



FINAL AGENDA

Community Zoning Appeals Board 12
 Kendall Village Center, Civic Pavilion, 8625 SW 124 Avenue, Miami, FL
 Thursday, April 23, 2026 at 6:30 pm

PREVIOUSLY DEFERRED

A.	Z2023000259	Greater Miami Jewish Federation, Inc.	23-259	55-40-07	N
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APPEALS

CURRENT

1.	Z2023000060	Frank M. Acosta Revocable Trust	23-60	54-40-26	N
2.	Z2025000181	South Dixie and 122 LLC	25-181	55-40-15	N
3.	Z2025000182	Ponce Davis 4850 LLC	25-182	54-41-31	N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12
MEETING OF APRIL 23, 2026

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.

statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 12**

PH: Z23-259

April 23, 2026

Item No. A

Recommendation Summary	
Commission District	7
Applicant	Greater Miami Jewish Federation, Inc.
Summary of Request	The applicant seeks approval of a district boundary change on the subject property from RU-1 (minimum 7,500 square foot lots) to RU-4L (maximum 23-units per net acre) which will allow the property to be developed with more residential units than currently permitted.
Location	11155 SW 112 Avenue, Miami-Dade County, Florida.
Property Size	±23.05-gross (±21.37-net) acres
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Private school, community center and school
2030-2040 CDMP Land Use Designation	Medium Density Residential, 13-25 dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section	Section 33-311 District Boundary Change (see attached Zoning Recommendation Addendum)
Recommendation	Approval.

PROCEDURAL HISTORY:

This application was deferred at the January 29, 2026, meeting of the Community Zoning Appeals Board (CZAB) 12 to allow the applicant additional time to meet with neighbors and for the owner to consider providing a proposed site plan.

The public hearing on this item has been held.

REQUEST:

DISTRICT BOUNDARY CHANGE from RU-1, Single-Family Residential District, to RU-4L, Limited Apartment House District.

PROJECT HISTORY AND DESCRIPTION:

The subject site has been the subject of multiple prior zoning approvals related to the establishment and expansion of the private school, community center, and school-related uses currently located on the property. The subject property consists of approximately ±23.05 gross acres (±21.37 net) acres and is zoned RU-1. Pursuant to Resolution No. 4-ZAB-448-87, the property was originally approved to permit a daycare and recreational facility, including tennis courts, soccer fields, a swimming pool, and a baseball field. Subsequently, in 1990, pursuant to Resolution No. 4-ZAB-218-90, the previously approved daycare and recreational facility was modified to allow a private school up to the six (6) grades in conjunction with the daycare use, along with modifications to the approved plans, the number of children permitted, and the hours of operation.

Between 1994 and 2014, the subject property received multiple approvals to modify the previously approved plans to allow for expansion of the facility, increases in the number of children served by the daycare and private school, and revisions to the hours and days of operation. In 1999, pursuant to Resolution No. CZAB12-9-99, the maximum number of children permitted for the

daycare and private school was increased to 543. In 2001, pursuant to Resolution No. CZAB12-38-01, a social center component was added to the previously approved community center. More recently, in 2014, the Community Zoning Appeals Board No. 12 (CZAB #12) approved Resolution No. CZAB12-5-14, which modified the previously approved plans to increase the maximum number of students for the private school/daycare facility and community center from 543 to 849 students and to replace the previously approved social center with a courtyard area. In conjunction with these approvals, the Board also granted ancillary non-use variances to the setback and parking regulations.

As part of this application, the applicant seeks to permit the rezoning of the ±23.05-gross (±21.37-net) acres subject parcel from RU-1, Single-Family Residential District, to RU-4L, Limited Apartment House District to allow for the future development of a multifamily residential component while continuing the existing school-related uses on the property. Staff notes that there were no plans submitted for the subject application. Therefore, subject to the County Code of Regulations, the proposed rezoning could allow the development of the site with a total of 491 dwelling units. Staff further notes that additional density may be granted through participation in the Workforce Housing Development Program pursuant to Article XI.A, which could allow an increase of up to twenty-five (25) percent over the base density.

Staff notes that the applicant’s representative has indicated that one (1) community meeting was held on March 25, 2026, and that a second meeting is scheduled for April 9, 2026. The applicant represented that both meetings would be held at the subject property and that notices was provided to neighboring residents within a one-half (½) mile radius.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; daycare/private school, community center, recreational facility	Medium Density Residential (13 to 25 dua)
North	RU-4L; multi-family	Medium Density Residential (13-25 dua)
South	RU-1; single-family residences	Low-Density Residential (2.5 to 6 dua)
East	GU; rail line and 874 Expressway	Transportation
West	RU-TH; townhouses	Low-Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The ±23.05-gross (±21.37-net) acres parcel currently contains the existing to remain previously approved daycare/private school. The facility consists of the seven (7) existing buildings containing the previously approved uses located from the northwest corner of the parcel to the south. The outdoor recreational facilities, including the playfields, sport fields and swimming pool are located to the rear of the existing buildings away from the abutting roadways, SW 112 Street and SW 112 Avenue. The subject property is surrounded by single-family and townhouse residences to the south and west, a multi-family development to the north and a rail line and elevated expressway to the east. Additionally, the subject property is inside the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property in order to develop the parcel with additional housing in this area of the County. 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) indicated in its memorandum that it has no objections to the application and that traffic concurrency was evaluated based on the maximum density of the property and its proposed use, resulting in an estimated 261 PM peak hour vehicle trips. Staff notes that the application would add to the population in the area and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±23.05-gross (±21.37-net) acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the subject property as **Medium Density Residential**, which allows a range in density of 13 to 25 dwelling units per acre. The types of housing structures typically permitted in this category include *townhouses and low-rise and medium-rise apartments*. The CDMP Land Use Element Interpretative text under *Residential Communities* also permits *neighborhood and community services including schools, daycare centers and houses of worship, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood*. The **Medium Density Residential** designation allows the applicant to develop the ±21.37 acres subject site with a maximum of 534 dwelling units. Staff notes that the applicant seeks a district boundary change on the subject site from RU-1 to RU-4L. The RU-4L zoning district allows development at a maximum of 23 units per net acre. This could allow the applicant to develop the ±21.37 acres subject site with up to 491 residential units, which is well within the maximum numerical residential density currently permitted under the CDMP Density threshold, as well as would be below the total number of units that could be allowed on the property when utilizing the workforce housing density bonuses.

The Comprehensive Development Master Plan (CDMP) Land Use Element interpretative text provides that compatibility shall be evaluated in accordance with Policy LU-4A. The **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable*. Staff finds that the proposed rezoning of the subject property is consistent with CDMP policies that require the County to accommodate projected population and economic growth while prioritizing development on parcels that are compatible with abutting and nearby land uses. The proposed rezoning to RU-4L would provide a transitional zoning district that moderates building height, density, and intensity, thereby serving as an effective buffer between the existing the rail line and SR-874 Expressway to the east, townhome developments to the west, single-family residences to the south, the existing school uses on the subject site and multifamily residential uses to the north. Accordingly, the proposed rezoning is **consistent** with the CDMP Land Use Element interpretative text, and the maximum residential density threshold permitted under the **Medium Density Residential** designation on the CDMP Land Use Plan (LUP) map. Staff further finds that approval of the application would not result in significant impacts that would disrupt or degrade the safety or tranquility of neighboring properties and would be **compatible** with the surrounding area, as demonstrated by the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from RU-1, Single-Family Residential District, to RU-4L, Limited Apartment House District. For the reasons stated above and below, staff opines that when the request to rezone the subject parcel to RU-4L is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that the request for a zone change on the subject property to RU-4L would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map and would be **compatible** with the surrounding area.

The ±23.05-gross-acre (±21.37-net-acre) subject property is located at 11155 SW 112 Avenue and is currently developed and operated as a school and daycare facility serving up to 849 students. As part of this application, and as stated in the Letter of Intent, the applicant proposes to maintain the existing daycare/private school, community center, and recreational facility uses currently located on the property while introducing a multifamily residential component on the northeast and northwest portions of the site. Staff notes that the property is currently subject to an approved site plan; therefore, although no site plan was submitted as part of this application, any future development involving the existing school use will require modification of the approved plans through a public hearing and compliance with all applicable RU-4L development standards, including provisions intended to ensure compatibility with adjacent uses through appropriate buffering, site planning, and design features. Staff further finds that the RU-4L zoning district would create a harmonious transition between the existing single-family residences to the south, townhome developments to the west, and multifamily apartment uses to the north of the subject site and would only minimally alter the established development pattern of the surrounding neighborhood.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum state that they have no objections to the request, that this application meets the traffic concurrency criteria, and that the application will generate approximately 261 PM peak hour vehicle trips. Further, the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM), in their memorandum, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a negative impact on fire rescue services in the area. Further, the memoranda submitted by the Department of Water and Sewer indicates that all current levels have sufficient capacity available to serve the application. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the request to rezone the subject parcel to RU-4L, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Therefore, staff recommends**

approval of request for a district boundary change to RU-4L, Limited Apartment House District, under Section 33-311, District Boundary Change.

ACCESS, CIRCULATION AND PARKING: None

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:EA



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

ZONING RECOMMENDATION ADDENDUM

Greater Miami Jewish Federation, INC.
PH: Z23-259

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Miami-Dade Fire Rescue (MDFR)	<i>No objection</i>
Miami-Dade County Public Schools	<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

Medium Density Residential <i>(Page I-31)</i>	<i>This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i>
Policy LU-4A <i>(Page I-9)</i>	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<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> <ol style="list-style-type: none"> (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> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i>
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ZONING RECOMMENDATION ADDENDUM

Greater Miami Jewish Federation, INC.

PH: Z23-259

	<p>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></p>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

GREATER MIAMI JEWISH FEDERATION, SW 112 AVE AND SW 109 ST
INC. MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2023000259

DATE

HEARING NUMBER

FOLIO: 30-5007-069-0010

REVIEW DTE OF CURRENT ENFORCEMENT HISTORY:

August 20, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases

BUILDING SUPPORT REGULATIONS OPEN:

Case No. B2024000715F was opened on 02/01/2025. Citation **P059933** was issued on 02/01/2025 for "FAILURE TO OBTAIN A BUILDING RECERTIFICATION". Citation is on appeal.

Case No. B2024000750F was opened on 02/01/2025. Citation **P059947** was issued on 02/01/2025 for "FAILURE TO OBTAIN A BUILDING RECERTIFICATION." Citation is on appeal.

Case No. B2024000780F was opened on 02/01/2025. Citation **P059960** was issued on 02/01/2025 for "FAILURE TO OBTAIN A BUILDING RECERTIFICATION." Citation is on appeal.

Case No. B202400815F was opened on 02/01/2025. Citation **P059972** was issued on 02/01/2025 for "FAILURE TO OBTAIN A BUILDING RECERTIFICATION." Citation is on appeal.

Case No. B2024000843F was opened on 02/01/2025. Citation **P059981** was issued on 02/01/2025 for "*FAILURE TO OBTAIN A BUILDING RECERTIFICATION.*" Citation is on appeal.

Case No. B2024002507F was opened on 02/01/2025. Citation P060610 was issued on 02/01/2025 for "*FAILURE TO OBTAIN A BUILDING RECERTIFICATION.*" Citation is on appeal


OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees

Memorandum

Date: June 30, 2025

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

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

Subject: Z2023000259-2nd Review
Greater Miami Jewish Federation, Inc.
11155 SW 112th Avenue
DBC from RU-1 to RU-4L
(RU-4L) (21.37 acres)
07-55-40

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to Section 24-43.1 and Section 24-43(5) of the Code related to potable water service and wastewater disposal and wellfield protection area, respectively. DERM recommends that the applicant update the existing wellfield covenant running with the land in favor of Miami-Dade County.

Wellfield Protection

The subject property is located within the Average Day Pumpage Wellfield Protection Area of the Alexander Orr/Snapper Creek/Southwest wellfield complex. Development of the subject property shall be in accordance with the regulations established in section 24.43 of the Code.

Pursuant to section 24-43(5) of the Code, hazardous materials and hazardous wastes are prohibited within this wellfield protection area. Be advised the subject property has a covenant running with the land recorded in Miami-Dade County Official Records: Book 13516, Page 1427, which restricts hazardous materials and hazardous wastes on the subject property. DERM recommends the applicant update the abovementioned covenant since it is older than 30 years. Please contact Glennys.Fernandez-Martinez@miamidade.gov or Faith.Kenyon@miamidade.gov for more information regarding this covenant.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

According to DERM records the existing development is connected to public water and sanitary sewers. The requested district boundary change from RU-1 to RU-4L does not include a site plan. However, based on the density allowed under the requested district boundary change, and based on the feasible distance requirements in the Code, any future development at this site shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not

be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

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

Civil drawings for the required sewer main extension will need to be approved by MDWASD and the RER-Environmental Plan Review Section prior to approval of final development orders.

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

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

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

Conditions of Approval: None

Water Control Review

A DERM 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 DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidadegov 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 full on-site retention of the stormwater runoff generated by a 25-year, 3-day storm event per section 24.42.8(4)(i) of the Code.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood

protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

The proposed development is located within the average travel time contour of the Alexander Orr 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.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources, including specimen trees (trees with a trunk diameter at breast height of 18 inches or greater). The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application. It is noted that the applicant has not submitted a site plan for consideration with the application.

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

The subject application, which requests a district boundary change from RU-1 to RU-4L could result in tree removal/relocation activity to specimen trees. Because the subject application does not include a proposed site plan, it cannot be determined at this time whether the applicant's future plans for the property, which are yet to be submitted--would comply with specimen tree standards. **DERM approval of the district boundary change shall not be interpreted as DERM approval of removal or relocation of tree resources.**

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

Conditions of Approval: None

Air Facilities Review

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

DERM Enforcement History Review

The subject property has no open and three (3) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information. There are no outstanding DERM liens or fines for the subject property.

Additionally, a review records associated with the above DERM Enforcement case revealed the following:
Dave & Mary Alper Jewish Community (DERM closed case no. PSO-395):
Paid civil penalties & surcharge: \$250.00 (UCVN No. 785407) and Settlement of \$250.00
Paid civil penalties & surcharge: \$100.00 (UCVN No. B022253) and Settlement of \$100.00
Paid civil penalties & surcharge: \$250.00 (UCVN No. 937613) and Settlement of \$250.00

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: June 25, 2025

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

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

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

Subject: Zoning Application Comments - Greater Miami Jewish Federation, Inc
Application No. Z2023000259 - Revision No. 1

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

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

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement and/or Verification form will be required.

Application Name: Greater Miami Jewish Federation, Inc

Location: The proposed project is located on approximately 21.37 acres, at 11155 SW 112th Avenue with Folio No. 30-5007-069-0010, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a zoning District Boundary Change from RU-1 to RU-4L (Limited Apartment House District), where the maximum number of dwelling units permitted is 23 dwelling units per net acre.

A site plan was not submitted with this application, and thus the water and sewer loadings on the water and sewer systems could not be calculated.

Please note that the subject property has a 10 feet Utility Easement within and along the eastern, northern, western and southern boundary of the property. In addition, there are 12 feet Utility Easements within the property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

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

The subject property is currently being served by WASD. If a new connection is required, then the developer may connect to any of the following:

1. An existing 8-inch water main (E-2172-1) in an easement within the property.

2. An existing 12-inch water main (E-2172-1) along SW 112th Street abutting the southern boundary of the property.
3. An existing 8-inch water main (ES-7112-8) in SW 112th Avenue partially abutting the western boundary of the property.

Any public water main extension within the property shall be 8-inch minimum diameter in low and medium density residential developments. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection. *Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.*

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

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

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

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

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

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

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is currently operating under a permit from the

Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

The subject property is currently being served by WASD. The existing site is served by a private pump station. *Final points of connection and capacity approval to connect to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.*

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

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

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

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

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

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

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

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

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

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

Memorandum



Date: July 7, 2025
To: Eric Silva, AICP, Assistant Director
Regulatory and Economic Resource Department
From: Raul A. Pino, PLS
Division Chief
Regulatory and Economic Resource Department
Subject: DIC 23-259
Name: Greater Miami Jewish Federation, Inc.
Section 07 Township 55 South Range 40 East

I. PROJECT LOCATION:

The property is located at 11155 SW 112 Avenue.

II. APPLICATION REQUEST:

This application is requesting a district boundary change from RU-1 to RU-4L.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the east and west by SW 112 Street and from the north and south by SW 112 Avenue.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

261 PM Peak Hour trips are generated by this application (*)

(*) *Traffic concurrency is based on the max density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.*

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

B. Cardinal Distribution

North	39 %	East	26 %
South	17 %	West	18 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9750 located on SW 117 Avenue south of SW 112 Street, has a maximum LOS “D” of **3,222** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,090** vehicles and **5** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9750** with its PHP and assigned vehicles is at LOS “C”. The **57** vehicle trips generated by this development when combined with the **2,090** and those previously approved through Development Orders, **5**, equal **2,152** and will cause this segment to remain at LOS “C” whose range is up to 3,078.

Station 9742 located on SW 112 Street east of SW 112 Avenue, has a maximum LOS “D” of **1,197** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,021** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9742** with its PHP and assigned vehicles is at LOS “D”. The **59** vehicle trips generated by this development when combined with the **1,021** and those previously approved through Development Orders, **0**, equal **1,080** and will cause this segment to remain at LOS “D” whose range is from 595 to 1,197.

Station 9716 located on SW 104 Street west of SW 107 Avenue, has a maximum LOS “E+20” of **5,821** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3,817** vehicles and **6** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9716** with its PHP and assigned vehicles is at LOS “C”. The **145** vehicle trips generated by this development when combined with the **3,817** and those previously approved through Development Orders, **6**, equal **3,968** and will cause this segment to remain at LOS “C” whose range is up to 4,725.

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.

VII. SITE PLAN CRITIQUE:

The land complies with Miami-Dade County Chapter 28. The property is platted as Tract A, Plat Book 136, Page 2.

VIII. STANDARD CONDITIONS:

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

Memorandum



Date: January 06, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2023000259

The Miami-Dade Fire Rescue Department has no objection to request for district boundary change from RU-1 to RU-4L uploaded to "EnerGov" on 08/14/2023. Any future site plans will need separate approval.

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

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

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

From: [HERRERA, ANA I](#)
To: David.Butter@gtlaw.com
Cc: [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(RER\)](#)
Subject: Preliminary School Concurrency Analysis for Greater Miami Jewish Federation, Inc. (Z2023000259) (PH3023081100406)
Date: Monday, August 25, 2025 3:05:00 PM
Attachments: [Greater Miami Jewish Federation, Inc. \(Z2023000259\) \(PH3023081100406\).pdf](#)

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (School Planning Level Review).

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 534 units, which generate 63 students (31 at the elementary, 15 at the middle, and 17 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval. Should you have any questions, please feel free to contact our office at 305-995-7285.

Regards,



Ana Herrera

**District Coordinator
Growth Management**

Office of Governmental Affairs and Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4603



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:

PH3023081100406

Local Government (LG):

Miami-Dade

Date Application Received:

8/11/2023 10:14:40 AM

LG Application Number:

Z2023000259

Type of Application:

Public Hearing

Sub Type:

Zoning

Applicant's Name:

Greater Miami Jewish Federation, Inc.

Address/Location:

NONE

Master Folio Number:

3050070690010

Additional Folio Number(s):

PROPOSED # OF UNITS

534

SINGLE-FAMILY DETACHED UNITS:

0

SINGLE-FAMILY ATTACHED UNITS:

0

MULTIFAMILY UNITS:

534

CONCURRENCY SERVICE AREA SCHOOLS

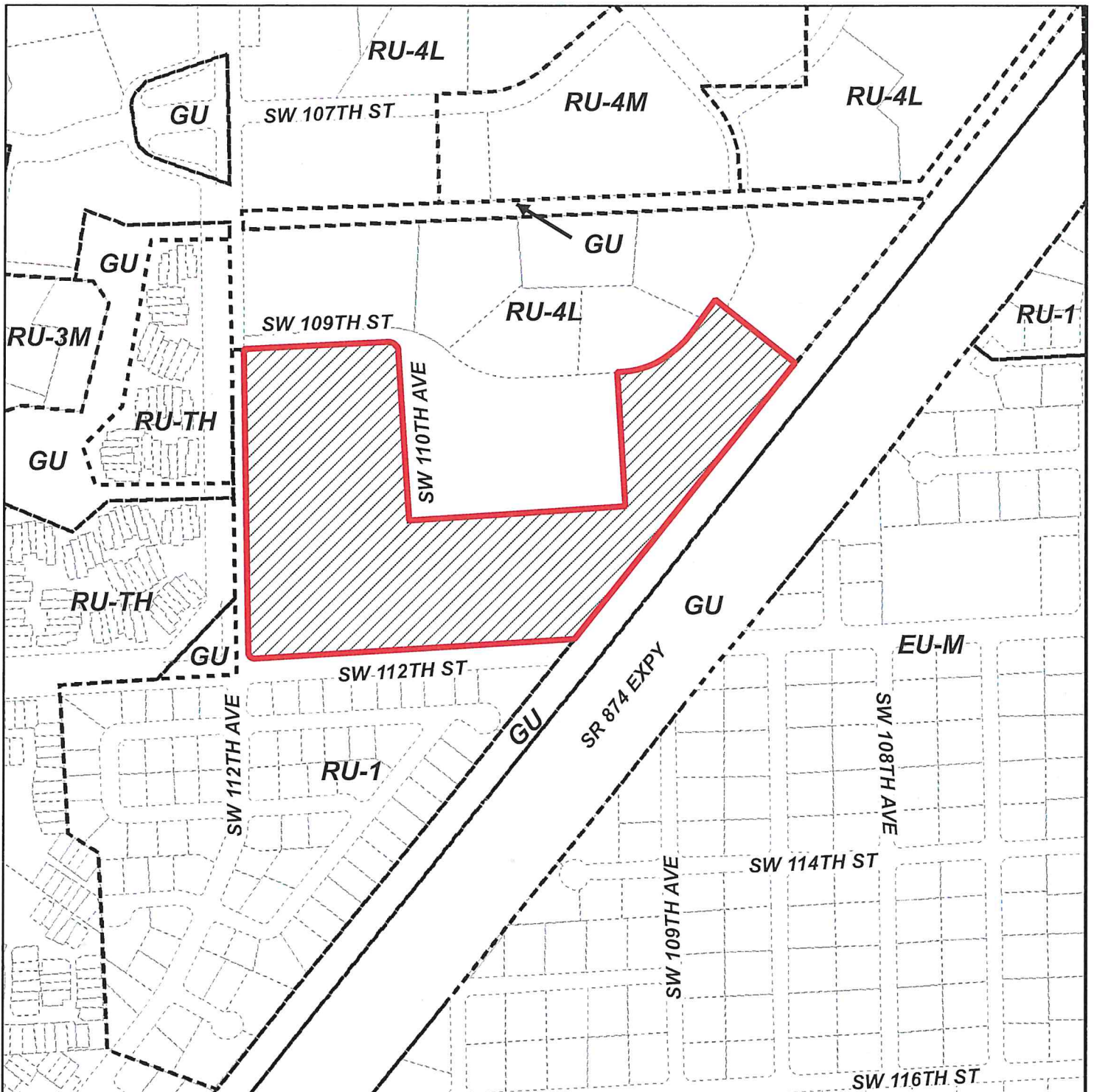
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
2891	WILLIAM H. LEHMAN ELEMENTARY	384	31	31	YES	Current CSA
6021	ARVIDA MIDDLE	108	15	15	YES	Current CSA
7361	MIAMI KILLIAN SENIOR	1792	17	17	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of **32.58%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net




MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000259



Section: 07 Township: 55 Range: 40
 Applicant: Greater Miami Jewish Federation
 Zoning Board: C12
 Commission District: 7
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

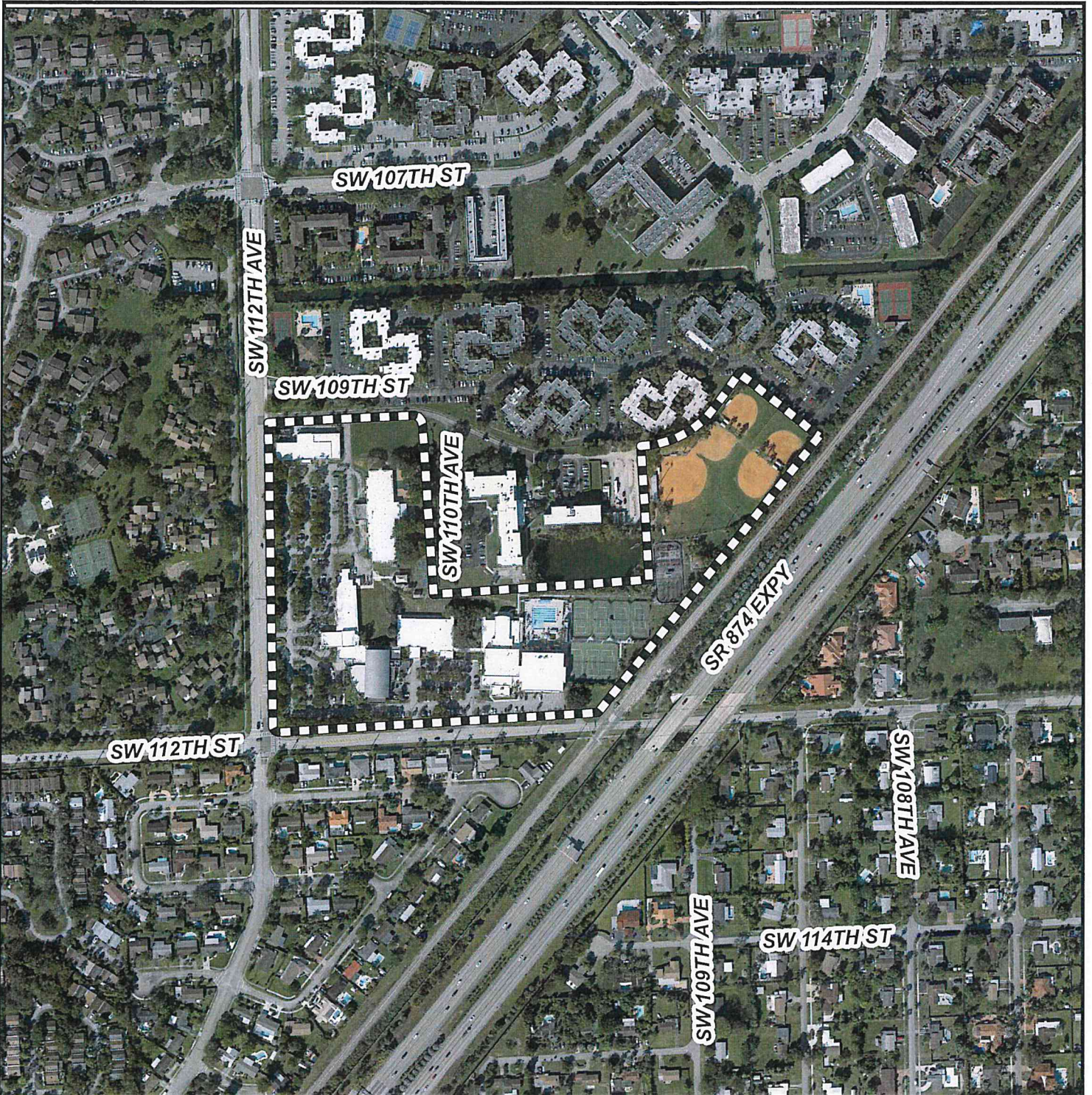
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Thursday, August 10, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000259

Legend
 Subject Property

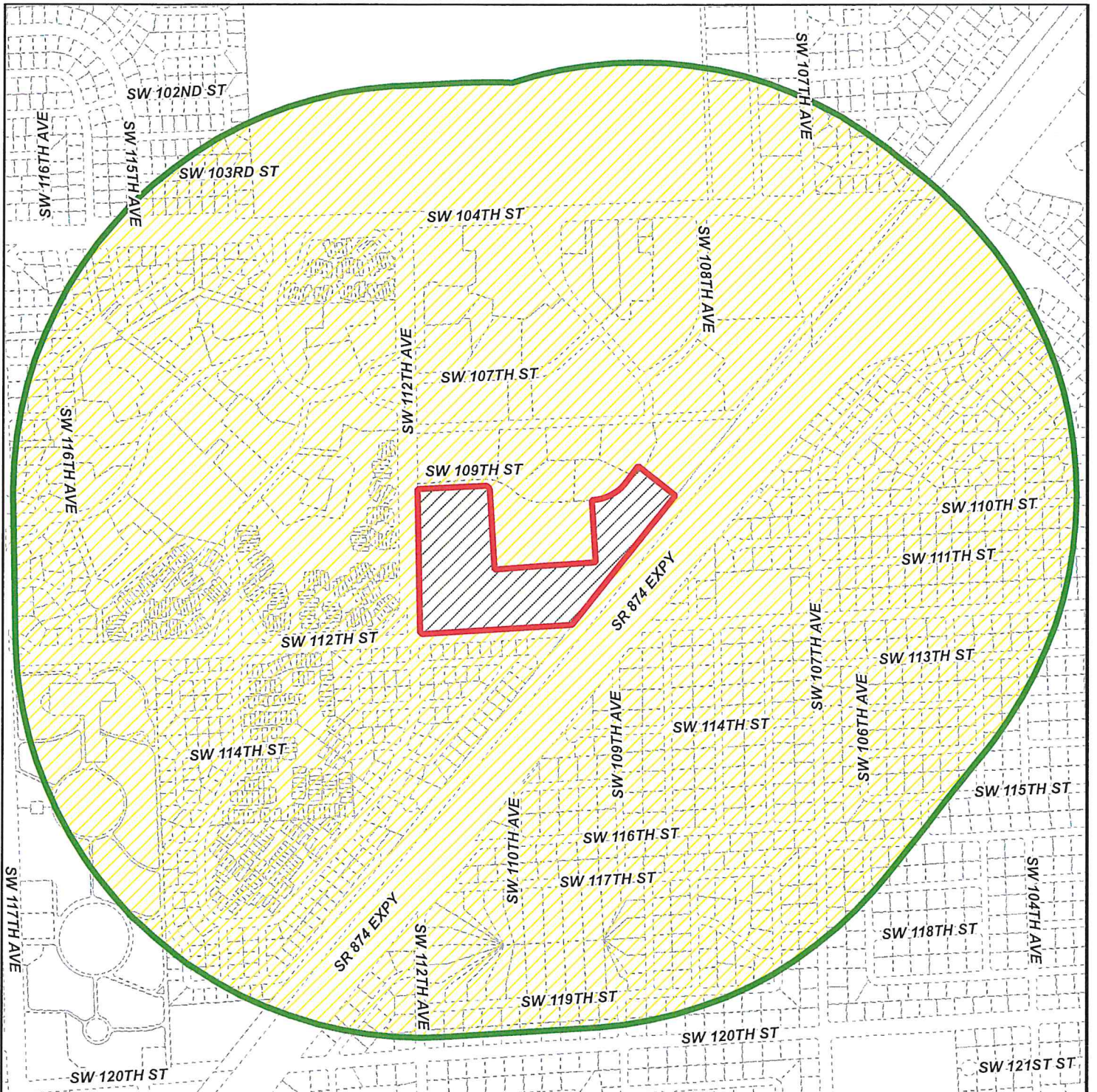


Section: 07 Township: 55 Range: 40
 Applicant: Greater Miami Jewish Federation
 Zoning Board: C12
 Commission District: 7
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, August 10, 2023

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 07 Township: 55 Range: 40
 Applicant: Greater Miami Jewish Federation
 Zoning Board: C12
 Commission District: 7
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000259
 RADIUS: 2640

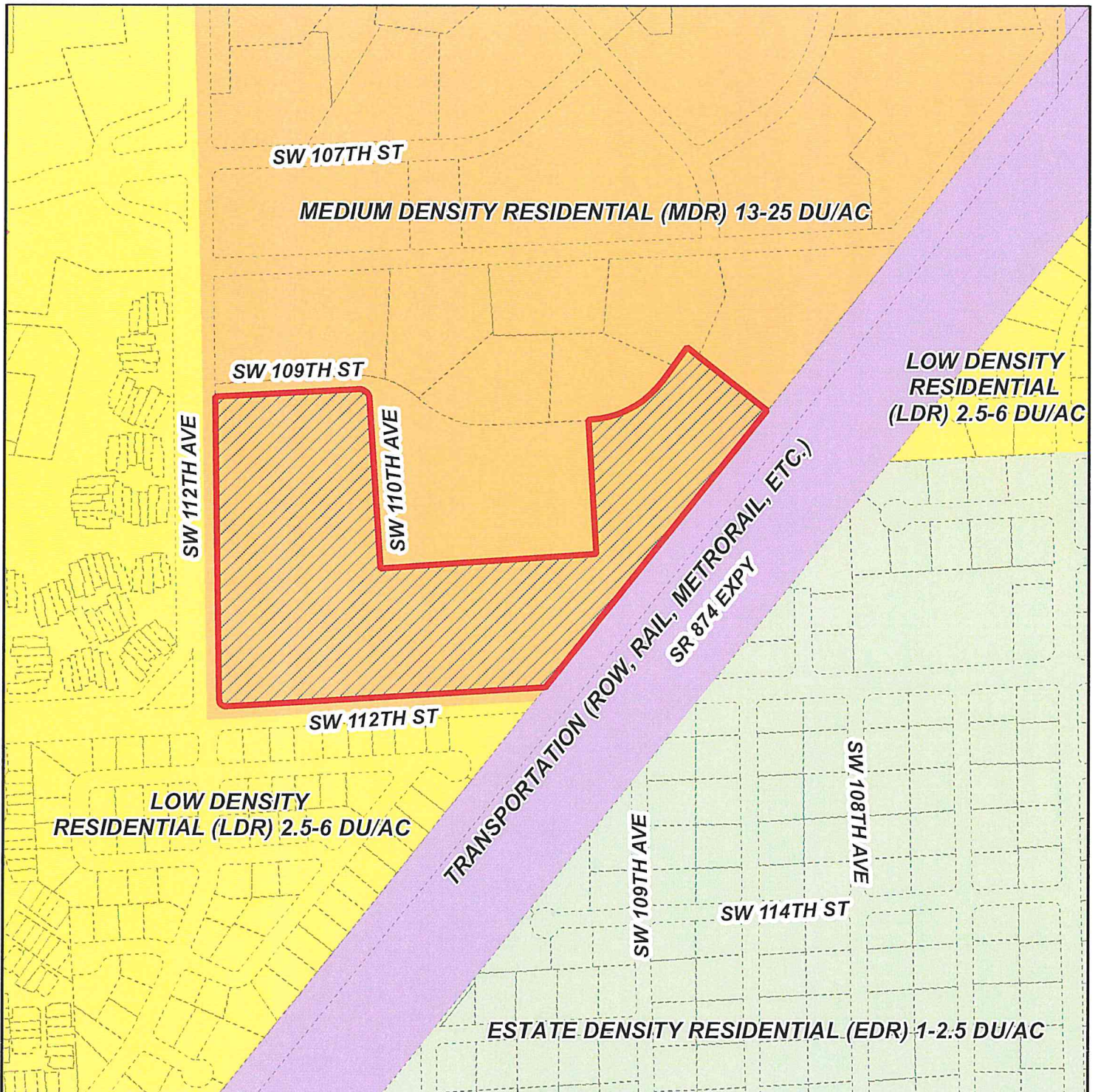
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, August 10, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2023000259



Section: 07 Township: 55 Range: 40
 Applicant: Greater Miami Jewish Federation
 Zoning Board: C12
 Commission District: 7
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, August 10, 2023

REVISION	DATE	BY

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MIAMI-DADE COUNTY
PROCESS NO.: Z23-259

DATE: AUG 7 2023

BY: ISA

DISCLOSURE OF INTEREST*

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

Not-for-profit organization

~~CORPORATION NAME:~~ Greater Miami Jewish Federation, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
See Exhibit B, attached.	

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

TRUST/ESTATE NAME: _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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MIAMI-DADE COUNTY

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

PROCESS NO: Z23-259

DATE: AUG 7 2023

BY: ISA

NAME OF PURCHASER: _____

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

Date of contract: _____

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

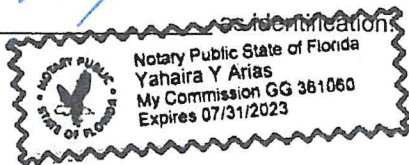
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: Ohsame Cardini
(Applicant)

Sworn to and subscribed before me this 25th day of May, 2023. Affiant is personally known to me or has produced NA as identification.

Yahaira Y. Arias
(Notary Public)



My commission expires July 31, 2023

*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.

Exhibit A

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MIAMI-DADE COUNTY

*TRACT "A", OF DAVE AND MARY ALPER JCC, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 2, OF THE
PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.*

23-259

DATE: AUG 7 2023

BY: ISA

Exhibit B

2023 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 737814

Entity Name: GREATER MIAMI JEWISH FEDERATION, INC.

Current Principal Place of Business:

4200 BISCAYNE BLVD.
MIAMI, FL 33137

Current Mailing Address:

4200 BISCAYNE BLVD.
MIAMI, FL 33137 US

FEI Number: 59-0624404

Name and Address of Current Registered Agent:

SOLOMON JACOB
4200 BISCAYNE BLVD
MIAMI, FL 33137 US

Certificate of Status Desired: No

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FILED
Feb 21, 2023
MIAMI-DADE COUNTY
Secretary of State
PROCESS NO.: Z23-259
034465446808

DATE: AUG 7 2023

BY: ISA

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PAST CHAIR
Name FISHER, ISAAC
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title CHAIR
Name BENTATA, ARIEL K.
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title CEO/PRESIDENT
Name SOLOMON, JACOB
Address 4200 BICAYNE BOULEVARD
City-State-Zip: MIAMI FL 33137

Title TREASURER
Name HERTZBERG, ROBERT
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title SECRETARY
Name SCHWARTZ, ELIZABETH
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title CFO
Name CARDINI, OKSANA
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name KHAGHAN DANIAL, MOJDEH
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name SCHECK BONWITT, ELISE
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Continues on page 2

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: OKSANA CARDINI

CFO

02/21/2023

Electronic Signature of Signing Officer/Director Detail

Date

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MIAMI-DADE COUNTY

PROCESS NO.: Z23-259

DATE: AUG 7 2023

BY: ISA

Officer/Director Detail Continued :

Title VICE CHAIR
Name BRODIE, STEVEN
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name PERTNOY, SIDNEY
Address 4200 BISCAYNE BOULEVARD
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name KOFFSKY, LAURA
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name SPIEGELMAN, TRACEY
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name WOLDENBERG, TAMMY
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title ASSOCIATE SECRETARY
Name YARKIN, RAY ELLEN
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title ASSOCIATE TREASURER
Name BEN-AVIV, MICHELLE
Address 4200 BISCAYNE BOULEVARD
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name CHAFETZ, AMY BERGER
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name DIENER, MICHELLE
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name SERVIANSKY, LILY
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name WAGNER, MICHAEL
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name RICHARD, YULMAN
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title ASSOCIATE SECRETARY
Name GILBERT, ROBERT C.
Address 4200 BISCAYNE BOULEVARD
City-State-Zip: MIAMI FL 33137

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MIAMI-DADE COUNTY

PROCESS NO.: Z23-259

DATE: AUG 7 2023

BY: ISA

Alper JCC Board of Directors

Brad Skol – Board Chair

Andrew Wolf – Development Chair

Barry Boren – Board Member

Steven Davis – Board Member

Emily Demar – Board Member

Jason Klein – Board Member

Dr. Irv Lerner – Board Member

Ali Mendoza – Board Member

Josh Rader – Board Member

Captain Rita Rodriguez – Board Member

Danny Sabag – Board Member

Marti Snyder – Board Member

Fran Miller – Board Member

Terri Clark – Board Member

Scott Weingarden – Board Member

Michael Schwartz – Board Member

Bruce Alter – Board Member

Keith Ginsburg – Board Member

Gail Appelrouth – Board Member

Denise Ben-David – Board Member

**Miami-Dade County Department of Regulatory and Economic Resources
Staff to the Community Zoning Appeals Board 12**

PH: Z23-060

April 23, 2026

Item No. 1

Recommendation Summary	
Commission District	6
Applicant	Frank M. Acosta Revocable Trust
Summary of Requests	The applicant seeks to modify the condition of a prior resolution, only as it applies to the subject property, in order to submit revised plans for existing stone piers and decorative stone walls located along the water edge of a lake, which is not otherwise allowed. Additionally, the applicant seeks to allow the existing stone piers and decorative stone walls to setback less than required from the interior side property line, and to be located waterward from the top of slope into the lake.
Location	7241 SW 58 Street, Miami-Dade County, Florida
Property Size	0.36 Acre
Existing Zoning	EU-M, Estate Modified District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Estate Density Residential (1-2.5 du/ac) <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7), Generalized Modification Standards. Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) MODIFICATION of Condition #2 of Resolution #4-ZAB-374-88, passed and adopted by the Metropolitan Dade County Zoning Appeals Board only as it applies to the subject property, reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for hearing entitled "Proposed Remodeling & Addition for: Mr. & Mrs. Frank Acosta," as prepared by Manuel E. Siques, P.E., dated revised 3-26-88 and consisting of three sheets. A survey is also on file as prepared by Jack Mueller & Associates, Inc., dated received 5-20-88."

To: "2. That said property shall be developed substantially in accordance with the plans submitted for hearing entitled "Exterior Alterations to Existing Single Family Residence", as prepared by Pedro P. Ramos, R.A., consisting of 4 sheets dated stamped received 3/12/2024, and Sheet Z101 entitled "Existing Outdoor Backyard Profile", dated stamped received 6/25/2025, for a total of 5 sheets."

The purpose of request #1 is to allow the applicant to submit revised plans showing modification to the previously approved lake slope and to permit maintenance of existing stone piers and decorative stone walls along the water's edge.

(2) NON-USE VARIANCE to permit the existing stone piers and decorative stone walls waterward from the top of slope into a lake (not permitted).

(3) NON-USE VARIANCE to permit the existing stone piers to setback a minimum of 1' (20' required) from the interior side (west) property line.

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 DESCRIPTION AND HISTORY:

The subject property is a part of a larger tract of land which, in June 1952, pursuant to Resolution #5049 was rezoned from GU, Interim District, to EU-M, Estate Modified District, to permit the development of the subdivision that the subject site is part of. The submitted plans depict the current 0.36-acre subject property with an existing 1 story 5,074 sq. ft. single family residence. The applicant seeks to modify Condition #2 of the previously approved Resolution #4-ZAB-374-88, only as it applies to the subject property, in order to submit revised plans showing the existing stone piers and decorative stone walls located along the water edge of a lake, which is not otherwise allowed by Code (request #1). Additionally, the application seeks to allow said stone piers and decorative stone walls to encroach into the interior side (west) setback area, and to be located waterward from the top of slope into the lake (not permitted) (requests #2 and #3). The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 5' high chain link fence along the interior side (west) property line, including dense landscaping all along the perimeter of the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-M; single-family residence	Estate Density Residential (1 to 2.5 du/ac)
North	EU-M; lake	Water
South	EU-M; single-family residence	Estate Density Residential (1to 2.5 du/ac)
East	EU-M; single-family residence	Estate Density Residential (1 to 2.5 du/ac)
West	EU-M; single-family residence	Estate Density Residential (1 to 2.5 du/ac)

NEIGHBORHOOD COMPATIBILITY:

The subject 0.36-acre property is located at 7241 SW 58 Street, Miami-Dade County, Florida. The subject property is surrounded by single-family residences to the south, east and west. Whereas to the north of the subject property is a large lake.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to modify a previously approved resolution, only it applies to the site, in order to have the continued maintenance of the existing stone piers and decorative stone walls that are located on the property. Staff opines that the visual impact on the surrounding area would be minimal and could be mitigated by the existing 5' high chain link

fence located along the interior side (west) property line and dense landscape of trees and shrubs along the interior side (east) property line.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Estate Density Residential*** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map and is inside the Urban Development Boundary. *This category allows a range in density from a minimum of 1 to a maximum of 2.5 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* Staff opines that the approval of the requests sought in the application to modify a prior resolution only as it applies to the subject property, in order to allow existing stone piers and decorative stone walls to be located waterward from the top of slope into the lake, will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicant is not requesting additional dwelling units or change the existing single-family detached use on the property, approval with standard conditions of the application would be **consistent** with the density threshold of the Estate Density Residential Communities map of the CDMP LUP map designation.

ZONING ANALYSIS:

The applicant seeks approval to modify the lake slope condition of a prior resolution, only as it applies to the subject property, in order to allow the applicant to submit revised plans showing existing stone piers and decorative stone walls are located along the water's edge (request #1), seeks to allow said stone piers and decorative stone walls to be located waterward from the top of slope into the lake (request #2), and for them to setback a minimum of 1', where a setback of 20' is otherwise required from the interior side (west) property line (request #3). When request #1, to modify previous Resolution No. 4-ZAB-374-88, only as it applies to the subject property is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that approval with conditions of the request would be **compatible** with the surrounding area. Staff opines that the request will not generate excessive noise or traffic, create other hazards to the surrounding area or be incompatible with same, when considering the necessity for and reasonableness of the modification in relation to the present and future development of the area concerned. Staff notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the request is adequately mitigated by the existing dense landscaping and the 5' high chain link fence located along the interior side (west) property line of the subject property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcel to the west of the subject property. Additionally, any significant visual impacts generated from the existing stone piers and decorative stone walls located along the water's edge to the properties to the north would be further mitigated by the large lake that separates the site from the adjacent properties, and as such would be **compatible** with same. Staff recommends as a condition for approval that the existing 5' chain link fence with dense landscaping all along the interior side (west) property line be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Further, staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application and that the application does not generate any additional vehicular trips. The memorandum from the Division of Environmental Resources Management (DERM) of the RER indicates it has no pertinent comments concerning the application and does not entail any environmental concern. Additionally, the memoranda

from the Water and Sewer Department (WASD) and the Miami-Dade Fire Rescue Department, states that they do not object to the application. Therefore, staff opines that approval with conditions of the requested modification (request #1) would be compatible with the area concerned, when considering the necessity and reasonableness of the modifications or in relation to the present and future development of the area. As such, **staff recommends approval with conditions of request #1 of the application, under Generalized Modification Standards, Section 33-311(A)(7).**

When request #2 to permit the existing stone piers and decorative stone walls waterward from the top of slope into a lake (not permitted), and request #3 to permit the existing stone piers to setback a minimum of 1' (20' required) from the interior side (west) property line are analyzed under the non-use variance standards, Section 33-311(A)(4)(b), staff opines that approval of the requests would be **compatible** with the surrounding area. Staff has no objection to approving the existing stone piers closer to the property line and decorative stone walls waterward from the top of slope into a lake. Staff notes that this requests (#2 and #3), are intertwined with the requested modification of the prior site plan (request #1), which is recommended for approval with standard conditions including all other conditions of the said resolution to remain in full force and effect except as modified herein. Further, requests #2 and #3 are internal to the application site and would not have any significant visual or noise impact on the surrounding properties.

Although staff's research did not find any similar modifications of the previous lake slope resolution, there are administrative approvals for reduced setbacks and lot coverages in the area. Based on the foregoing, staff opines that these requests would be **compatible** with the surrounding land uses and that approval of the request would maintain the basic intent and purpose of zoning, and other land use regulations, as they affect the stability and appearance of the community. Furthermore, staff opines that the architectural style and scale of the existing stone piers and decorative stone walls are designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setback and location along the water's edge would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Therefore, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: Not applicable

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all the conditions of Resolution No. 4-ZAB-374-88 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, entitled "Exterior Alterations to Existing Single Family Residence", as prepared by Pedro P. Ramos, R.A., consisting of 4 sheets dated stamped received 3/12/2024, and Sheet Z101 entitled "Existing Outdoor Backyard Profile", dated stamped received 6/25/2025, for a total of 5 sheets."

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the existing 5' high chain link fence with dense landscaping along the interior side (west) property line be maintained as a visual buffer, and that if the fence is removed or destroyed, the applicant shall install a 6' high cbs wall, opaque fence, or chain link fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:JH



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

ZONING RECOMMENDATION ADDENDUM

*Frank M. Acosta Revocable Trust
(Z23-060)*

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

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

<p><i>Estate Density Residential</i> <i>(Pg. I-31)</i></p>	<p><i>This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><i>Section 33-311(A)(7) Generalized Modification Standards.</i></p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
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<p>ARTICLE XX. EU-M, ESTATE MODIFIED DISTRICT Sec. 33-50 setback parameters</p>	<p><i>All applications for Estate Modified District shall comply with the following applicable development parameters as stated in 33-50</i></p> <p><i>EU-M; Accessory Structure setback.</i></p> <p><i>Front setback: All accessory structures shall be set back a minimum of seventy-five (75) feet from the front property line.</i></p> <p><i>Interior Side Setback: All accessory structures shall be set back a minimum of twenty (20)</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>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

FRANK M. ACOSTA REVOCABLE TRUST 7241 SW 58 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2023000060

DATE

HEARING NUMBER

FOLIO No: 30-4026-033-0030

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 15, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases

BUILDING SUPPORT REGULATIONS OPEN:

Building Support Case # 20210209631-B Opened on May 20,2021, for Failure to obtain required building permit(s) prior to commencing work on: Earthwork and fill on North side by lakeshore. Concrete seawall on lakeshore. Concrete steps attached to the main structure on the North side. Mini-split A/C system installed on West Side. New Front Door installed on the South side. Notice of Violation was issued on May 21,2021and Recorded on Book: 32536 Page: 2141. Civil Violation P045254 was issued and posted on September 19,2023. Civil Violation appealed on September 20,2023. The Civil Violation was paid on October 4,2023. The Appeal was withdrawn on March 14,2024. A Compliance Consent Agreement has been signed and executed . The agreement is in effect until August 13, 2024. A non-Compliance Affidavit was issued on August 14, 2024. A Notice of Assessment of Continuing penalties was issued on August 15, 2024. An appeal was filed for the Assessment penalties. The Assessment appeal hearing was withdrawn. A2nd Internal Compliance Agreement was signed and executed on July 23, 2025. A follow-up will be conducted 90 days from the executed date. There are no additional penalties due at this time. The case remains open.

BUILDING SUPPORT REGULATIONS CLOSED:

There are no closed cases

OUTSTANDING LIENS AND FINES:

There are no outstanding penalties due at this time.

Memorandum



Date: June 30, 2025

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

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

Subject: Z2023000060-3rd Review
Frank M. Acosta Revocable Trust
7421 SW 58th Street
Requesting legalization of existing exterior improvements. Non-use
variance for modification to lake slope and modification to previous
resolution 4-ZAB-374-88.
(EU-M) (0.40 acres)
26-54-40

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to sections 24-43.1 and 24-43(5) of the Code related to potable water service and wastewater disposal, and wellfield protection area, respectively.

Wellfield Protection

The subject property is located within the Average Day Pumpage Wellfield Protection Area for the Alexander Orr Wellfield. Since the subject land use is for residential development, a covenant prohibiting hazardous materials and hazardous waste is not required; however, all development shall comply with the requirements of section 24-43 of the Code.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

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

Conditions of Approval: None

Water Control Review

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

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

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources; however, a site plan entitled "Existing Outdoor Backyard Profile" prepared by Pedro P. Ramos, R.A., and dated as received by Miami-Dade County on June 06, 2025, was submitted with the subject application and indicates that tree resources onsite will not be removed. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Date: June 26, 2025

Memorandum



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)

A handwritten signature in blue ink that reads "Maria Valdes".

Subject: Revision No.1 - Zoning Application Comments - 7241 SW 58th Street
Application No. Z2023000060

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: 7241 SW 58th Street

Location: The proposed project is located at 7241 SW 58th Street, with Folio No. 30-4026-033-0030, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting approval for a Non-Use-variance to permit certain modifications to the privately owned artificial lake slope (legalization for existing exterior alterations).

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

Please note that the subject property has a 15 feet Utility Easement within and along the southern boundary of the subject property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

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

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


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

Memorandum



Date: December 16, 2025

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

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

Subject: Z2023000060
Name: Frank M. Acosta Revocable Trust
Location: 7241 SW 58 Street
Section 26 Township 54 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code.

This application does not generate any trips.

