



FINAL AGENDA

Community Zoning Appeals Board 15
 VERIFY LOCATIONSouth Dade Regional Library, 10750 SW 211 Street, Miami, FL
 Wednesday, January 15, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- | | | | | | |
|----|-------------|---|--------|----------|---|
| 1. | Z2021000133 | Iglesia Del Nazareno El Buen Samaritano | 21-133 | 56-39-26 | N |
| 2. | Z2023000545 | Ricadri Group LLC | 23-545 | 56-40-07 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF JANUARY 15, 2025

NARANJA PARK

14150 SW 264 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

I. Sunset Review

II. Selection of Chair and Vice Chair

1. IGLESIA DEL NAZARENO EL BUEN SAMARITANO. Z2021000133 Area 15/District 09

The application is to permit a rezoning of the subject property from AU (minimum 5-gross acre lot), to RU-1 (minimum 7,500 sq. ft. lot), and to modify the condition of the previously approved resolutions, in order to submit new plans to include a previously approved day care center for up to 130 children, which will occupy rooms within the existing church located on the subject site.

- (1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, to RU-1, Single- Family Residential District.
- (2) MODIFICATION of Condition #2 of Resolution No. 4-ZAB-198-86, modified by Resolution No. 4-ZAB-221-89, further modified by Resolution No. 4-ZAB 49-93, and last modified by Resolution No. 5-ZAB-298-94, all passed and adopted by the Zoning Appeals, and reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Iglesia del Nazareno El Buen Samaritano,' consisting of four sheets, as prepared by Francisco A. Benitez, A.I.A., Architects, dated revised 6/8/94."

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Iglesia Del Nasareno El Buen Samaritano," as prepared by Llorente Architects, consisting of 3 sheets dated stamped received 2/27/24, Sheet A100 dated stamped received 6/18/24, Sheet A101 dated stamped received 4/22/24, and landscape plans as prepared by Greenspace Strategies Landscape Architecture, consisting of 4 sheets dated stamped received 4/22/24, for a total of 9 sheets."

The purpose of request #2 is to allow the applicant to submit revised plans to include a previously approved day care center for up to 130 children, which will occupy rooms within the existing church located on the subject site.

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

Location: 25795 SW 137 Avenue & 13500 SW 256 Street, Miami- Dade County, Florida.

SIZE OF PROPERTY: ±7.04 Acres

Department of Regulatory and
Economic Resources
Recommendation:

**Approval of request #1, and approval with
conditions of request #2.**

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

2. VB BTS II, LLC. Z2023000545

Area 15/District 09

The application is to permit a rezoning of the subject property from RU-2 (Duplex District) to MCD (multi-family residential, mixed-use district) which would allow the subject property to be developed with more residential units than currently allowed.

DISTRICT BOUNDARY CHANGE from RU-2, Two-Family Residential District to MCD, Mixed-Use Corridor District.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "21320 SW 112 AVE," as prepared by Pascual, Perez, Kiliddjian, Starr Architects and Planners, dated stamped received 10/15/2024, consisting of 11 sheets; a landscape plan, as prepared by TKC Landscape Architecture, dated stamped received 8/27/2024, consisting of 1 sheet; and civil plans, as prepared by JA Arca Engineering, dated stamped received 5/3/2024, consisting of 3 sheets, for a total of 15 sheets. Plans may be modified at a public hearing.

LOCATION: 21300 and 21320 SW 112 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: ±2.61-gross (±2.42-net) Acres

Department of Regulatory and
Economic Resources
Recommendation:

**Approval, subject to the Board's
acceptance of the proffered Covenant.**

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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

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

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

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board No. 15**

PH: Z21-133

January 15, 2025

Item No. 1

Recommendation Summary	
Commission District	9
Applicant	Iglesia Del Nazareno El Buen Samaritano
Summary of Requests	The applicant seeks to rezone the subject property from AU (minimum 5-gross acre lot), to RU-1 (minimum 7,500 sq. ft. lot), and modify the condition of a prior resolution in order to submit new plans that would include a previously approved day care use (for 130 children) on the subject site. The proposed day care would be housed within the existing church building located on the property.
Location	25795 SW 137 Avenue & 13500 SW 256 Street, Miami-Dade County, Florida.
Property Size	±7.04 Acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Religious facility
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 du <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)(7), Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval of request #1, and approval with conditions of request #2.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, to RU-1, Single-Family Residential District.
- (2) MODIFICATION of Condition #2 of Resolution No. 4-ZAB-198-86, modified by Resolution No. 4-ZAB-221-89, further modified by Resolution No. 4-ZAB 49-93, and last modified by Resolution No. 5-ZAB-298-94, all passed and adopted by the Zoning Appeals, and reading as follows:

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received 4/22/24, and landscape plans as prepared by Greenspace Strategies Landscape Architecture, consisting of 4 sheets dated stamped received 4/22/24, for a total of 9 sheets.”

The purpose of request #2 is to allow the applicant to submit revised plans to include a previously approved day care center for up to 130 children, which will occupy rooms within the existing church located on the subject site.

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

PROJECT HISTORY AND PROJECT DESCRIPTION:

Staff notes that the 7.04-acre subject property has been the subject of several zoning approvals throughout the years. In June 1986, the 3.26-acre, southwest portion of the subject site was granted special exception to permit a church use along with an ancillary non-use variance for the lot size, pursuant to Resolution #4-ZAB-198-86 (1986 Resolution). In June 1989, pursuant to Resolution #4-ZAB-221-89 (1989 Resolution) this smaller parcel was granted a modification of condition #2 of the 1986 Resolution in order to submit revised set of plans that added a pool, shower, cabana, utility shed and volleyball court. A non-use variance to allow a garden shed spaced at 0’ (10’ required) was also approved under the 1989 resolution.

In February 1993, pursuant to Resolution #4-ZAB-49-93 (1993 Resolution), a special exception was approved to permit the expansion of the 3.26-acre parcel with its church use onto additional land to the east, making it the current 7.04-acre subject property. The 1993 resolution also granted an unusual use to permit a day care center for up to 130 children on the subject site. An amendment to the site plan condition #2 of the 1986 Resolution, last modified by the 1989 Resolution, was also approved in order to introduce a revised site plan which depicted the additional property being added to the original church site, a new day care center to accommodate 130 children, a future night chapel, as well as a community hall. An ancillary non-use variance to allow parking within 25 feet of the SW 258 Street right-of-way were also approved under the 1993 resolution.

Finally, in September 1994, the site plan condition #2 was once again modified in order to introduce a set of revised plans and was approved under Resolution No. 5-ZAB-298-94 (1994 Resolution). These revised plans depicted a new church building, an expansion of the parking areas, and the relocation of a parsonage house. Also approved under the 1994 resolution were ancillary non-use variances to permit a building height of 44.42’ (35’ permitted) and a one-way driveway with a width of 12’ (14’ required). Additionally, staff notes that these revised plans did not include the previously approved day care building, the community hall building, or the night chapel building on the proposed site layout.

Under the current application, the applicant again seeks a modification of the site plan condition of the 1986 Resolution (modified by the 1989 resolution; further modified by the 1993 resolution; and last modified by the 1994 resolution), in order to submit revised plans. The applicant intends to reintroduce the day care use to the site by utilizing the unusual use that permits a day care center for up to 130 children on the subject property granted in 1993 under a prior Resolution #4-ZAB-49-93. Staff notes that no new buildings or additions to the existing church structure are indicated on the proposed plans, and that the existing site layout would remain the same. Based on the submitted plans, the applicant is proposing to retrofit the existing church building and locate

the day care center classrooms on the ground floor within the interiors of the existing structure. Staff further notes that the day care use will meet all the required Zoning Code standards including parking, areas for pick-up and drop-off, as well as stacking of up to 40 vehicles within the subject site itself. Plans indicate that the parking, auto stacking and drop-off areas are internal to the site and that adequate amount of on-site vehicular queuing space for on-site drop-off and pick-up for the day care has been provided. Access to the subject site would also remain unchanged, with the main ingress/egress point of direct vehicular and pedestrian access to the site continuing to be from SW 137 Avenue, including another, ingress/egress point of access from SW 256 Street. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided all along the perimeter of the subject parcel on a 5' wide dissimilar use landscaping strip, while street trees with shrubs have been provided all along the property lines that abut the adjoining roadways.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; religious facility	Low Density Residential (2.5 to 6 dua)
North	AU, PCUC; single-family residences	Low Density Residential (2.5 to 6 dua) Community Urban Center
South	RU-1; vacant land, single-family residence	Low Density Residential (2.5 to 6 dua)
East	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
West	NCUC; townhouses	Community Urban Center

NEIGHBORHOOD COMPATIBILITY:

The ±7.04-acre subject parcel is located on the southwest corner of the intersection of SW 256 Street and SW 135 Avenue, and is currently improved with a church, including other structures such as an administration and a utility building that are both ancillary to the church use, as well as a large parking lot that surrounds the existing structures. The surrounding uses are mostly residential in nature, and while properties to the south and east of the subject site are zoned RU-1, properties to the north are zoned Princeton Community Urban Center, and the ones to the west within the Naranja Community Urban Center. Additionally, the subject property is located inside of the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to introduce a previously approved day care use to the subject site, including keeping it to a total of 130 children which was the approved student count, in order to provide education services for families in the surrounding community. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that this application lies within the Community Development Block Grant (CDBG)-eligible area, where traffic concurrency does not apply, and that that the application will generate approximately 52 PM peak hour vehicle trips. Additionally, the traffic data (Exhibit 'A') for adjacent area roadways, shows a projected 94 AM new Peak Hour

vehicular trips. Based on staff's analysis below, staff opines that there would be no new visual impacts due to the addition of the day care use within the internal floor layout with no other changes to the site layout or the existing structure, and that any aural impacts on the surrounding area will be adequately mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±7.04-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low Density Residential**. The Low Density Residential designation *allows a range in density from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, and townhouses.* This allows the applicant to develop the 7.04-acre subject site with a total of 42 residential units as the maximum density allowed under the CDMP Low Density Residential threshold on the LUP map. Staff notes that one of the requests by the applicant is for a district boundary change from AU to RU-1. Staff further notes that RU-1, Single-Family Residential District, has a minimum lot size of 7,500 sq. ft. net, and that approval of this application could otherwise allow the applicant to develop the 7.04-acre subject parcel with up to a maximum of 40 residential units which is within the aforementioned maximum density threshold allowed under the LUP map. The proposed district boundary change to RU-1 is also consistent with the development trend of the surrounding area as the properties to the south and east of the site are already zoned RU-1, whereas properties to the north are zoned Princeton Community Urban Center and the properties to the west zoned as Naranja Community Urban Center. As such, staff supports the district boundary change and opines that approval of the rezoning to RU-1 on the subject site would be **consistent** with the Low Density Residential designation of the subject site and that the day care use is an allowed use within all zoning districts, including the proposed RU-1 district. The CDMP Land Use Element Interpretative text under *Residential Communities* permits *neighborhood and community services including schools, daycare centers and houses of worship, when consistent with the goals, objectives and policies of this Plan and compatible with the neighborhood.* Additionally, a section of the CDMP Land Use Element Interpretative text also indicates that *some existing lawful uses and zoning classifications are not specifically depicted on the LUP map, however, all such existing lawful uses and zoning are deemed to be consistent with the Land Use Plan Map.* In 1993, pursuant to Resolution #4-ZAB-49-93, the subject property had already been granted an unusual use to permit a day care center for up to 130 children. Although, and as previously noted, the day care was never ever developed on the subject property, the applicant now seeks to modify the site plan condition, in order to take advantage of the approval for the day care, by reintroducing the use within the existing structure located on the subject site.

A section of the CDMP Land Use Element interpretative text for uses such as day cares and schools indicates that *Compatibility shall be determined in accordance to 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.* The modification to the previously approved site plan proposes no other changes to the existing site layout and the parking, access and driveways for the uses would remain unchanged. Staff notes that the submitted site plan, which depicts the existing and proposed conditions on the subject property, keeps within the existing character of the neighborhood, and opines that approval with conditions of the applicant's requests will not result in any intensification

of the development of the site beyond the scale of what is existing and previously approved on the parcel. The submitted landscape plans for this application depict ample landscaping and buffering elements in the form of trees and shrubs provided all along the perimeter of the subject parcel, to help mitigate any visual or aural impacts on any of the surrounding residential properties. Additionally, the layout of the parking and the on-site vehicular queuing space for drop-off and pick-up of children has been provided to maximize traffic circulation within the property with adequate means of ingress and egress to prevent spillage of traffic on to the adjacent roadways. For the reasons expanded upon in the zoning analysis below, staff opines that the approval of the requests will not create any new significant impacts which will disrupt or degrade the safety and tranquility of the surrounding neighborhood. Staff further opines that approval of the application would be **consistent** with the CDMP Land Use interpretative text, goals, objectives and policies for the **Residential Communities**, and would be **compatible** with the neighborhood based on the criteria set forth in **Policies LU-4A**, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area concerned.

Based on the foregoing analysis, and for the reasons that will be further explained in the zoning analysis below, staff opines that the approval with conditions of the applicant's request for a modification of the prior resolution in order to develop the site with a previously approved day care use, will not have a significant visual impact on the surrounding properties, will be adequately buffered, and would be **compatible** with the surrounding area based on the criteria outlined in CDMP Land Use Element policies and will be **consistent** with the CDMP Land Use Plan (LUP) map **Low Density Residential** designation for the subject property.

ZONING ANALYSIS:

The applicant seeks approval for a district boundary change from AU, Agricultural District, to RU-1, Single-Family Residential District, on the subject parcel (request #1). For the reasons stated above and below, staff opines that when the request to rezone the subject parcel is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surroundings 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. Currently, there are properties to the east and south of the subject site that are already zoned RU-1. The properties to the north are zoned Princeton Community Urban Center and permitted a density of up to 18 du/gross acre, and the properties to the west are zoned Naranja Community Urban Center and permitted a density of 90 du/gross acre. Staff further opines that based on the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property is **consistent** with the CDMP Low Density Residential designation of the parcel on the CDMP Land Use Plan map and would be **compatible** with the surrounding area when considering the necessity and reasonableness of the request in relation to the present and future development of the area. **As such, staff recommends approval of request #1 for a district boundary change to RU-1, Single-Family Residential District, under Section 33-311, District Boundary Change.**

In order to effectuate the reintroduction of the previously approved day care use for 130 children on the subject property by retrofitting the interiors of the existing church structure, the applicant

would need to modify the site plan condition of the prior 1994 Resolution #5-ZAB-298-94 (request#2). When these aforementioned request is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff recommends approval with conditions of the request and opines that the proposed changes to the prior resolution would not create any new or significant visual impacts or affect the appearance of the surrounding community, and would be **compatible** with same, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area concerned.

The submitted plans indicate no new buildings or additions to the existing structure, and that the existing structure, within which the day care center will be housed, is sited away from property lines, lessening the possibility of any aural and visual impacts that may be generated if said structure had been constructed near adjoining properties. The outdoor recreational area reserved for the day care is larger than required by code, and the floor plans for the interiors of the existing structure show classroom spaces, hallways, restroom facilities, as well as the administrative areas, all provided within the existing building to comfortably accommodate both the church use and the 130 children for the day care at any one time on the site and within the proposed facility. Parking and driveways internal to the site are shown around the existing building. Access to the facility would remain unchanged, with the main ingress/egress point of direct vehicular and pedestrian access to the site for from SW 137 Avenue, while another, ingress/egress point of access has been provided from SW 256 Street. The auto stacking and drop-off areas are sited internally, away from adjoining roadways to avoid potential traffic conflicts that are generated when placing those elements near or adjacent to streets. Most of the traffic expected by the use will utilize SW 137 Avenue to access the day care, helping to prevent traffic spillages onto adjacent residential streets. As such, no local roads will be affected by traffic generated by the proposed use and the drives leading to residential areas found east of the subject property will not be detrimentally impacted by the traffic generated in the mornings and afternoons when children are dropped-off and picked-up from the day care. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel, especially along the north and east property line that abut the residential uses, while street trees with shrubs have been provided all along the adjoining streets. The 7.04-acre property has sufficient area to comfortably accommodate the day care use including the area required for the children's recreational needs. The submitted plans and childcare checklist indicate that the application meets the requirements for, among other things, classroom spaces, parking, open space, outdoor recreational space, auto stacking for children drop-off and pick-up, and setbacks for public assemblage. Staff opines that the overall design of the existing building and its location on the subject site provides for a cohesive campus for introducing the day care use. For the aforementioned reasons, staff opines that approval with conditions of the proposed modification will not have any additional new visual impacts on the surrounding area and would be **compatible** with the same.

Staff analysis of the traffic data (see attached Exhibit 'A') for adjacent area roadways, provided in the Traffic Engineering Division (TED) of the DTPW memorandum, shows the potential traffic impacts being created by the introduction of the day care use for 130 children on the subject site. Staff's traffic area analysis for the 130 proposed children in the day care shows a projected 94 AM new Peak Hour vehicular trips. The attached traffic chart shows the percentage of increase in trips along the adjoining roadways. Specifically, SW 137 Avenue south of SW 256 Street will only have a 5% increase in volume of AM peak hour trips (67 more trips to the existing 1,419 trips), and SW 256 Street east of SW 137 Avenue will have a 6% increase in volume of AM peak hour trips (27 more trips to the existing 423 trips). Staff notes that the overall impacts maintain the current Level of Service (LOS) of "C" on the adjoining roadways with the addition of the day

care use to the site. Moreover, staff notes that based on the memorandum from Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), that the application will generate 52 PM new Peak Hour trips.

As part of this application, the applicant has submitted a Traffic Impact Analysis (Level I) for review which details how the drop-off and stacking will function in accordance with a condition of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works (DTPW). Staff notes that DTPW has determined that based on their review of the submitted Traffic Impact Study and queuing analysis within the School Traffic Operations Plan (TOP), there is ample space to accommodate traffic queuing on site. DTPW has further determined that the proposed plans the proposed day care adequately address the traffic circulation and will not have a significant unfavorable impact on traffic in the surrounding and immediate area, and has no objection to the application, subject to conditions as specified in their memorandum, dated July 10, 2024. Staff opines that the proposed requests will not result in excessive traffic as also evidenced by the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Said department has indicated in its memorandum dated October 10, 2023, that this application lies within the Community Development Block Grant (CDBG)-eligible area, where traffic concurrency does not apply, and that 52 PM peak hour vehicle trips are generated by this application based on the Institute of Traffic Engineering (ITE) standards, which will not exceed the Level of Service (LOS) on the surrounding roadways. As such, based on the aforementioned analysis, staff opines that the addition of the day care use to the site will not result in excessive trips or traffic that could have a significant impact on the abutting roadways.

Additionally, based on the memoranda submitted by other departments reviewing the application, staff opines that 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. The Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum dated December 31, 2024, 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. The memoranda submitted by the Water and Sewer Department (WASD), and the Miami-Dade Department of Solid Waste Management (DSWM), indicate no objections to the application as well. Based on the aforementioned department memoranda, staff opines that the application will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. Therefore, when considering the necessity and reasonableness of the applied for use in relation to the present and future development of the area, as well as its compatibility with the area concerned, staff opines that the reintroduction of the day care use for 130 children on the subject property would be **compatible** with the same based on the reasons stated above. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(7) Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan indicates access to the site would remain unchanged, with one (1)-main ingress/egress point of direct vehicular and pedestrian access to the property from SW 137 Avenue, and another ingress/egress point of access from SW 256 Street. Parking and driveways are internal to the site and the subject site provides for a combined total of 383 parking spaces, where 184 are required by code for the existing church and proposed day care facility, therefore, the parking amounts comply with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

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

CONDITIONS FOR APPROVAL: for request #2 only.

1. That all other conditions of Resolutions #4-ZAB-198-86, #4-ZAB-221-89, #4-ZAB 49-93, and #5-ZAB-298-94 remain in full force and effect, except as herein modified.
2. That the use be established and maintained in accordance with the approved plan.
3. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type, size and location of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
4. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That at the time of Certificate of Use renewal and each subsequent renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter from the principal of the school detailing the number of students and the grade levels that are currently enrolled in said facility.
6. That the daycare use be limited to a maximum of 130 children.
7. That no outside speakers other than in connection with emergency systems shall be permitted on the property.
8. That the waste pick-up for the daycare shall be performed by a private commercial entity and shall be limited to pick-up between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, except during arrival and dismissal times.
9. That night activities and/or special events shall be limited to twelve (12) events per year and shall end no later than 10:00 PM.
10. That the outside lighting shall be permitted with the proper shielding according to Miami-Dade County Code.
11. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated October 10, 2023.

12. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the memorandum dated July 10, 2024.

ES:JB:SS

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Iglesia Del Nazareno El Buen Samaritano
PH: Z21-133

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

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

Low Density Residential <i>(Pg. I-31)</i>	<i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
Residential Communities <i>(Pg. I-26)</i>	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different constructions systems. Also permitted in residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments mix of land uses, and their relationship.</i>
Uses and Zoning Not Specifically Depicted <i>(Pg. I-33)</i>	<i>Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the parcel exists, including all the provisions for density averaging and definition of gross density.</i>
Policy LU-4A <i>(Page. I-8)</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	<i>(A) 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>
--	--

ZONING RECOMMENDATION ADDENDUM

Iglesia Del Nazareno El Buen Samaritano

PH: Z21-133

	<p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) 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; (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development; (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida; (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction; (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.
<p>Section 33-311(A)(7) Generalized Modification Standards</p>	<p>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (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.</p>

Exhibit "A"

TRAFFIC IMPACT CHART

Iglesia Del Nazareno El Buen Samaritano
PH: Z21-133

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z21-133
DATE: FEB 27 2024
BY: GONGOL

Iglesia Del Nazareno El Buen Samaritano (Church and Day Care - 130 children) (Z2021000133)						
94 AM Peak Hour Trips 130 Proposed Students						
7:15 – 8:15 AM (With 3 Arrival/Dismissal Shifts)						
786 Students	Projected New Trips					
AM Peak Hour	94					
Site Circulation						
School Campus	In/Out bound Trips	Stacking & Queuing & Parking Spaces Required	Stacking & Queuing & Parking Spaces Provided	Parking Spaces Required	Parking Spaces Provided	
13550 SW 256th St, Miami, FL 33032	50/44	16	72	16	32	
Adjacent Roadway Impacts						
Adjacent Roadway	Projected New Trips	Existing Traffic	Future (New + Existing)	% Increase in Volume	Existing LOS	Future LOS
SW 137th Avenue s/of SW 256 Street	67	1,419	1,486	5%	C	C
SW 256th Street e/o SW 137 Avenue	27	423	450	6%	C	C
Total	94					
Neighborhood Impacts						
Roadways Impacted	Projected New Trips	Existing Traffic	Future (New + Existing)	% Increase in Volume	Existing LOS	Future LOS
SW 137th Avenue n/of SW 256 Street	20	1,129	1,149	2%	C	C
SW 256th Street w/o SW 137 Avenue	2	177	179	1%	C	C
SW 134nd Avenue s/o SW 256 Street	5	619	624	1%	C	C
SW 134nd Avenue n/o SW 256 Street	3	548	551	1%	C	C

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

IGLESIA DEL NAZARENO EL BUEN
SAMARITANO

25795 SW 137 AVE
13500 SW 256 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2021000133

DATE

HEARING NUMBER

FOLIO: 30-6926-000-0510/30-6926-000-0500

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

November 14, 2024

NEIGHBORHOOD REGULATIONS:

Folio No: 30-6926-000-0500

There are no open/closed cases in CMS.

