



FINAL AGENDA

Community Zoning Appeals Board 12
 Kendall Village Center, Civic Pavilion, 8625 SW 124 Avenue, Miami, FL
 Wednesday, December 10, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- | | | | | | |
|----|-------------|-------------|--------|----------|---|
| 1. | Z2024000221 | Tesla, Inc. | 24-221 | 54-39-36 | N |
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Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12
MEETING OF DECEMBER 10, 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.

SWEARING IN OF WITNESSES

I. SELECTION OF CHAIR AND VICE-CHAIR

1. TESLA, INC. Z2024000221

Area 12/District 10

The application is to permit a proposed electric automobile dealership (sales, showroom, service facility) on the subject property. Additionally, the applicant seeks to modify a prior resolution and covenant running with the land, in order to submit a revised site plan showing the proposed electric automobile dealership. The application also seeks to allow a greenbelt around the property that is less wide than required, and to have no 5-foot-high wall enclosing the stored vehicles as required by Code.

- (1) SPECIAL EXCEPTION to permit an automobile and light truck new sales agency on the subject property.
- (2) SPECIAL EXCEPTION to permit an automobile repair work on the subject property.
- (3) SPECIAL EXCEPTION to permit an automobile body and top work on the subject property.
- (4) MODIFICATION of Condition #2 of Resolution No. Z-91-92, passed and adopted by the Board of County Commissioners, and reading as follows:

FROM: "2. That said property shall be developed substantially in accordance with the spirit and intent of the plans previously submitted, entitled "Toys "R" Us", as prepared by Casco Project Managers, dated May 5, 1992 on Pages C1, A1, and A8; landscaping plan prepared by Rosenberg Design Group, dated 5/4/92, last revised 6/3/92 on 4 pages for a total of 7 pages. "

TO: "2. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled 'Tesla Center Kendall', as prepared by Little Diversified Architectural Consulting, consisting of 10 pages; and landscape plans entitled ' Tesla At The Palms At Town and County', as prepared by Kimley Horn, consisting of 7 pages all dated stamped received 10/18/2024, for a total of 17 sheets."

- (5) MODIFICATION of Paragraph #1 of Declaration of Restrictions, recorded in Official Record Book 12143, Pages 461-467, and reading as follows:

FROM: "1. That said property shall be developed substantially in accordance with the spirit and intent of the plans previously submitted, prepared by Sasaki Associates, Inc. and Charles Kober Associates, entitled "Kendall Town and Country" containing fourteen (14) sheets, and last revised February 3, 1984, including substantial conformance with the harmonious architectural style depicted on Sheets 7 through 10, thereof."

TO: "1. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled 'Tesla Center Kendall', as prepared by Little Diversified Architectural Consulting, consisting of 10 pages; and landscape plans entitled 'Tesla At The Palms At Town and County', as prepared by Kimley Horn, consisting of 7 pages all dated stamped received 10/18/2024, for a total of 17 sheets."

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

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

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

PH: Z24-221

December 10, 2025

Item No. 1

Recommendation Summary	
Commission District	10
Applicant	Tesla, Inc.
Summary of Requests	The applicant is seeking to permit a proposed electric automobile dealership (sales, showroom, service facility) on the subject property. Additionally, the applicant seeks to modify a prior resolution and covenant running with the land, in order to submit a revised site plan showing proposed electric automobile dealership. The application also seeks to allow greenbelt around the property that is less wide than required, and to have no 5-foot-high wall enclosing the stored vehicles as required by Code.
Location	8789 SW 117 Avenue, Miami-Dade County, Florida.
Property Size	±4.65 Acres
Existing Zoning	BU-2, Special Business District
Existing Land Use	vacant office building
2030-2040 CDMP Land Use Designation	Business and Office (see attached <i>Zoning Recommendation Addendum</i>)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, Section 33-311(A)(7) Generalized Modification Standards, Section 33-311(A)(4)(b) Non-Use Variances from other than airport regulations (see attached <i>Zoning Recommendation Addendum</i>)
Recommendation	Approval with conditions of requests #1 through #8.

REQUESTS:

- (1) SPECIAL EXCEPTION to permit an automobile and light truck new sales agency on the subject property.
- (2) SPECIAL EXCEPTION to permit automobile repair work on the subject property.
- (3) SPECIAL EXCEPTION to permit an automobile body and top work on the subject property.
- (4) MODIFICATION of Condition #2 of Resolution No. Z-91-92, passed and adopted by the Board of County Commissioners, and reading as follows:

FROM: "2. That said property shall be developed substantially in accordance with the spirit and intent of the plans previously submitted, entitled "Toys "R" Us", as prepared by Casco Project Managers, dated May 5, 1992 on Pages C1, A1, and A8; landscaping plan prepared by Rosenberg Design Group, dated 5/4/92, last revised 6/3/92 on 4 pages for a total of 7 pages."

TO: "2. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled 'Tesla Center Kendall', as

prepared by Little Diversified Architectural Consulting, consisting of 10 pages; and landscape plans entitled 'Tesla At The Palms At Town and County', as prepared by Kimley Horn, consisting of 7 pages all dated stamped received 10/18/2024, for a total of 17 sheets.”

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TO: “1. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled 'Tesla Kendall', as prepared by Little Diversified Architectural Consulting, consisting of 10 pages; and landscape plans entitled 'Tesla At The Palms At Town and County', as prepared by Kimley Horn, consisting of 7 pages all dated stamped received 10/18/2024, for a total of 17 sheets.”

- (6) MODIFICATION of paragraphs of a Declaration of Restrictions, as recorded in Official Records Book 12143, Pages 461-467, to allow the Covenant to be modified administratively as permitted by County Code, to provide how the Covenant is addressed in cases of annexation or incorporation, and to update other provisions to current standard “Miscellaneous” clauses.

The purpose of requests #4, #5 and #6 is to allow the applicant to modify the prior resolution and covenant running with the land, in order to submit new plans for the proposed electric automobile dealership, and to allow future modifications of said covenant as permitted by code.

- (7) NON-USE VARIANCE to permit a landscaped greenbelt along the property lines with a minimum width of 9' (15' minimum required).
- (8) NON-USE VARIANCE of zoning regulations requiring a minimum of 5' high decorative masonry wall enclosing the vehicle storage area; to waive same and to permit no decorative wall.

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

PROJECT HISTORY AND DESCRIPTION:

The subject property is relative to the Kendall Town and Center Development of Regional Impact (DRI) Development Order which was originally approved pursuant to Resolution #Z-70-84 concurrent with Resolution #Z-69-84 which approved the rezoning to BU-2 and RU-5A of the overall DRI, passed, and adopted by the Miami-Dade County Board of County Commissioners (BCC) on March 8, 1984. Said approval also approved a Declaration of Restrictions required pursuant to Resolution #Z-69-84. Over time, the DRI Development Order has been modified pursuant to resolutions passed and adopted by the BCC. Subsequently, in July 1992, pursuant to Resolution #Z-91-92, the Board of County Commissioners approved modifications of the

Declaration of Restrictions, Resolution #Z-69-84, Resolution #Z-70-84 and Resolution #Z-353-87 condition to permit the submittal of a revised site plan only as it applies to the subject property to permit the construction of a 44,925 square feet Toys “R” Us retail store in lieu of the previously approved 46,000 square feet health spa building which tied the property to a site plan. The last public hearing for the ±4.65-acre subject property occurred in 1993, where pursuant to Resolution #4-ZAB-60-93, the Metropolitan Dade County Zoning Appeals Board approved 3 wall signs, and a 4th detached sign with an of 92 square feet.

The applicant now seeks to modify the conditions of the previously approved resolution, and declaration of restrictions, along with Special Exceptions in order to submit new plans showing the existing structure being adapted for the proposed use of an electric automobile dealership which will include electric automobile service repairs, body and top work on the ±4.65-acre subject property. In addition, the applicant also seeks approval to allow reduced width of greenbelts along the property lines abutting public rights-of-ways, and to waive the 5' high decorative masonry wall required to enclose the proposed vehicle storage area. The applicant has submitted plans that depict the existing structure on the subject site modified for the proposed electric automobile dealership that includes a one (1)-story high building with 44,925 square feet, towards the western portion of the triangle-shaped subject property. The rest of the site is to be improved with ancillary use auto service structures, parking and driveway reconfiguration. The proposed electric car dealership will have direct vehicular and pedestrian access to both SW 117 Avenue and SW 88 Street. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided all along the perimeter of the property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-2; vacant office building	Business & Office
North	BU-2; office building	Business & Office
South	BU-1A; retail & restaurant buildings	Business & Office
East	BU-1A; retail buildings	Business & Office
West	BU-2; bank & emergency room buildings	Business & Office

NEIGHBORHOOD COMPATIBILITY:

The ±4.65-acre subject property is a triangle-shaped lot located at 8789 SW 117 Avenue which consists of a retail building. Business uses in the form of retail shops and commercial uses such as restaurants, retail stores, banks, emergency rooms and office buildings surround the subject property. Additionally, the subject site has direct frontage on SW 88 Street, a major transportation section line road and a Strategic Miami Area Rapid Transit (SMART) Plan Corridor.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to establish a new electric automobile dealership. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that they have no objections and that the application will generate an additional 102 PM peak hour vehicle trips. Although staff notes that the establishment of a new electric automobile dealership may bring additional traffic and noise

into the area and could have visual and aural impacts on the surrounding area, based on staff's analysis below, any such impacts will be adequately mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±4.65 subject property is designated as ***Business and Office*** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. This category accommodates the full range of sales and service activities. Included are ***retail***, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments. The approval of the requests sought in this application will permit the redevelopment of the subject site with an electric car dealership, along with ancillary non-use variances.

Additionally, staff notes that the subject property is also located immediately north of Kendall Drive (SW 88 Street), one of the six (6) rapid transit corridors identified as a part of the Strategic Miami Area Rapid Transit (SMART) Plan adopted by the Miami-Dade County's Transportation Planning Organization (TPO) in April 2016, and endorsed by the Board of County Commissioners (BCC) by Resolution No. R-523-16. Additionally, on January 24, 2019, the BCC adopted Ordinance No. 19-7 to allow vertical and horizontal mixed-use development with transit-supportive densities and related parking bonuses for properties located along the mixed-use and Rapid Transit Activity Corridors, which include the SMART Corridors. Staff notes that the subject property is also in close proximity to the Florida Turnpike.

Staff further notes that the approval of the application requests will allow the applicant to establish an electric automobile dealership use on the subject property. Therefore, staff opines that the approval would be **consistent** with the Business and Office CDMP LUP map designation for the subject property and the CDMP Land Use Element Interpretative text for Business and Office areas.

ZONING ANALYSIS:

The ±4.65 subject property is currently zoned BU-2 and was previously approved as the Toys "R" Us retail store. The applicant is now seeking approval for special exception requests to adapt the existing building to a new electric vehicle sales agency, showroom (request #1), service facility (request #2) and automobile body and top repair (request #3). Staff opines that when the requests for special exceptions for an the electric automobile and light truck new sales agency, automobile repairs and automobile body and top work onto the subject property, are analyzed under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses And New Uses, staff opines that approval of the requests would be compatible with the surrounding area based on the reasons stated below. Staff notes that the surrounding area is comprised mainly of commercial uses that consist of retail stores, restaurants and office uses. Staff opine that the proposed establishment of an electric automobile dealership and the adaptation of the existing of previously approved retail store building will not be out of character with the area. Staff notes that the letter of intent states that the proposed service work that will be done at this Tesla location will be standard servicing of electric vehicles, which will include software updates, tire replacement, tire balancing, alignment, minor body work (only replacing doors or the rear hatch), topping off water, and an occasional battery replacement. There will be no major automotive body repair work done on the Property, and no damaged vehicle parts, components, materials, etc. will be stored outside. Staff opines that the proposed and use will not result in excessive traffic as evidenced by the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) which states that the application meets the traffic concurrency criteria

and will generate approximately 102 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. Further, the RER-Code Coordination and Public Hearings Section, in their memorandum indicates that the application meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water service, wastewater disposal, and flood protection. Additionally, the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposed facility will have a negative impact on fire rescue services in the area and that the proposed scope of work does not affect existing fire department access. Based on the aforementioned department memoranda, staff opines that approval of the applicant's requests for special exception not unduly burden the abutting roadways, will not have an unfavorable impact on the environmental resources of the County, or cause undue or excessive burden on public facilities, when considering the necessity for and reasonableness of the applied for exception in relation to the compatibility of the same with the area and its development. **As such, staff recommend approval with conditions of requests #1 through #3 under Section 33-311(A)(3), Special Exception, Unusual and New Uses.**

In order to implement the proposed electric car dealership use onto the property, the applicant is further requesting modification of the site plan condition #2 of the previously approved Resolution #Z-91-92 and modification of paragraphs in Declaration of Restrictions as recorded in Official Records Book 12143, Pages 461-467 in order to allow the applicant to submit new plans for the proposed electric automobile dealership and to allow future modifications of said covenant as permitted by code (request #4, request #5 and request #6). When the request is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of the request would be **compatible** with the neighborhood, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area concerned. Additionally, staff opines that approval of request #6, to allow said Covenant to be modified administratively as permitted by County Code, to provide how the Covenant is addressed in cases of annexation or incorporation, and to update other "Miscellaneous" provisions to current standard "Miscellaneous" clauses, is consistent with the standard clauses now required in all new covenants, and staff recommends approval. For reasons that were stated previously, staff further opines that the submitted site plan, which depicts the existing and proposed conditions on the overall subject property, keeps within the existing character of the neighborhood in scale and intensity and will not detrimentally impact the surrounding properties. **Based on the aforementioned, staff recommends approval with conditions of requests #4 through #6 under Section 33-311(A)(7) Generalized Modification Standards.**

When the requests to permit a minimum of 9' wide greenbelt along the property lines (15' required) (request #7), and to waive the requirement to provide a 5' high decorative masonry wall to enclose the vehicle storage area (request #8), are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff supports these ancillary variances and opines that approval of these requests would be **compatible** with the surrounding area and would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and would not be detrimental to the community.

