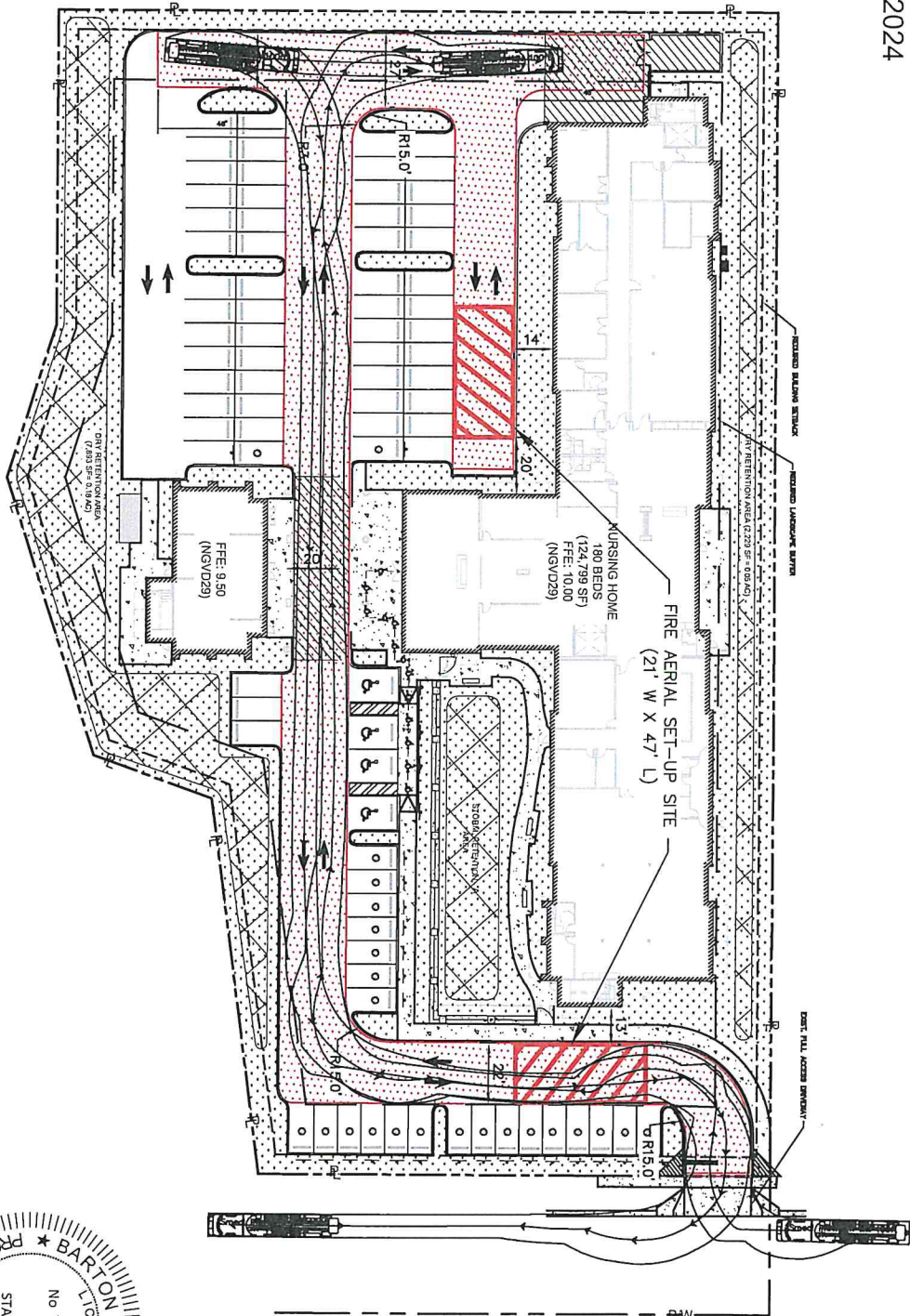
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DATE: SEP 19 2024

BY: BIDS

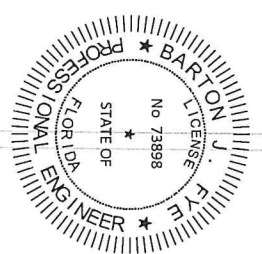
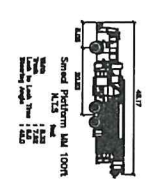
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This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Failure of and/or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND:**

- RIGHT-OF-WAY LINE / PROPERTY LINE
- - - CENTER LINE OF ROADWAY
- BALCONY OUTLINE
- FIRE RETENTION AREA (SEE TO LANDSCAPE PLANS FOR DETAILS)



This item has been digitally signed and sealed by Barton J. Fye, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Date: 09/09/2024

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 PHONE: 305-473-2025  
 WWW.KH-FLORIDA.COM RESERVING 25108

MARQUIS HEALTH  
 9025 SW 72nd STREET

FIRE TRUCK MANEUVERABILITY

SHEET NUMBER  
 EX-1

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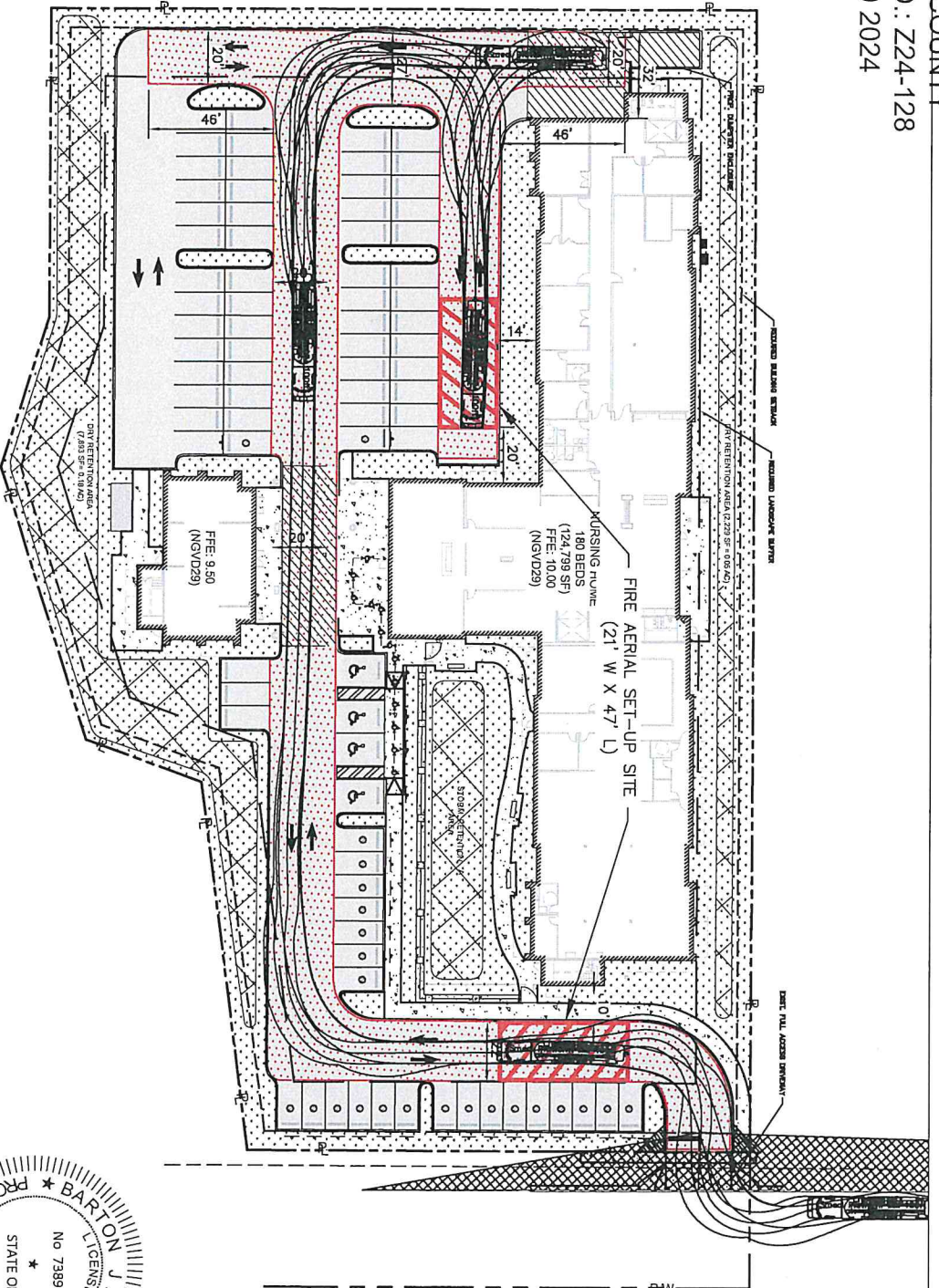
MIAMI-DADE COUNTY

PROJECT NO.: Z24-128

DATE: SEP 19 2024

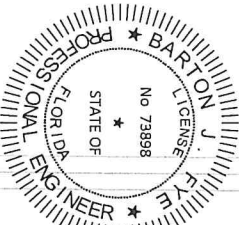
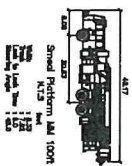
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**LEGEND:**

- RIGHT-OF-WAY LINE/ PROPERTY LINE
- - - CENTER LINE OF ROADWAY
- BUILDING OUTLINE
- FIRE VEGETATION (PERTAIN TO LANDSCAPE PLAN FOR DETAILS)



This item has been digitally signed and sealed by Barton J. Fye, P.E. on the date adjacent to the seal.  
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 Date: 09/09/2024

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 PHONE: 305-473-2925  
 WWW.KIMLEY-HORN.COM REGISTRY: 35108