Standard Conditions:

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

Memorandum



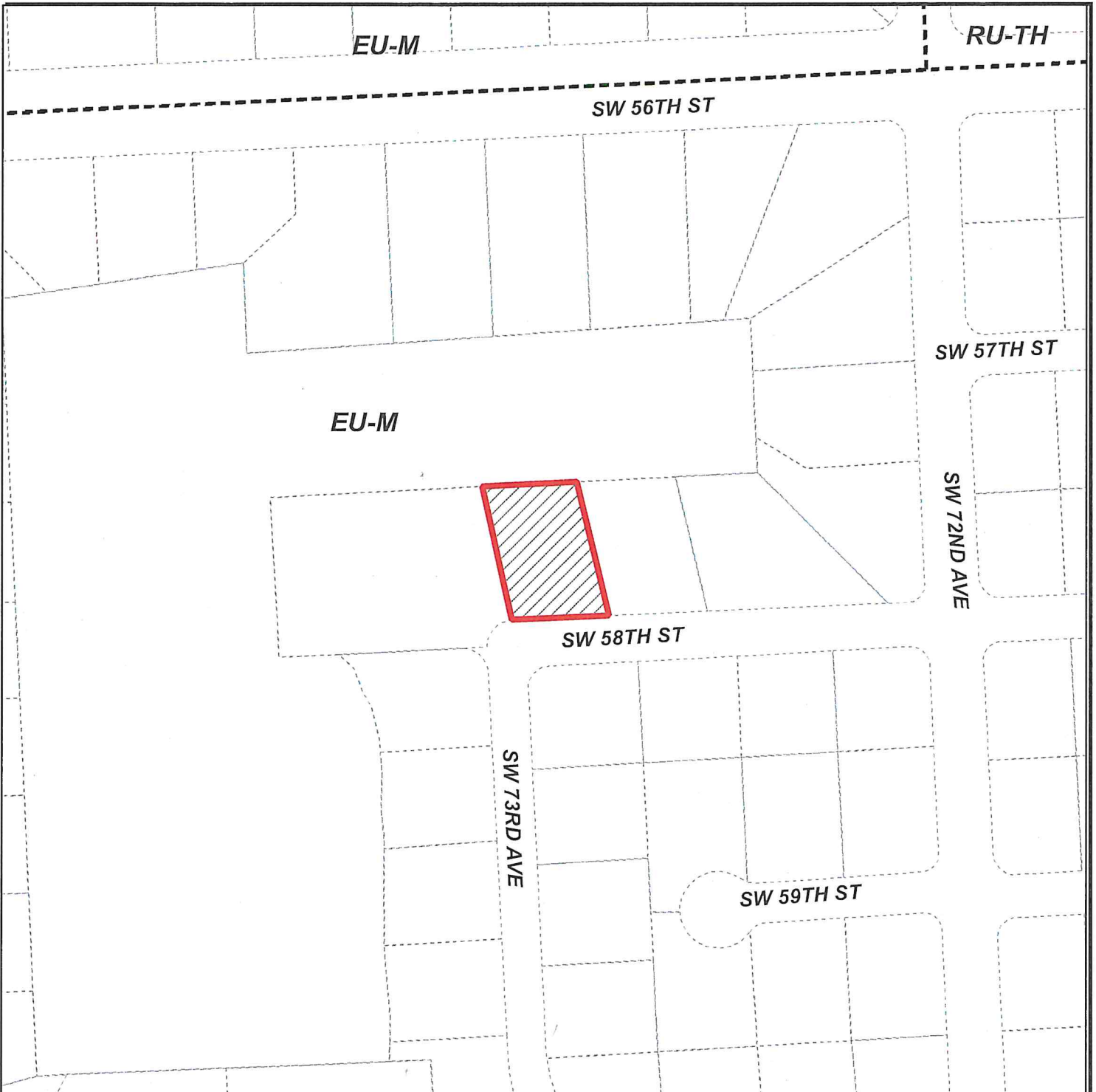
Date: June 13, 2025
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2023000060

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 6/06/2025. Single family home.

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

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

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000060



Section: 26 Township: 54 Range: 40
 Applicant: Frank M Acosta
 Zoning Board: C12
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

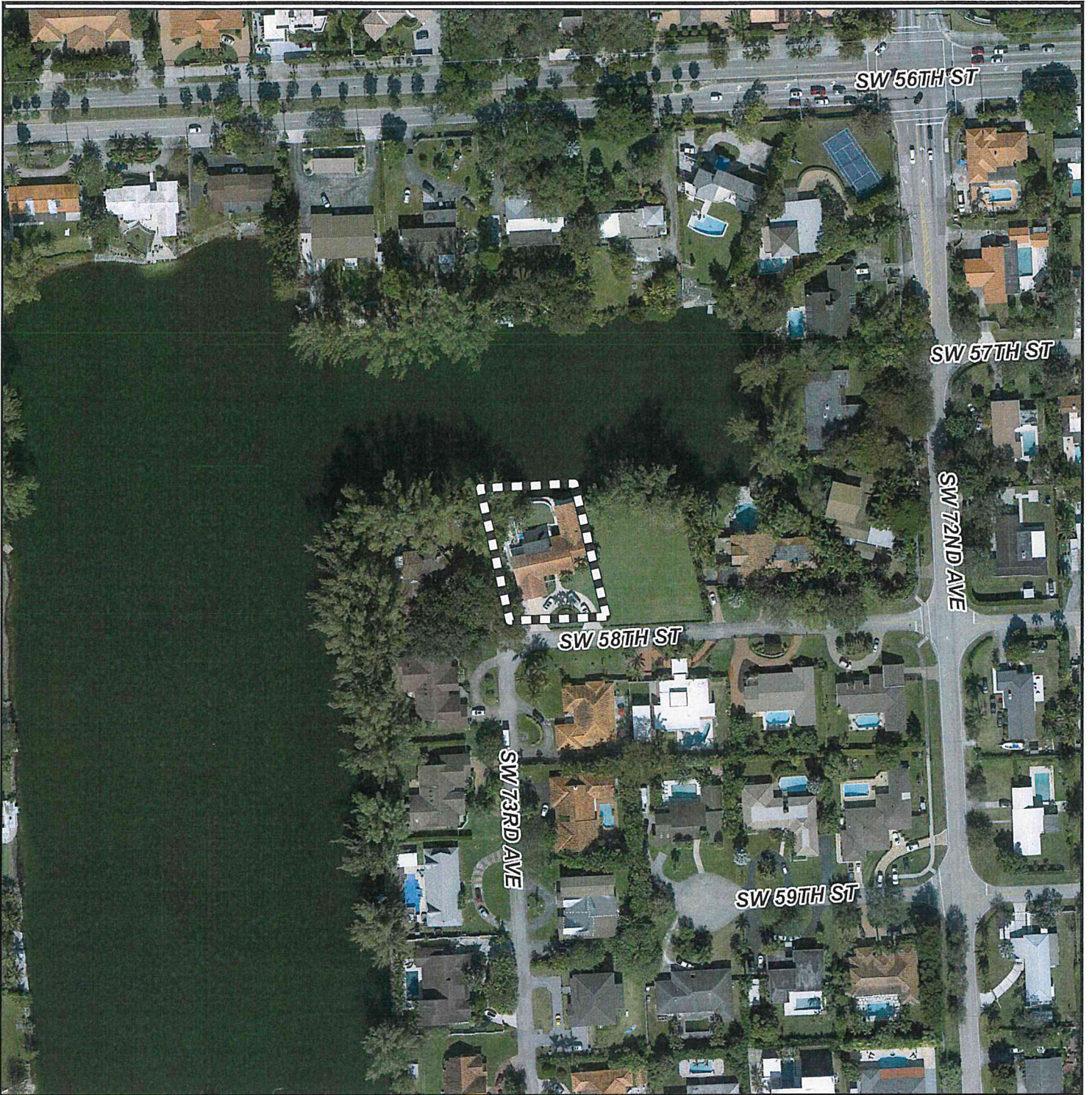
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, March 14, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000060

Legend
 Subject Property



Section: 26 Township: 54 Range: 40
 Applicant: Frank M Acosta
 Zoning Board: C12
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, March 14, 2024

REVISION	DATE	BY



**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 26 Township: 54 Range: 40
 Applicant: Frank M Acosta
 Zoning Board: C12
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000060
 RADIUS: 500

Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, March 14, 2024

REVISION	DATE	BY



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

SW 56TH ST

SW 57TH ST

SW 72ND AVE

WATER

SW 58TH ST

ESTATE DENSITY RESIDENTIAL (EDR) 1-2.5 DU/AC

SW 73RD AVE

SW 59TH ST

MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000060



Section: 26 Township: 54 Range: 40
Applicant: Frank M Acosta
Zoning Board: C12
Commission District: 6
Drafter ID: EDUARDO CESPEDES
Scale: NTS

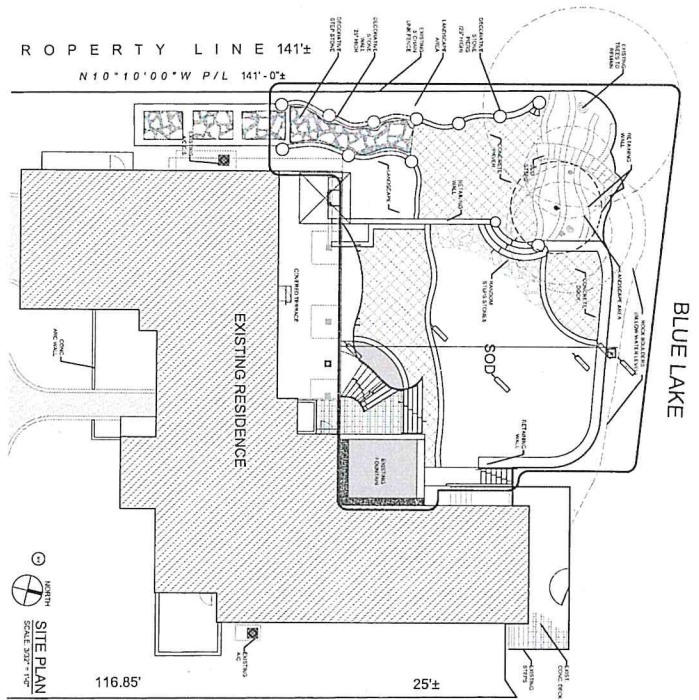
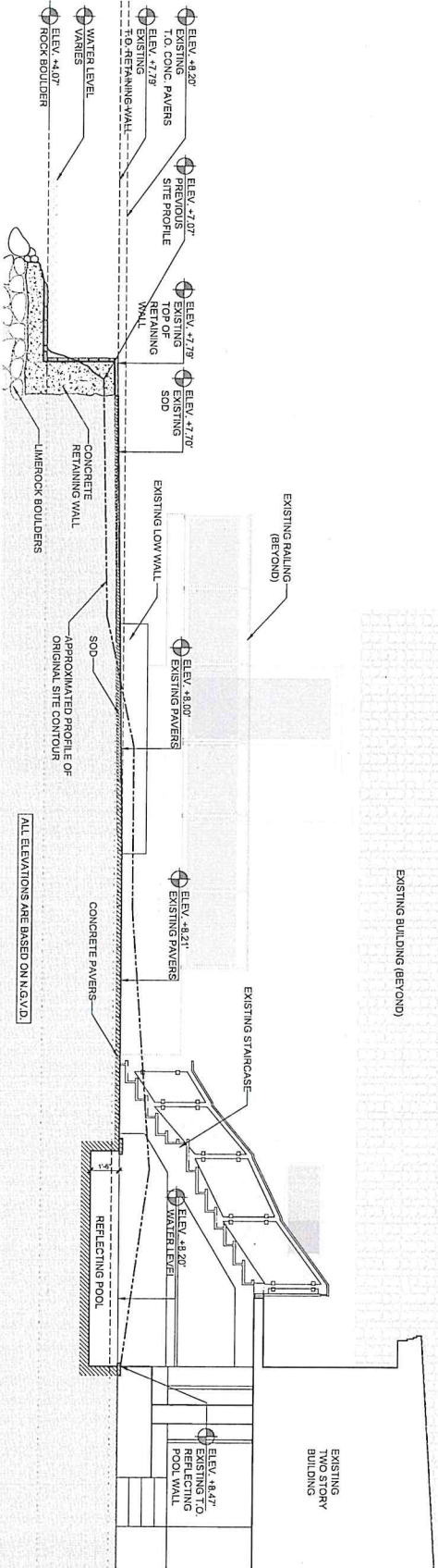
Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, March 14, 2024

REVISION	DATE	BY



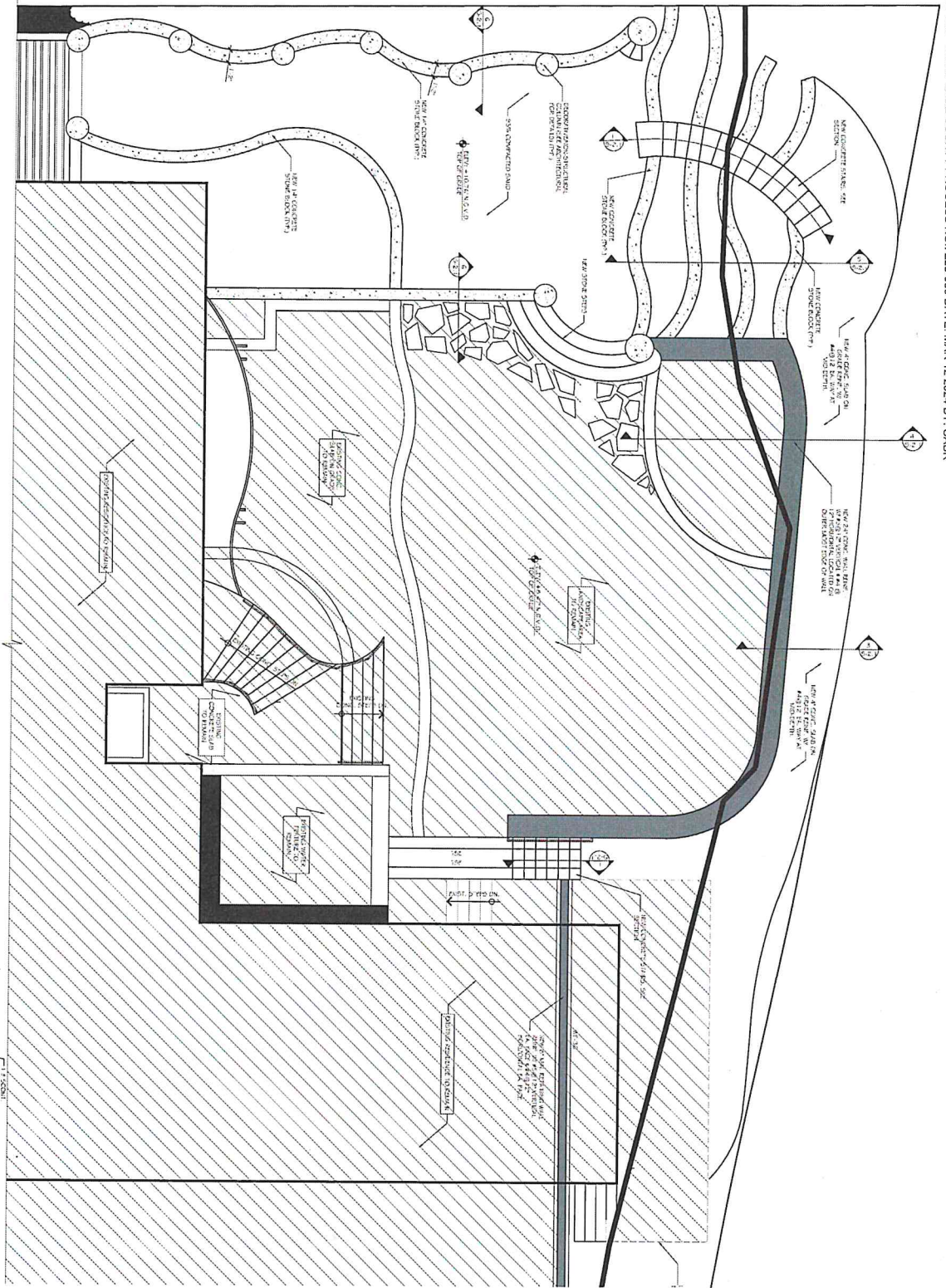
PROPOSED ELEVATION PROFILE OF SITE FROM BUILDING TO WATER'S EDGE SCALE 3/32" = 1'-0"

	KNOWLEDGE. SKILL. SERVICE. THE ARCHITECTS GROUP 7241 SW 58TH STREET MIAMI, FL 33143	PROJECT: EXISTING OUTDOOR BACKYARD PROFILE	OWNER: MR. & MRS. FRANK ACOSTA 7241 SW 58TH STREET MIAMI, FL 33143
	SHEET TITLE: CONTOUR DRAWINGS SHEET NUMBER: Z1011	DESIGNED BY: DRAWN BY: CHECKED BY: DATE: 11/20/23	PROJECT: 7241 SW 58TH STREET MIAMI, FL 33143

Acosta Residence Exterior Alterations

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z23-060 DATE: MAR 12 2024 BY: CABR

The Architects Group Z:\PROJECTS 2021\140-21\140-21-3538\STRUCT\5-1.0.dwg Aug 13, 2021 - 2:35pm



Digitally signed by Dent K Salmo Date: 2021.08.13 14:36:00 -0400

PROJECT: EXTERIOR ALTERATIONS TO EXISTING SINGLE FAMILY RESIDENCE
7241 SW 5TH STREET MIAMI FLORIDA 33143

CLIENT: MR. & MRS. FRANK ACOSTA
7241 SW 5TH STREET MIAMI FLORIDA 33143

DATE: 2021.08.13

PROJECT NO.: 2021.08.13

DATE: 2021.08.13

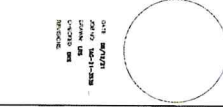
PROJECT NO.: 2021.08.13

DATE: 2021.08.13

PROJECT NO.: 2021.08.13

DATE: 2021.08.13

FOUNDATION PLAN
SHEET NUMBER: S-1.0



PROJECT: EXTERIOR ALTERATIONS TO EXISTING SINGLE FAMILY RESIDENCE
7241 SW 5TH STREET MIAMI FLORIDA 33143

CLIENT: MR. & MRS. FRANK ACOSTA
7241 SW 5TH STREET MIAMI FLORIDA 33143

DATE: 2021.08.13

PROJECT NO.: 2021.08.13

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DATE: 2021.08.13

PROJECT NO.: 2021.08.13

DATE: 2021.08.13

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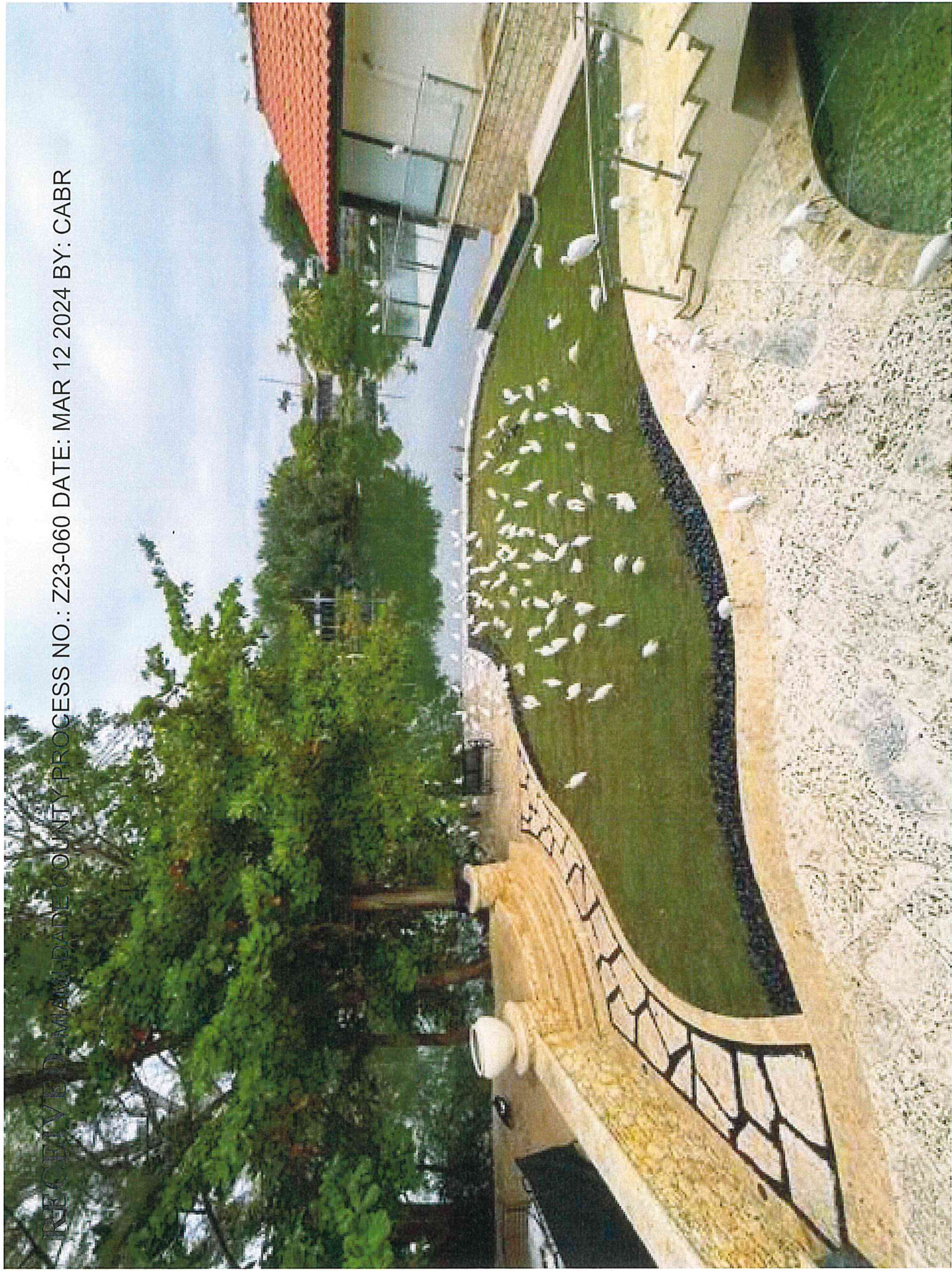
THE ARCHITECTS GROUP

1400 NW 17TH AVENUE SUITE 101
MIAMI, FLORIDA 33135
TEL: 305.441.1000
WWW.TAC-ARCHITECTS.COM

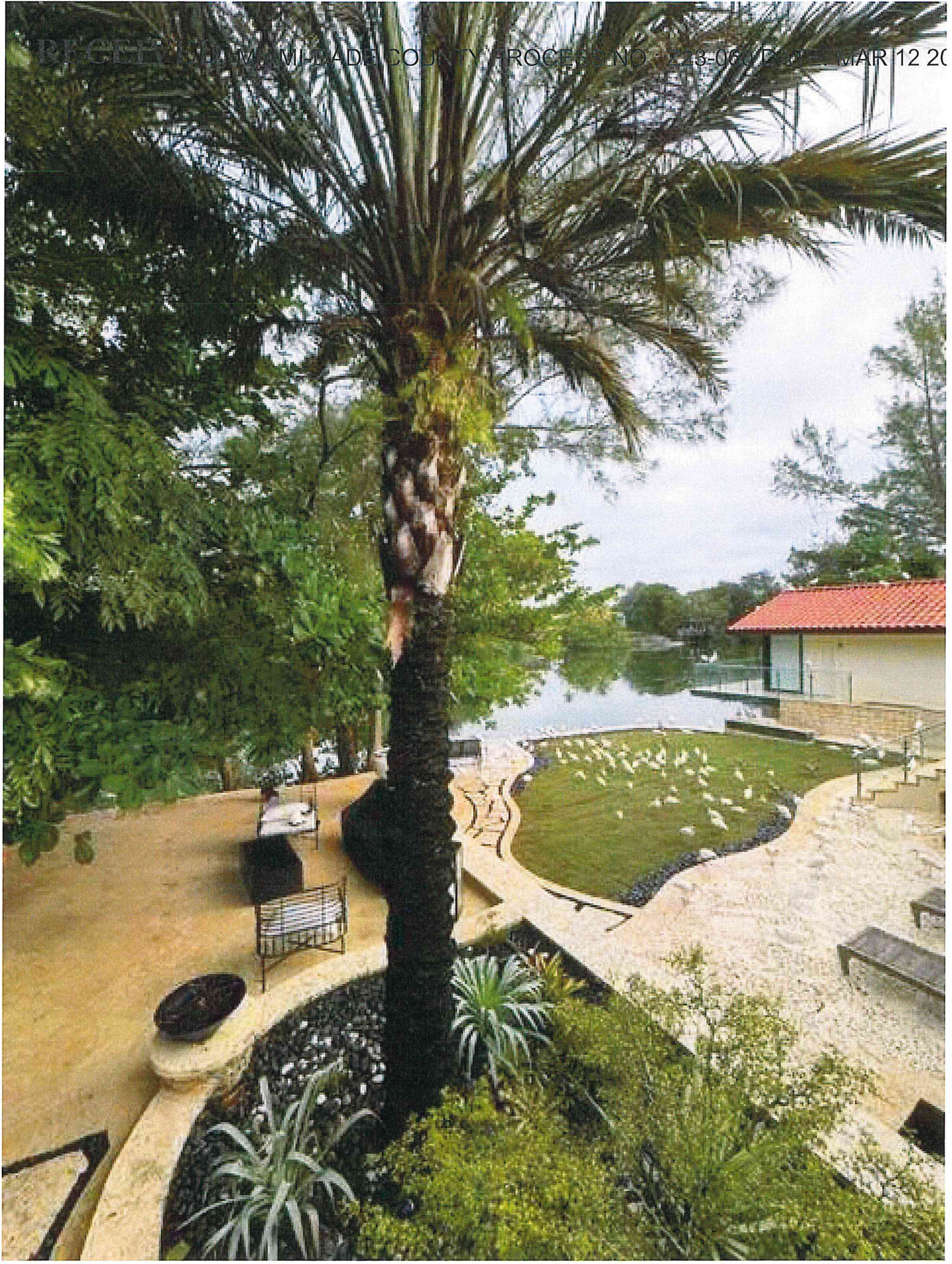
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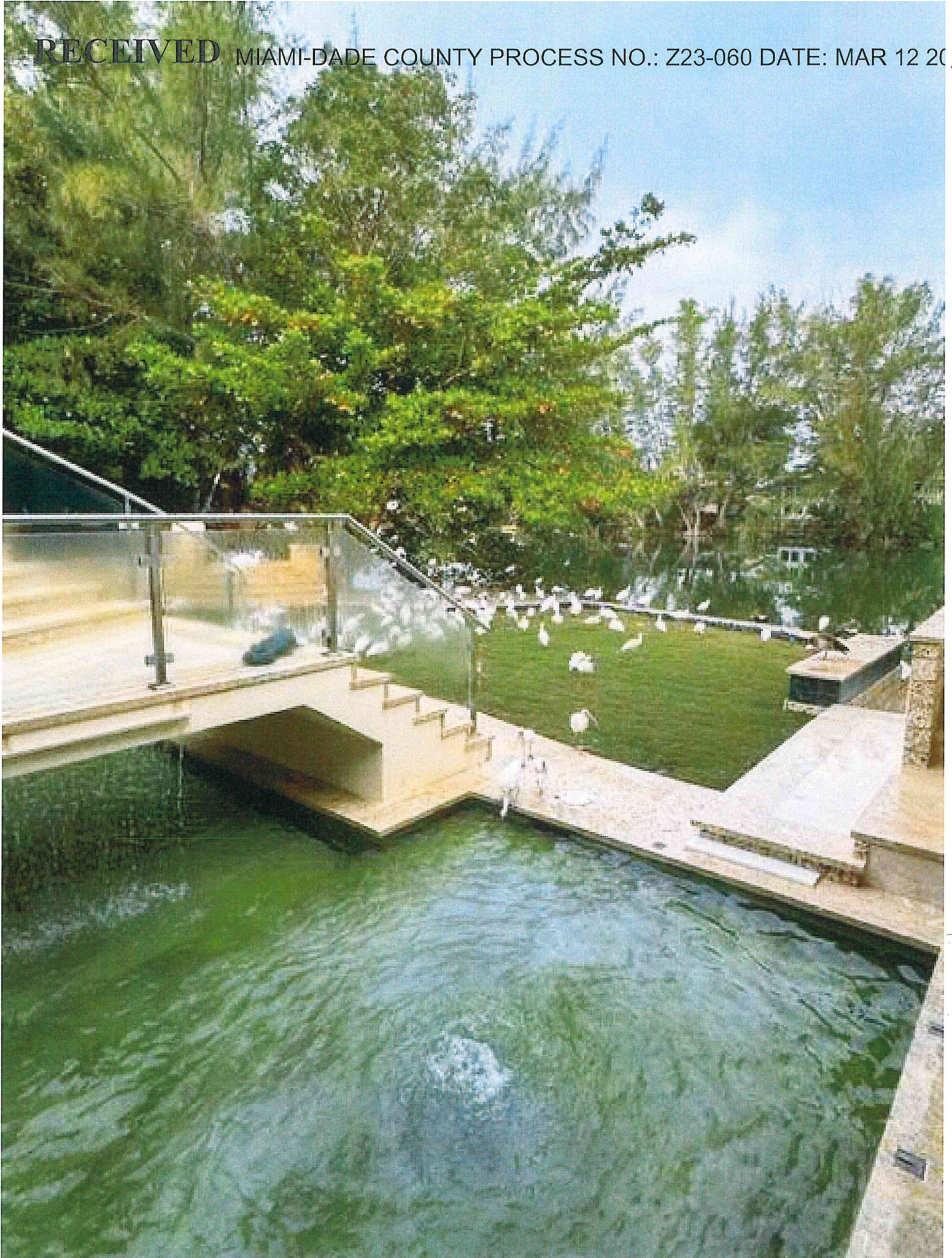


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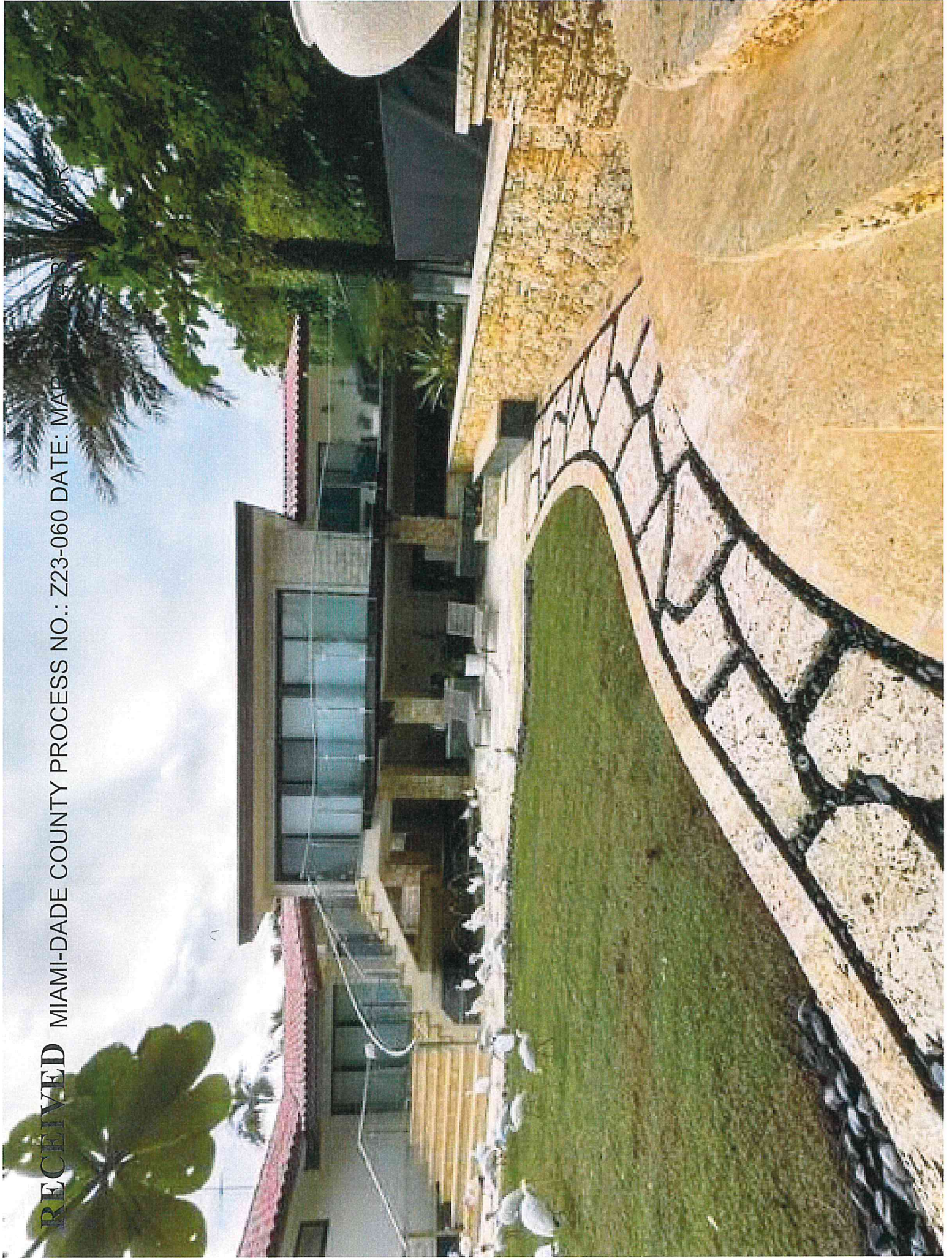




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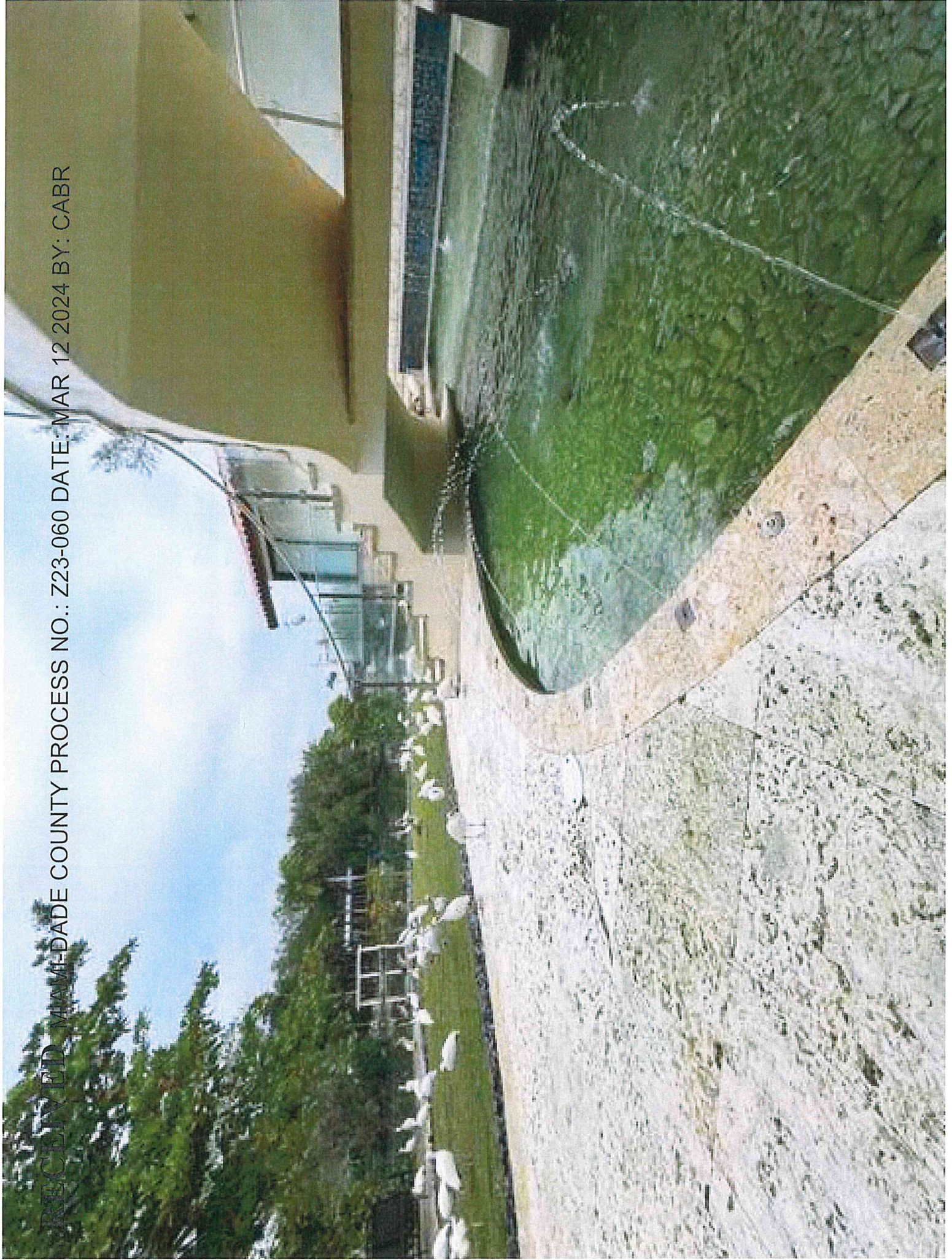
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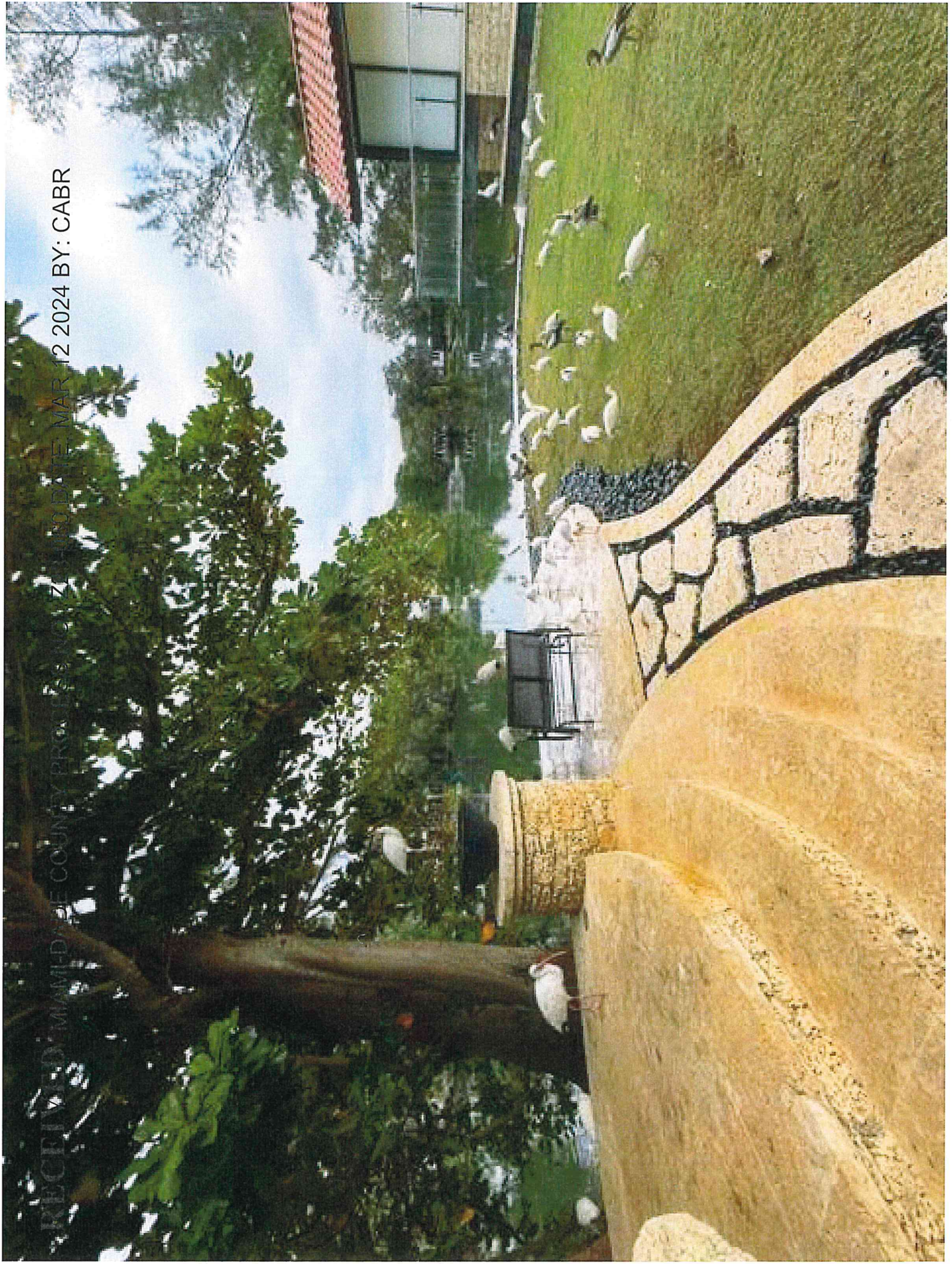
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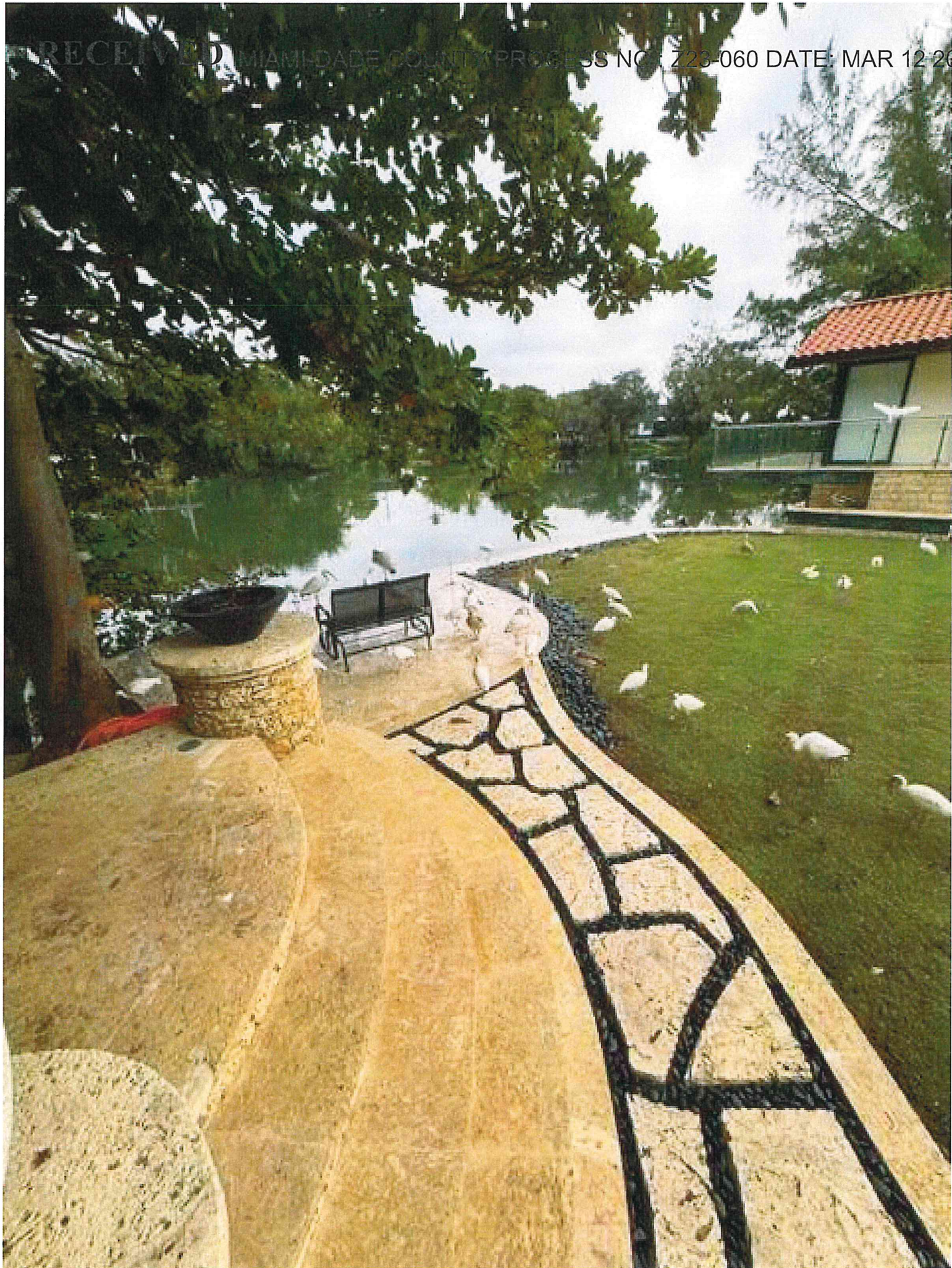


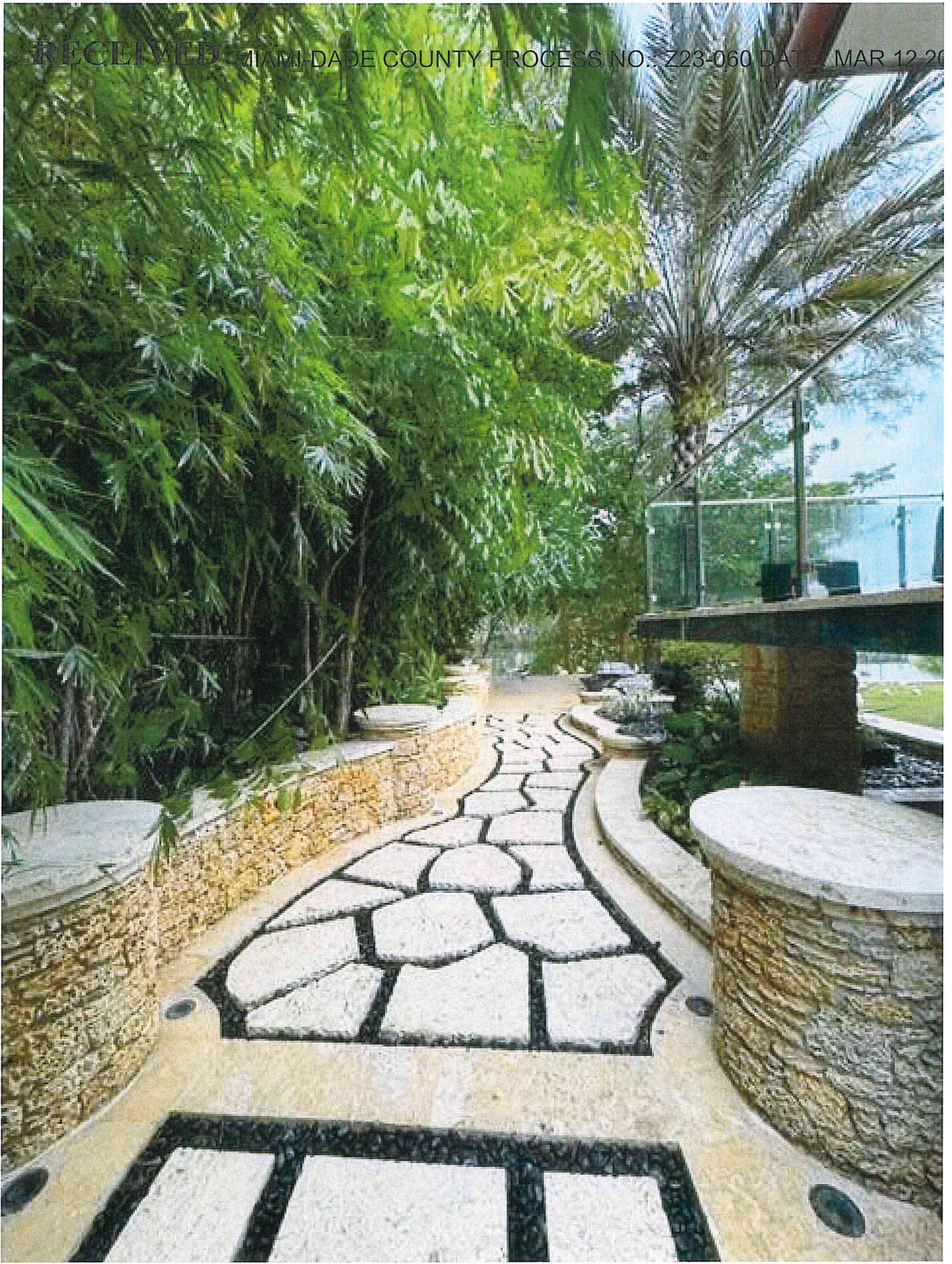
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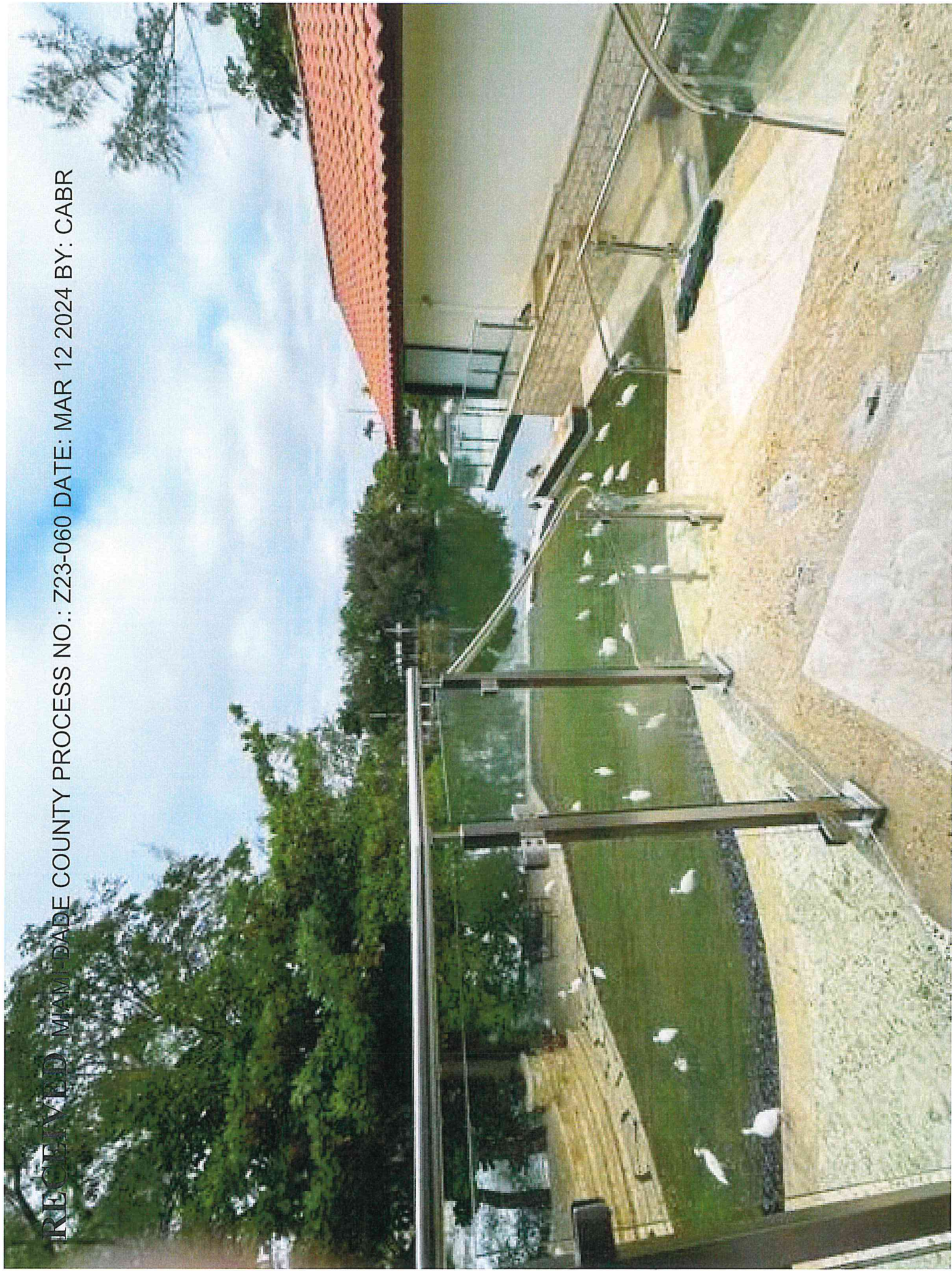
REC'D BY: DAVID W. AMIDALE COUNTY PROCESSING NO. 22-0060 DATE: MAR 12 2024 BY: CABR







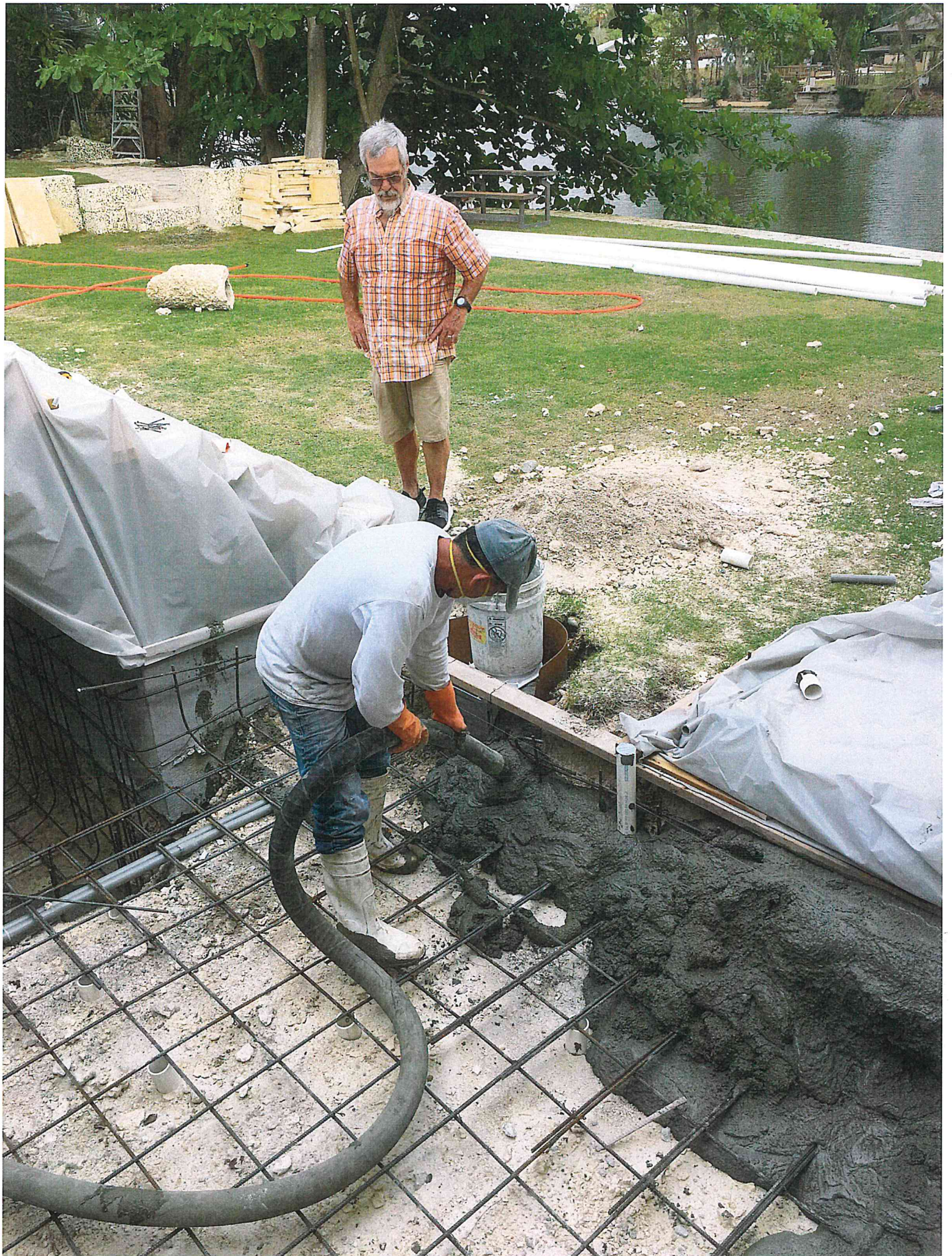
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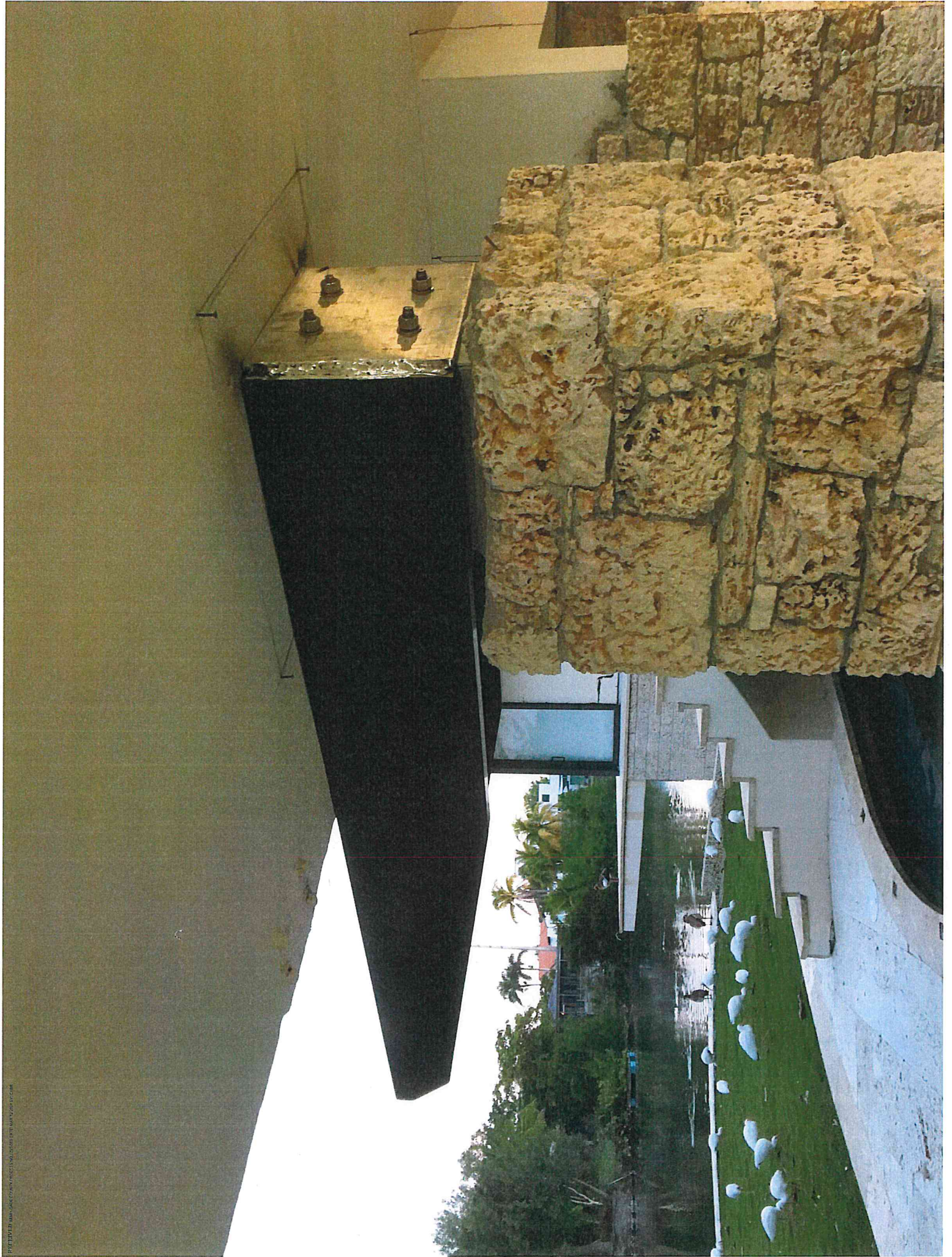
































**Miami-Dade County Department of Regulatory and Economic Resources
Staff to the Community Zoning Appeals Board 12**

PH: Z25-181

April 23, 2026
Item No. 2

Recommendation Summary	
Commission District	8
Applicant	South Dixie and 122, LLC
Summary of Requests	The applicant seeks to allow a rezoning of the subject property from RU-2 (two-family residential use; maximum 7,500 sq. ft. lots) to RU-3M (12.9 units per net acre) in order to allow the property to be developed with a 2-story high, 22-unit townhouse development. Additionally, the application seeks to permit less patio area, less front setbacks, a smaller side yard area, less parking spaces, less common area, and less open space than otherwise required by Code.
Location	Lying West of South Dixie Hwy, between SW 121 Terrace and SW 122 Street aka 8315 SW 122 Street, Miami-Dade County, Florida
Property Size	±1.72-gross (±1.58-net) acres
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Vacant Land
2020-2030 CDMP Land Use Designation	Low-Medium Density Residential (6-13 dua) <i>(see attached zoning recommendation addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(4)(b) Non-Use Variance from other than airport regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval of request #1, and approval with conditions of requests #2 through #7.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from RU-2 (Two-Family Residential District) to RU-3M (Minimum Apartment House District).
- (2) NON-USE VARIANCE to permit a townhouse development with a minimum private outdoor patio living areas of 275 sq. ft. (400 sq. ft. required).
- (3) NON-USE VARIANCE to permit a townhouse development with a minimum front setback of 18' (20' required).
- (4) NON-USE VARIANCE to permit a townhouse development with a minimum side yard setback of 5' (15' required).
- (5) NON-USE VARIANCE to permit a townhouse development with a total of 44 parking spaces (50 parking spaces required).
- (6) NON-USE VARIANCE of the townhouse regulations to permit a minimum of 18% (12,613.28 sq. ft.) of open space (30% required 20,754.6 sq. ft.)