As previously mentioned, the subject property is surrounded by business uses in the form of retail shops, restaurants, banks, emergency rooms and office buildings. Additionally, the subject site has direct frontage on SW 88 Street, a major transportation section line road and a Strategic Miami Area Rapid Transit (SMART) Plan Corridor. Staff notes that the applicant has provided ample landscaping in the form of trees and shrubs along all the property lines and such landscaping elements will be sufficient to mitigate any negative visual impact generated by the

proposed variances, even to the emergency rooms across the street to the west and the restaurants across the street to the south. Similarly, a waiver of the 5' high decorative wall required for enclosing the vehicle storage area on the subject property will be mitigated by ample landscaping in the form of trees and shrubs along all the property lines. Staff opines that both of these requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would not affect the stability and appearance of the community. Additionally, when considering the necessity for and the reasonableness of the requested 9' wide greenbelt buffers (15' required) along portions of the two abutting rights-of-way, both of which are major roadways, in relation to the surrounding area and the compatibility of said landscape strip with the area and its development, staff is of the opinion that the reduced landscape buffers, as depicted on the submitted plans, will not have an unfavorable effect on same and will not be contrary to the public interest. Staff notes that the memorandum from the Platting and Traffic Review Section of the Department of RER does not object to the subject application requests. Based on the foregoing analysis, staff opines that approval of these requests would not be a departure from the aesthetic character of the immediate vicinity, and the variances are not likely to have a major visual impact on the abutting properties. **Therefore, staff recommends approval with conditions of requests #7 and #8, under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards.**

ACCESS, CIRCULATION AND PARKING:

The submitted plans indicate a main ingress/egress point along SW 88 Street and SW 117 Avenue. Parking and driveways are internal to the site, and the plans indicate that there will be adequate parking within the proposed development.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all the other conditions of Resolution #Z-353-87, last modified by Resolution #Z-91-92 remain in full force and effect, except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Tesla Kendall", as prepared by Little Diversified Architectural Consulting, consisting of 10 pages; and landscape plans entitled 'Tesla At The Palms At Town and County', as prepared by Kimley Horn, consisting of 7 pages all dated stamped received 10/18/2024, for a total of 17 sheets." Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action, except as may be otherwise be required by code.
3. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

4. That the use be established and maintained in accordance with the approved plan.
5. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the RER-Code Coordination and Public Hearings Section as contained in the attached memorandum.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the attached memorandum.
7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the attached memorandum.

JB:ES:JB:EA:SS:VM

James Byers

James Byers, Senior Division Chief
On behalf of
Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Tesla, Inc.
PH: Z24-221

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
RER-Code Coordination and Public Hearings Section	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Department of Transportation and Public Works (DTPW)	<i>No objection*</i>
Miami-Dade Fire Rescue (MDFR)	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Business and Office (Pg. I-40)</p>	<p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

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

Tesla, Inc.
PH: Z24-221

	<p>(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</p> <p>(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</p> <p>(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</p> <p>(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</p>
<p>33-311(A)(3) Special Exceptions, Unusual Uses and New Uses</p>	<p>The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by 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.</p>
<p>Section 33-311(A)(7) Generalized Modification Standards</p>	<p>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</p>
<p>Section 33-317.- Limitation on issuance of permits</p>	<p>The Department shall not issue any type of permit or certificate based upon any action of the Community Zoning Appeals Board which the County Commission has jurisdiction to review until a final decision has been rendered on the application by the County Commission as provided by this chapter; provided, however, a temporary conditional permit or certificate may be issued prior to such final decision if the Director should first determine that the withholding of the same would cause imminent peril to life or property and then only upon such conditions and limitations, including the furnishing of an appropriate bond, as may be deemed proper by the Director. Upon application of the Director, any variance, special exception, new use, special permit or unusual use heretofore or hereafter granted that is not utilized within the three-year period following the date of its grant or approval, may be terminated by the Board of County Commissioners after the required noticed public hearing or hearings, if it is determined that there have been sufficient</p>

ZONING RECOMMENDATION ADDENDUM

Tesla, Inc.
PH: Z24-221

	<p><i>changes in circumstances in the neighborhood and area concerned that to permit the same to be used would be detrimental to the area and incompatible therewith; provided, a variance shall not be terminated if the guidelines for granting the same exist. The foregoing provision shall not apply if the resolution granting the variance, special exception, new use, special permit or unusual use establishes a specific time limitation for utilizing the same. In such instances, the time limitation established by such resolution shall prevail.</i></p> <p><i>In the event application is made for a change of zoning on property which possesses any variance, special exception, new use, special permit or unusual use not yet utilized, no permits or certificates shall be issued for such variance, special exception, new use, special permit or unusual use until the hearing has been concluded. If the application for change of zoning is approved, the variance, special exception, new use, special permit or unusual use shall terminate, unless continued by the rezoning resolution; otherwise such variance, special exception, new use, special permit or unusual use shall remain in full force and effect, unless terminated by other provisions in this section.</i></p> <p><i>A variance, special exception, new use, special permit or unusual use shall be deemed to have been utilized if the use pursuant thereto shall have been established, or if a building permit has been issued, acted upon, and the development to which such variance, special exception, new use, special permit or unusual use is an integral part is progressively and continuously carried to conclusion.</i></p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
<p>Section 33-247.- Uses permitted</p>	<p><i>(4) Automobile and light truck, new sales agency or rental shall be permitted only upon approval after public hearing and subject to the following conditions:</i></p> <p><i>(a) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the Director and the Director of the Public Works Department for ingress or egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center. The shade trees shall have a minimum caliper of two and one-half (2½) inches at time of planting.</i></p> <p><i>(b) That a decorative masonry wall at least five (5) feet in height shall enclose the vehicle storage area and repair area approved through public hearing. The placement of said wall and openings through same shall comply with the requirements contained elsewhere in this article.</i></p> <p><i>(c) That all outdoor paging or speaker systems are expressly prohibited.</i></p> <p><i>(d) That no repair work of any type is permitted on premises unless approved after public hearing.</i></p> <p><i>(e) That accessory used vehicle sales shall be permitted providing said vehicles are late model and in operable condition.</i></p> <p><i>(f) That the applicant obtain a certificate of use and occupancy which shall be automatically renewable yearly upon compliance with all terms and conditions applicable.</i></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

TESLA, INC.

8789 SW 117 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000221

DATE

HEARING NUMBER

FOLIO No: 30-4936-010-0010

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

December 10, 2024

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees.



Department of Regulatory and Economic Resources

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

miamidade.gov

Date: October 6, 2025

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

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

Subject: Z2024000221-3rd Review
Tesla, Inc.
8789 SW 117th Avenue
Seeks to permit proposed electric vehicle sales and minor repair work.
(1)A Special Exception to permit an automobile and light truck new sales agency and automobile body and top work on the subject property;
(2) Site Plan approval, with related non-use variances of perimeter greenbelt width and masonry wall enclosing vehicle storage area; and
(3) Modification of Resolution No. Z-91-92 and Declaration of Restrictions to permit a revised site plan, only as it applies to the subject property, which contains an existing retail building that will remain.
(BU-2) (4.65 acres)
36-54-39

RER-Code Coordination and Public Hearings Section has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal and is approved pursuant to section 24-43 related to wellfield protection.

Wellfield Protection

The property is located within the Basic Wellfield Protection Area of the Southwest Wellfield and within the Average Day Pumpage Wellfield Protection Area of the Alexander Orr/Snapper Creek/Southwest wellfield complex. Specifically, the building where the use is proposed is located within the Basic Wellfield Protection Area of the Southwest Wellfield (210-day travel time contour). Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code.

Section 24-43(5) of the Code provides that the Director can only approve a non-residential land use provided that "Hazardous materials will not be used, generated, handled, disposed of, discharged or stored on that portion of the property within the Northwest Wellfield protection area, or within the West Wellfield Interim protection area or within the basic wellfield protection area of any other utility potable water supply well; except that de minimis quantities of hazardous materials (not including hazardous waste) and lubricating oils and hydraulic fluids necessary to the operation of stationary equipment integral to the operation of a building, shall be allowed outside the thirty (30) day travel time of any utility water supply well, provided that the use, handling, or storage of said de minimis quantities occur inside a



building and provided that said lubricating oils and hydraulic fluids are contained within the closed sealed reservoirs of the stationary equipment;”

Additionally, the property has a properly executed covenant running with the land in favor of Miami-Dade County, as required by section 24-43(5) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored on the subject property. This covenant is recorded in Miami-Dade County Official Records Book 14126, Page 1000.

According to the letter of intent included with this application, the proposed work includes “... *software updates, tire replacement, tire balancing, alignment, minor body work (only replacing doors or the rear hatch), topping off water, and an occasional battery replacement. There will be no major automotive body work done on the Property, and no damaged vehicle parts, components, materials, etc. will be stored outside.*” Therefore, the proposed use will generate, handle, discharge, dispose of or store hazardous materials and hazardous wastes on the subject property.

Due to the prohibition of this land use within this wellfield protection area, the applicant applied for a variance from the requirements of section 24-43(5) of the Code before the Environmental Quality Control Board (EQCB). The EQCB granted a conditional variance, via EQCB Order No. 25-42, to allow the establishment of an electric vehicle dealership, showroom, maintenance, and repair facility on the property.

Potable Water Supply and Wastewater Disposal

According to RER records the existing building where the proposed use will be established is currently connected to public water and sewer. Pursuant to the Code and based on the site plan submitted in support this application, the proposed car dealership shall connect to public water and sanitary sewers in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

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 for this proposed development order.

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



process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

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

Conditions of Approval: None

Water Control Review

A Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the RER Water Control Section at (305)372-6681 or dermwatercontrol@miamidadecounty.gov for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for collection 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.

A portion of the proposed development is located within the average travel time contour of the Alexander Orr Wellfield Protection Area and a portion within the 210-day travel time contour of the Southwest Wellfield Protection Area. Pursuant to section 24-43(5)(c)(iv) of the Code baffles must be installed at the exfiltration trenches and no weep hole is allowed inside the drainage structures.

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

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. A landscape plan entitled "Tesla at the Palms at Town and Country", prepared by Michelle Latte, R.L.A. and dated as received by Miami-Dade County on October 18, 2024, was submitted in support of the subject application



and indicates the removal/relocation of non-specimen (a tree with a trunk diameter at breast height less than 18 inches) tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. RER has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

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

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

Conditions of Approval: None

Enforcement History

The subject property has no open and one (1) closed enforcement record for violations of Chapter 24 of the Code. Please contact the DERM Enforcement Section if you require additional information. There are no outstanding DERM liens or fines for the subject property.

Air Quality Preservation

The following advisory information is included in case demolition or renovation activities will take place as part of the proposed development: 40 CFR Part 61 Subpart M - National Emission Standards for Hazardous Air Pollutants (NESHAP) for Asbestos provides that an asbestos survey from a Florida-licensed asbestos consultant is required for renovation activities surpassing the NESHAP threshold of suspect regulated asbestos containing materials (RACM), and for all demolition activities.

“Demolition” is defined as the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations, or the intentional burning of any facility.

The NESHAP thresholds for RACM are 260 linear feet of RACM on pipes, or 160 square feet of RACM on other facility components.

If the Asbestos Survey identifies materials (friable or to be made friable during the proposed renovation/demolition activities) containing more than 1 percent asbestos and the amount is over the regulated thresholds, then those materials must be removed/abated prior to renovation/demolition activities by a Florida-licensed asbestos abatement contractor. An Asbestos Renovation Notification must be filed, and obtain approval, with the Miami Dade County - Department of Regulatory and Economic Resources, Division of Environmental Resources Management - Air Quality Management (AQM), at least 10 working days (14 calendar days) prior to starting the abatement work. Regardless of asbestos content,



prior to any demolition work, an Asbestos Demolition Notification must be submitted and approved, within the same timeframes.

For questions regarding asbestos surveys and notifications, please contact the AQMD via email at asbestos@miamidade.gov.

Concurrency Review Summary

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


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

Memorandum



Date: January 30, 2025

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 and Sewer Department (WASD) 

Subject: Zoning Application Comments - Tesla Kendall
Application No. Z2024000221 - Revision # 1 - (Pre-App. No. Z24P-187)

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

Application Name: Tesla Kendall

Location: The proposed project is located on approximately 4.65 acres at 8789 SW 117th Avenue, with Folio 30-4936-010-0010, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a change of use from the existing 44,724 square feet Retail (per Site Plan) to a 44,724 square feet Car Dealership with repair shop. As per applicant's representative Ms. Emily Balter's email dated 11/12/2024, the Car Dealership will have 3,466 square feet and the repair shop will have 40,569 square feet for a total of 44,035 square feet; therefore, the building footprint will not be increasing.

The water demand associated with the existing building totals 4,404 gallons per day (gpd). The total water demand associated with the proposed Car Dealership with repair shop totals 1,796 gpd; therefore, this project results in a no-net-increase in the water demand.

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

Water: The proposed development is located within the WASD's water service area. The subject property is currently being served by WASD.

Please note that there are various water mains within the property, either in existing dedicated Right-of-Way (R/W) or easements. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per fire department recommendations. Cutting and plugging of existing water mains shall be done by a licensed contractor under WASD's supervision. Services to existing customers cannot be interrupted.

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 existing facility is currently being served by WASD.

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


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

Memorandum



Date: December 4, 2024

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

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

Subject: Z2024000221
Name: Tesla, Inc.
Location: 8789 SW 117 Avenue
Section 36 Township 54 South Range 39 East

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

This land may require 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 an approximately **102 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
9746	SW 117 Avenue south of SW 72 Street	C	C
9748	SW 117 Avenue south of SW 88 Street	C	C
F-0592	SW 127 Avenue south of SW 104 Street	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 Meridiem

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

Standard Conditions:

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

Memorandum



Date: January 14, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000221

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 12/09/2024. Proposed scope of work does not affect existing fire department access.

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

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

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

Memorandum



Date: February 19, 2025

Subject: Review of Z2024000221
Applicant Name: Palms at Town and Country Tesla

PROJECT DESCRIPTION:

According to the Letter of Intent (LOI), the Applicant is proposing to adaptively reuse the existing 44,724-square-foot building for a new electric vehicle sales agency, showroom, and minor service facility. The project will be maintaining the existing driveway accesses for the site. This development was previously reviewed during the pre-application process under reference number Z2024P00187.

PROJECT LOCATION:

The property is located at 8789 SW 117th Avenue in Miami.

COMMENTS/RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) has reviewed the subject application and provides the following comments:

A. TRAFFIC STUDY REVIEW COMMENTS

~~1. Please clarify if there will be a gate at the entrance. If so, it is required to include a queuing analysis as part of the traffic study including in the design the location of the turnaround.~~

2nd Follow-up 02/19/2025: **Comment addressed.** *No entry gates are proposed.*

~~2. The development must include a schematic of a pedestrian trip generation based on its development and surrounding pedestrian generators (this must include transit facilities). Also, the study needs to evaluate the need to upgrade or install pedestrian infrastructure to improve safety and operations within the area of influence.~~

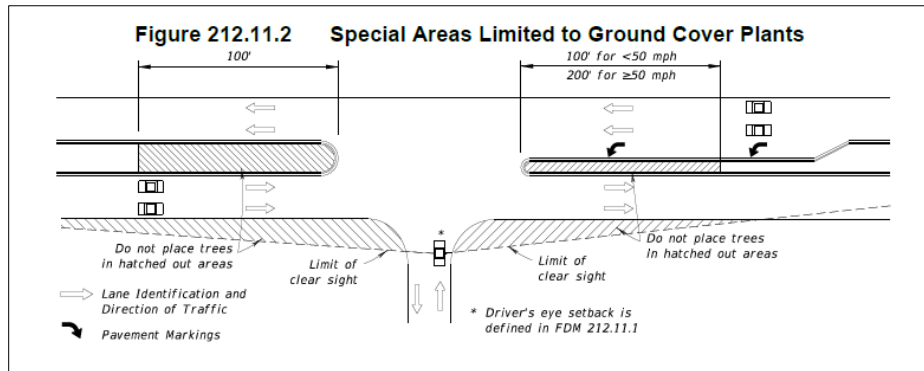
2nd Follow-up 02/19/2025: **Comment addressed.**

B. SITE PLAN REVIEW COMMENTS

1. SR 994/SW 88th Street/Kendall Drive is part of the State of Florida Highway system. Any improvements within the right of way of SR 994/SW 88th Street/Kendall Drive requires review and approval by the Florida Department of Transportation.