MARQUIS HEALTH  
 9025 SW 72nd STREET

FIRE TRUCK  
 MANEUVERABILITY

SHEET NUMBER  
 EX-2

# RECEIVED

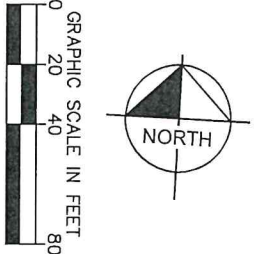
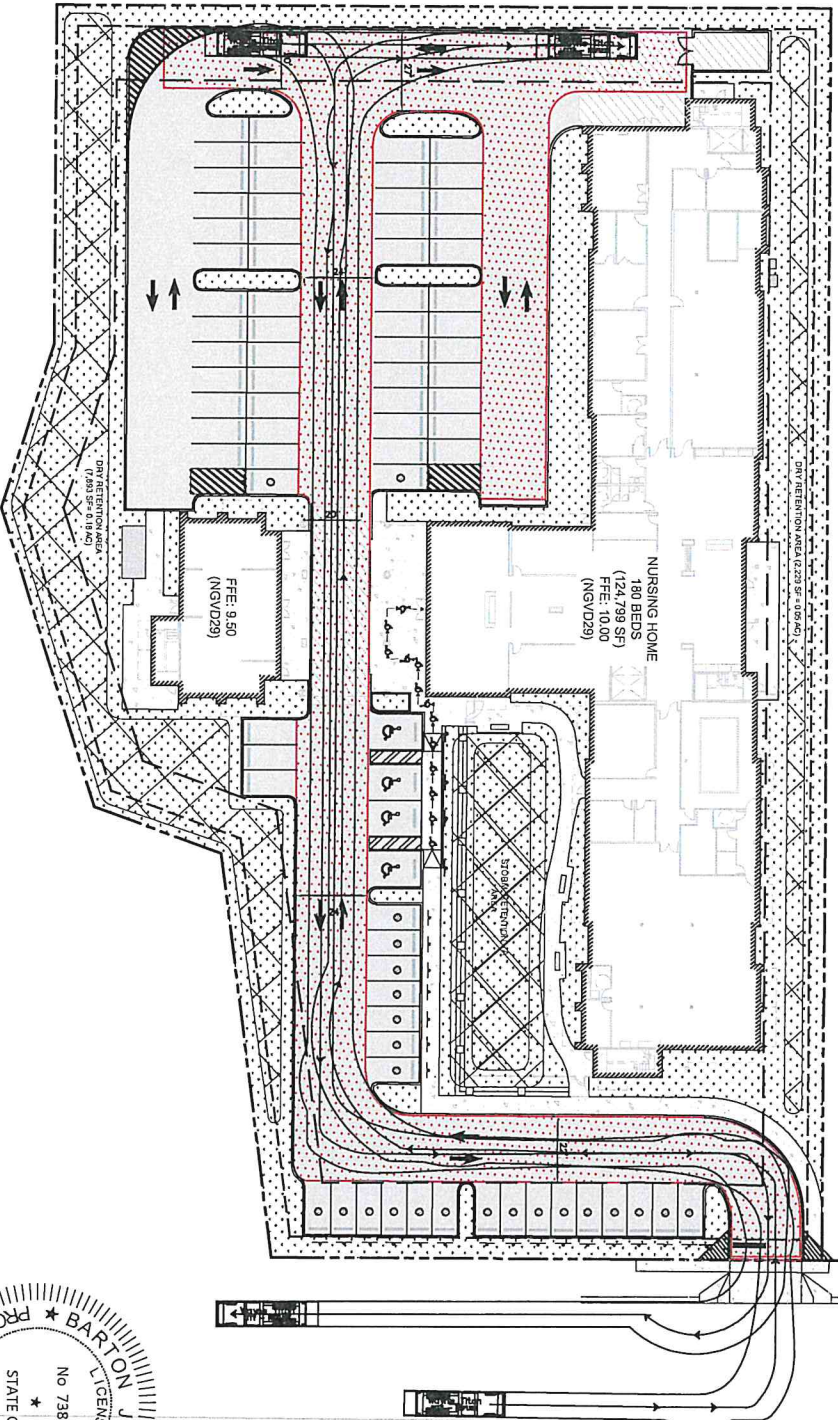
MIAMI-DADE COUNTY

PROCESS NO.: Z24-128

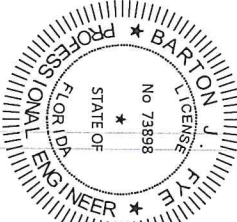
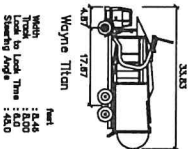
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BY: ERIDS

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- LEGEND:**
- RIGHT-OF-WAY LINE/ PROPERTY LINE
  - CENTER LINE OF ROADWAY
  - BUILDING OUTLINE
  - PIPE VENTILATION RISER FOR SEWER



This item has been digitally signed and sealed by Barton J. Fye, P.E., on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Date: 09/09/2024

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 WWW.KIMLEY-HORN.COM REGISTRY 25108  
 PHONE: 305-473-2025

MARQUIS HEALTH  
 9025 SW 72nd STREET

FRONT LOADING TRASH  
 COLLECTION TRUCK  
 MANEUVERABILITY

SHEET NUMBER  
 EX-3

Plotted By: Chover, Miana Sheet: SMI-MH010 Health Layout-L-100 TREE DISPOSITION PLAN October 29, 2024 03:53:07pm K:\mb\_010\143353000\_west\_gables\_nursing\_home\landscape\CADD\PlanSheet\L-100\_TREE\_DISPOSITION\_PLAN.dwg

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- TREE DISPOSITION GRAPHIC LEGEND**
- TREE TO BE RETAINED
  - TREE TO BE REMOVED
  - TREE TO BE RETAINED WITH PROTECTION
  - TREE TO BE RETAINED WITH PROTECTION (ALTERNATIVE)
  - TREE TO BE RETAINED WITH PROTECTION (ALTERNATIVE)

**TREE DISPOSITION LIST**

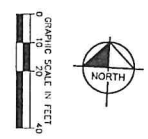
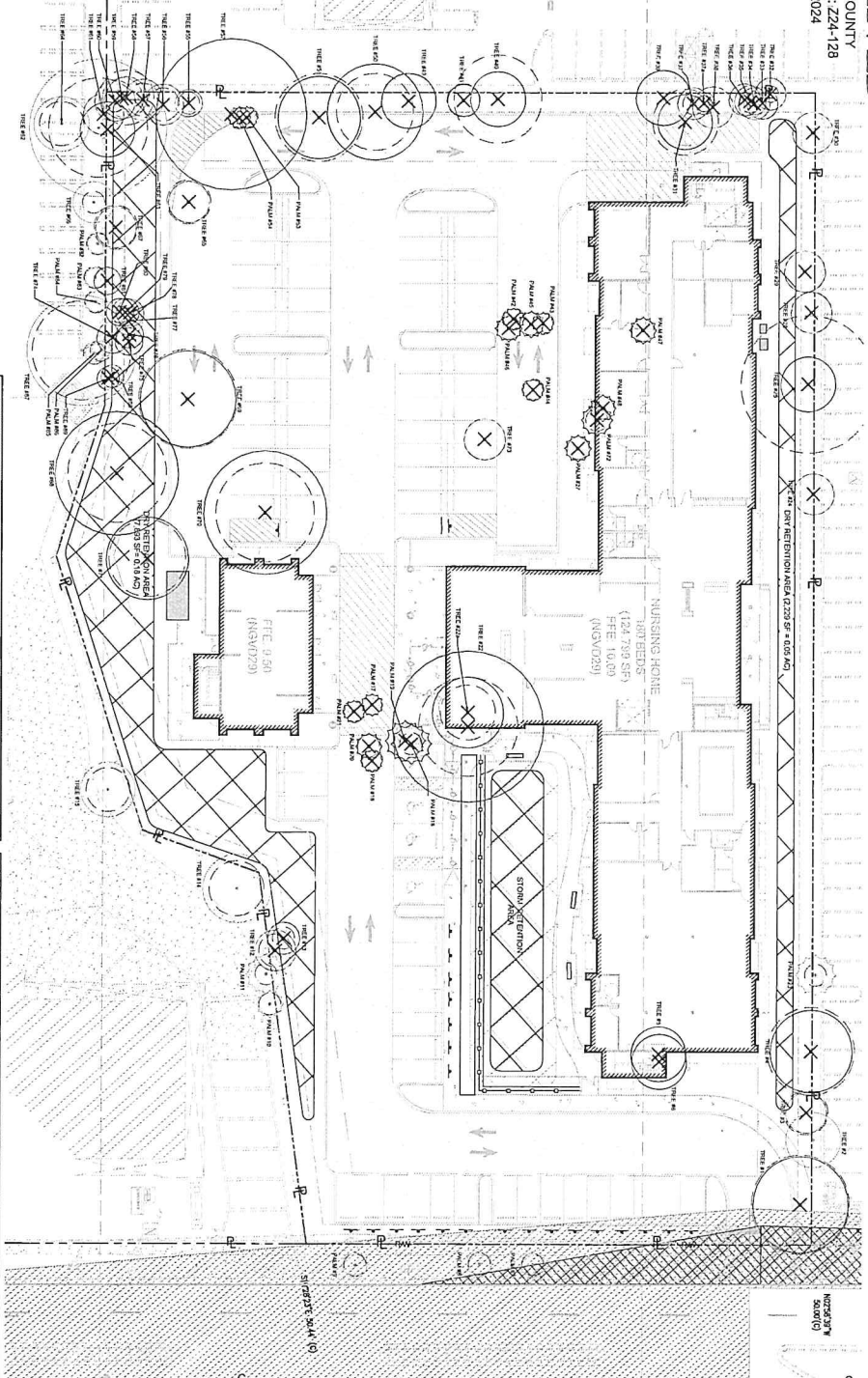
NO.	SYMBOL	DESCRIPTION	DATE	BY	REVISIONS
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**MITIGATION TABLE**

NO.	SYMBOL	DESCRIPTION	DATE	BY	REVISIONS
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**MITIGATION CALCULATIONS**

NO.	SYMBOL	DESCRIPTION	DATE	BY	REVISIONS
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SHEET NUMBER <b>L-100</b>	<b>MARQUIS HEALTH</b> PREPARED FOR <b>TRYKO PARTNERS</b> MIAMI-DADE COUNTY	<b>TREE DISPOSITION PLAN</b>	KHA PROJECT 143353000 DATE OCT. 2024 SCALE AS SHOWN DESIGNED BY MW DRAWN BY CF CHECKED BY MW	PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW VINCENT WISEWICKO LA6667406 ON THE DATE ADJACENT TO THE SEAL.		<b>Kimley-Horn</b> © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134 PHONE: 305-673-2025 WWW.KIMLEY-HORN.COM REGISTRY NO. 696	P & Z Resubmission P & Z Resubmission No. _____ REVISIONS _____ DATE BY _____
			THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW VINCENT WISEWICKO LA6667406 ON DATE ADJACENT TO SEAL.	No. _____ REVISIONS _____ DATE BY _____				

MIAMI-DADE COUNTY TREE REMOVAL AND TREE TO REMAIN PRUNING SPECIFICATIONS

PROCESS NO.: 2224  
DATE: NOV 5 2024  
BY: GONGJL

PART 1 - GENERAL

- A. Natural Resources - Existing trees or plants.
- B. Critical Root Zone - The minimum volume of roots necessary to allow for tree health and stability.
- C. DBH - Diameter Breast High - Indicate the location on the trunk, approximately 4.5' above ground, to measure the diameter of a tree.
- D. Tree Protection Zone (TPZ) - The area surrounding a tree defined by a specified distance, which excavation and other construction related activities should be avoided. The TPZ is variable based on tree size and species.
- E. Tree Protection Zone (TPZ) - The area surrounding a tree defined by a specified distance, which excavation and other construction related activities should be avoided. The TPZ is variable based on tree size and species.
- F. Tree Protection Zone (TPZ) - The area surrounding a tree defined by a specified distance, which excavation and other construction related activities should be avoided. The TPZ is variable based on tree size and species.
- G. Contractor Certified Arborist - An independent ISA Certified Arborist hired and paid for by the contractor; that supervises the construction of the procedure shown on the tree disposition plans.

PART 2 - TREE BARRIER

- A. Tree Protector Barrier Material.
  - 1. 1.5" (1 1/2") Red metal T-Bar Posts and Post Caps.
  - 2. 2.0" (2") Red metal T-Bar Posts and Post Caps.
  - 3. The posts shall be spaced every twenty (20) feet placed in such a manner to be clearly visible to the construction workers. The sign must be made up of weather resistant material.
  - 4. The sign shall be placed in the critical root zone.
  - 5. The sign shall be placed in the critical root zone.