- (7) NON-USE VARIANCE of the townhouse regulations to permit 5,342.66 square feet (25.74%) of the required common open space to be unencumbered with any structure or off-street parking and shall be landscaped and well maintained with grass, trees and shrubbery (10,377.3 sq. ft. (50%) required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Tree Hauzz Residential," as prepared by Behar Font Partners, P.A., consisting of 37 sheets and "Tree Hauzz", as prepared by Walk landscape Architecture + Urban Design, consisting of 3 sheets, for a total of 40 sheets. Both dated stamped received 1/6/2026. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND HISTORY:

In December 2017, pursuant to Resolution #CZAB12-15-17, the Community Zoning Appeals Board (CZAB) #12 approved a zone change on the subject property to RU-2, including the approval of an unusual use to permit a swimming pool and restrooms area on the parcel. The resolution also approved ancillary non-use variance requests to permit residential lots with 0' frontage on a public street and allowing a private drive instead, to permit certain lots with lot coverages varying from 35.22% to 37.9% (30% maximum permitted), to permit certain lots with setback varying from 18.10' to 22' (25' required) from the rear property lines, and to permit an 8' high wall (6' maximum permitted) along the side street (east) property line.

On May 6, 2015, The Miami-Dade Board of County Commissioners (BCC) had adopted Ordinance No.15-40 under application No. CDMP20141104, re-designating the 1.58-net acre subject site from "Estate Density residential (1 to 2.5 dwelling units per gross acre)", to "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)". Notwithstanding, the Board's approval had included the acceptance of a proffered CDMP Declaration of Restrictions under ORB 29644, Page 3675-3682 (2015 CDMP covenant), which, among other things, had restricted that the property can only be developed with up to a maximum of 12 dwelling units.

Subsequently, on February 20, 2025, the BCC adopted Ordinance No. 25-16 taking final action on a small-scale Application No. CDMP20240007, effectively releasing the aforementioned 2015 CDMP Covenant that restricted the property to a maximum of 12 dwelling units, and accepting a proffered new Declaration of Restrictions (2025 CDMP covenant) in its place, which, among other things, allowed that the density on the property could be a maximum of 22 dwelling units.

The applicant now seeks to rezone the ±1.72-gross (±1.58-net) acre subject property from RU-2 to RU-3M in order to allow the property to be developed with 22 townhomes (request #1). Additionally, the application also seeks to allow ancillary non-use variances to permit less patio area, less front setbacks, a smaller side yard area, less parking spaces, less common area, and less open space than otherwise required by Code. Specifically, the applicant seeks to permit the townhouse development with a minimum private outdoor patio living areas of 275 sq. ft. (400 sq. ft. required) (request #2), to permit said development to have a minimum front setback of 18' (20' required) (request #3) and a minimum side yard setback of 5' (15' required) (request #4), to permit the proposed development with a total of 44 parking spaces (50 parking spaces required) (request #5), to permit a minimum of 18% of open space (30% required) (request #6), and to permit 25.74% of the provided common open space to be unencumbered with any structure or off-street parking (minimum 50% required) (request #7).

In accordance with the submitted site plan, the subject property is to be developed with a 2-story high, 22-unit townhouse development. The main entrance to the proposed townhouse development will have direct vehicle and pedestrian access along SW 122 Street. Submitted plans indicate that the proposed lots are designed along a network of private driveways to allow connectivity for pedestrians and autos alike. Said plans also illustrate a private recreational area consisting of a swimming pool and restroom areas. Submitted landscape plans depict landscaping in the form of trees and shrubs provided all along the perimeter of the subject parcel.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2 ; vacant lot	Low-Medium Density Residential (6 to 13 dua)
North	RU-TH, Townhomes	Estate Density Residential (1 to 2.5 dua)
South	RU-2; duplex and single-family residences	Estate Density Residential (1 to 2.5 dua)
East	GU; Busway	Transportation
West	RU-TH and RU-2; Single-family residence, duplex.	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The ±1.72-gross (±1.58-net) acres property is comprised of vacant land. The area immediately surrounding the site is characterized by RU-TH zoned townhomes and single-family residences to the north, single-family residences and duplex that are zoned RU-2 and RU-TH to the south and west of the property. The South-Dade Busway is located to the east of the subject site.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to rezone the property to develop the parcel with additional housing in this area of the County. Based on the memoranda from the departments reviewing this application, staff opines that approval of same may bring additional traffic to the area on the surrounding area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that this application will generate approximately 11 PM peak hour vehicle trips. Staff notes that the application requests will add to the population of the area, impact water and sewer services, and may bring additional noise into the neighborhood, but in staff’s opinion, impacts have been appropriately mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±1.72-gross (±1.58-net) acres subject property is located within the Urban Development Boundary (UDB) and designated as **Low-Medium Density Residential** use on the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. *The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments.* Furthermore, the Low-Medium Density Residential category allows a range in density from a minimum of 6 to a maximum of 13 dwelling units per gross acre. This would allow the applicant to develop the ±1.72-gross acre subject site with a maximum total of 22 dwelling units as the maximum density allowed under the CDMP Low-

Medium Density Residential threshold on the LUP map. As mentioned previously, the small-scale Application No. CDMP20240007 had approved the release of a previously recorded 2015 CDMP covenant that had restricted the property to a maximum of 12 dwelling units, and in its place accepted a new CDMP Declaration of Restrictions (2025 covenant) that currently allows development on the subject property with up to a maximum of 22 dwelling units, which is the same number of residential units as is allowed under the Low-Medium Density Residential threshold. The applicant seeks a district boundary change from RU-2 to RU-3M in order to develop the site under the RU-TH development standards. Staff notes that the RU-3M zoning district allows development at a maximum of 12.9 units per net acre, which is similar to the maximum density of 13 dwelling units allowed under the aforementioned CDMP Low-Medium Density Residential threshold on the LUP map. As such, staff opines the rezoning approval of the subject property to RU-3M in order to allow the property to be developed with 22 townhomes, would be **consistent** with the Low-Medium Density Residential designation on the CDMP LUP map, as well as with the provisions of the previously recorded 2025 CDMP covenant.

The CDMP Land Use Element **Objective LU-4**, states; *“Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the **character of the surrounding community**.”* The subject property abuts properties to the north that are zoned RU-TH and consist of single-family residences and townhomes, the properties to the south and west are zoned RU-2 and RU-TH and consist of duplexes and a single-family residences, whereas to the east of the subject site is the South-Dade Busway. Staff opines that the proposed RU-3M zoning keeps with the recent residential zoning trend of development that exists within the surrounding neighborhood. The principal reasons for the 2025 CDMP approval was that the Land Use Element Objective LU-1, Policy LU-1F, and Objective LU-12 of the CDMP supported the application, which require that the County prioritize infill development and redevelopment in areas adjacent to existing urban development and that generally have the capacity to accommodate additional demand for public services. The Planning staff’s recommendation had indicated that, with the Board’s acceptance of the proffered CDMP Covenant, the proposed development of the site with 22 residential units would be generally compatible with the existing uses and land use designations of the abutting and adjacent properties. The recommendation further indicated that the application proposes development that is generally consistent with the trend of development in the vicinity of the subject site, noting the recently developed single-family residential and townhouse developments abutting the site to the north and northwest.

Furthermore, staff notes that a CDMP Letter of Interpretation dated January 4, 2022 (CL2021000029) had confirmed that the subject property may be developed in accordance with the CDMP provisions for horizontal mixed-use development in Rapid Transit Activity Corridors, pursuant to the Mixed-Use Development provisions of the CDMP. The Letter of Interpretation had noted that the subject site is located within ¼ mile of the South Dade Transitway SMART Plan Corridor and may be rezoned for vertical or horizontal development at up to 60 units per acre with an FAR of 2.0, subject to compatibility with adjoining and adjacent uses. The letter confirmed that under the mixed-use provisions, the application site could be developed with horizontal mixed-use with 309,629 sq. ft. of residential uses, 2,042,903 sq. ft. of commercial uses, 3,279,559 sq. ft. of industrial uses, or 2,800,717 sq. ft. of institutional uses. As such, the property could be developed at a higher density and intensity than the proposed development. Notwithstanding, and as previously noted, the CDMP covenant limits development on the site to a maximum 22 units.

Based on the foregoing, staff opines that approval of the rezoning of the subject property to RU-3M, would be **compatible** with the surrounding area and consistent with the density threshold of

the **Low-Medium Density Residential** designation, as well as with the density restrictions of the 2025 CDMP covenant, and the Land Use Element interpretative text, **Objective LU-4**. Staff further opines that approval of the application will not create any significant impacts which would disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from RU-2, Two-Family Residential District, to RU-3M, Minimum Apartment House District, on the subject property (request #1). For the reasons stated above and below, staff opines that when the request to rezone the ±1.72-gross (±1.58-net) acre parcel to RU-3M, in order to develop the vacant subject parcel with a 2-story high, 22-unit townhouse development, is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to RU-3M would be **consistent** with the **Low-Medium Density Residential** CDMP designation, as well as with the previously recorded CDMP covenant that allows a maximum development on the subject site of up to 22 units, and would be **compatible** with the natural transition of residential zoning trend of development in the surrounding area as evidenced with the recently developed single-family and townhouses abutting the site to the north and northwest.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the request 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 to the application, and that it meets traffic concurrency criteria, will generate 11 PM daily peak hour vehicle trips. Further, the RER-Code Coordination and Public Hearings Section, in their memorandum, state that they do not object to the requests sought under this application. Additionally, the memorandum from the Water and Sewer Department (WASD), states that they have no objection to this application. Further, the memorandum from the Miami-Dade Fire Rescue Department, indicates that the proposed residence will not have a negative impact on the fire rescue services in the area. Based on the aforementioned department memoranda, staff opines that the request for rezoning will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the request to rezone the subject parcel to RU-3M, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the rezoning in relation to the present and future development of the area. **Therefore, staff recommends approval of request #1 for a district boundary change to RU-3M, Minimum Apartment House District, under Section 33-311, District Boundary Change.**

In order to implement the proposed 22-unit townhouse development on the subject property that is to be developed under the RU-TH zoning district standards, the applicant is requesting ancillary non-use variances to permit the townhouse development with a minimum private outdoor patio

living areas of 275 sq. ft. (400 sq. ft. required) (request #2), to permit said development to have a minimum front setback of 18' (20' required) (request #3) and a minimum side yard setback of 5' (15' required) (request #4), to permit the proposed development with a total of 44 parking spaces (50 parking spaces required) (request #5), to permit a minimum of 18% of open space (30% required) (request #6), and to permit 25.74% of the provided common open space to be unencumbered with any structure or off-street parking (minimum 50% required) (request #7). When the requests are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff supports the aforementioned requests and opines that the approval of the requests with conditions would be **compatible** with the neighborhood, would not affect the appearance of the community, would not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance in the surrounding area. Staff notes that the aforementioned requests are inextricably intertwined to request #1 for a rezoning of the subject parcel in order to develop the vacant subject parcel with a 22-unit townhouse development, which staff supports, and opines that approval with conditions of the aforementioned variances from the RU-TH standards would not result in an intensification of the visual impacts on the surrounding area.

Staff acknowledges that although the proposed townhouse development will not meet the required 400 sq. ft. outdoor patio area size, the reduced patios of 275 sq. ft. (request #2) would be internal to the subject site, and approval of same with conditions would not create a significant visual impact on the neighborhood nor be detrimental to the other properties in the area in which the property is situated. Additionally, it is important to mention that the proposed private patios range between 275 sq. ft. and 541 sq. ft. in size. Similarly, staff opines that although 5 out of 22 units do not meet the required front and side yard setbacks (requests #3 and #4), the reduced setbacks are internal to the site, and the perimeter of the subject parcel is to be substantially buffered with ample landscaping in the form of a continuous row of street trees and shrubs, and that such landscaping elements will create a visual perception of continuous greenery and be sufficient to mitigate any visual or aural impacts generated by the requests. Additionally, staff supports the request to permit a total of 44 parking spaces where 50 parking spaces are otherwise required (request #5). Staff notes that the proposed development is in compliance with the required number of parking spaces for each unit as the code requires a minimum of 2 parking spaces per unit, and there is a total of 44 parking spaces for the 22 units. The proposed development shall only be deficient in the required number of visitor parking spaces which requires an additional 6 more parking spaces be provided for the proposed townhouse development. Staff maintains that the reduction in parking for the development would be internal to the site, and opines that the provided spaces are adequate considering said use, and that the provided parking would sufficiently meet the needs of the townhome development. Based on the proposed site layout, there would be no spillage of unauthorized parking, or an overflow of vehicles and traffic congestion around the subject site and on the swales or abutting roadway within the area in which the facility is situated. Staff further notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources have no objections to the aforementioned request as is evidenced in their memorandum. When the requests to permit a minimum of 18% of open space (30% required) (request #6), and to permit 25.74% of the required common open space to be unencumbered with any structure or off-street parking (50% required) (request #7), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that these request are inextricably intertwined to the RU-TH development on the parcel which staff supports, and opines that approval with conditions of these requests would be **compatible** with the surrounding area, and would not be detrimental to the other properties in the immediate area in which the subject parcel is situated.

As such, staff opines that approval of the aforementioned requests would maintain the *basic intent and purpose of the zoning, subdivision and other land use regulations*, and would be **compatible** with the neighborhood concerned, when considering the necessity and reasonableness of the requests in relation to the present and future development of the area. **Therefore, staff recommends approval with conditions of requests #2 through #7 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate a main ingress/egress point of direct pedestrian and vehicular access to the site along SW 122nd Street with a secondary ingress/egress point of pedestrian access to the Busway located adjacent to the development to the east.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of request #1, and approval with conditions of requests #2 through #7.

CONDITIONS FOR APPROVAL: For requests #2 through #7 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with the submitted plans to the Department of Regulatory and Economic Resources entitled "Tree Hauzz Residential", as prepared by Behar Font Partners, P.A., consisting of 39 sheets, dated stamped received 3/18/2026, landscape & tree disposition plans entitled "Tree Hauzz", as prepared by Walk Landscape Architecture and Urban Design, consisting of 3 sheets, dated stamped received 3/18/26, for a total of 42 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the *RER-Code Coordination and Public Hearings Section* as contained in its memorandum.
5. 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 their memorandum.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division as indicated in their memorandum.

7. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department as contained in its memorandum.

8. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Parks, Recreation and Open Spaces Department as contained in its memorandum.

ES:JB:SS:PM



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

ZONING RECOMMENDATION ADDENDUM

*South Dixie and 122, LLC
 PH: Z25-181*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>RER-Code Coordination and Public Hearings Section</i>	<i>No objection*</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection*</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection*</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Water and Sewer Department</i>	<i>No objection*</i>
<i>DPTW</i>	<i>No objection*</i>
<i>Miami-Dade County Public Schools</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Parks and Recreation (Pg. I-51)	<p><i>The Land Use Plan map specifically illustrates parks and recreation areas of metropolitan significance, including State parks and the Biscayne and Everglades National Parks. Also illustrated are golf courses and other parks of approximately 40 acres and larger which are significant community features. Most neighborhood local parks smaller than 40 acres in size are not specifically shown on the Plan map; however, this omission should not be interpreted as meaning that these parks will be taken out of public use. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. The siting and use of future parks and recreation areas shall be guided by the Park and Open Space, and Capital Improvements Elements, and by the goals, objectives and policies of the CDMP. Both governmentally and privately owned lands are included in areas designated for Parks and Recreation use. Most of the designated privately owned land either possesses outstanding environmental qualities and unique potential for public recreation, or is a golf course included within a large scale development. Unless otherwise restricted, the privately owned land designated as Parks and Recreation may be developed for a use or a density comparable to, and compatible with, surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP. Except as consistent with the provisions below, however, this allowance does not apply to land designated Parks and Recreation that was set aside for park recreation or open space use as a part of, or as a basis for approving the density or other aspect of, a residential (or other) development or is otherwise subject to a restrictive covenant accepted by a public entity.</i></p> <p><i>The long term use of golf courses or other private recreation or open space on privately owned land designated as Park and Recreation may be previously limited by deed restriction or restrictive covenant. A new development plan governing such land set-aside for park, recreation or open space use (restricted lands) may be approved at public hearing by the Board of County Commissioners or the applicable zoning board only if the following is demonstrated: (1) that the restricted land is subject to a restrictive covenant relating to development served by the open space, that such restrictive covenant continues to limit the use of the land to open space, and that this limitation in the restrictive covenant may be modified only with the written consent of adjacent or proximate property owners or a prescribed percentage thereof; (2) that the required written consents of the adjacent or proximate property owners have been obtained; and (3) that the proposed development will replace park or recreation land or open space that has fallen into prolonged disuse or disrepair to the detriment of the surrounding neighborhood. The development plan for such land (1) shall provide for development compatible with adjacent development; (2) shall provide by restrictive covenant that not less than two-thirds of the land subject to the new development plan (or such other proportion deemed appropriate by the Board of County Commissioners and/or appropriate</i></p>
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	<p><i>Community Zoning Appeals Board but in no event less than 50 percent of such land) shall be maintained as Park, Recreational or open space for use by residents or other residents or users of the entire development for which the open space had originally been provided; (3) shall provide a financial means of assuring such maintenance, by homeowner's association, special tax district or other comparable means approved at public hearing or by the Director of the Department of Regulatory and Economic Resources or successor agency; and (4) shall provide that the residential density of the portion of the Park and Recreation-designated land eligible for development shall not exceed either the gross existing density of the development in connection with which the park-designated land was originally set aside, or the gross density of all the ownership parcels immediately abutting the entire the park-designated land whichever is lower. An approval pursuant to this provision may allow the gross density of the combined new and existing development, and its existing zoning, to exceed the maximum otherwise allowed by the LUP map, but only to the extent necessary to enable reuse of the park designated land in accordance with this provision. Nothing herein shall be construed to permit development of property subject to a restrictive covenant accepted by the county or other public entity without compliance with the terms that covenant including, but not limited to, those terms governing modification or amendment thereof.</i></p>
<p>Low-Medium Density Residential (Pg. I-31)</p>	<p><i>This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i></p>
<p>Policy LU-4A (Page I-9)</p>	<p><i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i></p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
<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>ARTICLE XVA. - RU-TH, TOWNHOUSE DISTRICT</p>	<p>(2) <i>Townhouses, subject to the following restrictions:</i> (a) <i>Densities. The maximum number of units per net acre shall not exceed eight and one-half (8.5).</i> (b) <i>Common open space. A minimum of thirty (30) percent of the site to be developed for townhouses shall be provided as a common open space; fifty (50) percent of said space shall be unencumbered with any structure or off-street parking and shall be landscaped and well maintained with grass, trees and shrubbery. The remaining fifty (50) percent may be used only as swimming pools, tennis courts, shuffleboards, pedestrian walks, entrance features,</i></p>

recreation buildings, maintenance buildings for the common areas, lakes, canals and lagoons, and other recreational uses.

(c) *Grouping length.* A grouping of townhouses shall not exceed two hundred forty (240) feet in length.

(d) *Unit size.* No townhouse shall be smaller than six hundred (600) square feet, and the average size of the townhouses in any grouping shall be a minimum of eight hundred (800) square feet.

(e) *Height.* The maximum height for any townhouse shall be forty (40) feet.

(f) *Size of development site.* The minimum size of the site to be developed for townhouses shall be one (1) net acre.

(g) *Lot area for each unit.* No townhouse site shall contain an area of less than one thousand two hundred fifty (1,250) square feet and the average size for a group shall not be less than one thousand five hundred (1,500) square feet, and each unit shall have its foundation on its individual site, except where the units are separated by a common party wall in which event the foundation may be installed equidistant on each side of the lot line for the length of the party wall and its extension along the offset of the townhouses on abutting lots.

(h) *Front yard requirements.* There shall be a fifteen-foot minimum distance from the nearest edge of roadway pavement to the front building line. If parking is provided in front of the townhouse unit, then the setback provisions in [Section 33-202.3\(2\)\(m\)](#) shall apply.

(i) *Rear yard requirements.* The minimum rear building setback for the principal building and any enclosed additions shall be ten (10) feet. The minimum rear setback for a cantilevered terrace roof or a terrace roof with pole or column supports shall be five (5) feet. The minimum rear setback for screen enclosures without a solid roof shall be zero (0) feet.

(j) *Side yard requirements.* A minimum side yard of fifteen (15) feet shall be provided between the end of a group of townhouses and the right-of-way line of a public or private street. A spacing of twenty (20) feet shall be provided between each group of townhouses.

(k) *Street frontage.* Each townhouse site must have a clear, direct frontage on public streets or to accessways complying with private street requirements.

(l) *Utilities and services.* Each townhouse shall be independently served by separate heating, air conditioning, seer, water, electric power, gas, and other facility and utility services, wherever such utilities and services are provided, and no townhouse shall be in any way dependent upon such services or utility lines located within another unit or on or in another townhouse or townhouse site, except as may be installed in public easements. All townhouses must be connected to water and sewer lines and all electrical and telephone lines in a townhouse development site shall be placed underground. Proper and adequate access for firefighting purposes, and access to service areas to provide garbage and waste collection, and for other necessary services shall be provided.

(m) *Parking.* Where parking spaces are provided in front of townhouse buildings, the required front setback of the building shall be twenty-five (25) feet from the nearest edge of roadway pavement in said parking area unless garages are provided, in which case the garage portion of the structure shall be set back twenty (20) feet from the nearest edge of roadway pavement. Any portion of the townhouse building that is not located directly in front of parking spaces shall be set back fifteen (15) feet from the nearest edge of roadway pavement.

(n) *Street right-of-way width and improvements.* The right-of-way width of public streets and private streets serving a group of townhouses and the improvements therein shall conform to all applicable minimum Miami-Dade County standards and requirements for such streets.

(o) *Walls, fences, and hedges.* Walls, fences, and hedges shall comply with the provisions of [Section 33-11](#) of this chapter. All patio, outdoor living areas on each townhouse site shall be enclosed by a wall or fence affording complete screening except in cases where a natural feature of the site such as a lake or golf course would suggest that complete screening would not be required. Such determination shall be made as a result of the site plan review process as provided herein. All rear yard areas used for service, such as drying areas, shall be completely screened from view from the street and from adjoining lots by walls, fences, or landscaping.

(p) *Patios and service areas.* There shall be provided on each townhouse site at least four hundred (400) square feet of patio living area exclusive of parking and service areas for each townhouse; such footage may consist of one (1) or more patio areas. Open roof areas, balconies designed and planned for patio purposes, cantilevered terrace roofs, and terrace roofs with pole or column supports, may be credited toward patio area. The following features may also be included: Screen enclosures, patio slabs, Jacuzzis, swimming pools, decks, garden features and hot tubs. Said features must be either shown on the approved site plan or approved

pursuant to the provisions of [Section 33-202.3\(2\)\(t\)](#). Such patio area shall be enclosed in accordance with the requirements of subsection (o) above.

(q) *Accessory buildings.* No accessory building shall be permitted in unwallled areas on sites containing a townhouse, and where located within an area enclosed with walls, shall not extend above the height of the walls.

(r) *Site plan review.* All development shall be reviewed in accordance with [Section 33-310.4](#).

(s) *Site plan changes.* The Director may authorize a change in a site plan for changes to an individual townhouse unit where such changes are encompassed wholly within the fee simple lot of such unit after administrative site plan review and approval for screen enclosures, patio slabs, new facial or trim work, open porch additions with or without wood or metal roofs, trellis or garden amenities, awnings, Jacuzzis, swimming pools, decks, hot tubs, etc., providing:

1. That approval in writing is secured from an official, authorized body designated in the townhouse development to approve architectural changes in the townhouse community;

2. That written approval of the immediate adjacent townhouse owners is secured. If the applicant is unable to contact an adjacent property owner for such approval, the applicant may present proof that he has mailed the request for approval to each adjacent unit owner, by certified mail, return receipt requested, at each adjacent property owner's mailing address as listed in the most current Miami-Dade County tax roll, and that the notice has been returned undeliverable; and

3. That no additional variances are necessary to accomplish the proposed changes.

4. *Exceptions.* The installation of temporary storm panels approved under Chapter 35, South Florida Building Code shall be permitted as a matter of right and shall not be subject to homeowners' association approval, nor shall such installation be subject to adjacent townhouse owners' approval. However, homeowners' association approval shall be required for the installation of permanent storm shutters. For the purposes of this subsection, temporary storm panels shall be defined as detachable protection devices that are installed temporarily over building openings in the event of an approaching hurricane or tropical storm.

5. In approving the amendment to the plan, the Director shall find that the change in plan will be in harmony with and compatible with existing development in the area, and will not destroy the theme or character of the development in the area.

6. If the applicant is unable to obtain the approvals required by paragraphs (1) and (2) of this subsection, site plan changes may only be approved following public hearing. At the time of filing such application, the applicant shall sign a statement, on a form acceptable to the Director and approved by the County Attorney's Office, that the applicant understands that approval at public hearing does not relieve the applicant from obtaining approval from a homeowner's association or other such private, authorized body where required to do so by a declaration of restrictions or other such private agreement applicable to the townhouse development.

(t) *Maintenance of common area.* Provisions satisfactory to the Board of County Commissioners shall be made to assure that nonpublic areas and facilities for the common use of occupants of a townhouse development, but not in individual ownership of such occupants, shall be maintained in a satisfactory manner, without expense to the general taxpayer of Miami-Dade County.

1. Such may be provided by the incorporation of an automatic membership home association for the purpose of continuously holding title to such nonpublic areas and facilities, and levying assessment against each townhouse lot, whether improved or not, for the purpose of paying the taxes and maintaining such nonpublic areas and facilities which may include, but not be limited to, recreational areas, off-street parking bays, private streets, sidewalks, street lights, and common open and landscaped areas. Such assessments shall be a lien superior to all other liens save and except tax liens and mortgage liens, provided said mortgage liens are first liens against the property encumbered thereby, subject only to tax liens, and secure indebtedness which are amortized in monthly or quarter-annual payments over a period of not less than 10 years.

2. Other methods may be acceptable if the same positively provide for the proper and continuous payment of taxes and maintenance without expense to the general taxpayers.

3. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County at the time of the recording of the subdivision plat.

(u) *Platting requirements.* Each townhouse unit shall be located on its own individual platted lot. If areas for common use of occupants of a townhouse development are shown on the plat, such areas shall not be approved until satisfactory arrangements are made for maintenance as provided by this article.

(v) *Trees.* Landscaping and trees shall be provided in accordance with [Chapter 18A](#) of this Code.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

SOUTH DIXIE AND 122 LLC

8315 SW 122 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000181

DATE

HEARING NUMBER

FOLIO: 30-5015-000-0360

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

January 9, 2026

NEIGHBORHOOD REGULATIONS:

Case No. 202402000214 was opened on 01/16/2024. Warning Notice **W420043** was issued on 01/19/2024 for "STORING OR MAINTAINING SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS AS STATED IN 19-13(A)(1), TO WIT: STORING OR MAINTAINING SOLID WASTE, JUNK, TRASH, AND/OR MISCELLANEOUS DEBRIS / ITEMS THROUGHOUT THE VACANT RESIDENTIAL PROPERTY, TO WIT: MATTRESS, BUCKET, DEAD TREE FRONDS/BRANCHES, AND MISCELLANEOUS ITEMS, ETC." Since compliance was not met, Civil Violation Notice **T118121** was issued on 02/16/2024 for "FAILURE TO REMOVE SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS AS STATED IN 19- 13(A)(1), TO WIT: MATTRESS, BUCKET, DEAD TREE FRONDS/BRANCHES, AND MISCELLANEOUS ITEMS, ETC." A lien was recorded on 01/16/2025 under book 34580/page 1611. Compliance was confirmed on 02/26/2025. Lien was satisfied on 11/13/2025. **Case is closed.**

Case No. 202402001796 was opened on 03/26/2024. Warning Notice **W425964** was issued on 04/05/2024 for "FAILURE TO OBTAIN A ZONING IMPROVEMENT PERMIT AS STATED IN 33-8.1, TO WIT: FAILURE TO OBTAIN A ZONING IMPROVEMENT PERMIT. PLEASE OBTAIN A ZONING IMPROVEMENT PERMIT." Since compliance was not met, Civil Violation Notice **T121951** was issued on 07/09/2024 for "FAILURE TO REMOVE OR OBTAIN A ZONING IMPROVEMENT PERMIT, TO AS STATED IN 33-8.1 WIT: FENCE INSTALLATION WITHOUT A PERMIT." Citation was paid on 02/10/2025 and settlement payment on 10/20/2025. **Case is closed.**

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

SOUTH DIXIE AND 122 LLC

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: April 6, 2026

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

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

Subject: Z2025000181-5th Review
South Dixie and 122, LLC
8315 SW 122nd Street
Proposed DBC from RU-2 and RU-3M and NUVs (patio's area,
front setbacks and side yard requirements) to develop the property
with 22 townhomes
(RU-2) (1.72 acres)
15-55-40

Miami-Dade County-RER has performed an environmental review of the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the request, the future development is within feasible distance to connect to public water and public sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain water and sanitary sewer extension permits prior to RER approval of future development orders. 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.

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

Civil drawings for the required sewer main extension will need to be approved by MDWASD and the Environmental Permitting Section of RER prior to approval of final development orders.

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

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

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

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

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

Water Control Review

A RER Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff.

Site grading and development shall provide for the full retention and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Pursuant to section 24-48.1(1)(f) of the Code, the applicant is advised that a Class VI Permit shall be required for the construction of the proposed surface water management system.

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

Conditions of Approval: None

Tree Preservation

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

A landscape plan entitled "Tree Hazz" prepared by Sefora Chavarria, R.L.A., and dated as received by Miami-Dade County on January 06, 2026, shows the proposed removal of non-specimen and specimen tree resources. Additionally, applicant has submitted Tree Permit application #2501168, but the permit has not been issued yet; however, RER staff has determined that the removal of the specimen trees may be permissible through the appropriate permit pursuant to section 24-49.2(II) of the Code.

RER has no objection to this application provided that the applicant obtains this tree permit and that all conditions of the tree permit are adhered to once it is issued.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the 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: issuance of and compliance with the conditions of Tree Permit #2501168

Pollution Remediation

A preliminary review of available information to the Department based on potential sources (Former FEC/Busway HWR-577), indicates the potential for environmental concerns at the subject property based on historical and/or current land use on the subject or adjoining property(ies). Therefore, the applicant is required to evaluate for and identify all site activities and land uses (historical and current) that represent(ed) a potential to cause or to have caused impairment of the environment (i.e., soil, groundwater, surface water, vapor) at, near or in the vicinity of the site. Based on the findings, appropriate environmental site assessment may be required in support of the site development. A report presenting the results/findings of the above required site investigation(s) and any necessary assessment, including all supporting documentation, shall be submitted to the RER-Pollution Remediation Section (PRS), RER-Environmental Monitoring and Evaluation Section (EMES), and/or DERM-Environmental Monitoring and Restoration Division (EMRD) for review prior to the submittal of site development plans including but not limited to soil improvement plans, drainage plans/stormwater management plans, dewatering plans, etc. PRS, EMES and/or EMRD review, and approval of said documents shall be required.

All construction plans (inclusive of drainage) and dewatering plans shall require the approval from the PRS, EMES and/or EMRD as it relates to environmental contamination issues. Be advised that the PRS, EMES and/or EMRD review of this application does not constitute an approval of any site plans, drainage/stormwater management plans, or development plans that may be included as part of this application. Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plans for this development. All contaminated soil, groundwater, surface water, solid waste, and/or methane, as applicable, within the property to be conveyed must be disclosed at the earliest stage

possible and the receiving public entity must be made aware of and accept the contaminated property and any associated restrictions. If soil, groundwater, surface water, solid waste, and/or methane contamination, as applicable, will remain following the conveyance, documentation of acceptance shall be provided to the Department prior to Final Plat.

Please contact Thomas Kux at Thomas.Kux@miamidade.gov if you have any questions.

Conditions of Approval: None

DERM Enforcement History

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: January 21, 2026

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

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

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

Subject: Zoning Application Comments - Tree Hauzz Residential
Application No. Z2025000181 - (Revision No. 2) - (Pre-App. No. Z25P-137)

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

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

Application Name: Tree Hauzz Residential

Location: The proposed project is located on approximately 1.59 net acres at 8315 SW 122nd Street, with Folio No. 30-5015-000-0360, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a district boundary change from RU-2 (Two-Family Residential District) to RU-3M (Minimum Apartment House District) under the RU-TH (Townhouse District) regulations, in order to develop the property with 22 townhomes units.

The estimated total water demand for the proposed project will be 3,630 gallons per day (gpd).

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

On October 5, 2025, WASD Agreement No. 33209 was re-offered for the proposed development with this application. Per approved points of connection (POC #3) dated August 19, 2025, the developer shall connect to an existing 8-inch water main (E23588D01A-2), located in SW 121st Terrace (private right-of-way), abutting the northern boundary of the property and extend the same 8-inch water main south/southwesterly in easements or right-of-ways within the property as required to provide water service to every lot and interconnecting to an existing 8-inch water main (E3527-1) in SW 122nd Street.

NOTE: The developer is responsible for obtaining access to the water system, either by R/W dedication and/or easement and must obtain legal permission to access the water main located in SW 121st Terrace since this is a private right-of-way.

Any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections.

There is an active Water Supply Certification (WSC) issued on September 5, 2025, with WASD Agreement 33209. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

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

Per said POC #3, the developer shall connect to an existing manhole (ES23588D01A-2, **Sewer Atlas X-20**) in SW 121st Terrace, close to the northern boundary line of this property and extend the same 8-inch gravity sewer, in a general southerly direction in easements or right-of-ways within the property as required to provide sewer service to all lots in the property and extending to its southern boundary and across SW 122nd Street, thence westerly/southeasterly along SW 122nd Street, as required to provide sewer service to the two lots on the southern side of SW 122nd Street, closest to the southeastern corner of the property in SW 122nd Street.

NOTE: The developer is responsible for obtaining access to the gravity sewer system either by R/W dedication and/or easements.

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

The sewage flows from the proposed development will be transmitted to Pump Station (P.S.) No. 251 and P.S. No. 536. Both pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. No. 251

Existing NAPOT: 0.18 hrs.

Proposed Development: 3,630 gpd

Proposed Projected NAPOT: 0.37 hrs.

P.S. No. 536

Existing NAPOT: 6.32 hrs.

Proposed Development: 3,630 gpd

Proposed Projected NAPOT: 6.32 hrs.

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

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

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

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

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

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

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

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


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

Memorandum



Date: January 15, 2026

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

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

Subject: Z2025000181
Name: South Dixie and 122, LLC
Location: 8315 SW 122 Street
Section 15 Township 55 South Range 40 East

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

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **11 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
F 1077	SW 87 Avenue north of SW 132 Street	C	C
F 0058	SW 112 Street/Killian Drive east of SW 92 Avenue	D	D
F 1093	SW 112 Street/ Killian Drive east of SW 87 Avenue	D	D

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, 2026
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2025000181

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to “EnerGov” on 01/06/2026.

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

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

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

Memorandum



Date: Wednesday, January 28, 2026
Subject: Review Type: Z2025000181
Applicant Name: South Dixie and 122 LLC

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the conditions in Section I.

PROJECT LOCATION:

The property is located at 8315 SW 122nd Street in unincorporated Miami-Dade County.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

1. This development has been approved for a new townhouse residential project consisting of twenty-two (22) dwelling units on individually platted lots. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.

From: [HERRERA, ANA I](#)
To: [Maritza Haro Salgado](#)
Cc: [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(RER\)](#); [Connally, Ronald \(RFR\)](#); [Campos, Isaac \(RFR\)](#)
Subject: Preliminary School Concurrency Analysis for South Dixie and 122 LLC (Z2025000181) (PH3025080800499)
Date: Monday, February 9, 2026 11:48:00 AM
Attachments: [South Dixie and 122 LLC \(Z2025000181\) \(PH3025080800499\).pdf](#)

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (School Planning Level Review).

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 22 units, which generate 2 students (2 at the elementary, 0 at the middle, and 0 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval. Should you have any questions, please feel free to contact our office at 305-995-7285.

Regards,



Ana Herrera

**District Coordinator
Growth Management**

Office of Governmental Affairs and Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4603



Concurrency Management System (CMS)
Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System
Preliminary Concurrency Analysis

MDCPS Application Number:
Date Application Received:
Type of Application:

PH3025080800499
8/8/2025 10:14:46 AM
Public Hearing

Local Government (LG):
LG Application Number:
Sub Type:

Miami-Dade
Z2025000181
Zoning

Applicant's Name:
Address/Location:
Master Folio Number:
Additional Folio Number(s):

South Dixie and 122 LLC
8315 SW 122 ST
3050150000360

PROPOSED # OF UNITS: **22**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **22**
MULTIFAMILY UNITS: **0**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5671	VINELAND K-8 CENTER (ELEM COMP)	167	2	2	YES	Current CSA
5672	VINELAND K-8 CENTER (MID COMP)	71	0	0	YES	Current CSA
7431	MIAMI PALMETTO SENIOR HIGH	91	0	0	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
*An Impact reduction of 35.54% included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Memorandum



Date: November 25, 2025

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

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

Subject: Z2025000181 - Tree Hauzz Residential V2 (Associated Applications: Z2025P00137).
Based on revised plans submitted on October 17th, 2025.

Applicant Name: Melissa Tapanes Llahues on behalf South Dixie and 122, LLC

Project Location: The applicant site is located on a ±1.59-acres property, located at 8315 SW 122nd Street, in unincorporated Miami-Dade County (Folios: 30-5015-000-0360).

Proposed Development: The applicant seeks a zoning review to request approval for a district boundary change from Two Family Residential ("RU-2") to Minimum Apartment House ("RU-3M") in order to develop the Property with twenty-two (22) townhouse units on individually platted lots, under the Townhouse District ("RU-TH") regulations. The Project distributes the residential units between four (4) buildings, two (2) of which containing five (5) units, and two (2) of which containing six (6) units. The Project also provides forty-four (44) parking spaces. Each unit includes an attached garage and private driveway, with two (2) parking spaces per unit for a total of forty-four (44) parking spaces.

The applicant also seeks a pre-application review to request approval for the following non-use variances:

- Non-Use Variance of Section 33-202.3(2)(p) to permit a minimum of 275 square feet of patio area per unit where 400 square feet is required;
- Non-Use Variance of Section 33-202.3(2)(m) to permit a front setback of eighteen feet (18') where twenty feet (20') is required;
- Non-Use Variance of Section 33-202.3(2)(j) to permit a minimum side yard of five feet (5') where fifteen feet (15') are required;
- Non-Use Variance of Section 33-124(a)(3) to permit forty-four (44) parking spaces where fifty (50) spaces are required;
- Non-Use Variance to permit common open space of nineteen percent (19%) where thirty percent (30%) is required, and forty-two percent (42%) landscaped and free of buildings and off-street parking where a fifty percent (50%) is required.
- Non-Use Variance of Section 33-202.3(2)(b) to permit common open space of nineteen percent (19%) where thirty percent (30%) is required, and to allow that forty-two percent (42%) be landscaped and free of buildings and off-street parking where a fifty percent (50%) is required, and to allow 60.6% of the common open space be used as swimming pools, tennis courts, shuffleboards, pedestrian walks, entrance features, recreation buildings, maintenance buildings for the common areas, lakes, canals and lagoons, and other recreational uses where a maximum of 50% is permitted.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 2 are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

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

NAME	ADDRESS	CLASS	ACRES	TYPE
BOYS AND GIRLS CLUB AT K-LAND PARK	8700 SW 95TH CT	SINGLE PURPOSE PARK	22.87	LOCAL
CONTINENTAL PARK	10000 SW 82ND AVE	COMMUNITY PARK	18.35	LOCAL
KENDALE PARK	10351 SW 93RD ST	NEIGHBORHOOD PARK	3.88	LOCAL
WALTER A WHITE PARK	10804 PERRY DR	NEIGHBORHOOD PARK	1.64	LOCAL

KILLIAN LIBRARY PARK	11161 SW 87TH CT	MINI PARK	5.06	LOCAL
FERGUSON PARK	14567 SW 103RD AVE	COMMUNITY PARK	7.22	LOCAL
SNAPPER CREEK LAKE PARKWAY	10572 SNAPPER CREEK RD	MINI PARK	0.57	LOCAL
BRIAR BAY PARK	9043 SW 129TH TER	NEIGHBORHOOD PARK	4.77	LOCAL
KENDALLWOOD PARK	9304 SW 80TH ST	NEIGHBORHOOD PARK	2.71	LOCAL
MODERA COLONNADE PARK	8200 SW 72ND AVE	NEIGHBORHOOD PARK	0.89	LOCAL
RON EHMANN PARK	10995 SW 97TH AVE	COMMUNITY PARK	13.62	LOCAL
ROCKDALE PARK	10818 SW 117TH AVE	NEIGHBORHOOD PARK	3	LOCAL
CHERRY GROVE PARK	9101 SW 97TH AVE	NEIGHBORHOOD PARK	1.43	LOCAL
SOUTH DADE TRAIL MINI PARK	7975 SW 112TH ST	MINI PARK	1	LOCAL

This site is located adjacent to the existing Miami-Dade County South Dade Trail. This trail is a 20.9-mile pedestrian and bicycle path along the South Miami-Dade Busway that connects communities from South Miami to Florida City. The South Dade Trail is a part of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

Impact and Demand: The proposed 22 residential dwelling units would generate a residential population of 61 people resulting in an impact of ±0.17-acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The site is in PBD 2 which currently meets park concurrency requirements.

As shown in Table A, there are several Miami-Dade County local parks and open spaces of 5 acres or larger within the 3-mile distance from the application area. However, there are no local parks within the 1/4-to-1/2-mile distance from the project site as recommended in the Equity Access Criteria included in the Miami-Dade County Parks and Open Spaces Master Plan (OSMP) and adopted as part of the Recreation and Open Space Element of the Comprehensive Development Master Plan. **Therefore, PROS recommends that the applicant provides the equivalent local recreation open space within the project.**

Recommendation: PROS offers the following recommendations:

- **PROS requests the applicant to mention and label the existing Miami-Dade County South Dade Trail in the Letter of Intent and all plans.**
- **PROS recommends the applicant to provide a continuous 6' wide sidewalks connection from S.W. 122nd Street to the South Dade Trail to provide public access for the neighboring residents as well as the residents from this application. Coordinate with DTPW accordingly.**
- PROS highly recommends the applicant to replace palms with clusters of palms or shade trees to enhance tree plantings on the sides of buildings to mitigate major heat gain from sun exposure. Palms provide shade when clustered, they are best used in areas that require little or no shading. This is indicated in Miami-Dade County's Urban Design Manual, Volume I, page 65 and 69.
- Please consider revising the planting schedule, and update the Landscape Legend and calculations accordingly, as *Pimenta racemosa* is not a Florida native plant.

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

Objective ROS-1

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

Objective ROS-2

Require the availability of adequate local recreation open space as a condition for the approval of residential development orders and maintain an adequate inventory of recreational areas and facilities.

ROS-3B

The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

Objective ROS-8

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

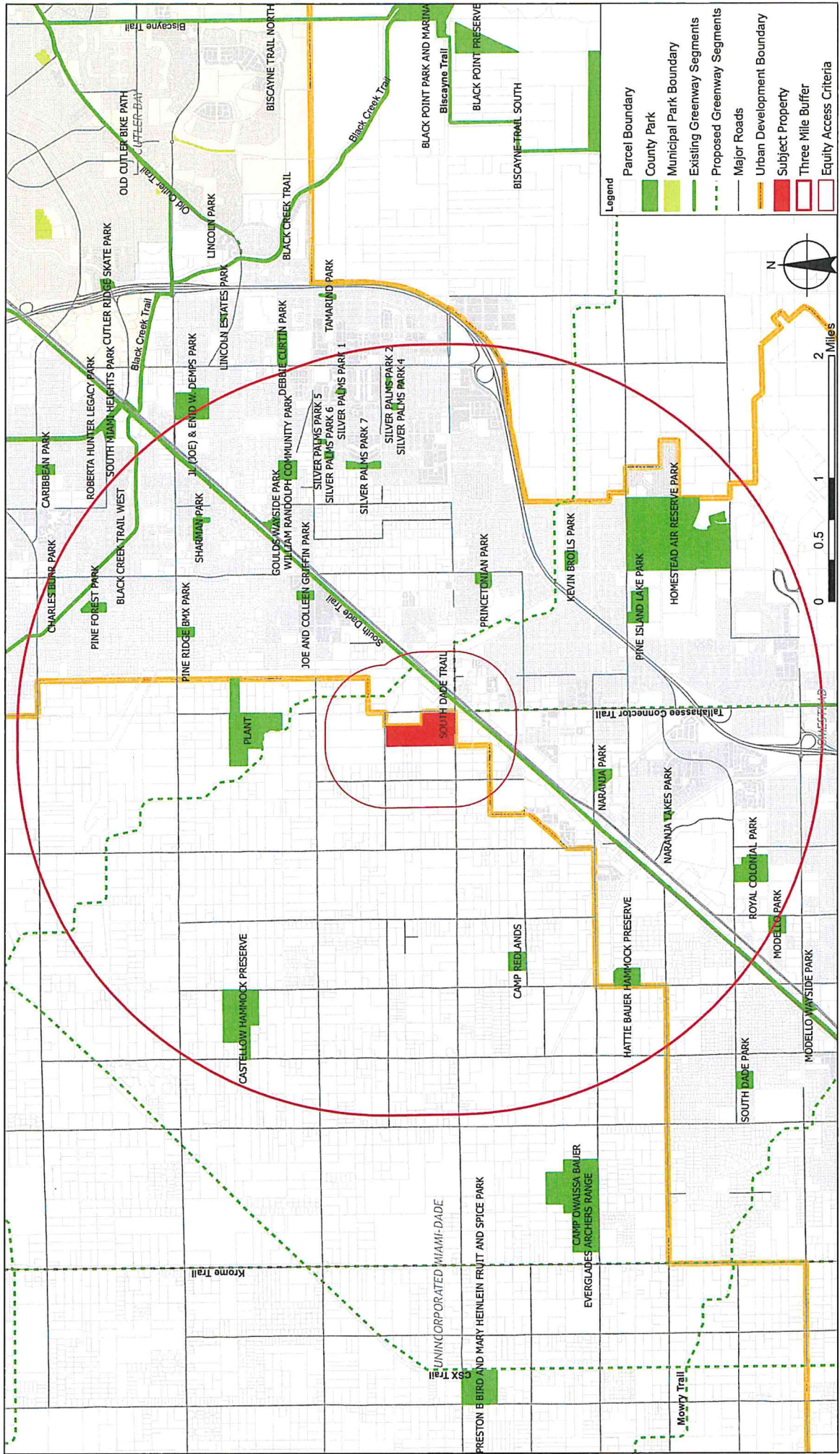
Based on our findings described herein, **PROS has no objection to this application.** Please provide the additional information requested above and PROS will offer further review. PROS looks forward to working with the applicant.