2nd Follow-up 02/19/2025: **Comment to be addressed with FDOT.**

- Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements. As per Section 212.11.6 of the latest FDOT FDM manual, ensure that trees are not located within the hatched areas of the sight triangles, as illustrated in the figure below.



2nd Follow-up 02/19/2025: **Comment conditionally addressed.** As per Section 212.11.6 of the latest FDOT FDM manual, ensure that trees are not located within the hatched areas of the sight triangles, as illustrated in the figure above.

- ~~Driveways must comply with FDOT standards. Please show dimensions on the site plan.~~

2nd Follow-up 02/19/2025: **Comment addressed.**

- ~~A minimum of 6 feet sidewalk must be kept within public right of way. For clear representation, please make sure to include the dimensions of the sidewalk on the plans.~~

2nd Follow-up 02/19/2025: **Comment addressed.**

- ~~Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance). Please show throat length dimensions on the site plan. Also, please ensure that conflict points are located at a minimum of 25' from the right-of-way line.~~

2nd Follow-up 02/19/2025: **Comment addressed.**

- ~~Site plan must show all necessary roadways to complete the roadway network.~~

2nd Follow-up 02/19/2025: **Comment addressed.**

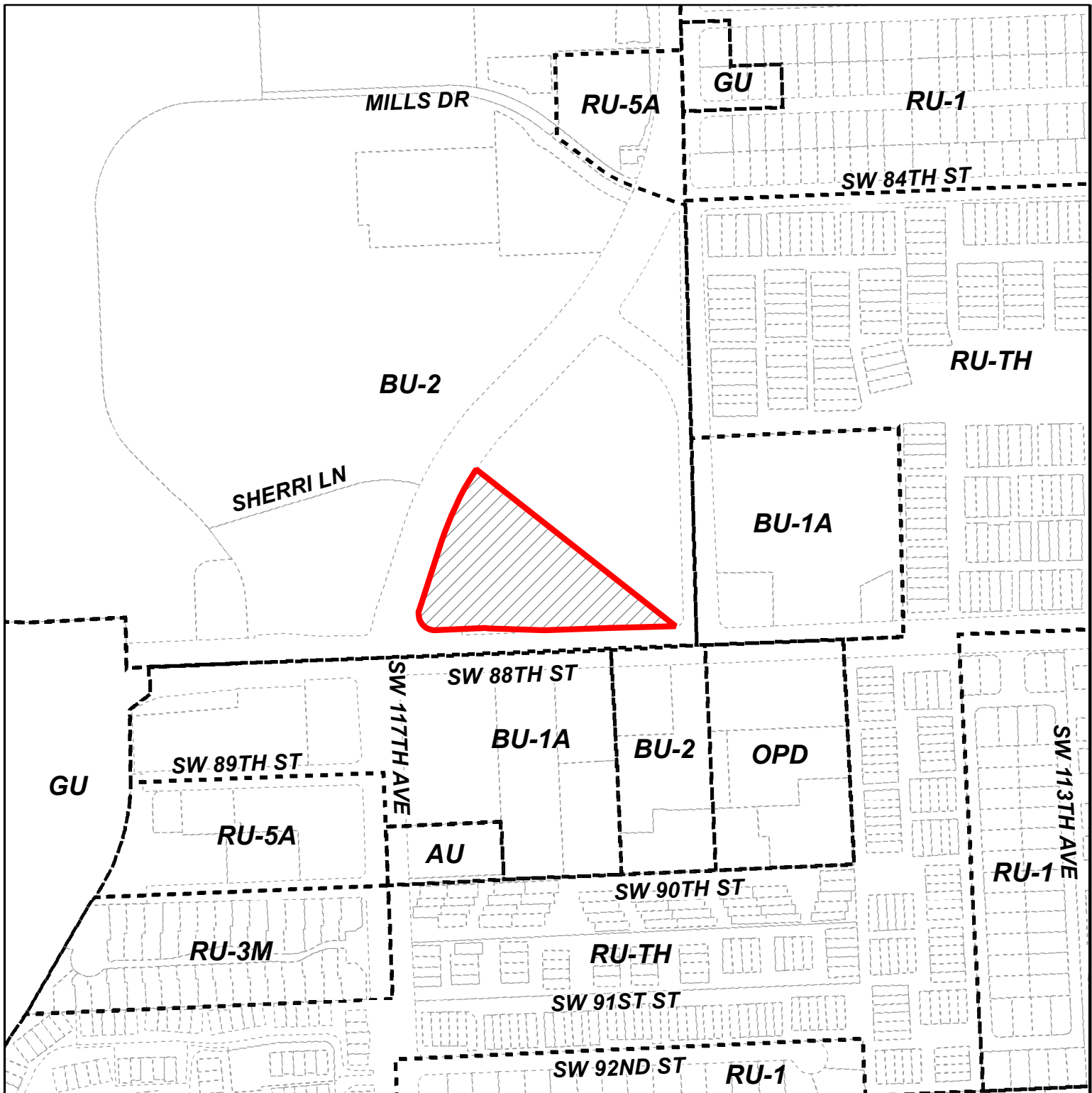
- Please provide written approval from the Highway Division (Leandro Oña – Leandro.ona@miamidade.gov) for the proposed typical section of SW 117th Avenue.

2nd Follow-up 02/19/2025: **Comment not addressed.** *Written approval from the Highway Division is still required. An email should be sent to the Highway Division (Leandro Oña), and a confirmation email with the preliminary approval of the typical section must be included in the submitted documents.*

-
8. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from property line to driveway.

2nd Follow-up 02/19/2025: **Comment partially addressed.** *Please refer to comment No. 7.*

Please contact Leanne Garcia Fernandez at leanne.garciafernandez@miamidade.gov if you have any questions on the comments above.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000221



Section: 36 Township: 54 Range: 39
 Applicant: Bercow Radell Fernandez Larkin & Tapanes, PLLC
 Zoning Board: C12
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, October 25, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000221

Legend
 Subject Property

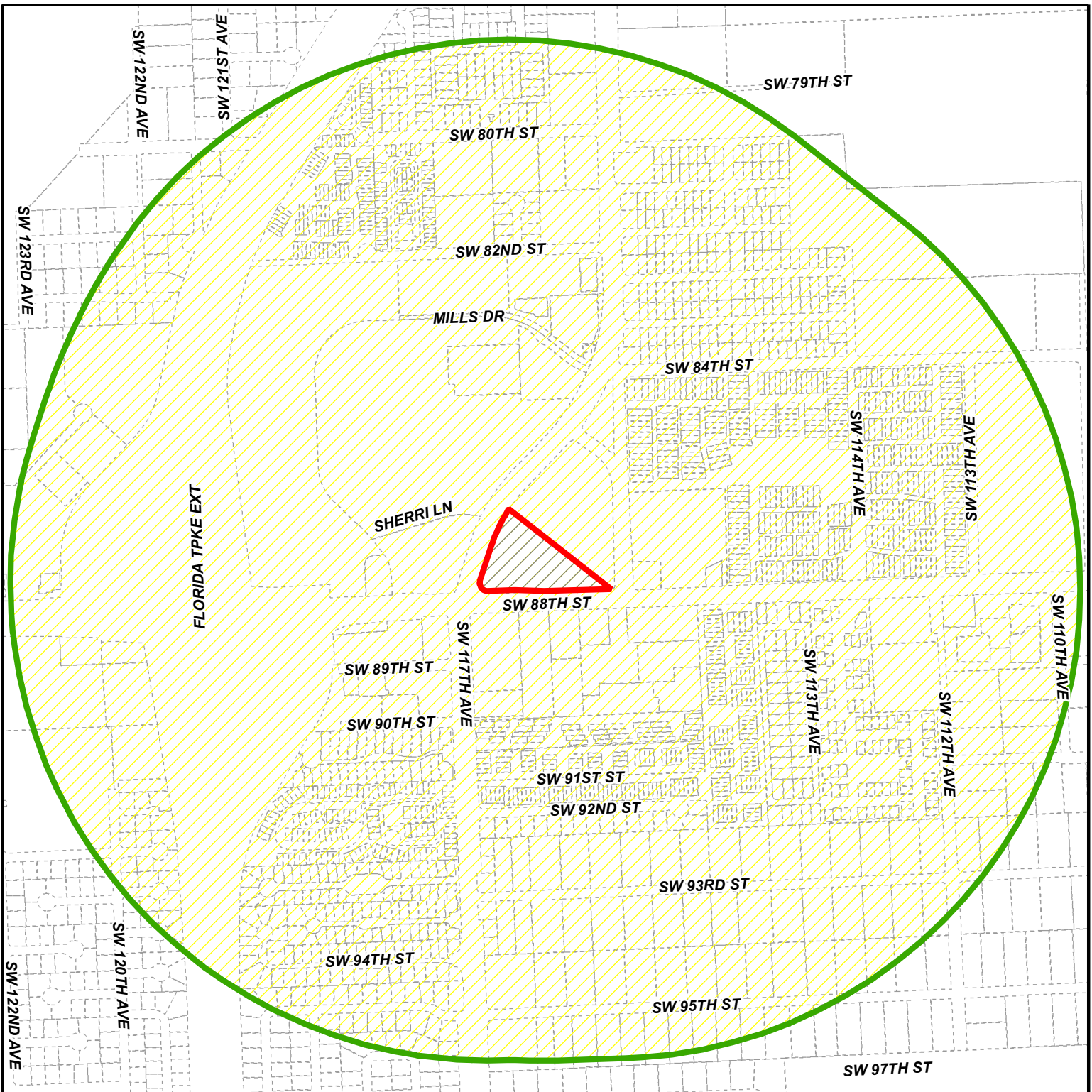


Section: 36 Township: 54 Range: 39
 Applicant: Bercow Radell Fernandez Larkin & Tapanes, PLLC
 Zoning Board: C12
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, October 25, 2024

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 36 Township: 54 Range: 39
 Applicant: Bercow Radell Fernandez Larkin & Tapanes, PLLC
 Zoning Board: C12
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000221
 RADIUS: 2640

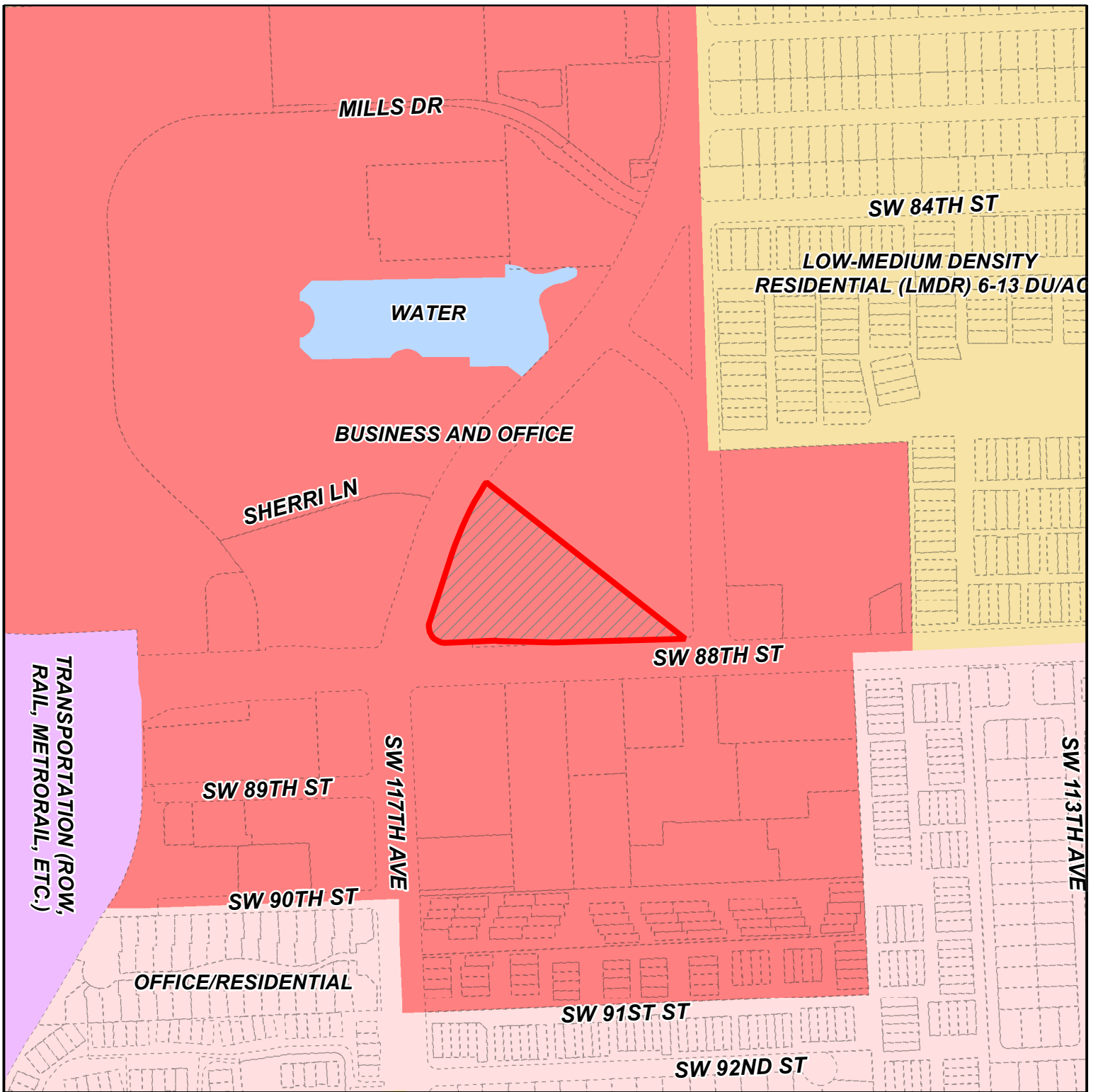
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, October 25, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000221



Section: 36 Township: 54 Range: 39
 Applicant: Bercow Radell Fernandez Larkin & Tapanes, PLLC
 Zoning Board: C12
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, October 25, 2024

REVISION	DATE	BY

LEGEND

- (E) LANDSCAPE AREA
- (E) CONCRETE AREA
- (E) PROPERTY LINE
- (E) ACCESSIBLE PATH OF TRAVEL
- (E) ACCESSIBLE ROUTE
- (E) EXISTING CURB
- (E) LIGHT POLE
- (E) PARKING STALL COUNT

KEY NOTES

- 1 TRASH ENCLOSURE
- 2 (N) PROPOSED TRANSFORMER LOCATION
- 3 (E) TRANSFORMER
- 4 (N) HPC CHARGER LOCATION
- 5 (N) SUPER CHARGER LOCATION
- 6 (N) V3 CABINET
- 7 (E) ENTRY SLAB AND RAMP, TYP.
- 8 (N) OFF LOADING / ON LOADING AREA
- 9 (N) KEY DROP BOX
- 10 (N) NON-ILLUMINATED TESLA SIGNAGE ON (E) MONUMENT SIGN
- 11 (N) EXTERIOR FACE LIT TESLA WORDMARK SIGN
- 12 (E) FDC
- 13 (N) NON-ILLUMINATED TESLA SERVICE SIGN
- 14 (E) BACKFLOW PREVENTER
- 15 (N) ILLUMINATED TESLA "T-FLAG" SIGN
- 16 (E) FIRE LANE
- 17 (E) FIRE HYDRANT
- 18 SIGHT VISIBILITY TRIANGLE
- 19 EXISTING BUS STOP AND SHELTER

BU - ZONING LEGEND

Zoning Legend data to be incorporated onto the plan

District: BU-

	MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
frontage for interior lot		50'	N/A
lot area for interior lot		5,000 s.f.	N/A
75' frontage for corner lot (50' if plat prior to PB 40-16)		75'	1,265'
7,500 s.f. lot area for corner lot (5,000 s.f. if plat prior to PB 40-16)		7,500 s.f.	202,951 s.f.