PART 3 - EXECUTION

- A. Hazards are determined by qualified certified arborist in an individual tree then those hazards can be mitigated according to the specifications given by the Qualified Certified Arborist.
  - 1. The tree disposition list. This item is to be coordinated by the Qualified Certified Arborist with the Owner's Representative.
  - 2. The Contractor's Certified Arborist shall be present during all pruning operations.
  - 3. The Contractor's Certified Arborist shall be present during all pruning operations.
- B. Root Pruning - Refer to Arborist Report.
  - 1. Root pruning shall be performed in the field by the Owner's Representative and the Contractor's Certified Arborist.
  - 2. All roots shall be cut by hand.
  - 3. The trench shall be backfilled minus debris and large rocks, as directed by the Contractor's Certified Arborist.
- C. Tree Protector Barrier
  - 1. See detail in this sheet.
  - 2. Tree Protector Barrier shall be placed by the Contractor around each tree to remain as directed by the Contractor's Certified Arborist.
- D. Tree Removals
  - 1. Contractor shall remove and discard all trees shown as "Remove" on the Tree Disposition Plan and the Tree Disposition List. Tree stump shall be ground below grade. Care shall be taken to ensure that the stump is not left in place.
  - 2. All trees shall be removed and ground, roots shall be cut and the critical root zones shall not be compacted by equipment.
  - 3. Contractor shall remove and haul away from the job site all wood generated from tree removals, including stumps, the same day the removal happens. 4. Stump pits are not allowed.

PART 4 - PENALTIES

- A. Report of Damaged Trees To Remain
  - 1. In the event that any other natural resources should occur by accident or negligence during the construction period, shall be immediately inspected by Qualified Certified Arborist who shall determine the prescription of care at the Contractor's expense.

PART 5 - TREE PROTECTION

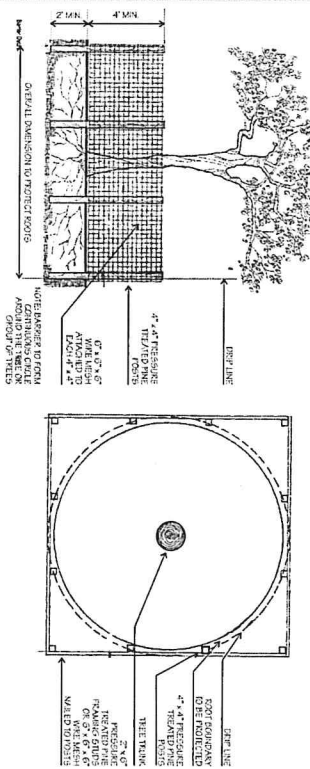
- A. Contractor shall determine the location of the Tree Protector Barrier around each tree to remain based on habitat analysis of each existing tree to remain that is adjacent to construction improvements such as utility installation, pavement addition and/or restoration, etc.
- B. Contractor shall maintain and repair the Tree Protector Barrier during site construction operations.
- C. Contractor shall not remove or damage any trees shown as "To Remain" on the Tree Disposition Plan and the Tree Disposition List without approval of Owner's Representative and Contractor's Certified Arborist's written directive.
- D. There shall be no change in grade within the critical root zone.
- E. Contractor shall clear by hand all vegetation or grade within the critical root zone of trees to remain.
- F. Contractor shall not install conduit, conduits, or any utility line in any critical root zone areas without the approval of the Contractor's Certified Arborist and Owner's Representative.

PART 6 - IRRIGATION

- A. Contractor shall irrigate trees as specified by Landscape Architect and Qualified Certified Arborist.
- B. On a monthly basis an irrigation audit shall be conducted by an irrigation specialist (to review by Landscape Architect or Qualified Certified Arborist).

TREE PROTECTION AND SUPPORT

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION AND SUPPORT TO TREES AND WALS PROTECTIVE FROM CONSTRUCTION EQUIPMENT.

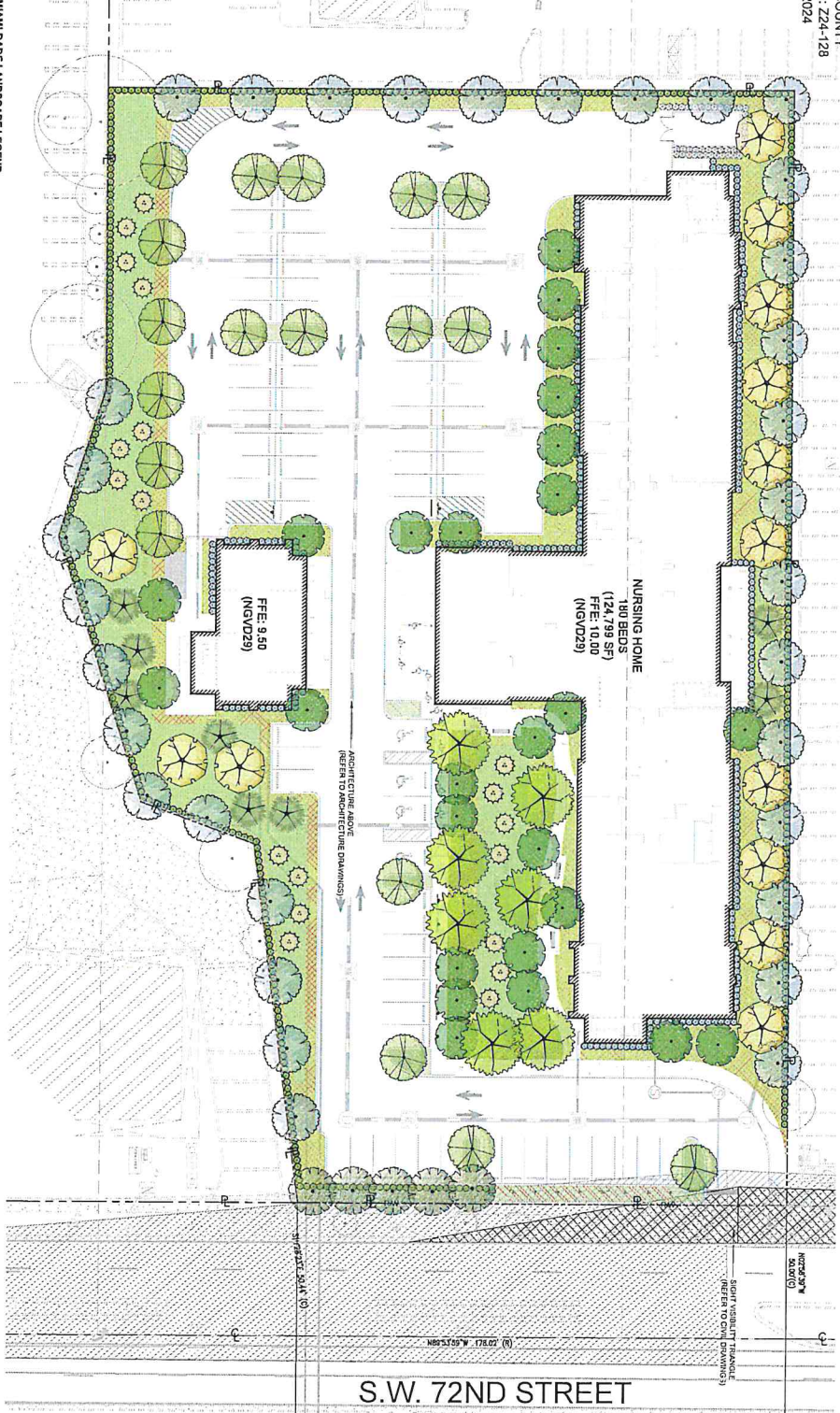


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SHEET NUMBER <b>L-150</b>	MARQUIS HEALTH PREPARED FOR TRYKO PARTNERS MIAMI-DADE COUNTY FL	TREE DISPOSITION NOTES & DETAILS	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW VINCENT WISENIEWSKI L48667406 ON DATE ADJACENT TO SEAL.	PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE FORGED ON ANY ELECTRONIC COPIES.	THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW VINCENT WISENIEWSKI L48667406 ON THE DATE ADJACENT TO THE SEAL.
			KHA PROJECT 143353000 DATE OCT. 2024 SCALE AS SHOWN DESIGNED BY MW DRAWN BY CF CHECKED BY MW		<b>Kimley-Horn</b> © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134 PHONE: 305-873-2825 WWW.KIMLEY-HORN.COM REGISTRY NO. 696

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**MIAMI-DADE LANDSCAPE LEGEND**