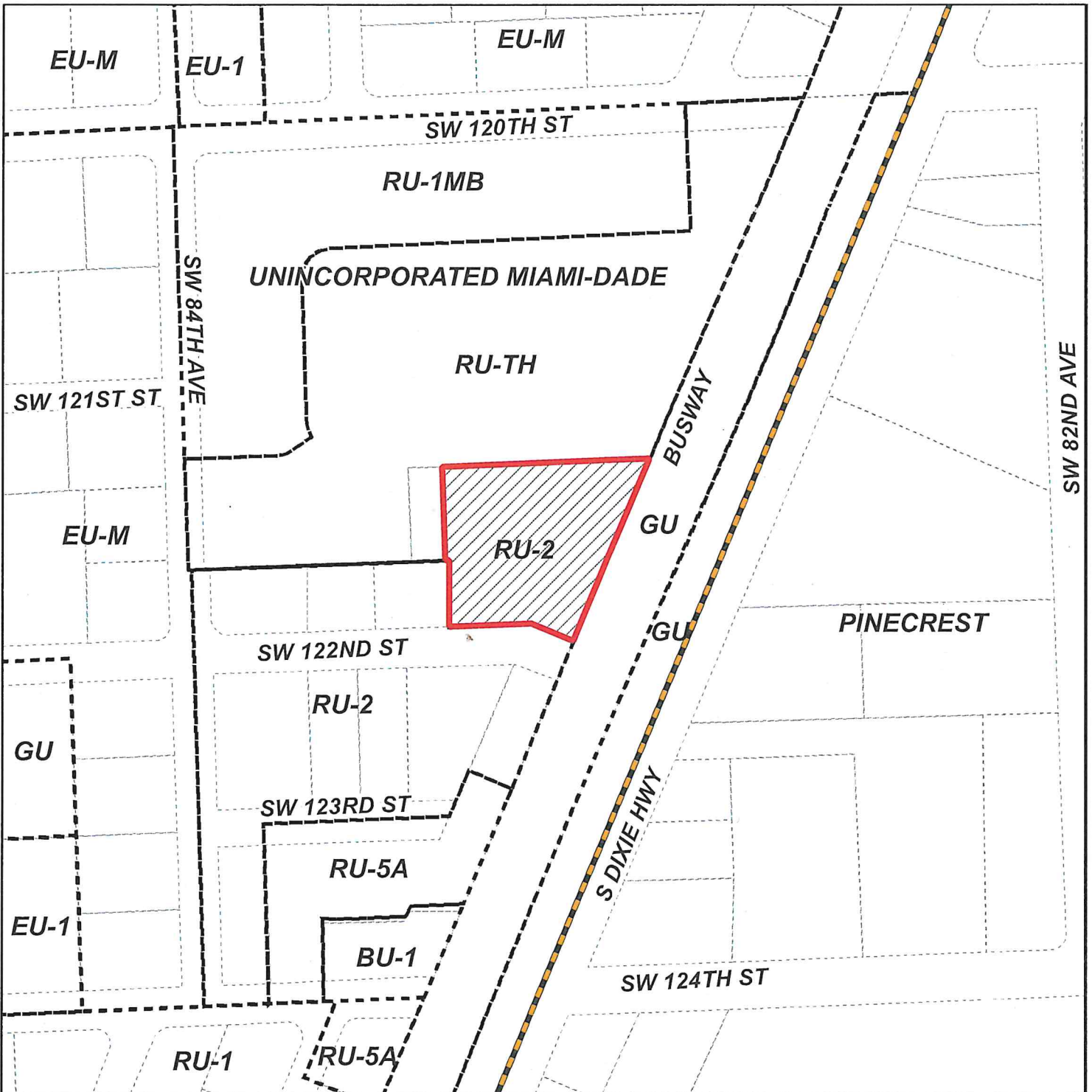
Should you need additional information or clarification on this matter, please contact Irene Cambeyro Gonzalez, Park Planner 2, by email at irene.cambeyrogonzalez@miamidade.gov

AZ: rk icg
Attachment



**FIGURE 1: Z2025P00135 HERKOZ AND PRINCETON
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**







MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000181



Section: 15 Township: 55 Range: 40
 Applicant: South Dixie and 122 LLC
 Zoning Board: C12
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, August 12, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2025

Process Number
Z2025000181

Legend
 Subject Property
 Municipalities

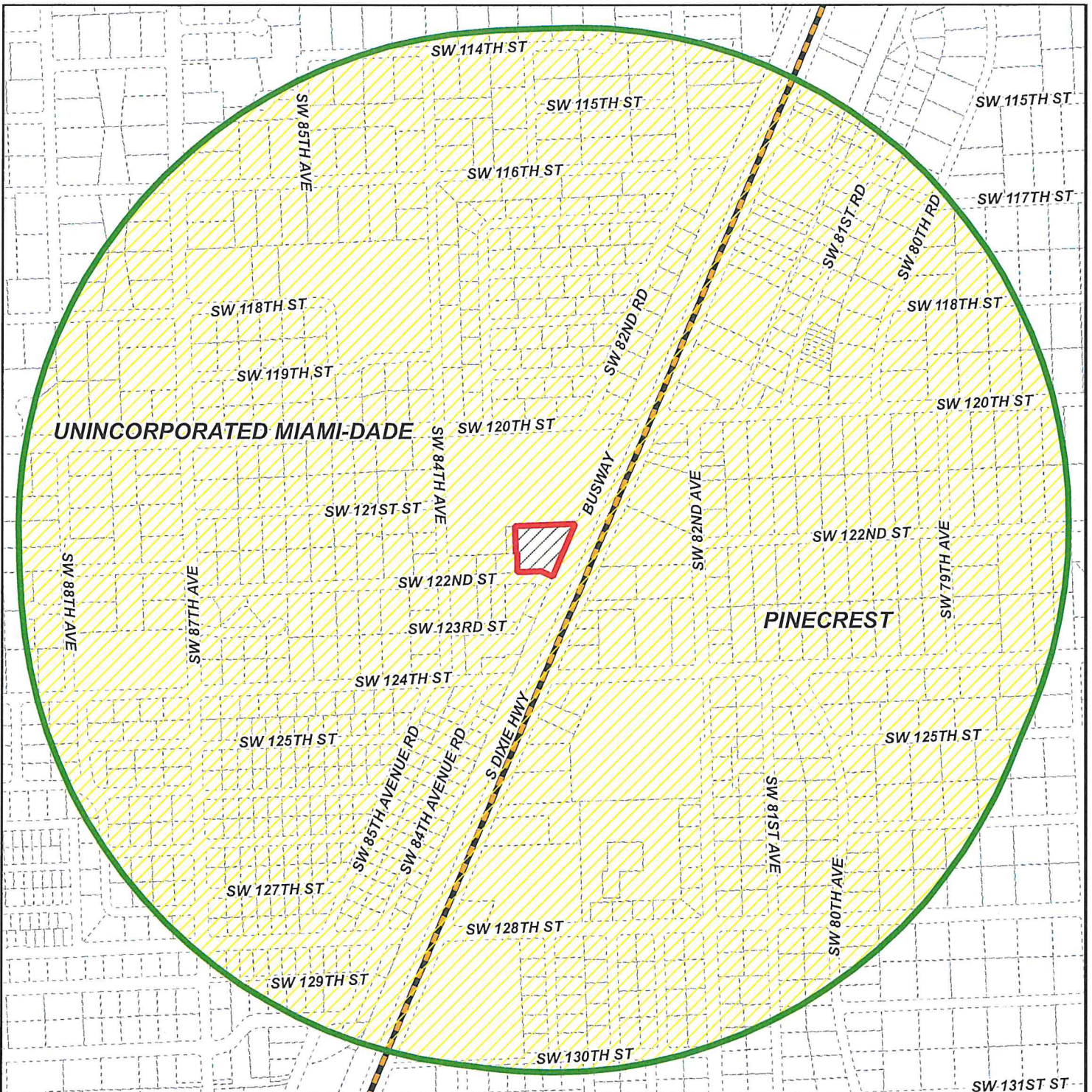


Section: 15 Township: 55 Range: 40
 Applicant: South Dixie and 122 LLC
 Zoning Board: C12
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, August 12, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 15 Township: 55 Range: 40
 Applicant: South Dixie and 122 LLC
 Zoning Board: C12
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000181
 RADIUS: 2640

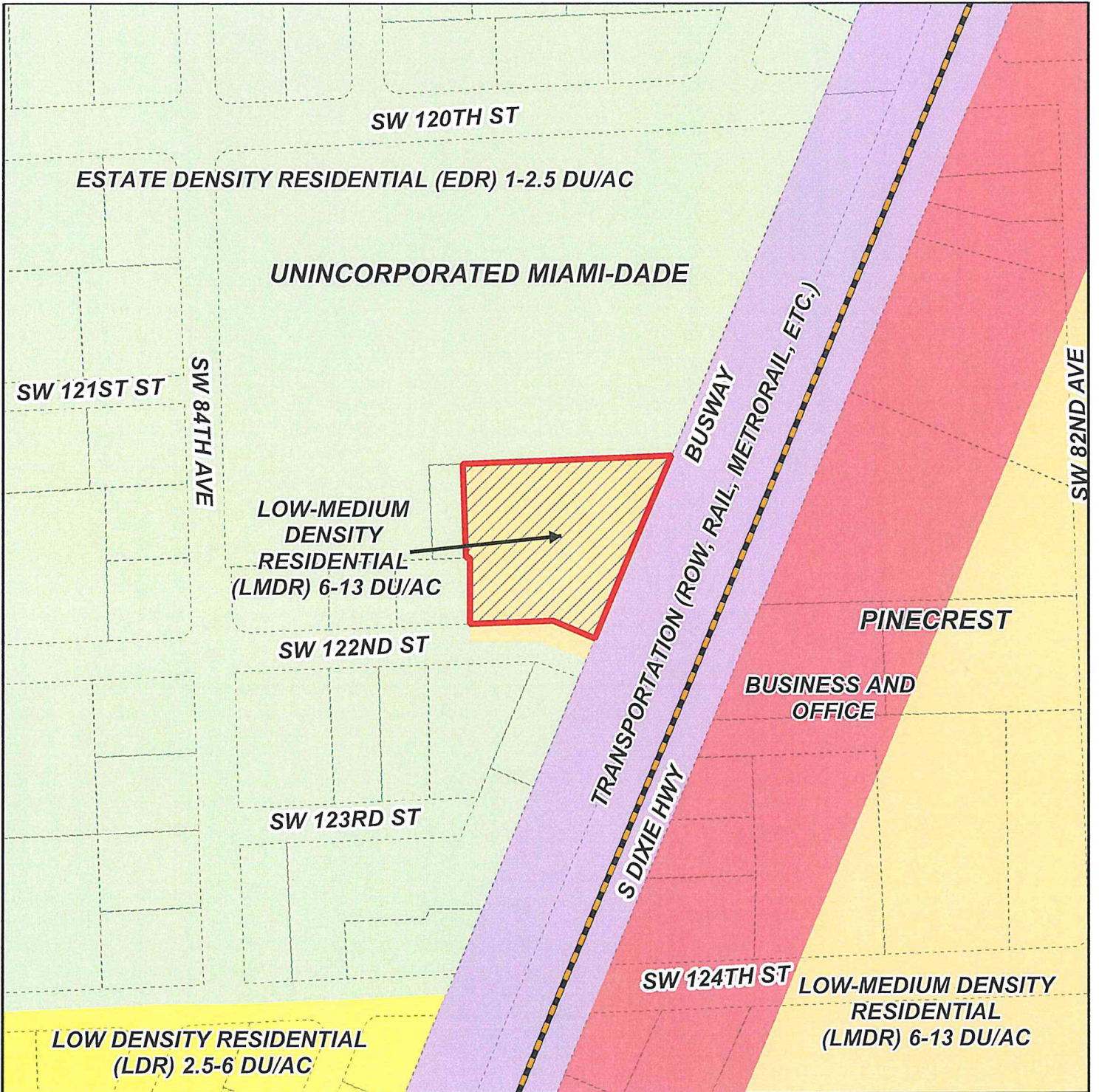
Legend

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Tuesday, August 12, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000181

Section: 15 Township: 55 Range: 40
 Applicant: South Dixie and 122 LLC
 Zoning Board: C12
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, August 12, 2025

REVISION	DATE	BY



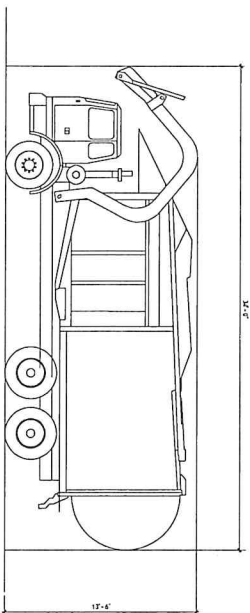
TRASH COLLECTION AUTO-TURN ENTRY

SCALE: 1" = 40'-0"



TRASH COLLECTION AUTO-TURN EXIT

SCALE: 1" = 40'-0"

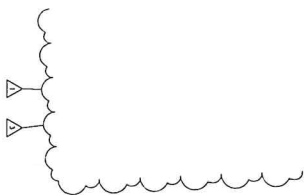


DESCRIPTION
OVERALL LENGTH
OVERALL WIDTH
OVERALL BODY HEIGHT

DIMENSIONS
34.0 FT
8.0 FT
13.5 FT

3 TRASH COLLECTION PROFILE

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



DATE: 03/15/24
DRAWN BY: JAVIER FONT
CHECKED BY: JAVIER FONT
PROJECT NO.: A-601
SHEET NO.: A-601

A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
8315 SW 122nd ST.
MIAMI, FLORIDA 33156

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JAVIER FONT AR No. 12547

SEAL

Digitally signed
by Javier Font
Date: 2024.03.15
07:52:20-0500'

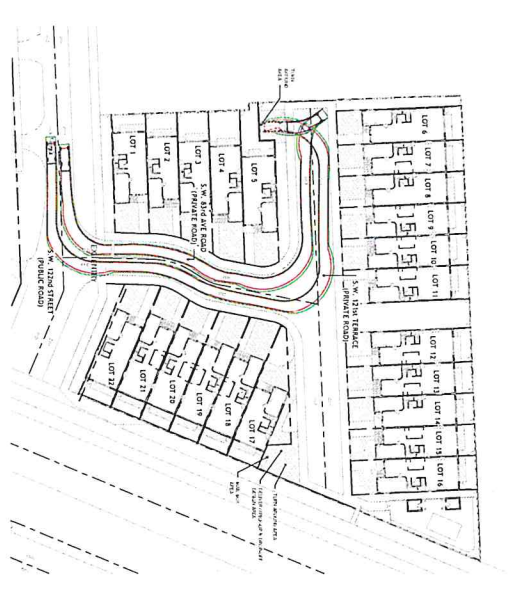
BEHAR-FONT
ARCHITECTS & INTERIORS
P.A.



1 VEHICULAR TURNAROUND NW
SCALE: 1" = 40'-0"



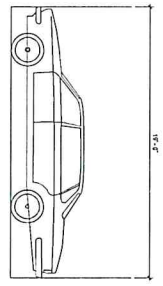
2 VEHICULAR TURNAROUND NE
SCALE: 1" = 40'-0"



3 VEHICULAR TURNAROUND SW
SCALE: 1" = 40'-0"



4 VEHICULAR TURNAROUND SE
SCALE: 1" = 40'-0"



DESCRIPTION	DIMENSIONS
OVERALL LENGTH	19.0 FT
OVERALL WIDTH	7.0 FT
OVERALL BODY HEIGHT	5.10 FT

5 VEHICLE PROFILE
SCALE: 1/4" = 1'-0"

DATE: 2025.12.19
PROJECT NO.: 2025.12.19
DRAWING NAME: TREE HAUZZ RESIDENTIAL
DESIGNED BY: JAVIER FONT
CHECKED BY: JAVIER FONT
SCALE: 1/4" = 1'-0"

A TOWNHOME COMMUNITY

TREE HAUZZ RESIDENTIAL

8115 SW 122nd ST.
MIAMI, FLORIDA 33156

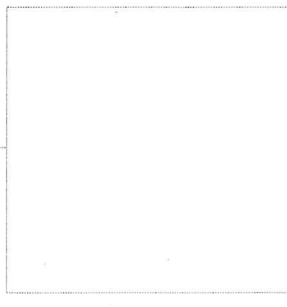
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JAVIER FONT AR No. 12547

Digitally signed by Javier Font
Date: 2025.12.19 07:52:27-0500

SEAL:

BEHAR FONT ARCHITECTS, P.A.
CORPORATE OFFICE
12000 SW 12th St, Suite 200
Miami, FL 33186





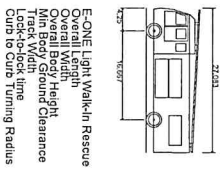
1 E-ONE LIGHT WALK-IN EMERGENCY VEHICLES
SCALE: 1" = 40'-0"



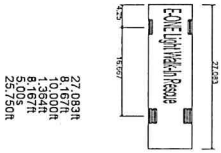
2 E-ONE LIGHT WALK-IN EMERGENCY VEHICLES
SCALE: 1" = 40'-0"



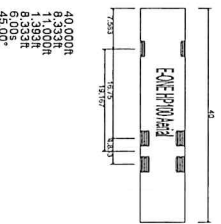
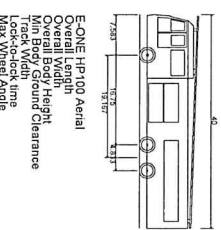
3 E-ONE HP100 AERIAL EMERGENCY VEHICLES
SCALE: 1" = 40'-0"



4 E-ONE LIGHT WALK-IN VEHICLES PROFILE
SCALE: 3/32" = 1'-0"



5 E-ONE HP100 AERIAL VEHICLES PROFILE
SCALE: 3/32" = 1'-0"



DIVE: 2024.4.11.14 PM
PROJECT NO.:
CHECKED BY: A-603
SHEET NO.:

A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
8115 SW 122nd ST.
MIAMI, FLORIDA 33156

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JAVIER FONT AR No. 12547
SEAL:
Digitally signed
By Javier Font
Date: 2024.12.19
07:52:33-05'00'

BEHAR - FONT
ARCHITECTS
REGISTERED ARCHITECTS
FLORIDA ARCHITECTURE BOARD
NO. 12547

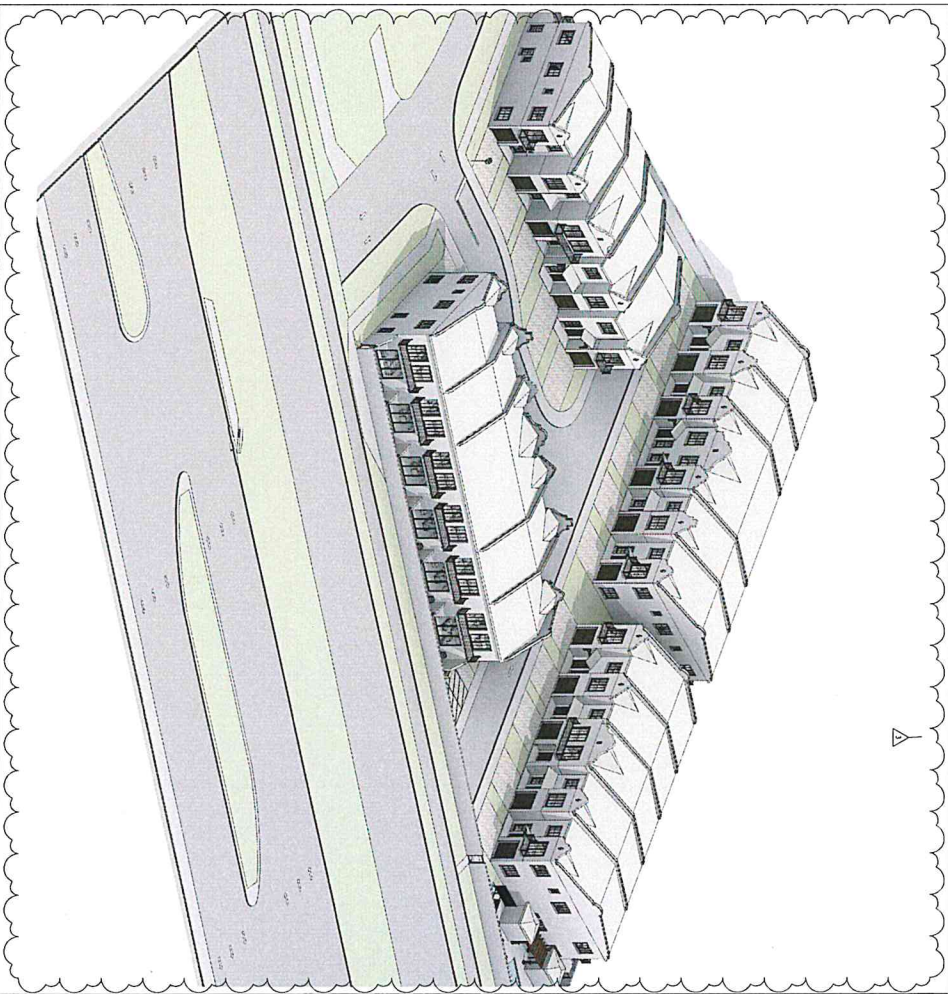
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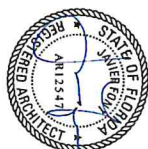
4533 PONCE DE LEON BOULEVARD, CORRAL GABLES, FL
Tel: 305/740-5442 Fax: 305/740-5443
e-mail: info@beharfont.com

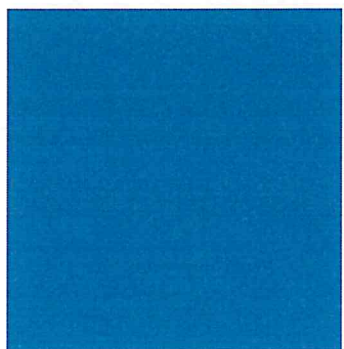
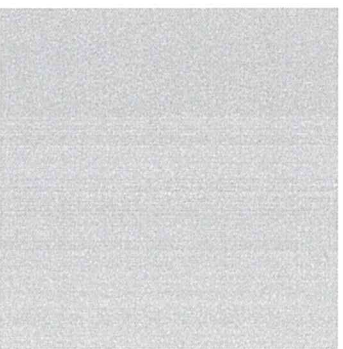
ARCHITECTURE:	BEHAR FONT & PARTNERS, P.A. 4533 PONCE DE LEON BOULEVARD, CORRAL GABLES, FLORIDA 33146 TEL: (305)740-5442 E-MAIL: javier@beharfont.com
CLIENT INFORMATION:	SOUTH DIXIE AND 122 LLC Michael Garcia 200 S. BISCAYNE BLVD., 300, MIAMI, FL 33131 TEL: +1 (305) 970-9789 EMAIL: gc@sc3group.com
CIVIL:	HADONNE CORP. Abraham Hadad 8935 NW 35th Lane, Suite 201, Doral, FL 33172 TEL: +1 (305) 269-1188 EMAIL: ahadad@hadonne.com
LANDSCAPE:	WALK Devin Cajas 6915 SW 57th Avenue, Suite 203, Coral Gables, FL 33143 TEL: +1 (786) 536-2088 EMAIL: devin@walkd.com
STRUCTURAL:	
MEP:	
INTERIOR DESIGNER:	

A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL

PROJECT NUMBER:
24-034
8315 SW 122nd ST.
MIAMI, FLORIDA 33156




 Digitally signed
 by Javier Font
 Date:
 2026.01.05
 13:32:18-0500'



 PERMIN SET
 10.03.2025

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Sheet Identification		Sheet Revision		Description
Number	Name	Number	Date	
C-000	COVER PAGE	3	12/18/2025	PERMIT SET-REV3
C-001	INDEX OF DRAWINGS	3	12/18/2025	PERMIT SET-REV3
G-003	ZONING CHART	3	12/18/2025	PERMIT SET-REV3
G-004	LOT MATRIX	3	12/18/2025	PERMIT SET-REV3
G-005	LOCATION MAP	3	12/18/2025	PERMIT SET-REV3
G-006	CONTEXT PLAN	3	12/18/2025	PERMIT SET-REV3
G-007	SITE PHOTOGRAPH	3	12/18/2025	PERMIT SET-REV3
G-008	RESIDENTIAL LOT AREA	3	12/18/2025	PERMIT SET-REV3
G-009	RESIDENTIAL DRIVE	3	12/18/2025	PERMIT SET-REV3
G-010	LOT COVERAGE	3	12/18/2025	PERMIT SET-REV3
G-011	LOT FRONTAGE DIAGRAM	3	12/18/2025	PERMIT SET-REV3
G-012	SETBACKS DIAGRAM	3	12/18/2025	PERMIT SET-REV3
G-013	OPEN SPACE DIAGRAM	3	12/18/2025	PERMIT SET-REV3
G-014	FLOOR PLATE DIAGRAM	3	12/18/2025	PERMIT SET-REV3
A-101	GROUND FLOOR SITE PLAN	3	12/18/2025	PERMIT SET-REV3
A-102	GROUND LEVEL FLOOR PLAN (GROUP 1)	3	12/18/2025	PERMIT SET-REV3
A-103	SECOND LEVEL FLOOR PLAN (GROUP 1)	3	12/18/2025	PERMIT SET-REV3
A-104	ROOF PLAN (GROUP 1)	3	12/18/2025	PERMIT SET-REV3
A-105	GROUND LEVEL FLOOR PLAN (GROUP 2)	3	12/18/2025	PERMIT SET-REV3
A-106	SECOND LEVEL FLOOR PLAN (GROUP 2)	3	12/18/2025	PERMIT SET-REV3
A-107	ROOF PLAN (GROUP 2)	3	12/18/2025	PERMIT SET-REV3
A-108	GROUND LEVEL FLOOR PLAN (GROUP 3)	3	12/18/2025	PERMIT SET-REV3
A-109	SECOND LEVEL FLOOR PLAN (GROUP 3)	3	12/18/2025	PERMIT SET-REV3
A-110	ROOF PLAN (GROUP 3)	3	12/18/2025	PERMIT SET-REV3
A-111	GROUND LEVEL FLOOR PLAN (GROUP 4)	3	12/18/2025	PERMIT SET-REV3
A-112	SECOND LEVEL FLOOR PLAN (GROUP 4)	3	12/18/2025	PERMIT SET-REV3
A-113	ROOF PLAN (GROUP 4)	3	12/18/2025	PERMIT SET-REV3
A-201	EAST & WEST ELEVATION (GROUP 1)	3	12/18/2025	PERMIT SET-REV3
A-202	SOUTH & NORTH ELEVATION (GROUP 1)	3	12/18/2025	PERMIT SET-REV3
A-203	EAST & WEST ELEVATION (GROUP 2)	3	12/18/2025	PERMIT SET-REV3
A-204	SOUTH & NORTH ELEVATION (GROUP 2)	3	12/18/2025	PERMIT SET-REV3
A-205	EAST & WEST ELEVATION (GROUP 3)	3	12/18/2025	PERMIT SET-REV3
A-206	SOUTH & NORTH ELEVATION (GROUP 3)	3	12/18/2025	PERMIT SET-REV3
A-207	EAST & WEST ELEVATION (GROUP 4)	3	12/18/2025	PERMIT SET-REV3
A-208	SOUTH & NORTH ELEVATION (GROUP 4)	3	12/18/2025	PERMIT SET-REV3
A-401	TRASH COLLECTION AUTO-TURN	3	12/18/2025	PERMIT SET-REV3
A-402	EMERGENCY VEHICLES MANEUVERING WHEEL PATH	3	12/18/2025	PERMIT SET-REV3



SEAL
 Digitally signed
 By: Javier Font
 Date: 2025.12.18
 07:42:30-0500

JAVIER FONT AR No. 12547

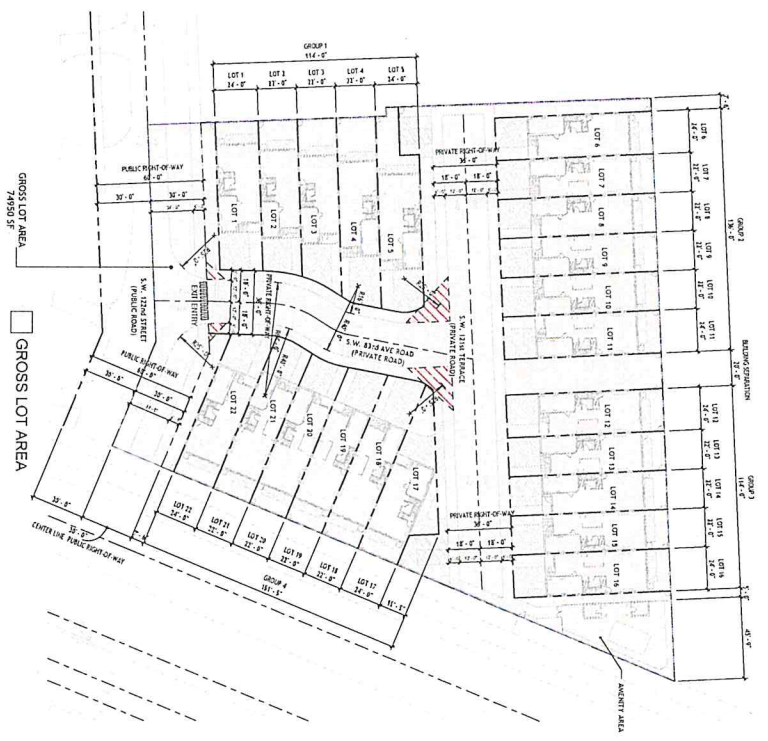
A TOWNHOME COMMUNITY

TREE HAUZZ RESIDENTIAL

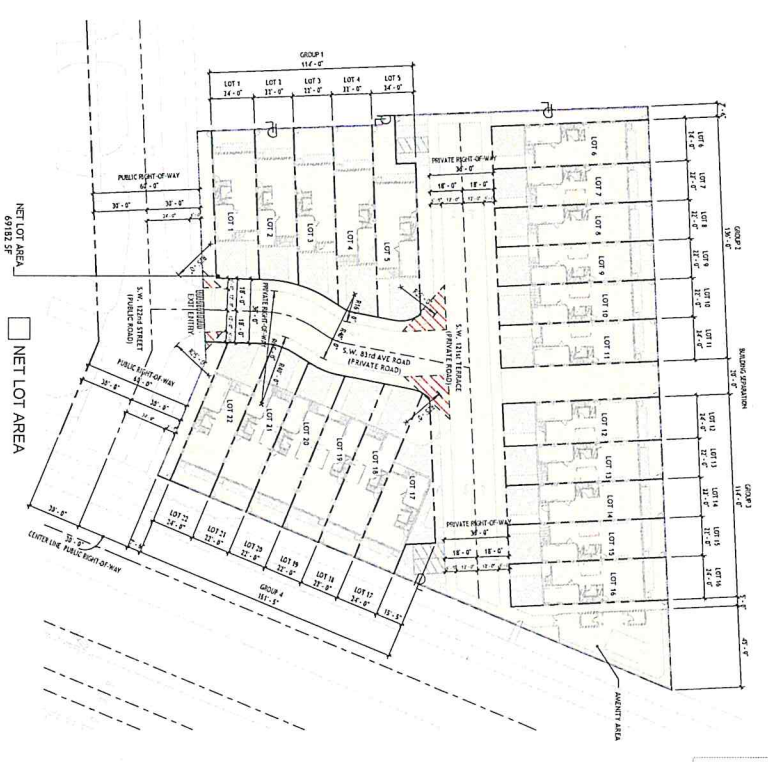
8315 SW 12nd ST.
 MIAMI, FLORIDA 33156

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DATE: 2025.12.18 12:37 PM
 PROJECT NO: 14111
 DRAWING NAME: TREE HAUZZ RESIDENTIAL
 DRAWN BY: JAVIER FONT
 CHECKED BY: JAVIER FONT
 SHEET NO: G-001



GROSS LOT AREA - 74,950 SF. (1.7206 ACRES)
SCALE: 1/32" = 1'-0"



NET LOT AREA - 69,182 SF. (1.5882 ACRES)
SCALE: 1/32" = 1'-0"

DATE: 02/25/2025
PROJECT NO.: 2025-12-19
DRAWING TITLE: TREE HAZZ RESIDENTIAL
DRAWN BY: [Name]
CHECKED BY: [Name]
SHEET NO.: G-008

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TREE HAZZ RESIDENTIAL
8315 SW 122nd ST.
MIAMI, FLORIDA 33156

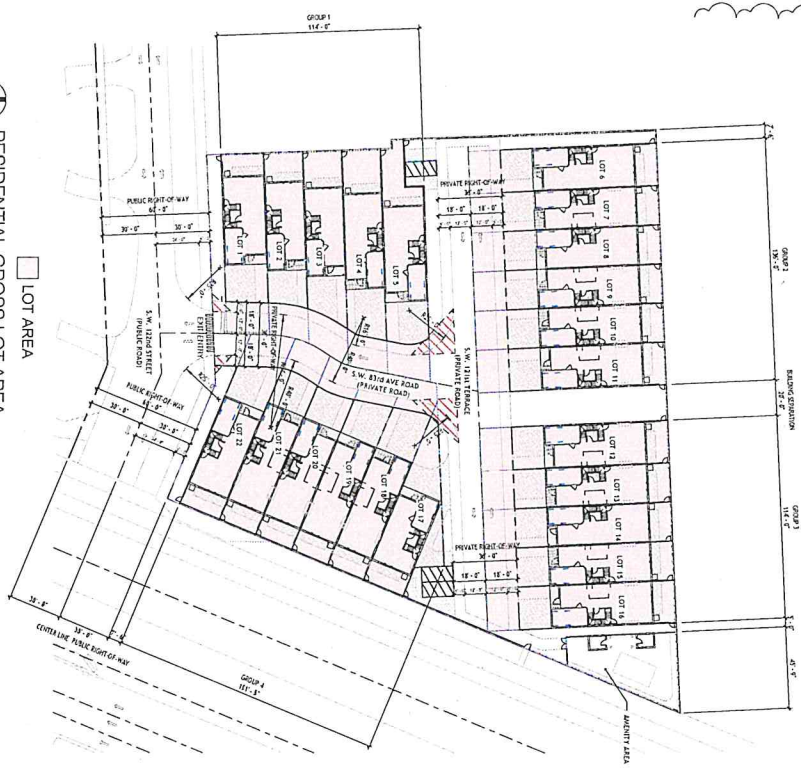
JAMIER FONT AR. NO. 12547



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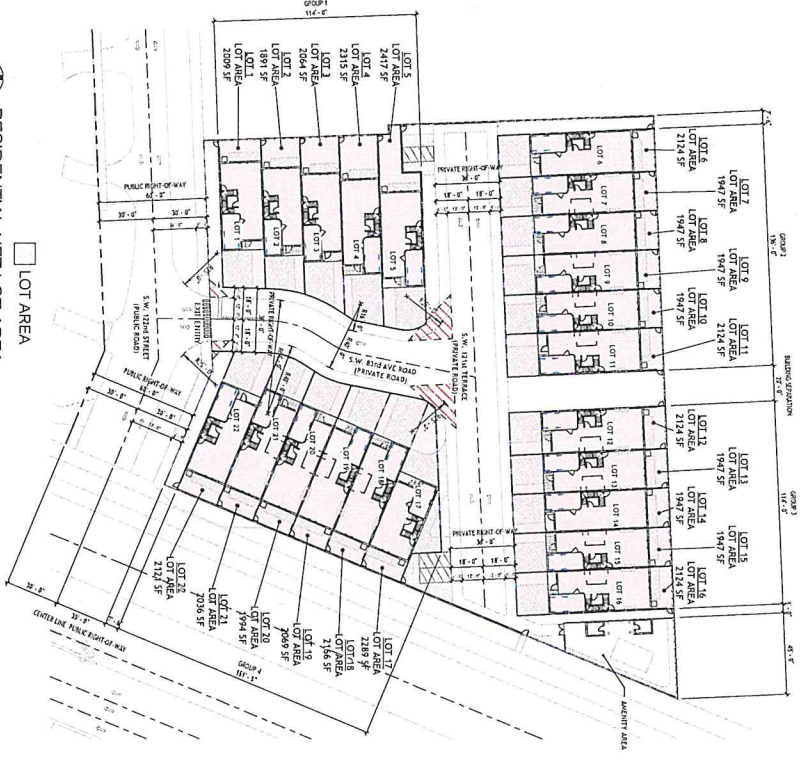


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LOT AREA
RESIDENTIAL GROSS LOT AREA
SCALE: 1/32" = 1'-0"

GROSS LOT AREA		GROSS LOT AREA	
Comments	Area	Comments	Area
LOT 1	2442.35 SF	LOT 12	2556.00 SF
LOT 2	2297.74 SF	LOT 13	2343.00 SF
LOT 3	2252.93 SF	LOT 14	2343.00 SF
LOT 4	2727.64 SF	LOT 15	2343.00 SF
LOT 5	2552.21 SF	LOT 16	2529.00 SF
LOT 6	2342.74 SF	LOT 17	2552.00 SF
LOT 7	2342.74 SF	LOT 18	2556.61 SF
LOT 8	2342.74 SF	LOT 19	2472.39 SF
LOT 9	2342.74 SF	LOT 20	2394.16 SF
LOT 10	2552.71 SF	LOT 21	2434.79 SF
LOT 11		LOT 22	2577.79 SF
		Z2	5423.18 SF



LOT AREA
RESIDENTIAL NET LOT AREA
SCALE: 1/32" = 1'-0"

NET LOT AREA		NET LOT AREA	
Comments	Area	Comments	Area
LOT 1	2006.41 SF	LOT 12	2124.00 SF
LOT 2	1880.93 SF	LOT 13	1947.00 SF
LOT 3	2004.12 SF	LOT 14	1947.00 SF
LOT 4	2314.83 SF	LOT 15	1947.00 SF
LOT 5	2416.98 SF	LOT 16	2124.00 SF
LOT 6	2289.00 SF	LOT 17	2289.00 SF
LOT 7	2142.00 SF	LOT 18	2089.36 SF
LOT 8	1947.00 SF	LOT 19	1953.84 SF
LOT 9	1947.00 SF	LOT 20	2033.54 SF
LOT 10	2124.00 SF	LOT 21	2120.60 SF
LOT 11		LOT 22	2456.05 SF
		Z2	4546.05 SF

Comments	Area
LOT 1	2006.41 SF
LOT 2	1880.93 SF
LOT 3	2004.12 SF
LOT 4	2314.83 SF
LOT 5	2416.98 SF
LOT 6	2289.00 SF
LOT 7	2142.00 SF
LOT 8	1947.00 SF
LOT 9	1947.00 SF
LOT 10	2124.00 SF
LOT 11	
LOT 12	2124.00 SF
LOT 13	1947.00 SF
LOT 14	1947.00 SF
LOT 15	1947.00 SF
LOT 16	2124.00 SF
LOT 17	2289.00 SF
LOT 18	2089.36 SF
LOT 19	1953.84 SF
LOT 20	2033.54 SF
LOT 21	2120.60 SF
LOT 22	2456.05 SF
Z2	4546.05 SF

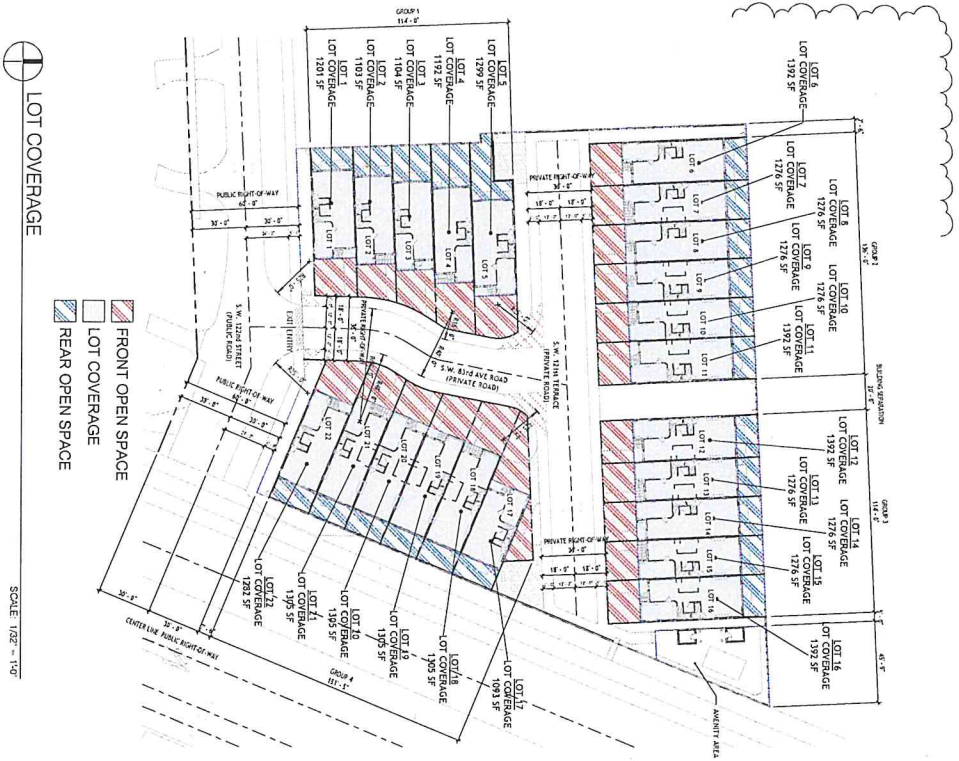
DATE: 02/24/2025
PROJECT NO: 24-04
DRAWING NAME: 18181-01-01
DRAWN BY: JRF
CHECKED BY: JRF
SHEET NO: G-009

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TREE HAUZZ RESIDENTIAL
8115 SW 12th St.
MIAMI, FLORIDA 33156

JAVIER FONT ARCH. NO. 17347
Digitally signed by Javier Font
Date: 2025.12.19
07:43:46-0500'

BEHAR FONT PARTNERS, P.A.
ARCHITECTS, PLANNERS, ENGINEERS
10000 BAYVIEW BLVD., SUITE 1000
MIAMI, FL 33154
TEL: 305.556.8800
WWW.BEHARFONT.COM

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LOT COVERAGE

LOT	AREA SF.	%	LOT	AREA SF.	%
LOT 1	2003.41 SF	4.42%	LOT 13	2124.00 SF	4.67%
LOT 2	1890.93 SF	4.19%	LOT 14	1947.00 SF	4.28%
LOT 3	2094.12 SF	4.54%	LOT 15	1947.00 SF	4.28%
LOT 4	1890.93 SF	4.19%	LOT 16	2124.00 SF	4.67%
LOT 5	2418.46 SF	5.32%	LOT 17	2289.00 SF	5.05%
LOT 6	2124.00 SF	4.67%	LOT 18	2165.86 SF	4.76%
LOT 7	1947.00 SF	4.28%	LOT 19	2093.26 SF	4.55%
LOT 8	1847.00 SF	4.07%	LOT 20	1933.94 SF	4.28%
LOT 9	1847.00 SF	4.07%	LOT 21	2053.54 SF	4.47%
LOT 10	1947.00 SF	4.28%	LOT 22	2120.80 SF	4.62%
LOT 11	2124.00 SF	4.67%			
GRAND TOTAL LOT COVERAGE PER LOT			GRAND TOTAL LOT COVERAGE PER LOT		
LOT	AREA SF.	%	LOT	AREA SF.	%

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

LOT	DESCRIPTION	AREA SF.	%	LOT	DESCRIPTION	AREA SF.	%
LOT 1	LOT COVERAGE	1731.00 SF	85.44%	LOT 11	REAR OPEN SPACE	300.00 SF	14.12%
LOT 1	REAR OPEN SPACE	300.00 SF	14.12%	LOT 11	FRONT OPEN SPACE	422.00 SF	20.34%
LOT 1	FRONT OPEN SPACE	599.00 SF	29.28%	LOT 11	FRONT OPEN SPACE	422.00 SF	20.34%
Grand total: 3		2093.26 SF	100.00%	Grand total: 3		2124.00 SF	100.00%
LOT 12							
LOT 12	LOT COVERAGE	1731.00 SF	85.44%	LOT 12	REAR OPEN SPACE	300.00 SF	14.12%
LOT 12	REAR OPEN SPACE	300.00 SF	14.12%	LOT 12	FRONT OPEN SPACE	422.00 SF	20.34%
LOT 12	FRONT OPEN SPACE	599.00 SF	29.28%	LOT 12	FRONT OPEN SPACE	422.00 SF	20.34%
Grand total: 3		2093.26 SF	100.00%	Grand total: 3		2124.00 SF	100.00%
LOT 13							
LOT 13	LOT COVERAGE	1731.00 SF	85.44%	LOT 13	REAR OPEN SPACE	300.00 SF	14.12%
LOT 13	REAR OPEN SPACE	300.00 SF	14.12%	LOT 13	FRONT OPEN SPACE	422.00 SF	20.34%
LOT 13	FRONT OPEN SPACE	599.00 SF	29.28%	LOT 13	FRONT OPEN SPACE	422.00 SF	20.34%
Grand total: 3		2093.26 SF	100.00%	Grand total: 3		2124.00 SF	100.00%
LOT 14							
LOT 14	LOT COVERAGE	1731.00 SF	85.44%	LOT 14	REAR OPEN SPACE	300.00 SF	14.12%
LOT 14	REAR OPEN SPACE	300.00 SF	14.12%	LOT 14	FRONT OPEN SPACE	422.00 SF	20.34%
LOT 14	FRONT OPEN SPACE	599.00 SF	29.28%	LOT 14	FRONT OPEN SPACE	422.00 SF	20.34%
Grand total: 3		2093.26 SF	100.00%	Grand total: 3		2124.00 SF	100.00%
LOT 15							
LOT 15	LOT COVERAGE	1731.00 SF	85.44%	LOT 15	REAR OPEN SPACE	300.00 SF	14.12%
LOT 15	REAR OPEN SPACE	300.00 SF	14.12%	LOT 15	FRONT OPEN SPACE	422.00 SF	20.34%
LOT 15	FRONT OPEN SPACE	599.00 SF	29.28%	LOT 15	FRONT OPEN SPACE	422.00 SF	20.34%
Grand total: 3		2093.26 SF	100.00%	Grand total: 3		2124.00 SF	100.00%
LOT 16							
LOT 16	LOT COVERAGE	1731.00 SF	85.44%	LOT 16	REAR OPEN SPACE	300.00 SF	14.12%
LOT 16	REAR OPEN SPACE	300.00 SF	14.12%	LOT 16	FRONT OPEN SPACE	422.00 SF	20.34%
LOT 16	FRONT OPEN SPACE	599.00 SF	29.28%	LOT 16	FRONT OPEN SPACE	422.00 SF	20.34%
Grand total: 3		2093.26 SF	100.00%	Grand total: 3		2124.00 SF	100.00%
LOT 17							
LOT 17	LOT COVERAGE	1731.00 SF	85.44%	LOT 17	REAR OPEN SPACE	300.00 SF	14.12%
LOT 17	REAR OPEN SPACE	300.00 SF	14.12%	LOT 17	FRONT OPEN SPACE	422.00 SF	20.34%
LOT 17	FRONT OPEN SPACE	599.00 SF	29.28%	LOT 17	FRONT OPEN SPACE	422.00 SF	20.34%
Grand total: 3		2093.26 SF	100.00%	Grand total: 3		2124.00 SF	100.00%
LOT 18							
LOT 18	LOT COVERAGE	1731.00 SF	85.44%	LOT 18	REAR OPEN SPACE	300.00 SF	14.12%
LOT 18	REAR OPEN SPACE	300.00 SF	14.12%	LOT 18	FRONT OPEN SPACE	422.00 SF	20.34%
LOT 18	FRONT OPEN SPACE	599.00 SF	29.28%	LOT 18	FRONT OPEN SPACE	422.00 SF	20.34%
Grand total: 3		2093.26 SF	100.00%	Grand total: 3		2124.00 SF	100.00%
LOT 19							
LOT 19	LOT COVERAGE	1731.00 SF	85.44%	LOT 19	REAR OPEN SPACE	300.00 SF	14.12%
LOT 19	REAR OPEN SPACE	300.00 SF	14.12%	LOT 19	FRONT OPEN SPACE	422.00 SF	20.34%
LOT 19	FRONT OPEN SPACE	599.00 SF	29.28%	LOT 19	FRONT OPEN SPACE	422.00 SF	20.34%
Grand total: 3		2093.26 SF	100.00%	Grand total: 3		2124.00 SF	100.00%
LOT 20							
LOT 20	LOT COVERAGE	1731.00 SF	85.44%	LOT 20	REAR OPEN SPACE	300.00 SF	14.12%
LOT 20	REAR OPEN SPACE	300.00 SF	14.12%	LOT 20	FRONT OPEN SPACE	422.00 SF	20.34%
LOT 20	FRONT OPEN SPACE	599.00 SF	29.28%	LOT 20	FRONT OPEN SPACE	422.00 SF	20.34%
Grand total: 3		2093.26 SF	100.00%	Grand total: 3		2124.00 SF	100.00%
LOT 21							
LOT 21	LOT COVERAGE	1731.00 SF	85.44%	LOT 21	REAR OPEN SPACE	300.00 SF	14.12%
LOT 21	REAR OPEN SPACE	300.00 SF	14.12%	LOT 21	FRONT OPEN SPACE	422.00 SF	20.34%
LOT 21	FRONT OPEN SPACE	599.00 SF	29.28%	LOT 21	FRONT OPEN SPACE	422.00 SF	20.34%
Grand total: 3		2093.26 SF	100.00%	Grand total: 3		2124.00 SF	100.00%
LOT 22							
LOT 22	LOT COVERAGE	1731.00 SF	85.44%	LOT 22	REAR OPEN SPACE	300.00 SF	14.12%
LOT 22	REAR OPEN SPACE	300.00 SF	14.12%	LOT 22	FRONT OPEN SPACE	422.00 SF	20.34%
LOT 22	FRONT OPEN SPACE	599.00 SF	29.28%	LOT 22	FRONT OPEN SPACE	422.00 SF	20.34%
Grand total: 3		2093.26 SF	100.00%	Grand total: 3		2124.00 SF	100.00%

DATE: 05/24/24
PROJECT NO: 244
DRAWING NAME: TREE HAUZZ RESIDENTIAL
DRAWN BY: JAVIER FONT
CHECKED BY: SHEENA
G-010

A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
8315 SW 122nd ST.
MIAMI, FLORIDA 33156

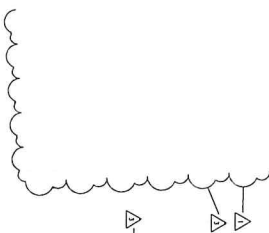
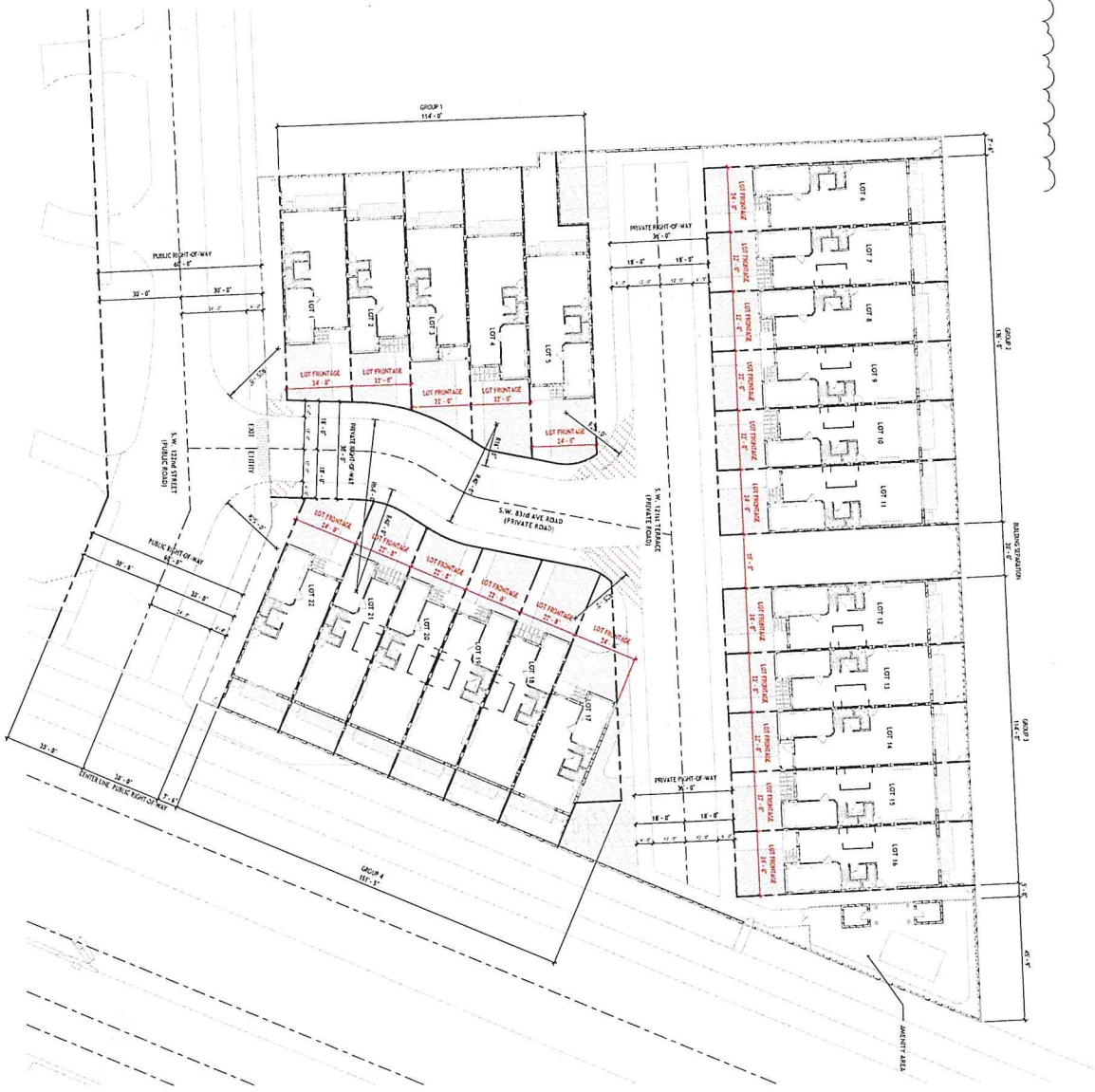