	SETBACK REQUIREMENTS		
	REQUIRED	PROVIDED	
Less c-o-w			
Less Water	N/A	58.2' (exist)	
Less Other	N/A	36.3' (exist)	
NET AREA (sq. ft.)	100 %	20'	37.8' (exist)
Lot Coverage (40% max)	%	20'	37.8' (exist)
PAVED AREA	%	20'	128' (exist)
Landscaped Open Space	%	20'	128' (exist)

ZONING DISTRICT	MAX. HEIGHT	MAX. STORIES	Maximum Floor Area Ratio (F.A.R.) per No. of Bldg. Stories
BU-1 (Business - Neighborhood)	35'	2 stories	1 story: 2 story bldgs. 0.11 per additional floor permitted up to 8 stories
BU-1A (Business - Limited)	45'	4 stories	0.06 per each additional story above 2nd floor
BU-2 (Business - Special)	no max.	no max.	MAX. HEIGHT OF PROPOSED BLDGS. NO MAX
BU-3 (Business - Liberal)	no max.	no max.	MAX. NUMBER OF STORIES PERMITTED NO MAX

NOTE: Portion of bldg. in BU-2, BU-3 from 35' - 40' height to setback a minimum of 25' from the street; thereafter 1' for each additional 5' of height. (see 33-55 for exemptions)

LANDSCAPED OPEN SPACE REQUIREMENTS

SIZE OF TOTAL LOT AREA	% OF TOTAL LOT AREA	PROCEDURE FOR VARIABLE BLDG. HEIGHTS:
Up to one (1) acre	18% required for 1 story	EX: A building with 2 heights: 2 stories with 30,000 s.f. under roof and 5 stories with 40,000 s.f. under roof. Multiply and add (2 x 30,000) + (5 x 40,000) = 260,000. Add 30,000 + 40,000 = 70,000. Divide 260,000 by 70,000 = 3.71 (round up to 4) Use 4 as avg. bldg. height for landscaping requirements.
More than 1 acre and up to 5 acres	16.0% for 1 story	
More than 5 acres and up to 25 acres	14.0% for 1 story	
More than 25 acres	12.0% for 1 story	

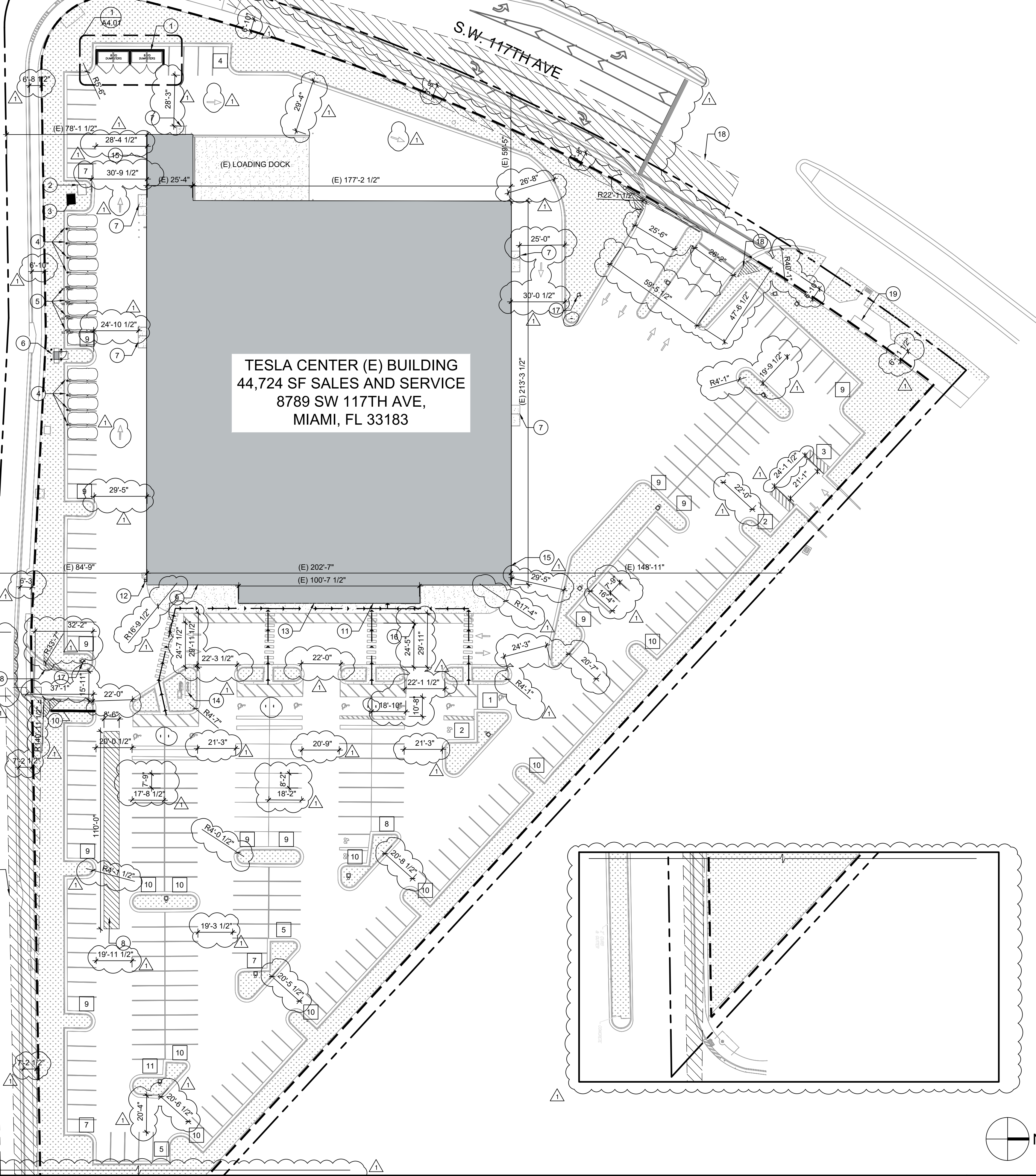
NOTE: Above is minimum landscaped open space for 1 story. Increase 1.5% per story (or fraction) for 2nd to 8th floor; then 2.5% per floor after 8th. If bldg. height varies use example at right to determine # of stories. Landscape with grass, trees and shrubs. Water areas may be used to meet up to 20% of requirement. Mail areas with landscaping, &/or water areas &/or permanent art spaces may be used to meet up to 10% of requirement. See Ch. 18A for landscape criteria.

77 acres landscaping required

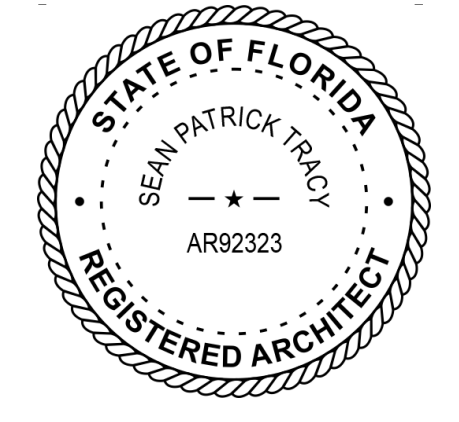
PARKING REQUIREMENTS	Total Sq. Ft. per Use (Sq. Ft./space ratio)	Spaces Required
Use Type: Retail uses (1 space per 250 s.f. or fraction thereof)	4,763 SF	1 / 250
Use Type: Auto dealership showroom/garage (3' first 2500 sq. ft. each additional 500 sq. ft. / each 500 sq. ft. of open lot)	33,539 SF	3 + 1/500 + 3/5000
Use Type: OFFICE (1 / 300 SF)	6,485 SF	1 / 300
Use Type:		
Use Type:		
Use Type:		
NOTE: See Zoning Code Article VII, Off-Street Parking Sec. 33-122 thru 33-132 for parking standards. See Article VIII, Sec. 33-133 thru 33-137 for rights-of-way requirements.	TOTAL PARKING SPACES REQUIRED:	200
Revised Date: 05-30-02	TOTAL PARKING SPACES PROVIDED:	256 (Legend-BU)

S.W. 88TH. ST. (NORTH KENDALL DRIVE) (STATE ROAD NO. 94)

TESLA CENTER (E) BUILDING
 44,724 SF SALES AND SERVICE
 8789 SW 117TH AVE,
 MIAMI, FL 33183



1753 Pinnacle Drive Suite 1100
 McLean, Va 22102
 (703) 908-4501
 www.littleonline.com



TESLA KENDALL
 TRT ID 411863

8789 SW 117th AVE
 MIAMI, FL 33183

ISSUE / REVISION

08.14.24	PRE-APPLICATION SUBMITTAL
09.20.24	ZONING SUBMITTAL
12.18.24	ZONING RESPONSES

DRAWING TITLE

SITE PLAN

SCALE: AS NOTED
 PROJECT NUMBER: 2232049600

SHEET NUMBER

A1.00

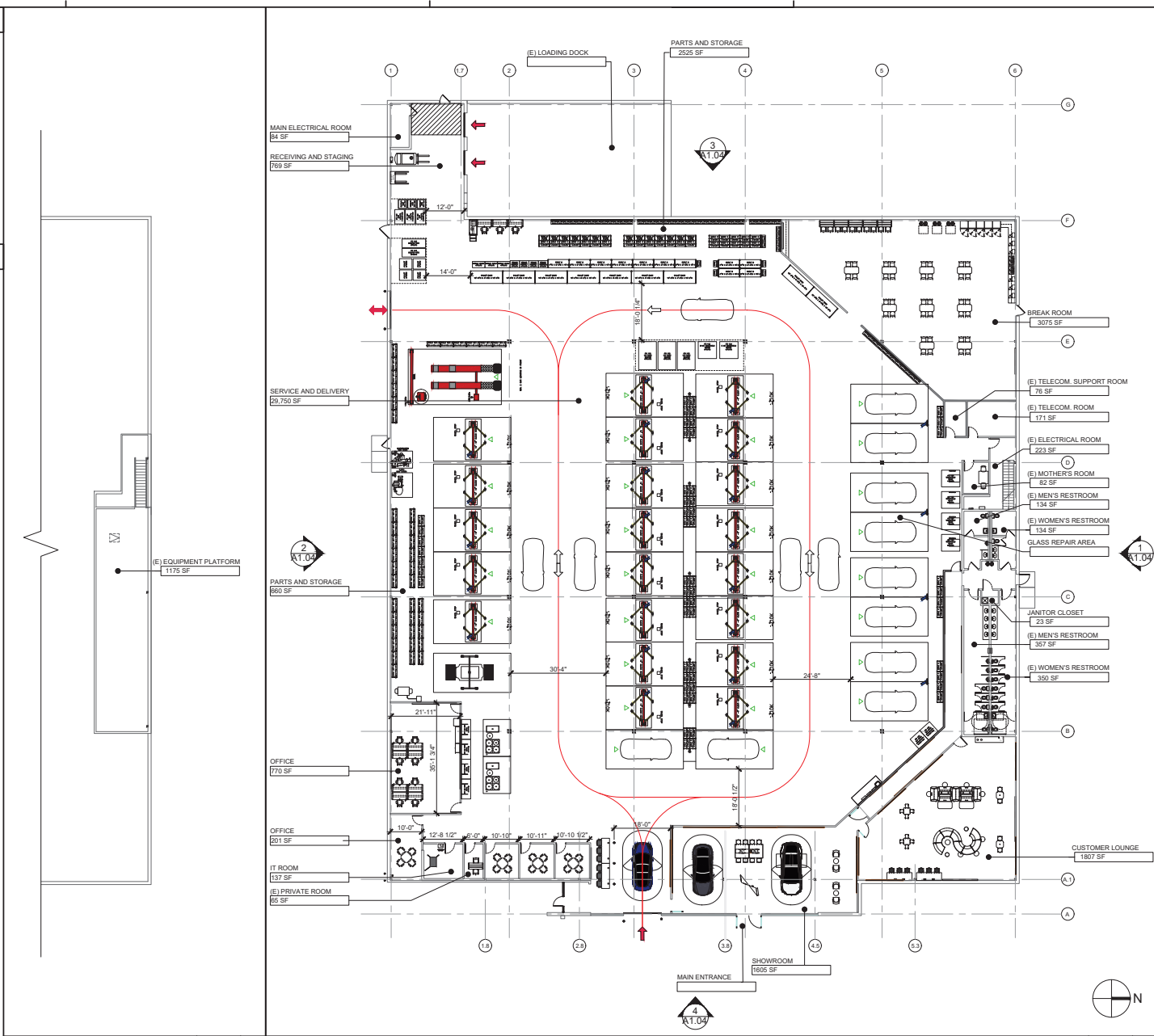
SITE PLAN SCALE: 1/32" = 1'-0" 1

AREA BREAKDOWN

DESCRIPTION OF SPACE	AREA (SF)	PERCENTAGE
GROSS TOTAL	44,724	
NET TOTAL	44,036	100%
SERVICE SHOP	29,750	68%
PARTS AND STORAGE	3,303	8%
LOUNGE	1,807	4%
BOH	7,516	17%
SHOWROOM	1,659	4%
DELIVERY	-	-
INDOOR PARKING	-	-