Symbol	Description
(Tree symbol)	1. 12" DBH (10' H) SPREADER
(Tree symbol)	2. 18" DBH (15' H) SPREADER
(Tree symbol)	3. 24" DBH (20' H) SPREADER
(Tree symbol)	4. 30" DBH (25' H) SPREADER
(Tree symbol)	5. 36" DBH (30' H) SPREADER
(Tree symbol)	6. 42" DBH (35' H) SPREADER
(Tree symbol)	7. 48" DBH (40' H) SPREADER
(Tree symbol)	8. 54" DBH (45' H) SPREADER
(Tree symbol)	9. 60" DBH (50' H) SPREADER
(Tree symbol)	10. 66" DBH (55' H) SPREADER
(Tree symbol)	11. 72" DBH (60' H) SPREADER
(Tree symbol)	12. 78" DBH (65' H) SPREADER
(Tree symbol)	13. 84" DBH (70' H) SPREADER
(Tree symbol)	14. 90" DBH (75' H) SPREADER
(Tree symbol)	15. 96" DBH (80' H) SPREADER
(Tree symbol)	16. 102" DBH (85' H) SPREADER
(Tree symbol)	17. 108" DBH (90' H) SPREADER
(Tree symbol)	18. 114" DBH (95' H) SPREADER
(Tree symbol)	19. 120" DBH (100' H) SPREADER
(Tree symbol)	20. 126" DBH (105' H) SPREADER
(Tree symbol)	21. 132" DBH (110' H) SPREADER
(Tree symbol)	22. 138" DBH (115' H) SPREADER
(Tree symbol)	23. 144" DBH (120' H) SPREADER
(Tree symbol)	24. 150" DBH (125' H) SPREADER
(Tree symbol)	25. 156" DBH (130' H) SPREADER
(Tree symbol)	26. 162" DBH (135' H) SPREADER
(Tree symbol)	27. 168" DBH (140' H) SPREADER
(Tree symbol)	28. 174" DBH (145' H) SPREADER
(Tree symbol)	29. 180" DBH (150' H) SPREADER
(Tree symbol)	30. 186" DBH (155' H) SPREADER
(Tree symbol)	31. 192" DBH (160' H) SPREADER
(Tree symbol)	32. 198" DBH (165' H) SPREADER
(Tree symbol)	33. 204" DBH (170' H) SPREADER
(Tree symbol)	34. 210" DBH (175' H) SPREADER
(Tree symbol)	35. 216" DBH (180' H) SPREADER
(Tree symbol)	36. 222" DBH (185' H) SPREADER
(Tree symbol)	37. 228" DBH (190' H) SPREADER
(Tree symbol)	38. 234" DBH (195' H) SPREADER
(Tree symbol)	39. 240" DBH (200' H) SPREADER
(Tree symbol)	40. 246" DBH (205' H) SPREADER
(Tree symbol)	41. 252" DBH (210' H) SPREADER
(Tree symbol)	42. 258" DBH (215' H) SPREADER
(Tree symbol)	43. 264" DBH (220' H) SPREADER
(Tree symbol)	44. 270" DBH (225' H) SPREADER
(Tree symbol)	45. 276" DBH (230' H) SPREADER
(Tree symbol)	46. 282" DBH (235' H) SPREADER
(Tree symbol)	47. 288" DBH (240' H) SPREADER
(Tree symbol)	48. 294" DBH (245' H) SPREADER
(Tree symbol)	49. 300" DBH (250' H) SPREADER
(Tree symbol)	50. 306" DBH (255' H) SPREADER
(Tree symbol)	51. 312" DBH (260' H) SPREADER
(Tree symbol)	52. 318" DBH (265' H) SPREADER
(Tree symbol)	53. 324" DBH (270' H) SPREADER
(Tree symbol)	54. 330" DBH (275' H) SPREADER
(Tree symbol)	55. 336" DBH (280' H) SPREADER
(Tree symbol)	56. 342" DBH (285' H) SPREADER
(Tree symbol)	57. 348" DBH (290' H) SPREADER
(Tree symbol)	58. 354" DBH (295' H) SPREADER
(Tree symbol)	59. 360" DBH (300' H) SPREADER
(Tree symbol)	60. 366" DBH (305' H) SPREADER
(Tree symbol)	61. 372" DBH (310' H) SPREADER
(Tree symbol)	62. 378" DBH (315' H) SPREADER
(Tree symbol)	63. 384" DBH (320' H) SPREADER
(Tree symbol)	64. 390" DBH (325' H) SPREADER
(Tree symbol)	65. 396" DBH (330' H) SPREADER
(Tree symbol)	66. 402" DBH (335' H) SPREADER
(Tree symbol)	67. 408" DBH (340' H) SPREADER
(Tree symbol)	68. 414" DBH (345' H) SPREADER
(Tree symbol)	69. 420" DBH (350' H) SPREADER
(Tree symbol)	70. 426" DBH (355' H) SPREADER
(Tree symbol)	71. 432" DBH (360' H) SPREADER
(Tree symbol)	72. 438" DBH (365' H) SPREADER
(Tree symbol)	73. 444" DBH (370' H) SPREADER
(Tree symbol)	74. 450" DBH (375' H) SPREADER
(Tree symbol)	75. 456" DBH (380' H) SPREADER
(Tree symbol)	76. 462" DBH (385' H) SPREADER
(Tree symbol)	77. 468" DBH (390' H) SPREADER
(Tree symbol)	78. 474" DBH (395' H) SPREADER
(Tree symbol)	79. 480" DBH (400' H) SPREADER
(Tree symbol)	80. 486" DBH (405' H) SPREADER
(Tree symbol)	81. 492" DBH (410' H) SPREADER
(Tree symbol)	82. 498" DBH (415' H) SPREADER
(Tree symbol)	83. 504" DBH (420' H) SPREADER
(Tree symbol)	84. 510" DBH (425' H) SPREADER
(Tree symbol)	85. 516" DBH (430' H) SPREADER
(Tree symbol)	86. 522" DBH (435' H) SPREADER
(Tree symbol)	87. 528" DBH (440' H) SPREADER
(Tree symbol)	88. 534" DBH (445' H) SPREADER
(Tree symbol)	89. 540" DBH (450' H) SPREADER
(Tree symbol)	90. 546" DBH (455' H) SPREADER
(Tree symbol)	91. 552" DBH (460' H) SPREADER
(Tree symbol)	92. 558" DBH (465' H) SPREADER
(Tree symbol)	93. 564" DBH (470' H) SPREADER
(Tree symbol)	94. 570" DBH (475' H) SPREADER
(Tree symbol)	95. 576" DBH (480' H) SPREADER
(Tree symbol)	96. 582" DBH (485' H) SPREADER
(Tree symbol)	97. 588" DBH (490' H) SPREADER
(Tree symbol)	98. 594" DBH (495' H) SPREADER
(Tree symbol)	99. 600" DBH (500' H) SPREADER
(Tree symbol)	100. 606" DBH (505' H) SPREADER
(Tree symbol)	101. 612" DBH (510' H) SPREADER
(Tree symbol)	102. 618" DBH (515' H) SPREADER
(Tree symbol)	103. 624" DBH (520' H) SPREADER
(Tree symbol)	104. 630" DBH (525' H) SPREADER
(Tree symbol)	105. 636" DBH (530' H) SPREADER
(Tree symbol)	106. 642" DBH (535' H) SPREADER
(Tree symbol)	107. 648" DBH (540' H) SPREADER
(Tree symbol)	108. 654" DBH (545' H) SPREADER
(Tree symbol)	109. 660" DBH (550' H) SPREADER
(Tree symbol)	110. 666" DBH (555' H) SPREADER
(Tree symbol)	111. 672" DBH (560' H) SPREADER
(Tree symbol)	112. 678" DBH (565' H) SPREADER
(Tree symbol)	113. 684" DBH (570' H) SPREADER
(Tree symbol)	114. 690" DBH (575' H) SPREADER
(Tree symbol)	115. 696" DBH (580' H) SPREADER
(Tree symbol)	116. 702" DBH (585' H) SPREADER
(Tree symbol)	117. 708" DBH (590' H) SPREADER
(Tree symbol)	118. 714" DBH (595' H) SPREADER
(Tree symbol)	119. 720" DBH (600' H) SPREADER
(Tree symbol)	120. 726" DBH (605' H) SPREADER
(Tree symbol)	121. 732" DBH (610' H) SPREADER
(Tree symbol)	122. 738" DBH (615' H) SPREADER
(Tree symbol)	123. 744" DBH (620' H) SPREADER
(Tree symbol)	124. 750" DBH (625' H) SPREADER
(Tree symbol)	125. 756" DBH (630' H) SPREADER
(Tree symbol)	126. 762" DBH (635' H) SPREADER
(Tree symbol)	127. 768" DBH (640' H) SPREADER
(Tree symbol)	128. 774" DBH (645' H) SPREADER
(Tree symbol)	129. 780" DBH (650' H) SPREADER
(Tree symbol)	130. 786" DBH (655' H) SPREADER
(Tree symbol)	131. 792" DBH (660' H) SPREADER
(Tree symbol)	132. 798" DBH (665' H) SPREADER
(Tree symbol)	133. 804" DBH (670' H) SPREADER
(Tree symbol)	134. 810" DBH (675' H) SPREADER
(Tree symbol)	135. 816" DBH (680' H) SPREADER
(Tree symbol)	136. 822" DBH (685' H) SPREADER
(Tree symbol)	137. 828" DBH (690' H) SPREADER
(Tree symbol)	138. 834" DBH (695' H) SPREADER
(Tree symbol)	139. 840" DBH (700' H) SPREADER
(Tree symbol)	140. 846" DBH (705' H) SPREADER
(Tree symbol)	141. 852" DBH (710' H) SPREADER
(Tree symbol)	142. 858" DBH (715' H) SPREADER
(Tree symbol)	143. 864" DBH (720' H) SPREADER
(Tree symbol)	144. 870" DBH (725' H) SPREADER
(Tree symbol)	145. 876" DBH (730' H) SPREADER
(Tree symbol)	146. 882" DBH (735' H) SPREADER
(Tree symbol)	147. 888" DBH (740' H) SPREADER
(Tree symbol)	148. 894" DBH (745' H) SPREADER
(Tree symbol)	149. 900" DBH (750' H) SPREADER
(Tree symbol)	150. 906" DBH (755' H) SPREADER
(Tree symbol)	151. 912" DBH (760' H) SPREADER
(Tree symbol)	152. 918" DBH (765' H) SPREADER
(Tree symbol)	153. 924" DBH (770' H) SPREADER
(Tree symbol)	154. 930" DBH (775' H) SPREADER
(Tree symbol)	155. 936" DBH (780' H) SPREADER
(Tree symbol)	156. 942" DBH (785' H) SPREADER
(Tree symbol)	157. 948" DBH (790' H) SPREADER
(Tree symbol)	158. 954" DBH (795' H) SPREADER
(Tree symbol)	159. 960" DBH (800' H) SPREADER
(Tree symbol)	160. 966" DBH (805' H) SPREADER
(Tree symbol)	161. 972" DBH (810' H) SPREADER
(Tree symbol)	162. 978" DBH (815' H) SPREADER
(Tree symbol)	163. 984" DBH (820' H) SPREADER
(Tree symbol)	164. 990" DBH (825' H) SPREADER
(Tree symbol)	165. 996" DBH (830' H) SPREADER
(Tree symbol)	166. 1002" DBH (835' H) SPREADER
(Tree symbol)	167. 1008" DBH (840' H) SPREADER
(Tree symbol)	168. 1014" DBH (845' H) SPREADER
(Tree symbol)	169. 1020" DBH (850' H) SPREADER
(Tree symbol)	170. 1026" DBH (855' H) SPREADER
(Tree symbol)	171. 1032" DBH (860' H) SPREADER
(Tree symbol)	172. 1038" DBH (865' H) SPREADER
(Tree symbol)	173. 1044" DBH (870' H) SPREADER
(Tree symbol)	174. 1050" DBH (875' H) SPREADER
(Tree symbol)	175. 1056" DBH (880' H) SPREADER
(Tree symbol)	176. 1062" DBH (885' H) SPREADER
(Tree symbol)	177. 1068" DBH (890' H) SPREADER
(Tree symbol)	178. 1074" DBH (895' H) SPREADER
(Tree symbol)	179. 1080" DBH (900' H) SPREADER
(Tree symbol)	180. 1086" DBH (905' H) SPREADER
(Tree symbol)	181. 1092" DBH (910' H) SPREADER
(Tree symbol)	182. 1098" DBH (915' H) SPREADER
(Tree symbol)	183. 1104" DBH (920' H) SPREADER
(Tree symbol)	184. 1110" DBH (925' H) SPREADER
(Tree symbol)	185. 1116" DBH (930' H) SPREADER
(Tree symbol)	186. 1122" DBH (935' H) SPREADER
(Tree symbol)	187. 1128" DBH (940' H) SPREADER
(Tree symbol)	188. 1134" DBH (945' H) SPREADER
(Tree symbol)	189. 1140" DBH (950' H) SPREADER
(Tree symbol)	190. 1146" DBH (955' H) SPREADER
(Tree symbol)	191. 1152" DBH (960' H) SPREADER
(Tree symbol)	192. 1158" DBH (965' H) SPREADER
(Tree symbol)	193. 1164" DBH (970' H) SPREADER
(Tree symbol)	194. 1170" DBH (975' H) SPREADER
(Tree symbol)	195. 1176" DBH (980' H) SPREADER
(Tree symbol)	196. 1182" DBH (985' H) SPREADER
(Tree symbol)	197. 1188" DBH (990' H) SPREADER
(Tree symbol)	198. 1194" DBH (995' H) SPREADER
(Tree symbol)	199. 1200" DBH (1000' H) SPREADER