JAVIER FONT, ARCH. NO. 12547

BEHAR FONT
ARCHITECTS, P.A.
1000 N. W. 10th St., Suite 100
Miami, FL 33136
Tel: 305.375.1219
www.beharfont.com

LOT FRONTAGE DIAGRAM

SCALE: 1" = 20'-0"



DIVE
 4095 SW 122nd St
 MIAMI, FL 33186
 PROJECT NO.
 2404
 DRAWING NAME
 TREE HAUZZ RESIDENTIAL
 DRAWN BY
 CHECKED BY
 SHEET NO.
G-011

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TREE HAUZZ RESIDENTIAL

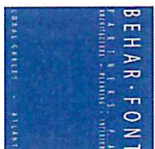
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 MIAMI, FLORIDA 33156

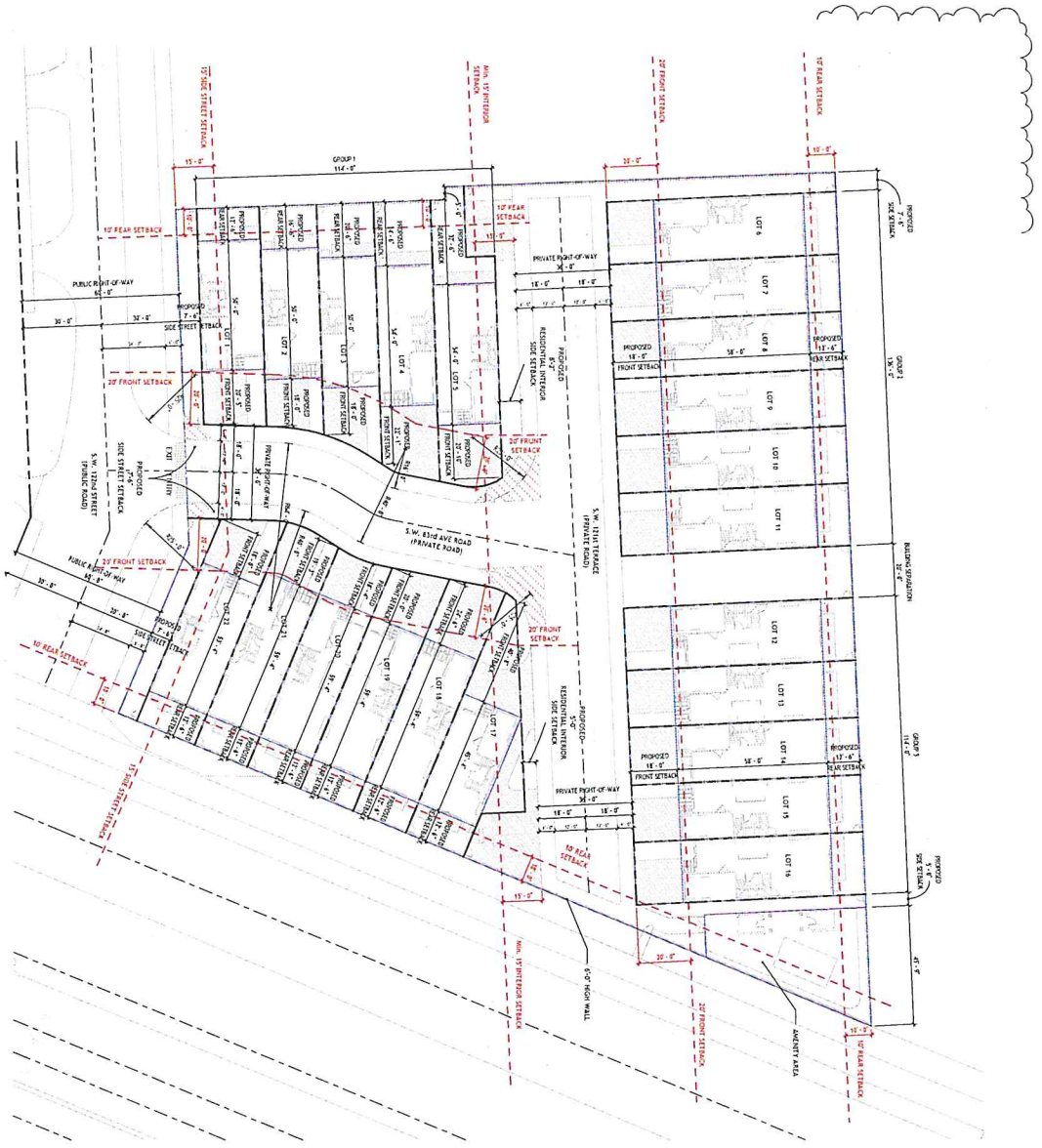
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JAVIER FONT AR No. 12547



SEAL:





SETBACK DIAGRAM

SCALE 3/8" = 1'-0"

LOT	FRONT SETBACK (Min. 20')	REAR SETBACK (Min. 10')	SIDE SETBACK	SIDE STREET SETBACK
LOT 1	20'-5"	12'-5"	0'-0"	7'-6"
LOT 2	18'-0" (Minimum/Variance required)	16'-5"	0'-0"	0'-0"
LOT 3	18'-0" (Minimum/Variance required)	20'-5"	0'-0"	0'-0"
LOT 4	18'-0" (Minimum/Variance required)	24'-5"	0'-0"	0'-0"
LOT 5	20'-0" (Minimum/Variance required)	24'-5" + 5'-0" = 29'-5"	0'-0"	8'-2"
LOT 6	18'-0" (Minimum/Variance required)	12'-5"	0'-0"	0'-0"
LOT 7	18'-0" (Minimum/Variance required)	12'-5"	0'-0"	0'-0"
LOT 8	18'-0" (Minimum/Variance required)	12'-5"	0'-0"	0'-0"
LOT 9	18'-0" (Minimum/Variance required)	12'-5"	0'-0"	0'-0"
LOT 10	18'-0" (Minimum/Variance required)	12'-5"	0'-0"	0'-0"
LOT 11	18'-0" (Minimum/Variance required)	12'-5"	0'-0"	0'-0"
LOT 12	18'-0" (Minimum/Variance required)	12'-5"	0'-0"	0'-0"
LOT 13	18'-0" (Minimum/Variance required)	12'-5"	0'-0"	0'-0"
LOT 14	18'-0" (Minimum/Variance required)	12'-5"	0'-0"	0'-0"
LOT 15	18'-0" (Minimum/Variance required)	12'-5"	0'-0"	0'-0"
LOT 16	18'-0" (Minimum/Variance required)	12'-5"	0'-0"	0'-0"
LOT 17	18'-0" (Minimum/Variance required)	12'-5"	0'-0"	0'-0"
LOT 18	18'-0" (Minimum/Variance required)	12'-5"	0'-0"	0'-0"
LOT 19	18'-0" (Minimum/Variance required)	12'-5"	0'-0"	0'-0"
LOT 20	18'-0" (Minimum/Variance required)	12'-5"	0'-0"	0'-0"
LOT 21	18'-0" (Minimum/Variance required)	12'-5"	0'-0"	0'-0"
LOT 22	18'-0" (Minimum/Variance required)	12'-5"	0'-0"	7'-6"

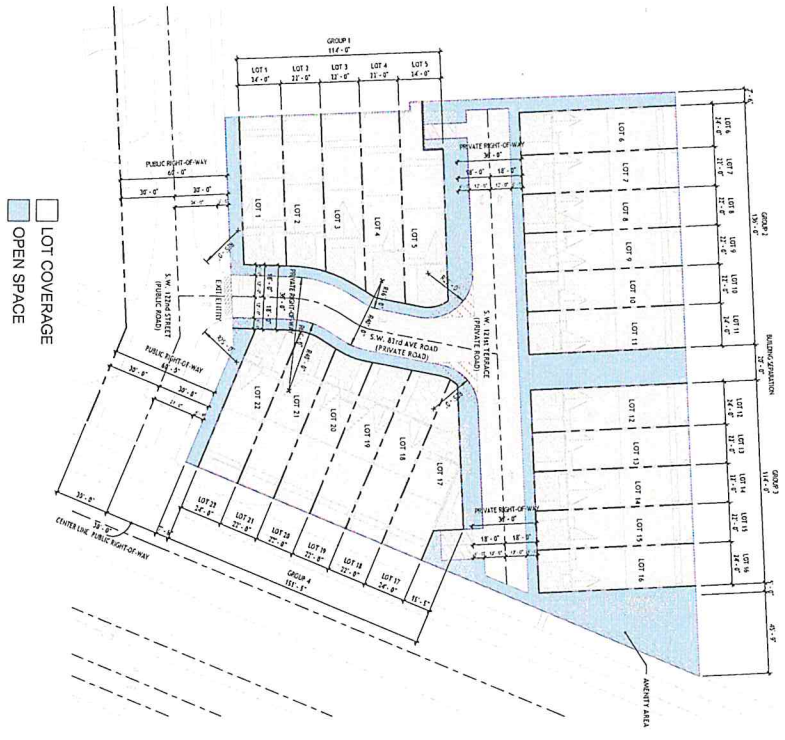
DATE: 2/25/21
 PROJECT NO.: 2444
 DRAWING NAME: TREE HAUZZ RESIDENTIAL
 DRAWN BY: JAVIER FONT
 CHECKED BY: JAVIER FONT
 SHEET NO: G-012

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TREE HAUZZ RESIDENTIAL
 8315 SW 122nd ST.
 MIAMI, FLORIDA 33156

JAVIER FONT AR No. 12547
 2023.12.19
 Date
 Digitally signed by Javier Font
 01449983000

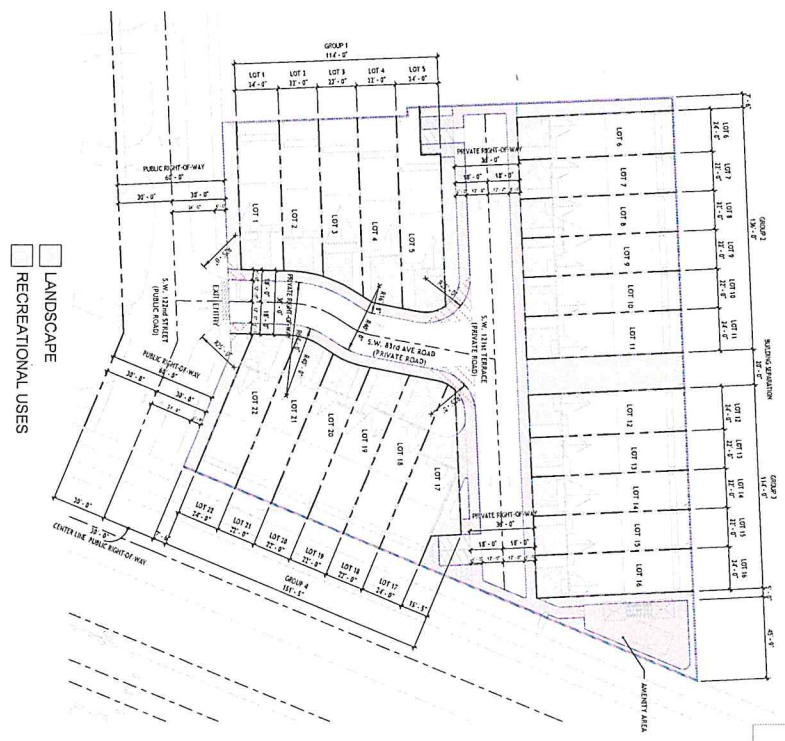
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 1000 BAYVIEW BLVD. SUITE 1000
 MIAMI, FL 33134
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Open Space	
Name	Area
LOT COVERAGE	152,201.72 SF 81%
OPEN SPACE	12,520.17 SF 19%
TOTAL	183,101.89 SF 100.00%

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



Landscape	
Name	Area
LANDSCAPE	15,520.17 SF 42%
RECREATIONAL USES	12,520.17 SF 34%
TOTAL	28,040.34 SF 100.00%

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

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REGISTERED ARCHITECTS - FLORIDA

JAVIER FONT AR. NO. 12587

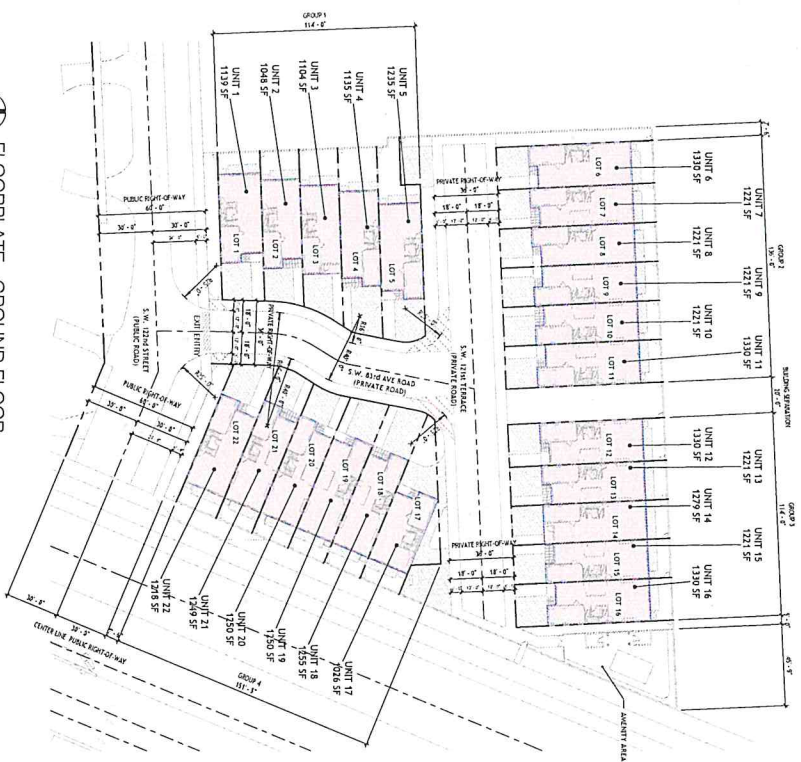
SEAL:

A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
8315 SW 122nd ST.
MIAMI, FLORIDA 33156

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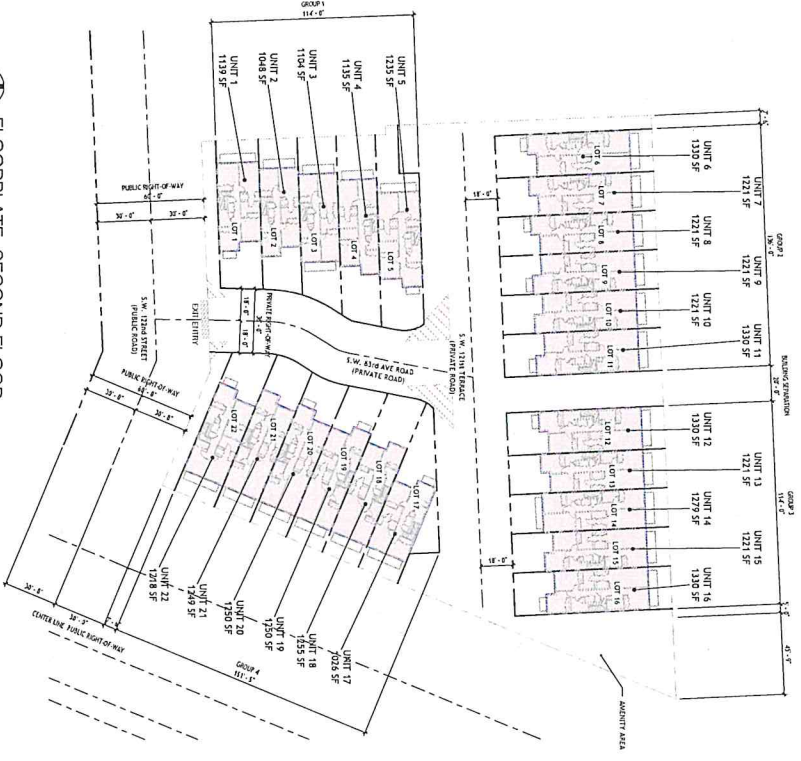
DATE: NOV 25, 2024
PROJECT NO.: 24-0001
DRAWING NAME: SITE PLAN
DRAWN BY: JAVIER FONT
CHECKED BY: JAVIER FONT
SHEET NO.: G-013

FLOORPLATE - GROUND FLOOR



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

FLOORPLATE - SECOND FLOOR



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

GROUP	LOT #	Level	Area
GROUP 1	LOT 1	T.O.S. 1ST FLOOR	1139 SF
	LOT 1	T.O.S. 2ND FLOOR	1139 SF
GROUP 2	LOT 2	T.O.S. 1ST FLOOR	1048 SF
	LOT 2	T.O.S. 2ND FLOOR	1048 SF
GROUP 3	LOT 3	T.O.S. 1ST FLOOR	1104 SF
	LOT 3	T.O.S. 2ND FLOOR	1104 SF
GROUP 4	LOT 4	T.O.S. 1ST FLOOR	1135 SF
	LOT 4	T.O.S. 2ND FLOOR	1135 SF
GROUP 5	LOT 5	T.O.S. 1ST FLOOR	1235 SF
	LOT 5	T.O.S. 2ND FLOOR	1235 SF

GROUP	LOT #	Level	Area
GROUP 6	LOT 6	T.O.S. 1ST FLOOR	1330 SF
	LOT 6	T.O.S. 2ND FLOOR	1330 SF
GROUP 7	LOT 7	T.O.S. 1ST FLOOR	1221 SF
	LOT 7	T.O.S. 2ND FLOOR	1221 SF
GROUP 8	LOT 8	T.O.S. 1ST FLOOR	1221 SF
	LOT 8	T.O.S. 2ND FLOOR	1221 SF
GROUP 9	LOT 9	T.O.S. 1ST FLOOR	1221 SF
	LOT 9	T.O.S. 2ND FLOOR	1221 SF
GROUP 10	LOT 10	T.O.S. 1ST FLOOR	1221 SF
	LOT 10	T.O.S. 2ND FLOOR	1221 SF

GROUP	LOT #	Level	Area
GROUP 11	LOT 11	T.O.S. 1ST FLOOR	1330 SF
	LOT 11	T.O.S. 2ND FLOOR	1330 SF
GROUP 12	LOT 12	T.O.S. 1ST FLOOR	1330 SF
	LOT 12	T.O.S. 2ND FLOOR	1330 SF
GROUP 13	LOT 13	T.O.S. 1ST FLOOR	1221 SF
	LOT 13	T.O.S. 2ND FLOOR	1221 SF
GROUP 14	LOT 14	T.O.S. 1ST FLOOR	1279 SF
	LOT 14	T.O.S. 2ND FLOOR	1279 SF
GROUP 15	LOT 15	T.O.S. 1ST FLOOR	1221 SF
	LOT 15	T.O.S. 2ND FLOOR	1221 SF

GROUP	LOT #	Level	Area
GROUP 16	LOT 16	T.O.S. 1ST FLOOR	1330 SF
	LOT 16	T.O.S. 2ND FLOOR	1330 SF
GROUP 17	LOT 17	T.O.S. 1ST FLOOR	1026 SF
	LOT 17	T.O.S. 2ND FLOOR	1026 SF
GROUP 18	LOT 18	T.O.S. 1ST FLOOR	1255 SF
	LOT 18	T.O.S. 2ND FLOOR	1255 SF
GROUP 19	LOT 19	T.O.S. 1ST FLOOR	1250 SF
	LOT 19	T.O.S. 2ND FLOOR	1250 SF
GROUP 20	LOT 20	T.O.S. 1ST FLOOR	1250 SF
	LOT 20	T.O.S. 2ND FLOOR	1250 SF

GROUP	LOT #	Level	Area
GROUP 21	LOT 21	T.O.S. 1ST FLOOR	1248 SF
	LOT 21	T.O.S. 2ND FLOOR	1248 SF
GROUP 22	LOT 22	T.O.S. 1ST FLOOR	1218 SF
	LOT 22	T.O.S. 2ND FLOOR	1218 SF

DATE: 03/18/2026
 PROJECT NO.: 2026-12-19
 DRAWN BY: JLF/MLF
 CHECKED BY: JLF/MLF
 SHEET NO.: G-014

A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
 8115 SW 122nd ST.
 MIAMI, FLORIDA 33156



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GROUND LEVEL FLOOR PLAN (GROUP 1) 2

1/8" = 1'-0"



TOWNHOUSE NET SF. 1

- UNIT A
- UNIT D
- UNIT E
- UNIT H
- UNIT I

- SCHEMATIC WALL LEGEND**
- CONCRETE WALL
 - CMU WALL
 - PARTITION WALL

NET 7TH SIZE SQ. FT. - 1ST LEVEL - GROUP 1

Lot #	Number	Name	Area
LOT 1			
LOT 1	1	ENTRY	60 SF
LOT 1	2	LIVING ROOM	188 SF
LOT 1	3	KITCHEN	199 SF
LOT 1	4	PANTRY	143 SF
LOT 1	5	PANTRY	33 SF
LOT 1	6	P.R.	33 SF
LOT 1	7	FAMILY ROOM / DINING ROOM	337 SF
LOT 1	8	STAIR	41 SF
LOT 1			1065 SF
LOT 2			
LOT 2	1	ENTRY	64 SF
LOT 2	2	LIVING ROOM	189 SF
LOT 2	3	KITCHEN	199 SF
LOT 2	4	PANTRY	143 SF
LOT 2	5	PANTRY	28 SF
LOT 2	6	P.R.	30 SF
LOT 2	7	FAMILY ROOM / DINING ROOM	313 SF
LOT 2	8	STAIR	55 SF
LOT 2			955 SF
LOT 3			
LOT 3	1	COVERED ENTRY	53 SF
LOT 3	2	LIVING ROOM	189 SF
LOT 3	3	KITCHEN	199 SF
LOT 3	4	PANTRY	143 SF
LOT 3	5	PANTRY	28 SF
LOT 3	6	P.R.	30 SF
LOT 3	7	FAMILY ROOM / DINING ROOM	313 SF
LOT 3	8	STAIR	38 SF
LOT 3			844 SF
LOT 4			
LOT 4	1	ENTRY	64 SF
LOT 4	2	DINING ROOM	189 SF
LOT 4	3	KITCHEN	199 SF
LOT 4	4	PANTRY	143 SF
LOT 4	5	PANTRY	28 SF
LOT 4	6	P.R.	30 SF
LOT 4	7	FAMILY ROOM	308 SF
LOT 4	8	STAIR	18 SF
LOT 4			1073 SF
LOT 5			
LOT 5	1	ENTRY	64 SF
LOT 5	2	DINING ROOM	188 SF
LOT 5	3	KITCHEN	199 SF
LOT 5	4	PANTRY	143 SF
LOT 5	5	PANTRY	28 SF
LOT 5	6	P.R.	33 SF
LOT 5	7	FAMILY ROOM	427 SF
LOT 5	8	STAIR	41 SF
LOT 5			1159 SF
LOT 6			
LOT 6	1	ENTRY	64 SF
LOT 6	2	DINING ROOM	188 SF
LOT 6	3	KITCHEN	199 SF
LOT 6	4	PANTRY	143 SF
LOT 6	5	PANTRY	28 SF
LOT 6	6	P.R.	33 SF
LOT 6	7	FAMILY ROOM	427 SF
LOT 6	8	STAIR	41 SF
LOT 6			1159 SF
LOT 7			
LOT 7	1	ENTRY	64 SF
LOT 7	2	DINING ROOM	188 SF
LOT 7	3	KITCHEN	199 SF
LOT 7	4	PANTRY	143 SF
LOT 7	5	PANTRY	28 SF
LOT 7	6	P.R.	33 SF
LOT 7	7	FAMILY ROOM	427 SF
LOT 7	8	STAIR	41 SF
LOT 7			1159 SF
LOT 8			
LOT 8	1	ENTRY	64 SF
LOT 8	2	DINING ROOM	188 SF
LOT 8	3	KITCHEN	199 SF
LOT 8	4	PANTRY	143 SF
LOT 8	5	PANTRY	28 SF
LOT 8	6	P.R.	33 SF
LOT 8	7	FAMILY ROOM	427 SF
LOT 8	8	STAIR	41 SF
LOT 8			1159 SF
LOT 9			
LOT 9	1	ENTRY	64 SF
LOT 9	2	DINING ROOM	188 SF
LOT 9	3	KITCHEN	199 SF
LOT 9	4	PANTRY	143 SF
LOT 9	5	PANTRY	28 SF
LOT 9	6	P.R.	33 SF
LOT 9	7	FAMILY ROOM	427 SF
LOT 9	8	STAIR	41 SF
LOT 9			1159 SF
LOT 10			
LOT 10	1	ENTRY	64 SF
LOT 10	2	DINING ROOM	188 SF
LOT 10	3	KITCHEN	199 SF
LOT 10	4	PANTRY	143 SF
LOT 10	5	PANTRY	28 SF
LOT 10	6	P.R.	33 SF
LOT 10	7	FAMILY ROOM	427 SF
LOT 10	8	STAIR	41 SF
LOT 10			1159 SF

DATE: 02/25/2025
 DRAWN BY: JAVIER FONT
 CHECKED BY: JAVIER FONT
 PROJECT NO: 225-181
 SHEET NO: A-102

A TOWNHOME COMMUNITY

TREE HAUZZ RESIDENTIAL

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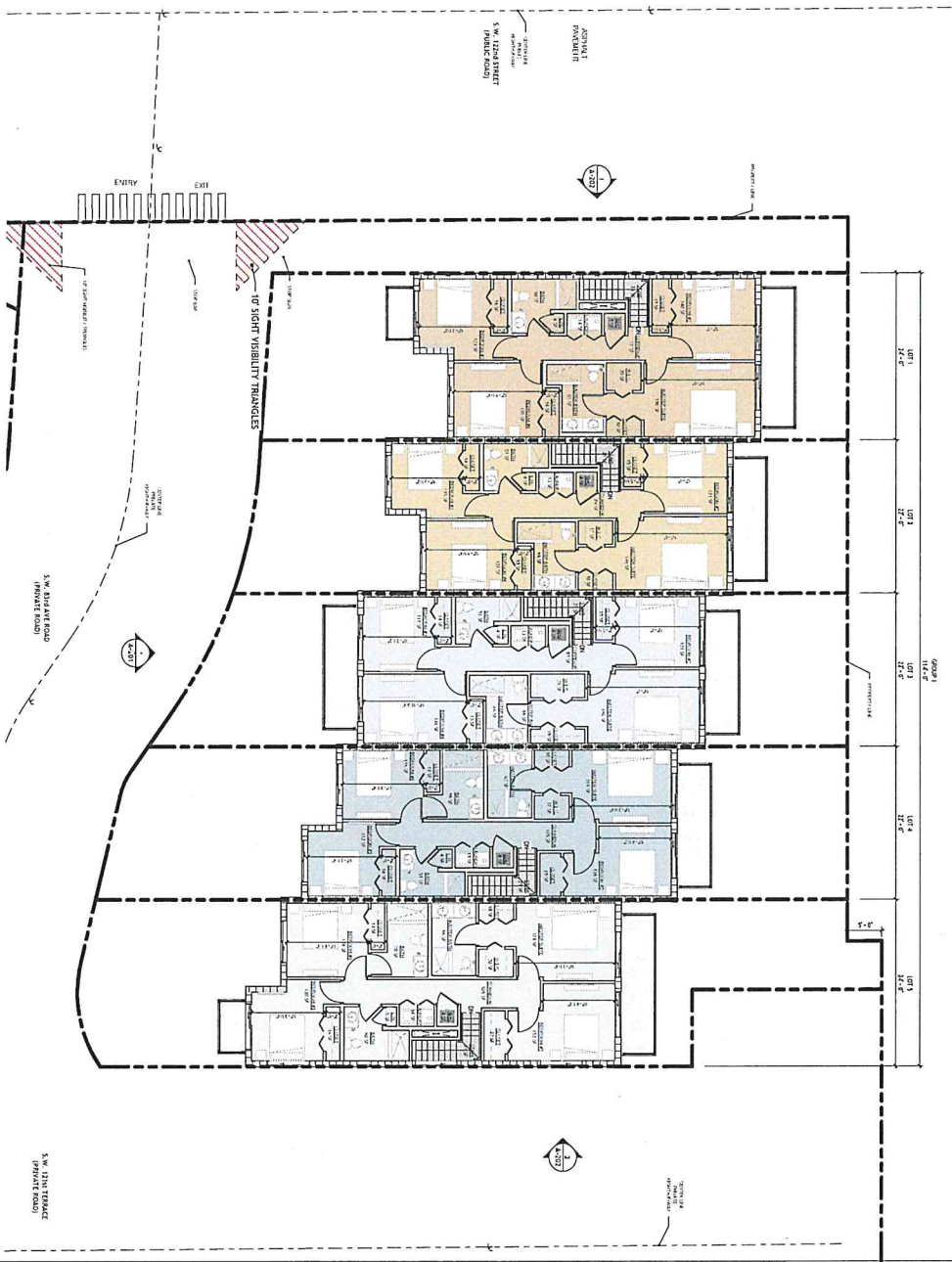
JAVIER FONT, A.R. No. 12547

SEAL:

Digitally signed
 by Javier Font
 DN: cn=Javier Font, o=Javier Font, ou=Javier Font, email=jfont@jfont.com, c=US

BEHAR - FONT

ARCHITECTS



2ND LEVEL FLOOR PLAN (GROUP 1) 2

1/8" = 1'-0"



NETH SIZE SQ. FT. - 2ND LEVEL - GROU...

Lot #	Number	Name	Area
LOT 1	8	STAIR	13 SF
LOT 1	9	CORRIDOR	77 SF
LOT 1	10	MASTER SUITE	190 SF
LOT 1	11	W.C.	20 SF
LOT 1	12	CLOSET	10 SF
LOT 1	13	MASTER BATH	65 SF
LOT 1	14	BEDROOM #2	153 SF
LOT 1	15	BEDROOM #3	123 SF
LOT 1	16	BEDROOM #4	185 SF
LOT 1	17	CLOSET	135 SF
LOT 1	18	BATH	14 SF
LOT 1	19	CLOSET	80 SF
LOT 1	20	BATH	69 SF
LOT 1	21	LAUNDRY	14 SF
LOT 1	22	LAUNDRY	8 SF
LOT 1	23	ANU	927 SF

NETH SIZE SQ. FT. - 2ND LEVEL - GROU...

Lot #	Number	Name	Area
LOT 2	9	STAIR	22 SF
LOT 2	10	CORRIDOR	79 SF
LOT 2	11	W.C.	17 SF
LOT 2	12	CLOSET	10 SF
LOT 2	13	MASTER BATH	68 SF
LOT 2	14	BEDROOM #2	121 SF
LOT 2	15	CLOSET	115 SF
LOT 2	16	BEDROOM #3	115 SF
LOT 2	17	BEDROOM #4	127 SF
LOT 2	18	CLOSET	133 SF
LOT 2	19	BATH	51 SF
LOT 2	20	BATH	4 SF
LOT 2	21	LAUNDRY	13 SF
LOT 2	22	LAUNDRY	8 SF
LOT 2	23	ANU	959 SF

NETH SIZE SQ. FT. - 2ND LEVEL - GROU...

Lot #	Number	Name	Area
LOT 3	9	STAIR	28 SF
LOT 3	10	CORRIDOR	89 SF
LOT 3	11	W.C.	28 SF
LOT 3	12	MASTER SUITE	199 SF
LOT 3	13	W.C.	28 SF
LOT 3	14	MASTER BATH	68 SF
LOT 3	15	CLOSET	121 SF
LOT 3	16	BEDROOM #3	111 SF
LOT 3	17	CLOSET	14 SF
LOT 3	18	BEDROOM #4	148 SF
LOT 3	19	BEDROOM #5	151 SF
LOT 3	20	BATH	4 SF
LOT 3	21	LAUNDRY	13 SF
LOT 3	22	LAUNDRY	8 SF
LOT 3	23	ANU	920 SF

NETH SIZE SQ. FT. - 2ND LEVEL - GROU...

Lot #	Number	Name	Area
LOT 4	8	STAIR	19 SF
LOT 4	9	CORRIDOR	168 SF
LOT 4	10	MASTER SUITE	168 SF
LOT 4	11	W.C.	17 SF
LOT 4	12	CLOSET	10 SF
LOT 4	13	MASTER BATH	62 SF
LOT 4	14	BEDROOM #2	138 SF
LOT 4	15	BEDROOM #3	113 SF
LOT 4	16	BEDROOM #4	145 SF
LOT 4	17	CLOSET	118 SF
LOT 4	18	BEDROOM #4	118 SF
LOT 4	19	CLOSET	12 SF
LOT 4	20	BATH	69 SF
LOT 4	21	BATH	8 SF
LOT 4	22	LAUNDRY	13 SF
LOT 4	23	ANU	8 SF

NETH SIZE SQ. FT. - 2ND LEVEL - GROU...

Lot #	Number	Name	Area
LOT 5	8	STAIR	31 SF
LOT 5	9	CORRIDOR	113 SF
LOT 5	10	MASTER SUITE	178 SF
LOT 5	11	W.C.	20 SF
LOT 5	12	CLOSET	10 SF
LOT 5	13	MASTER BATH	65 SF
LOT 5	14	BEDROOM #2	152 SF
LOT 5	15	CLOSET	122 SF
LOT 5	16	BEDROOM #3	114 SF
LOT 5	17	CLOSET	124 SF
LOT 5	18	BEDROOM #4	124 SF
LOT 5	19	CLOSET	18 SF
LOT 5	20	BATH	70 SF
LOT 5	21	BATH	69 SF
LOT 5	22	LAUNDRY	13 SF
LOT 5	23	ANU	8 SF
LOT 5	24	ANU	1072 SF

NETH SIZE SQ. FT. - 2ND LEVEL - GROU...

Lot #	Number	Name	Area
LOT 6	8	STAIR	19 SF
LOT 6	9	CORRIDOR	168 SF
LOT 6	10	MASTER SUITE	168 SF
LOT 6	11	W.C.	17 SF
LOT 6	12	CLOSET	10 SF
LOT 6	13	MASTER BATH	62 SF
LOT 6	14	BEDROOM #2	138 SF
LOT 6	15	BEDROOM #3	113 SF
LOT 6	16	BEDROOM #4	145 SF
LOT 6	17	CLOSET	118 SF
LOT 6	18	BEDROOM #4	118 SF
LOT 6	19	CLOSET	12 SF
LOT 6	20	BATH	69 SF
LOT 6	21	BATH	8 SF
LOT 6	22	LAUNDRY	13 SF
LOT 6	23	ANU	8 SF

NETH SIZE SQ. FT. - 2ND LEVEL - GROU...

Lot #	Number	Name	Area
LOT 7	8	STAIR	28 SF
LOT 7	9	CORRIDOR	89 SF
LOT 7	10	MASTER SUITE	199 SF
LOT 7	11	W.C.	28 SF
LOT 7	12	MASTER BATH	68 SF
LOT 7	13	CLOSET	121 SF
LOT 7	14	BEDROOM #3	111 SF
LOT 7	15	CLOSET	14 SF
LOT 7	16	BEDROOM #4	148 SF
LOT 7	17	BEDROOM #5	151 SF
LOT 7	18	BATH	4 SF
LOT 7	19	LAUNDRY	13 SF
LOT 7	20	LAUNDRY	8 SF
LOT 7	21	ANU	920 SF

SCHEMATIC WALL LEGEND

[Symbol]	UNIT A
[Symbol]	UNIT C
[Symbol]	UNIT D
[Symbol]	UNIT E
[Symbol]	UNIT H
[Symbol]	SCHEMATIC WALL LEGEND
[Symbol]	CONCRETE WALL
[Symbol]	CAUL WALL
[Symbol]	PARTITION WALL

TOWNHOUSE NET SF. 1

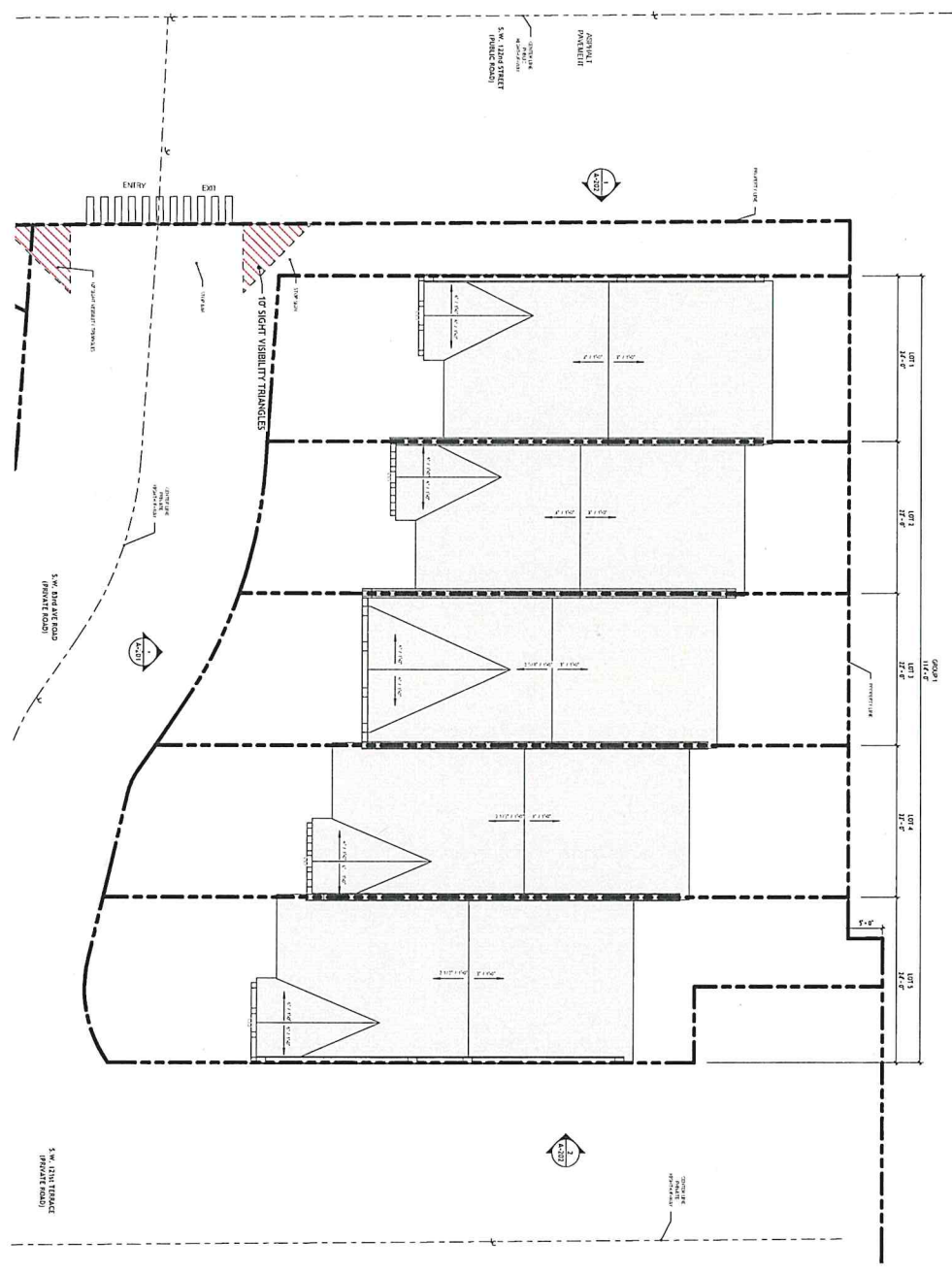
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PROJECT NO.: 2025-12-19
DRAWING NAME: TOWNHOUSE NET SF. (GROUP 1)
DRAWN BY: [Name]
CHECKED BY: [Name]
SHEET NO.: A-103

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JAVIER FONT ARCH. INC. 12847
S.E.A.L. Digitally signed by Javier Font, DN: cn=Javier Font, o=Javier Font Architects, ou=Javier Font Architects, email=jfont@jfont.com, c=US
2025.12.19 07:45:02-0500'

BEHAR FONT PARTNERS, P.A.
ARCHITECTS



ROOF FLOOR PLAN (GROUP 1)
1/8" = 1'-0"



DATE: 2025.05.27
PROJECT NO.: 24-00
DRAWING NAME: 8315 SW 12th St
SHEAF: 101
SHEAF BY: JAVIER FONT
CHECKED BY: JAVIER FONT
SHEET NO.: A-104

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8315 SW 12th ST.
MIAMI, FLORIDA 33156

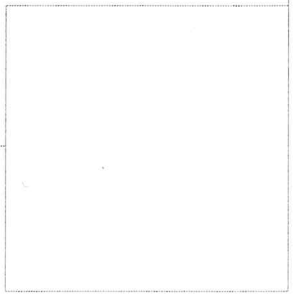
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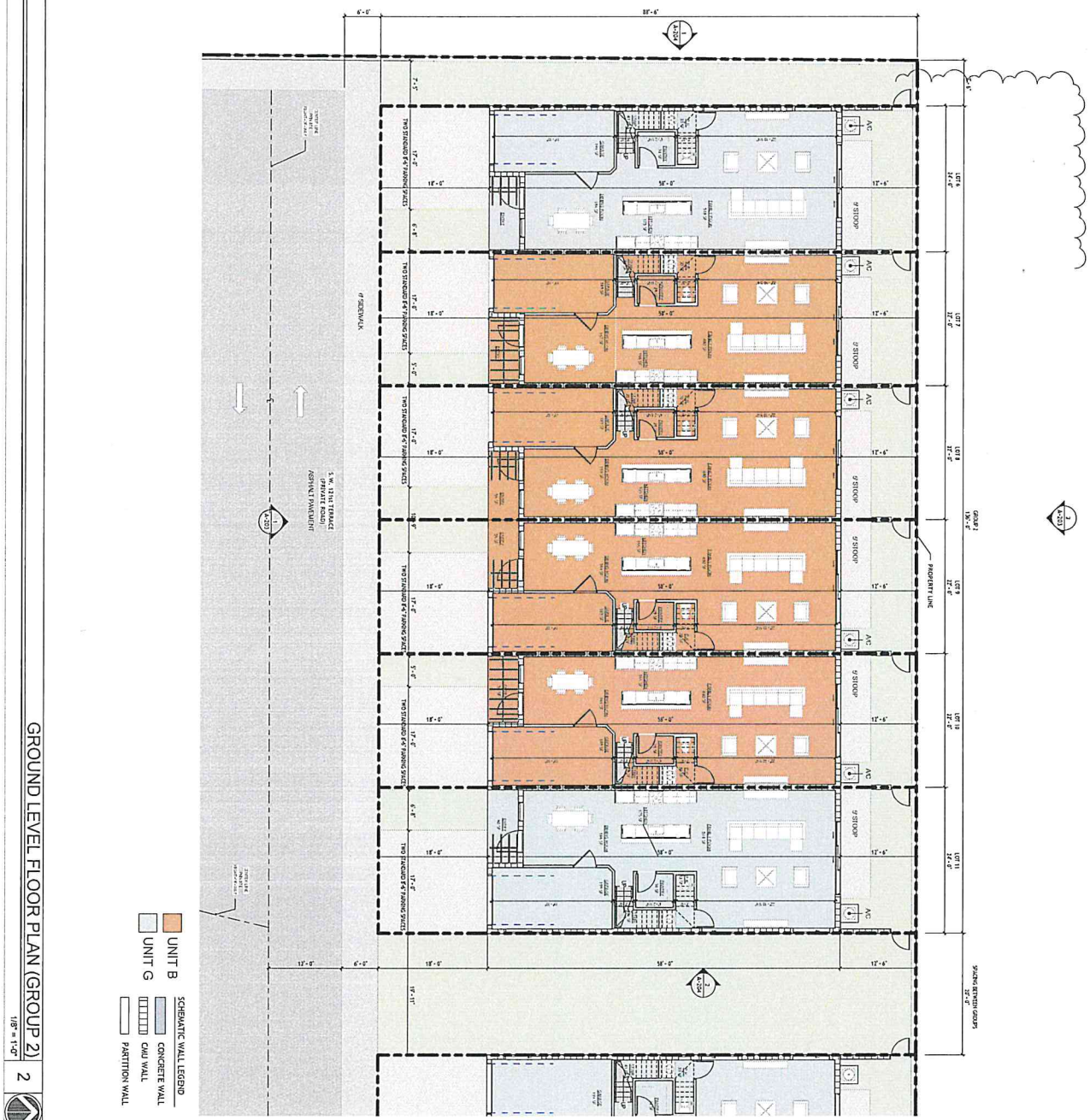
JAVIER FONT AR NO. 12847

Digitally signed
by Javier Font
Date: 2025.12.19
07:43:05-0500'

SEAL:

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ARCHITECTS, P.A.
CORPORATE OFFICE · MIAMI, FL





GROUND LEVEL FLOOR PLAN (GROUP 2)
1/8" = 1'-0"

- SCHEMATIC WALL LEGEND**
- UNIT B
 - UNIT G
 - CONCRETE WALL
 - CMU WALL
 - PARTITION WALL

TOWNHOUSE NET SF.
1

LOT #	Number	Name	Area
6	1	ENTRY	50 SF
6	2	DINING ROOM	168 SF
6	3	GARAGE	199 SF
6	4	KITCHEN	123 SF
6	5	PANTRY	14 SF
6	6	P.R.	33 SF
6	7	FAMILY ROOM	518 SF
6	8	STAIR	41 SF
			1240 SF
7	1	ENTRY	154 SF
7	2	DINING ROOM	167 SF
7	3	GARAGE	193 SF
7	4	KITCHEN	168 SF
7	5	PANTRY	28 SF
7	6	P.R.	30 SF
7	7	FAMILY ROOM	480 SF
7	8	STAIR	1152 SF
			1152 SF
8	1	ENTRY	156 SF
8	2	DINING ROOM	169 SF
8	3	GARAGE	193 SF
8	4	KITCHEN	168 SF
8	5	PANTRY	28 SF
8	6	P.R.	30 SF
8	7	FAMILY ROOM	480 SF
8	8	STAIR	38 SF
			1155 SF
9	1	ENTRY	156 SF
9	2	DINING ROOM	169 SF
9	3	GARAGE	193 SF
9	4	KITCHEN	168 SF
9	5	PANTRY	28 SF
9	6	P.R.	30 SF
9	7	FAMILY ROOM	480 SF
9	8	STAIR	1155 SF
			1155 SF
10	1	ENTRY	154 SF
10	2	DINING ROOM	169 SF
10	3	GARAGE	193 SF
10	4	KITCHEN	168 SF
10	5	PANTRY	28 SF
10	6	P.R.	30 SF
10	7	FAMILY ROOM	480 SF
10	8	STAIR	38 SF
			1153 SF
11	1	ENTRY	150 SF
11	2	DINING ROOM	165 SF
11	3	GARAGE	190 SF
11	4	KITCHEN	175 SF
11	5	PANTRY	34 SF
11	6	P.R.	33 SF
11	7	FAMILY ROOM	518 SF
11	8	STAIR	43 SF
			7108 SF

DATE: 02-25-2024
 PROJECT NO.: 24000
 PROJECT NAME: TREE HAUZZ RESIDENTIAL
 DRAWN BY: JAVIER FONT
 CHECKED BY: JAVIER FONT
 SHEET NO.: A-105

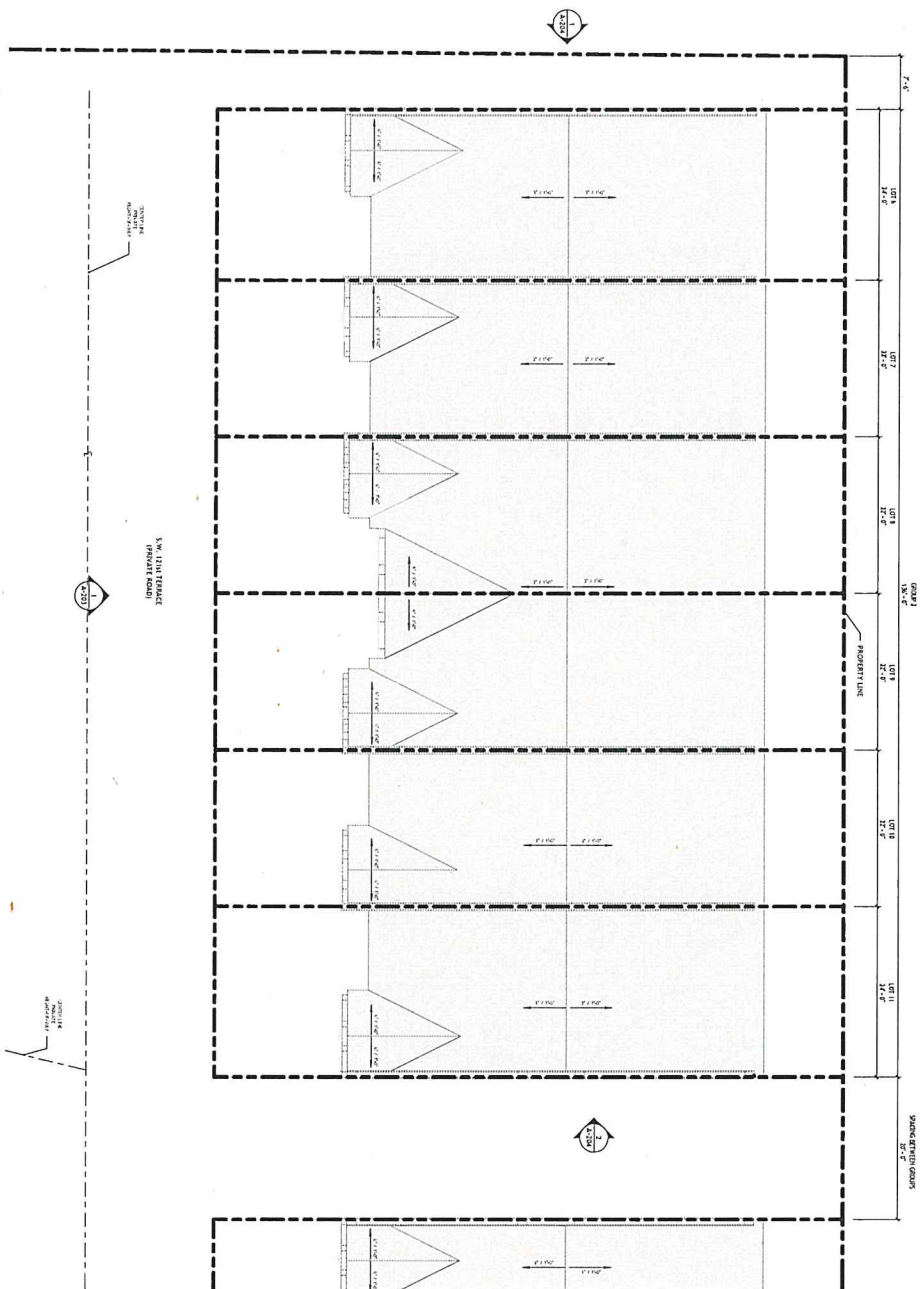
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TREE HAUZZ RESIDENTIAL
 8315 SW 122nd ST.
 MIAMI, FLORIDA 33156

JAVIER FONT AR No. 12547
 BEHAVIORAL ARCHITECTURE
 07-15-14-0500

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 Date: 2024.02.25 12:19
 07:15:14-0500

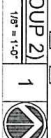
BEHAR-FONT
 BEHAVIORAL ARCHITECTURE
 1000 N. MIAMI AVE. SUITE 100
 MIAMI, FL 33132
 305.371.1111

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SCHEMATIC WALL LEGEND
 [Symbol] CONCRETE WALL
 [Symbol] CMU WALL
 [Symbol] PARTITION WALL

ROOF FLOOR PLAN (GROUP 2)
 1 OF 102



DATE: 02/24/2025 6:25:35 PM
 PROJECT NO: 225-181
 DRAWING NAME: ROOF FLOOR PLAN (GROUP 2)
 DRAWN BY: J.F.
 CHECKED BY: J.F.
 SHEET NO: A-107

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TREE HAUZZ RESIDENTIAL

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 MIAMI, FLORIDA 33156

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JAMIER FONT ARCH. INC. 12547

SEAL

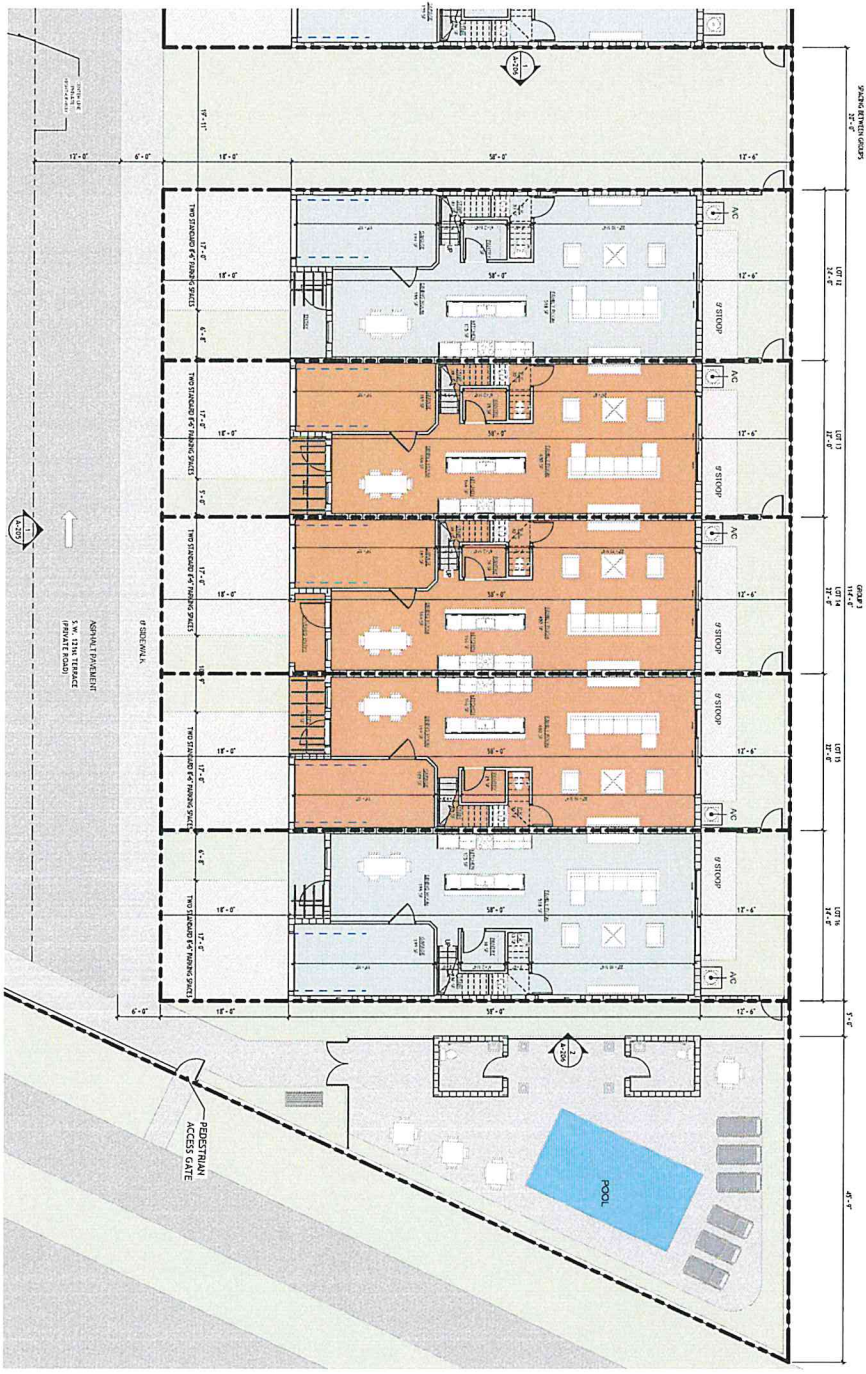
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 Date: 2025.02.24 12:19
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BEHAR · FONT

ARCHITECTS · P.A.