Folio No.: 30-6926-000-0510

Case No. 202402004805 was opened on 08/02/2024. Warning Notice W439458 was issued on 08/02/2024 for UNAUTHORIZED USE IN AN AGRICULTURAL DISTRICT (AU), TO WIT: ILLEGAL USE INCONSISTENT WITH SECTION 33-279 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCE TO WIT: ILLEGALLY STORING MULTIPLE CARGO CONTAINERS ON THE PROPERTY WITHOUT A PERMIT. A compliance inspection conducted on 08/09/2024 revealed that the violation was corrected. Case is closed.

BUILDING SUPPORT REGULATIONS:

Folio No.:30-6926-000-0500

Building Support Case # 20240224780-B opened on October 12, 2023, Failure to obtain required building permit(s) prior to commencing work on: Re-roof. Notice of Violation issued October 12,2023 and Recorded on October 24,2023 There are no outstanding fees at this time, violation not corrected, case remains open.

Folio No: 30-6926-000-0510

Building Support Case 20210210693-B opened on July 19,2021 Failure to obtain required building permit(s) prior to commencing work on: re-roof. Notice of Violation issued on July 23,2021 and Recorded under 32654 Page: 1676 Total Pages: 1 Civil Violation Notice P045135 issued on September 15,2021, and it was voided on October 4,2023 2nd Civil violation Notice P045937 issued due to non-compliance. Final Notice of Intent to Lien issued March 20,2024, and PENDING LIEN HEARING CASE PACKAGE . A lien was recorded on 05/02/2024 under book 34206/page 1411. The lien was subsequently satisfied on 10/01/2024 under book 34428/page 0839. Case is closed.

VIOLATOR:

IGLESIA DEL NAZARENO EL BUEN SAMARITANO


OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: October 12, 2023

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: Z2021000133-2nd Review
Iglesia Del Nazareno El Buen Samaritano
25795 SW 137th Avenue
DBC from AU to RU-1 and to modify plans previously approved plans to introduce a day care center for up to 130 children that was previously approved by the 1993 resolution. This resolution placed the daycare center in the existing building located closer to SW 137th Avenue. The applicant seeks to relocate the day care center to the church building located closer to SW 135th Avenue (folio 3069260000510), to occupy rooms within the existing church.
(AU) (6.81 Acres)
26-56-39

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.

Potable Water Supply and Wastewater Disposal

According to DERM records the existing church is currently connected to public water and sanitary sewers. Based on the applicant's request to rezone from AU to RU-1, to relocate the day care center for up to 130 children to the existing church building and the site plan submitted with this application, there are no new structures proposed that require connection to public water and public sanitary sewers at this time. However, please be advised that in accordance with the Code, DERM will evaluate the feasibility of connecting to the public sanitary sewer system prior to DERM approval of any future development order (zoning site plan, plat, building permit) that proposes development on the subject property.

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

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

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

Conditions of Approval: None

Stormwater Management

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

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

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

Conditions of Approval: None

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater). The landscape plan entitled "Iglesia Del Nazareno El Buen Samaritano" prepared by Charles M. Atkins, R.L.A., and dated as received by Miami-Dade County on September 19, 2023, was submitted with the subject application, and does not indicate that any tree resources onsite will 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 Andrea Dopico at Andrea.Dopico@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Enforcement History

The subject property has no open and one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information. Additionally, a review records associated with the above DERM Enforcement case revealed the following:

Folio no. 30-6926-000-0500:

Iglesia Christina El Buen Samaritano (DERM closed case no. PWO-0180)

Paid penalties & surcharge: \$250.00 (UCVN no. 975722) and \$250.00 Paid Settlement.

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: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: October 6, 2023

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

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

Subject: Zoning Application Comments - Iglesia Del Nazareno El Buen Samaritano
Application No. Z2021000133 - Revision No. 1

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: Iglesia Del Nazareno El Buen Samaritano

Location: The proposed project is located on approximately 6.81 Acres, at 25795 SW 137th Avenue with Folio Nos. 30-6926-000-0500 and 30-6926-000-0510, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a district boundary change from AU (Agricultural/Residential) to RU-1 (Single-Family Residential District 7,500 ft² net) and Modification of Conditions No. 2 of Resolution No. 4-ZAB-198-86 in order to change a portion of the existing church area to a Day Care Center, approximately 7,349 sq.ft. (5,463 sq.ft are for Day Nursery Rooms and 1,886 sq.ft. for administration offices) per email submitted by Alberto Llorente Architect on September 22, 2023.

The proposed school results in a no-net increase for water/sewer demand.

Water: The proposed development is located within the WASD's water service area. The water supply is being 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 served by WASD. The subject property has an existing 8-inch water main abutting the property along SW 135th Avenue and a 12-inch water main abutting the property along SW 256th Street.

A Water Supply Certification (WSC) will not be required as the proposed development results in a no-net-increase.

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

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

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

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

The existing facility is currently being served by WASD. There is an existing 8-inch sanitary gravity sewer system abutting the property along SW 256th Street.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 1029. Said Pump Station is currently in OK Moratorium Code Status.

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: October 10, 2023

To: Nathan Kogon, 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: Z2021000133
Name: Iglesia Del Nazareno El Buen Samaritano
Location: 25795 SW 137 Avenue
Section 26 Township 56 South Range 39 East

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

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

This application meets the traffic concurrency criteria because it lies within a Community Development Block Grant (CDBG)-eligible area where traffic concurrency does not apply. It will generate approximately **52 PM** peak hour vehicle trips.

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

Notes: PM =Post Meridien

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

Standard Conditions:

- During the platting and/or permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources Platting Section for review. The set of plans shall be signed and sealed by an engineer in compliance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways as well as County Standards. Additional improvements may be required once the detailed set of plans are submitted to this Section.
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: May 03, 2024

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2021000133

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 04/24/2024.

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

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

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

Memorandum



Date: July 10, 2024

Subject: 2024003719
Iglesia Buen Samaritano Daycare

PROJECT DESCRIPTION:

The existing Buen Samaritano Church proposes a 130-student daycare. The 6.8-acre site comprises two land parcels. The existing site have 340 parking spaces.

I. PROJECT LOCATION:

The existing Buen Samartino Church Site is located at the northeast corner of the intersection of SW 137th Avenue and SW 258th Street, Miami Fl.

COMMENTS/RECOMMENDATION:

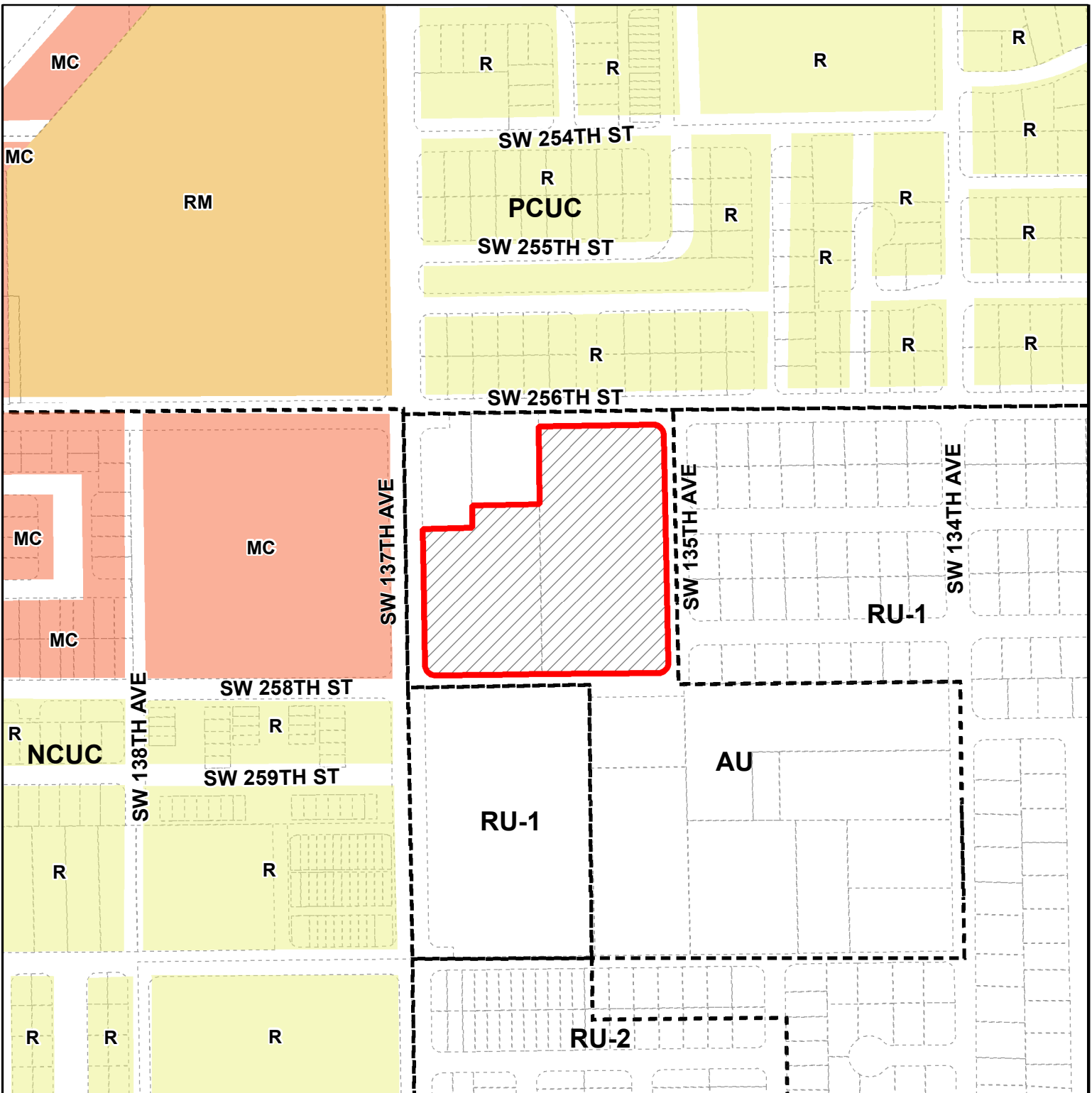
Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the following conditions:

I. CONDITIONS:

Development of this site requires that the following improvements are performed prior to issuance of the final Certificate of Use/Certificate of Occupancy, whichever applies.

1. The school shall provide one parking space for each staff member and a minimum of 10% of the total number of students needs to be designated for parents/visitors. Please note that parent/visitor parking spaces shall be located adjacent to the sidewalk that connects to the school main entrance.
2. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact our office at (305) 375-2030 for any further questions.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2021000133



Section: 26 Township: 56 Range: 39
 Applicant: Iglesia Del Nazareno El Buen Samaritano
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

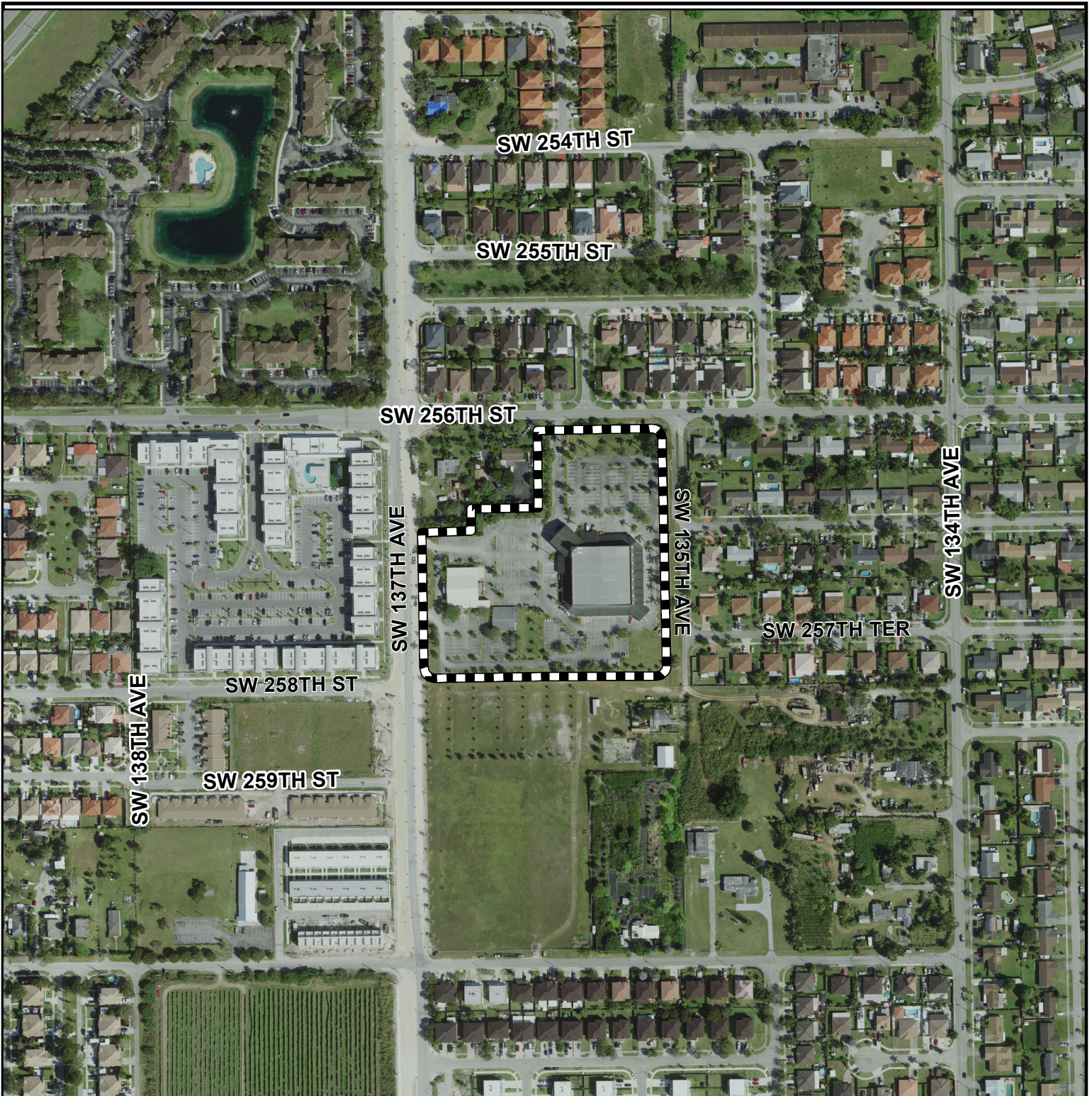
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Thursday, June 24, 2021

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2020

Process Number
Z2021000133

Legend
 Subject Property

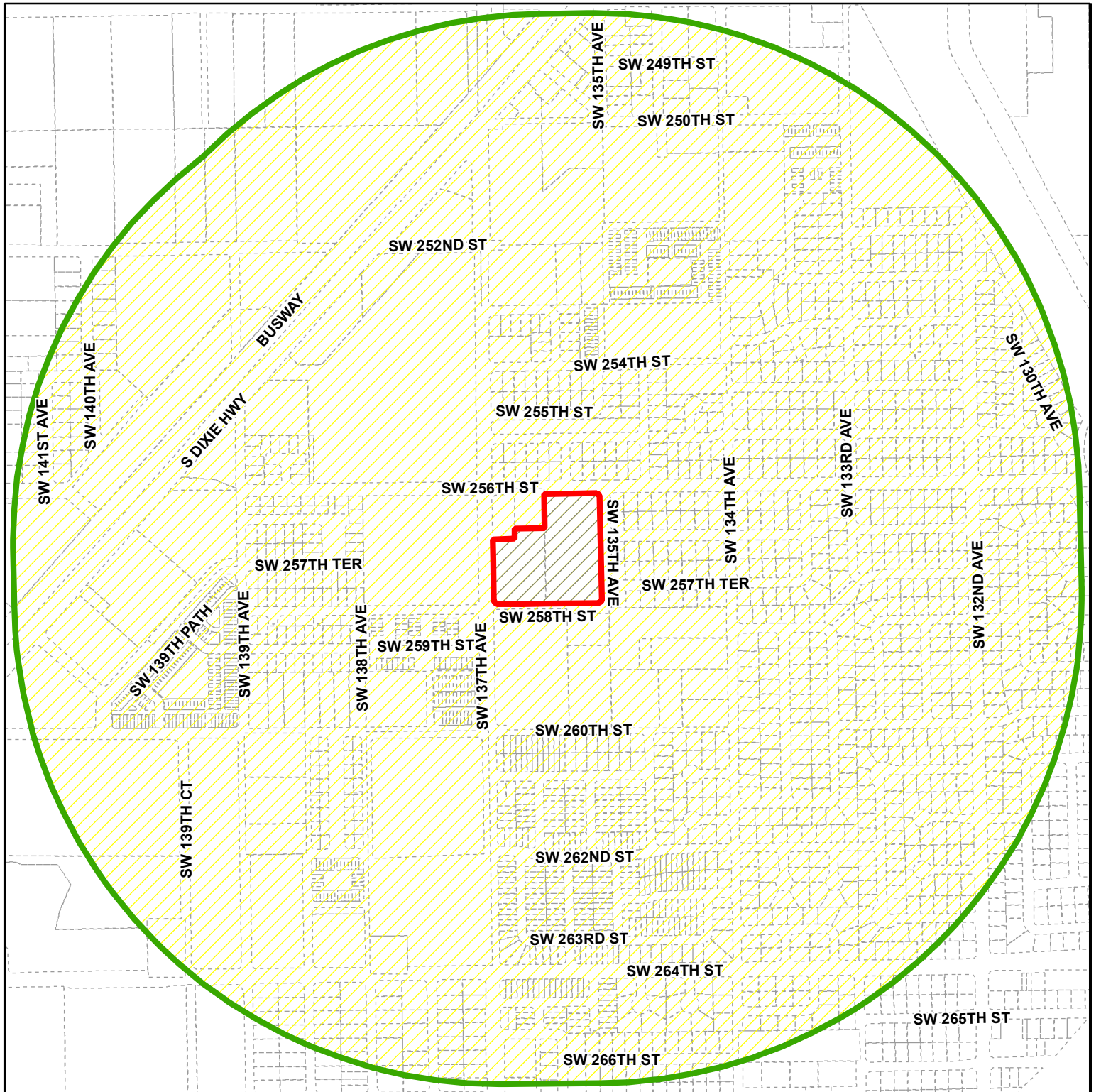


Section: 26 Township: 56 Range: 39
Applicant: Iglesia Del Nazareno El Buen Samaritano
Zoning Board: C15
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Thursday, June 24, 2021

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 26 Township: 56 Range: 39
 Applicant: Iglesia Del Nazareno El Buen Samaritano
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2021000133
 RADIUS: 2640

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, June 24, 2021

REVISION	DATE	BY

**BUSINESS
AND OFFICE**

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

SW 254TH ST

SW 255TH ST

SW 256TH ST

SW 137TH AVE

SW 135TH AVE

SW 134TH AVE

SW 138TH AVE

SW 258TH ST

SW 259TH ST

LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2021000133

Section: 26 Township: 56 Range: 39

Applicant: Iglesia Del Nazareno El Buen Samaritano

Zoning Board: C15

Commission District: 9

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, June 24, 2021

REVISION	DATE	BY

RECEIVED

Child Care Check List for MIAMI-DADE COUNTY
Day Nursery, Day Care Center, Kindergarten and Private School PROCESS NO.: Z21-133

DATE: SEP 19 2023

BY: GONGOL

School Name: Iglesia Del Nasareno El Buen Samaritano

School Address: 25795 SW 137 AVE PRINCETON, FL 33032-6726 Tax Folio #30 - 6926-000-0510

- 1. Is this an expansion to an existing school Yes No If yes, indicated the number of students: _____ and age and grade ranges originally approved: _____.
- 2. Total size of site: _____ x _____ = _____ + 43,560 sq. ft. = 7.045 acres
- 3. Number of children or students requested: 130 Ages: Infants up to 6 years old.
- 4. Number of teachers: 8 Number of administrative & clerical personnel: 8
- 5. Number of classrooms: 8 Total square footage of classroom area: 5,460
- 6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets):
1,668 (This Square Footage is for the Area of the New Daycare)
- 7. Amount of outdoor recreation/play area in square footage: 3,510

NOTE: Location requirement for outdoor recreation/play areas must conform to §33-151.18(j)

- 8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility:
(0)
- 9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 32 parking spaces required by §33-124(L) 31
- 10. Indicate the number of auto stacking spaces: 40 provided N/A required.
- 11. Proposed height for the structure(s): 38'-0" exist. See §33-151.18(g).
- 12. Size of identification sign: 2'-0" x 10'-0" = 20 sq. ft. See §33-151.18(c).
Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.
- 13. Days and hours of operation: Monday through Friday 6:45 AM -7:00 PM
- 14. Does the subject facility share the site with other facilities: Yes No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).
- 15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17?
 Yes No (If yes, describe the residential uses and indicate same on the plans).

RECEIVED

PHYSICAL STANDARDS: OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.

MIAMI-DADE COUNTY
PROCESS NO.: Z21-133

DATE: SEP 19 2023

BY: GONGOL

The following information will determine the maximum number of children permitted at the facility:
WHEN GRADE LEVELS OVERLAP, THE MORE RESTRICTIVE SHALL BE USED.

CLASSROOM SPACE: Calculated by grade levels.

a. Day Nursery/Kindergarten, preschool and after-school care

35 sq. ft. x 130 (number of children) = 4,550 sq. ft. of classroom area required.

b. Elementary Grades 1-6

30 sq. ft. x N/A (number of children) = N/A sq. ft. of classroom area required.

c. Junior High and Senior High Schools (Grades 7-12)

25 sq. ft. x N/A (number of children) = N/A sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 4,550
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 5,460

OUTDOOR RECREATION SPACE:

a. Day Nursery/Kindergarten, preschool and after-school care

45 sq. ft. x 130/2=65 (1/2 of children) = 2,925 Sq. Ft.

b. Grades 1-6

500 sq. ft. x N/A (first 30 children) = N/A

300 sq. ft. x N/A (remaining children) = N/A

c. Grades 7-12

800 sq. ft. x N/A (first 30 children) = N/A

300 sq. ft. x N/A (next 300 children) = N/A

150 sq. ft. x N/A (remaining children) = N/A

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 3,510
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 3,510

TREES: See §33-151.18(g), and the Planning Division (12th Floor) for additional requirements.

a. 28 trees are required per net acre. Trees required: 197 Trees provided: 200 (EXISTING)

b. Ten shrubs are required for each tree required. Shrubs required EXIST. Shrubs provided EXIST.

c. Grass area for organized sports/play area in square feet: N/A

d. Lawn area in square feet (exclusive of organized sports/play area): N/A

RECEIVED

School Address: 25795 SW 137 AVE PRINCETON, FL

Zip Code: 33032

MIAMI-DADE COUNTY

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

PROCESS NO.: Z21-133

DATE: SEP 19 2023

BY: GONGOL

Signed, witnessed, executed and acknowledged on this 15TH day of AUGUST, 2023.