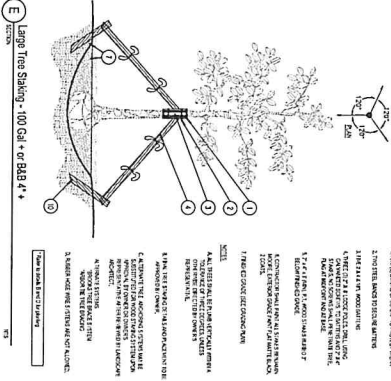
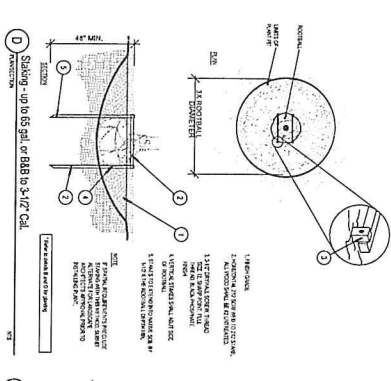
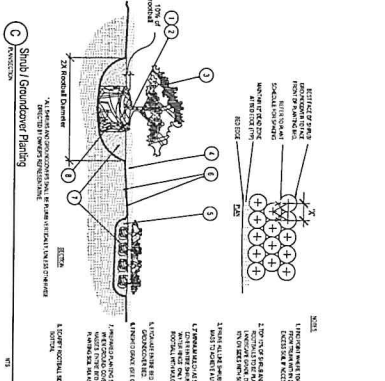
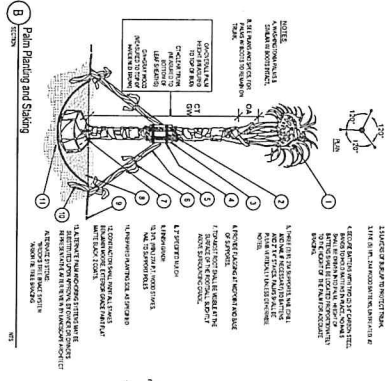
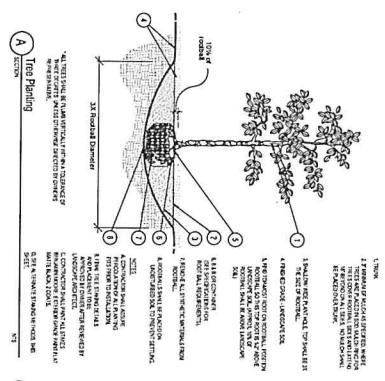
- GENERAL PLANTING NOTES:**
1. ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE STRICTLY ADHERED TO. CONTRACTOR SHALL PROVIDE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
  2. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
  3. ALL QUANTITIES PROVIDED FOR CONSEQUENCES ONLY CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
  4. SOIL SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.

**CONCEPT PLANT SCHEDULE**

Symbol	Plant Name	Quantity
(Tree symbol)	1. 12" DBH (10' H) SPREADER	100
(Tree symbol)	2. 18" DBH (15' H) SPREADER	50
(Tree symbol)	3. 24" DBH (20' H) SPREADER	25
(Tree symbol)	4. 30" DBH (25' H) SPREADER	15
(Tree symbol)	5. 36" DBH (30' H) SPREADER	10
(Tree symbol)	6. 42" DBH (35' H) SPREADER	5
(Tree symbol)	7. 48" DBH (40' H) SPREADER	3
(Tree symbol)	8. 54" DBH (45' H) SPREADER	2
(Tree symbol)	9. 60" DBH (50' H) SPREADER	1
(Tree symbol)	10. 66" DBH (55' H) SPREADER	1
(Tree symbol)	11. 72" DBH (60' H) SPREADER	1
(Tree symbol)	12. 78" DBH (65' H) SPREADER	1
(Tree symbol)	13. 84" DBH (70' H) SPREADER	1
(Tree symbol)	14. 90" DBH (75' H) SPREADER	1
(Tree symbol)	15. 96" DBH (80' H) SPREADER	1
(Tree symbol)	16. 102" DBH (85' H) SPREADER	1
(Tree symbol)	17. 108" DBH (90' H) SPREADER	1
(Tree symbol)	18. 114" DBH (95' H) SPREADER	1
(Tree symbol)	19. 120" DBH (100' H) SPREADER	1
(Tree symbol)	20. 126" DBH (105' H) SPREADER	1
(Tree symbol)	21. 132" DBH (110' H) SPREADER	1
(Tree symbol)	22. 138" DBH (115' H) SPREADER	1
(Tree symbol)	23. 144" DBH (120' H) SPREADER	1
(Tree symbol)	24. 150" DBH (125' H) SPREADER	1
(Tree symbol)	25. 156" DBH (130' H) SPREADER	1
(Tree symbol)	26. 162" DBH (135' H) SPREADER	1
(Tree symbol)	27. 168" DBH (140' H) SPREADER	1
(Tree symbol)	28. 174" DBH (145' H) SPREADER	1
(Tree symbol)	29. 180" DBH (150' H) SPREADER	1
(Tree symbol)	30. 186" DBH (155' H) SPREADER	1
(Tree symbol)	31. 192" DBH (160' H) SPREADER	1
(Tree symbol)	32. 198" DBH (165' H) SPREADER	1
(Tree symbol)	33. 204" DBH (170' H) SPREADER	1
(Tree symbol)	34. 210" DBH (175' H) SPREADER	1
(Tree symbol)	35. 216" DBH (180' H) SPREADER	1
(Tree symbol)	36. 222" DBH (185' H) SPREADER	1
(Tree symbol)	37. 228" DBH (190' H) SPREADER	1
(Tree symbol)	38. 234" DBH (195' H) SPREADER	1
(Tree symbol)	39. 240" DBH (200' H) SPREADER	1
(Tree symbol)	40. 246" DBH (205' H) SPREADER	1
(Tree symbol)	41. 252" DBH (210' H) SPREADER	1
(Tree symbol)	42. 258" DBH (215' H) SPREADER	1
(Tree symbol)	43. 264" DBH (220' H) SPREADER	1
(Tree symbol)	44. 270" DBH (225' H) SPREADER	1
(Tree symbol)	45. 276" DBH (230' H) SPREADER	1
(Tree symbol)	46. 282" DBH (235' H) SPREADER	1
(Tree symbol)	47. 288" DBH (240' H) SPREADER	1
(Tree symbol)	48. 294" DBH (245' H) SPREADER	1
(Tree symbol)	49. 300" DBH (250' H) SPREADER	1
(Tree symbol)	50. 306" DBH (255' H) SPREADER	1
(Tree symbol)	51. 312" DBH (260' H) SPREADER	1
(Tree symbol)	52. 318" DBH (265' H) SPREADER	1
(Tree symbol)	53. 324" DBH (270' H) SPREADER	1
(Tree symbol)	54. 330" DBH (275' H) SPREADER	1
(Tree symbol)	55. 336" DBH (280' H) SPREADER	1
(Tree symbol)	56. 342" DBH (285' H) SPREADER	1
(Tree symbol)	57. 348" DBH (290' H) SPREADER	1
(Tree symbol)	58. 354" DBH (295' H) SPREADER	1
(Tree symbol)	59. 360" DBH (300' H) SPREADER	1
(Tree symbol)	60. 366" DBH (305' H) SPREADER	1
(Tree symbol)	61. 372" DBH (310' H) SPREADER	1
(Tree symbol)	62. 378" DBH (315' H) SPREADER	1
(Tree symbol)	63. 384" DBH (320' H) SPREADER	1
(Tree symbol)	64. 390" DBH (325' H) SPREADER	1
(Tree symbol)	65. 396" DBH (330' H) SPREADER	1
(Tree symbol)	66. 402" DBH (335' H) SPREADER	1
(Tree symbol)	67. 408" DBH (340' H) SPREADER	1
(Tree symbol)	68. 414" DBH (345' H) SPREADER	1
(Tree symbol)	69. 420" DBH (350' H) SPREAD	



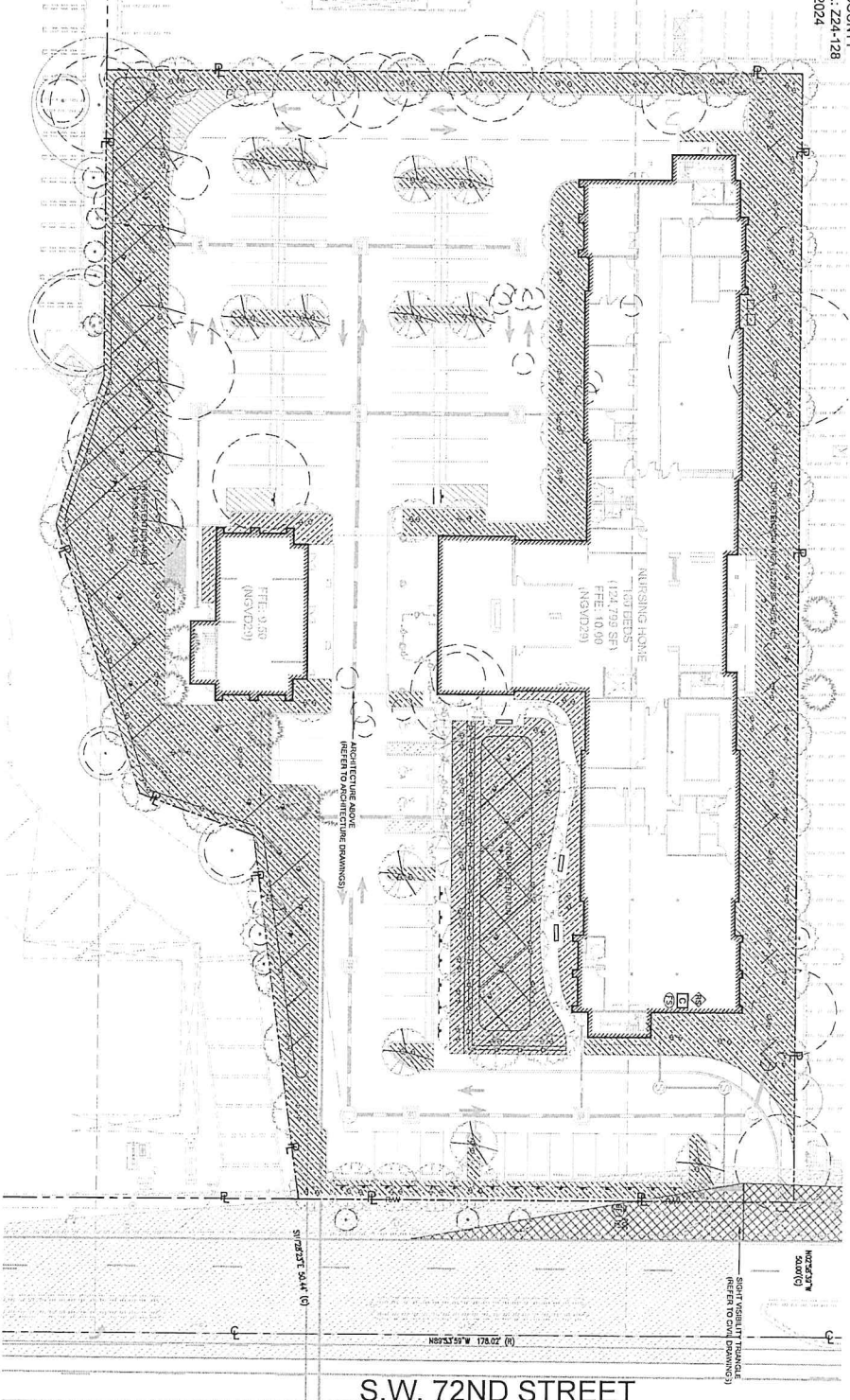
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MARQUIS HEALTH PREPARED FOR TRYKO PARTNERS MIAMI-DADE COUNTY	LANDSCAPE DETAILS	KHA PROJECT 143353000	DATE OCT. 2024	SCALE AS SHOWN	DESIGNED BY MW	DRAWN BY CF	CHECKED BY MW
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Plotted By: Chavez, Miana Sheet: S.W. 72nd Health Layout: IR-300 IRRIGATION PLAN October 29, 2024 03:54:30pm K:\vmb\_civil\143353000\_west\_golfing\_nursing\_homes\miami\miami\CA00\Plan\Sheet\IR-300 IRRIGATION PLAN.dwg