10000 BAYVIEW BLVD., SUITE 1000
 MIAMI, FLORIDA 33156

TEL: 305.441.1111
 FAX: 305.441.1112
 WWW.BEHARFONT.COM



GROUND LEVEL FLOOR PLAN (GROUP 3)
1/8" = 1'-0"

UNIT #	NUMBER	NAME	AREA
NET 1ST LEVEL - GROUP 3			
LOT 12	1	ENTRY	60 SF
LOT 12	2	DINING ROOM	169 SF
LOT 12	3	KITCHEN	193 SF
LOT 12	4	BATH	173 SF
LOT 12	5	PANTRY	133 SF
LOT 12	6	PANTRY	518 SF
LOT 12	7	FAMILY ROOM	41 SF
LOT 12	8	STAIR	1246 SF
8			
LOT 13	1	ENTRY	54 SF
LOT 13	2	DINING ROOM	169 SF
LOT 13	3	KITCHEN	193 SF
LOT 13	4	BATH	173 SF
LOT 13	5	PANTRY	133 SF
LOT 13	6	PANTRY	518 SF
LOT 13	7	FAMILY ROOM	41 SF
LOT 13	8	STAIR	1193 SF
8			
LOT 14	1	COVERED ENTRY	53 SF
LOT 14	2	DINING ROOM	169 SF
LOT 14	3	KITCHEN	193 SF
LOT 14	4	BATH	173 SF
LOT 14	5	PANTRY	133 SF
LOT 14	6	PANTRY	518 SF
LOT 14	7	FAMILY ROOM	41 SF
LOT 14	8	STAIR	1193 SF
8			
LOT 15	1	ENTRY	54 SF
LOT 15	2	DINING ROOM	169 SF
LOT 15	3	KITCHEN	193 SF
LOT 15	4	BATH	173 SF
LOT 15	5	PANTRY	133 SF
LOT 15	6	PANTRY	518 SF
LOT 15	7	FAMILY ROOM	41 SF
LOT 15	8	STAIR	1193 SF
8			
LOT 16	1	ENTRY	60 SF
LOT 16	2	DINING ROOM	169 SF
LOT 16	3	KITCHEN	193 SF
LOT 16	4	BATH	173 SF
LOT 16	5	PANTRY	133 SF
LOT 16	6	PANTRY	518 SF
LOT 16	7	FAMILY ROOM	41 SF
LOT 16	8	STAIR	1246 SF
8			

- SCHEMATIC WALL LEGEND**
- UNIT B
 - UNIT G
 - CONCRETE WALL
 - CMU WALL
 - PARTITION WALL

TOWNHOUSE NET SF. 1

DATE: 03/18/2026
 PROJ. NO.: 2026-0001
 DRAWING NAME: TREE HAUZZ RESIDENTIAL
 DRAWING NO.: A-108
 CHECKED BY: [Signature]
 SHEET NO.: 1

A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
 8315 SW 122ND ST.
 MIAMI, FLORIDA 33156

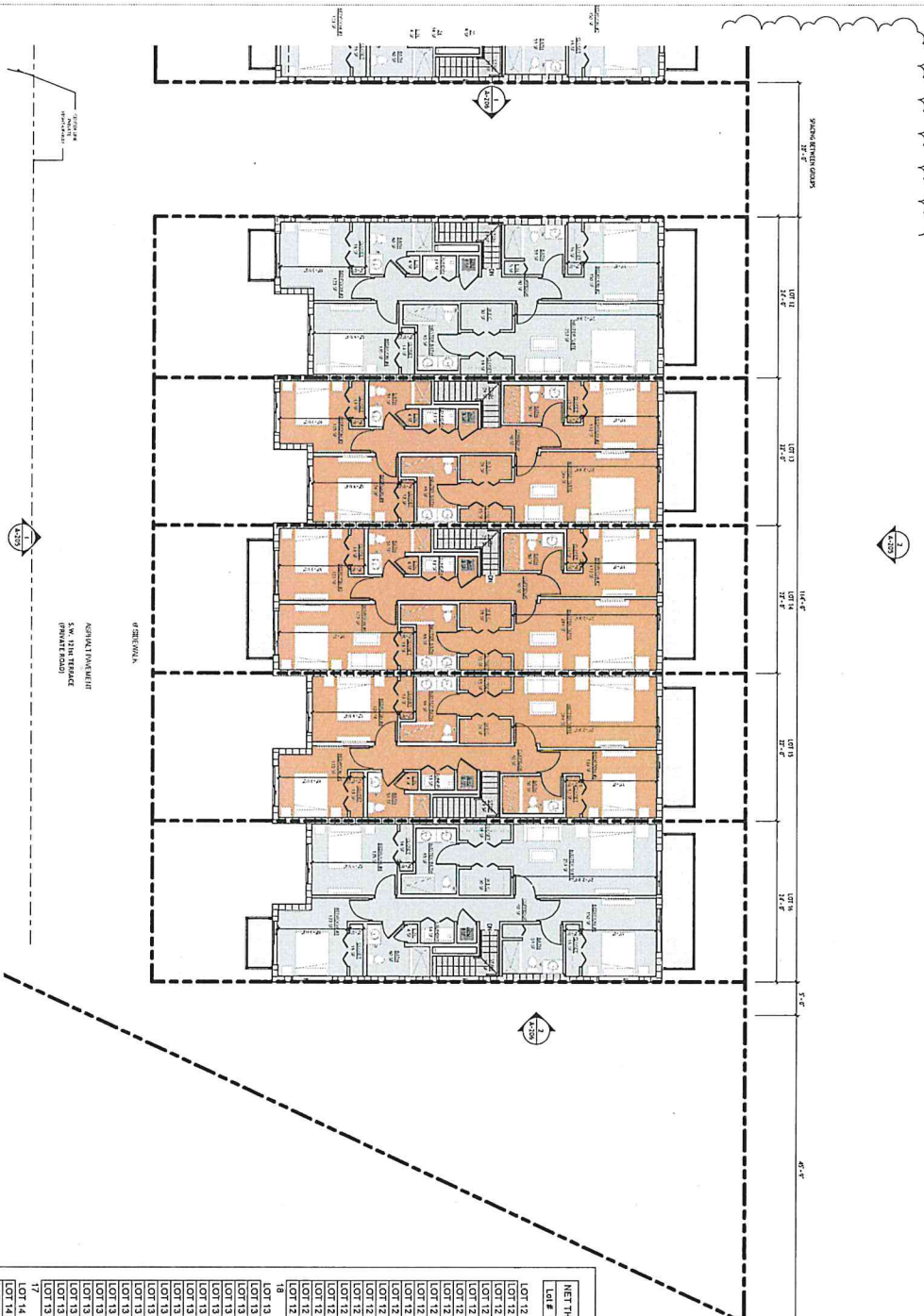
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JAMIER FONT AR No. 12547

SEAL:

Digitally signed by Jamier Font
 DN: cn=Jamier Font, o=Professional Seal, ou=Professional Seal, email=jfont@fsa.com, c=FL

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 ARCHITECTS, P.A.
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 MIAMI, FL 33134
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 FAX: 305.575.1101
 WWW.BEHAR-FONT.COM



2ND LEVEL FLOOR PLAN (GROUP 3)

1/8" = 1'-0"

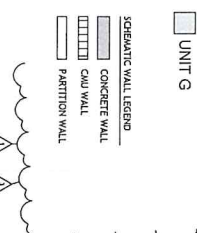
2



TOWNHOUSE NET SF.

1

NETH SIZE SQ. FT. - 2ND LEVEL - GROUND			
Lot #	Number	Name	Area
LOT 12	9	STAIR	18 SF
LOT 12	9	CORRIDOR	90 SF
LOT 12	10	MASTER SUITE	253 SF
LOT 12	11	W.C.	28 SF
LOT 12	12	CLOSET	50 SF
LOT 12	13	MASTER BATH	168 SF
LOT 12	14	BEDROOM #2	150 SF
LOT 12	15	BEDROOM #1	168 SF
LOT 12	16	BATH	59 SF
LOT 12	17	L.N.	5 SF
LOT 12	18	BEDROOM #3	123 SF
LOT 12	19	BEDROOM #4	135 SF
LOT 12	20	CLOSET	14 SF
LOT 12	21	BATH	60 SF
LOT 12	22	L.N.	4 SF
LOT 12	23	LAUNDRY	14 SF
LOT 12	24	LAUNDRY	14 SF
LOT 12	25	AHU	8 SF
LOT 12	26	AHU	8 SF
LOT 12	27	AHU	8 SF
LOT 12	28	AHU	8 SF
LOT 12	29	AHU	8 SF
LOT 12	30	AHU	8 SF
LOT 12	31	AHU	8 SF
LOT 12	32	AHU	8 SF
LOT 12	33	AHU	8 SF
LOT 12	34	AHU	8 SF
LOT 12	35	AHU	8 SF
LOT 12	36	AHU	8 SF
LOT 12	37	AHU	8 SF
LOT 12	38	AHU	8 SF
LOT 12	39	AHU	8 SF
LOT 12	40	AHU	8 SF
LOT 12	41	AHU	8 SF
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LOT 12	93	AHU	8 SF
LOT 12	94	AHU	8 SF
LOT 12	95	AHU	8 SF
LOT 12	96	AHU	8 SF
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LOT 12	99	AHU	8 SF
LOT 12	100	AHU	8 SF



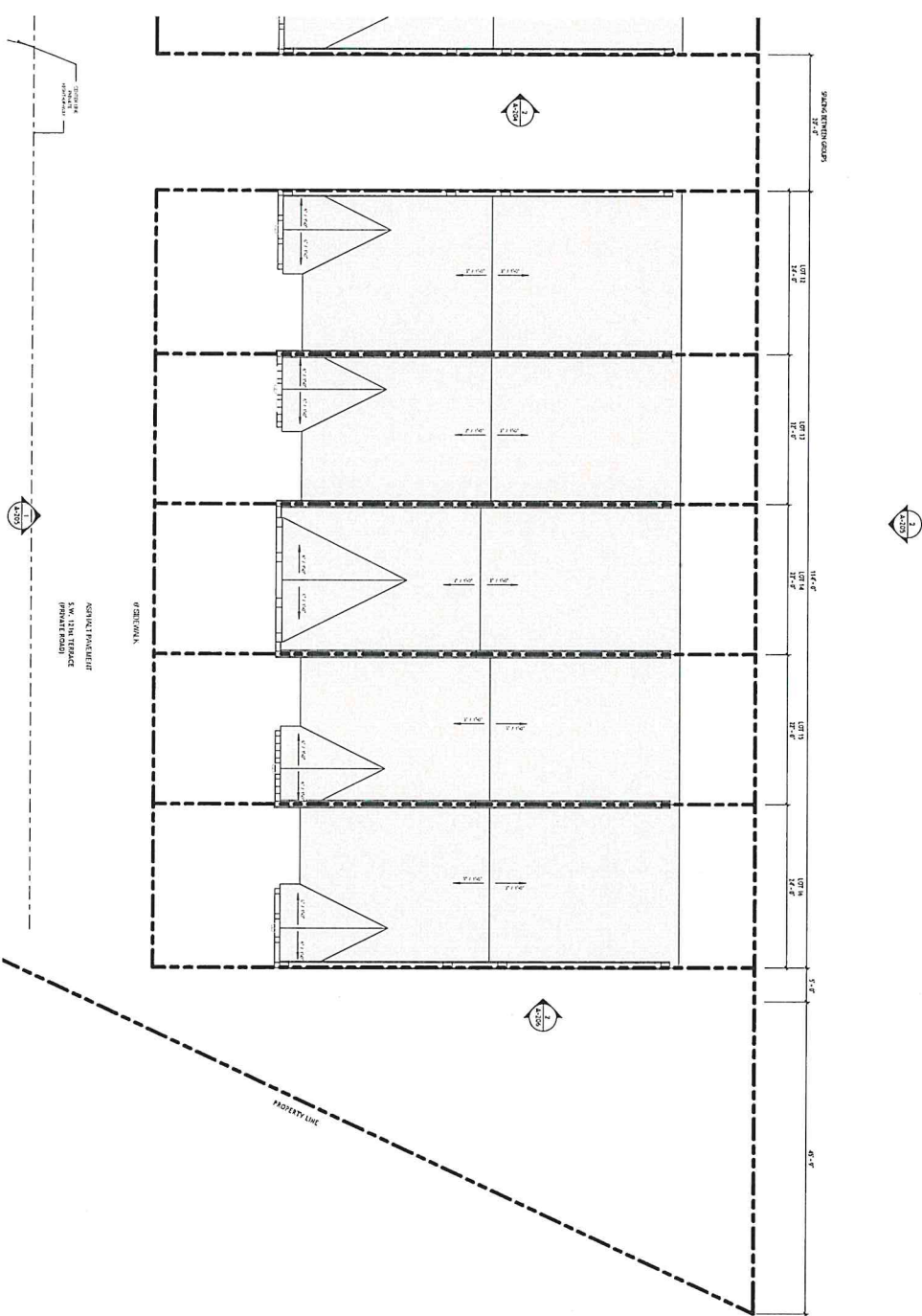
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 PROJECT NO.: 2404
 DRAWING NAME: 2ND LEVEL FLOOR PLAN (GROUP 3)
 CHECKED BY: [Signature]
 SHEET NO.: A-109

A TOWNHOUSE COMMUNITY
TREE HAUZZ RESIDENTIAL
 8315 SW 121st 33155
 MIAMI, FLORIDA 33156

JAMIER FONT ARCH. INC.
 0745-435070
 2025.12.19

BEHAR FONT
 ARCHITECTS P.A.
 0745-435070

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- SCHEMATIC WALL LEGEND**
- CONCRETE WALL
 - CMU WALL
 - PARTITION WALL

ROOF FLOOR PLAN (GROUP 3)

105' x 140'



DATE: 2025.12.19
 TIME: 6:56:57 PM
 PROJECT NO: 2025.12.19
 DRAWING NAME: ROOF FLOOR PLAN (GROUP 3)
 DRAWN BY: JAVIER FONT
 CHECKED BY: JAVIER FONT
 SHEET NO: A-110

A TOWNHOME COMMUNITY

TREE HAUZZ RESIDENTIAL

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JAVIER FONT AR. NO. 12547

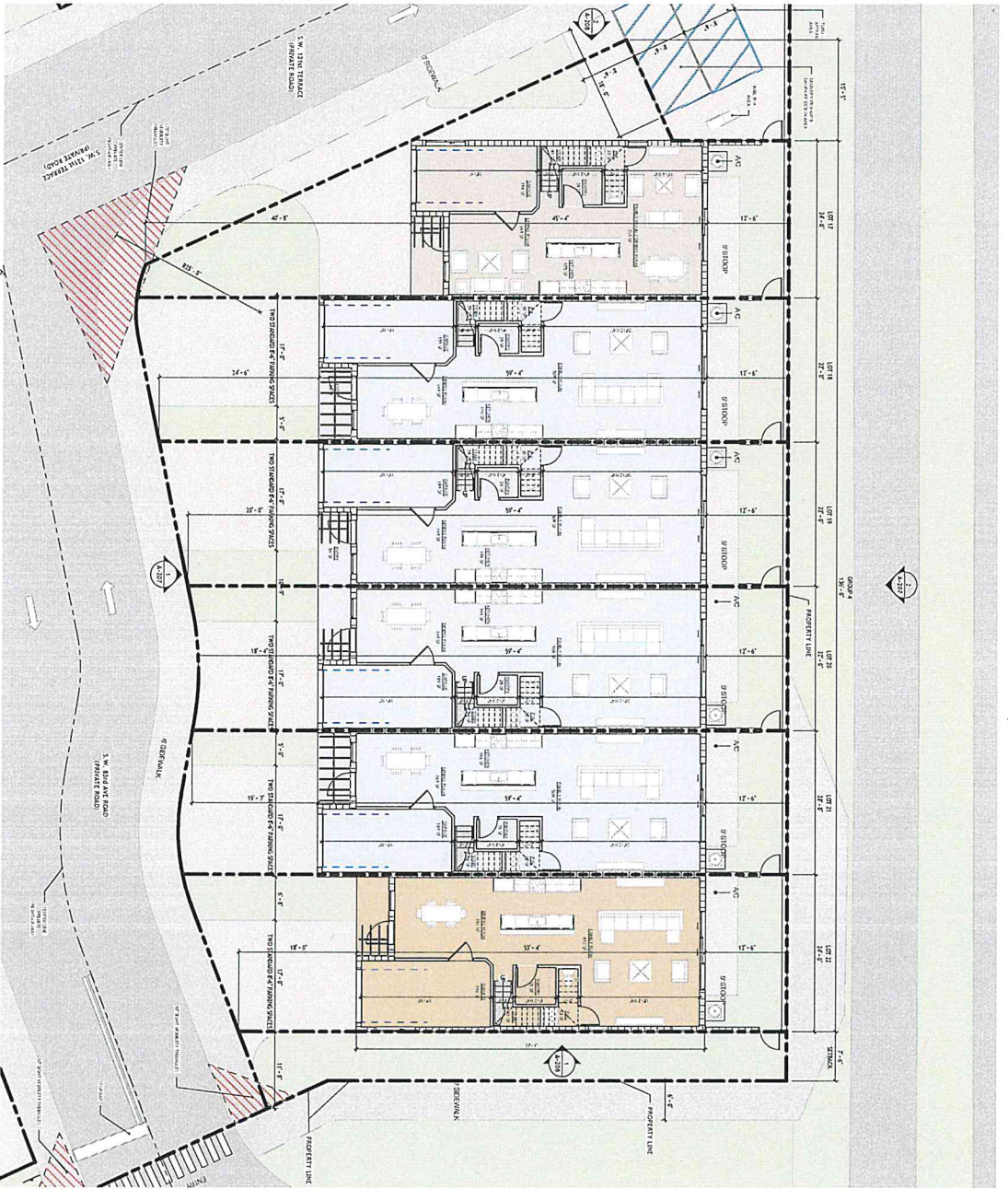


SEAL:

BEHAR · FONT

BEHAR · FONT PARTNERS, P.A.

1000 N. MIAMI AVENUE, SUITE 1000
 MIAMI, FLORIDA 33132



GROUND LEVEL FLOOR PLAN (GROUP 4)

1/8" = 1'-0"

1



NET H SIZE SQ. FT. - 1ST LEVEL - GROUP 4

Lot #	Number	Name	Area
8	LOT 17	ENTRY	60 SF
8	LOT 17	LIVING ROOM	169 SF
8	LOT 17	GARAGE	114 SF
8	LOT 17	KITCHEN	175 SF
8	LOT 17	PANTRY	34 SF
8	LOT 17	P.R.	33 SF
8	LOT 17	FAMILY ROOM	261 SF
8	LOT 17	DINING ROOM	41 SF
8	LOT 17	STAIR	597 SF
9	LOT 18	ENTRY	142 SF
9	LOT 18	DINING ROOM	169 SF
9	LOT 18	GARAGE	169 SF
9	LOT 18	KITCHEN	169 SF
9	LOT 18	PANTRY	20 SF
9	LOT 18	P.R.	30 SF
9	LOT 18	FAMILY ROOM	509 SF
9	LOT 18	STAIR	1181 SF
9	LOT 19	ENTRY	59 SF
9	LOT 19	DINING ROOM	169 SF
9	LOT 19	GARAGE	169 SF
9	LOT 19	KITCHEN	169 SF
9	LOT 19	PANTRY	20 SF
9	LOT 19	P.R.	30 SF
9	LOT 19	FAMILY ROOM	509 SF
9	LOT 19	STAIR	1181 SF
9	LOT 20	ENTRY	169 SF
9	LOT 20	DINING ROOM	169 SF
9	LOT 20	GARAGE	169 SF
9	LOT 20	KITCHEN	169 SF
9	LOT 20	PANTRY	20 SF
9	LOT 20	P.R.	30 SF
9	LOT 20	FAMILY ROOM	509 SF
9	LOT 20	STAIR	1181 SF
9	LOT 21	ENTRY	54 SF
9	LOT 21	DINING ROOM	169 SF
9	LOT 21	GARAGE	169 SF
9	LOT 21	KITCHEN	169 SF
9	LOT 21	PANTRY	169 SF
9	LOT 21	P.R.	30 SF
9	LOT 21	FAMILY ROOM	509 SF
9	LOT 21	STAIR	39 SF
9	LOT 22	ENTRY	1181 SF
9	LOT 22	DINING ROOM	169 SF
9	LOT 22	GARAGE	169 SF
9	LOT 22	KITCHEN	175 SF
9	LOT 22	PANTRY	33 SF
9	LOT 22	P.R.	33 SF
9	LOT 22	FAMILY ROOM	412 SF
9	LOT 22	STAIR	41 SF
9	LOT 22	STAIR	6827 SF

- SCHEMATIC WALL LEGEND
- UNIT C
 - UNIT E
 - UNIT F
 - CONCRETE WALL
 - CMU WALL
 - PARTITION WALL

TOWNHOUSE NET SF.

1

DATE: 12/15/17
 PROJECT NO: 17-11
 DRAWING NAME: TOWNHOUSE NET SF
 DRAWING SCALE: AS SHOWN
 CHECKED BY: A-111
 SHEET NO: 1

A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
 8315 SW 122nd ST.
 MIAMI, FLORIDA 33156

JAVIER FONT, ARCH. No. 12547

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 Email: info@behar-font.com

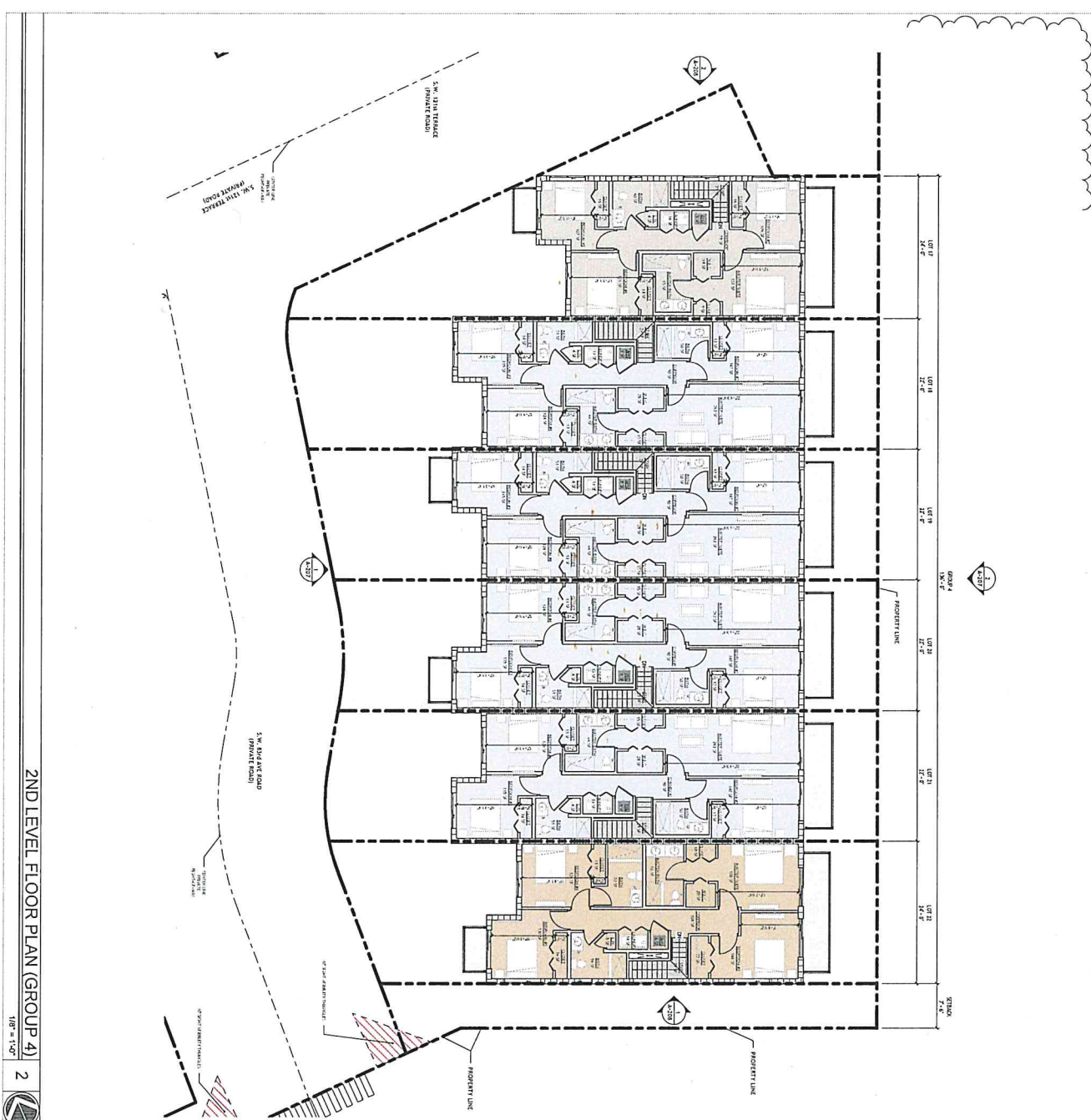
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DATE: 12/15/17
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 DRAWING NAME: TOWNHOUSE NET SF
 DRAWING SCALE: AS SHOWN
 CHECKED BY: A-111
 SHEET NO: 1

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DATE: 12/15/17
 PROJECT NO: 17-11
 DRAWING NAME: TOWNHOUSE NET SF
 DRAWING SCALE: AS SHOWN
 CHECKED BY: A-111
 SHEET NO: 1



2ND LEVEL FLOOR PLAN (GROUP 4) 2



108 - 149

TOWNHOUSE NET SF. 1

Lot #	Number	Name	Area
101	101	NET AREA	5899 SF

Lot #	Number	Name	Area
101	101	NET AREA	5899 SF

Lot #	Number	Name	Area
101	101	NET AREA	5899 SF

Lot #	Number	Name	Area
101	101	NET AREA	5899 SF

Lot #	Number	Name	Area
101	101	NET AREA	5899 SF

Lot #	Number	Name	Area
101	101	NET AREA	5899 SF

Lot #	Number	Name	Area
101	101	NET AREA	5899 SF

Lot #	Number	Name	Area
101	101	NET AREA	5899 SF

DATE: 05-24-19
PROJECT NO: 1905-0001
DRAWING NAME: TOWNHOUSE NET SF
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: A-112

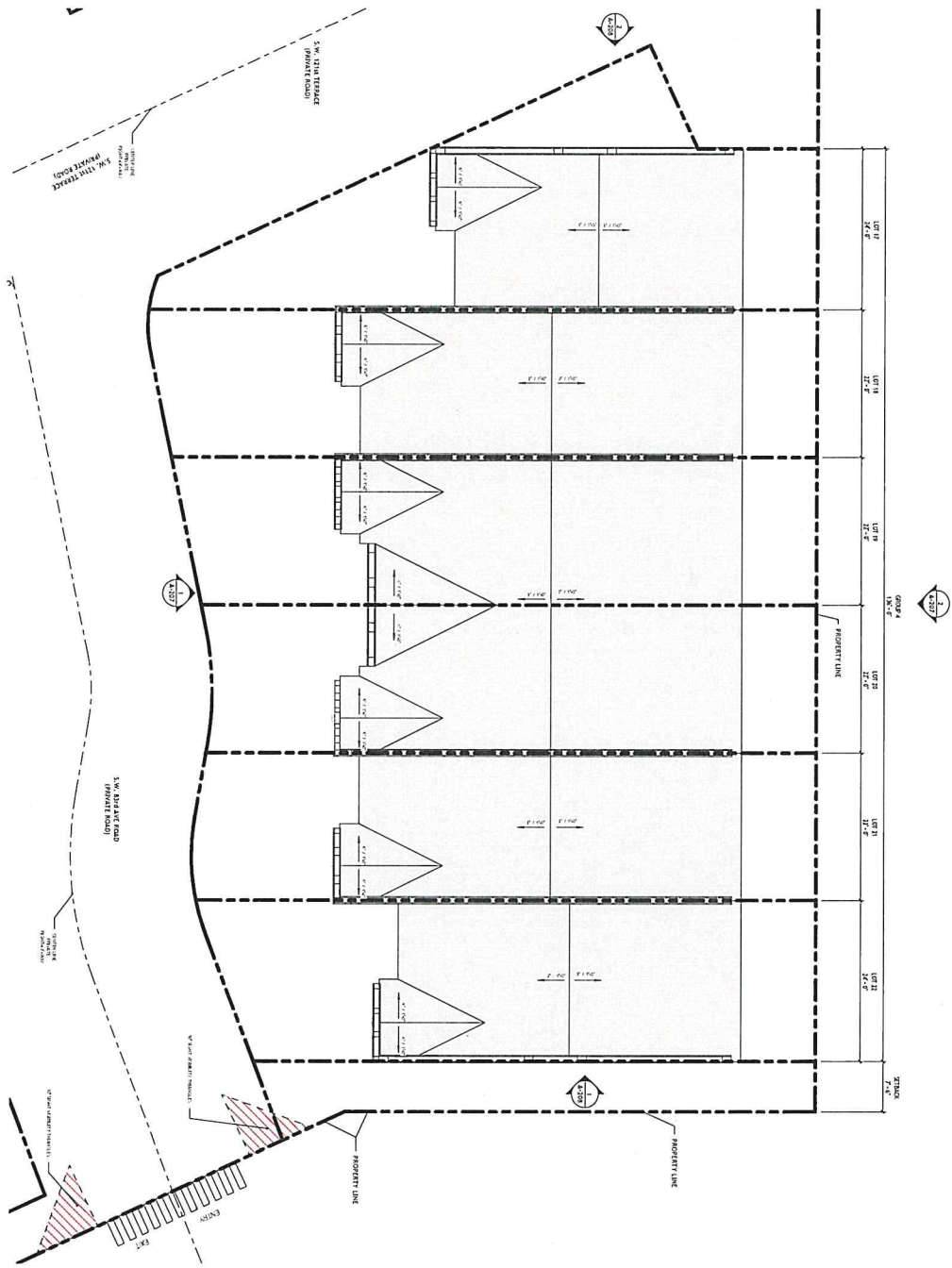
A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
8115 SW 122nd ST.
MIAMI, FLORIDA 33156

JANIER FONT, ARCHITECT
12547
07-603-05700

SEAL: Digitally signed by Janier Font
Date: 2019.05.24 10:07:46 -0400

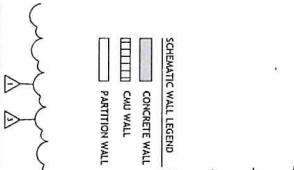
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ARCHITECTS & INTERIORS
11111
07-603-05700

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ROOF FLOOR PLAN (GROUP 4) 1

108-1427



DATE: 02/26/2026
 PROJECT NO.: 108-1427
 DRAWING NAME: ROOF FLOOR PLAN
 DRAWN BY: J.F.
 CHECKED BY: J.F.
 SHEET NO.: A-113

A TOWNHOME COMMUNITY

TREE HAUZZ RESIDENTIAL

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 MIAMI, FLORIDA 33156

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JAVIER FONT AR No. 12547



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 www.beharfont.com



EXISTING TREE DISPOSITION CHART

NO.	COMMON NAME	DBH IN	HGT FT	CONDITION	STATUS	DISPOSITION	REMARKS	CATEGORY	SOFT
1	Diverse tree	18	42	49	POOR	NOT N/AIVE	REMOVE	3407	
2	Diverse tree	13	42	25	POOR	NOT N/AIVE	REMOVE	2498	
3	Diverse tree	19	44	35	POOR	NOT N/AIVE	REMOVE	4616	
4	5/17/21m Curat	22	50	23	FAIR	EVALUATE	REMOVE	NA	
5	Diverse tree	12	44	39	POOR	NOT N/AIVE	REMOVE	1616	
6	Diverse tree	16	46	35	POOR	NOT N/AIVE	REMOVE	1616	
7	Diverse tree	49	36	59	POOR	NOT N/AIVE	REMOVE	3440	
8	Diverse tree	35	56	50	POOR	NOT N/AIVE	REMOVE	1623	
9	5/17/21m Curat	22	50	23	FAIR	EVALUATE	REMOVE	2014	
10	Diverse tree	12	44	39	POOR	NOT N/AIVE	REMOVE	3148	
11	Diverse tree	12	44	39	POOR	NOT N/AIVE	REMOVE	1287	
12	Leiki-Strawberry	40	46	25	GOOD	NOT N/AIVE	REMOVE	2216	
13	Leiki-Strawberry	34	35	40	GOOD	NOT N/AIVE	REMOVE	2236	
14	Leiki-Strawberry	34	35	40	GOOD	NOT N/AIVE	REMOVE	2236	
15	Diverse tree	23	68	72	POOR	NOT N/AIVE	REMOVE	4054	
16	Diverse tree	12	35	45	FAIR	NOT N/AIVE	REMOVE	1884	
17	Ficus benjamina	48	50	60	POOR	NOT N/AIVE	REMOVE	5024	
18	Ficus benjamina	48	50	60	POOR	NOT N/AIVE	REMOVE	5024	
19	Condalia verticillata	16	42	45	POOR	W/AIVE	REMOVE	1039	
20	Condalia verticillata	22	42	45	POOR	W/AIVE	REMOVE	1546	
21	Ficus benjamina	14	45	45	FAIR	NOT N/AIVE	REMOVE	2216	
22	Quercus agrifolia	15	60	48	GOOD	NOT N/AIVE	REMOVE	1634	
23	Quercus agrifolia	16	50	48	GOOD	NOT N/AIVE	REMOVE	623	
24	Quercus agrifolia	17	38	35	POOR	NOT N/AIVE	REMOVE	5014	
25	Quercus agrifolia	17	38	35	POOR	NOT N/AIVE	REMOVE	5014	
26	Diverse tree	12	38	45	GOOD	NOT N/AIVE	REMAIN	1584	

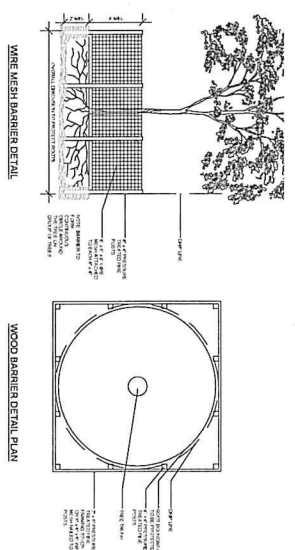
SEE 24-24-4 MEASUREMENT REQUIREMENTS FOR TREE REMOVAL CALCULATIONS

TABLE 1.17 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)
 TABLE 1.18 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)
 TABLE 1.19 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)
 TABLE 1.20 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)
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 TABLE 1.86 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)
 TABLE 1.87 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)
 TABLE 1.88 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)
 TABLE 1.89 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)
 TABLE 1.90 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)
 TABLE 1.91 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)
 TABLE 1.92 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)
 TABLE 1.93 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)
 TABLE 1.94 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)
 TABLE 1.95 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)
 TABLE 1.96 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)
 TABLE 1.97 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)
 TABLE 1.98 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)
 TABLE 1.99 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)
 TABLE 1.100 of Specifications from 1215 Urban Code Amendment 2014-15 as Amended (S 11.1)



DISPOSITION PLAN

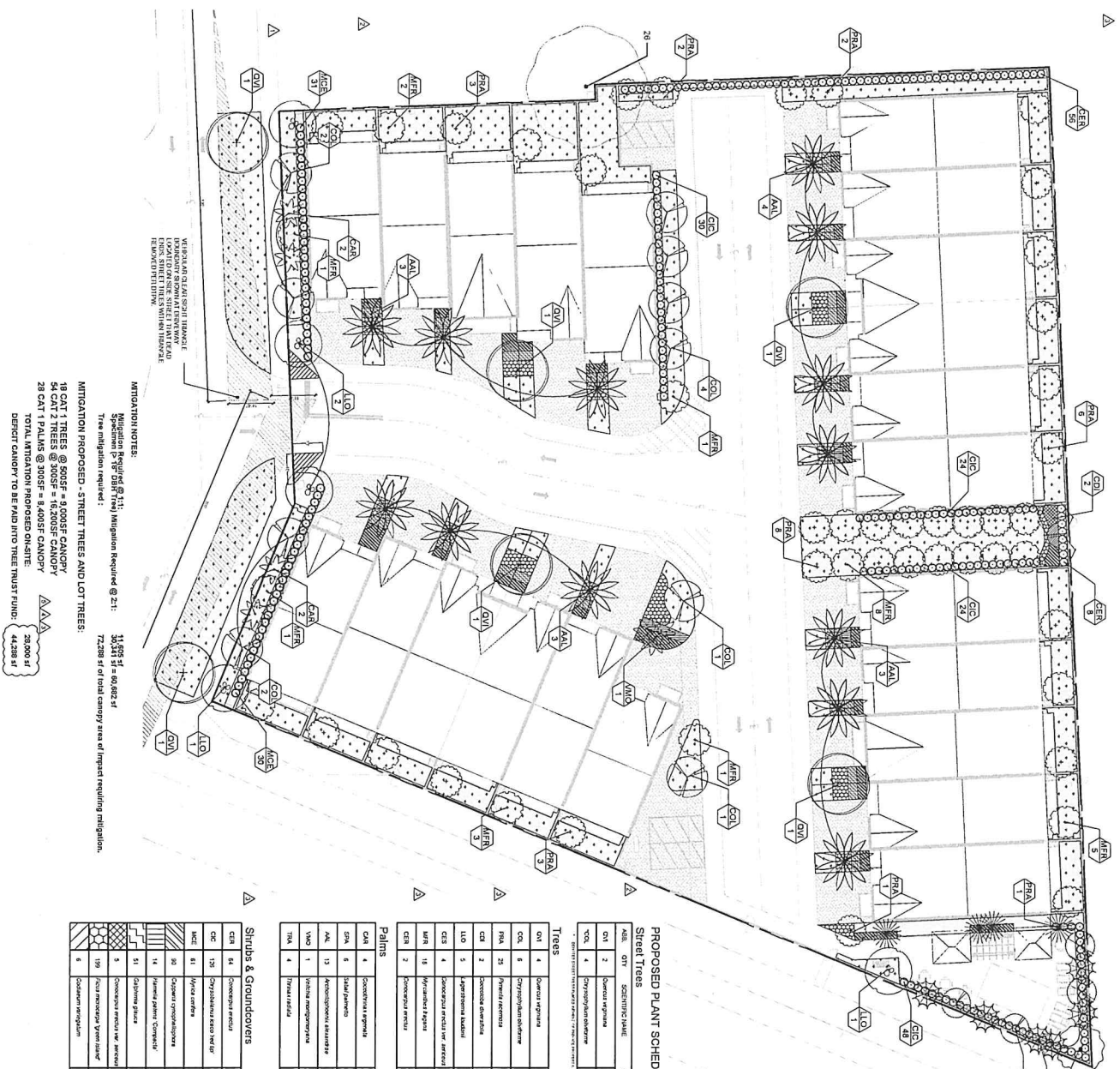
DRIVEN BY: JF
 CHECKED BY: DC
 DATE: 07.14.2025
 SHEET NAME: DISPOSITION PLAN
 SHEET NUMBER: L-01



TREE HAUZZ
 50' 0" DIA
 10' 0" DIA
 5' 0" DIA
 2' 0" DIA
 1' 0" DIA
 0' 6" DIA
 0' 3" DIA
 0' 1" DIA

walk
 LANDSCAPE ARCHITECTURE
 1000 S.W. 15TH AVENUE, SUITE 100
 MIAMI, FL 33135
 P: 305.371.1111
 F: 305.371.1112
 E: info@walkla.com
 W: www.walkla.com

CLIENT: 8115 SW 72nd St
 Miami, FL 33156



MITIGATION NOTES:
 11,897 sq ft of total canopy area of impact requiring mitigation.
 72,239 sq ft of total canopy area of impact requiring mitigation.

MITIGATION PROPOSED - STREET TREES AND LOT TREES:
 18 CAT 1 TREES @ 800SF CANOPY
 28 CAT 1 TREES @ 300SF = 8,400SF CANOPY
 TOTAL MITIGATION PROPOSED ON-SITE:
 28,000 sq ft
 44,239 sq ft

PROPOSED PLANT SCHEDULE

AML	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	REUSE	CLIMATE	HEIGHT	SHRUB	SPREAD	SPECIFICATIONS	MITIGATION
QVA	2	Quercus virginiana	Live Oak	YES	HIGH	WET/CDL	10-12'	NO	10-12'	10-12' x 10-12' canopy	2,000
QVA	2	Quercus virginiana	Live Oak	YES	HIGH	WET/CDL	10-12'	NO	10-12'	10-12' x 10-12' canopy	2,000
QVA	2	Quercus virginiana	Live Oak	YES	HIGH	WET/CDL	10-12'	NO	10-12'	10-12' x 10-12' canopy	2,000

Shrubs & Groundcovers

AML	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	REUSE	CLIMATE	HEIGHT	SHRUB	SPREAD	SPECIFICATIONS	MITIGATION
QVA	4	Quercus virginiana	Live Oak	YES	HIGH	WET/CDL	10-12'	NO	10-12'	10-12' x 10-12' canopy	2,000
QVA	4	Quercus virginiana	Live Oak	YES	HIGH	WET/CDL	10-12'	NO	10-12'	10-12' x 10-12' canopy	2,000

Palms

AML	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	REUSE	CLIMATE	HEIGHT	SHRUB	SPREAD	SPECIFICATIONS	MITIGATION
QVA	4	Quercus virginiana	Live Oak	YES	HIGH	WET/CDL	10-12'	NO	10-12'	10-12' x 10-12' canopy	2,000

PLANTING PLAN

11,897 sq ft of total canopy area of impact requiring mitigation.
 72,239 sq ft of total canopy area of impact requiring mitigation.