WITNESSES:

[Signature] Signature

Susette Espinosa Print Name

[Signature] Signature

Hilda Alvarenga Print Name

[Signature] Signature

ALBERTO LLORENTE Print Name

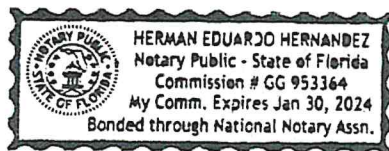
Address: 13421 SW 23RD Street Miami, FL 33175

STATE OF FLORIDA COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by ALBERTO LLORENTE who is personally known to me or has produced [Signature], as identification.

Witness my signature and official seal this 15TH day of AUGUST, 2023, in the County and State aforesaid.

[Signature]



Notary Public-State of FLORIDA

HERMAN HERNANDEZ Print Name

My Commission Expires: JANUARY 30, 2024

29

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z21-133
 DATE: FEB 27 2024
 BY: GONGOL

Iglesia Del Nazareno El Buen Samaritano (Church and Day Care - 130 children) (Z2021000133)						
94 AM Peak Hour Trips						
130 Proposed Students						
7:15 – 8:15 AM (With 3 Arrival/Dismissal Shifts)						
786 Students	Projected New Trips					
AM Peak Hour	94					
Site Circulation						
School Campus	In/Out bound Trips	Stacking & Queuing & Parking Spaces Required	Stacking & Queuing & Parking Spaces Provided	Parking Spaces Required	Parking Spaces Provided	
13550 SW 256th St, Miami, FL 33032	50/44	16	72	16	32	
Adjacent Roadway Impacts						
Adjacent Roadway	Projected New Trips	Existing Traffic	Future (New + Existing)	% Increase in Volume	Existing LOS	Future LOS
SW 137th Avenue s/of SW 256 Street	67	1,419	1,486	5%	C	C
SW 256th Street e/o SW 137 Avenue	27	423	450	6%	C	C
Total	94					
Neighborhood Impacts						
Roadways Impacted	Projected New Trips	Existing Traffic	Future (New + Existing)	% Increase in Volume	Existing LOS	Future LOS
SW 137th Avenue n/of SW 256 Street	20	1,129	1,149	2%	C	C
SW 256th Street w/o SW 137 Avenue	2	177	179	1%	C	C
SW 134nd Avenue s/o SW 256 Street	5	619	624	1%	C	C
SW 134nd Avenue n/o SW 256 Street	3	548	551	1%	C	C

LANGAN
 ENGINEERING & ENVIRONMENTAL SERVICES

Child Care Check List for Day Nursery, Day Care Center, Kindergarten and Private School

School Name: Iglesia Del Nasareno El Buen Samaritano
 School Address: 5715 SW 127 AVE PINKETON, FL 33023-6725 Tax Folio #20: 6925-000-0510

1. Is this an expansion to an existing school? Yes No (If 'Yes', indicate the number of children and age and grade ranges originally approved) _____
2. Total size of site: _____ sq. ft. = 7,045 sq. ft.
3. Number of children or students requested: 130 Ages: Infants up to 6 years old
4. Number of teachers: 8 Number of administrative & clerical personnel: 8
5. Number of classrooms: 8 Total square footage of classroom areas: 5,460
6. Total square footage of non-classroom areas (office, bathroom, kitchen, storage, etc.): 1,585 (See Form 1-1 for more information)
7. Approval of outdoor recreation/play areas in square footage: 3,510
- NOTE: Location requirements for outdoor recreational play areas must conform to §33-151.1(8)
8. Number & type of vehicles that will be used in conjunction with the operation of the facility: _____
9. Number of parking spaces provided for staff, visitors and transportation vehicles, parking spaces provided: _____ parking spaces required by §33-75(4)(3) _____
10. Indicate the number of auto standing spaces: 40 provided N/A required.
11. Proposed height for the structure: 38'-0" or less. See §33-151.1(1)(g).
12. Size of foundation: 22'-0" x 10'-0" = 220 sq. ft. See §33-151.1(1)(i). Springs will require a separate permit. Contact the Planning Section at (786) 314-2100.
13. Days and hours of operation: Monday through Friday 6:45 AM - 7:00 PM
14. Does the subject facility share the site with other facilities? Yes No. (If 'Yes', the space which will be used for the proposed facility during the hours of operation must be indicated on the plans, pursuant to §33-151.1(9).
15. Other codes and regulatory requirements for such uses enter the standards provided in §33-151.1(7) Yes No (If 'Yes', describe the regulatory uses and indicate zone on the plans)

PHYSICAL STANDARDS: OUTDOOR RECREATION SPACE AND CLASSROOM SPACE ARE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.
 The following information will determine the maximum number of children permitted at the facility. WHEN GRADE LEVELS OVERLAP, THE LOWEREST FRACTIONIVE SHALL BE USED.

CLASSROOM SPACE: Calculated by grade levels:

a. Day Nursery/Kindergarten, pre-kind and after-school care	35 sq. ft. x <u>130</u> (number of children) = <u>4,550</u> sq. ft. of classroom area required.
b. Elementary Grades 1-6	30 sq. ft. x <u>N/A</u> (number of children) = <u>N/A</u> sq. ft. of classroom area required.
c. Junior High and Senior High Schools (Grades 7-12)	25 sq. ft. x <u>N/A</u> (number of children) = <u>N/A</u> sq. ft. of classroom area required.

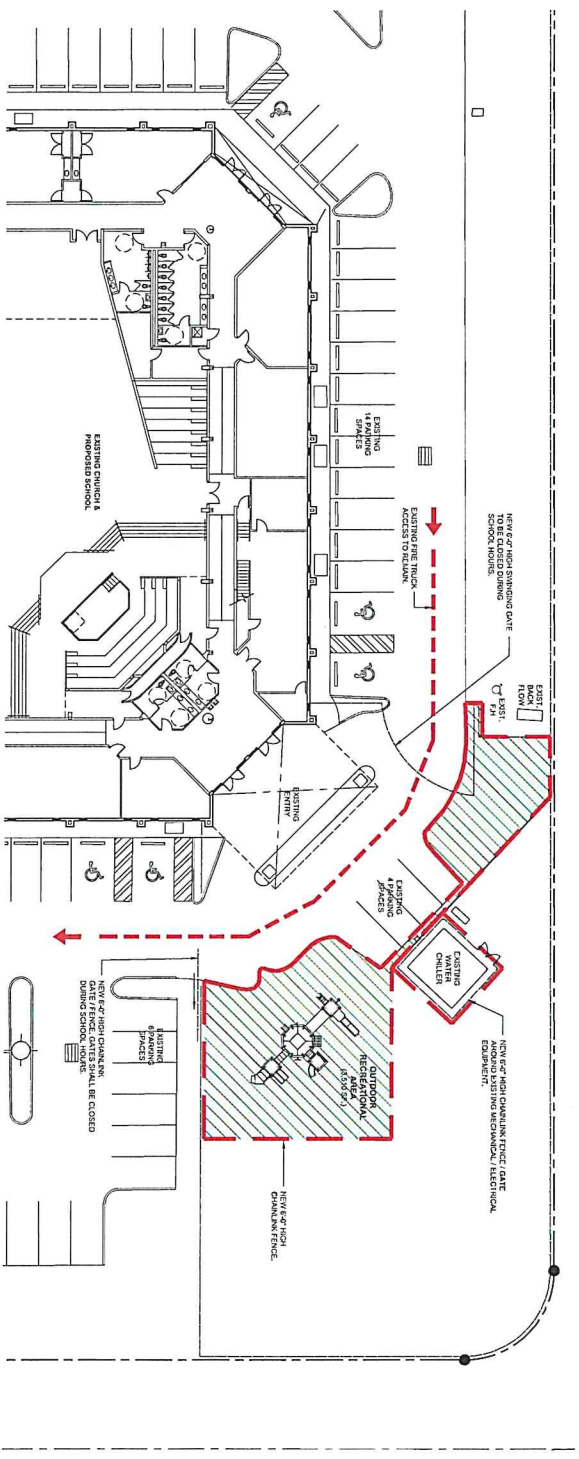
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 4,550
 TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 5,460

OUTDOOR RECREATION SPACE:

a. Day Nursery/Kindergarten, pre-school and after-school care	2,925 sq. ft.
b. Grades 1-6	500 sq. ft. x <u>N/A</u> (final 30 children) = <u>N/A</u>
c. Grades 7-12	300 sq. ft. x <u>N/A</u> (remaining children) = <u>N/A</u>
d. Junior High and Senior High Schools (Grades 7-12)	800 sq. ft. x <u>N/A</u> (final 30 children) = <u>N/A</u>
e. Grades area for organized activity areas in square feet	300 sq. ft. x <u>N/A</u> (total 300 children) = <u>N/A</u>
f. Lawn area in square feet (exclusive of organized activity area)	160 sq. ft. x <u>N/A</u> (remaining children) = <u>N/A</u>

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 3,615
 TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 3,510

TREES: See §33-151.1(8)(g) and the Planning Division (786) 302-6243 for additional requirements.
 a. 28 trees are required per acre. Trees required: 187 Trees provided: see section 10
 b. Ten shrubs are required for each tree required. Shrubs required: see section 10
 c. Grass areas for organized activity areas in square feet: N/A
 d. Lawn area in square feet (exclusive of organized activity area): N/A



ENLARGED SITE PLAN (PROPOSED PLAYGROUND AREA) SCALE: 1/8" = 1'-0"

Signed, witnessed, executed and acknowledged on this 9th day of May 2024.

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Alberto Lorente, who is personally known to me or has produced satisfactory identification.

Witness my signature and official seal this 9th day of May 2024, in the County and State aforesaid.

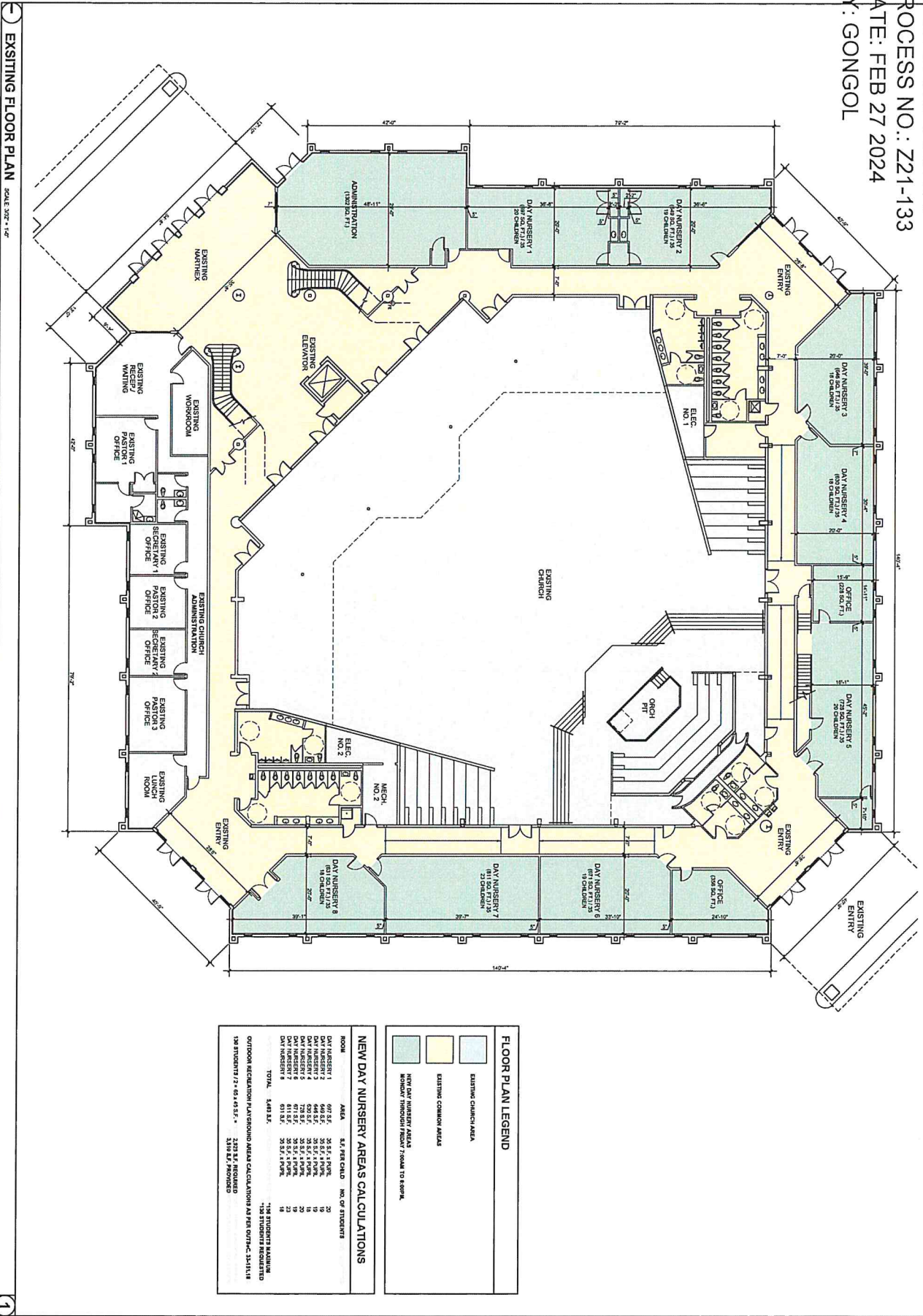
Notary Public, State of Florida
Alberto Lorente
 My Commission Expires 1/30/2024

Signature: Maria Castellanos
 Print Name: Maria Castellanos
 Address: 1234 SW 127 Ave, Pinketon, FL 33023
 Date Signed: 04/22/2024
 Print Name: Maria Castellanos

Signature: [Signature]
 Print Name: [Name]
 Address: [Address]
 Date Signed: [Date]
 Print Name: [Name]

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z21-133
 DATE: FEB 27 2024
 BY: GONGOL



33

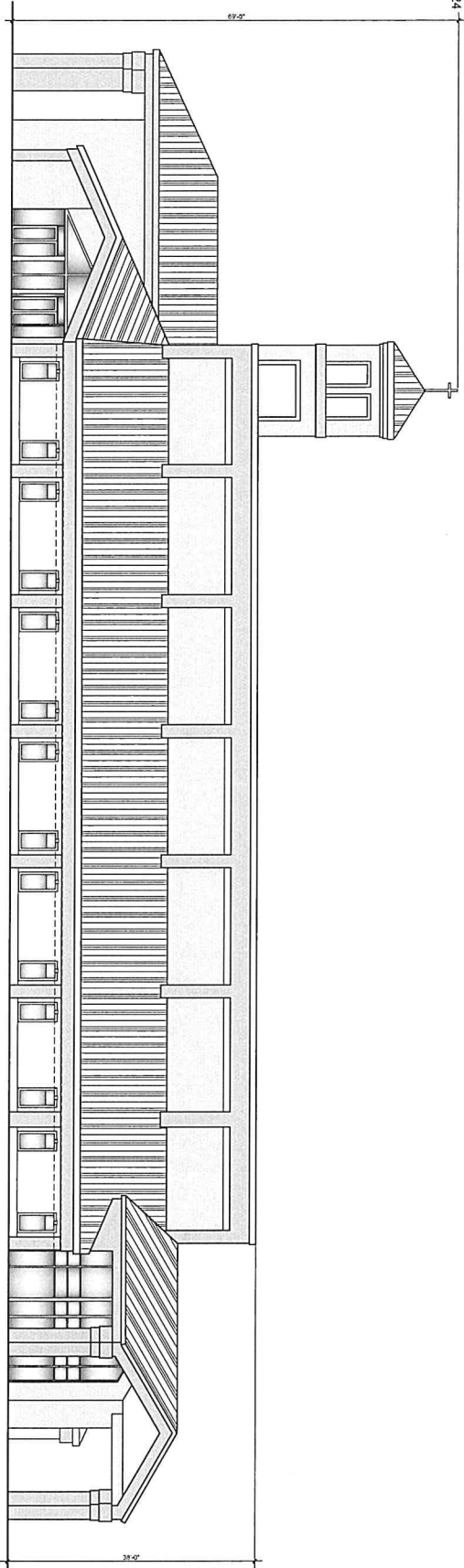


Alberto Lioriente
 License No. 12013, 12013, 12013
 09/06/01-01/07
 PROFESSIONAL SEAL



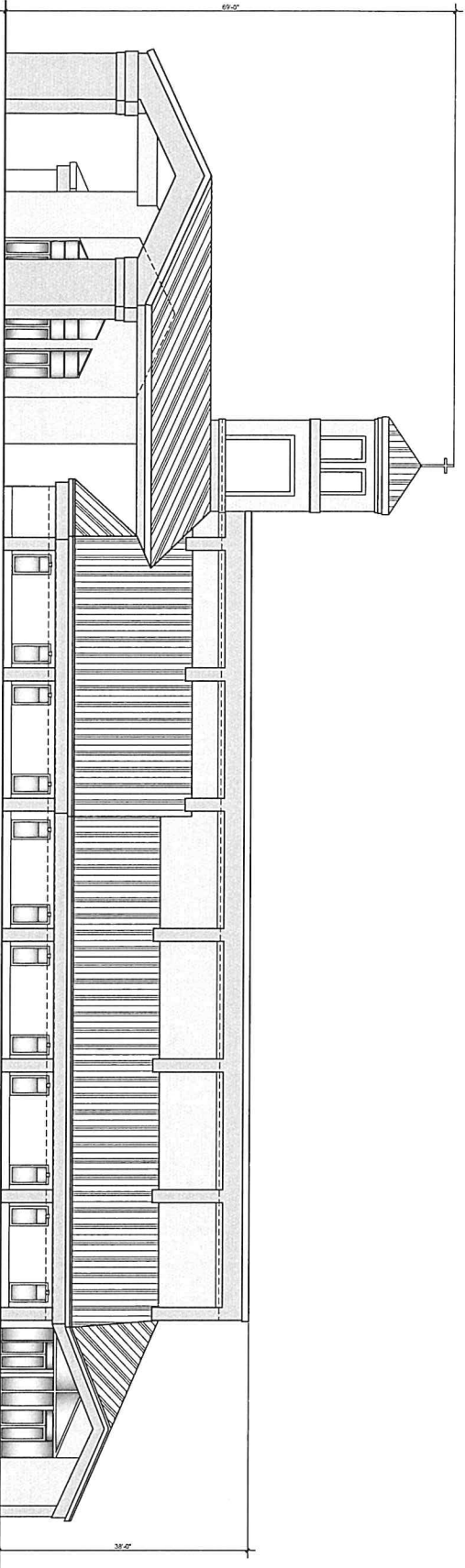
PROPOSED DAY NURSERY AT:
IGLESIA DEL NASARENO EL BUEN SAMARITANO
 2013 SW 17TH AVENUE
 MIAMI, FLORIDA 33135

DATE: JUNE 2022
 DRAWING INFORMATION:
 PART TITLE:
 SHEET NO.:
 DATE: 02.11.2023
 DRAWN BY: J.B.
 CHECKED BY: ALL



EXISTING SOUTH ELEVATION SCALE: 1/8" = 1'-0"

2



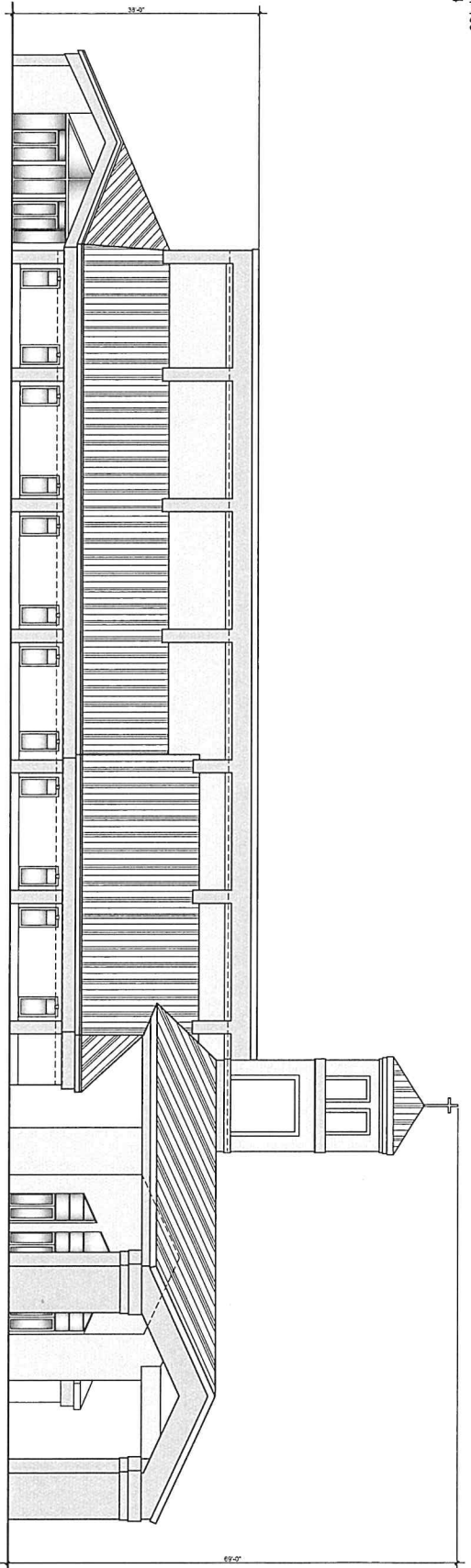
EXISTING WEST ELEVATION SCALE: 1/8" = 1'-0"

1



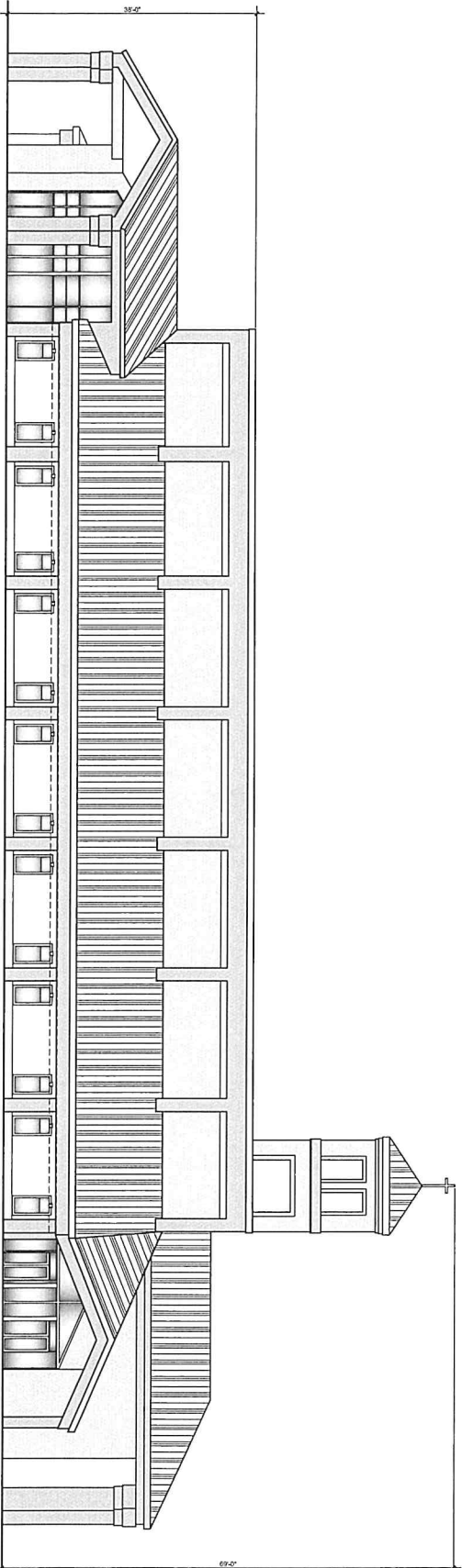
REVIEWED

MIAMI-DADE COUNTY
 PROCESS NO.: 23-1-133
 DATE: FEB 27 2024
 BY: GONGOL



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

2



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

1

Liorente Architects
 13471 SOUTHWICK 24 STREET
 MIAMI, FL 33185 (305) 558-2270
 MIA00000233
 IN MIAMI-DADE COUNTY