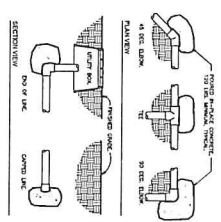
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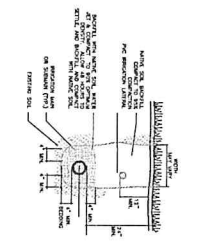
### IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PSI
	1/2" PIPE	3	80
	3/4" PIPE	2	80
	1" PIPE	1	80
	1 1/2" PIPE	1	80
	2" PIPE	1	80
	3" PIPE	1	80
	4" PIPE	1	80
	6" PIPE	1	80
	8" PIPE	1	80
	10" PIPE	1	80
	12" PIPE	1	80
	15" PIPE	1	80
	18" PIPE	1	80
	24" PIPE	1	80
	30" PIPE	1	80
	36" PIPE	1	80
	42" PIPE	1	80
	48" PIPE	1	80
	54" PIPE	1	80
	60" PIPE	1	80
	72" PIPE	1	80
	84" PIPE	1	80
	96" PIPE	1	80
	108" PIPE	1	80
	120" PIPE	1	80
	132" PIPE	1	80
	144" PIPE	1	80
	156" PIPE	1	80
	168" PIPE	1	80
	180" PIPE	1	80
	192" PIPE	1	80
	204" PIPE	1	80
	216" PIPE	1	80
	228" PIPE	1	80
	240" PIPE	1	80
	252" PIPE	1	80
	264" PIPE	1	80
	276" PIPE	1	80
	288" PIPE	1	80
	300" PIPE	1	80
	312" PIPE	1	80
	324" PIPE	1	80
	336" PIPE	1	80
	348" PIPE	1	80
	360" PIPE	1	80
	372" PIPE	1	80
	384" PIPE	1	80
	396" PIPE	1	80
	408" PIPE	1	80
	420" PIPE	1	80
	432" PIPE	1	80
	444" PIPE	1	80
	456" PIPE	1	80
	468" PIPE	1	80
	480" PIPE	1	80
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	504" PIPE	1	80
	516" PIPE	1	80
	528" PIPE	1	80
	540" PIPE	1	80
	552" PIPE	1	80
	564" PIPE	1	80
	576" PIPE	1	80
	588" PIPE	1	80
	600" PIPE	1	80
	612" PIPE	1	80
	624" PIPE	1	80
	636" PIPE	1	80
	648" PIPE	1	80
	660" PIPE	1	80
	672" PIPE	1	80
	684" PIPE	1	80
	696" PIPE	1	80
	708" PIPE	1	80
	720" PIPE	1	80
	732" PIPE	1	80
	744" PIPE	1	80
	756" PIPE	1	80
	768" PIPE	1	80
	780" PIPE	1	80
	792" PIPE	1	80
	804" PIPE	1	80
	816" PIPE	1	80
	828" PIPE	1	80
	840" PIPE	1	80
	852" PIPE	1	80
	864" PIPE	1	80
	876" PIPE	1	80
	888" PIPE	1	80
	900" PIPE	1	80
	912" PIPE	1	80
	924" PIPE	1	80
	936" PIPE	1	80
	948" PIPE	1	80
	960" PIPE	1	80
	972" PIPE	1	80
	984" PIPE	1	80
	996" PIPE	1	80
	1008" PIPE	1	80
	1020" PIPE	1	80
	1032" PIPE	1	80
	1044" PIPE	1	80
	1056" PIPE	1	80
	1068" PIPE	1	80
	1080" PIPE	1	80
	1092" PIPE	1	80
	1104" PIPE	1	80
	1116" PIPE	1	80
	1128" PIPE	1	80
	1140" PIPE	1	80
	1152" PIPE	1	80
	1164" PIPE	1	80
	1176" PIPE	1	80
	1188" PIPE	1	80
	1200" PIPE	1	80
	1212" PIPE	1	80
	1224" PIPE	1	80
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	1248" PIPE	1	80
	1260" PIPE	1	80
	1272" PIPE	1	80
	1284" PIPE	1	80
	1296" PIPE	1	80
	1308" PIPE	1	80
	1320" PIPE	1	80
	1332" PIPE	1	80
	1344" PIPE	1	80
	1356" PIPE	1	80
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	1392" PIPE	1	80
	1404" PIPE	1	80
	1416" PIPE	1	80
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	1560" PIPE	1	80
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	1596" PIPE	1	80
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	1620" PIPE	1	80
	1632" PIPE	1	80
	1644" PIPE	1	80
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	1680" PIPE	1	80
	1692" PIPE	1	80
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	1776" PIPE	1	80
	1788" PIPE	1	80
	1800" PIPE	1	80
	1812" PIPE	1	80
	1824" PIPE	1	80
	1836" PIPE	1	80
	1848" PIPE	1	80
	1860" PIPE	1	80
	1872" PIPE	1	80
	1884" PIPE	1	80
	1896" PIPE	1	80
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	1920" PIPE	1	80
	1932" PIPE	1	80
	1944" PIPE	1	80
	1956" PIPE	1	80
	1968" PIPE	1	80
	1980" PIPE	1	80
	1992" PIPE	1	80
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	2016" PIPE	1	80
	2028" PIPE	1	80
	2040" PIPE	1	80
	2052" PIPE	1	80
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	2208" PIPE	1	80
	2220" PIPE	1	80
	2232" PIPE	1	80
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	2376" PIPE	1	80
	2388" PIPE	1	80
	2400" PIPE	1	80
	2412" PIPE	1	80
	2424" PIPE	1	80
	2436" PIPE	1	80
	2448" PIPE	1	80
	2460" PIPE	1	80
	2472" PIPE	1	80
	2484" PIPE	1	80
	2496" PIPE	1	80
	2508" PIPE	1	80
	2520" PIPE	1	80
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	2544" PIPE	1	80
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	2580" PIPE	1	80
	2592" PIPE	1	80
	2604" PIPE	1	

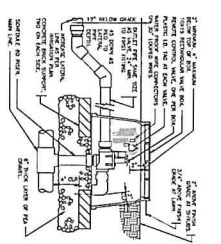
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**1 THRUST BLOCKING**  
 1/4" = 1'-0"



**2 TRENCHING DETAIL**  
 1/4" = 1'-0"



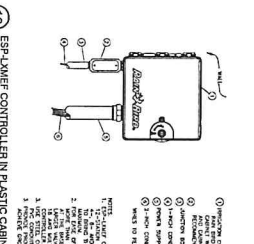
**3 ELECTRIC REMOTE CONTROL VALVE**  
 1/4" = 1'-0"

**Notes:**

1. THIS TABLE PROVIDES APPROXIMATE WEIGHTS FOR COMMONLY USED MATERIALS. WEIGHTS ARE BASED ON STANDARD DIMENSIONS AND DENSITIES. ACTUAL WEIGHTS MAY VARY DUE TO MANUFACTURING TOLERANCES AND MATERIAL VARIATIONS.
2. WEIGHTS ARE LISTED IN POUNDS PER FOOT (LBS/FT) FOR LINEAR ITEMS AND PER SQUARE FOOT (LBS/SQ FT) FOR AREA ITEMS.
3. ALWAYS CONSULT WITH THE SUPPLIER FOR THE MOST ACCURATE WEIGHTS FOR YOUR SPECIFIC APPLICATION.
4. WEIGHTS ARE FOR GENERAL REFERENCE ONLY. CONSULT WITH THE SUPPLIER FOR DETAILED WEIGHTS FOR YOUR PROJECT.