MITIGATION PROPOSED - STREET TREES AND LOT TREES:
 18 CAT 1 TREES @ 800SF CANOPY
 28 CAT 1 TREES @ 300SF = 8,400SF CANOPY
 TOTAL MITIGATION PROPOSED ON-SITE:
 28,000 sq ft
 44,239 sq ft

REVISIONS

NO.	DATE	DESCRIPTION
1	01/23/2025	ISSUED FOR PERMIT
2	02/10/2025	REVISION: 12.01.2025
3	02/10/2025	REVISION: 01.20.2025
4	02/10/2025	REVISION: 01.20.2025

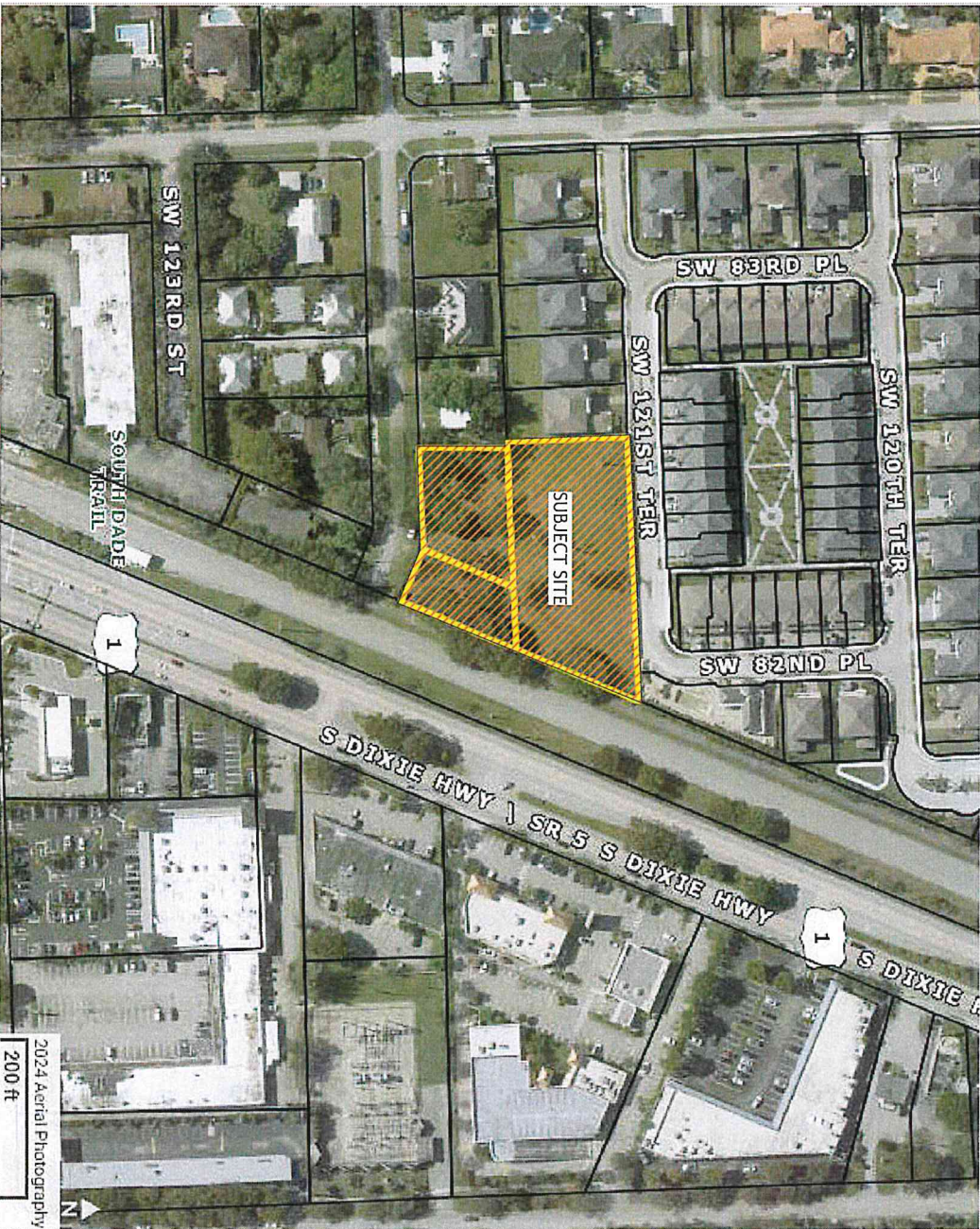
walk

LANDSCAPE ARCHITECTURE

8135 SW 122nd St
 Miami, FL 33156
 Phone: 305.444.3333
 Fax: 305.444.3334
 Email: info@walkla.com

REGISTERED LANDSCAPE ARCHITECT
 STATE OF FLORIDA
 No. 12987
 Exp. 12/31/2026

PROJECT: TREE HAZZ
 SHEET: PLANTING PLAN
 DATE: 01/23/2025



LOCATION MAP

SCALE: 1" = 100'-0"

LOT LOCATION



2024 Aerial Photography
200 ft

DATE: 07/25/24
 PROJECT NO.: 24-0001
 DRAWING NAME: LOT LAYOUT
 DRAWN BY: JAVIER FONT
 CHECKED BY: JAVIER FONT
 SHEET NO.: G-005

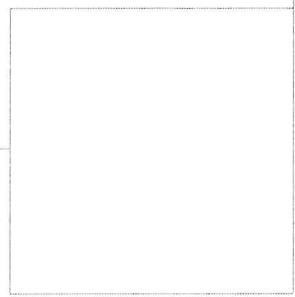
A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
 8315 SW 122nd ST.
 MIAMI, FLORIDA 33156

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JAVIER FONT AR No. 12547



SEAL:





VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7



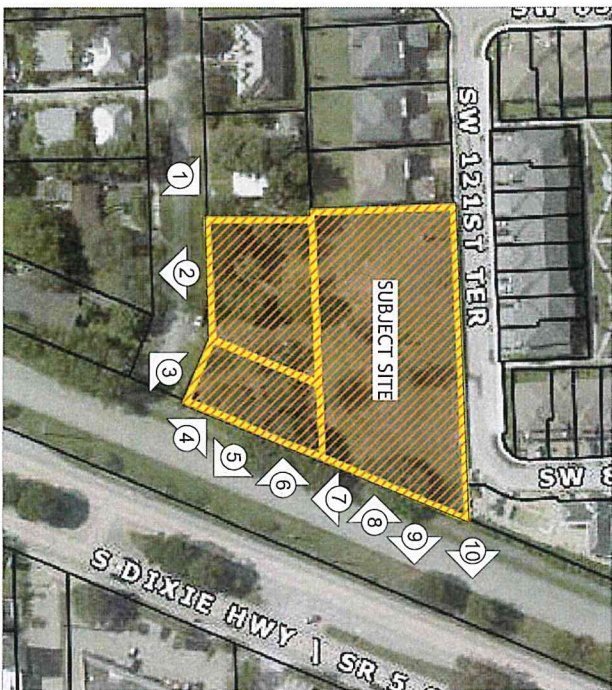
VIEW 8



VIEW 9



VIEW 10



CONTEXT PLAN

LOT LOCATION

SCALE: 1" = 100'-0"

BEHAR FONT
 ARCHITECTS, P.A.
 10000 SW 15th St, Suite 100
 Miami, FL 33185
 (305) 555-1111

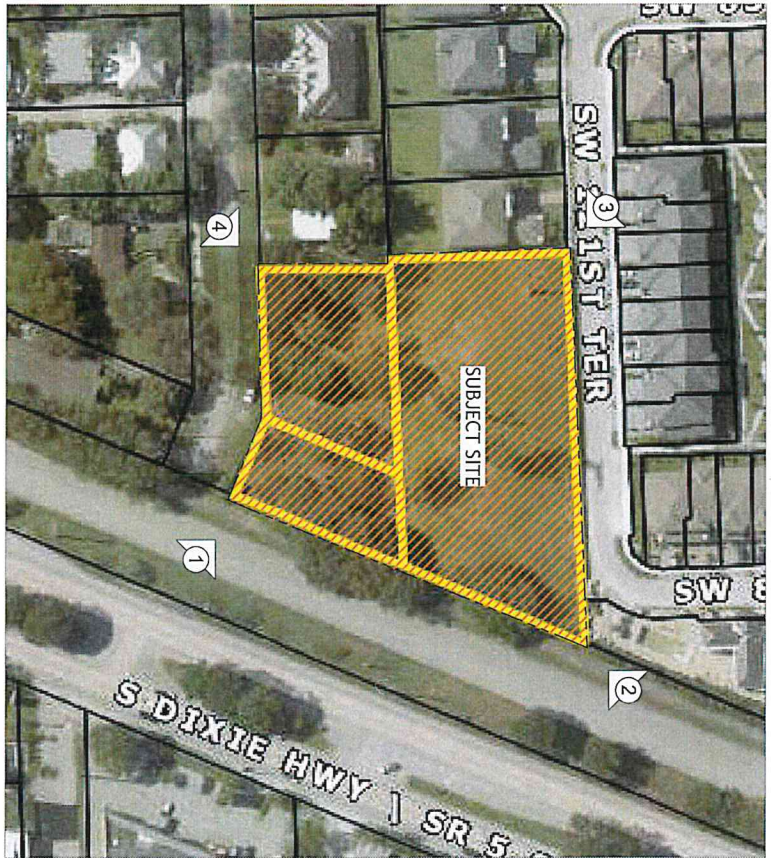


JAVIER FONT, AIA No. 12547

A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
 8115 SW 122nd ST.
 MIAMI, FLORIDA 33156

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DATE: 03/18/2025
 PROJECT NO.: 2444
 DRAWING NAME: TOWNHOME
 DESIGNER: JAVIER FONT
 CHECKED BY: JAVIER FONT
 SHEET NO.: G-006



⊕ SITE PHOTOGRAPHS

SCALE: 1" = 82'-0"

▨ LOT LOCATION



SEAL:

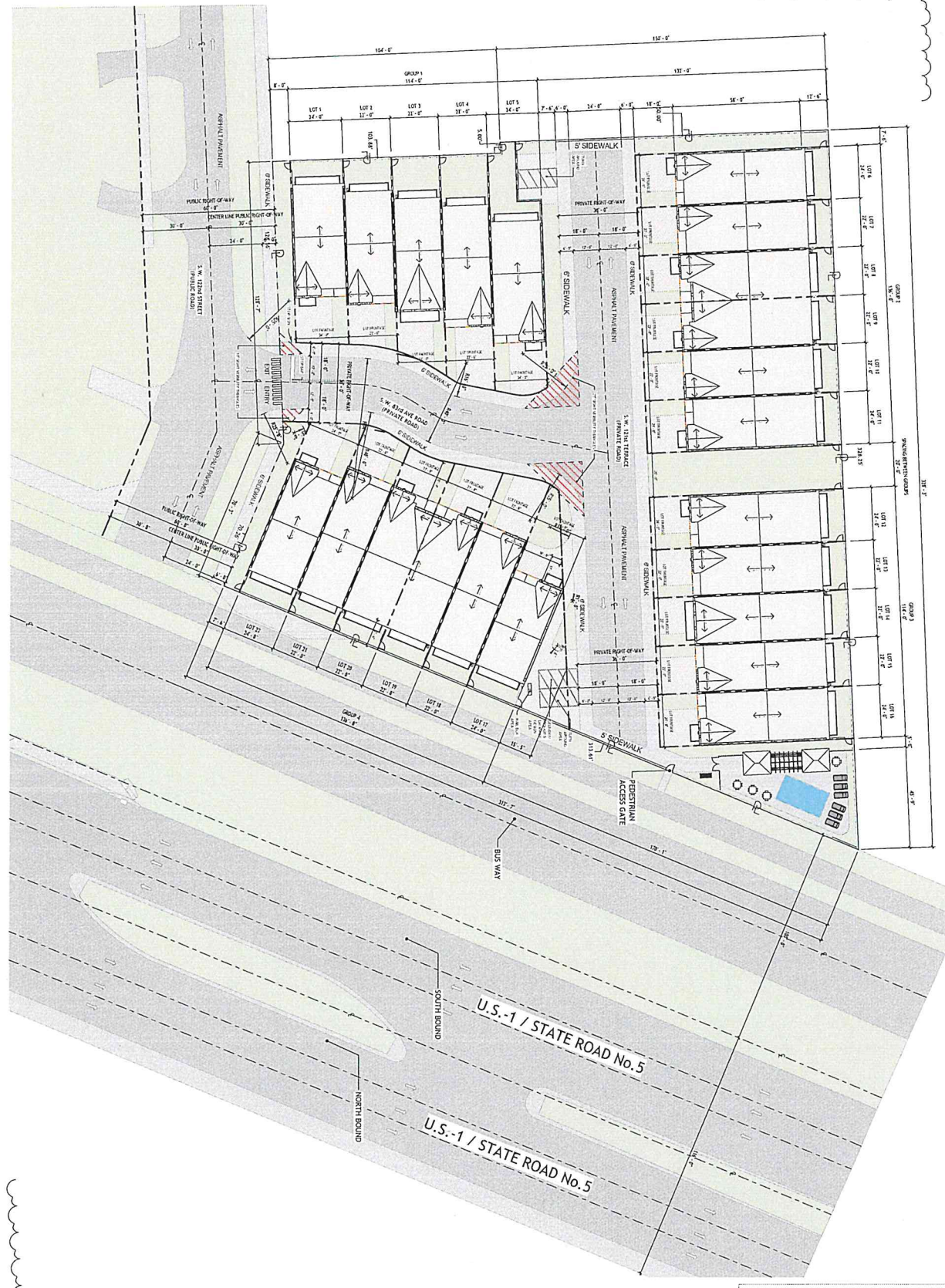


JAVIER FONT, A.R. No. 12847

A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
 8115 SW 122nd ST.
 MIAMI, FLORIDA 33156

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DATE: 02/25/2025
 PROJECT NO.: 25-007
 DRAWING NAME: SITE PHOTOGRAPHS
 DRAWN BY: JAVIER FONT
 CHECKED BY: JAVIER FONT
 SHEET NO.: G-007



OVERALL ROOF SITE PLAN
1" = 20'-0"

DATE: 12/23/21 PM
PROJECT NO:
DRAWING NAME:
OVERALL SITE PLAN
DRAWN BY:
CHECKED BY:
SHEET NO. A-100

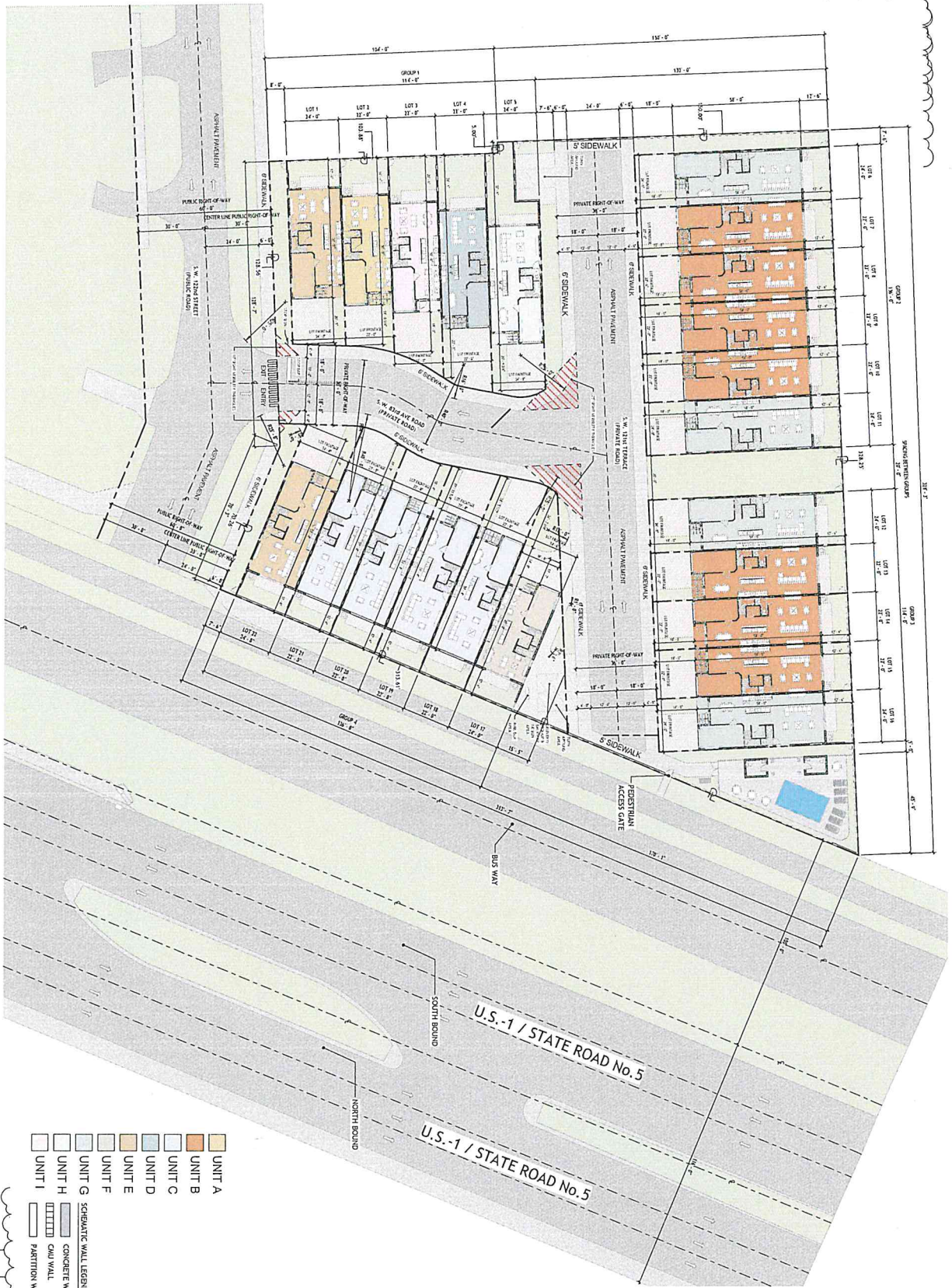
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TREE HAUZZ RESIDENTIAL
8315 SW 122nd ST.
MIAMI, FLORIDA 33156

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JAVIER FONT AR No. 12547

SEAL:
Digitally signed by Javier Font
DN: cn=Javier Font, o=BEHAR FONT PARTNERS, P.A., email=jfont@beharfont.com, c=US
1331098-0700

BEHAR · FONT
ARCHITECTS · ENGINEERS · INTERIORS



GROUND FLOOR SITE PLAN
1
1" = 20'-0"

DATE: 09/27/20
DRAWING NO: 20-01
PROJECT NO: 20-01
PLAN BY: J.F.
CHECKED BY: J.F.
SHEET NO: A-101

A TOWNHOME COMMUNITY

TREE HAUZZ RESIDENTIAL

8315 SW 122nd ST.
MIAMI, FLORIDA 33156

JAVIER FONT AR No. 12547

Digitally signed by Javier Font
2025.12.19
07:44:50-0500

SEAL:

BEHAR-FONT PARTNERS, P.A.
REGISTERED PROFESSIONAL ARCHITECTS
MIAMI, FLORIDA

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BEHAR-FONT PARTNERS, P.A.
REGISTERED PROFESSIONAL ARCHITECTS
MIAMI, FLORIDA

LEGAL DESCRIPTION

The South 150 feet of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 being westerly of the Florida East Coast Railroad right of way, except the West 120 feet thereof, being and being in Miami-Dade County, Florida.

AND The West 150 feet thereof of Section 4C of South Kendall, according to the partition as recorded in Plat Book 28, Page 57, Public Records of Miami-Dade County, Florida.

AND The East 60 feet of Section 4C of South Kendall, according to the partition as recorded in Plat Book 28, Page 57, Public Records of Miami-Dade County, Florida.

AND The East 60 feet of Section 4C of South Kendall, according to the partition as recorded in Plat Book 28, Page 57, Public Records of Miami-Dade County, Florida.

AND Beginning at a point on the northerly side of SW 122 Street, (formerly Yale Avenue), distant westerly 355 feet from the corner formed by the intersection of the said northerly line of SW 122 Street and the Eastern line of SW 124 Street, (formerly the Eastern line of the Miami River), thence westerly along the northerly boundary line of the property shown on the within referred to subdivision map 35 feet, thence southerly and at right angles to the northerly line of SW 122 Street 150 feet, thence easterly and at right angles to the northerly line of SW 122 Street 150 feet, thence southerly and at right angles to the northerly line of SW 122 Street 150 feet, thence easterly and at right angles to the northerly line of SW 122 Street 150 feet, more or less, to the point of beginning together with improvements thereon.

Containing 66,182 Square Feet or 1.59 Acres, more or less, by calculations.

Property Address and Tax File Number:
6315 SW 122 Street Miami, Florida 33156
File No. 30-5015-000-0350

1 LEGAL DESCRIPTION

SCALE: 1/4" = 10'

ZONING INFORMATION

ZONING DESIGNATION	DESCRIPTION
FOLIO:	30-5015-000-0350
PROPOSED ZONING DISTRICT:	RU-3M UNDER RU-TH REGULATION
GROSS AREA:	74,950 SF (1,726 ACRES)
NET AREA:	69,182 SF (1,582 ACRES)
BUILDING DISPOSITION LOT OCCUPATION	REQUIRED / ALLOWED
A. MAXIMUM DENSITY (RU-3M)	MAX. 12.9 UNITS PER GROSS ACRE (12.9 X 1,726 SF = 22.19 UNITS)
B. MINIMUM SITE SIZE	MIN. 1 NET ACRE (43,560 SF)
C. NET LOT AREA PER UNIT	1,280 SQUARE FEET MINIMUM; 1,500 SQUARE FEET AVERAGE FOR A GROUP
D. HEIGHT	40 FEET MAXIMUM
E. GROSS TOWNHOUSE SIZE	600-SQUARE FOOT FLOOR AREA MINIMUM, 800-SQUARE FOOT AVERAGE
F. GROUPING LENGTH	40-FOOT MAXIMUM
G. PATIO AREA PER UNIT	40-SQUARE FEET MINIMUM ENCLOSED WITH 6 FEET MINIMUM HEIGHT WALL, EXCLUSIVE OF PARKING AND SERVICE AREA.
BUILDING SETBACKS (RU-TH)	REQUIRED / ALLOWED
A. FRONT SETBACK	15 FEET MINIMUM FROM THE NEAREST EDGE OF FRONTWALK PAVEMENT. IF FRONT WALK IS NOT PROVIDED, SETBACK IS REQUIRED. IF GARAGES ARE PROVIDED, A 50-FOOT SETBACK TO THE GARAGE IS REQUIRED.
B. REAR SETBACK	15 FEET MINIMUM SETBACK. A 45-FOOT GREENBELT SHALL BE PROVIDED BETWEEN REAR LOT LINES. THE GREENBELT SHALL BE 5 FEET WIDE FROM THE REAR SETBACK TO THE GARAGE IS PROVIDED.
C. SPACING BETWEEN GROUPS	20 FEET, 15 FEET OF WHICH SHALL BE FREE OF ENCUMBRANCES. THE REMAINING 5 FEET MAY BE ENCLOSED BY FENCES AND WALKWAYS TOWARD THE TOWNHOUSE.
D. RESIDENTIAL INTERIOR SIDE SETBACK	15 FEET MINIMUM FROM THE END OF A GROUP OF TOWNHOUSES TO THE NEAREST SIDE WALKWAY. THE REMAINING 7 FEET MAY BE ENCLOSED BY FENCES AND WALKWAYS WHICH MAY BE ENCLOSED BY A PRIVACY FENCE 1/2 THE DEPTH OF THE TOWNHOUSE.
BUILDING DISPOSITION LOT OCCUPATION	REQUIRED / ALLOWED
A. PARKING	A MINIMUM OF 2.25 PARKING SPACES PER UNIT ARE REQUIRED, EITHER ON THE TOWNHOUSE LOT OR OFF-SITE IN A CONVENIENT COMMONLY OWNED FACILITY WITHIN THE TOWNHOUSE DEVELOPMENT. ONLY 4 COMMONLY OWNED SPACES ARE PERMITTED IN A GROUP WITHOUT A LANDSCAPE ELEMENT.
OPEN SPACE REQUIREMENTS	22 X 2.25 = 49.5 PARKING SPACES
A. COMMON OPEN SPACE	A MINIMUM OF 30% OF THE SITE MUST BE COMMON OPEN SPACE (69,182 SF X 30% = 20,754.6 SF MIN)
	50% OF WHICH SHALL BE LANDSCAPED AND FREE OF BUILDINGS AND OFF-STREET PARKING AREAS, AND THE REMAINING (20,754.6 X 50% = 10,377.3 MIN)
	50% MAY BE USED FOR ENTRANCE FEATURES, CANALS, LAKES, PEDESTRIAN WALKWAYS AND RECREATIONAL USES. (20,754.6 X 50% = 10,377.3 MIN)

2 ZONING LEGEND

SCALE: 1/4" = 10'

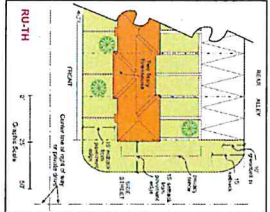
REQUIRED / ALLOWED	PROVIDED	REMARK	WAVERS/NOTES
19% (12,200.17 SF)	44 PARKING SPACES (2 SPACES PER UNIT)	REFER TO SHEET A-102, A-105, A-106 & A-111	WAVERS/VARIANCE REQUIRED
43% (5,563.97 SF)	57% (7,266.20 SF)	REFER TO SHEET G-013	WAVERS/VARIANCE REQUIRED



3 VICINITY MAP
SCALE: 1/4" = 10'



4 PRIMARY ZONE (MULTIFAMILY)
SCALE: 1/4" = 10'



5 SETBACK DIAGRAM
SCALE: 1/4" = 10'

DATE: 03/23/25 PM
PROJECT: TREE HAUZZ RESIDENTIAL
DRAWN BY: JAVIER FONT
CHECKED BY: JAVIER FONT
SHEET NO: G-003

A TOWNHOUSE COMMUNITY
TREE HAUZZ RESIDENTIAL
8315 SW 122nd St.
MIAMI, FLORIDA 33156

JAVIER FONT, ARCH. NO. 12547
SEAL:

BEHAR FOUNTAIN
ARCHITECTS
SEAL:

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NET LOT AREA PER UNIT - GROUP 1

Group #	Lot #	Area	None	Percentage	Average Area
GROUP 1	LOT 1	2059.41 SF	NET LOT AREA	20%	401.88 SF
GROUP 1	LOT 2	1850.93 SF	NET LOT AREA	20%	370.19 SF
GROUP 1	LOT 3	2044.12 SF	NET LOT AREA	20%	412.82 SF
GROUP 1	LOT 4	2314.83 SF	NET LOT AREA	20%	462.97 SF
GROUP 1	LOT 5	1899.49 SF	NET LOT AREA	100%	2131.17 SF

NET LOT AREA PER UNIT - GROUP 2

Group #	Lot #	Area	None	Percentage	Average Area
GROUP 2	LOT 6	3124.89 SF	NET LOT AREA	13%	352.89 SF
GROUP 2	LOT 7	1947.00 SF	NET LOT AREA	17%	324.50 SF
GROUP 2	LOT 8	1847.00 SF	NET LOT AREA	20%	369.40 SF
GROUP 2	LOT 9	1947.00 SF	NET LOT AREA	17%	324.50 SF
GROUP 2	LOT 10	1947.00 SF	NET LOT AREA	17%	324.50 SF
GROUP 2	LOT 11	2143.00 SF	NET LOT AREA	17%	354.00 SF
GROUP 2	LOT 12	1239.00 SF	NET LOT AREA	100%	2006.00 SF

NET LOT AREA PER UNIT - GROUP 3

Group #	Lot #	Area	None	Percentage	Average Area
GROUP 3	LOT 13	2143.00 SF	NET LOT AREA	20%	424.60 SF
GROUP 3	LOT 14	1947.00 SF	NET LOT AREA	20%	389.40 SF
GROUP 3	LOT 15	1847.00 SF	NET LOT AREA	20%	369.40 SF
GROUP 3	LOT 16	2143.00 SF	NET LOT AREA	20%	424.60 SF
GROUP 3	LOT 17	1008.99 SF	NET LOT AREA	100%	2017.60 SF

NET LOT AREA PER UNIT - GROUP 4

Group #	Lot #	Area	None	Percentage	Average Area
GROUP 4	LOT 18	1449.56 SF	NET LOT AREA	100%	2463.21 SF

NET LOT AREA PER UNIT - GROUP 1

Group #	Lot #	Area	None	Percentage	Average Area
GROUP 1	LOT 1	1153.56 SF	NET LOT AREA	100%	1153.56 SF

NET LOT AREA PER UNIT - GROUP 2

Group #	Lot #	Area	None	Percentage	Average Area
GROUP 2	LOT 2	1153.56 SF	NET LOT AREA	100%	1153.56 SF

NET LOT AREA PER UNIT - GROUP 3

Group #	Lot #	Area	None	Percentage	Average Area
GROUP 3	LOT 3	1153.56 SF	NET LOT AREA	100%	1153.56 SF

NET LOT AREA PER UNIT - GROUP 4

Group #	Lot #	Area	None	Percentage	Average Area
GROUP 4	LOT 4	1153.56 SF	NET LOT AREA	100%	1153.56 SF

NET LOT AREA PER UNIT - GROUP 1

Group #	Lot #	Area	None	Percentage	Average Area
GROUP 1	LOT 1	1153.56 SF	NET LOT AREA	100%	1153.56 SF

NET LOT AREA PER UNIT - GROUP 2

Group #	Lot #	Area	None	Percentage	Average Area
GROUP 2	LOT 2	1153.56 SF	NET LOT AREA	100%	1153.56 SF

NET LOT AREA PER UNIT - GROUP 3

Group #	Lot #	Area	None	Percentage	Average Area
GROUP 3	LOT 3	1153.56 SF	NET LOT AREA	100%	1153.56 SF

NET LOT AREA PER UNIT - GROUP 4

Group #	Lot #	Area	None	Percentage	Average Area
GROUP 4	LOT 4	1153.56 SF	NET LOT AREA	100%	1153.56 SF

NET AVERAGE AREA PER TOWNHOUSE

GROSS AVERAGE AREA PER TOWNHOUSE

NET AVERAGE AREA PER TOWNHOUSE

GROSS AVERAGE AREA PER TOWNHOUSE

NET TOWNHOUSE AREA PER LOT

Group #	Lot #	Area	Percentage	Average Area
GROUP 1	LOT 1	1153.56 SF	100%	1153.56 SF

GROSS TOWNHOUSE AREA PER LOT COPY 1

Group #	Lot #	Area	Percentage	Average Area
GROUP 1	LOT 1	1153.56 SF	100%	1153.56 SF

NET TOWNHOUSE AREA PER LOT

Group #	Lot #	Area	Percentage	Average Area
GROUP 1	LOT 1	1153.56 SF	100%	1153.56 SF

GROSS TOWNHOUSE AREA PER LOT COPY 1

Group #	Lot #	Area	Percentage	Average Area
GROUP 1	LOT 1	1153.56 SF	100%	1153.56 SF

BEHAR FONT
 BEHAR FONT PARTNERS, P.A.
 2025 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
 8115 SW 122nd ST.
 MIAMI, FLORIDA 33156

DATE: 04-04-24
 PROJECT NO: 24-00000000
 DRAWING NAME: GROSS LOT AREA
 CHECKED BY: G-004
 SHEET NO: 1

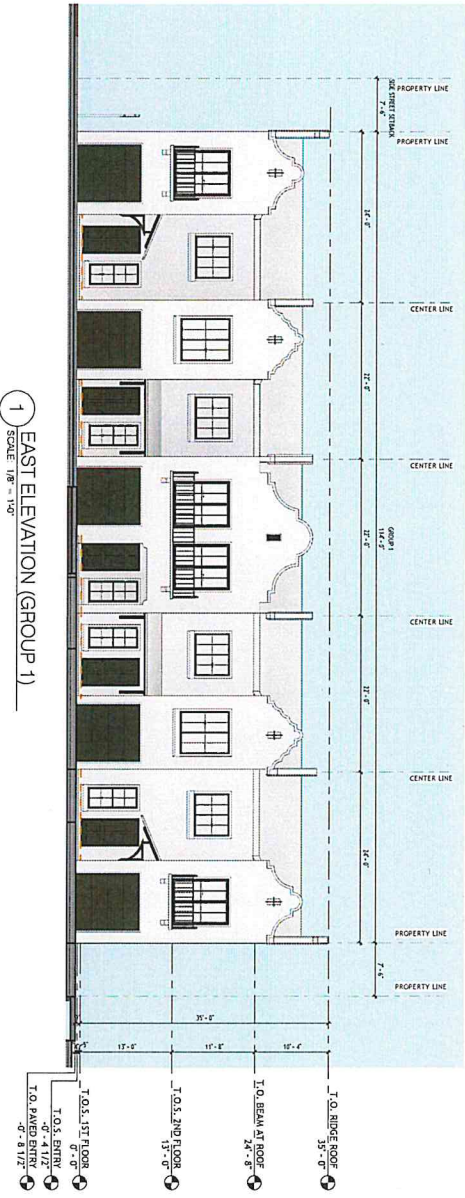
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 DRAWING NAME: GROSS LOT AREA
 CHECKED BY: G-004
 SHEET NO: 1

DATE: 04-04-24
 PROJECT NO: 24-00000000
 DRAWING NAME: GROSS LOT AREA
 CHECKED BY: G-004
 SHEET NO: 1

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 PROJECT NO: 24-00000000
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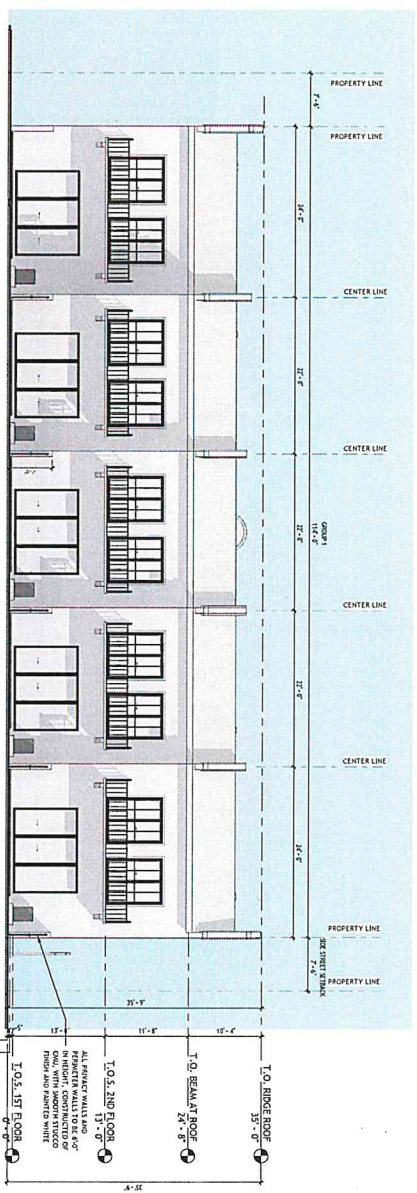
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 PROJECT NO: 24-00000000
 DRAWING NAME: GROSS LOT AREA
 CHECKED BY: G-004
 SHEET NO: 1

DATE: 04-04-24
 PROJECT NO: 24-00000000
 DRAWING NAME: GROSS LOT AREA
 CHECKED BY: G-004
 SHEET NO: 1

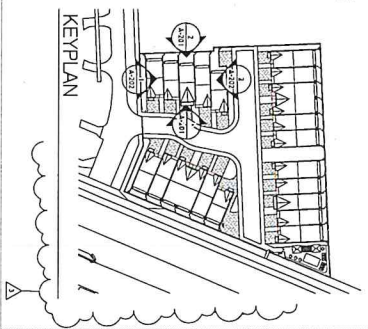


1 EAST ELEVATION (GROUP 1)
SCALE: 1/8" = 1'-0"

PROPOSED ARCHITECTURAL LANGUAGE FOR ALL BUILDING GROUPS.



2 WEST ELEVATION (GROUP 1)
SCALE: 1/8" = 1'-0"



DATE: 04/14/2014
PROJECT NO: 2424
DRAWING NAME: TREE HAUZZ RESIDENTIAL
PROJECT LOCATION: 8315 SW 122ND ST., MIAMI, FL 33156
CHECKED BY: GSK/AN/BJ
SHEET NO: A-201

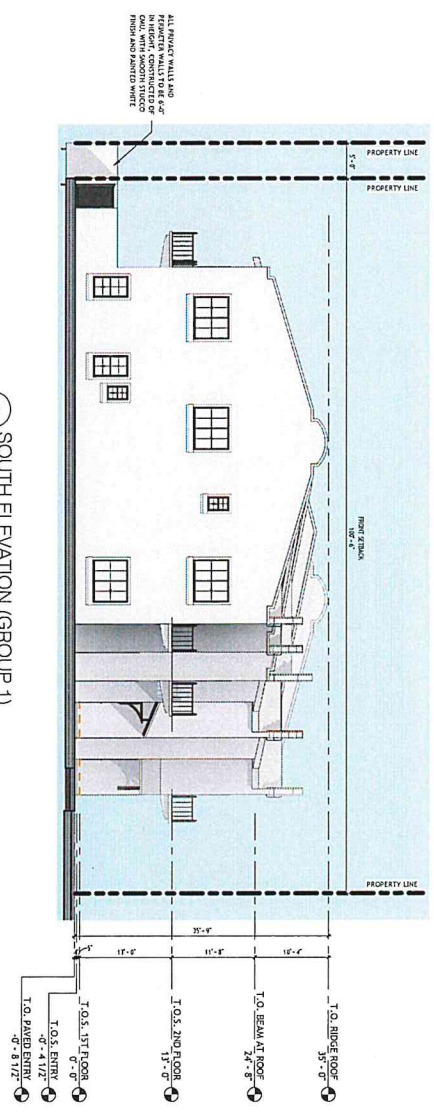
A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
8315 SW 122nd ST.
MIAMI, FLORIDA 33156

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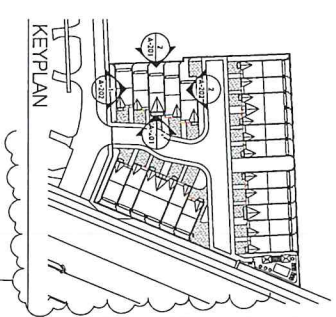
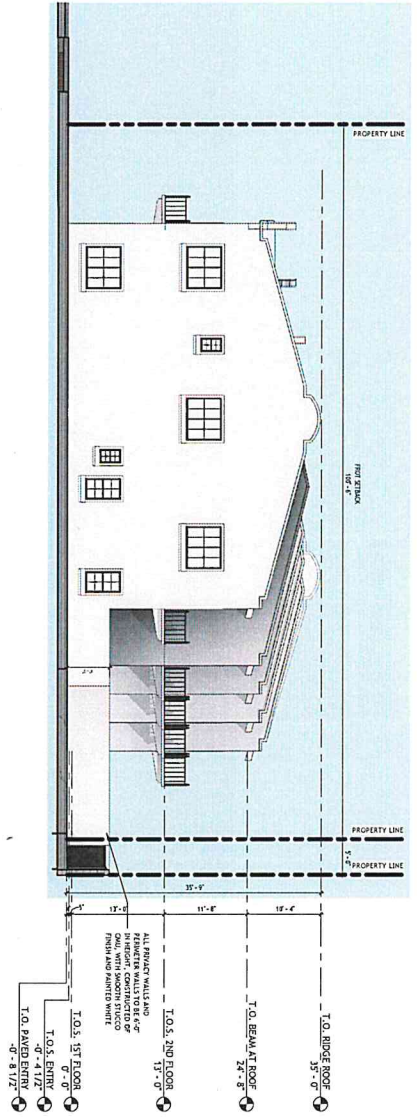
JAVIER FONT, ARCHITECT
SEAL:

BEHAR FOUNT
ARCHITECTS, P.A.
CORPORATE OFFICE: MIAMI, FLORIDA

1 SOUTH ELEVATION (GROUP 1)
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION (GROUP 1)
SCALE: 1/8" = 1'-0"



DATE: JUNE 15, 2015
PROJECT NO: 150558 PM
DRAWING NAME: SOUTH ELEVATION (GROUP 1)
DRAWN BY: ADAM BIV
CHECKED BY: ADAM BIV
SHEET NO: A-202

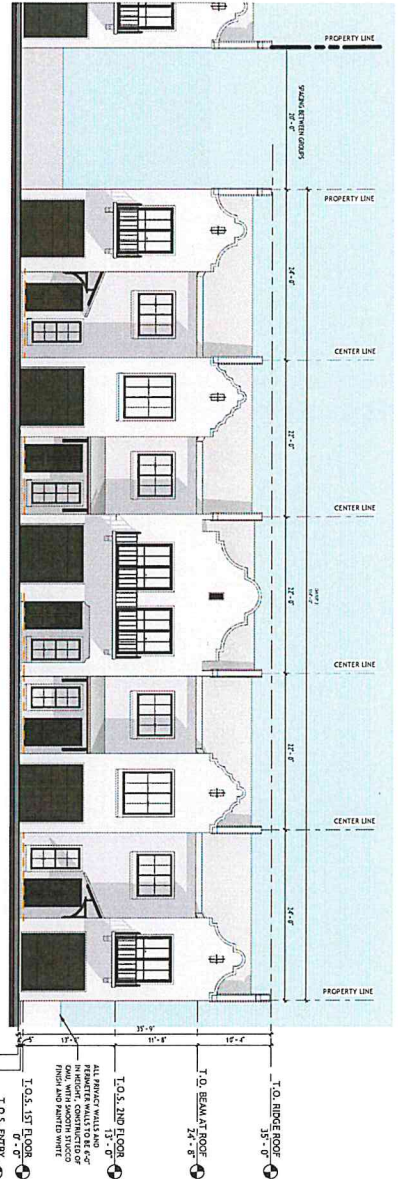
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TREE HAUZZ RESIDENTIAL
8315 SW 122nd ST.
MIAMI, FLORIDA 33156

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JAVIER FONT AR No. 12547

SEAL:

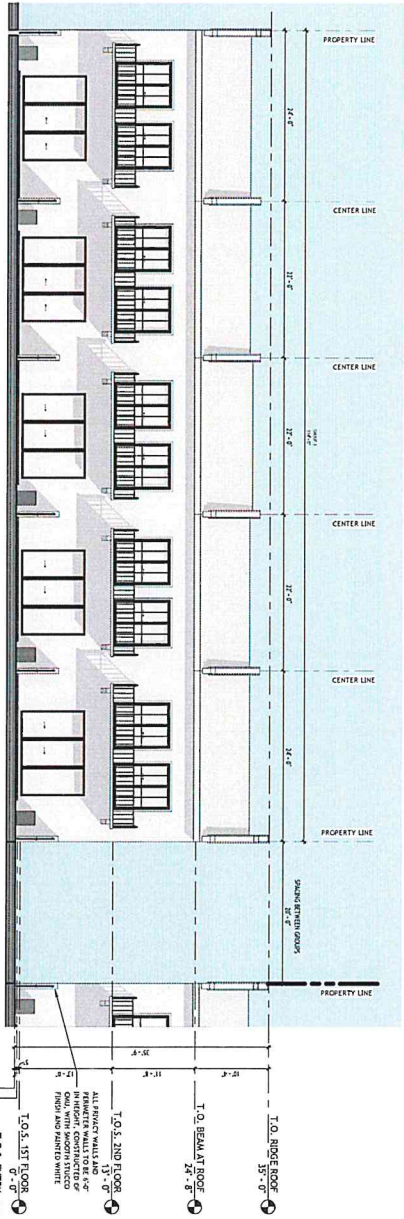
BEHAR · FORT
ARCHITECTS · P.A.
10000 SW 12th St., Suite 100
Miami, FL 33186



1 SOUTH ELEVATION (GROUP 3)
SCALE: 1/8" = 1'-0"

- T.O. RIDGE ROOF 15'-0"
- T.O. BEAM AT ROOF 24'-8"
- T.O.S. 2ND FLOOR 13'-0"
- T.O.S. 1ST FLOOR 0'-0"
- T.O.S. ENTRY 2'-0"
- T.O. PARAD ENTRY 0'-8 1/2"

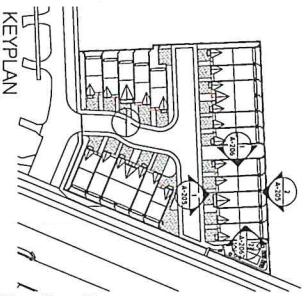
ALL FINISH WALLS AND
FLOORING SHALL BE AS
NOTED. CONTRACTOR TO
PROVIDE AND PAINT
WOOD AND PAINTED
WOOD.



2 NORTH ELEVATION (GROUP 3)
SCALE: 1/8" = 1'-0"

- T.O. RIDGE ROOF 15'-0"
- T.O. BEAM AT ROOF 24'-8"
- T.O.S. 2ND FLOOR 13'-0"
- T.O.S. 1ST FLOOR 0'-0"
- T.O.S. ENTRY 2'-0"
- T.O. PARAD ENTRY 0'-8 1/2"

ALL FINISH WALLS AND
FLOORING SHALL BE AS
NOTED. CONTRACTOR TO
PROVIDE AND PAINT
WOOD AND PAINTED
WOOD.



DATE: 05/20/2014
PROJECT NO: 14-00000000
DRAWING NAME: TREE HAUZZ RESIDENTIAL (GROUP 3)
DRAWN BY: JAVIER FONTE
CHECKED BY: JAVIER FONTE
SHEET NO: A-205

A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
8315 SW 122nd ST.
MIAMI, FLORIDA 33156

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JAVIER FONTE, AIA No. 125647

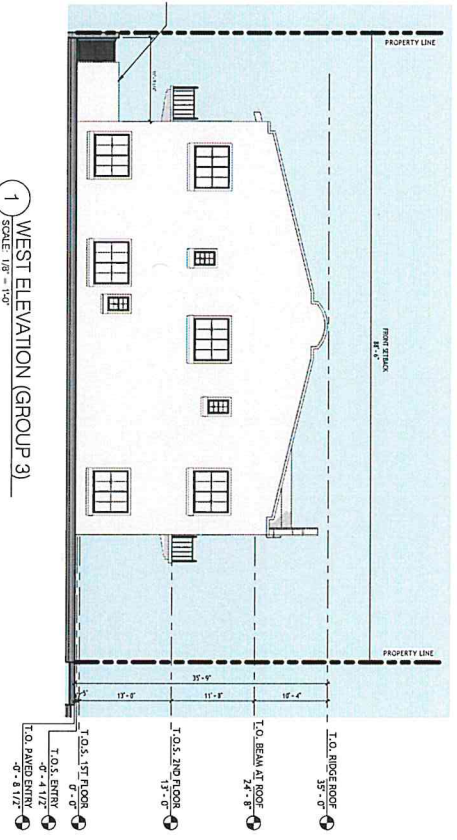
SEAL:

BEHAR · FOUNT
ARCHITECTS, P.A.
MIAMI, FLORIDA 33156

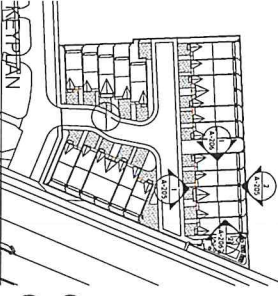
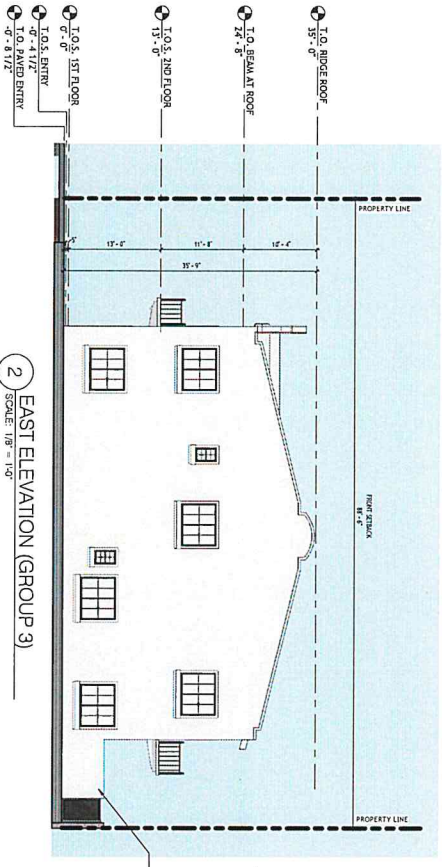
GRAPHIC SCALE: 1" = 10'-0"

ALL EXTERIOR WALLS AND
FINISH WALLS TO BE 4'-0"
TALL WITH SMOOTH STUCCO
FINISH AND PAINTED WHITE

1 WEST ELEVATION (GROUP 3)
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (GROUP 3)
SCALE: 1/8" = 1'-0"



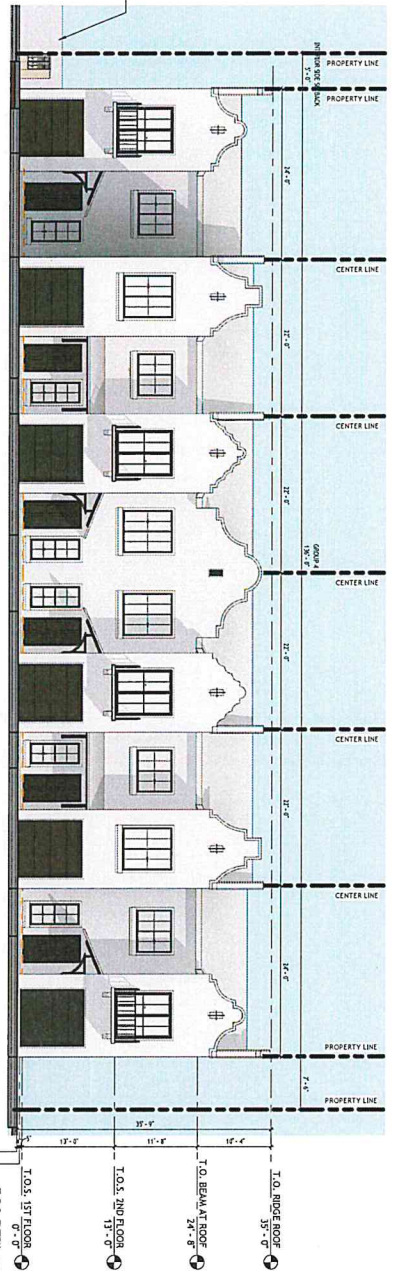
DATE: 12/15/17
PROJECT NO: 17-001
DRAWING NAME: 3444
DRAWN BY: JAVIER FONT
CHECKED BY: JAVIER FONT
SHEET NO: A-206

A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
8315 SW 122nd ST.
MIAMI, FLORIDA 33156

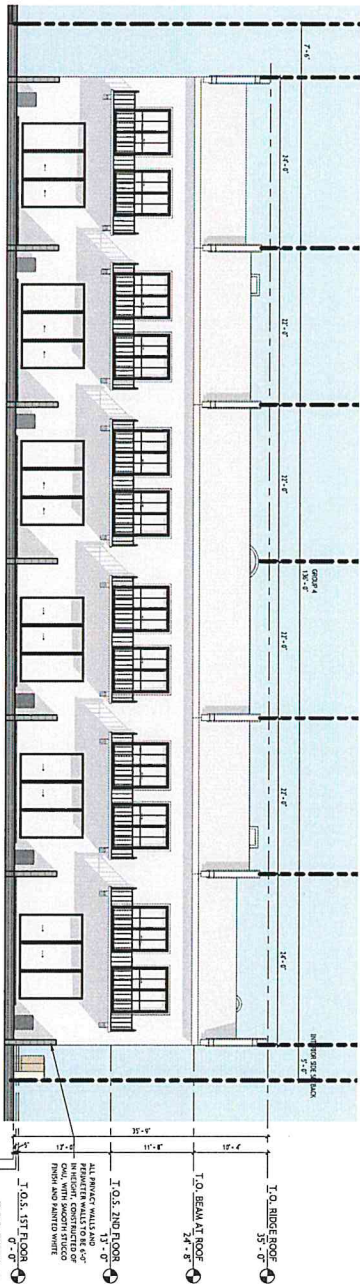
JAVIER FONT AR No. 12547
SEAL:

BEHAR · FONT
ARCHITECTS · P.A.
ARCHITECT · INTERIOR DESIGNER

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1 WEST ELEVATION (GROUP 4)
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (GROUP 4)
SCALE: 1/8" = 1'-0"



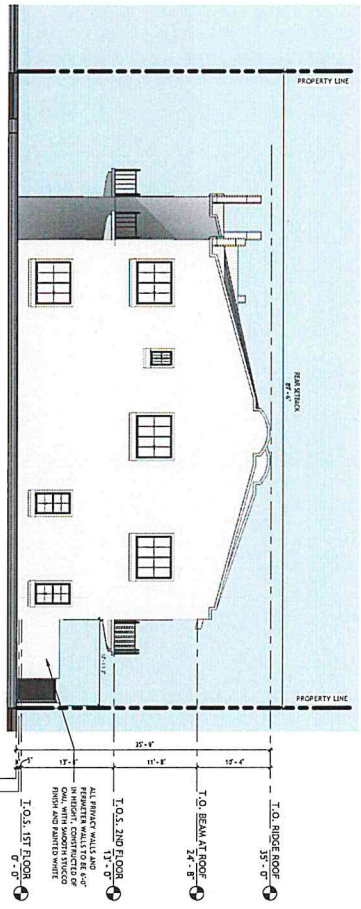
DATE: 01/11/2023
 PROJECT NO: 23-001
 DRAWING NAME: SOUTH ELEVATION (GROUP 4)
 DRAWN BY: JAVIER FONT
 CHECKED BY: JAVIER FONT
 SHEET NO: A-207

A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
 8315 SW 122nd ST.
 MIAMI, FLORIDA 33156

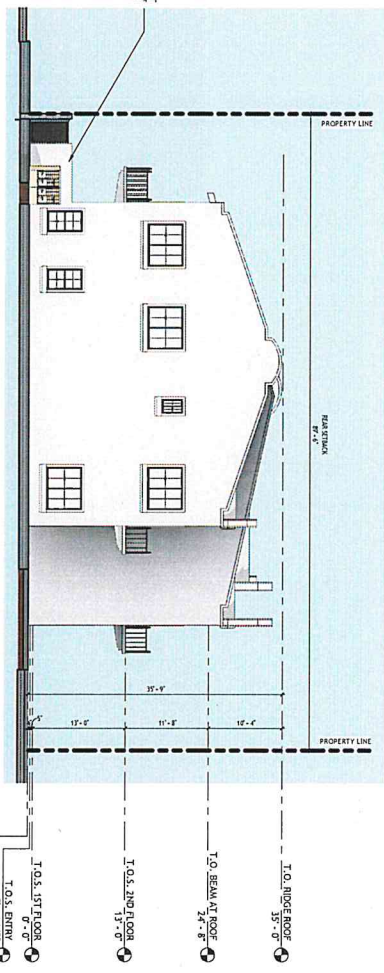
JAVIER FONT, ARCHITECT
 ARCHITECT
 SEAL:



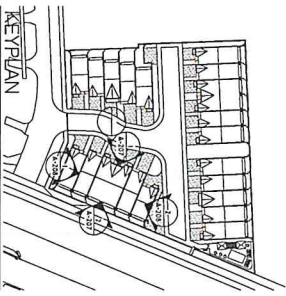
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1 SOUTH ELEVATION (GROUP 4)
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION (GROUP 4)
SCALE: 1/8" = 1'-0"



BEHAR·FONT
P A R T N E R S P A
ARCHITECTS - INTERIORS - LANDSCAPE ARCHITECTS
CORAL GABLES • MIAMI

JAVIER FONT, AIA, No. 12567

SEAL:

A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
8315 SW 122nd ST.
MIAMI, FLORIDA 33156

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DATE: 05/01/25
PROJECT NO: 2404
DRAWING NAME: TREE HAUZZ (TOWNHOME GROUP 4)
DRAWN BY: JAVIER FONT
CHECKED BY: JAVIER FONT
SHEET NO: **A-208**

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: South Dixie and 122, LLC

NAME AND ADDRESS	PERCENTAGE OF STOCK
<i>Please see Exhibit B attached hererto.</i>	

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].

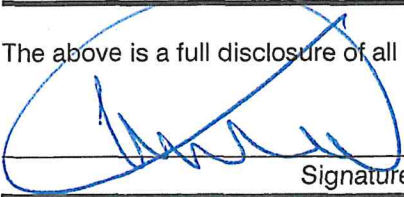
NAME OF PURCHASER: N/A

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:

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.

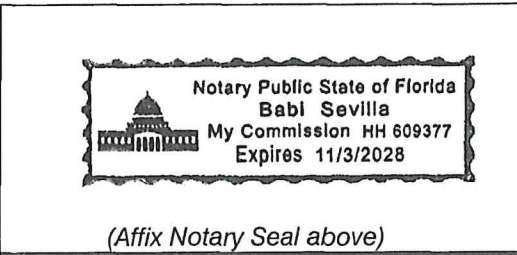
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.


 _____
 Signature Michael Garcia Carrillo
 Print Name

The foregoing instrument was acknowledged before me by means of (how the individual appeared check one):

physical presence online notarization this 22nd day of May, 2025

Affiant identified by: personal knowledge satisfactory evidence _____ (type)



 _____
 Signature of Notary Public
Babi Sevilla
 Typed, printed, or stamped name of Notary Public

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

FORM REVISION 2020/1



EXHIBIT B

CORPORATION NAME: SOUTH DIXIE AND 122 LLC a Florida limited liability company

NAME, ADDRESS AND OFFICE (if applicable) PERCENTAGE OF INTEREST

MMP VENTURES, LLC,
5979 SW 56 Street, Miami, FL 33155 50%

JJS INVESTMENT GROUP LLC,
13727 SW 152 Street, #233 Miami, FL 33177 25%

BEHAR FONT HOLDINGS, LLC,
4533 Ponce De Leon Boulevard, Coral Gables, FL 33146 12.5%

GV Investment Group, LLC,
7640 SW 117 Street, Miami, FL 33156 12.5%

CORPORATION NAME: MMP VENTURES, LLC.

NAME, ADDRESS AND OFFICE (if applicable) PERCENTAGE OF INTEREST

Michael Garcia-Carrillo, 5979 SW 56 Street, Miami, FL 33155 100%

CORPORATION NAME: JJS INVESTMENT GROUP LLC

NAME, ADDRESS AND OFFICE (if applicable) PERCENTAGE OF INTEREST

Jesus Guerrero, 13727 SW 152 Street, #233 Miami, FL 33177 100%

CORPORATION NAME: BEHAR FONT HOLDINGS, LLC

NAME, ADDRESS AND OFFICE (if applicable) PERCENTAGE OF INTEREST

Robert Behar, 4533 Ponce De Leon Boulevard, Coral Gables, FL 33146 50%

Javier Font, 4533 Ponce De Leon Boulevard, Coral Gables, FL 33146 50%

CORPORATION NAME: GV Investment Group, LLC

NAME, ADDRESS AND OFFICE (if applicable) PERCENTAGE OF INTEREST

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-181 DATE: AUG 7 2025 BY: ISA

<u>Oscar Gurdian, 7640 SW 117 Street, Miami, FL 33156</u>	<u>25%</u>
<u>Adriana Gurdian, 7640 SW 117 Street, Miami, FL 33156</u>	<u>25%</u>
<u>Javier Vargas, 7640 SW 117 Street, Miami, FL 33156</u>	<u>25%</u>
<u>Monica Vargas, 7640 SW 117 Street, Miami, FL 33156</u>	<u>25%</u>

EXHIBIT A

LEGAL DESCRIPTION:

The South 150 feet of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 lying westerly of the Florida East Coast Railroad right of way, except the West 390 feet thereof, lying and being in Miami-Dade County, Florida.

AND

Tract 1, less the West 150 feet thereof of Section "A" of South Kendall, according to the plat thereof as recorded in Plat Book 28, Page 57, Public Records of Miami-Dade County, Florida.

AND

Tract 8 of Section "A" of South Kendall, according to the plat thereof as recorded in Plat Book 28, Page 57, Public Records of Miami-Dade County, Florida.

AND

Beginning at a point on the northerly side of SW 122 Street, (formerly Yale Avenue), distant easterly 365 feet from the corner formed by the intersection of the said Northerly line of S.W. 122 street and the easterly line of S.W. 84 street, (formerly Dexter Street), as said street and avenue are shown and laid down on a certain map entitled "SOUTH KENDALL", and which said map was filed on April 30th 1928, in Plat Book 28, Page 57, Public Records of Miami-Dade County, Florida, and running thence easterly along the northerly line of S.W. 122 Street 35 feet, thence northerly and at right angles to the northerly line of S.W. 122 Street 104.07 feet, more or less, to the northerly boundary line of the property shown on the within, referred to subdivision map, thence westerly along the northerly boundary line of the property shown on the within referred to subdivision map 35 feet, thence southerly and at right angles to the northerly line of S.W. 122 street 103.88 feet, more or less to the northerly side of S.W. 122 street to the point or place of beginning together with improvements thereon.