WORKBAY COUNT

DESCRIPTION	COUNT
2-POST LIFTS	21
FUTURE 2-POST LIFTS	0
SCISSOR LIFTS	0
OPEN BAYS (SERVICE)	10
SUBTOTAL	31
FDI BAYS (SALES)	0
TOTAL	31



EQUIPMENT PLATFORM PLAN SCALE: 1/16" = 1'-0" 1

FLOOR PLAN SCALE: 1/16" = 1'-0" 2



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 08.14.24 PRE-APPLICATION SUBMITTAL
 09.20.24 ZONING SUBMITTAL

DRAWING TITLE

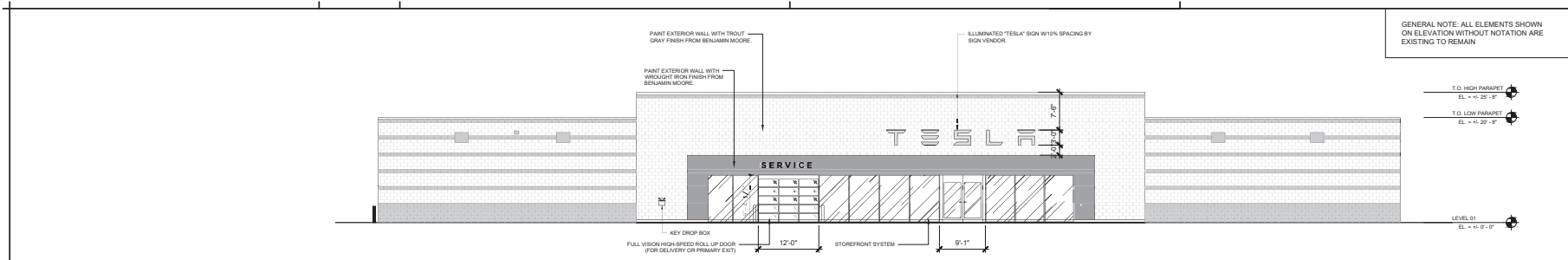
FLOOR PLANS

SCALE: AS NOTED PROJECT NUMBER: 2232049600

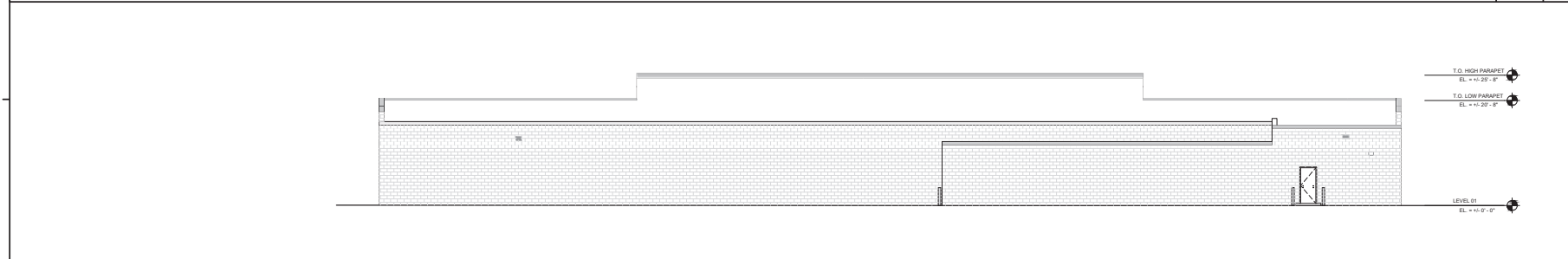
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A2.00

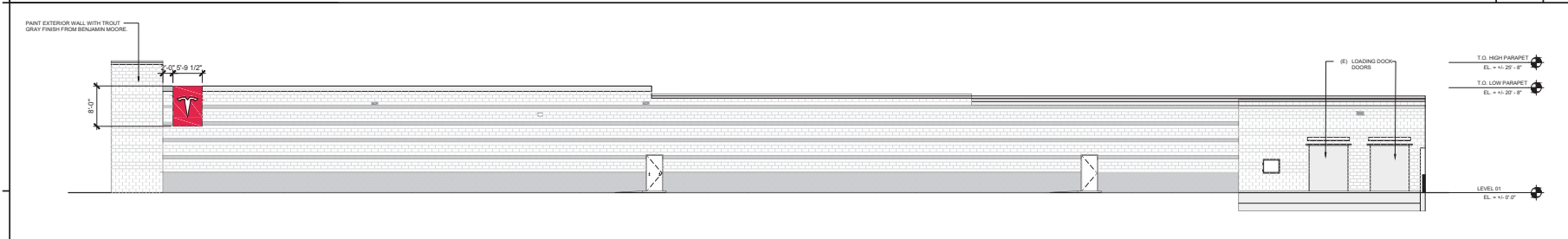
ORIGINAL SHEET ARCH10 (2/20/24)



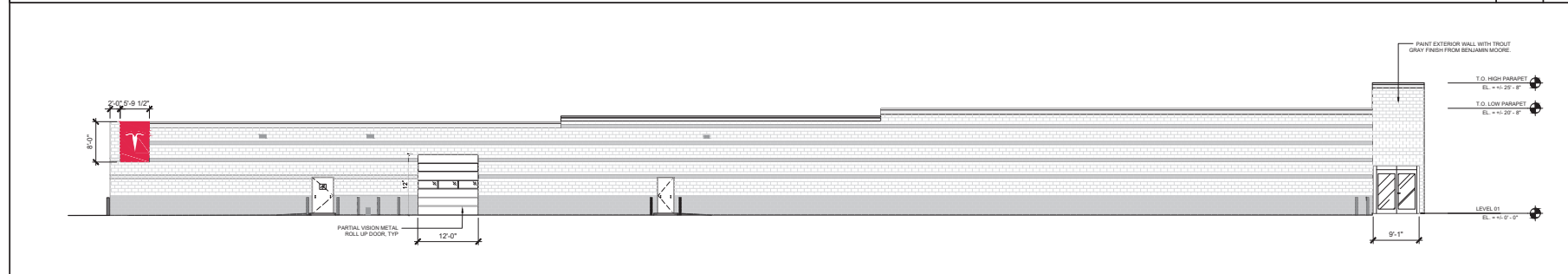
EAST EXTERIOR ELEVATION SCALE: 3/32" = 1'-0" 4



WEST EXTERIOR ELEVATION SCALE: 3/32" = 1'-0" 3



NORTH EXTERIOR ELEVATION SCALE: 3/32" = 1'-0" 2



SOUTH EXTERIOR ELEVATION SCALE: 3/32" = 1'-0" 1



1753 Pinecote Drive Suite 1100
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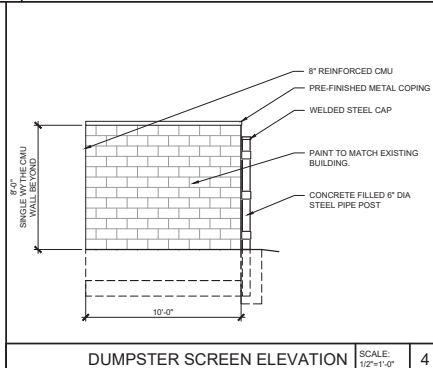
DRAWING TITLE

EXTERIOR
ELEVATIONS

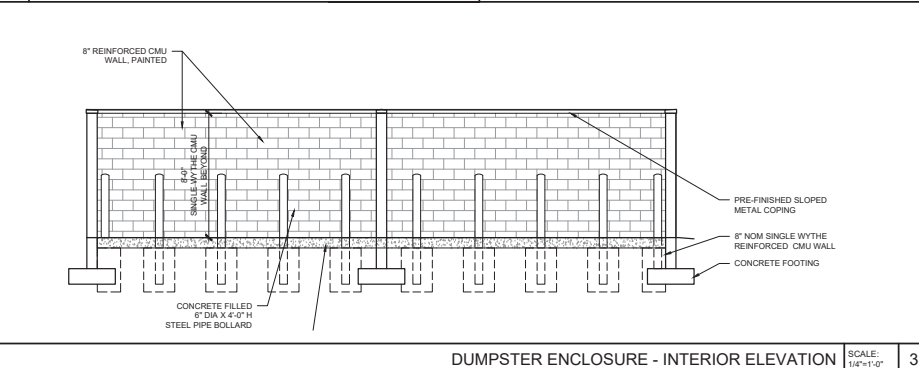
SCALE: AS NOTED
PROJECT NUMBER: Z232049600

SHEET NUMBER

A4.00



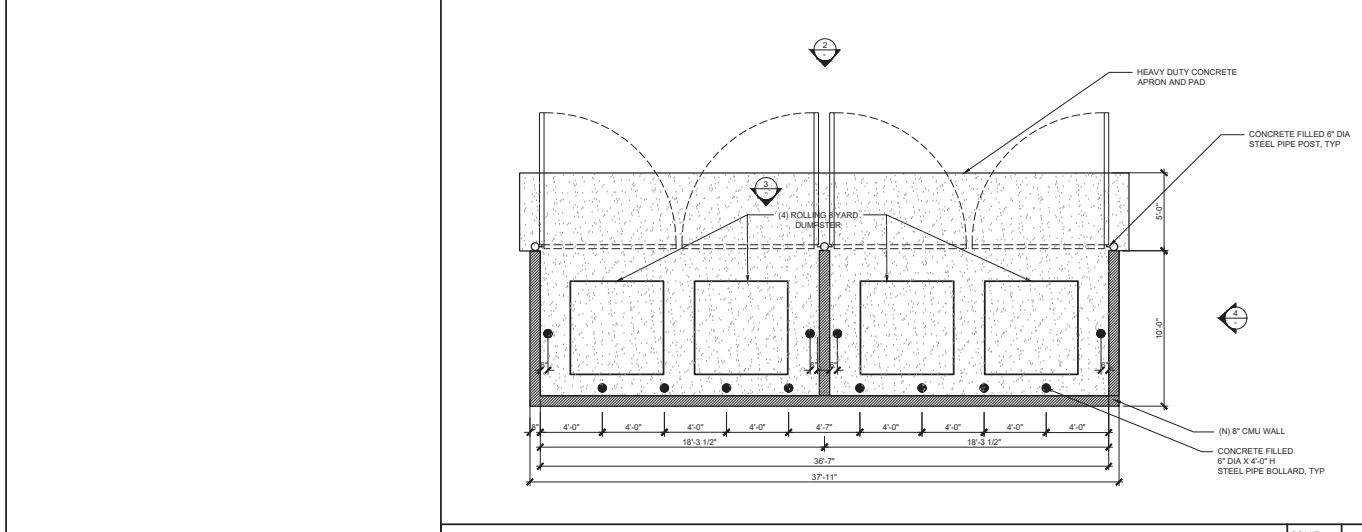
DUMPSTER SCREEN ELEVATION SCALE: 1/2"=1'-0" 4



DUMPSTER ENCLOSURE - INTERIOR ELEVATION SCALE: 1/8"=1'-0" 3



DUMPSTER ENCLOSURE - EXTERIOR ELEVATION SCALE: 1/8"=1'-0" 2



DUMPSTER ENCLOSURE PLAN SCALE: 1/8"=1'-0" 1



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08.14.24 PRE-APPLICATION SUBMITTAL
09.20.24 ZONING SUBMITTAL

DRAWING TITLE

DUMPSTER ENCLOSURE

SCALE: AS NOTED PROJECT NUMBER: 2232049600

SHEET NUMBER

A4.01

TESLA CENTER KENDALL

TRT ID 411863
8789 SW 117TH AVE, MIAMI, FL 33183

ABBREVIATIONS

ACOUS.	ACOUSTICAL	LAM.	LAMINATE
A.D.A.	AMERICANS WITH DISABILITIES ACT	LAV.	LAVATORY
ADJ.	ADJUSTABLE	LN.	LINEAR
A.F.F.	ABOVE FINISHED FLOOR	L.L.	LAND LCRD
ALUM.	ALUMINUM	L.P.	LOW POINT
ALT.	ALTERNATE	LT.	LIGHT
APPROX.	APPROXIMATE	MAX.	MAXIMUM
ARCH.	ARCHITECTURAL	MDO.	MEDIUM DENSITY OVERLAY
B.A.F.	BIG ASS FAN	MCH.	MECHANICAL
BD.	BOARD	MFR.	MANUFACTURER
BLDG.	BUILDING	MIN.	MINIMUM
B.LKS.	BLOCKING	MISC.	MISCELLANEOUS
BOT.	BOTTOM	M.O.	MASONRY OPENING
B.O.	BOTTOM OF	MTD.	MOUNTED
CAB.	CABINET	MTL.	METAL
CLG.	CEILING	(N)	NEW
CL	CLOSET	N/A	NOT APPLICABLE
CLR.	CLEAR	N.I.C.	NOT IN CONTRACT
COL.	COLUMN	NOB.	NOMINAL
CONC.	CONCRETE	NO. or #	NUMBER
CONSTR.	CONSTRUCTION	NSO.	NEW STORE OPENING
CONT.	CONTINUOUS	N.T.S.	NOT TO SCALE
CTR.	CENTER	O	OWNER - TESLA PM
DBL.	DOUBLE	O.C.	ON CENTER
DIA.	DIAMETER	OPNG.	OPENING
DIM.	DIMENSION	OPP.	OPPOSITE
DN.	DOWN	P.LAM.	PLASTIC LAMINATE
DWG.	DRAWING	PLYWD.	PLYWOOD
(E)	EXISTING	PM.	PROJECT MANAGER
EA.	EACH	PR.	PAIR
EL.	ELEVATION	P.T.	PRESSURE TREATED
EHS.	ENVIRONMENTAL, HEALTH & SAFETY	RFP.	REFLECTED CEILING PLAN
ELEC.	ELECTRICAL	REC.	RECESSED
EMER.	EMERGENCY	REV.	REVISION
EQ.	EQUAL	REQD.	REQUIRED
EQUIP.	EQUIPMENT	RM.	ROOM
EXT.	EXTERIOR	R.O.	ROUGH OPENING
F.A.	FIRE ALARM	S.C.	SOLID CORE
F.D.	FLOAT DIMENSION	SCHED.	SCHEDULE
F.E.F.	FIRE EXTINGUISHER CABINET	SQ. FT.	SQUARE FEET
FIN.	FINISH	SIM	SIMILAR
F.H.C.	FIRE HOSE CABINET	SPEC.	SPECIFICATION
F.L.R.	FLOOR	SR.	SERVICE READINESS
FLASH.	FLASHING	S.S.	STAINLESS STEEL
FLOOR.	FLUORESCENT	S.T.C.	SOUND TRANSMISSION COEFFICIENT
F.O.F.	FACE OF FINISH	STD.	STANDARD
F.O.M.	FACE OF STUDIOS	STL.	STEEL
F.S.	FIRE RETARDANT TREATED	STOR.	STORAGE
F.R.T.	GAUGE	STR.	STRUCTURAL
GA.	GENERAL CONTRACTOR	SUSP.	SUSPENDED
G.C.	GYP.	SYM.	SYMMETRICAL
H.C.	HOLLOW CORE	T.	TENANT
HDCP.	HANDICAP	TEMP.	TEMPERED
HDW.	HARDWARE	THK.	THICK
HT.	HEIGHT	T.O.	TOP OF
HORIZ.	HORIZONTAL	T.O.C.	TOP OF CONCRETE
H.P.	HIGH POINT	TYP.	TYPICAL
HPC.	HIGH POWER CONNECTOR	U.N.	UNLESS OTHERWISE NOTED
HR.	HOUR	U.S.	UNDERSIDE
INCH.	INCH	V.	VENDOR
INSUL.	INSULATION	VERT.	VERTICAL
INT.	INTERIOR	V.I.F.	VERIFY IN FIELD
IT.	INFORMATION TECHNOLOGY	W.C.	WATER CLOSET
JST.	JOIST	WD.	WOOD
JT.	JOINT	W.R.	WATER RESISTANT
		W	WITH