ITEM	DESCRIPTION	WEIGHT (LBS/FT)	WEIGHT (LBS/SQ FT)
1	1/2" GALV. STEEL	2.8	
2	1/4" GALV. STEEL	1.2	
3	1/2" GALV. STEEL	2.8	
4	1/4" GALV. STEEL	1.2	
5	1/2" GALV. STEEL	2.8	
6	1/4" GALV. STEEL	1.2	
7	1/2" GALV. STEEL	2.8	
8	1/4" GALV. STEEL	1.2	
9	1/2" GALV. STEEL	2.8	
10	1/4" GALV. STEEL	1.2	
11	1/2" GALV. STEEL	2.8	
12	1/4" GALV. STEEL	1.2	
13	1/2" GALV. STEEL	2.8	
14	1/4" GALV. STEEL	1.2	
15	1/2" GALV. STEEL	2.8	
16	1/4" GALV. STEEL	1.2	
17	1/2" GALV. STEEL	2.8	
18	1/4" GALV. STEEL	1.2	
19	1/2" GALV. STEEL	2.8	
20	1/4" GALV. STEEL	1.2	
21	1/2" GALV. STEEL	2.8	
22	1/4" GALV. STEEL	1.2	
23	1/2" GALV. STEEL	2.8	
24	1/4" GALV. STEEL	1.2	
25	1/2" GALV. STEEL	2.8	
26	1/4" GALV. STEEL	1.2	
27	1/2" GALV. STEEL	2.8	
28	1/4" GALV. STEEL	1.2	
29	1/2" GALV. STEEL	2.8	
30	1/4" GALV. STEEL	1.2	
31	1/2" GALV. STEEL	2.8	
32	1/4" GALV. STEEL	1.2	
33	1/2" GALV. STEEL	2.8	
34	1/4" GALV. STEEL	1.2	
35	1/2" GALV. STEEL	2.8	
36	1/4" GALV. STEEL	1.2	
37	1/2" GALV. STEEL	2.8	
38	1/4" GALV. STEEL	1.2	
39	1/2" GALV. STEEL	2.8	
40	1/4" GALV. STEEL	1.2	
41	1/2" GALV. STEEL	2.8	
42	1/4" GALV. STEEL	1.2	
43	1/2" GALV. STEEL	2.8	
44	1/4" GALV. STEEL	1.2	
45	1/2" GALV. STEEL	2.8	
46	1/4" GALV. STEEL	1.2	
47	1/2" GALV. STEEL	2.8	
48	1/4" GALV. STEEL	1.2	
49	1/2" GALV. STEEL	2.8	
50	1/4" GALV. STEEL	1.2	
51	1/2" GALV. STEEL	2.8	
52	1/4" GALV. STEEL	1.2	
53	1/2" GALV. STEEL	2.8	
54	1/4" GALV. STEEL	1.2	
55	1/2" GALV. STEEL	2.8	
56	1/4" GALV. STEEL	1.2	
57	1/2" GALV. STEEL	2.8	
58	1/4" GALV. STEEL	1.2	
59	1/2" GALV. STEEL	2.8	
60	1/4" GALV. STEEL	1.2	
61	1/2" GALV. STEEL	2.8	
62	1/4" GALV. STEEL	1.2	
63	1/2" GALV. STEEL	2.8	
64	1/4" GALV. STEEL	1.2	
65	1/2" GALV. STEEL	2.8	
66	1/4" GALV. STEEL	1.2	
67	1/2" GALV. STEEL	2.8	
68	1/4" GALV. STEEL	1.2	
69	1/2" GALV. STEEL	2.8	
70	1/4" GALV. STEEL	1.2	
71	1/2" GALV. STEEL	2.8	
72	1/4" GALV. STEEL	1.2	
73	1/2" GALV. STEEL	2.8	
74	1/4" GALV. STEEL	1.2	
75	1/2" GALV. STEEL	2.8	
76	1/4" GALV. STEEL	1.2	
77	1/2" GALV. STEEL	2.8	
78	1/4" GALV. STEEL	1.2	
79	1/2" GALV. STEEL	2.8	
80	1/4" GALV. STEEL	1.2	
81	1/2" GALV. STEEL	2.8	
82	1/4" GALV. STEEL	1.2	
83	1/2" GALV. STEEL	2.8	
84	1/4" GALV. STEEL	1.2	
85	1/2" GALV. STEEL	2.8	
86	1/4" GALV. STEEL	1.2	
87	1/2" GALV. STEEL	2.8	
88	1/4" GALV. STEEL	1.2	
89	1/2" GALV. STEEL	2.8	
90	1/4" GALV. STEEL	1.2	
91	1/2" GALV. STEEL	2.8	
92	1/4" GALV. STEEL	1.2	
93	1/2" GALV. STEEL	2.8	
94	1/4" GALV. STEEL	1.2	
95	1/2" GALV. STEEL	2.8	
96	1/4" GALV. STEEL	1.2	
97	1/2" GALV. STEEL	2.8	
98	1/4" GALV. STEEL	1.2	
99	1/2" GALV. STEEL	2.8	
100	1/4" GALV. STEEL	1.2	

**3 ELECTRIC REMOTE CONTROL VALVE**  
 1/4" = 1'-0"



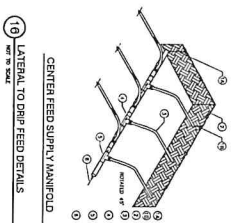
**4 BRASS BALL ISOLATION VALVE**  
 1/4" = 1'-0"



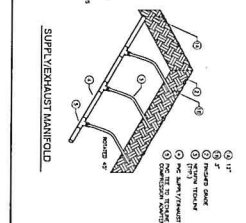
**5 WIRE BUNDLE JUNCTION BOX**  
 1/4" = 1'-0"



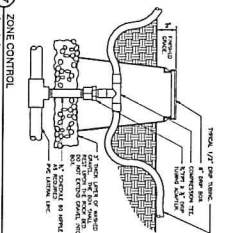
**6 BUBBLE ON FLEX HOSE RISERS**  
 1/4" = 1'-0"



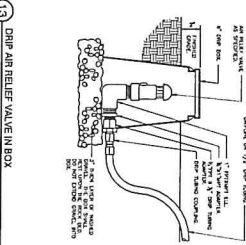
**7 CENTER FEED SUPPLY MANIFOLD**  
 1/4" = 1'-0"



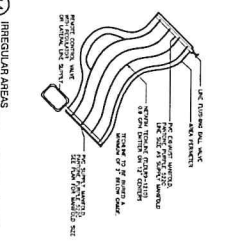
**8 SUPPLY/EXHAUST MANIFOLD**  
 1/4" = 1'-0"



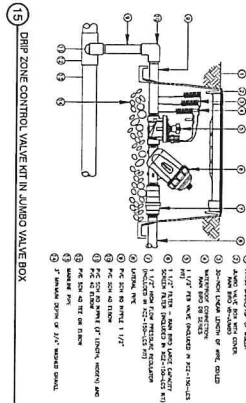
**9 ZONE CONTROL**  
 1/4" = 1'-0"



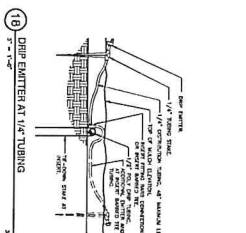
**10 DIP AIR RELIEF VALVE IN BOX**  
 1/4" = 1'-0"



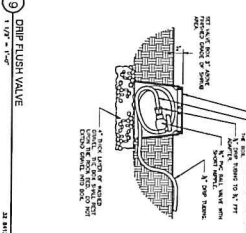
**11 IRREGULAR AREAS**  
 1/4" = 1'-0"



**12 DIP ZONE CONTROL VALVE WITH JUMBO VALVE BOX**  
 1/4" = 1'-0"



**13 DIP EMITTER AT 1/4" TUBING**  
 1/4" = 1'-0"



**14 DIP FLUSH VALVE**  
 1/4" = 1'-0"

SHEET NUMBER <b>IR-350</b>	MARQUIS HEALTH PREPARED FOR <b>TRYKO PARTNERS</b>	MIAMI-DADE COUNTY FL	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW VINCENT MONSIEUX/LA6667406 ON DATE ADJACENT TO SEAL.	PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW VINCENT MONSIEUX/LA6667406 ON THE DATE ADJACENT TO THE SEAL.
			KHA PROJECT 14,135,3000 DATE OCT. 2024 SCALE AS SHOWN DESIGNED BY MW DRAWN BY CF CHECKED BY MW	10/29/2024 No. LA6667406 STATE FL	© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134 PHONE: 305-873-2925 WWW.KIMLEY-HORN.COM    REGISTRY NO. 695









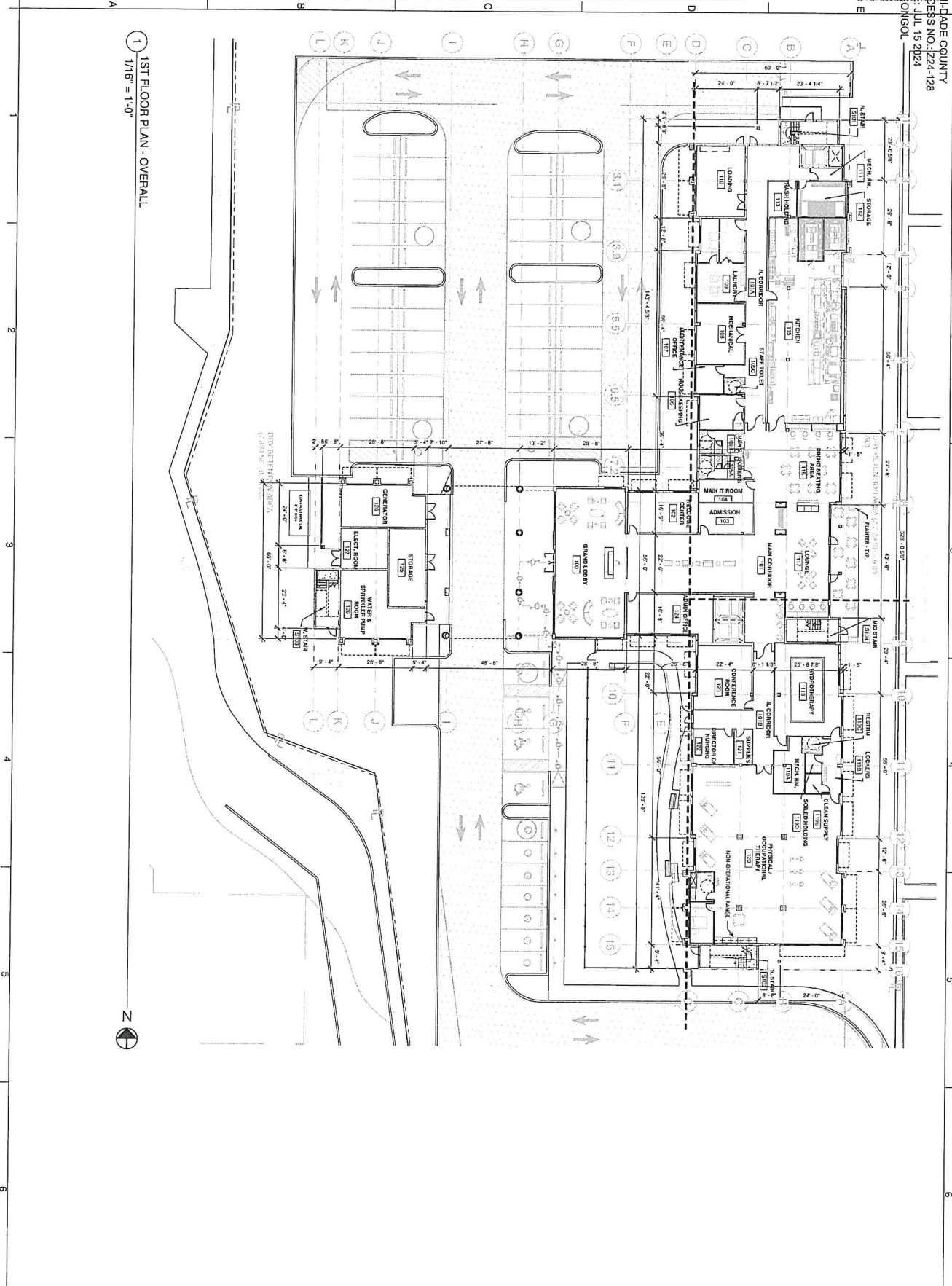








CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE DESIGNER OF ANY DISCREPANCIES. THIS AGREEMENT OF THE USER FOR ANY PERSON OR ENTITY ACTING UNDER THE EFFECTS OF A LICENSED ARCHITECT TO ALTER THESE PLANS AND SPECIFICATIONS. THE DOCUMENT CONTAINS PROPERTY INFORMATION AND SHALL NOT BE USED OR REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.



1 1ST FLOOR PLAN - OVERALL  
 1/16" = 1'-0"

**MARQUIS HEALTH**  
 TRINCO PARTNERS  
 8025 SW 72nd St, Miami, FL 33173

WILLIAM J. DALTON, ARCHITECT

**GHA**  
 ARCHITECTS & DEVELOPMENT CONSULTANTS

NO.	DESCRIPTION	DATE

REVISIONS

NO. DESCRIPTION DATE

1 P&Z SUBMITTAL 05-31-24

2 02-23

DESIGNED BY: ANTONIO J. J. L. S.

CHECKED BY: ANTONIO J. J. L. S.