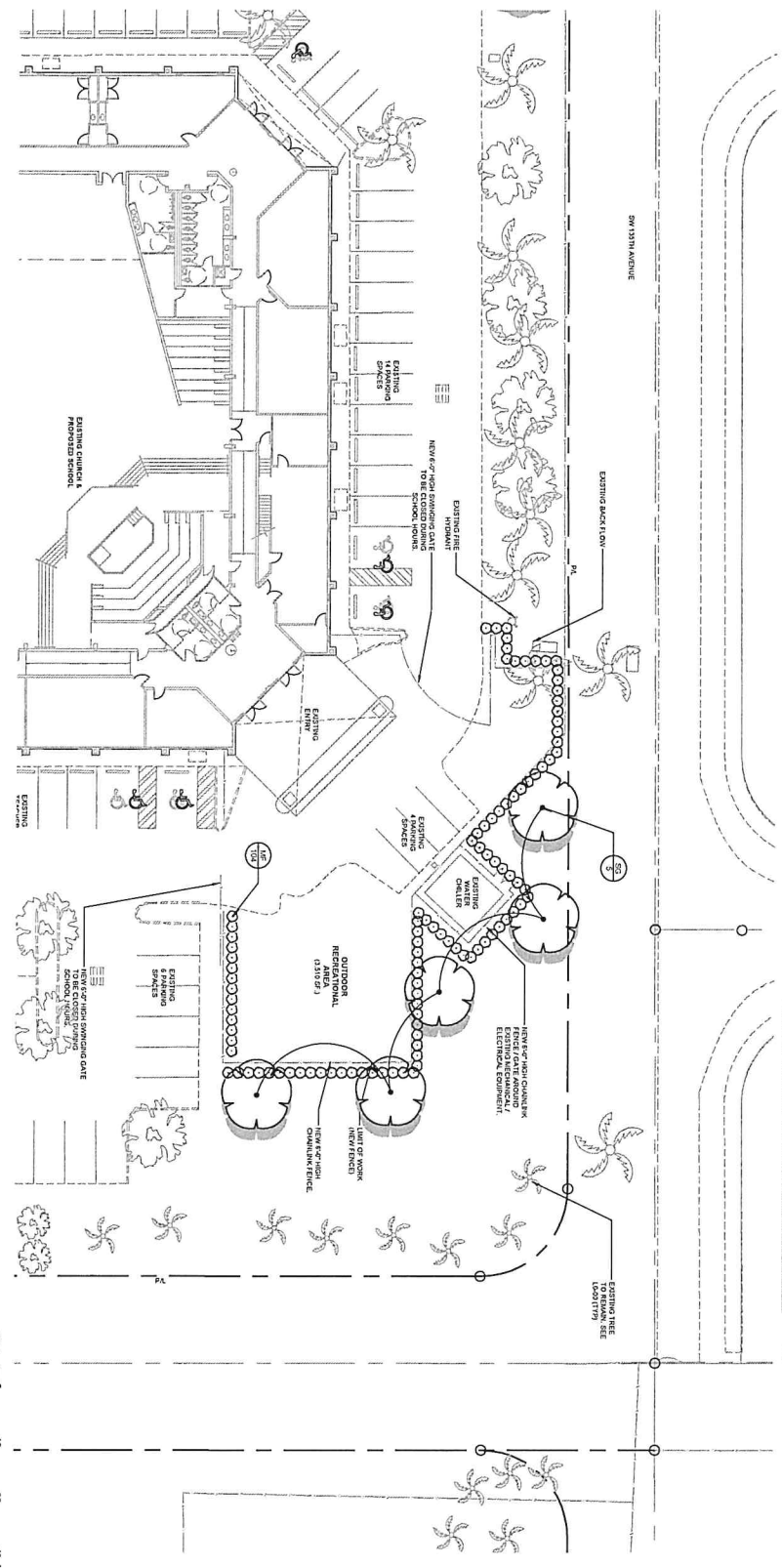
Digitally signed
 by Alberto
 Liorente
 Date: 2023.11.30
 08:33:30 -05'00'



PROJECT: **AMERICO LORENTE**
 PROPOSED DAY NURSERY AT:
IGLESIA DEL NASARENO EL BUEN SAMARITANO
 32742 SW 13TH AVENUE
 MIAMI, FLORIDA 33222
 DATE: 1/17/23 12:00:00PT (GMT)
 DRAWING INFORMATION:
 SHEET: **EXISTING EAST AND NORTH ELEVATION ELEVATIONS**
 DATE: 02/17/2023
 DRAWN BY: **J.B.**
 CHECKED BY: **ALL**
 TITLE: **ALL**
 SCALE: **5/8" = 1'-0"**

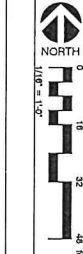
35

LANDSCAPE PLAN (PROPOSED PLAYGROUND AREA) SCALE: 1/8" = 1'-0"



PROFESSIONAL SEAL
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 STATE OF FLORIDA
 License No. 12543
 G. S. LA
 1321 SOUTHWEIGHT STREET
 MIAMI, FL 33130
 (305) 571-2270
 (305) 571-2271
 G.S.L.A.

- NOTES**
1. THE EXISTING BUILDING AND PLAYGROUND ARE SHOWN AS EXISTING. THE PROPOSED PLAYGROUND AND LANDSCAPE ARE SHOWN AS PROPOSED.
 2. UNLESS OTHERWISE NOTED OR SPECIFIED, ALL PLANTING SHALL BE INSTALLED AS SHOWN.
 3. ALL PLANTING SHALL BE INSTALLED AS SHOWN, UNLESS OTHERWISE NOTED OR SPECIFIED.
 4. ALL PLANTING SHALL BE INSTALLED AS SHOWN, UNLESS OTHERWISE NOTED OR SPECIFIED.
- PLANTING NOTES**
1. PLANTING SHALL BE INSTALLED AS SHOWN, UNLESS OTHERWISE NOTED OR SPECIFIED.



1

DATE: 02.17.2023	DESIGNER: G.S.L.A.
PROJECT: LANDSCAPE PLAN FOR PROPOSED PLAYGROUND AREA	CLIENT: G.S.L.A.
PROJECT: LANDSCAPE PLAN FOR PROPOSED PLAYGROUND AREA	CLIENT: G.S.L.A.

PROPOSED DAT NUMBER AT:
IGLESIA DEL NASARENO EL BUEN SAMARITANO
 2918 SW 13TH AVENUE
 MIAMI, FLORIDA 33132

DATE OF PREPARATION:
 02.17.2023

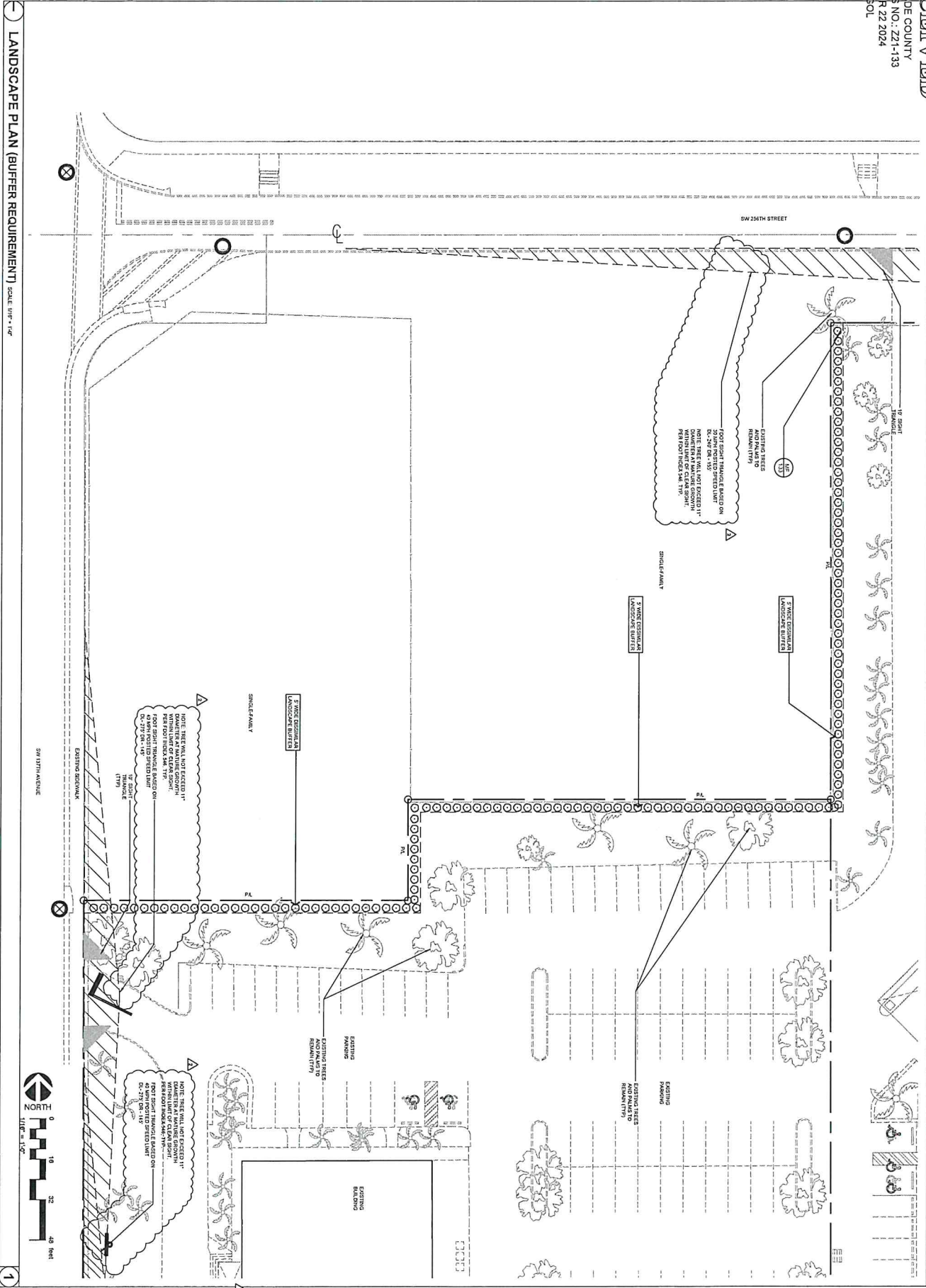


PROFESSIONAL SEAL
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 STATE OF FLORIDA
 License No. 12543
 G. S. LA
 1321 SOUTHWEIGHT STREET
 MIAMI, FL 33130
 (305) 571-2270
 (305) 571-2271
 G.S.L.A.

GreenSpace Strategies
 Landscape Architecture
 1935 S.W. 15TH ST. SUITE 100
 MIAMI, FL 33135
 (305) 442-8499
 GSS@GREENSPACE.COM
 WWW.GREENSPACE.COM

Lionte Architects
 1321 SOUTHWEIGHT STREET
 MIAMI, FL 33130
 (305) 571-2270
 (305) 571-2271
 G.S.L.A.

37



LANDSCAPE PLAN (BUFFER REQUIREMENT) SCALE: 1/8" = 1'-0"

1

DATE: 02.17.2023	DESIGNER: GMA
DATE: 03.11.2023	CHECKER: GMA
DATE: 04.11.2023	DATE: 04.11.2023
DATE: 04.11.2023	DATE: 04.11.2023

PROJECT:
 PROPOSED DAY NURSERY AT:
IGLESIA DEL NASARENO EL BUEN SAMARITANO
 37175 SW 15TH AVENUE
 MIAMI, FLORIDA 33132

PROFESSIONAL SEAL:
 State of Florida
 Professional Seal
 Landscape Architect
 No. 13333
 Name: GONGOL

OWNER:
 Iglesia del Nasareno El Buen Samaritano
 37175 SW 15th Avenue
 Miami, FL 33132
 Phone: (305) 444-1111
 Email: info@iglesiaelbuen.com

DATE: 04.11.2023
SCALE: 1/8" = 1'-0"
PROJECT: GMA
DATE: 04.11.2023
SCALE: 1/8" = 1'-0"

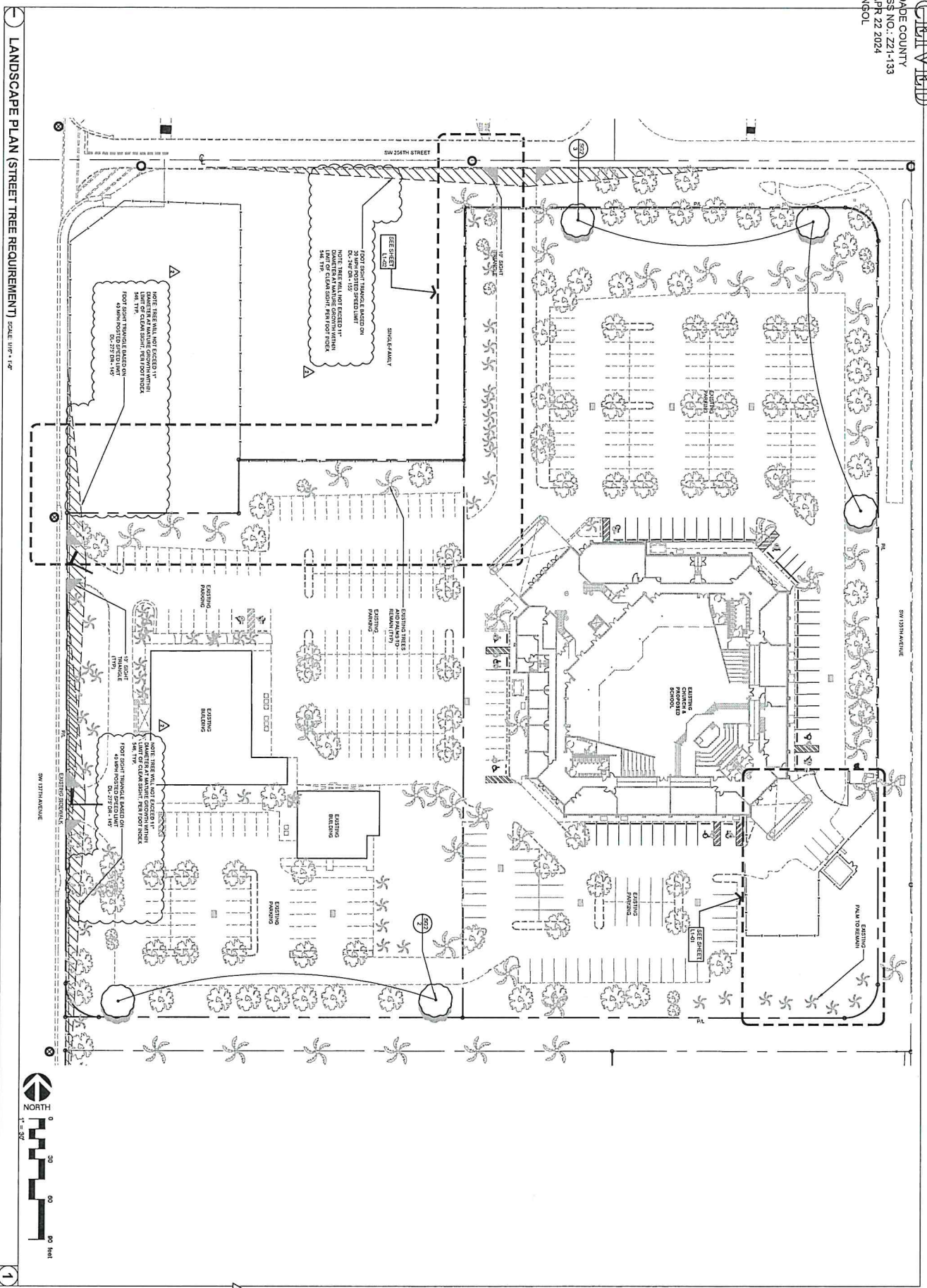
1411 SOUTHWEEST 28 STREET
 MIAMI, FL 33132
 PHONE: (305) 444-1111

Llorente Architects

GS LA

Genstrap Strategic Landscape Architecture
 Miami, FL 33132
 Phone: (305) 444-1111
 Email: info@genstrap.com

86



LANDSCAPE PLAN (STREET TREE REQUIREMENT) SCALE 1/8" = 1'-0"



DATE: 04-17-2023
 DRAWN BY: CMA
 CHECKED BY: CMA
 SCALE: 1/8" = 1'-0"
 SHEET NO.: 1-1-03
 TOTAL SHEETS: 2

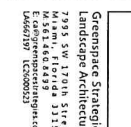
NO.	REVISION	DATE
1	ISSUED FOR PERMITS	04-17-2023
2	REVISED PERMITS	04-17-2023
3	REVISED PERMITS	04-17-2023
4	REVISED PERMITS	04-17-2023
5	REVISED PERMITS	04-17-2023
6	REVISED PERMITS	04-17-2023
7	REVISED PERMITS	04-17-2023
8	REVISED PERMITS	04-17-2023
9	REVISED PERMITS	04-17-2023
10	REVISED PERMITS	04-17-2023

PROPOSED DAY NURSERY AT:
 IGL ESIA DEL
 NASARENO
 EL BUEN
 SAMARITANO
 25142 SW 31TH AVENUE
 MIAMI, FLORIDA 33182

DESIGNER:
 Greenspace Strategics
 Landscape Architecture
 1993 SW 15TH STREET
 MIAMI, FLORIDA 33134
 P: 305.466.6499
 F: 305.466.6499
 WWW.GSLSA.COM



ARCHITECT:
 Samaritano
 25142 SW 31ST AVENUE
 MIAMI, FLORIDA 33182



12421 SOUTHWEET 23 STREET
 MIAMI, FL 33130
 305.255.2570
 WWW.GSLSA.COM

Lioriente Architects
 12421 SOUTHWEET 23 STREET
 MIAMI, FL 33130
 305.255.2570
 WWW.LIORIENTE.COM

36

DISCLOSURE OF INTEREST*

RECEIVED

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 interest].

MIAMI-DADE COUNTY
 PROCESS NO. 2021-133
 DATE: FEB 27 2024
 BY: GONGOL

CORPORATION NAME: Iglesia Cristiana El Buen Samaritano, Inc., a Florida not for profit corporation.

NAME AND ADDRESS	Percentage of Stock
<u>Wilmer Urgelles, Pres., Dir., 3661 SE 2nd Ct., Homestead, Fl. 33033</u>	<u>Not for profit</u>
<u>Aureo R. Holguin, Trustee, 25071 SW 124th Place, Princeton, Fl. 33032</u>	<u>Not for profit</u>
<u>Rosa M. Figueroa, Sec., Treasurer, 1451 NE 10th Street, Homestead, Fl. 33033</u>	<u>Not for profit</u>
<u>Juan J. De Jesus, V.P., Treasurer, 18700 SW 294th Terr., Homestead, Fl. 33032</u>	<u>Not for profit</u>
<u>Jose Irias, Trustee, 22841 SW 114th Avenue, Miami, Fl. 33170</u>	<u>Not for profit</u>
<u>Melquis Urgelles, Trustee, Treasurer, 21111 SW 216th Street, Miami, Fl. 33170</u>	<u>Not for profit</u>
<u>Christian Fernandez, Trustee, 1928 SE 12th Street, Homestead, Fl. 33035</u>	<u>Not for profit</u>

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
_____	_____
_____	_____
_____	_____

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z21-133

DATE: FEB 27 2024

BY: GONGOL

Disclosure of Interest

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

NAME OF PURCHASER: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST
N/A	

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

N/A	

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

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

X *[Signature]* _____ X Wilmer Ungelles _____
 Signature Print Name

Sworn to and subscribed to before me on the 09 day of June, 2021.

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

Notary: X Karen Lugo Kef _____



[Stamp/Seal]

Commission expires: 01-21-2025.

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

FORM REVISION 2019/3



RESOLUTION NO. 4-ZAB-49-93

WHEREAS, IGLESIA DEL NAZARENO "EL BUEN SAMARITANO" had applied for the following:

- (1) SPECIAL EXCEPTION to permit the expansion of an existing church onto existing property lying to the east.
- (2) UNUSUAL USE to permit a day care center.
- (3) MODIFICATION of Condition #2 of Resolution 4-ZAB-198-86, passed and adopted by the Zoning Appeals Board on the 11th day of June, 1986 and further modified by Resolution 4-ZAB-221-89, passed and adopted by the Zoning Appeals Board on the 14th day of June, 1989 reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Shower, Cabana and Swimming Pool for: Iglesia del Nazareno el Buen Samaritano,' as prepared by Rosas-Guyon Engineers, Inc., dated 3-31-89."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Iglesia del Nazareno El Buen Samaritano,' consisting of four sheets, as prepared by Francisco A. Benitez, A.I.A., Architects, dated revised 12/21/92."

The purpose of this request is to allow the applicant to submit new plans showing additional property for the church, a day care center, a future night chapel, and future community hall.

- (4) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 25 parking spaces within 25' from the official right-of-way of S.W. 258 Street (none permitted)

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 1/2 of the NW 1/4 of the NW 1/4 of the SW 1/4 of Section 26, Township 56 South, Range 39 East, less the north 224' thereof and less the south 40' of the north 264' of the west 168' thereof,

AND:

The east 1/2 of the NW 1/4 of the NW 1/4 of the SW 1/4 of Section 26, Township 56 South, Range 39 East, subject to right-of-way dedications.

LOCATION: 13500 S.W. 256 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception, unusual use, modification and non-use variance would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, the following resolution was offered by William Losner seconded by Jose A. Losa and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	William Losner	aye
Shelly Gassner	aye	Scott Notowitz	aye
Colleen Griffin	aye	Johnny Williams	aye
Angela P. Lannes	absent	Dean Oddy	aye
Jose A. Losa	aye		

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That a detailed plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of structure or structures, off street parking areas and driveways, walls, hedges and fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Florida International, Inc. Land Surveyors, dated 5-5-92, and plan entitled 'Iglesia del Nazareno El Buen Samaritano,' as prepared by Francisco A. Benitez, A.I.A., Architects, dated revised 12/21/92.
3. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy. Said landscaping to include a hedge and/or trees, along the south property line, between the proposed parking spaces and the official right-of-way of S.W. 258 Street.
4. That the use be established and maintained in accordance with the approved plan.
5. That the use be made to conform to the requirements and/or recommendations of the Dade County Fire Chief and the Dade County Department of Public Health, State of Florida Department of Health and Rehabilitative Services (Child Care Licensing Unit).
6. That the use shall be restricted to a maximum number of 130 children.
7. That the hours of operation shall be between 6:00 A.M. and 6:00 P.M.
8. That the use may be conducted on the premises on weekdays only, Monday through Friday inclusive.
9. That the required play area for the day care center shall be enclosed with a fence of a type and at a location to be approved by the Zoning Director.
10. That only one sign, not to exceed six square feet, will be permitted in connection with the day care use.
11. That only one sign, not to exceed twenty-four square feet, will be permitted in connection with the church use.
12. That no school provided transportation be furnished in connection with the use.
13. That the applicants obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

14. That a paved pedestrian walkway be provided between the existing parking area and the proposed church building.
15. That the applicants comply with all applicable conditions and requirements of the Department of Environmental Resources Management for this type of application.
16. That the applicants comply with all applicable conditions and requirements of the Public Works Department.
17. That all landscaped areas adjacent to off-street parking areas shall be protected from encroachment or intrusion of vehicles through the use of non-mountable reinforced concrete curbing (see detail - Straight 6" Curb, Page R14.2 of the Metropolitan Dade County Public Works Department Standard Details, Part 1), or through the use of concrete wheel stops when the landscaped area is at the front of parking spaces. Wheel stops shall have a minimum height of six (6) inches above finished grade of the parking area. Wheel stops shall be properly anchored and shall be continuously maintained in good condition. Where wheel stops are located two (2) feet from the front of a parking space, that two (2) feet need not be paved. However, the area between the wheel stop and the landscape area shall receive appropriate landscape treatment including planting of grass or ground cover; this area, however, shall not be calculated as part of the required landscape area.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 24th day of February, 1993.