INDEX OF DRAWINGS

ARCHITECTURAL

A0.00	COVER SHEET
A1.00	SITE PLAN
A1.01	LOADING TRUCK INGRESS
A1.02	LOADING TRUCK EGRESS
A1.03	GARBAGE TRUCK INGRESS
A1.04	GARBAGE TRUCK EGRESS
A2.00	FLOOR PLAN
A4.00	EXTERIOR ELEVATIONS
A4.01	DUMPSTER ENCLOSURE

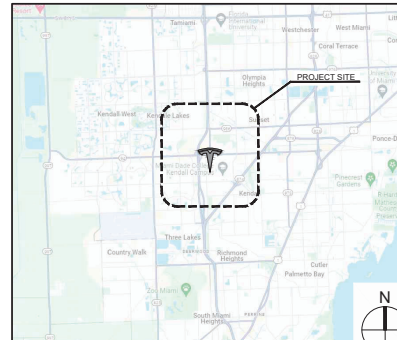
LANDSCAPE

L-000	COVER SHEET
L-101	TREE DISPOSITION PLAN
L-102	TREE DISPOSITION LIST
L-200	LANDSCAPE PLAN
L-201	PLANT SCHEDULE AND CODE COMPLIANCE
L-250	LANDSCAPE NOTES
L-251	LANDSCAPE DETAILS

AREA MAP



VICINITY MAP



PROJECT DIRECTORY

TENANT

TESLA, INC.
901 PAGES AVENUE
FREMONT, CA 94538

DESIGN MANAGER
T: 954.703.9748
E: GARCIAVA@TESLA.COM
CONSTRUCTION MANAGER
T: 815.580.1958
E: CSIMONETT@TESLA.COM

LANDLORD

ATLANTIC RETAIL
1001 N US HIGHWAY ONE STE 600
JUPITER, FL 33477
T: 561.827.5589
E: DLYNCH@ATLANTICRETAIL.COM
CONTACT: DAN LYNCH

ARCHITECT

LITTLE DIVERSIFIED ARCHITECTURAL
CONSULTING
1753 PINNACLE DRIVE, SUITE 1100
MCLEAN, VA 22102
T: 703.908.4513
E: ABDUL_ALI@LITTLEONLINE.COM
CONTACT: ABDUL ALI

CIVIL ENGINEER / LANDSCAPE

KIMLEY-HORN
2 ALHAMBRA PLAZA, SUITE 500, CORAL
GABLES, FL 33134
T: 305.535.7767
CELL: 239.677.9777
CONTACT: PAUL CARBALLO

REFERENCE SYMBOLS

	KEYNOTE		X'X' A.F.F.	CEILING TYPE AND HEIGHT
	COLUMN BUBBLE AND GRID			WALL TYPE
	DATUM POINT		XXX	DOOR NUMBER
	CUT LINE		X XX	FIXTURE / EQUIPMENT TYPE
	CENTER LINE SYMBOL		FINISH	FINISH TAG
	ELEVATIONS			PLAN DETAIL
	ELEVATION		ROOM	ROOM NAME
	SECTION			SECTION DETAIL

CODE / PROJECT INFORMATION

2023 Florida Building Code, 8th Edition
2023 Florida Building Code, Accessibility, 8th Edition
2023 Florida Building Code, Existing Building, 8th Edition
2023 Florida Building Code, Fuel Gas, 8th Edition
2023 Florida Building Code, Energy Conservation, 8th Edition
2023 Florida Building Code, Mechanical, 8th Edition
2023 Florida Building Code, Plumbing, 8th Edition
Florida Fire Prevention Code, 8th Edition
NFPA 101 Life Safety Code (2023) With Florida Amendments
NFPA 1 Uniform Code (2023) With Florida Amendments
National Electrical Code 2003 & NEC 2023 Energy Code 8th Edition
Florida Statutes
Florida Administrative Code

TOTAL EXISTING BUILDING AREA: 50,561 SF
TOTAL EXISTING PROPERTY AREA: 202,951 SF

OCCUPANCY PROPOSED: S-1, B EXISTING OCCUPANCY: B, A

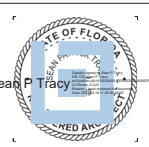
SPRINKLERED: YES
FIRE ALARM: YES
SEISMIC ZONE: 0

ALTERATION: LEVEL 03

ZONING USE: EXISTING BU-2
ZONING REQUEST: 1) Special Exception, pursuant to 33-247(4) of the County Code to permit automobile new sales agency with light repair work in the BU-2 zoning district.
2) Site plan review and approval, with related non-use variance requests:
To reduce the required fifteen (15) feet width of densely planted greenbelt along all property lines abutting public rights-of-way, and
To eliminate the required decorative masonry wall at least five (5) feet in height shall enclose the vehicle storage area where minimal vehicle storage is proposed.
3) Modification of site plan related conditions provided in Resolution No. Z-91-22.

SERVICE INTENT / DESCRIPTION

TESLA, INC. OPERATES AN ELECTRIC AUTOMOBILE REPAIR / SERVICE CENTER. SERVICING AN ELECTRIC AUTOMOBILE IS DIFFERENT FROM SERVICING A GAS-POWERED CAR. TESLA'S VEHICLES HAVE NO INTERNAL COMBUSTION ENGINE. THIS VEHICLE IS EXCLUSIVELY ELECTRIC AND IS NOT HYBRID. ACCORDINGLY, THERE IS NO EXHAUST SYSTEM, NO FUEL TANKS, NO LIQUID FUEL USAGE, NO NEW OR USED MOTOR OIL, NO NOISE FROM THE VEHICLE, AND NO EMISSIONS LIKE HYDROCARBON AND CARBON MONOXIDE THAT ARE EMITTED FROM AN AUTOMOBILE POWERED BY AN INTERNAL COMBUSTION ENGINE. INSTEAD OF AN ENGINE, AN ELECTRIC MOTOR POWERS TESLA'S VEHICLES. ELECTRIC MOTORS REQUIRE LITTLE TO NO MAINTENANCE.



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8789 SW 117th AVE
MIAMI, FL 33183

ISSUE / REVISION
08.14.24 PRE-APPLICATION SUBMITTAL
09.20.24 ZONING SUBMITTAL

DRAWING TITLE

COVER SHEET

SCALE: AS NOTED
PROJECT NUMBER: 232049600

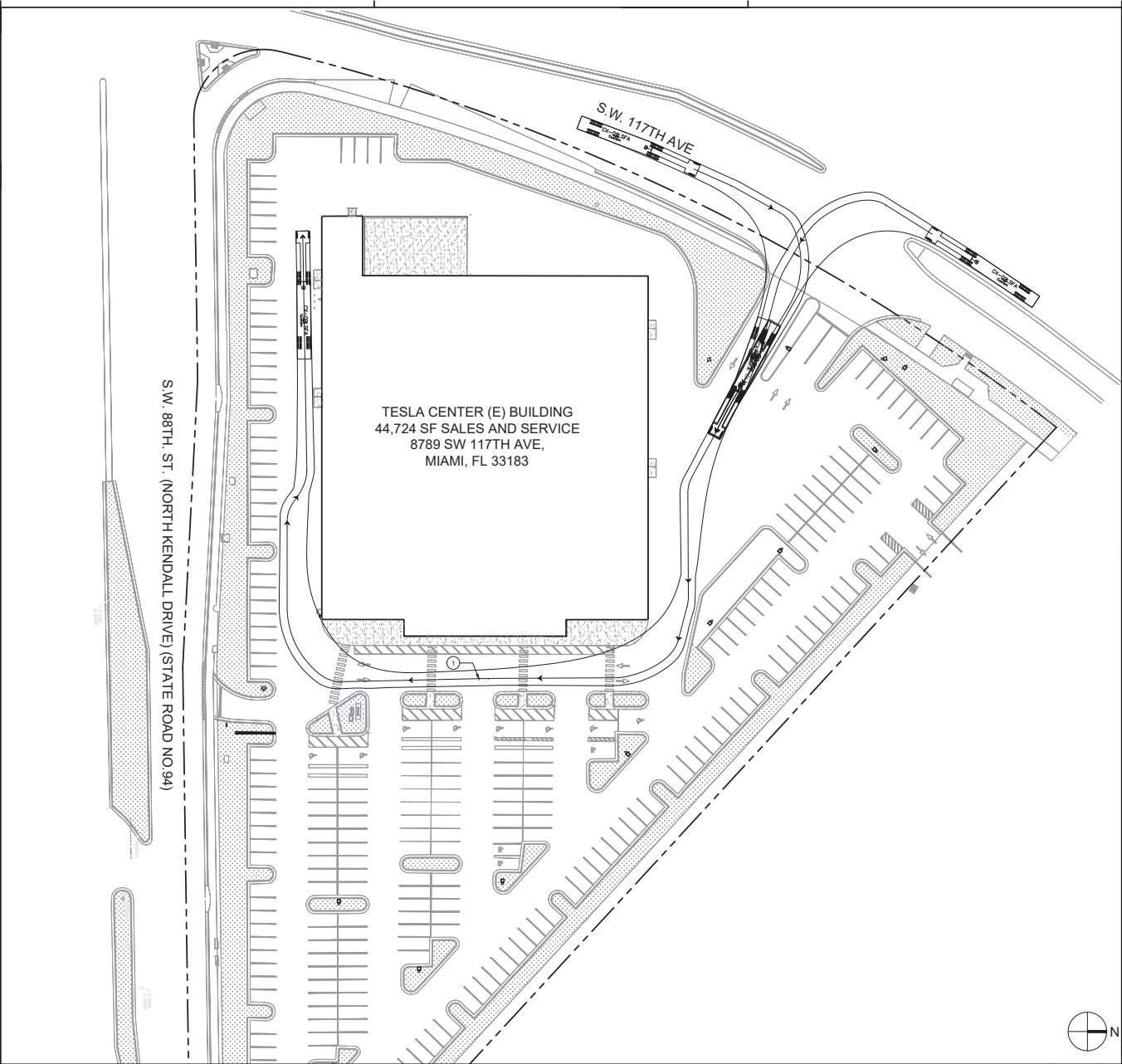
SHEET NUMBER

A0.00

LEGEND	
	(E) LANDSCAPE AREA
	(E) CONCRETE AREA
	(E) PROPERTY LINE
	(E) ACCESSIBLE PATH OF TRAVEL
	(E) ACCESSIBLE ROUTE
	(E) LIGHT POLE
	(E) PARKING STALL COUNT

KEY NOTES

- ① LOADING TRUCK INGRESS ROUTE



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DRAWING TITLE

LOADING TRUCK
INGRESS

SCALE: AS NOTED
PROJECT NUMBER: 2232049600

SHEET NUMBER

A1.01

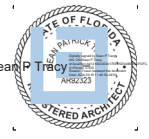
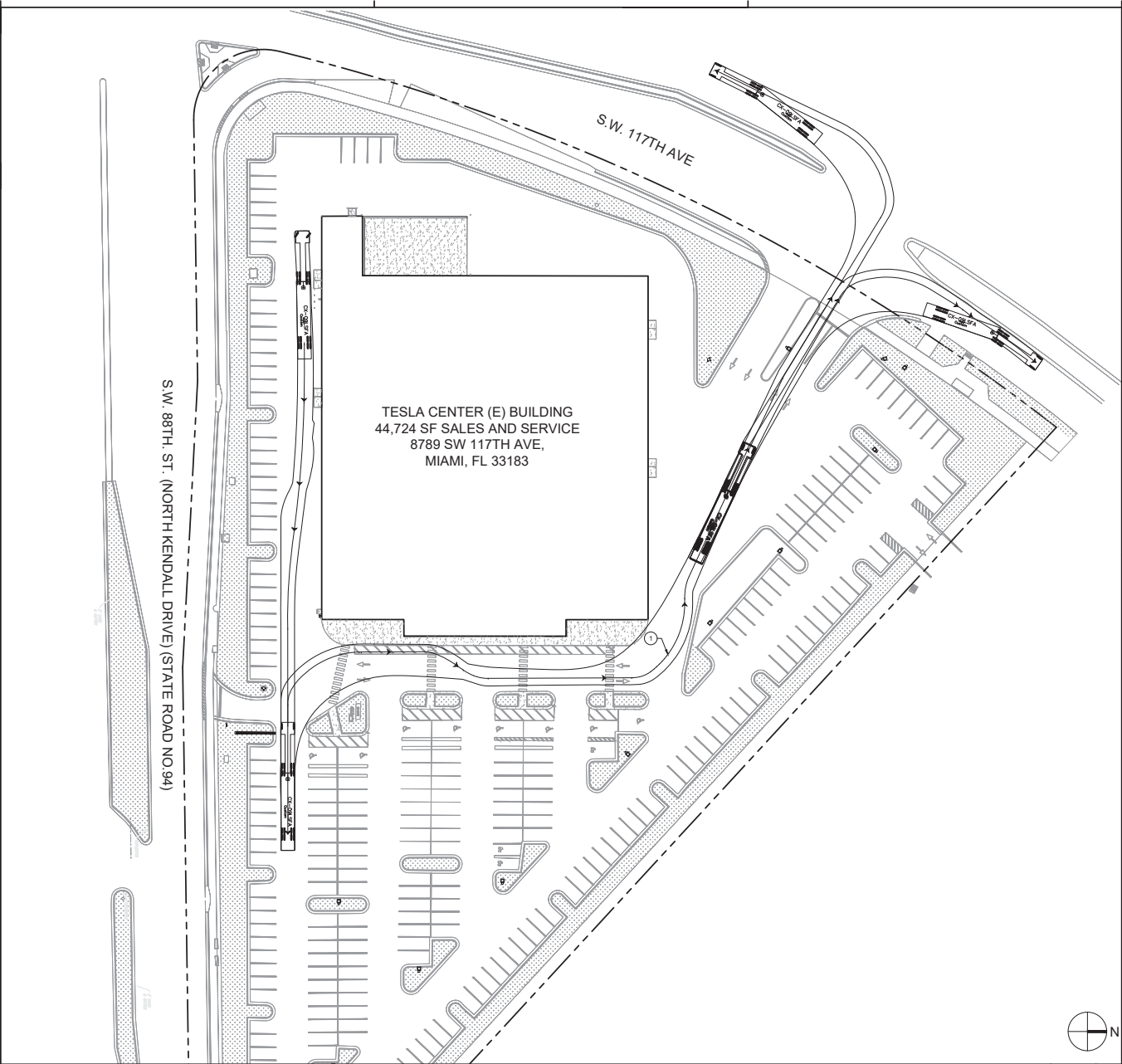
LOADING TRUCK MANEUVERABILITY PLAN SCALE: 1/32" = 1'-0" 1