DATE: 05-31-24

PROJECT: 1224-128

1ST FLOOR PLAN - OVERALL

A-101

Subject Property  
Legal Description  
(continued)

MIAMI-DADE COUNTY  
PROCESS NO.: Z24-128  
DATE: JUL 15 2024  
BY: GONGOI

Address or  
Location of  
Property

For location, use description such as NE corner of, etc.:  
9025 SW 72 Street, Miami-Dade County

Size of Property

In acres: 2.5

Date Property  
Acquired/Leased

acquired  leased: July 2021 (month and year)  
Lease term (years):

Contiguous  
Property

Is contiguous property owned by the subject property owner(s)? no  yes   
If yes, provide complete legal description of said contiguous property.

Option to  
Purchase

Is there an option to purchase  or lease  the subject property or property contiguous thereto?  
no  yes  (If yes, identify intended purchaser or lessee and complete 'Disclosure of Interest'  
form.)

Present Zoning

RU-4M

Application  
Requests

- District Boundary(zone) Changes [Zone(s) requested]: Alternative request: RU-4M to RU-4
- Unusual Use: Group Residential Facility (nursing home) - Section 33-13(e)(i)(26)
- Use Variance: from maximum FAR and minimum parking requirements - Section 33-311(A)(4)(b).
- Non-Use Variance: Alternative request: from minimum open space, setbacks and minimum parking requirements - Section 33-311(A)(4)b
- Alternative Site Development Option:
- Special Exception:
- Modification of Previous Resolution/Plan [provide resolution number(s)]:
- Modification of Declaration or Covenant [provide recording book(s) and page]:

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MIAMI-DADE COUNTY

PROCESS NO.: Z24-128

DATE: JUL 15 2024

**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: West Gables Property LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
See attached	

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

TRUST/ESTATE NAME: \_\_\_\_\_

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

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

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MIAMI-DADE COUNTY

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].

PROCESS NO: 224-128  
DATE FILED: 15 2024  
OFFICE: SINGOL

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: [Handwritten Signature]  
(Applicant)

Sworn to and subscribed before me this 10 day of May, 2024. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

[Handwritten Signature]  
(Notary Public)

My commission expires 10-21-2028

ELIZABETH DUERR  
Commission # 2379190  
Notary Public, State of New Jersey  
My Commission Expires  
October 21, 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.

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MIAMI-DADE COUNTY

PROCESS NO.: Z24-128

DATE: JUL 15 2024

BY: GONGOL

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT FOR LIMITED LIABILITY COMPANY

STATE OF New Jersey

Public Hearing No. \_\_\_\_\_

COUNTY OF Ocean

Before me, the undersigned authority, personally appeared Yitzchok Rokowsky and \_\_\_\_\_, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the ~~president, vice-president or CEO~~ of the West Gables Property LLC ~~Corporation~~, with the following address: 9025 SW 72 Street, Miami, FL

2. The ~~Corporation~~ <sup>Company</sup> owns the property, which is the subject of the proposed hearing.

3. The subject property is legally described as: See attached.

4. Affiant is legally authorized to file this application for public hearing.

5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

[Signature]  
Signature

Elizabeth Owen  
Print Name

[Signature]  
Signature

Jonathan Rhoades  
Print Name

[Signature]  
Affiant's signature

Yitzchok Rokowsky  
Print Name

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MIAMI-DADE COUNTY

PROCESS NO.: Z24-128

DATE: JUL 15 2024

(Space reserved for Clerk)

BY: GONGOL

Sworn to and subscribed before me on the 10 day of May, 2024.

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



Notary Public Signature

Elizabeth Swann

Print Name

State of New Jersey

My Commission Expires: 10-21-28

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-128

DATE: JUL 15 2024

Zoning Hearing Application

# Acknowledgement by Applicant

1. RER Platting and Traffic Review Section, RER Division of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department on County forms, at least 1 month prior to the hearing date. The covenant will be reviewed, and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

x [Signature]  
 (Applicant's Signature)

Yitzhak Rokowsky  
 (Print Name of Applicant)

Commission expires: \_\_\_\_\_

Sworn to and subscribed to before me on the  
10 day of May, 2024

Affiant is personally known to me or has produced \_\_\_\_\_  
 as identification

[Signature]  
 Notary Public

Print Name: Elizabeth Duerr

ELIZABETH DUERR  
 Commission # 2379190  
 Notary Public, State of New Jersey  
 My Commission Expires  
 October 21, 2028

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MIAMI-DADE COUNTY  
PROCESS NO.: Z24-128  
DATE: JUL 15 2024  
BY: GONGOL

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT FOR LIMITED LIABILITY COMPANY

STATE OF New Jersey Public Hearing No. \_\_\_\_\_

COUNTY OF Ocean

Before me, the undersigned authority, personally appeared Yitzchok Rokowsky and \_\_\_\_\_, hereinafter the Affiant(s), who being first duly sworn by me, on

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See attached.

4. Affiant is legally authorized to file this application for public hearing.

5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

**Witnesses:**

[Signature]  
Signature

Elizabeth Owen  
Print Name

[Signature]  
Signature

Jonathan Rhoades  
Print Name

X [Signature]  
Affiant's signature

yitzchok Rokowsky  
Print Name

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MIAMI-DADE COUNTY

PROCESS NO.: Z24-128


DATE: JUL 15 2024

(Space reserved for Clerk)

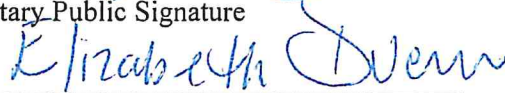
BY: GONGOL

Sworn to and subscribed before me on the 10 day of May, 2024.

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



Notary Public Signature



Print Name

State of New Jersey

My Commission Expires: 10-21-28

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MIAMI-DADE COUNTY

PROCESS NO.: Z24-128

DATE: JUL 15 2024

BY: GONGOL

**Legal Description of the Property**

A portion of the Southwest 1/4 of the Southeast 1/4 of Section 28, Township 54 South, Range 40 East, situate, lying and being in Dade County, Florida, more particularly described as follows:

COMMENCE at the SW Corner of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 28, Township 54 South, Range 40 East; thence run S89°53'59"E along the South Line of said Section 28 for a distance of 213.63 feet for the POINT OF BEGINNING; thence run N07°29'44"W for a distance of 186.59 feet to a point; thence run N70°00'24"W for a distance of 45.35 feet to a point; thence run N17°40'00"W for a distance of 105.00 feet to a point; thence run N17°37'35"E for a distance of 57.71 feet to a point; thence run North parallel to the West Line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 28 for a distance 113.45 feet to a point; thence run S89°53'33"E for a distance of 259.36 feet to a point; thence run South for a distance of 468.83 feet to a point on the South Line of said Section 28; thence run N89°53'59"W for a distance of 178.02 feet to the Point of Beginning.

Containing a Gross Area of 108,909 Square Feet or 2.50 Acres, more or less, by calculations.

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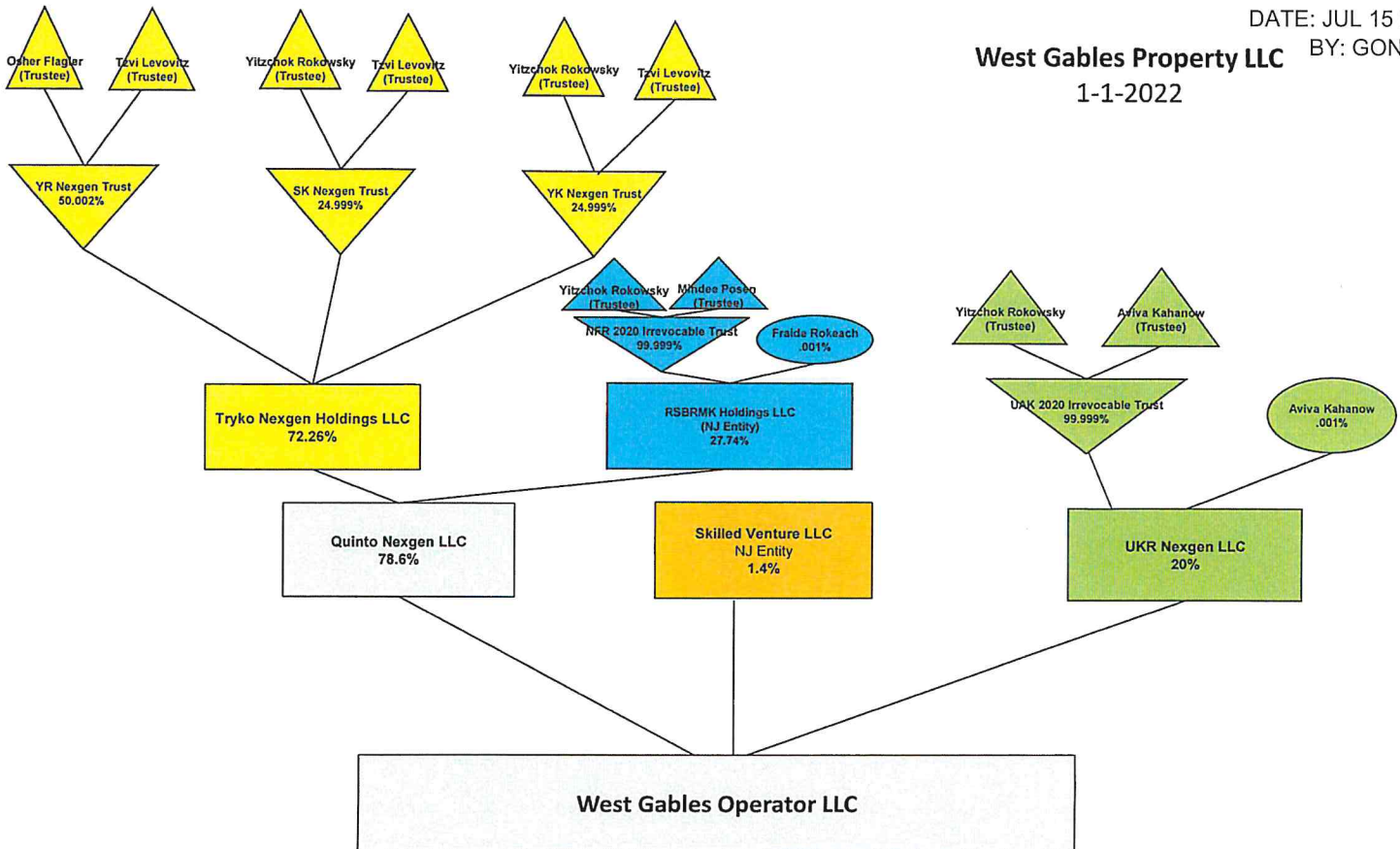
MIAMI-DADE COUNTY

PROCESS NO.: Z24-128

DATE: JUL 15 2024

West Gables Property LLC BY: GONGOL

1-1-2022



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MIAMI-DADE COUNTY  
PROCESS NO.: Z24-128  
DATE: JUL 15 2024  
BY: GONGOL



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MIAMI-DADE COUNTY

PROCESS NO.: Z24-128

DATE: JUL 15 2024

BY: GONGOL