Property Address and Tax Folio Number:

2315 SW 122 Street Miami, Florida 33156
Folio No. 30-5015-000-0360

Containing a Net Area of 69,182 Square Feet or 1.59 Acres, and a Gross Area of 74,950 Square feet or 1.72 acres, more or less, by calculations.



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7



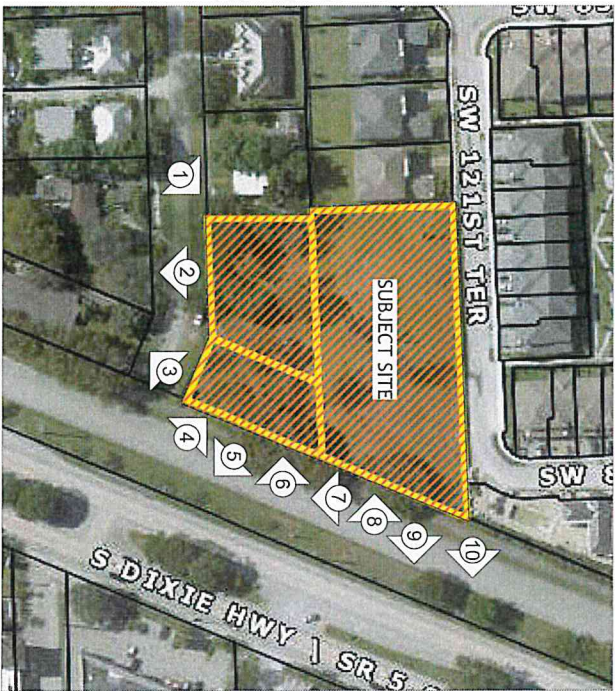
VIEW 8



VIEW 9



VIEW 10

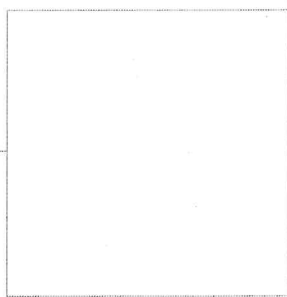


CONTEXT PLAN



LOT LOCATION

SCALE: 1" = 100'±



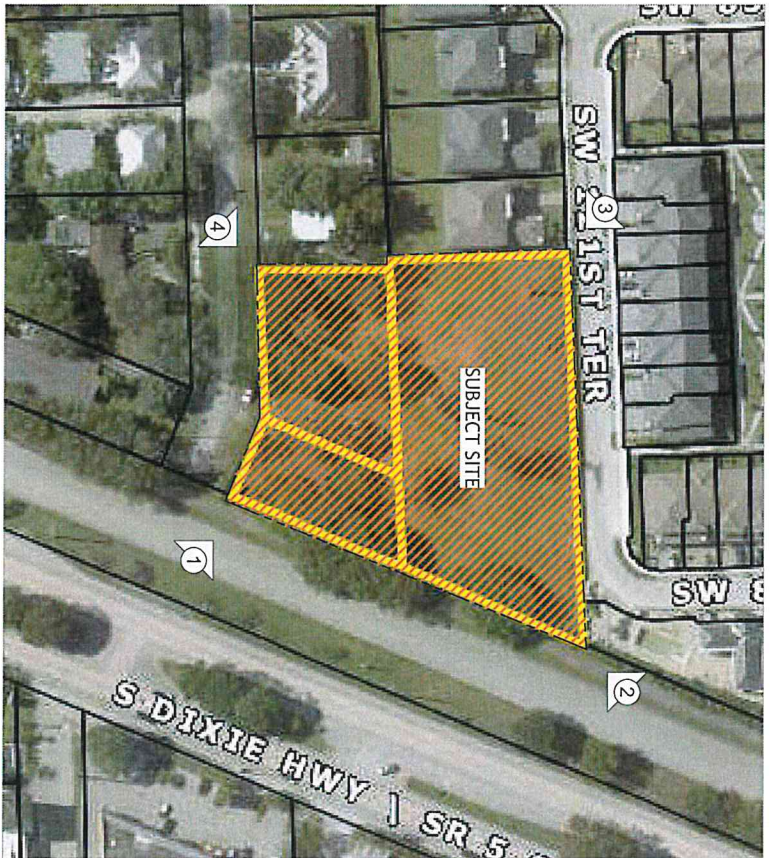
BEHAR-FONT
 ARCHITECTS, P.A.
 1000 S.W. 10TH AVENUE
 MIAMI, FL 33135
 TEL: 305.375.1111
 FAX: 305.375.1112
 WWW.BEHAR-FONT.COM

SEAL:
 Digitally signed by
 Javier Font
 DN: cn=Javier Font,
 o=BEHAR-FONT ARCHITECTS, P.A.,
 ou=BEHAR-FONT ARCHITECTS, P.A.,
 email=jfont@behar-font.com,
 c=US

A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
 8315 SW 122nd ST.
 MIAMI, FLORIDA 33156

DATE: 12/17/2025 4:04:41 PM
 PROJECT NO.:
 DRAWING NAME:
 CONTRACT PLAN
 CHECKED BY:
 DRAWN BY:
 SHEET NO.: **G-006**

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⊕ SITE PHOTOGRAPHS

SCALE: 1" = 800'

LOT LOCATION



DATE: 12/15/2025
 DRAWN BY: JAVIER FONT
 CHECKED BY: JAVIER FONT
 SHEET NO.: G-007

A TOWNHOME COMMUNITY
TREE HAUZZ RESIDENTIAL
 8315 SW 122nd ST.
 MIAMI, FLORIDA 33156

SEAL:
 Digitally signed
 By Javier Font
 Date: 2025.12.18
 07:49:32 -0500
 JAVIER FONT, AR No. 12547

BEHAR · FONT
 ARCHITECT · PLANNING · INTERIOR
 10000 SW 12th St, Suite 100
 Miami, FL 33186
 305.444.8888
 www.bfarchitect.com

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**Miami-Dade County Department of Regulatory and Economic Resources
Staff to the Community Zoning Appeals Board 12**

PH: Z25-182

April 23, 2026

Item No. 3

Recommendation Summary	
Commission District	7
Applicant	Ponce Davis 4850, LLC.
Summary of Requests	The applicant seeks to allow a 2-story combined garage and guesthouse structure to be located in front of the principal residence, which is not permitted by Code. Additionally, the applicant seeks to allow the proposed garage/guesthouse to setback less than required from the interior side (east) property line, to allow the garage/guesthouse structure to cover a larger area of the rear yard of the subject property than permitted, and to allow the garage portion of said structure to be larger in size than permitted by Code.
Location	4850 SW 80 Street, Miami-Dade, Florida.
Property Size	±1.02-gross Acre
Existing Zoning	EU-1, Single-family One-Acre Estate Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Estate Density Residential <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) NON-USE VARIANCE to permit a detached 2-story (garage/guesthouse) structure to be located in front of the principal building (not permitted).
- (2) NON-USE VARIANCE to permit the 2-story garage/guesthouse to setback 15' (20' required) from the interior side (east) property line.
- (3) NON-USE VARIANCE to permit the 2-story garage/guesthouse with a rear yard coverage of 7.07% (5% maximum permitted).
- (4) NON-USE VARIANCE to permit the detached garage with an area of 818.17 sq. ft. (500 sq. ft. maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "4850 Davis Residence", as prepared by Strang, dated stamped received 11/4/2025 consisting of 18 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans depict a proposed 5,990-square-foot single-family residence centrally located on the subject interior lot, along with a proposed two-story detached structure with an 880-square-foot building footprint situated in front of the principal residence. The detached

structure encroaches five (5) feet into the required interior side (east) setback, occupies a greater portion of the rear yard than permitted, and includes a first-floor garage that exceeds the maximum square footage allowed by Code for a detached garage. The submitted site plan and the County's GIS aerial imagery further show landscaping improvements, including trees, hedges, and a seven (7)-foot-high wall surrounding the property along the south, north, east, and west property lines.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-1; single-family residence	Estate Density Residential (1 - 2.5 dua)
North	EU-1; single-family residences	Estate Density Residential (1 - 2.5 dua)
South	EU-1; single-family residence	Estate Density Residential (1 - 2.5 dua)
East	EU-1 single-family residence	Estate Density Residential (1 - 2.5 dua)
West	EU-1; single-family residence	Estate Density Residential (1 - 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject ±1.02-acre property is an interior lot located at 4850 SW 80 Street. The surrounding area is comprised mainly of existing single-family residences located to the north, south, east and west of the subject site.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to develop the EU-1 zoned parcel with a proposed two (2)-story garage/guesthouse located in front of the principal residence. Additionally, the approval would allow a reduced setback from the interior side property line, a detached garage exceeding the maximum allowable area, and with an increased rear yard lot coverage, which staff opines with existing landscaping in the form of trees, hedges, and 7' high wall as buffers provided along the perimeter of the subject property, may have a minimal visual impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located within the Urban Development Boundary (UDB) and designated as **Estate Density Residential** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.* The applicant seeks to permit a proposed two (2)-story garage/guesthouse on the ±1.02-acre subject property to be placed in front of the principal building, to setback less than required from the interior side (east) property line, a larger detached garage and with an increase in the rear yard area coverage beyond what is permitted under the zoning regulations. Staff opines that approval of this request will not change the single-family residence use. Since the applicant is not requesting to add additional dwelling units or change the single-family detached use on the property, approval with standard conditions of the application would be **consistent** with the uses allowed under the Estate Density Residential

land use category text and the density threshold of the CDMP Estate Density Residential Communities LUP Map designation.

ZONING ANALYSIS:

When the request to permit the proposed garage/guesthouse on the EU-1 zoned subject property to be located in front of the principal residence (request #1), to permit the proposed accessory building to encroach 5' into the 20' setback from the interior side (east) property line (request #2), to permit the 2-story garage/guesthouse structure with a rear yard coverage of 7.07% (5% maximum permitted) (request #3), along with the garage portion of the structure to have an area of 818.17 sq. ft. (500 sq. ft. maximum permitted) (request #4), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of these requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff opines that approval with conditions of these requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff further opines that the requested variances for the garage/guesthouse are internal to the site and that the location of this structure on the subject site, would not result in any significant visual impact on the surrounding properties. Staff notes that with the exception of the reduced setback from the interior side (east) property line (request #2), the proposed garage/guesthouse would be located well in excess of the required setbacks under EU-1 from the other three property lines. Specifically, the structure would be located 85' where 50' is required from the front (north) property line, 89'-7" where 20' is required from the interior side (west) property line, and 194'-1" where 7'-6" required from the rear (south) property line. Staff notes that the detached garage/guesthouse being proposed is in fact an existing structure that is currently undergoing renovation. Originally, this structure was attached to the main residence and had complied with all minimum Code requirements for the principal building. During the renovation, the roof that connected the two structures was removed. As a result, under current zoning criteria, the structure is now classified as an accessory building, which necessitates all the requested variances for a detached accessory structure.

Staff's research found similar setback approvals for accessory structures variances in the vicinity of the property and staff opines that approval of the requests would not create a significant visual impact in the area. For example, an EU-1 zoned property located at 4700 SW 82 Street, pursuant to Administrative Adjustment No V1998000183 was approved in December 1998 for a guesthouse (accessory structure) with 15.7' (20' required) setback from the interior side (east) property line along with a rear yard area of 5.9% (5% permitted). Another EU-1 zoned property located at 5045 SW 82 Street, pursuant to Resolution No. 5-ZAB-171-97, was approved in June 1997 for an existing guesthouse with 7' (7.5' required) setback from the rear (north) and with 7.3' (20' required) setback from the interior side (east) property lines. Staff opines that the proposed two-story garage/guesthouse would not be out of character with the surrounding area and does not result in overutilization of the lot. Staff notes that the submitted plans and the County Geographical Information System (GIS) show that there is an existing 7' high wall with thick hedges and trees along the interior side (east) property line. Staff opines that any potential visual impact from the encroachment will be adequately mitigated by the existing 7' high wall and existing landscaping located along the property line, which staff opines, provides an adequate buffer that mitigate any visual intrusion of the encroachment on the surrounding properties. Notwithstanding, staff recommends as a condition for approval that the applicant maintain said wall and thick hedges and that if the wall is removed or destroyed, the applicant shall install a 6' high concrete block (cbs) wall, opaque fence or hedge that must be 3' high at the time of planting and that shall

grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

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

ACCESS, CIRCULATION AND PARKING: Not applicable

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "4850 Davis Residence", as prepared by Strang, dated stamped received 11/4/2025 consisting of 18 sheets. Except any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the existing wall along the interior side (east) property line be maintained as a visual buffer, and that if removed or destroyed, the applicant shall install a similar concrete wall to

be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

5. That the concrete wall and columns along SW 80 Street are relocated within the property lines.
6. That the concrete wall, columns and gates located within the required front setback areas are in accordance with Section 33-11(i) of the County Code.
7. That the concrete wall, columns and gates along SW 80 Street are in accordance with Section 33-11(c) of the County Code.

ES:JB:SS:VM



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

ZONING RECOMMENDATION ADDENDUM

Ponce Davis 4850, LLC.

PH: Z25-182

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

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

Estate Density Residential (Pg. I-29)	<p><i>This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.</i></p>
Urban Development Boundary (Pg. I-60)	<p><i>The Urban Development Boundary (UDB) is included on the LUP map to distinguish the area where urban development may occur through the year 2020 from areas where it should not occur. Development orders permitting urban development will generally be approved within the UDB at some time through the year 2020 provided that level-of-service standards for necessary public facilities will be met. Adequate countywide development capacity will be maintained within the UDB by increasing development densities or intensities inside the UDB, or by expanding the UDB, when the need for such change is determined to be necessary through the Plan review and amendment process.</i></p> <p><i>The CDMP seeks to facilitate the necessary service improvements within the UDB to accommodate the land uses indicated on the LUP map within the year 2020-time frame. Accordingly, public expenditures for urban service and infrastructure improvements shall be focused on the area within the UDB, and urban infrastructure is discouraged outside the UDB. In particular, the construction of new roads, or the extension, widening and paving of existing arterial or collector roadways to serve areas outside the UDB at public expense will be permitted only if such roadways are shown on the LUP map and in the Transportation Element.</i></p> <p><i>The entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SURs) in accordance with the provisions of Chapter 33-B, Code of Miami-Dade County. Accordingly, certain developments as specified in Chapter 33-B may be entitled to density or floor area bonuses as authorized in Chapter 33-B. If the existing SUR program is modified pursuant to Land Use Element Policy LU-9C or other transferrable development rights programs are established, all rights established by such programs shall be transferable to receiver sites inside the UDB as established in those programs.</i></p> <p><i>No new commercial agriculture use of property shall be established within the Urban Development Boundary, except on property designated Agriculture on the LUP map or zoned AU (Agricultural) or GU (Interim). All property within the UDB not designated Agriculture or zoned AU or GU shall not be permitted to be used for the establishment of any new commercial agricultural use. An additional exception is that land in utility easements or rights-of-way or airport or other large government – owned properties may be approved for new commercial agricultural uses where the use would be compatible with, and would have no unfavorable effect on, the surrounding area. Commercial agricultural uses include, without limitation, all uses of property associated with commercial horticulture; floriculture; viticulture; forestry; dairy; livestock; poultry; apiculture; pisciculture, when the property is used principally for the production of tropical fish; all forms of farm production; and all other such uses, except retail</i></p>

nurseries and retail greenhouses. Incidental agricultural use of property, such as non-profit community or rooftop gardening, specifically authorized by zoning which is otherwise consistent with the LUP map does not constitute commercial agriculture use within the meaning of this provision.

PERTINENT ZONING REQUIREMENTS/STANDARDS

Sec. 33-50. - Table of setback lines in residential and estate districts	<i>(a)</i> The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:					
	<i>District/Families</i>	<i>Front (Ft.)</i>	<i>Rear (Ft.)</i>		<i>Interior Side (Ft.)</i>	<i>Side Street (Ft.)</i>
	<i>EU-M: One</i>	25	25	—	15	25
	<i>Acc. bldg.</i>	75	7½		20	30
	<i>Canopy carport</i>	5	5	—	2	5
	<i>EU-1: One</i>	50	25	—	15	25
	<i>Acc. bldg.</i>				- same as EU-M accessory buildings -	
<i>Canopy carport</i>	28	5	—	2	5	

<p>Section 33-20(b)</p>	<p><i>Permanent. Accessory buildings, structures or uses shall not be closer than seventy-five (75) feet to the front property line except where it is desired to place them closer than seventy-five (75) feet to the front property line; each side line offset distance required for such lot shall be increased by the number of feet less than seventy-five (75) feet above referred to, provided such setback from the front property line is at least fifteen (15) feet greater than the setback for a principal building in the same block and said front line setback is not less than fifty (50) feet. No permit shall be issued for an accessory building for any use unless the principal building exists on front of lot, or unless a permit is obtained simultaneously for both buildings and construction progress concurrently. Accessory buildings shall not occupy a greater percent of the rear yard area than the following:</i></p> <table border="1" data-bbox="443 478 1421 680"> <thead> <tr> <th><i>District</i></th> <th><i>Percent</i></th> </tr> </thead> <tbody> <tr> <td>EU-M</td> <td>20</td> </tr> <tr> <td>RU-1</td> <td>30</td> </tr> <tr> <td>RU-2</td> <td>30</td> </tr> <tr> <td>EU-1</td> <td>5</td> </tr> <tr> <td>EU-2</td> <td>2</td> </tr> <tr> <td>BU & IU</td> <td>30</td> </tr> </tbody> </table>	<i>District</i>	<i>Percent</i>	EU-M	20	RU-1	30	RU-2	30	EU-1	5	EU-2	2	BU & IU	30
<i>District</i>	<i>Percent</i>														
EU-M	20														
RU-1	30														
RU-2	30														
EU-1	5														
EU-2	2														
BU & IU	30														

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

ENFORCEMENT HISTORY

PONCE DAVIS 4850, LLC

4840 SW 80 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000182

DATE

HEARING NUMBER

FOLIO: 30-4131-025-0055

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 15, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

PONCE DAVIS 4850, LLC

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: September 5, 2025

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

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

A handwritten signature in blue ink that reads "Lisa M. Spadafina".

Subject: Z2025000182-2nd Review
Ponce 4850, LLC
4850 SW 80th Street
Non-use variances to permit renovations to the property's existing
single-family home and garage/living quarters.
(EU-1) (0.91 Acres)
31-54-41

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

Potable Water Service and Wastewater Disposal

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

Conditions of Approval: None

Water Control Review

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff.

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

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. Tree Permit #2500687 was issued on August 28, 2025, for the subject property. All approved work shall be performed in accordance with this permit. Section 24-49 of the Code provides for the preservation and protection of tree resources. If any additional trees subject to the Tree Preservation and Protection provisions of the Code are to be removed/relocated and are not associated with Tree Permit #2500687, a new tree removal permit will be required.

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

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the 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

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

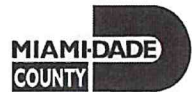
Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: August 28, 2025

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

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

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

Subject: Zoning Application Comments - Ponce Davis 4850 LLC
Application No. Z2025000182

Maria Valdes

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

Application Name: Ponce Davis 4850 LLC

Location: The proposed project is located at 4850 SW 80 Street, with Folio No. 30-4131-025-0055, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting two non-use Variances (lot coverage and required setbacks) for the subject property, in order to be allowed to expand the existing single-family residence (SFR) and renovate the existing garage/living quarters. As per Property Appraiser, the SFR is over 5,000 sq.ft.

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

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

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


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

Memorandum



Date: February 11, 2026

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

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

Subject: Z2025000182
Name: Ponce Davis 4850 LLC
Location: 4850 SW 80 Street
Section 31 Township 54 South Range 41 East

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

1. Encroachments within the right-of-way are not permitted unless approval from DTPW, Highway Section is obtained.
2. This land complies with Chapter 28 of the Miami-Dade County Code and was approved under Waiver of Plat D-15403.

This application does not generate any additional vehicle trips.

Standard Conditions:

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

Memorandum



Date: August 13, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

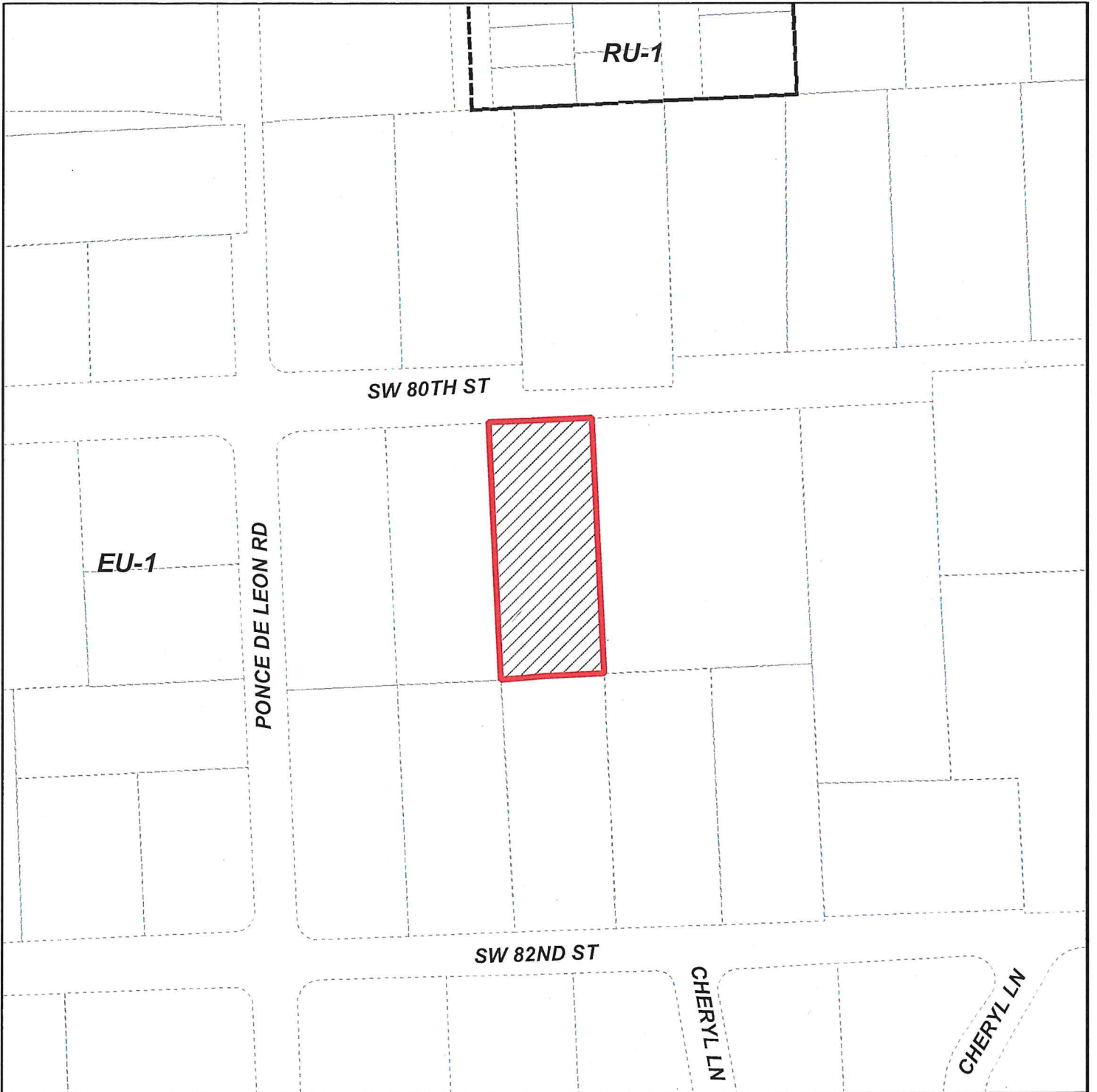
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2025000182

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 8/7/2025.

MDFR’s comments on this zoning application do not effectuate a change of occupancy classification for any existing building on the subject property. Changes of occupancy, if needed, must be achieved by a building permit application process in accordance with the provisions of the Florida Building Code and the Florida Fire Prevention Code.

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



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000182



Section: 31 Township: 54 Range: 41
 Applicant: Bercow Radell Fernandez Larkin Tapanes PLLC
 Zoning Board: C12
 Commission District: 7
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

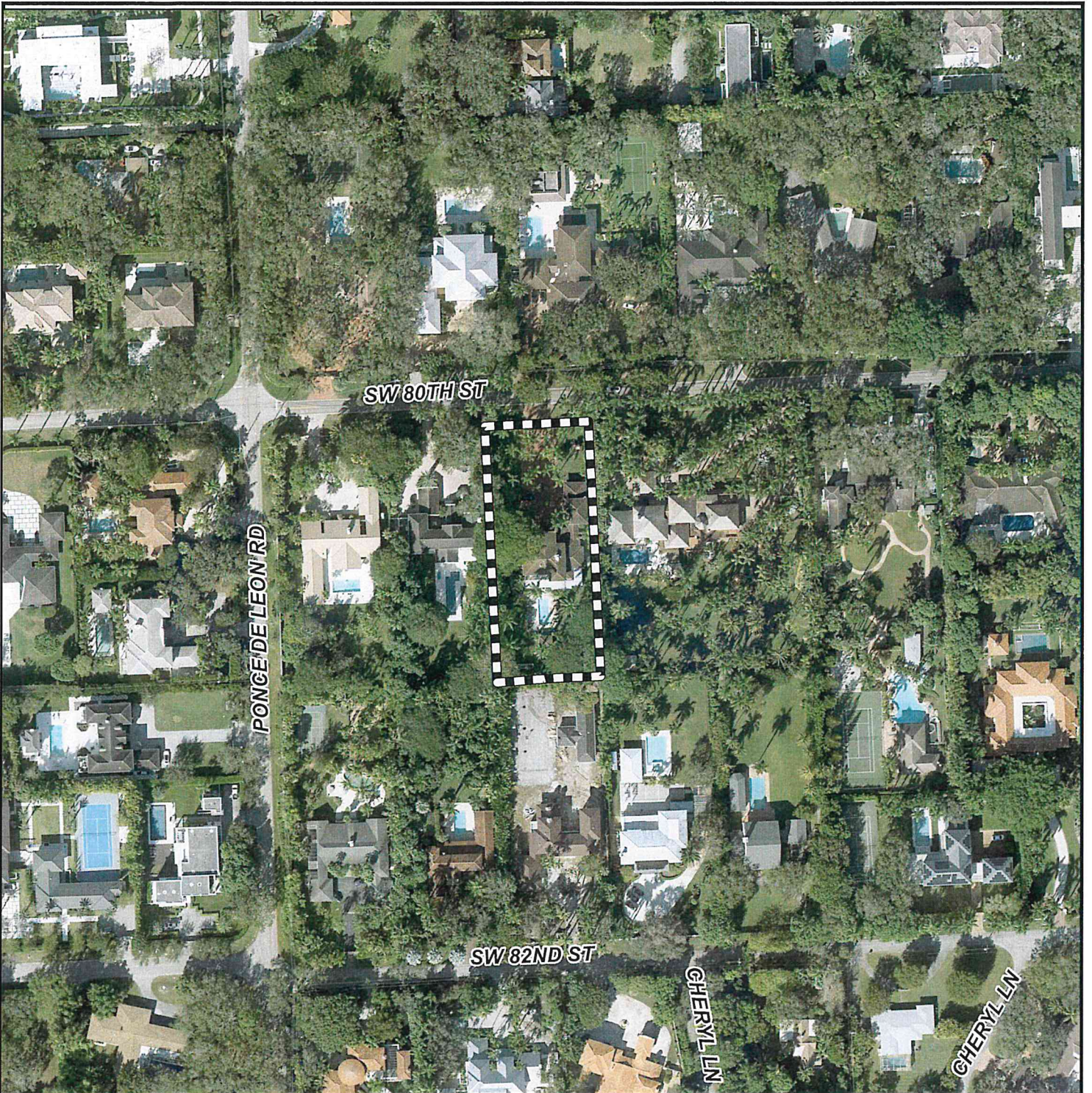
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, August 11, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2025

Process Number
Z2025000182

Legend
 Subject Property



Section: 31 Township: 54 Range: 41
 Applicant: Bercow Radell Fernandez Larkin Tapanes PLLC
 Zoning Board: C12
 Commission District: 7
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, August 11, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2025000182
 RADIUS: 500

Section: 31 Township: 54 Range: 41
 Applicant: Bercow Radell Fernandez Larkin Tapanes PLLC
 Zoning Board: C12
 Commission District: 7
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, August 11, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000182



Section: 31 Township: 54 Range: 41
 Applicant: Bercow Radell Fernandez Larkin Tapanes PLLC
 Zoning Board: C12
 Commission District: 7
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, August 11, 2025

REVISION	DATE	BY

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-182 DATE: NOV 4 2025 BY: E75728
FOLIO: 4850 SOUTHWEST 80TH STREET
MIAMI, FL 33143
30-4131-025-0055

AROD CORP.

MASTER PERMIT SET
10/20/2025

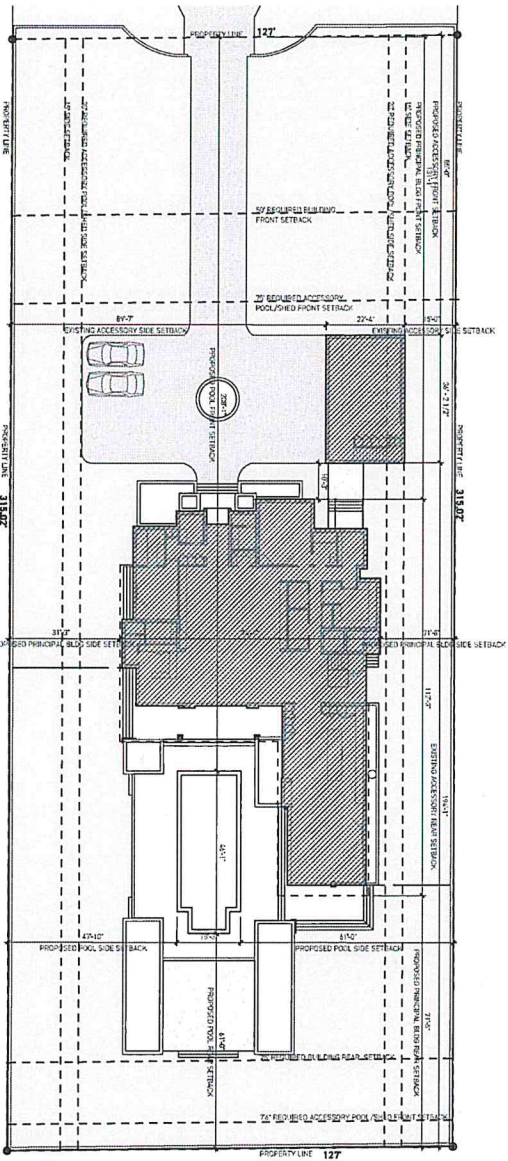
4850 DAVIS RESIDENCE

ACCESSORY BUILDING (GARAGE) VARIANCE -
PERMIT SET

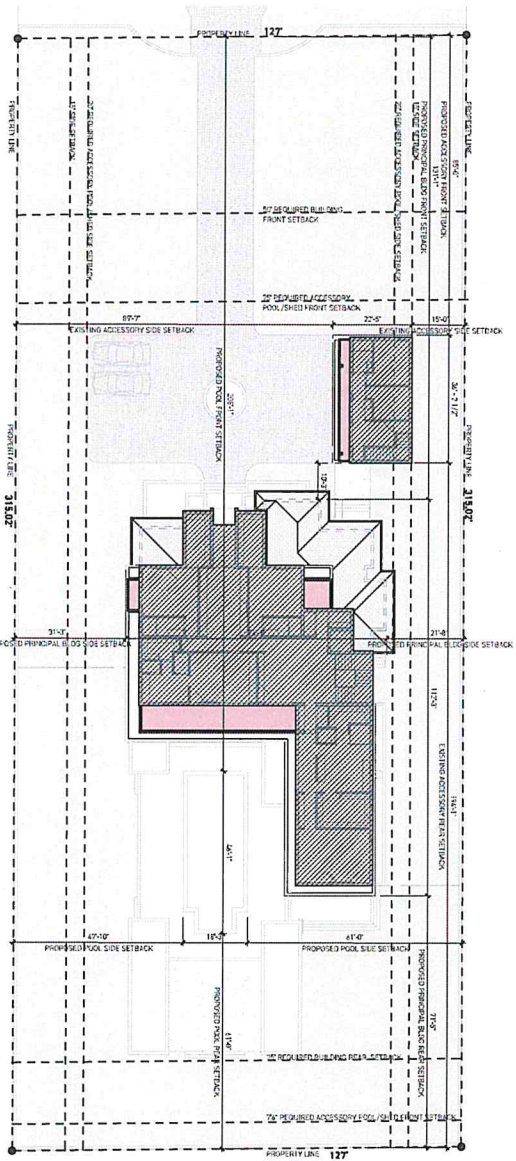


STRANG

STRANG



UNIT SIZE 4,815 SF
 FRONT FLOOR INTERIOR
 COVERED REAR AREA
 UNIT SIZE DIAGRAM - FIRST FLOOR



UNIT SIZE 4,815 SF
 FRONT FLOOR INTERIOR
 COVERED REAR AREA
 UNIT SIZE DIAGRAM - SECOND FLOOR

ZONING LEGEND

4850 SOUTHWEST 80TH STREET, MIAMI, FL 33148
 PUD-30 (4) (1) (2) (3) (4) (5)

SETBACK	FRONT	REAR	SIDE	MINIMUM
FRONT	15'-0"	10'-0"	5'-0"	5'-0"
REAR	10'-0"	15'-0"	5'-0"	5'-0"
SIDE	5'-0"	5'-0"	10'-0"	5'-0"

UNIT TYPE	MINIMUM AREA	MINIMUM HEIGHT	MINIMUM DISTANCE FROM ADJACENT PROPERTY	MINIMUM DISTANCE FROM STREET
RESIDENTIAL SINGLE-FAMILY	1,000 SF	10'-0"	5'-0"	5'-0"
RESIDENTIAL TOWNHOUSE	1,000 SF	10'-0"	5'-0"	5'-0"
RESIDENTIAL MULTIFAMILY	1,000 SF	10'-0"	5'-0"	5'-0"

PROPERTY AREA	LANDSCAPE	LANDSCAPE	LANDSCAPE
LANDSCAPE	10'-0"	10'-0"	10'-0"
LANDSCAPE	10'-0"	10'-0"	10'-0"
LANDSCAPE	10'-0"	10'-0"	10'-0"

PROPERTY AREA	LANDSCAPE	LANDSCAPE	LANDSCAPE
LANDSCAPE	10'-0"	10'-0"	10'-0"
LANDSCAPE	10'-0"	10'-0"	10'-0"
LANDSCAPE	10'-0"	10'-0"	10'-0"

AB50 DAVIS RESIDENCE
 4850 SOUTHWEST 80TH STREET
 MIAMI, FL 33148

AB50 CORP.
 4850 SOUTHWEST 80TH STREET
 MIAMI, FL 33148

DATE: 10/29/2023

COMPLIANCE NOTES:

1. ALL SETBACKS SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC UTILITIES AT ALL TIMES.

PROFESSIONAL STAMPS:

DATE: 10/29/2023

1875 EAST BROADWAY, SUITE 1000
 MIAMI, FL 33132

PROFESSIONAL STAMPS:

DATE: 10/29/2023

1875 EAST BROADWAY, SUITE 1000
 MIAMI, FL 33132

PROFESSIONAL STAMPS:

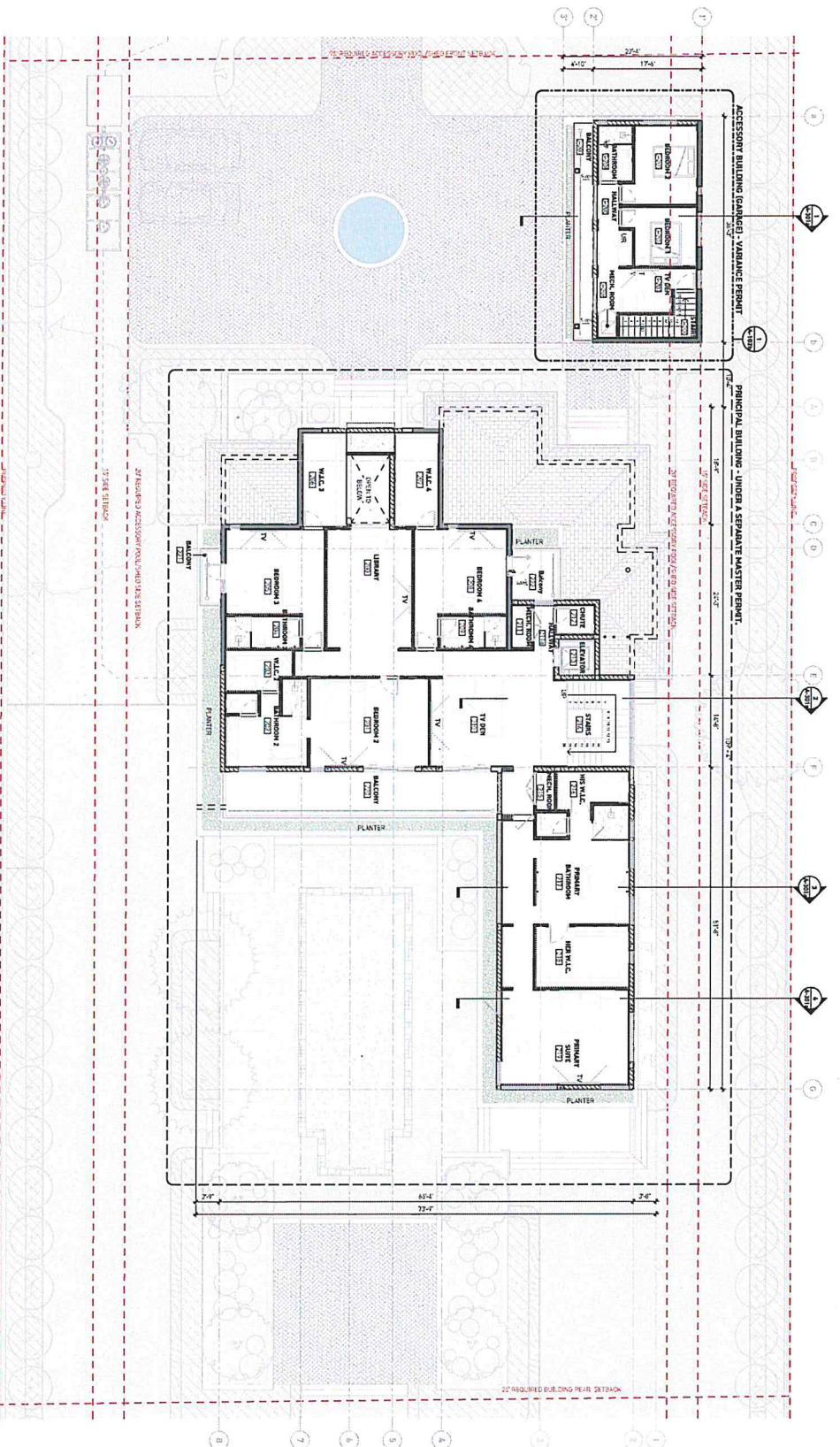
DATE: 10/29/2023

1875 EAST BROADWAY, SUITE 1000
 MIAMI, FL 33132

ZONING DIAGRAMS
 UNIT SIZE
A-003a

1875 EAST BROADWAY, SUITE 1000
 MIAMI, FL 33132

STRANG



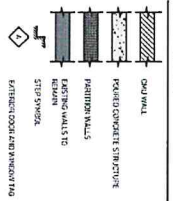
1 OVERALL SECOND FLOOR PLAN
DATE: 11/11/25



GENERAL NOTES - FLOOR PLAN

- REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS OF FOUNDATIONS AND FOOTINGS.
- DIMENSIONS SHOWN ARE FINISH UNLESS NOTED OTHERWISE.
- ALL ROOMS AND ROOMS CONNECTED TO THEM SHALL BE FINISHED TO MATCH THE FINISHES OF THE ADJACENT ROOMS UNLESS NOTED OTHERWISE.
- ALL FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE UNLESS NOTED OTHERWISE.
- ALL FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE UNLESS NOTED OTHERWISE.

SYMBOL LEGEND



4830 DAVIS RESIDENCE
4830 DAVIS RESIDENCE
MIAMI FL 33134

OWNER:
ABDO CORP.
12345 MAIN ST
MIAMI FL 33134

ARCHITECT:
STRANG ARCHITECTS
12345 MAIN ST
MIAMI FL 33134

DATE: 11/11/25

DESCRIPTION: OVERALL SECOND FLOOR PLAN

PROFESSIONAL STAMPS

ARCHITECT: STRANG ARCHITECTS
DATE: 11/11/25

#	DATE	DESCRIPTION
1	11/11/25	OVERALL SECOND FLOOR PLAN

Digitally signed by
Sofia K Morris
Certified Info
Date: 2025.10.23
18:56:00

OVERALL SECOND FLOOR PLAN
A-102a

STRANG

4850 DAVIS RESIDENCE
4850 SOUTHWEST 80TH STREET MIAMI, FL 33143
PLD: 30-4-131-025-0055

ADD CORP.
ADD CORP.
1000 N. MIAMI AVENUE
SUITE 1000
MIAMI, FL 33132
TEL: 305.575.1111
WWW.ADDCORP.COM

CONTRACT/UTILITY NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MIAMI-DADE COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) SPECIFICATIONS AND STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION PRIOR TO COMMENCEMENT OF WORK.
3. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE MIAMI-DADE COUNTY DEPARTMENT OF PUBLIC WORKS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION PRIOR TO COMMENCEMENT OF WORK.
7. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE MIAMI-DADE COUNTY DEPARTMENT OF PUBLIC WORKS.

NO.	DATE	DESCRIPTION
1	10/29/2025	ISSUE FOR PERMIT
2	11/04/2025	REVISIONS
3	11/04/2025	REVISIONS
4	11/04/2025	REVISIONS
5	11/04/2025	REVISIONS
6	11/04/2025	REVISIONS
7	11/04/2025	REVISIONS
8	11/04/2025	REVISIONS
9	11/04/2025	REVISIONS
10	11/04/2025	REVISIONS

PROFESSIONAL SEAL
ARCHITECT: [Signature]
DATE: 2025-10-23
180 S.W. 10TH AVENUE, SUITE 1000
MIAMI, FL 33135
TEL: 305.575.1111
WWW.ADDCORP.COM

Designed/signed by
Griffin Klohn
Griffin Klohn
Contact: [Phone]
Date: 2025-10-23
180 S.W. 10TH AVENUE, SUITE 1000
MIAMI, FL 33135
TEL: 305.575.1111
WWW.ADDCORP.COM

ZONING LEGEND

LOT COVERED AREA	PERCENTAGE	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
12,262.12 SF	12%	3,558.64 SF	1,471.73 SF	1,471.73 SF	1,471.73 SF
59,047.95 SF	59%	17,414.31 SF	34,828.62 SF	34,828.62 SF	34,828.62 SF
1,421.12 SF	14%	425.92 SF	174.37 SF	174.37 SF	174.37 SF

UNIT SIZE LEGEND

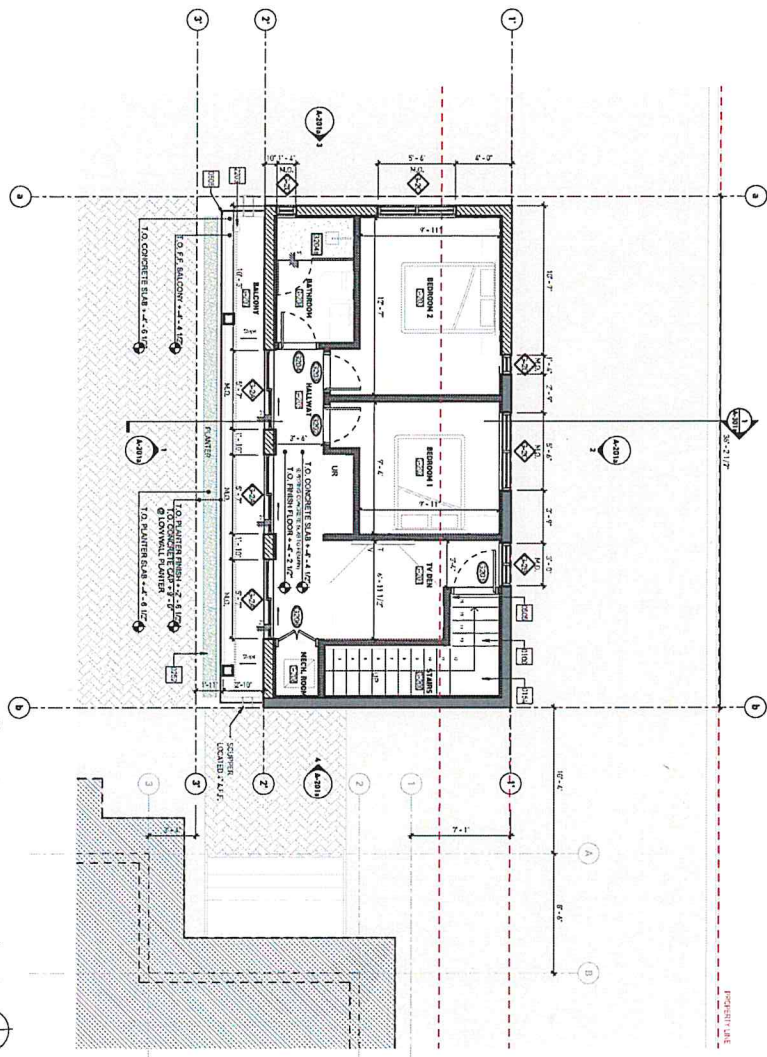
UNIT TYPE	MINIMUM	MAXIMUM
1-BED ROOM RESIDENCE	1,421.12 SF	1,421.12 SF
2-BED ROOM RESIDENCE	2,842.24 SF	2,842.24 SF
3-BED ROOM RESIDENCE	4,263.36 SF	4,263.36 SF
4-BED ROOM RESIDENCE	5,684.48 SF	5,684.48 SF
5-BED ROOM RESIDENCE	7,105.60 SF	7,105.60 SF

GENERAL NOTES - FLOOR PLAN

- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- CONCRETE SHALL BE 4,000 PSI STRENGTH WITH NO. 4 REINFORCING BARS AT 18" ON CENTER.
- ALL WALLS SHALL BE 8" THICK UNLESS OTHERWISE NOTED.
- ALL FLOORS SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
- ALL CEILING SHALL BE 8" THICK UNLESS OTHERWISE NOTED.
- ALL ROOF SHALL BE 6" THICK UNLESS OTHERWISE NOTED.
- ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE MIAMI-DADE COUNTY DEPARTMENT OF PUBLIC WORKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION PRIOR TO COMMENCEMENT OF WORK.
- ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE MIAMI-DADE COUNTY DEPARTMENT OF PUBLIC WORKS.

FLOOR PLAN - NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. CONCRETE SHALL BE 4,000 PSI STRENGTH WITH NO. 4 REINFORCING BARS AT 18" ON CENTER.
3. ALL WALLS SHALL BE 8" THICK UNLESS OTHERWISE NOTED.
4. ALL FLOORS SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
5. ALL CEILING SHALL BE 8" THICK UNLESS OTHERWISE NOTED.
6. ALL ROOF SHALL BE 6" THICK UNLESS OTHERWISE NOTED.
7. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.
8. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE MIAMI-DADE COUNTY DEPARTMENT OF PUBLIC WORKS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION PRIOR TO COMMENCEMENT OF WORK.
10. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.
11. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
12. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE MIAMI-DADE COUNTY DEPARTMENT OF PUBLIC WORKS.

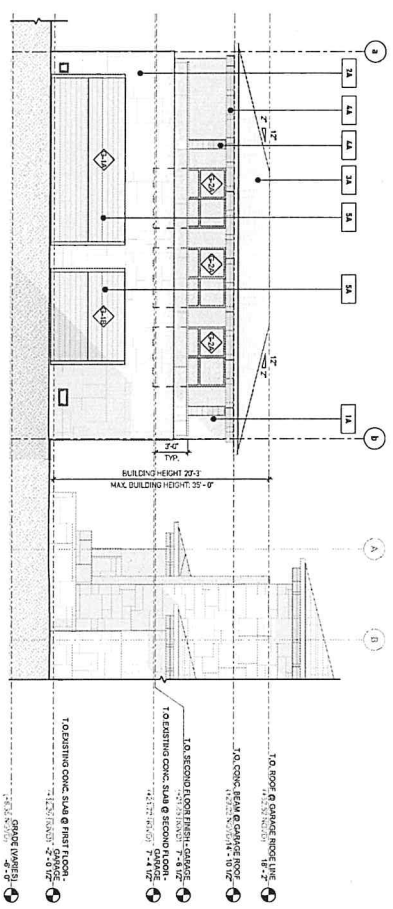


1 SECOND FLOOR PLAN - ACCESSORY BUILDING (GARAGE)
1/2" = 1'-0"

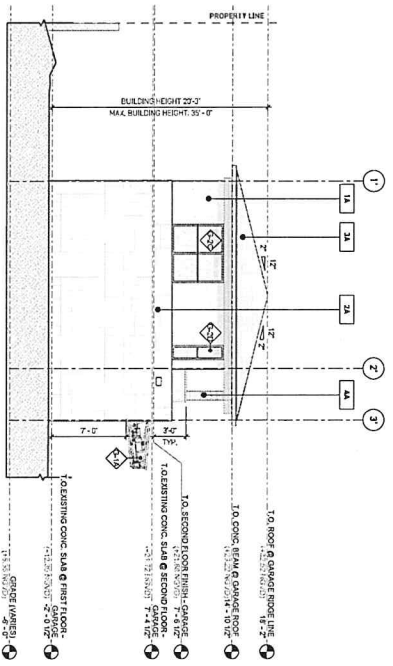
ACCESSORY BUILDING (GARAGE)
ENLARGED SECOND FLOOR PLAN
A-102b

STRANG

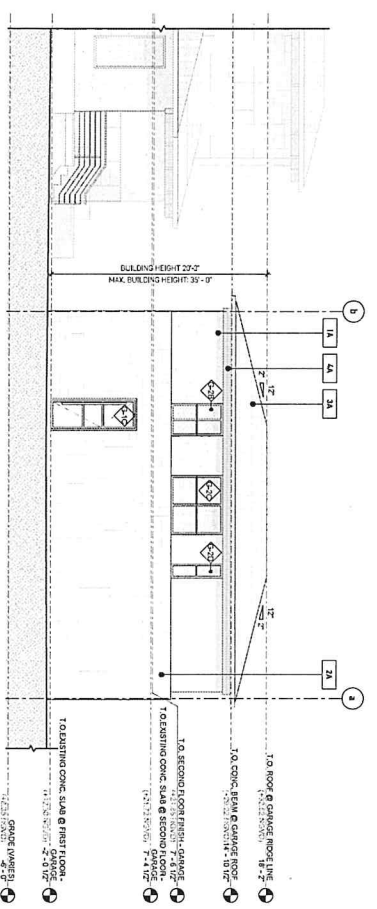
NATURAL SCHEDULE	
Material	Natural Description
1A	SMOOTH STUCCO FINISH
2A	KEYSTONE
3A	GLAZED ROOF TILE TO MATCH EXISTING
4A	CONCRETE WALL FINISH/EXTERIOR WALL
5A	WOOD COMPOUND FINISH



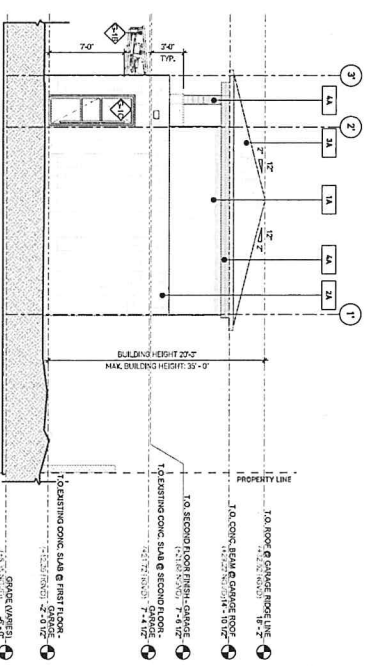
1 FRONT ELEVATION



3 SIDE ELEVATION



2 REAR ELEVATION



4 SIDE ELEVATION

4850 DAVIS RESIDENCE
4850 DAVIS STREET
MIAMI, FL 33134

OWNER:
ABDO CORP.
ADDRESS:
2700 N.W. 117th Ave
Miami, FL 33187
CONTACT: ABDO CORP.
CONTACT: ABDO CORP.
CONTACT: ABDO CORP.

ARCHITECT:
STRANG ARCHITECTS
1200 N.W. 11th Street
Miami, FL 33136
CONTACT: STRANG ARCHITECTS
CONTACT: STRANG ARCHITECTS
CONTACT: STRANG ARCHITECTS

UNUSUAL MATERIALS:
SMOOTH STUCCO FINISH
KEYSTONE
GLAZED ROOF TILE TO MATCH EXISTING
WOOD COMPOUND FINISH

DATE: 12/08/2025

NO.	DATE	DESCRIPTION
1	12/08/2025	ISSUED FOR PERMITS
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROFESSIONAL STAMPS
ARCHITECT LICENSE NUMBER(S):

ACCESSORY BUILDINGS (GARAGE)
ELEVATIONS
A-201a