Hearing No. 93-2-28
Typed 3/3/93 bn

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-133

DATE: JUN 22 2021

BY: GONGOL



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-133

DATE: JUN 22 2021

BY: GONGOL



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-133

DATE: JUN 22 2021

BY: GONGOL



**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board No. 15**

PH: Z23-545

January 15, 2025

Item No. 2

Recommendation Summary	
Commission District	9
Applicant	Ricadri Group, LLC.
Summary of Requests	The applicant seeks approval of a district boundary change on the subject property from RU-2 (Two-Family Residential Use) to MCD (Mixed-Use) in order to develop the site with an 8-story mixed-use building with retail and 90 residential units, including workforce housing.
Location	21300 and 21320 SW 112 Avenue, Miami-Dade County, Florida.
Property Size	±2.61-gross (±2.42-net) Acres
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Single-family residences
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(s)	Section 33-311, District Boundary Change (See attached Zoning Recommendation Addendum)
Recommendation	Approval, subject to the Board's acceptance of the proffered Covenant.

REQUEST:

DISTRICT BOUNDARY CHANGE from RU-2, Two-Family Residential District to MCD, Mixed-Use Corridor District.

PROJECT HISTORY AND DESCRIPTION:

The subject property consists of two parcels of land totaling ±2.42 net acres (±2.61 gross acres), located at 21300 and 21320 SW 112th Avenue. Each parcel is currently developed with a single-family home. The applicant seeks to rezone the subject parcel from RU-2, Two-Family Residential District, to MCD, Mixed-Use Corridor District, in order to redevelop the property with an eight (8)-story high mixed-use building, consisting of ground floor retail amenities and 90 multi-family units, including workforce housing units. The submitted plans depict that the eight (8)-story high mixed-use building would have 90 multi-family housing residential units on floors 2 through 8, and approximately 4,175 sq. ft. of retail with amenities provided on the 3rd floor. The proposed development will have one direct vehicular access point along SW 112 Avenue. Parking and driveways are located internally within the site, with off-street parking provided within the same building, situated behind the retail area on the 2nd and 3rd floors, effectively shielding it from view along SW 112 Avenue. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel and around the proposed structure, while street trees have been provided along SW 112 Avenue. The applicant has also voluntarily proffered a Declaration of Restrictions, which among other things, restricts the development of the property to the submitted plans, provides that five (5) of the dwelling units would be workforce housing units, and requires the applicant to preserve an approximately 1.25-acre portion of the site as pine rockland area.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; single-family residences	Medium Density Residential, 13 - 25 dua
North	RU-2; FPL electric substation	Medium Density Residential, 13 - 25 dua
South	RU-3M, RU-5A; vacant land	Medium Density Residential, 13 - 25 dua
East	RU-2; vacant land	Environmentally Protected Parks
West	RU-4L; multi-family residential	Medium Density Residential, 13 - 25 dua

NEIGHBORHOOD COMPATIBILITY:

The ±2.61-gross (±2.42-net) acre subject property is located fronting along SW 112 Avenue and consists of two parcels each currently improved with an existing single-family residence. The surrounding area is comprised of an FPL electric substation to the north, a multi-family apartment development to the west and vacant parcels to the south, and an environmentally protected vacant parcel to the east of the subject property.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property in order to redevelop the subject parcel as a mixed-use development with retail, additional housing, including workforce 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) state in their memorandum that the application will generate an additional 64 PM peak hour vehicle trips and that these new trips do not exceed the acceptable level of service. Staff notes that the application may add to the population in the area and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±2.61-gross (±2.42-net) Acres subject property is located inside the Urban Development Boundary and the Comprehensive Development Master Plan (CDMP) 2030 to 2040 Adopted Land Use Plan (LUP) map designates the site for **Medium Density Residential**. The Medium Density Residential category *allows a range in density from a minimum of 13 to a maximum of 25 dwelling units per gross acre and the type of housing structures typically found in areas designated Medium Density Residential includes townhouses and low-rise and medium-rise apartments*

However, the subject parcel is also located within ½ mile of the South Dade Transitway Strategic Miami Area Rapid Transit (SMART) corridor. On January 24, 2019, the BCC adopted Ordinance No. 19-7 approving policies to establish transit supportive densities and intensities for mixed-use projects located along Rapid Transit Activity Corridors (the SMART Plan Corridors) in the Mixed-Use Development text of the CDMP Land Use Element. The Mixed Use Development policies provide that vertical and horizontal mixed-use projects within ½ mile of this corridor are eligible to be developed at certain intensities provided that the entire development fits within the

building envelope established by the applicable Floor Area Ratio (FAR) and subject to compatibility with the adjacent development, properties within ½ mile of a SMART Plan Corridor are eligible for a maximum residential density of 36 units per acre, and up to 1.5 Floor Area Ratio (FAR) for non-residential uses. However, the interpretive text also states; *“[a]ppropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed-use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space.”*

Mixed-Use Developments Located Within:	Floor Area Ratio Range (F.A.R.)	Maximum Residential Density (dwelling units)
Between one-quarter and one-half mile	Up to 1.5	36

The applicant seeks to rezone the parcel to MCD to allow for future development on the site as permitted in the Mixed-Use Development provisions of the CDMP. This application was also the subject of a CDMP Letter of Interpretation (CL2023000025) dated August 8, 2023, which found that *“[b]ased on the ±2.42 net acres (±2.61 gross acres) size of the Subject Property, it could be developed with a **maximum 2,946,760 square feet mixed-use development** and a maximum of **93 residential**.”* In addition, CDMP Letter of Interpretation also states that *“the CDMP Mixed-Use Development text allows single-use development proposals within Mixed-Use Corridors and requires it be demonstrated that the proposed single-use development would not cause the total square footage of development for the use to exceed 70% of the total building area within one-quarter mile of the subject property. Staff’s review of the existing land uses shows that the residential uses within ¼ mile radius of the subject property comprise 37.67% of the total building area, therefore, the property can be developed as a single-use residential development.”* As such, this could allow the applicant to develop the ±2.42 net acres (±2.61 gross acres) size parcel with a vertical single-use residential development containing a maximum of **93 residential units**. However, as indicated in the Site Plan, the applicant proposes to develop the site with a mixed-use development consisting of 90 multi-family units with approximately 4,175 sq. ft. of retail. As such, approval of the requested district boundary change would be **consistent** with the CDMP Land Use Element interpretative text for Mixed Use Developments. Staff also notes that the applicant has voluntarily proffered a covenant to provide workforce housing units within this development.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from RU-2, Two-Family Residential District to MCD, Mixed-Use Corridor District. For the reasons stated above and below, staff opines that when the request to rezone the ±2.42-net (±2.61-gross) acre subject parcel to MCD is analyzed under Section 33-311, District Boundary Change, approval of the application subject to the Board’s acceptance of the proffered covenant would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen

congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses.

Staff notes that approval of the applicant's request to rezone the subject property will be **consistent** with the South Dade Transitway Strategic Miami Area Rapid Transit (SMART) corridor of the CDMP Land Use Plan map. Further, staff opines that approval of the request for rezoning will not have a significant impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Their memorandum, dated October 28, 2024, indicates that the application will meet the traffic concurrency criteria for an Initial Development Order and will generate 64 PM peak hour vehicle trips, which does not exceed the acceptable Level of Service (LOS) on the surrounding roadways. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum dated October 21, 2024, indicate that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Traffic Engineering Section of the Department of Transportation and Public Works, the Miami-Dade School Board, Miami-Dade Fire Rescue Department and the Water and Sewer Department, do not object to the application. Based on the aforementioned department memoranda, staff opines that approval of the request for rezoning on the subject site will not have an unfavorable effect on the economy Miami-Dade County, Florida. Further, approval would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction.

As noted earlier, the applicant seeks to rezone the subject parcel to MCD to permit the development of 90 residential units, with five percent (5%) designated as Workforce Housing Units (WHUs) in accordance with the Miami-Dade County Workforce Housing Development Program. The submitted plans propose an eight (8)-story development. Staff notes that the MCD General Site Regulations permits a maximum building height of six (6) stories. However, pursuant to Section 33-193.11(D)(3) of the Miami-Dade County Code, the Director may approve up to two (2) additional stories for buildings with six stories or less to accommodate workforce housing. As part of this request, the applicant has provided justifications for the height bonus. The primary justification includes the presence of an approximately 1.25-acre Pine Rockland Preserve, which significantly impacts the site design and buildable area, occupying roughly 50% of the property. According to the Letter of Intent (LOI), this environmental constraint severely limits the project's development potential. Furthermore, the applicant has submitted a graph illustrating the bonus height and density analysis, which demonstrates that, without the requested two (2)-story height bonus, the project would be constrained to six stories, resulting in a total of only 56 dwelling units, including workforce housing units. This limitation would be insufficient to achieve the project's objectives and to provide the much-needed workforce housing. As a result, the two (2) additional stories have been endorsed and approved by the Director through the Administrative Adjustments Procedure.

The subject property is located within ½ mile of the South Dade Transitway Strategic Miami Area Rapid Transit (SMART) corridor. As previously indicated, properties located within ½ mile of the SMART corridor are eligible for mixed-use development including the densities and intensities that are allowed for such sites under the CDMP's policies. The applicant is seeking to rezone the subject property from RU-2 (Two-Family Residential use) to MCD (Mixed-Use), in order to

develop the site with a proposed mixed-use development that is consistent with the MCD zoning requirements. Furthermore, the design standards required under the MCD zoning regulations promote compatibility with the adjacent neighborhood as the MCD provides for buildings and their landscapes to be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In addition, the site plan applications for development approval within the MCD require that *the congruity of the proposed development and its compatibility with the surrounding area* through the implementation of adequate buffering, site planning, and/or design features. The submitted plans indicate that the property is to be redeveloped in accordance with the MCD development standards, which aim to create communities designed at a human scale and to establish corridors that significantly enhance pedestrian activity. As a result, the proposed site plan illustrates a mixed-use building fronting the street with parking concealed in the rear of the building. In addition, the proposed development will feature a building frontage zone with a width of 15 feet, consisting of a hard surface with 12-foot-high tree grates placed at an average spacing of twenty-five (25) feet on center. Furthermore, the proposed building's street walls will be 31 percent fenestrated with windows, exceeding the 30 percent required, while 77 percent of the storefronts will feature transparent clear glazing, surpassing the 70 percent required by code. The plan also provides for ample landscaping throughout the development in excess of what is required by Code. The proposed development will have one (1) point of direct vehicular ingress/egress point located along SW 112 Avenue. As designed, the proposed residential development, with the pedestrian and auto connectivity and a building with an intensity similar in scale to the surrounding uses as well as the proposed landscaping, will produce a development that will be compatible with the neighborhood. As such, staff opines that approval of the request to rezone the subject parcel to MCD, subject to the proffered covenant, 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 the request, subject to the Board's acceptance of the proffered covenant, under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan depicts its primary point of direct vehicular ingress/egress point located along SW 112 Avenue. The proposed mixed-use development provides for a total of 132 parking spaces, where 131 parking spaces are required by code, therefore, the parking amounts comply with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: Approval, subject to the Board's acceptance of the proffered Covenant.

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

12/31/2024

ZONING RECOMMENDATION ADDENDUM

Ricadri Group, LLC.
PH: 223-545

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

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

<p>Medium Density Residential (Pg. I-31)</p>	<p><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></p>
<p>Mixed Use Development (Pg. I-46)</p>	<p><i>Mixed-use development allows a mix of compatible uses in a high-quality pedestrian-oriented street environment. This form of development includes permitted uses mixed within the same building (vertical) or in separate buildings on the same site or within a 5-minute walk (one-quarter mile) (horizontal). The section of this element, entitled "Urban Centers," addresses mixed-use development occurring within designated urban centers. The purpose of this section is to address the mixed-use projects that are to be located outside of the designated urban centers and outside of areas otherwise addressed by the Rapid Transit Zone Development Standards pursuant to Chapter 33C of the Code of Miami-Dade County.</i></p> <p><i>Horizontal mixed-use development is hereby defined as the horizontal mix of uses, such as single use buildings on the same site or within one-quarter mile. Such uses may only be permitted in accordance with the following:</i></p> <ol style="list-style-type: none"> <i>1) A single use building is located on a site that contains a mix of uses or multiple sites containing a mix of uses joined through a unity of title; or</i> <i>2) Where the saturation of a single use, including residential or commercial, does not currently or would not be caused to exceed 70% of the total building area within one-quarter mile of the application site.</i> <p><i>Vertical mixed-use development is hereby defined as projects that contain both residential and non-residential components, such as live-work spaces, neighborhood and specialty retail, convenience services, entertainment, other businesses providing for day-to-day living needs, institutional and civic uses, and professional offices. The residential component must be at least 20 percent of the total floor area but no more than 85 percent of the total floor area. Hotels and apartment hotels, governmental offices, civic uses, and schools may be exempt from these mix requirements.</i></p> <p><i>Vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located in:</i></p> <ol style="list-style-type: none"> <i>1. Corridors with a maximum depth of 660 feet that are located along 'Major Roadways' as identified on the adopted Land Use Plan map and in areas designated Residential Communities (with the exception of Estate Density and Low Density), Business and Office, and Office/Residential; or</i> <i>2. Corridors designated as mixed-use corridors in an area plan that has been accepted by the Board of County Commissioners; or</i> <i>3. Rapid Transit Activity Corridors which includes the areas within one-half mile of the existing Metrorail corridor and the following proposed SMART Plan corridors: Kendall Drive, Beach Corridor, North Corridor, Northeast Corridor, and the South Dade</i>

ZONING RECOMMENDATION ADDENDUM

Ricadri Group, LLC.
PH: Z23-545

	<p><i>Transitway Corridor. It also includes the area within one mile of the proposed East-West SMART Plan Corridor.</i></p> <p><i>Appropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. Intensities are generally measured as floor area ratios (FARs), which for a particular property is the square footage of the buildings (not counting parking structures or covered pedestrian walkways that are open to the street), divided by the net land area of the parcel. The maximum intensities and densities shall be the greater of those provided in the table below or the maximum intensities and densities of the underlying land use designation. However, the entire development must fit within the building envelope established by the floor area ratio.</i></p>																						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Mixed-Use Developments Located Within:</th> <th style="text-align: center;">Floor Area Ratio Range</th> <th style="text-align: center;">Maximum Residential Density (dwelling units)</th> </tr> </thead> <tbody> <tr> <td>Major Corridors</td> <td style="text-align: center;">from 1.0 to 1.5</td> <td style="text-align: center;">36</td> </tr> <tr> <td>Mixed-use Corridors identified in an area plan</td> <td style="text-align: center;">Up to 2.0</td> <td style="text-align: center;">60</td> </tr> <tr> <td colspan="3" style="text-align: center;"><i>Rapid Transit Activity Corridors (SMART Corridors)</i></td> </tr> <tr> <td>Within one-quarter mile</td> <td style="text-align: center;">Up to 2.0</td> <td style="text-align: center;">60</td> </tr> <tr> <td>Between one-quarter and one-half mile</td> <td style="text-align: center;">Up to 1.5</td> <td style="text-align: center;">36</td> </tr> <tr> <td>Between one-half and one mile (East-West Corridor)</td> <td style="text-align: center;">Up to 1.25</td> <td style="text-align: center;">18</td> </tr> </tbody> </table>	Mixed-Use Developments Located Within:	Floor Area Ratio Range	Maximum Residential Density (dwelling units)	Major Corridors	from 1.0 to 1.5	36	Mixed-use Corridors identified in an area plan	Up to 2.0	60	<i>Rapid Transit Activity Corridors (SMART Corridors)</i>			Within one-quarter mile	Up to 2.0	60	Between one-quarter and one-half mile	Up to 1.5	36	Between one-half and one mile (East-West Corridor)	Up to 1.25	18	
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Sec. 33-193.11(D)(3) - Intensity standards</p>	<p>(3) For Planned Area Development Districts, urban center or urban area districts, the Rapid Transit Zone, and other overlay or special districts, if WHUs are eligible to be provided in accordance with this article, the Director may approve an additional increase to the maximum allowable height established for the applicable zoning district to accommodate the density bonuses provided by this article, as follows:</p> <p>(1) Up to 2 additional stories may be approved for buildings with 6 stories or less.</p> <p>(2) Up to 6 additional stories may be approved for buildings greater than six stories.</p> <p>(3) A buffer shall be provided if abutting low density single-family, rowhouse, or duplex structures or lots.</p>
<p>Section 33-311 District Boundary Change</p>	<p>(A) 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.</p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <p>(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is</p>

ZONING RECOMMENDATION ADDENDUM

Ricadri Group, LLC.
PH: Z23-545

	<p><i>consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i></p> <p><i>(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i></p> <p><i>(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p><i>(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></p> <p><i>(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></p>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

RICARDO GROUP LLC, GUERRERO,
ADRIANA

21300/21320 SW 112 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2023000545

DATE

HEARING NUMBER

FOLIO: 30-6007-000-0240/30-6007-000-0241

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 3, 2024

NEIGHBORHOOD REGULATIONS:

Folio No.s: 30-6007-000-0240/30-6007-000-0241

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.: 30-6007-000-0240/30-6007-000-0241

There are no open/closed cases in BSS.

VIOLATOR:

RICARDO GROUP, LLC/ GUERRERO, ADRIANA


OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: October 21, 2024

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

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

Subject: Z2023000545-4th Review
Ricadri Group LLC
21300 and 21320 SW 112th Avenue
DBC from RU-2 to MCD to construct a mixed-use development with 90
units and retail space.
(RU-2) (2.61 acres)
07-56-40

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 and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the site plan submitted in support of the requested district boundary change, the proposed mixed-use development is within feasible distance to connect to public water and public sanitary sewer. Please note that this development will need to obtain a sanitary sewer extension permit prior to DERM 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 DERM to allow an alternative means of domestic wastewater disposal.

Civil drawing for the sewer extension permit required for connection to the abutting force main will need to be approved by Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to approval of final development orders.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof. Said covenant is recorded under Miami-Dade County Clerk File Number 2024. 0283382.

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

public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

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

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

Conditions of Approval: 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@miamidade.gov for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. The drainage system must be designed for the 5-year storm event.

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

Conditions of Approval: None

Tree Preservation and Pine Rockland Review

This application must comply with Miami-Dade County's Comprehensive Development Master Plan (CDMP) and the Code.

DERM staff inspected the site on March 18th, 2021, and documented that both properties included in this application contain high-quality pine rockland and specimen trees (trees with a trunk diameter at breast height of 18 inches or greater). Miami-Dade County CDMP includes a policy regarding development within pinelands. All development or redevelopment applications are required to comply with CON-8D of the CDMP, which states:

“Where hammocks or pinelands are contained within prospective development sites, they shall be given priority for designation as landscape and open space areas and left intact. The extent of hammock and pineland area destroyed shall be minimized by the use of native plant buffers, clustering, large lot zoning, and/or reduced roadway widths. Care shall be exercised when developing adjacent land to minimize root damage and filling. Disturbance to the forest canopy and understory shall be minimized and confined to the least viable areas. Preservation areas shall be located and configured to protect rare, threatened, and endangered species and to allow for prescribed burning, where applicable. In the protected forest areas, understory vegetation and associated geologic features shall be protected and maintained in perpetuity”.

DERM has verified the presence of tree resources, including specimen trees within the subject properties. 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, specifically the specimen tree standards.

DERM has reviewed the landscape plan entitled “21320 SW 112 AVE” and dated as received by Miami-Dade County on October 15, 2024, in support of this zoning application and acknowledges it correctly identifies and labels the “Pine Rockland Preserve” with the correct acreage of 1.25 acres. In addition, the landscape plan has been amended with the appropriate native species *Zamia integrifoli*. However, the site plan submitted with this application does not contain information regarding the specimen trees within the proposed development area. DERM cannot determine that this project complies with the requirements of sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. Please note that the Code generally requires the preservation of specimen trees and the standards in the Code for removal/relocation of specimen trees are stricter than for removal of a non-specimen trees. Additionally, Tree removal permit application #2400390 was submitted April 26, 2024, but this permit has not been issued yet. DERM Staff has determined that the removal of the specimen trees is allowed pursuant to section 24-49.2(II) of the Code. DERM 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.

DERM approval of this zoning application shall not be interpreted as a DERM approval of tree removal or relocation of resources on site. The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

Please be advised that per CON-8D of the CDMP, disturbance to the pine rockland habitat onsite shall be minimized. The remaining pine rockland habitat shall be left intact as a preservation area. DERM notes that the applicant has proposed a 1.25-acre pine rockland preservation area and has submitted a draft Declaration of Restrictions which includes conditions for long term preservation and maintenance of the proposed preservation area.

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.

For questions about pine rockland preservation and tree preservation and permitting requirements, please contact Tim Joyner of the Tree and Forest Resources Section at tfrs@miamidade.gov or 305-372-6574.

Endangered Species Review

The subject properties contain high-quality pine rockland containing several rare and listed plant species, including federally listed Deltoid spurge (*Euphorbia deltoidea* var. *adherens*) and Small's Milkpea (*Galactia smallii*), as well as eight other state listed species.

Pine rocklands are classified by the Florida Natural Areas Inventory as globally imperiled habitats. The properties have also been designated as critical habitat for Carter's Sandflax (*Linum carteri* var. *carteri*) and, as of March 2024, for the federally endangered Florida bonneted bat (*Eumops floridanus*) by the United States Fish and Wildlife Service (USFWS). The Florida bonneted bat may utilize the subject property for foraging, nesting, and roosting.

CDMP has policies and objectives for the protection of habitat critical to federal, state or County designated endangered, threatened, or rare species. CDMP policy CON 9B states "*All nesting, roosting and feeding habitats used by federal or State designated endangered or threatened species, shall be protected and buffered from surrounding development or activities and further degradation or destruction of such habitat shall not be authorized.*"

Therefore, prior to DERM approval of any tentative plats, final plats, building permits, zoning improvement permits for development of any portions of the Properties, the applicant shall conduct wildlife surveys/threatened and endangered species survey, including but not limited to, visual and acoustic surveys to determine the usage of the area by the Florida bonneted and any other listed wildlife species. Said surveys should be conducted utilizing acceptable scientific practices for each listed wildlife species that may be present on the site and submitted to DERM for review. Should future development of the properties be approved, the Owners will be required to address any negative impacts to listed wildlife species which may include the implementation of best management practices.