ORIGINAL SHEET ARCH 10 (2/2/04)

LEGEND	
	(E) LANDSCAPE AREA
	(E) CONCRETE AREA
	(E) PROPERTY LINE
	(E) ACCESSIBLE PATH OF TRAVEL
	(E) ACCESSIBLE ROUTE
	(E) LIGHT POLE
	(E) PARKING STALL COUNT

KEY NOTES

- ① LOADING TRUCK EGRESS ROUTE



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08.14.24	PRE-APPLICATION SUBMITTAL
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DRAWING TITLE

LOADING TRUCK
EGRESS

SCALE: AS NOTED
PROJECT NUMBER: Z232049600

SHEET NUMBER

A1.01

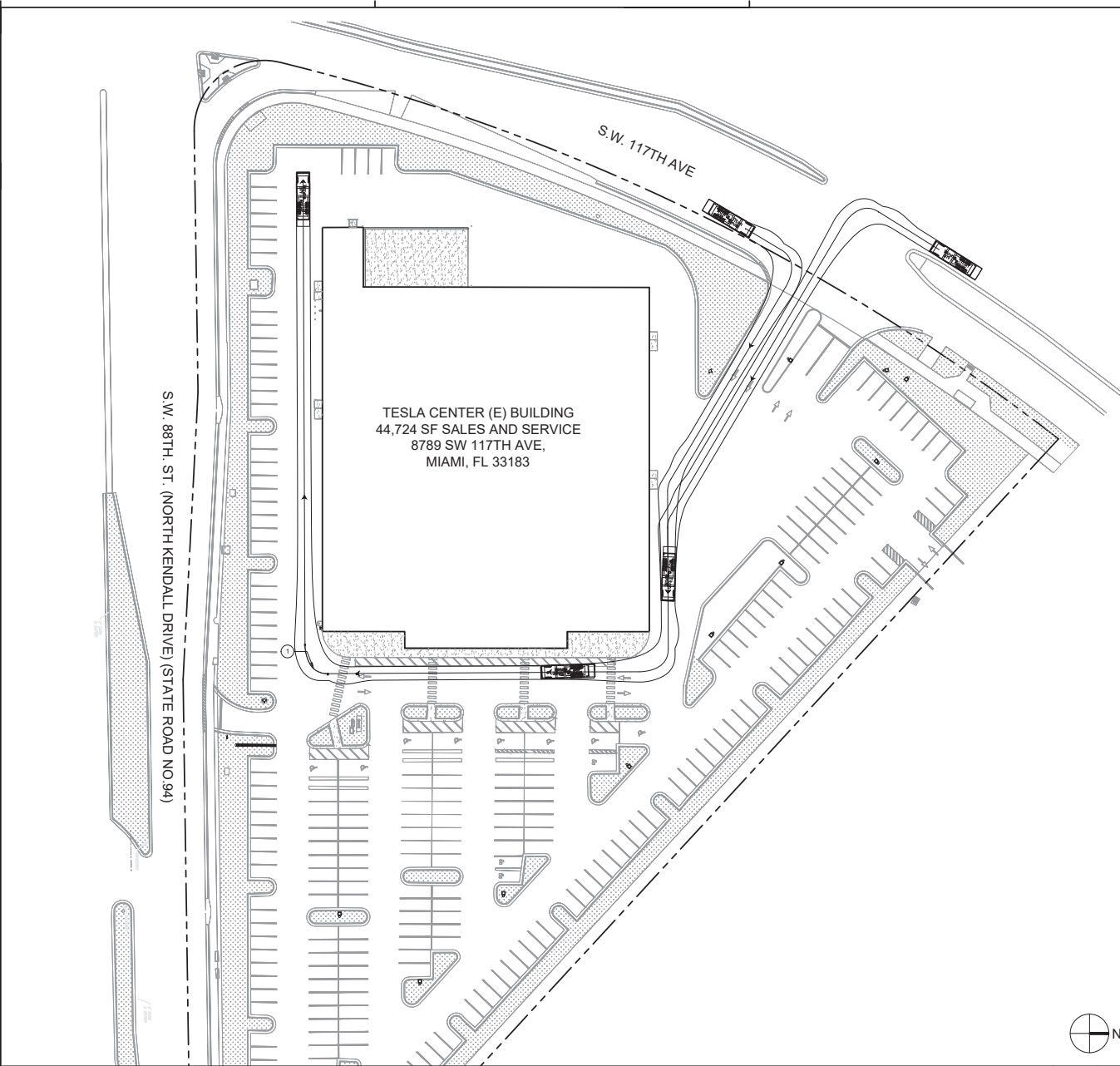
ORIGINAL SHEET ARCH10 (2/2/24)

LEGEND

	(E) LANDSCAPE AREA		(E) LIGHT POLE
	(E) CONCRETE AREA		(E) PARKING STALL COUNT
	(E) PROPERTY LINE		
	(E) ACCESSIBLE PATH OF TRAVEL		
	(E) ACCESSIBLE ROUTE		

KEY NOTES

- ① GARBAGE TRUCK INGRESS ROUTE



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DRAWING TITLE

GARBAGE TRUCK
INGRESS

SCALE: AS NOTED
PROJECT NUMBER: Z232049600

SHEET NUMBER

A1.03

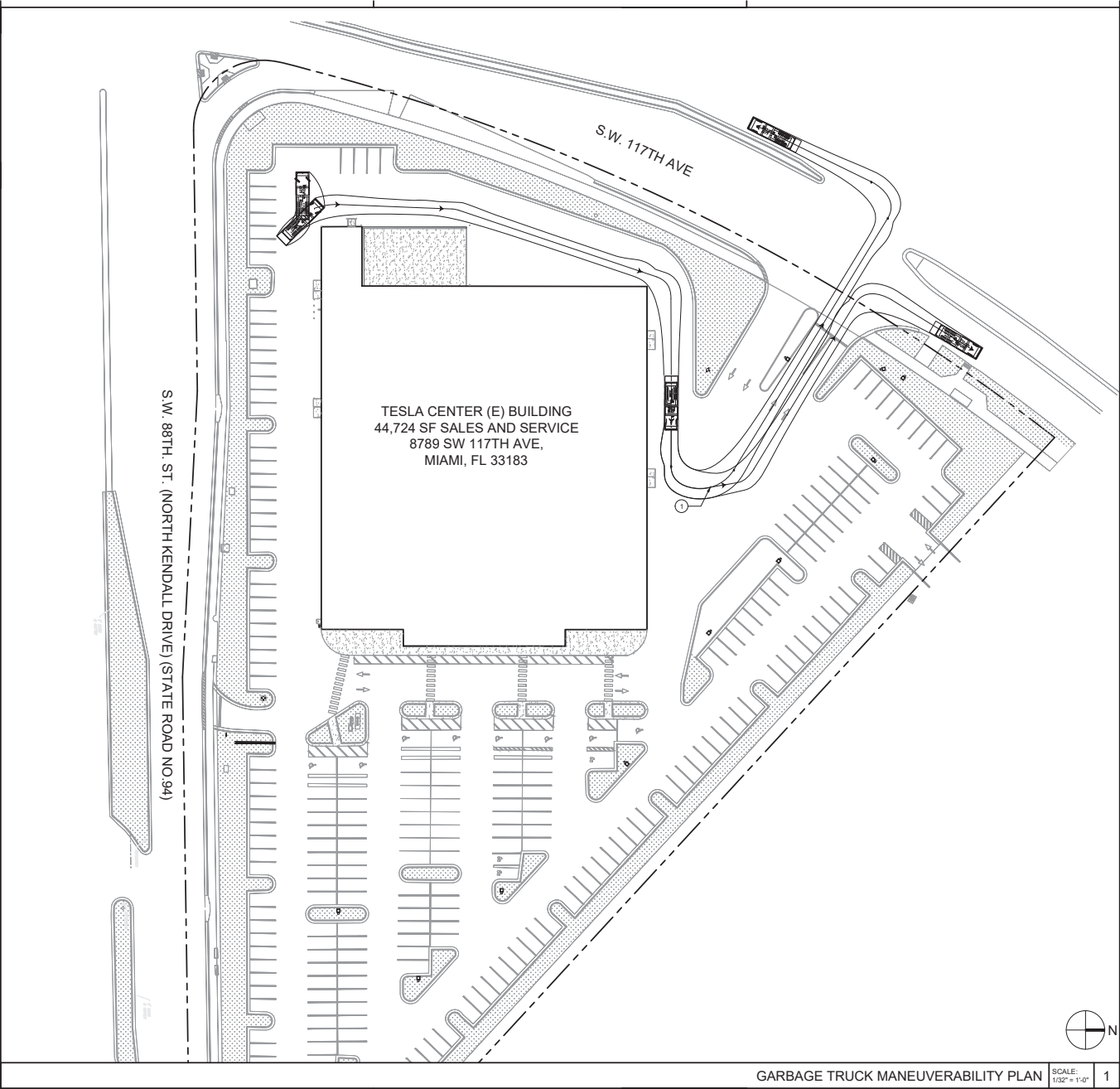
ORIGINAL SHEET - ARCH 10 (2/2/04)

LEGEND

	(E) LANDSCAPE AREA		(E) LIGHT POLE
	(E) CONCRETE AREA		(E) PARKING STALL COUNT
	(E) PROPERTY LINE		
	(E) ACCESSIBLE PATH OF TRAVEL		
	(E) ACCESSIBLE ROUTE		

KEY NOTES

- ① GARBAGE TRUCK EGRESS ROUTE



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ISSUE / REVISION
08.14.24 PRE-APPLICATION SUBMITTAL
09.20.24 ZONING SUBMITTAL

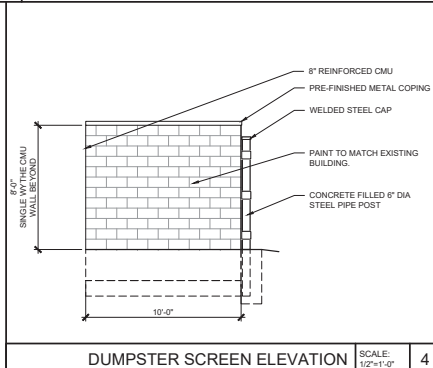
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EGRESS

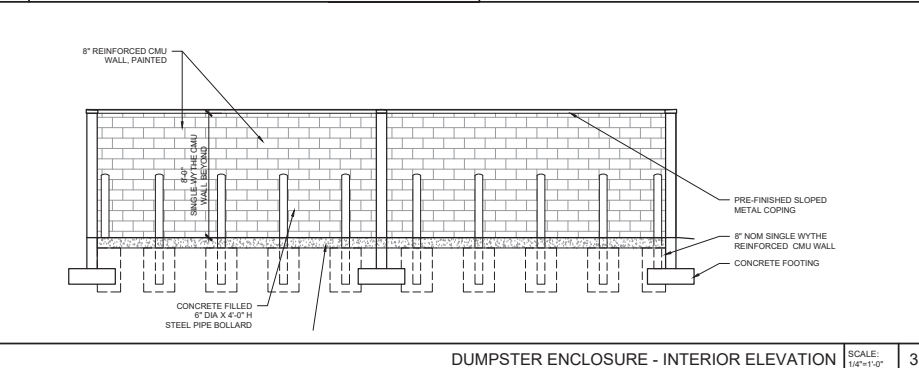
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PROJECT NUMBER: Z232049600

SHEET NUMBER

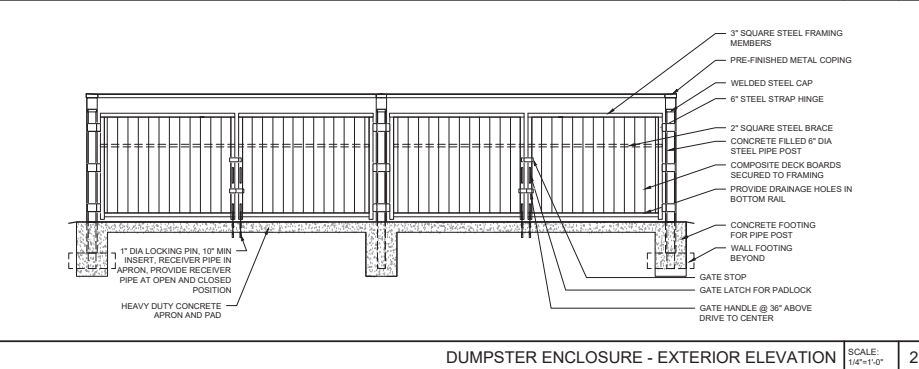
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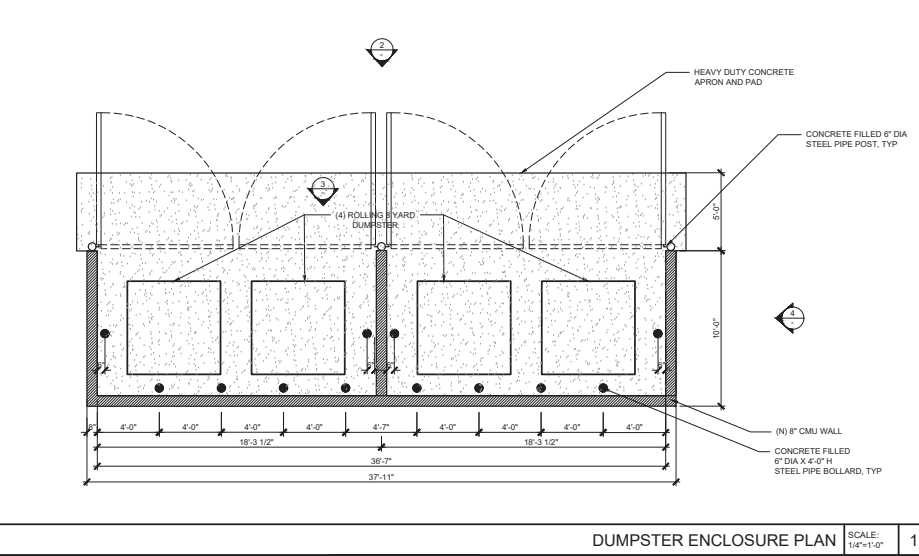
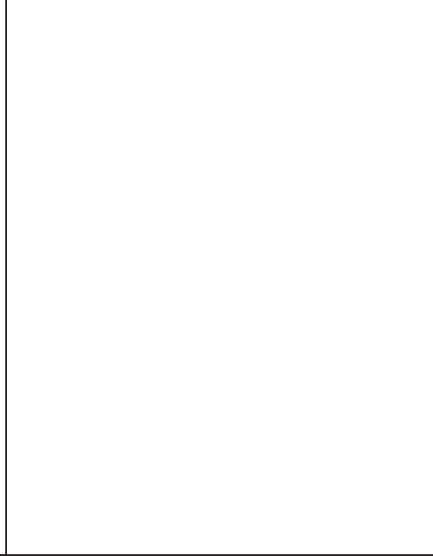
DUMPSTER SCREEN ELEVATION SCALE: 1/2"=1'-0" 4