Should future development of the properties be approved, the Owners will be required to address and mitigate any negative impacts to listed species which may include the implementation of best management practices.

Please be aware that the federal government may require certain actions or protections on the properties and may result in the need to modify development plans for the properties.

It is recommended that the applicant contact the USFWS in the Vero Beach office at (352) 448-9151 and the Natural Resources Division of DERM at Jennifer.Snell@miamidade.gov or 305-372-6694 with any questions regarding threatened and endangered species.

Conditions of Approval: None

Declaration of Restrictions Review

DERM recommends that the applicant execute a Declaration of Restrictions (DOR) which designates the Pine Rockland Preserve and commits to keep it intact as a preservation area of pine rockland for landscape and open spaces to demonstrate compliance with policy CON-8D of the CDMP. The DOR should include that the preservation area shall be managed in a natural state in perpetuity so that existing pine rockland canopy and understory vegetation are not disturbed and remain free of exotic vegetation and hardwoods. **DERM acknowledges the receipt of the draft for the Declaration of Restrictions on October 21, 2024, and has no further comments to provide.**

Please contact Martha Garcia-Lastre at Martha.LastreGarcia@miamidade.gov for specific information regarding the required Declaration of Restrictions.

Natural Forest Communities Review

The subject properties identified in this zoning application do not contain Natural Forest Community (NFC), however, the adjacent property identified by folio number 30-6007-028-0010 is privately-owned covenanted NFC pine rockland.

The development and use of the subject properties must avoid adverse environmental impacts to the NFC. Development on parcels adjacent to NFC property must avoid adverse impacts to the pine rockland resources including, but not limited to, impacts associated with the placement of buildings, construction of infrastructure, storage of construction materials and equipment, final grade, drainage, and erosion. To avoid causing damage to plants and substrate, heavy machinery may not be parked inside the NFC property. Therefore, during future development of the referenced property, DERM recommends a barrier be erected between any site improvement work and the NFC property and that the applicant avoid staging equipment or construction materials adjacent to private property or the county designated NFC.

Management of the adjacent NFC properties include the use of prescribed burns to assist in controlling exotic and invasive species. The applicant's properties lie within the potential smoke dispersion corridor of the adjacent NFC. Consequently, the applicant's properties may be affected by the periodic smoke events. An important component of prescribed burning is the strategic placement of fire breaks. **DERM recommends a buffer along the southern boundary of the development properties that can function as a fire break. DERM also recommends that future site plan development supplement the buffer by placing roads or any open space, park, or landscaping requirements on this portion of the subject properties to separate future proposed uses from all NFC management activities, including prescribed burns.**

The applicant can contact Tim Joyner of the Tree and Forest Resources Section at (305)372-6574 or John.Joyner@miamidade.gov for any questions regarding the NFC, barrier recommendations, and NFC permitting and preservation requirements.

Per section 18A-12 of the Code, prohibited species shall not be planted on any site and controlled species shall not be planted within 500 feet of the native plant community. The use of native pine rockland plant species for landscaping purposes is recommended to eliminate the potential of non-compatible plants invading and degrading the adjacent pine rockland. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

Conditions of Approval: None

Environmentally Endangered Lands (EEL) Program

The subject property is located within 500 feet of Black Creek Forest EEL Preserve on the east side of SW 112th Avenue. Black Creek Forest is public conservation land owned and managed by the Miami-Dade County EEL Program and will be preserved in perpetuity.

The following information is provided as an advisory comment. Management of the Preserve will include the use of periodic prescribed burning, which reduces the threat of wildfire and maintains the ecological integrity of this globally-imperiled habitat. Prescribed burning, which may occur as frequently as every three years, is beneficial to wildlife and the rare plant species present in the Preserve.

The application for a District Boundary Change from RU-2 to MCD to develop multifamily residential and professional office units adjacent to the Preserve will allow increased residential density that does not

exist today. Any increase in residential density adjacent to fire-prone and fire-dependent plant communities may inhibit the County's ability to perform prescribed burns on said plant communities, like this Preserve. The subject property lies within the potential smoke dispersion corridor so, consequently, it may be affected by periodic smoke events from prescribed burns or unexpected wildfires. Property owners that own property adjacent to the preserve are usually notified in writing of potential prescribed burns twice per year.

For more information regarding the Black Creek Forest Preserve or the EEL Program, please contact Janet Gil at janet.gil@miamidade.gov or Robin Gray at robin.gray@miamidade.gov.

DERM Enforcement History Review

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

Concurrency Review Summary

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

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


cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: August 28, 2024

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

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

Subject: Zoning Application Comments - 21320 SW 112 AVE
Application No. Z2023000545 - Revision # 2 - (Pre-App. No. Z23P-139)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this Zoning Application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process. The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.

Application Name: 21320 SW 112 AVE

Location: The proposed project is located on approximately 2.61 acres at 21300 and 21320 SW 112th Avenue, with Folio Nos. 30-6007-000-0240 and 30-6007-000-0241, respectively, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking a district boundary change from RU-2 (Two-Family Residential District) to MCD (Mixed-Use Corridor District) in order to develop a mixed-use project, which consists of the development of an eight-story building with 90 apartment units (Low Density) and 4,175 sq. ft. of commercial spaces, through the Workforce Housing Program. To estimate the water demand for the commercial spaces a retail use was assumed. It appears from the submitted site plan that the existing structures will be demolished for the construction of the new building.

The estimated total water demand for the proposed project will be 12,568 gallons per day (gpd).

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

The subject property is connected to water. If a new connection is required, there is an existing 12-inch water main (E3718-1) abutting the property along SW 112th Avenue to where the developer may connect to provide water service to the proposed development.

Any public water main extension within the property shall be 12-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. *Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.*

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required

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

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

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

There is an existing 20-inch force main (ES7303-19) abutting the property along SW 112th Avenue to where the developer may connect and extend a new 8-inch force main to the property as required to provide sewer service to the proposed development. A sewage pump station will be required. *Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant request connection to the sewer infrastructure.*

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: October 28, 2024

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

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

Subject: Z2023000545
Name: Ricardi Group, LLC
Location: 21300 and 21320 SW 112 Avenue
Section 07 Township 56 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 dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate an approximately **64 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-1095	SW 112 Avenue north of SW 216 Street	C	C

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

Notes: PM =Post Meridiem

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

Standard Conditions:

- During the platting and/or permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources Platting Section for review. The set of plans shall be signed and sealed by an engineer in compliance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways as well as County Standards. Additional improvements may be required once the detailed set of plans are submitted to this Section.
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: August 29, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2023000545

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 8/28/2024.

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

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

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

Date: Friday, September 6, 2024
Subject: Review Type: Z2023000545
 Applicant Name: Ricadri Group LLC

PROJECT DESCRIPTION:

The proposed development will comprise 90 multifamily dwelling units and 21,229 square feet of retail space.

- I. **PROJECT LOCATION:**
 The property is located at 21320 SW 112 Avenue.

COMMENTS/RECOMMENDATION:

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

I. **CONDITIONS:**

1. As per the revised site plan, a proposed northbound left-turn lane on SW 112 Avenue will be provided to access the site. Please note that this modification must be approved by FDOT.
2. FDOT must approve the proposed left-out movements on SW 112 Avenue as per traffic study and site plan.
3. Please note that all trees within the sight triangle must be spaced at a minimum of 30' if diameter is between 4"-11" as per table below.

considered.

TREE SPACING TABLE **

Description	Design Speed (mph)													
	30	35	40	45	50	55	60							
Diameter (Within Limits of Sight Window)	>4 1/2"	>1 1/2" < 1 1/2"	>4 1/2"	>4 1/2"	>1 1/2" < 1 1/2"	>4 1/2"	>1 1/2" < 1 1/2"	>4 1/2"	>1 1/2" < 1 1/2"	>4 1/2"	>1 1/2" < 1 1/2"			
Minimum Spacing (c. to c. Of Trunk)	25	30	30	105	35	120	40	135	50	150	55	165	60	180

** Sizes and spacings are based on the following conditions:
 a. A single line of trees in the median parallel to but not necessarily colinear with the centerline.
 b. A straight approaching mainline, within skew limits as described in No. 2 above.
 c. 1. Trees and palms \leq 11" in diameter casting a vertical 6' wide shadow band on a vehicle entering at stop bar location when viewed by mainline driver beginning at distance 'd'; see SHADOW DIAGRAM, Sheet 2.
 2. Subal palms with diameters $>$ 11" \leq 18" spaced at intervals providing a 2 second full view of entering vehicle at stop bar location when viewed by the mainline driver beginning at distance 'd'; see PERCEPTION DIAGRAM, Sheet 2.
 d. Trees with diameters \leq 11" intermixed with trees with diameters $>$ 11" \leq 18" are to be spaced based on trees with diameters $>$ 11" \leq 18".
 For any other conditions the tree sizes, spacings and locations shall be detailed in the plans; see Design Note 5.

4. SW 112 Avenue is part of the State of Florida Highway system. Any improvements within the right of way of SW 112 Avenue require review and approval by the Florida Department of Transportation. Please note that driveway connections along SW 112 Avenue must meet FDOT access management requirements. Contact the district office at 305-470-5367 for driveway permits. All improvements/dedications must be approved by FDOT.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at (305) 439-6491.

Garcia, Jeannette C.

From: Garcia, Jeannette C.
Sent: Tuesday, January 30, 2024 10:19 AM
To: Alberto.Torres@hklaw.com
Cc: Concurrency Management; RODRIGUEZ, IVAN M; Simon, Nathaly; CASTILLO, DENISE; Stillings, Noel (RER)
Subject: Ricadri Group LLC-PH3024010500009-Z2023000545
Attachments: Ricadri Group LLC-PH3024010500009-Z2023000545.pdf

Ricadri Group LLC
PH3024010500009-Z2023000545
Folio: 3060070000240; 3060070000240

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 (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 90 multi-family residential units, which generate 29 students, 10 at the elementary, 4 at the middle and 5 at the senior high school level. At this time, all school levels have sufficient capacity available to serve the application. Remember that 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 me at 305-995-7285.

Best regards,

Jeannette C. Garcia

Executive Director – Growth Management

Governmental Affairs & Land Use

Office of Facilities Design & Construction

Jcgarcia1@dadeschools.net

305-995-3062

In a world where you can be anything, be kind! - unknown



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number: **PH3024010500009** Local Government (LG): **Miami-Dade**
 Date Application Received: **1/5/2024 10:14:09 AM** LG Application Number: **Z2023000545**
 Type of Application: **Public Hearing** Sub Type: **Zoning**

Applicant's Name: **Ricadri Group LLC**
 Address/Location: **21300 SW 112 AVE**
 Master Folio Number: **3060070000240**
 Additional Folio Number(s): **3060070000240,**

PROPOSED # OF UNITS **90**
 SINGLE-FAMILY DETACHED UNITS: **0**
 SINGLE-FAMILY ATTACHED UNITS: **0**
 MULTIFAMILY UNITS: **90**



CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4461	PINE VILLA ELEMENTARY	529	10	10	YES	Current CSA
6111	CUTLER BAY MIDDLE	-55	4	0	NO	Current CSA
6111	CUTLER BAY MIDDLE	0	4	0	NO	Current CSA Five Year Plan
7731	MIAMI SOUTHRIDGE SENIOR	-108	5	0	NO	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	0	5	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
6861	SOUTHWOOD MIDDLE	447	4	4	YES	Adjacent CSA
7361	MIAMI KILLIAN SENIOR	1969	5	5	YES	Adjacent CSA
*An Impact reduction of <u>33.18%</u> 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: October 8th, 2024

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

From: Alejandro Zizold, PROS Master Plan Manager
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS) *Alejandro Zizold*

Subject: Z2023000545- Ricadri Group LLC Version 3 (Associated Applications: Z2023P00139, Z2023000545 version one and two). Based on revised plans submitted on August 27th, 2024.

Applicant Name: Ricadri Group, a Florida LLC

Project Location: The subject property is approximately ± 2.61-acres, located at 21300 and 21320 SW 112th Avenue, in unincorporated Miami-Dade County (Folios: 30-6007-000-0240 and 30-6007-000-0241).

Proposed Development: The applicant seeks a zoning hearing to rezone the subject property from RU-2 (Two-Family Residential District) to MCD (Mixed- Use Corridor District) and site plan approval to develop the subject property with a mixed-use development consisting of an eight-story building featuring approximately ±4,175 square feet of commercial space and 90 multi-family residential units, 5% of which are to be designated Workforce Housing Units (WHU's).

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 (PBD 3) are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A.

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

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
Princetonian Park	12755 SW 252ND TER	Neighborhood Park	6.54	Local
Goulds Wayside Park	22650 SW 123RD RD	Neighborhood Park	2.68	Local
Sharman Park	12370 SW 218TH ST	Community Park	6.71	Local
Silver Palms Park 3	11306 SW 242ND ST	Neighborhood Park	0.81	Local
Black Creek Trail Connection	NB S DIXIE HWY N OF BLACK CREEK TRAIL	Mini-Park	0.02	Local
Silver Palms Park 5	11741 SW 233RD LN	Neighborhood Park	0.83	Local
Debbie Curtin Park	22820 SW 112TH AVE	Neighborhood Park	9.78	Local
Silver Palms Park 1	11344 SW 234TH LN	Neighborhood Park	1.05	Local
Silver Palms Park 7	23800 SW 118TH PL	Neighborhood Park	6.2	Local
Pine Forest Park	12875 SW 208TH ST	Neighborhood Park	6.62	Local
Caribbean Park	11900 SW 200TH ST	Neighborhood Park	5.17	Local
Quail Roost Park	11336 QUAIL ROOST DR	Neighborhood Park	2.47	Local
Cutler Ridge Skate Park	SW 211TH ST / FLORIDA TPKE EXT	Single Purpose Park	3.6	Local
Lincoln Estates Park	22210 SW 108TH AVE	Mini-Park	0.82	Local

Losner Park	11851 SW 188TH ST	Mini-Park	0.55	Local
William Randolph Community Park	11951 BAILES RD	Neighborhood Park	10.57	Local
Lincoln City Park #1	SW 220TH ST / SW 102ND AVE	Mini-Park	0.5	Local
Eureka Park	18320 SW 119TH AVE	Community Park	4.42	Local
Joe & Colleen Griffin Park	12821 SW 232ND ST	Neighborhood Park	5	Local
Silver Palms Park 2	11300 SW 240TH LN	Neighborhood Park	1.3	Local
JL (Joe) & Enid W. Demps Park	11350 SW 216TH ST	Community Park	31.1	Local
South Miami Heights Park	20800 SW 117TH AVE	Neighborhood Park	5.97	Local
Silver Palms Park 4	24150 SW 114TH CT	Neighborhood Park	1.09	Local
Domino Park	10202 SW 172ND ST	Single Purpose Park	0.15	Local
Ben Shavis Park	10395 SW 179TH ST	Mini-Park	0.86	Local
Wilbur Bell Park	17121 SW 104TH AVE	Community Park	9.14	Local
Silver Palms Park 6	23380 SW 118TH AVE	Neighborhood Park	1.93	Local
Charles Burr Park	20200 SW 127TH AVE	Neighborhood Park	3.8	Local
West Perrine Senior Center	17801 HOMESTEAD AVE	Single Purpose Park	2.59	Local

The site is almost adjacent to the existing Black Creek Trail, which runs from the Krome Path to the east and terminates at Biscayne Bay. The approximately 8.5-mile cross section provides for pedestrian movement through the natural-suburban-urban transect. The Black Creek trail is also a segment of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

The site is also within 0.5-mile distance from the existing South Dade Trail, 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: This proposed development of 90 multi-family residential units would generate a residential population of 192 people resulting in an impact of ±0.53 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. As shown in Table A, there are several Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area. The site is in PBD 3 which currently meets park concurrency requirements.

Recommendations: PROS recognizes the comments incorporated into the revised plans submitted on August 27th, 2024, but offers the following additional comments:

- Please provide an updated Site Plan to **include the Open Space Requirements Diagram** and calculations, detailing proposed versus required Open Space
- PROS recommends that the applicant **provides additional private recreational amenities to the development and its residents as space allows**. PROS recommends elements such as pet relief stations on the ground floor, shaded seating areas, picnic tables, grills, walking amenities, and play area.
- **Provide an updated Landscaping Plan** that shows the proposed landscape design on to the Pool Deck, 4th Level Floor Plan.
- PROS recommends **adding shade trees, along all pedestrian walkways, and leisure areas of the development**, for example on the Pool Deck, to provide a more shaded and walkable

area per our Great Streets Vision laid out in our Miami-Dade County Open Space Master Plan (OSMP).

- Given the development's proximity to the existing Black Creek Trail and South Dade Trail, the applicant **should provide bicycle facility and wayfinding signage in centralized highly visible areas** to promote non-motorized mobility and encourage use of local County trail and Transitway networks. Thank you for providing bike racks, but please provide the residents, visitors and commercial space users with additional bicycle facility items as space allows. It may include but is not limited to bicycle storage, bicycle repair stations, and water fountains.

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

Policy 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 Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

Policy ROS-3E


The Parks, Recreation and Open Spaces Department shall seek to increase public awareness of available recreation opportunities through education and information programs and signage on roadways, at park entrances, and within large parks.

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 community.

Based on our findings described herein, **PROS has no objection to the application, but once the documents mentioned above have been provided, the department will offer further review.**

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: mds icg 

Attachment

Memorandum



Date: January 10, 2024

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

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

Subject: Zoning Application Z2023-000545 Ricadri Group, LLC.

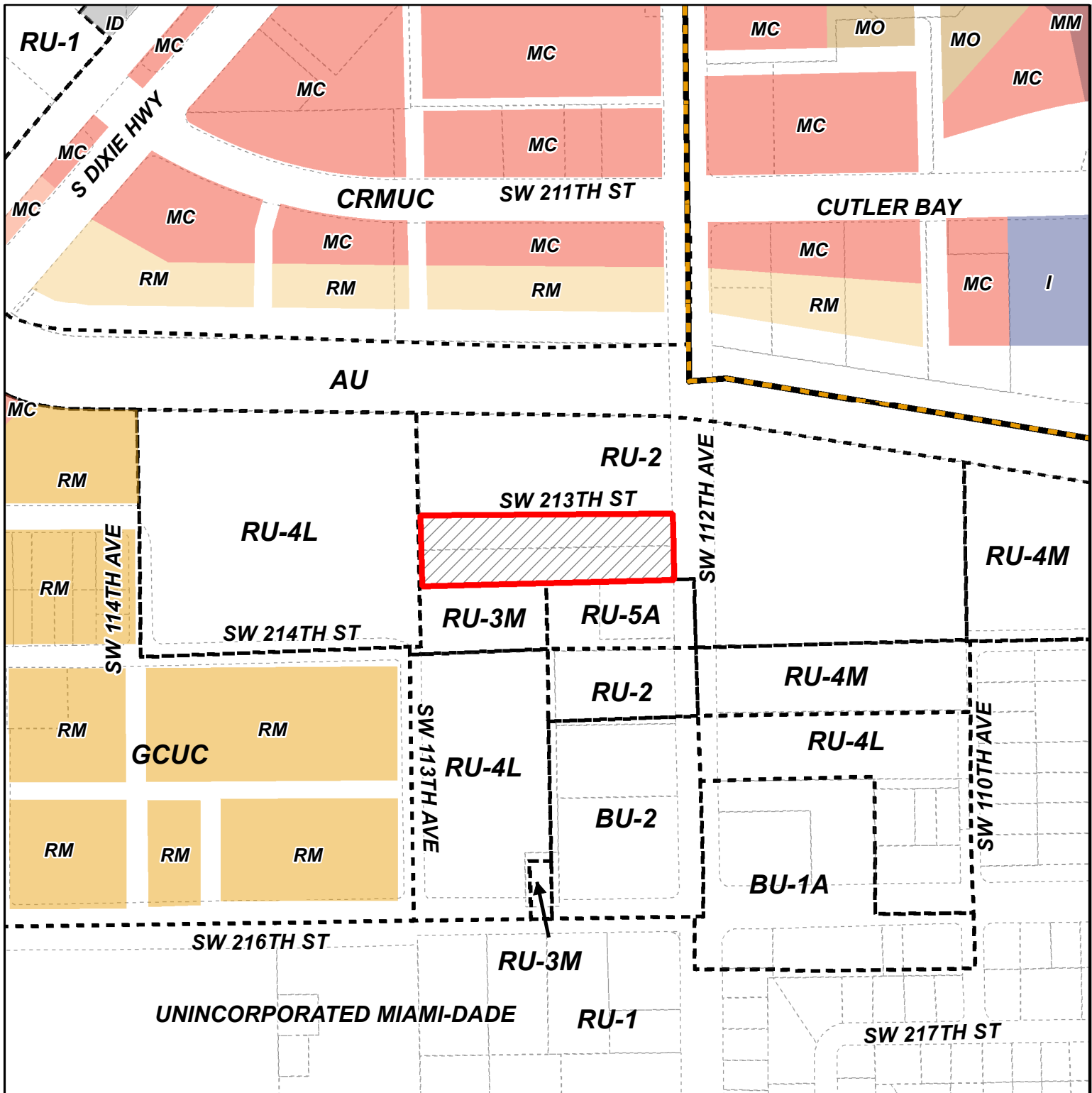
The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The OHP has identified one 1958 structure associated with folio 30-6007-000-0240 and one 1958 structure associated with folio 30-6007-000-0241 that meet the 50-year or older benchmark for historic resource eligibility. If slated to be demolished now or in the future, the applicant shall complete and submit a Florida Master Site File Historical Structure Form for each structure prior to demolition of the historic structure within the application area.

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. <https://dos.fl.gov/historical/preservation/master-site-file/>

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000545



Section: 07 Township: 56 Range: 40
 Applicant: Ricadri Group, LLC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

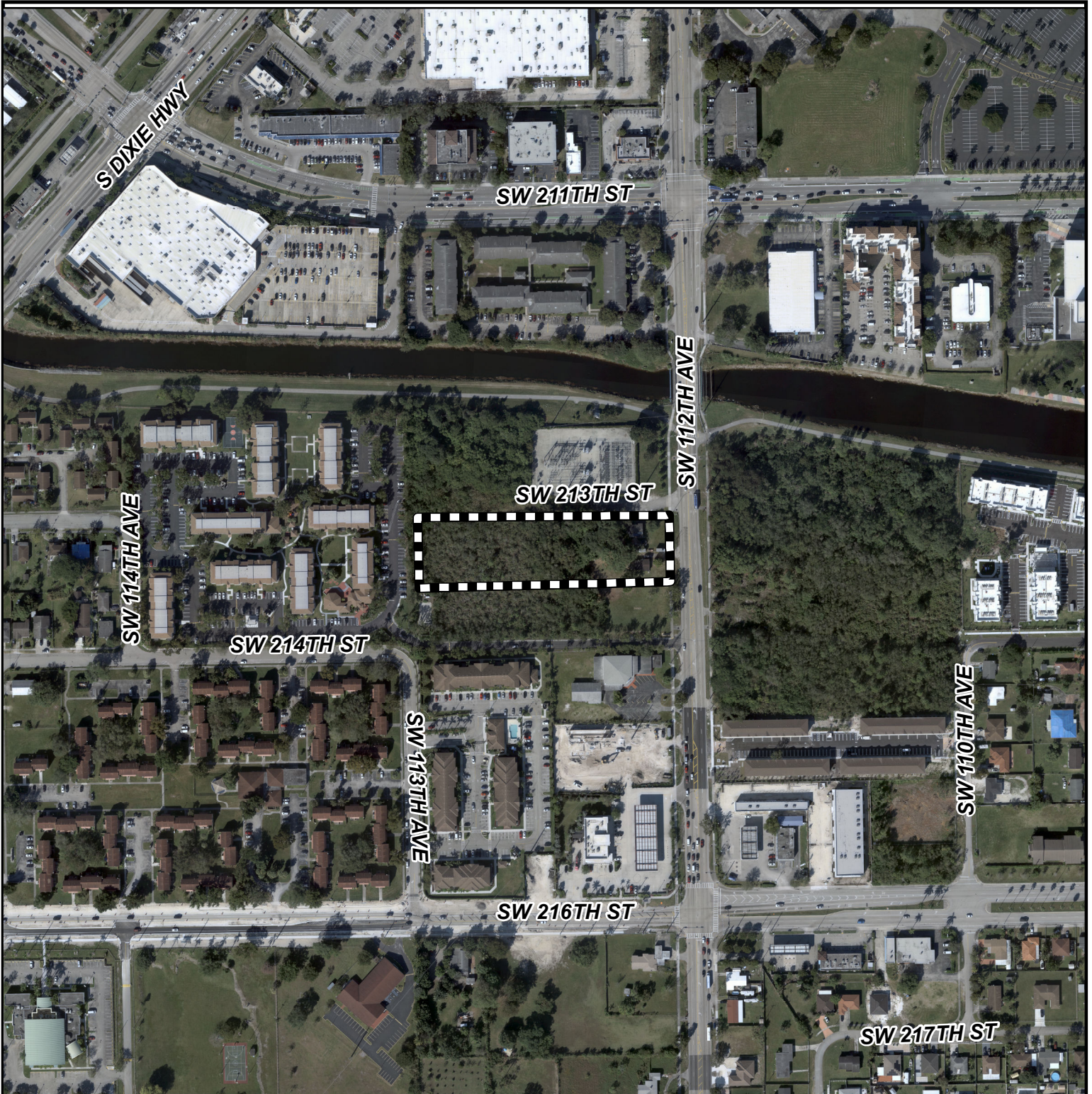
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, January 8, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000545

Legend



Subject Property

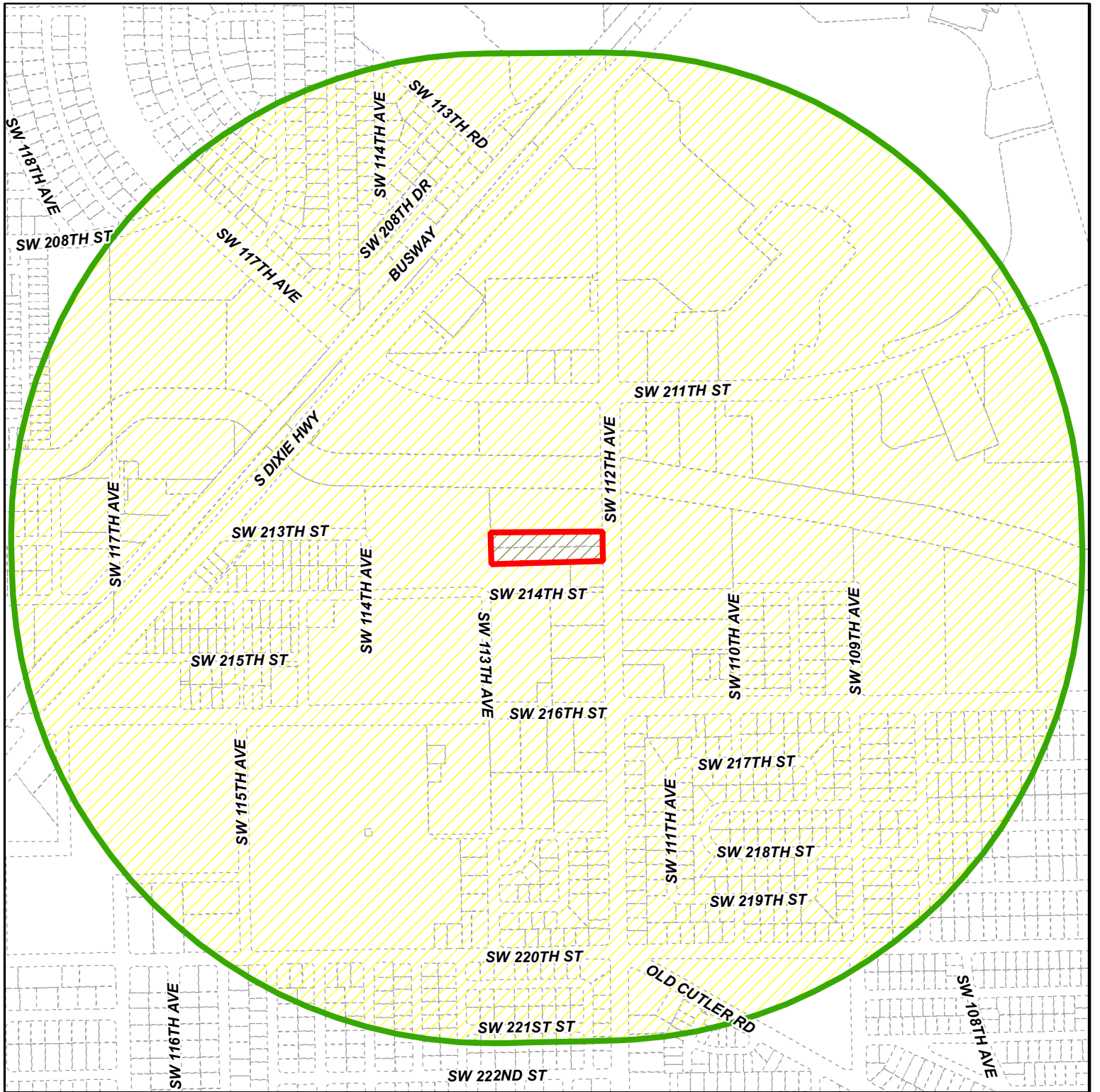


Section: 07 Township: 56 Range: 40
 Applicant: Ricadri Group, LLC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, January 8, 2024

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 07 Township: 56 Range: 40
 Applicant: Ricadri Group, LLC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000545
 RADIUS: 2640

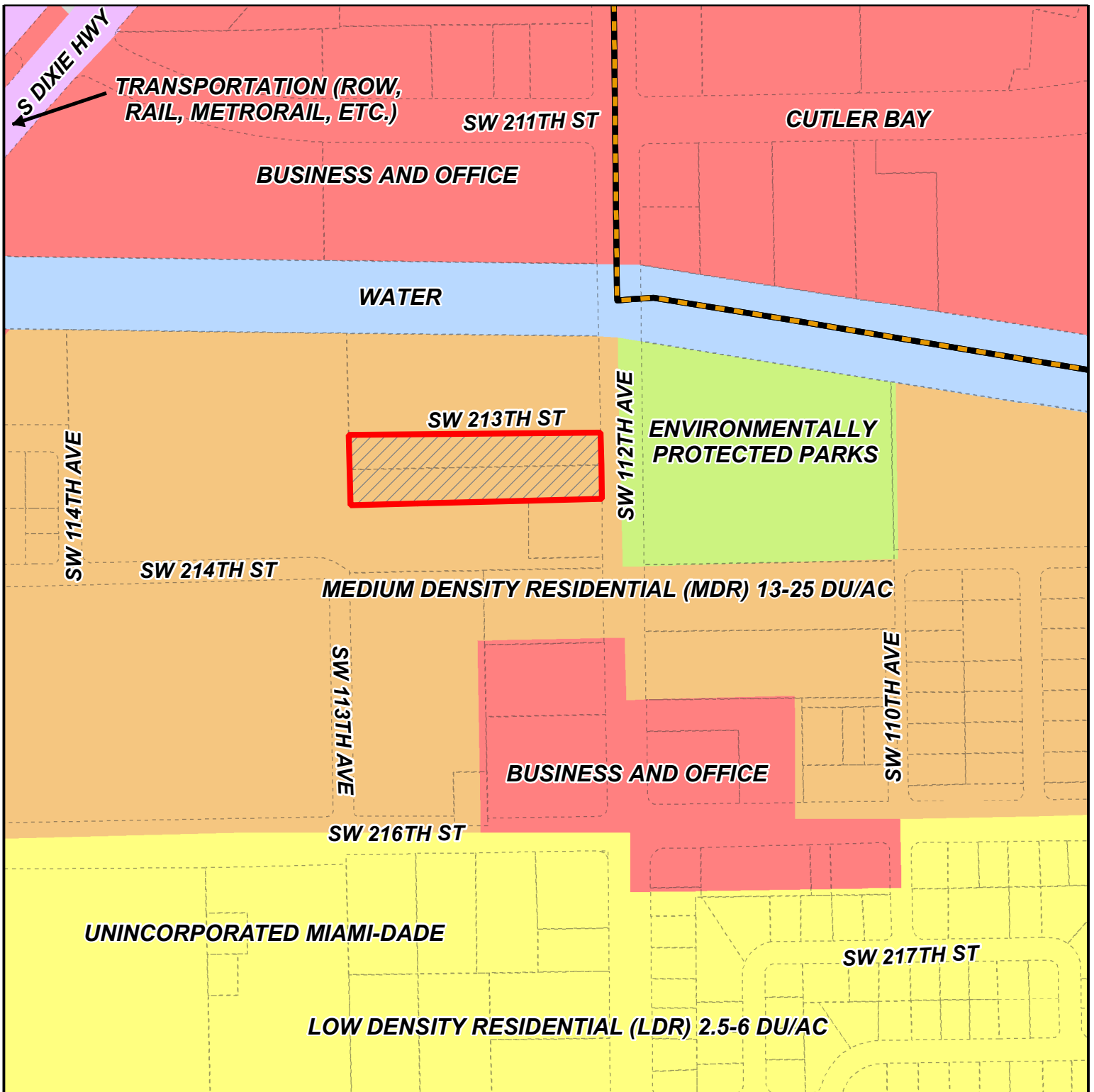
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-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, January 8, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000545

Section: 07 Township: 56 Range: 40
 Applicant: Ricadri Group, LLC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, January 8, 2024

REVISION	DATE	BY

**PASCUAL
PEREZ
KILIDDJIAN
STARR**

ARCHITECTS+PLANNERS

BOGARD PEREZ, AIA
LICENSE NO. : AR 001574
KILIDDJIAN, AIA
LICENSE NO. : AR 000234
PEREZ KILIDDJIAN, RA
LICENSE NO. : AR 000267
STARR, AIA
LICENSE NO. : AR 009130

1300 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE : (305) 592-1363
FACSIMILE : (305) 592-6665
<http://www.pjkarch.com>

CONCEPT DESIGN, PEREZ, KILIDDJIAN, STARR & ASSOCIATES, INC. IS THE ARCHITECT OF RECORD FOR THIS PROJECT. THE ARCHITECTURAL DESIGN AND DESIGN SERVICES PROVIDED BY THIS FIRM ARE THE PROPERTY OF THIS FIRM AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING BY THE ARCHITECT.

**21320 SW 112 AVE
RESIDENTIAL BUILDING
MIAMI-DADE COUNTY, FLORIDA
BY RICADRI GROUP**

PASCUAL, PEREZ,
KILIDDJIAN, STARR & ASSOC.

**INDEX OF DRAWINGS:
ARCHITECTURAL**

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- 3. S02 SITE PLAN SHAD
- 4. S03 SITE PLAN SHAD
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- 7. A3 SHOT LOC PLAN - FRONT BACK
- 8. A4 SHOT LOC LEVEL
- 9. A5 1ST FLOOR LEVEL L4
- 10. M4 ELEVATIONS
- 11. A7 UNIT RITIS
- 12. A8 UNIT RITIS



RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 223-545
DATE: OCT 15 2024
BY: GONGSOL

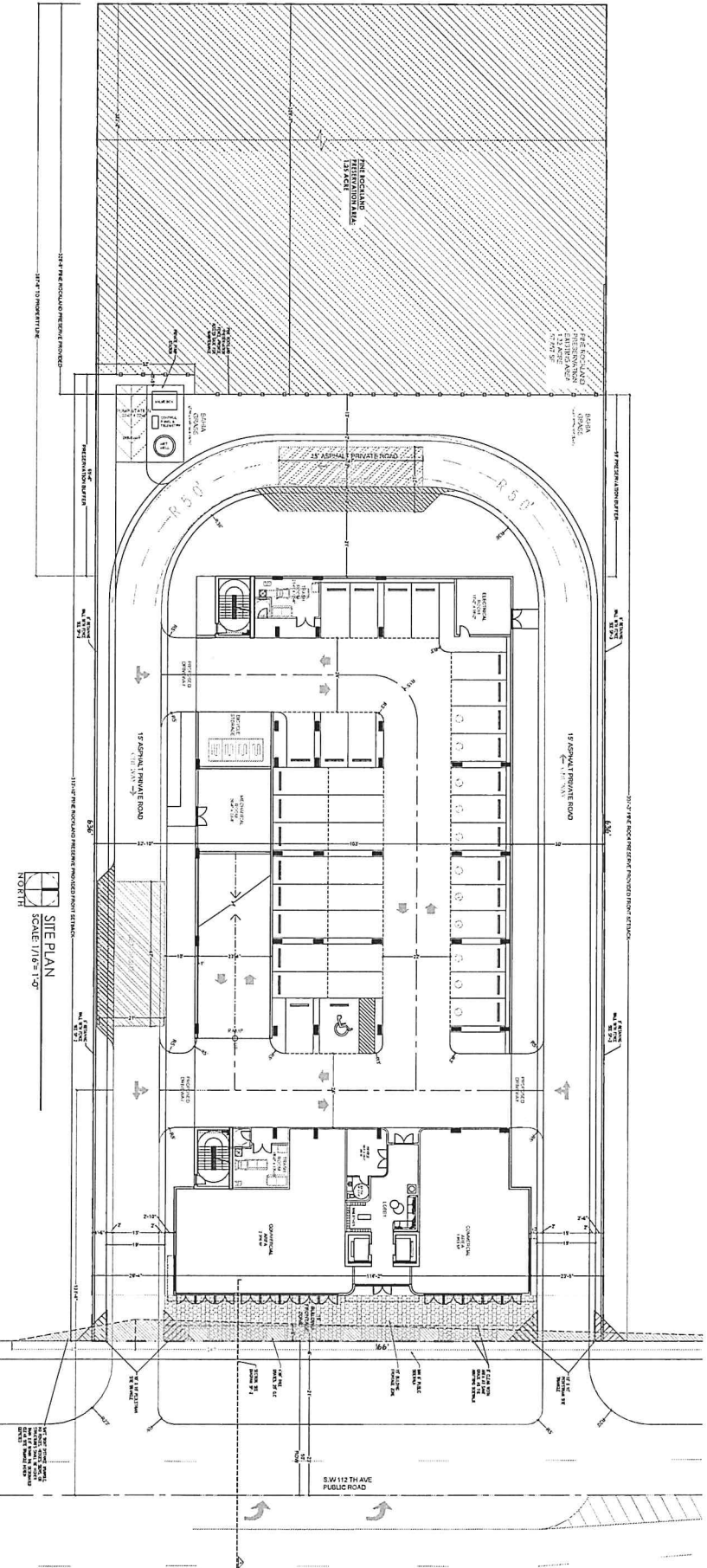


SITE DATA			
ZONING: MCD	ACRES	2.61	2.61
GROSS AREA	113,720.00	2,61	2,61
NET AREA	105,429.00	2.42	2.42
DENSITY ALLOWED	# OF UNITS	90	90
12-MILE SBT - (Mixed Use Development)	DUA	2,355.00	2,355.00
PERCENTAGE OPEN SPACE	DUA	158,142.00	158,142.00
MINIMUM OPEN SPACE (15%)	REQUIRED	15,814.20	15,814.20
MINIMUM OPEN SPACE (15%)	PROVIDED	15,814.20	15,814.20
INDEPENDENT AREA	ALLOWED	69,813.80	69,813.80
TOTAL	PROVIDED	69,813.80	69,813.80
WORKSPACE	# OF UNITS	5	5
WORKSPACE HOUSING	%	5%	5%
UNIT BREAKDOWN	TOTAL	43	43
1-BEDROOM	43	43	43
2-BEDROOM	47	47	47
TOTAL	90	90	90
PARKING	REQUIRED	43	43
1-BEDROOM X 1.5	PROVIDED	71	71
COMMERCIAL X 2.50 SF (4.175 S/F)	71	71	71
ADDITIONAL SPACES	1	1	1
TOTAL	131	132	132
RATIO		1.47	1.47

SPACE REQUIREMENTS			
PERCENTAGE OF REQUIRED PARKING SPACES	27	27	27
AREA CALCULATED	23,130.00	23,130.00	23,130.00
BUILDING FOOTPRINT	14,200.00	14,200.00	14,200.00
STREETS & PAVED AREAS	1,330.00	1,330.00	1,330.00
PERCENTAGE OPEN SPACE	158,142.00	158,142.00	158,142.00
MINIMUM OPEN SPACE (15%)	15,814.20	15,814.20	15,814.20
MINIMUM OPEN SPACE (15%)	15,814.20	15,814.20	15,814.20
TOTAL	69,813.80	69,813.80	69,813.80
STREETCROSS	15.2'	15.2'	15.2'
PERCENTAGE	6.2'	6.2'	6.2'
INTERIOR SETBACK	N/A	N/A	N/A
CORNER SETBACK	N/A	N/A	N/A
BETWEEN STRUCTURES	N/A	N/A	N/A
MAX BUILDING HEIGHT	6	8	8
THROUGH ADMINISTRATIVE ADJUSTMENT			

UNIT TYPE	UNIT AREA (sq. ft.)	PER FLOOR COUNT			TOTAL UNIT TYPES
		F1R	F2R	F3R	
UNIT A	649 SF	0	0	5	5
UNIT A2	718 SF	0	0	1	1
UNIT A3	702 SF	0	0	0	0
UNIT A4	811 SF	0	1	1	1
UNIT B	927 SF	0	0	5	5
UNIT C	1,065 SF	0	0	1	1
UNIT D	1,264 SF	0	1	1	1
TOTAL	1,145 SF	0	3	18	18

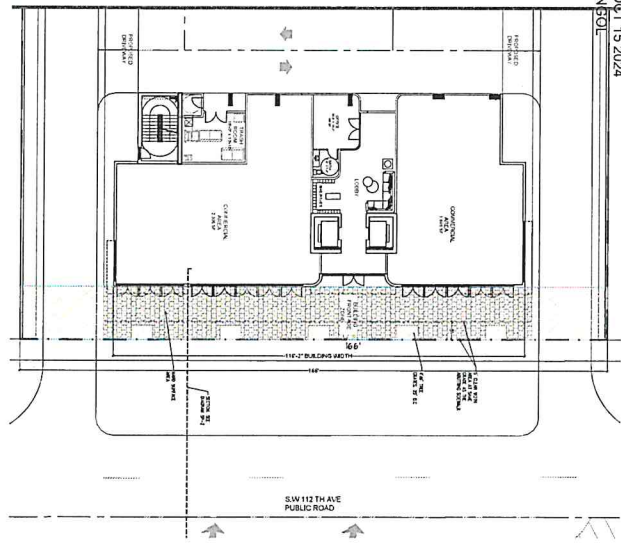
FLOOR LEVEL	GROSS AREA	NET AREA	TOTAL FLOOR COUNT			TOTAL UNIT TYPES
			F1R	F2R	F3R	
1 FLOOR	1,155 SF	4,118 SF	0	0	5	5
2 FLOOR	1,231 SF	4,232 SF	0	0	1	1
3 FLOOR	1,231 SF	4,232 SF	0	0	0	0
4 FLOOR	1,231 SF	4,232 SF	0	0	1	1
5 FLOOR	1,231 SF	4,232 SF	0	0	5	5
6 FLOOR	1,231 SF	4,232 SF	0	0	1	1
7 FLOOR	1,231 SF	4,232 SF	0	0	1	1
8 FLOOR	1,231 SF	4,232 SF	0	0	1	1
9 FLOOR	1,231 SF	4,232 SF	0	0	1	1
TOTAL AREA	9,882 SF	33,836 SF	0	0	18	18
TOTAL PERMITTED	105,429 SF	33,836 SF	0	0	18	18
TOTAL ALLOWED (P.A. 1.5)	105,429 SF	33,836 SF	0	0	18	18
TOTAL PROPOSED (P.A.)	105,429 SF	33,836 SF	0	0	18	18



PASCUAL PEREZ KILIDDIAN STARR ARCHITECTS - PLANNERS
 21320 SW 112 AVE BY RICADRI GROUP MIAMI-DADE COUNTY, FLORIDA
 PROJECT: 21320 SW 112 AVE
 SCALE: AS SHOWN
 DRAWN: JCS
 CHECKED: JCS
 DATE: 08/15/24

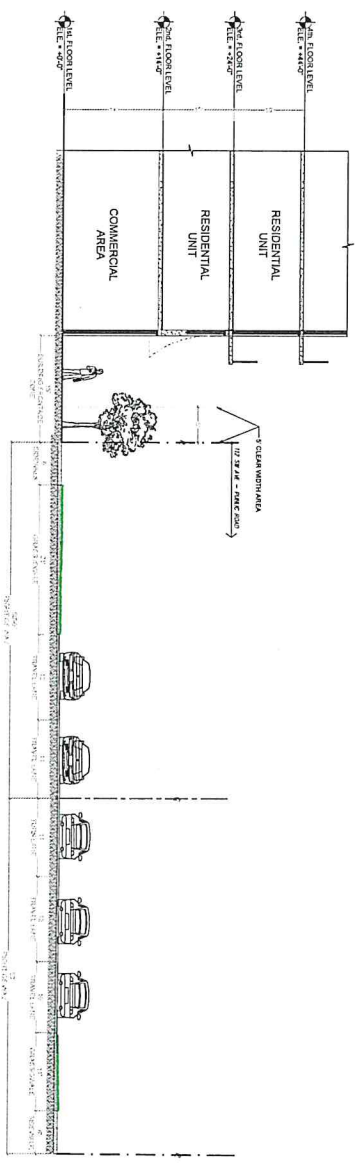
SP-1

DATE: 08/15/24
 SCALE: AS SHOWN
 DRAWN: JCS
 CHECKED: JCS



LOT FRONTAGE
 SCALE: 1/16" = 1'-0"

LOT FRONTAGE	LOT WIDTH	FRONTAGE
198 SF	114.2	70%



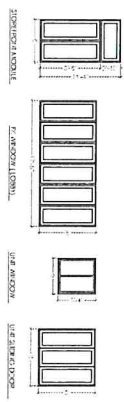
112 SW AVE SCHEMATIC SECTION - A / BUILDING FRONTAGE ZONE
 SCALE: 7/16" = 1'-0"
 NOTE: FINAL STREET SECTION TO BE DETERMINE AT THE TIME OF PAVING AND DRAINAGE