DUMPSTER ENCLOSURE - INTERIOR ELEVATION SCALE: 1/8"=1'-0" 3



DUMPSTER ENCLOSURE - EXTERIOR ELEVATION SCALE: 1/8"=1'-0" 2



DUMPSTER ENCLOSURE PLAN SCALE: 1/8"=1'-0" 1



TESLA KENDALL
 TRT ID 411863

8789 SW 117th AVE
 MIAMI, FL 33183

ISSUE / REVISION
 08.14.24 PRE-APPLICATION SUBMITTAL
 09.20.24 ZONING SUBMITTAL

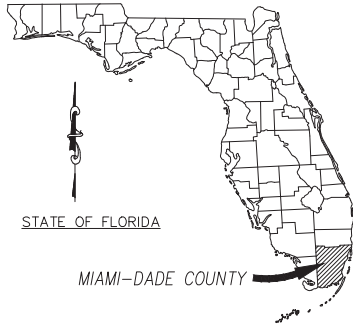
DRAWING TITLE

DUMPSTER ENCLOSURE

SCALE: AS NOTED
 PROJECT NUMBER: 2232049600

SHEET NUMBER

A4.01

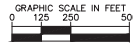


SITE PLAN LANDSCAPE SET FOR TESLA

LOCATED IN
MIAMI-DADE COUNTY, FLORIDA
SECTION 36, TOWNSHIP 54-S, RANGE 39 E
SEPTEMBER 2024



PROJECT LOCATION



Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-473-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 35016

Sheet List Table	
Sheet Number	Sheet Title
L-000	COVER SHEET
L-101	TREE DISPOSITION PLAN
L-102	TREE DISPOSITION LIST
L-200	LANDSCAPE PLAN
L-201	PLANT SCHEDULE AND CODE COMPLIANCE
L-250	LANDSCAPE NOTES
L-251	LANDSCAPE DETAILS

PROJECT TEAM

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES
2 ALHAMBRA PLAZA, SUITE 500
CORAL GABLES, FL 33134
MICHELLE LATTE
PHONE: 786-725-6689

SURVEYOR
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
PHONE: 954-572-1777

OWNER/DEVELOPER
TESLA MOTORS

ARCHITECT
LITTLE OVERSEAS ARCHITECTURAL CONSULTING
1753 PINNACLE DRIVE,
SUITE 110
MCLEAN, VA 22102
SHEINYA JOSEPH
PHONE: 703-808-4501

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHELLE ANGELO LATTE, P.L.A. LAR687514 ON DATE ADJACENT TO SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE KEPT ON ANY ELECTRONIC COPIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHELLE ANGELO LATTE LAR687514 ON THE DATE ADJACENT TO THE SEAL.



Kimley»Horn
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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
WWW.KIMLEY-HORN.COM REGISTRY NO. 35016

No.	REVISIONS	DATE	BY

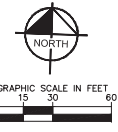
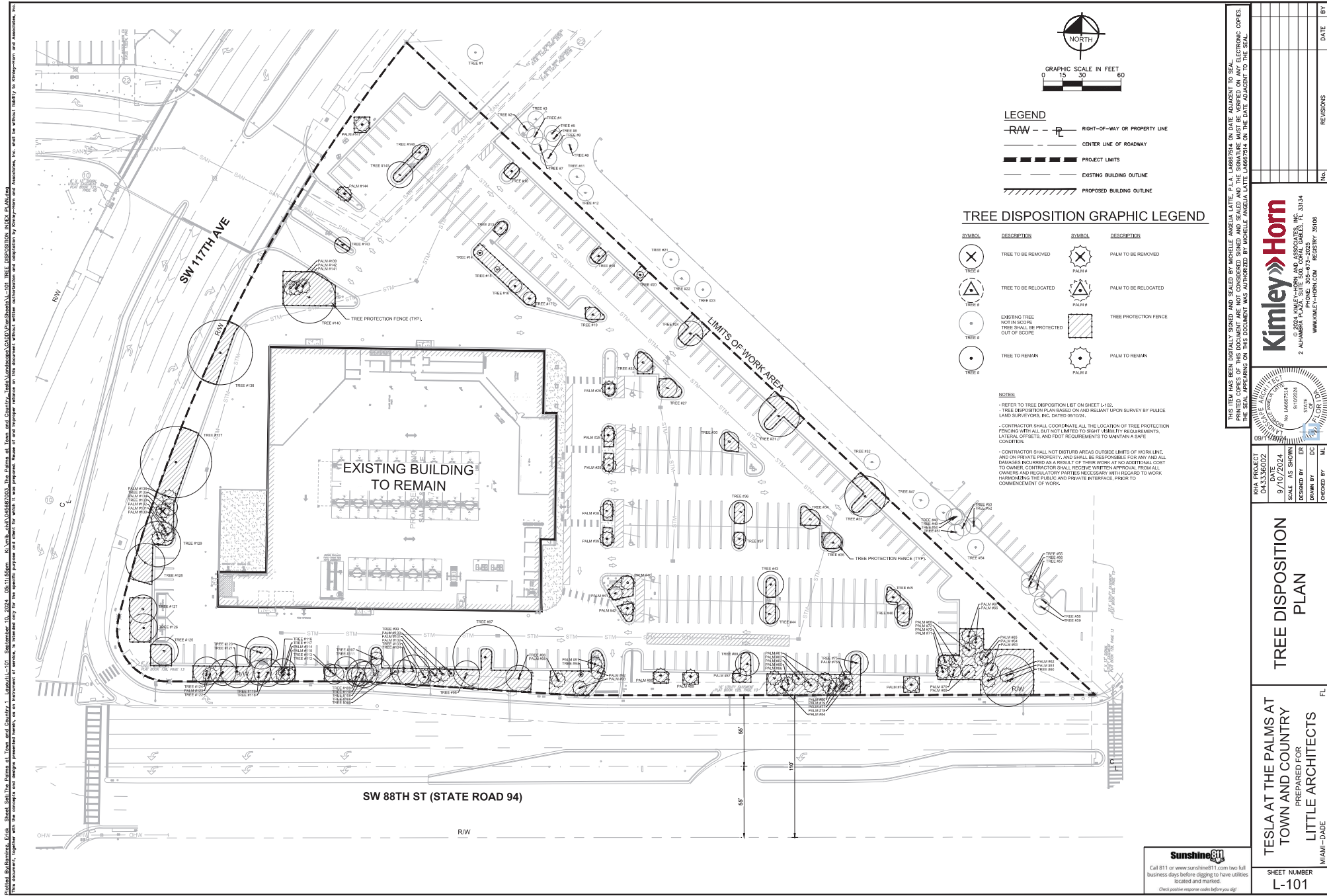
K/A PROJECT	09/10/2024
DATE	9/10/2024
SCALE	AS SHOWN
DESIGNED BY	ER
DRAWN BY	DC
CHECKED BY	ML

COVER SHEET

TESLA AT THE PALMS AT
TOWN AND COUNTRY
PREPARED FOR
LITTLE ARCHITECTS
MIAMI-DADE FL

Sunshine811
Call 811 or www.sunshine811.com two (2) full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

SHEET NUMBER
L-000



- LEGEND**
- RAW - - - - - RIGHT-OF-WAY OR PROPERTY LINE
 - - - - - CENTER LINE OF ROADWAY
 - ===== PROJECT LIMITS
 - EXISTING BUILDING OUTLINE
 - ////// PROPOSED BUILDING OUTLINE

TREE DISPOSITION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(X) TREE #	TREE TO BE REMOVED	(X) PALM #	PALM TO BE REMOVED
(Δ) TREE #	TREE TO BE RELOCATED	(Δ) PALM #	PALM TO BE RELOCATED
(○) TREE #	EXISTING TREE NOT IN SCOPE	(□) TREE #	TREE PROTECTION FENCE
(●) TREE #	TREE TO REMAIN	(●) PALM #	PALM TO REMAIN

- NOTES:**
- REFER TO TREE DISPOSITION LIST ON SHEET L-102.
 - TREE DISPOSITION PLAN BASED ON AND RELIANT UPON SURVEY BY PALACE LAND SURVEYORS, INC. DATED 10/2024.
 - CONTRACTOR SHALL COORDINATE ALL THE LOCATION OF TREE PROTECTION FENCING WITH ALL BUT NOT LIMITED TO RIGHT OF UTILITY REQUIREMENTS, LATERAL OFFSETS, AND FOOT REQUIREMENTS TO MAINTAIN A SAFE CONDITION.
 - CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE LIMITS OF WORK LINE, AND ON PRIVATE PROPERTY, AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED AS A RESULT OF THEIR WORK AT NO ADDITIONAL COST TO OWNER. CONTRACTOR SHALL RECEIVE WRITTEN APPROVAL FROM ALL OWNERS AND REGULATORY PARTIES NECESSARY WITH REGARD TO WORK HANDING THE PUBLIC AND PRIVATE INTERFERENCE, PRIOR TO COMMENCEMENT OF WORK.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHELLE ANGELA LATTE, P.L.A. LABEL#7514 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 MICHELLE ANGELA LATTE LABEL#7514 ON THE DATE ADJACENT TO THE SEAL.

Kimley-Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
 WWW.KIMLEY-HORN.COM REGISTRY: 35106

PROJECT: TESLA AT THE PALMS AT TOWN AND COUNTRY
 SHEET: L-101
 DATE: 9/10/2024
 SCALE: AS SHOWN
 DESIGNED BY: ER
 DRAWN BY: DC
 CHECKED BY: ML

TREE DISPOSITION PLAN

TESLA AT THE PALMS AT TOWN AND COUNTRY
 PREPARED FOR
 LITTLE ARCHITECTS
 MIAMI-DADE, FL

SHEET NUMBER
L-101

Sunshine811
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
 Check positive response codes before you dig!

Professional Seal: State of Florida and County of Miami-Dade, License No. 15000, Exp. 12/31/2025. I, MICHELLE ANGELA LATTE, P.L.A., a Professional Engineer, certify that I am the author of this document and that I am a duly licensed Professional Engineer in the State of Florida. I am not providing any services to the project owner or any other party. I am not providing any services to the project owner or any other party. I am not providing any services to the project owner or any other party.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- 1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER NECESSARIES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AND IN ACCORDANCE WITH THE PLANT LIST AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.
3. PROTECTION OF EXISTING STRUCTURES
4. EXISTING BUILDINGS, WALLS, WALLS, PAINTING, FINISH, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. LESS OTHERWISE SPECIFIED, ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT HIS COST TO THE OWNER.

- 5. FERTILIZER
CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR CHYMINEE NATURALLY DERIVED.
6. MULCH
MULCH MATERIAL SHALL BE APPLIED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A MINIMUM DEPTH OF 2 INCHES, CLEAR MULCH FROM EACH PLANTS GROWTH BASE, TYPE OF MATERIAL, FORMULATED OR UNFORMULATED, SHOULD BE SPECIFIED BY THE CONTRACTOR.
7. LOGGING AND HANDLING
8. CONTAINER GROWTH STOCK
9. PLANTING PROCEDURES
10. MATERIALS LIST

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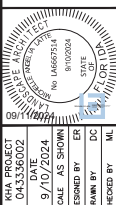
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THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY MICHELLE ANGELO LATE, P.L.A. LABORER/24 ON DATE 09/18/2024 ON DATE ADJUDICATED TO SEAL PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SHAD AND SEALED AND THE SIGNATURE WILL BE KEPT ON ANY ELECTRONIC COPIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHELLE ANGELO LATE LABORER/24 ON DATE 09/18/2024.

Table with 2 columns: No., DATE. Contains revision tracking information.

Kimley-Horn & Associates, Inc. logo and contact information including address and website.



LANDSCAPE NOTES section header and project information including RFA PROJECT, DATE, SCALE, and DRAWN BY.

TESLA AT THE PALMS AT TOWN AND COUNTRY PREPARED FOR LITTLE ARCHITECTS MIAMI-DADE section header and project information.

Sunshine logo and contact information for Sunshine 811, including phone number and website.

Disclosure of Interest*

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

CORPORATION NAME: Tesla, Inc.

NAME AND ADDRESS	PERCENTAGE OF STOCK
Tesla, Inc. is a publicly-traded company.	NASDAQ: TSLA

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

TRUST/ESTATE NAME: N/A

NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

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



Disclosure of Interest

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

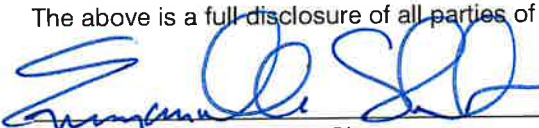
NAME OF PURCHASER: n/a
NAME AND ADDRESS PERCENTAGE OF INTEREST

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

N/A

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

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


Signature Emmanuelle Stewart Print Name

Sworn to and subscribed to before me on the _____ day of September, 2024

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

Notary: See Attached Acknowledgment

[Stamp/Seal]

Commission expires: _____

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

FORM REVISION 2019/3

CALIFORNIA ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

On September 19, 2024 before me, Alma R. Perez, Notary Public, personally appeared Emmanuelle Stewart, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

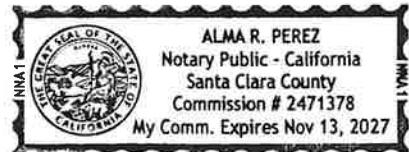
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Disclosure of Interest*

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

CORPORATION NAME: _____

NAME AND ADDRESS

KRCX WRI Holdings LLC, a Delaware limited liability company, has as its sole member Kimco Realty OP, LLC, a Delaware limited liability company. Kimco Realty OP, LLC is an 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, where no single owner owns more than 5% other than through Kimco Realty Corporation (MD), which is publicly traded on the New York Stock Exchange (Ticker: KIM).

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS

PERCENTAGE OF INTEREST

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS

PERCENTAGE OF OWNERSHIP

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP
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**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.*