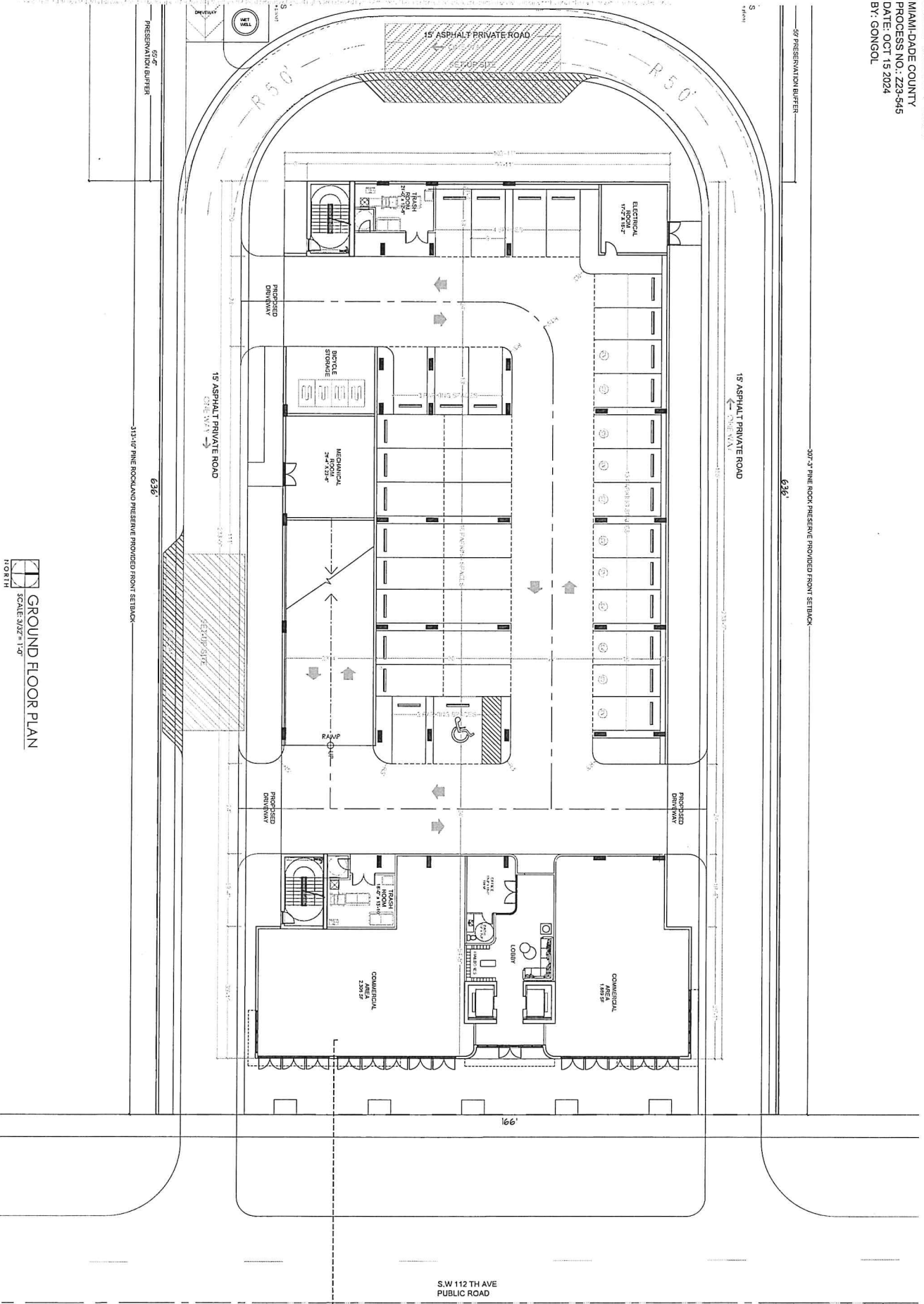


FRONT ELEVATION
 SCALE: 1/16" = 1'-0"

GLAZING CALCULATIONS

FLOOR LEVEL	USE	GLASS AREA	GLASS AREA	% OF FLOOR AREA	% OF TOTAL GLASS AREA
1 FLOOR	COMMERCIAL (20% MIN)	1,421 SF	1,088 SF	77%	23%
2ND-4TH FLR	RESIDENTIAL (15% MAX)	3,119 SF	2,812 SF	31%	67%
TOTAL		4,540 SF	3,900 SF		





GROUND FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 NORTH

PROJECT	21320 SW 112 AVE
DATE	2024.04.17
SCALE	3/32" = 1'-0"
DESIGNER	PASCUAL PEREZ
ARCHITECT	KILODJIAN STARR
DATE	2024.04.17
SCALE	3/32" = 1'-0"
DESIGNER	PASCUAL PEREZ
ARCHITECT	KILODJIAN STARR

GROUND FLOOR

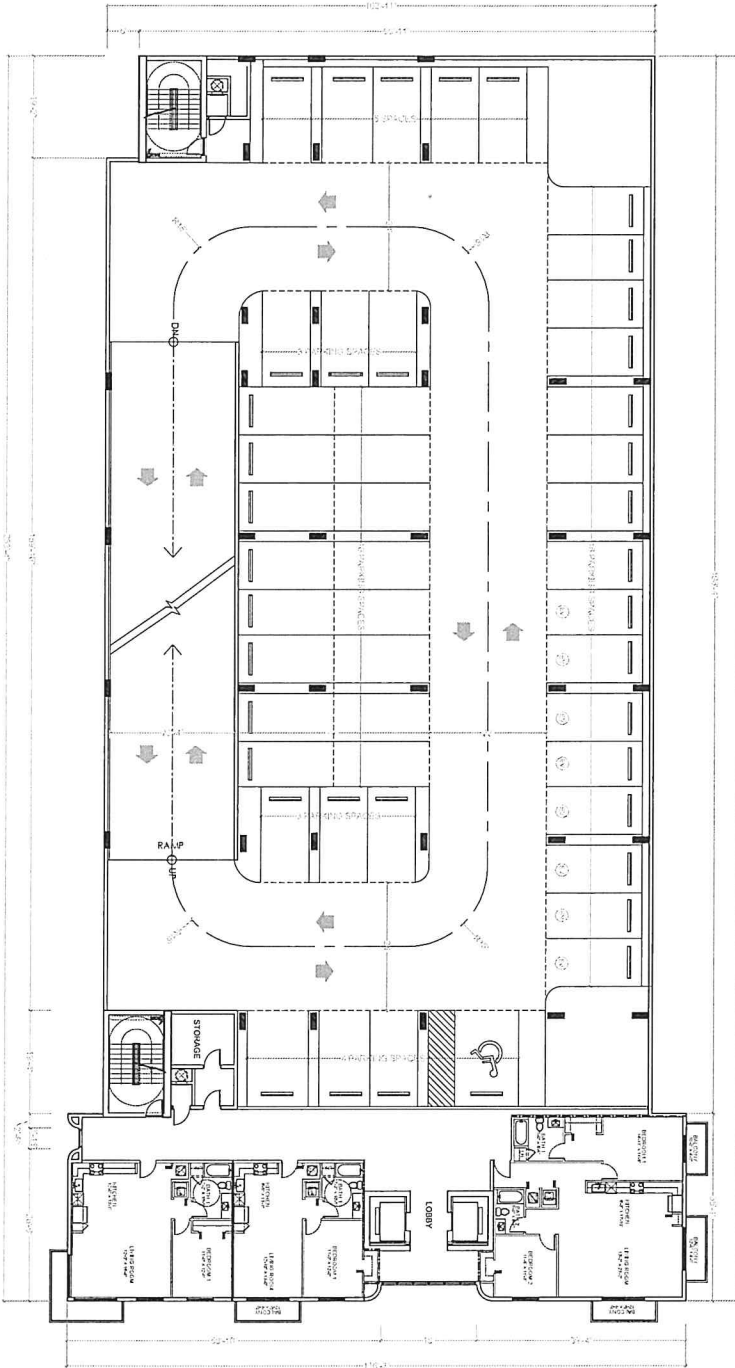
SHEET

21320 SW 112 AVE
 BY
 RICADRI GROUP
 MIAMI-DADE COUNTY, FLORIDA

OWNER
 RICADRI GROUP

PROJECT

PASCUAL PEREZ KILODJIAN STARR
 ARCHITECTS - PLANNERS
 1111 BISCAYNE BLVD., SUITE 200
 MIAMI, FL 33132
 TEL: (305) 371-1111
 WWW.PASCUALPEREZKILODJIANSTARR.COM



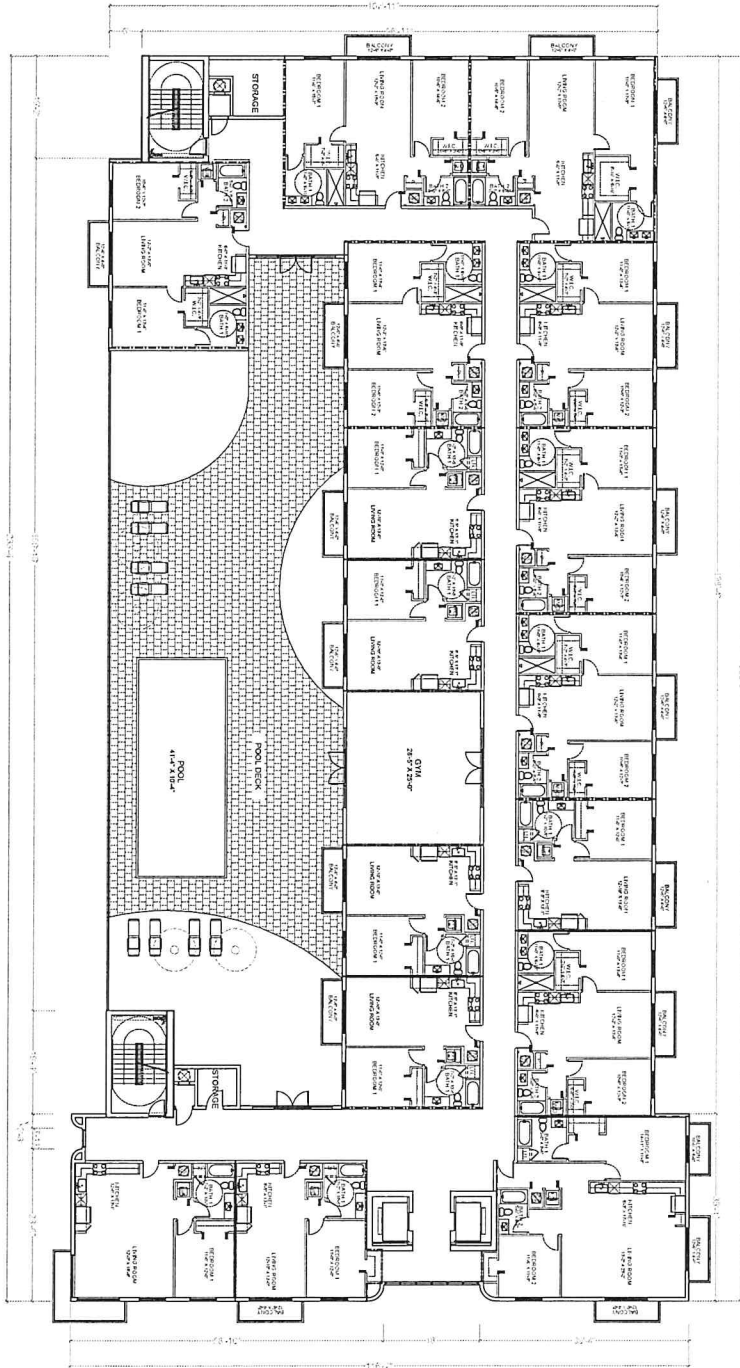
2ND & 3RD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

PASCUAL PEREZ KILIDDJIAN STARR
 ARCHITECTS + PLANNERS
 1000 SW 112 AVE, SUITE 200
 MIAMI, FL 33135
 TEL: 305.441.4000
 FAX: 305.441.4001
 WWW.PASCUALPEREZKILIDDJIANSTARR.COM

21320 SW 112 AVE
 BY
 RICADRI GROUP
 MIAMI-DADE COUNTY, FLORIDA

SECOND & THIRD
 SHEET NO.
 DATE: 10/15/24
 DRAWN BY: ASHBY
 CHECKED BY: PHS
 APPROVED BY: PHS

A-2



4TH LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

PASCUAL
PEREZ
KILIDDJIAN
STARR
 ARCHITECTS - PLANNERS

OFFICE: 444 S. OCEAN BL.
 SUITE 1000
 MIAMI, FL 33134
 TEL: 305.375.1111
 WWW.RICADRI.COM

PROJECT: 223-545
 DATE: 10/15/2024
 BY: GONCAL

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 RICADRI GROUP

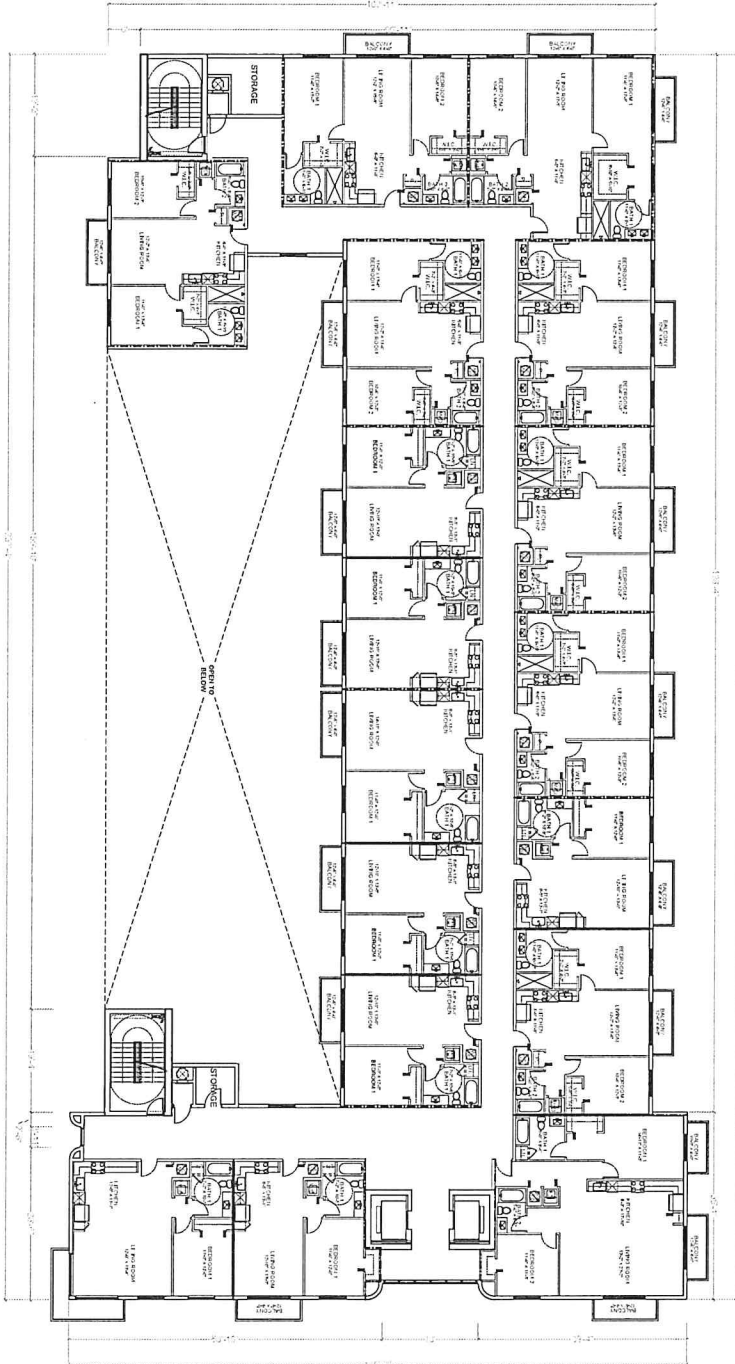
21320 SW 112 AVE
 BY
 RICADRI GROUP
 MIAMI-DADE COUNTY, FLORIDA

FOURTH FLOOR

DATE: 2024/10/15
 DRAWN BY: ASBORN
 CHECKED BY: PMS
 APPROVED BY: GONCAL

A-3

SHEET NO.

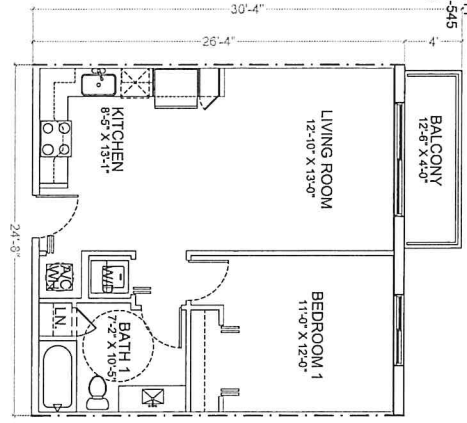


TYP. FLOOR PLAN (5-8)
 SCALE 3/32" = 1'-0"
 NORTH

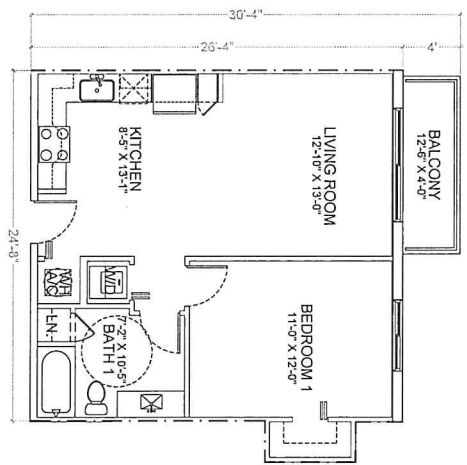
<p>A-4</p>	<p>PASCUAL PEREZ KILIDDJIAN STARR</p>	<p>ARCHITECTS • PLANNERS</p>
	<p>15200 N.W. 57th ST. SUITE 200 MIAMI, FL 33155 TEL: (305) 444-8800 FAX: (305) 444-8801 WWW.PPKS.COM</p>	<p>15200 N.W. 57th ST. SUITE 200 MIAMI, FL 33155 TEL: (305) 444-8800 FAX: (305) 444-8801 WWW.PPKS.COM</p>
	<p>21320 SW 112 AVE BY RICADRI GROUP MIAMI-DADE COUNTY, FLORIDA</p>	<p>DATE: 10/15/24 DRAWN BY: JCS CHECKED BY: JCS SCALE: AS SHOWN SHEET NO.: A-4 TOTAL SHEETS: 4</p>
	<p>TYP. FLOOR PLAN</p>	<p>SCALE</p>
	<p>SHEET NO.</p>	<p>TOTAL SHEETS</p>

RECEIVED

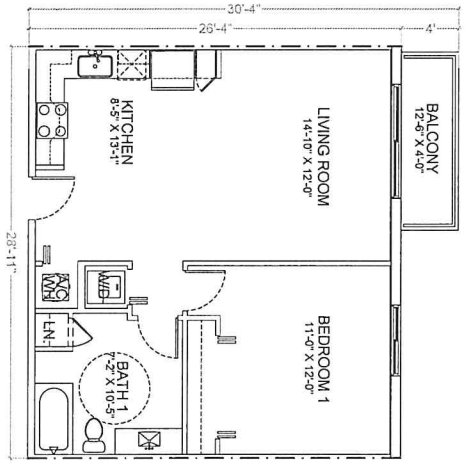
MIAMI-DADE COUNTY
 PROCESS NO.: 223-545
 DATE: OCT 15 2024
 BY: GONGOL



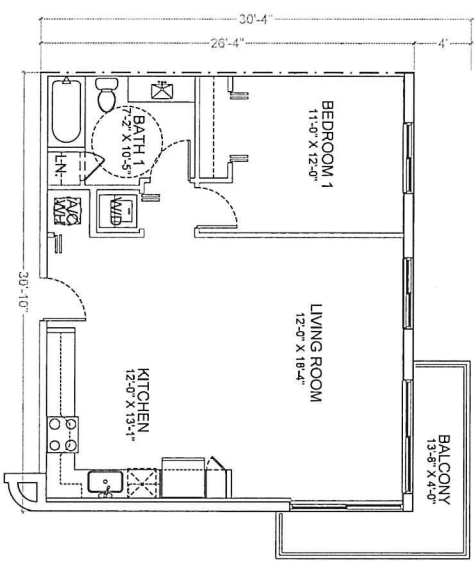
UNIT A.1	
1 BEDROOM / 1 BATH	
A/C AREA	649 SF
BALCONY	50 SF
TOTAL GROSS	699



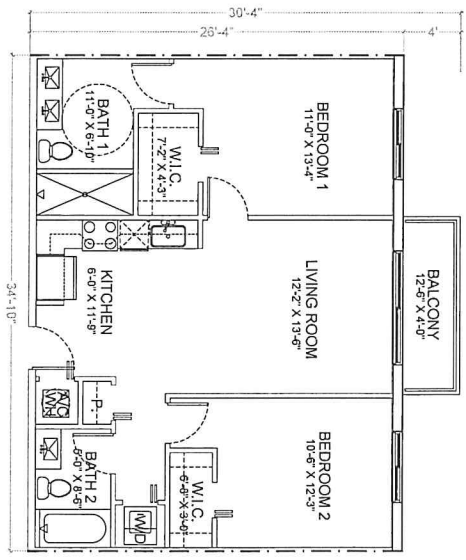
UNIT A.2	
1 BEDROOM / 1 BATH	
A/C AREA	668 SF
BALCONY	50 SF
TOTAL GROSS	718



UNIT A.3	
1 BEDROOM / 1 BATH	
A/C AREA	762 SF
BALCONY	50 SF
TOTAL GROSS	812



UNIT A.4	
1 BEDROOM / 1 BATH	
A/C AREA	811 SF
BALCONY	90 SF
TOTAL GROSS	901



UNIT B	
2 BEDROOM / 2 BATH	
A/C AREA	917 SF
BALCONY	50 SF
TOTAL GROSS	967

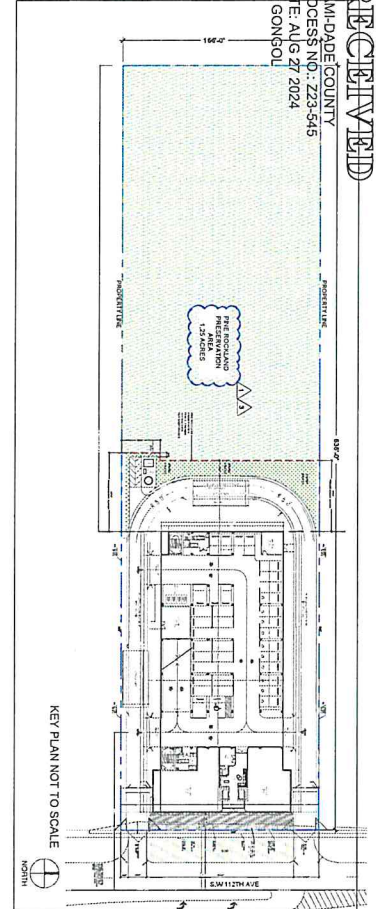
UNIT TYPES
 SCALE: 1/8"=1'-0"

21320 SW 112 AVE
 BY
 RICADRI GROUP
 MIAMI-DADE COUNTY, FLORIDA

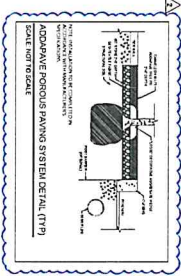
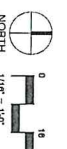
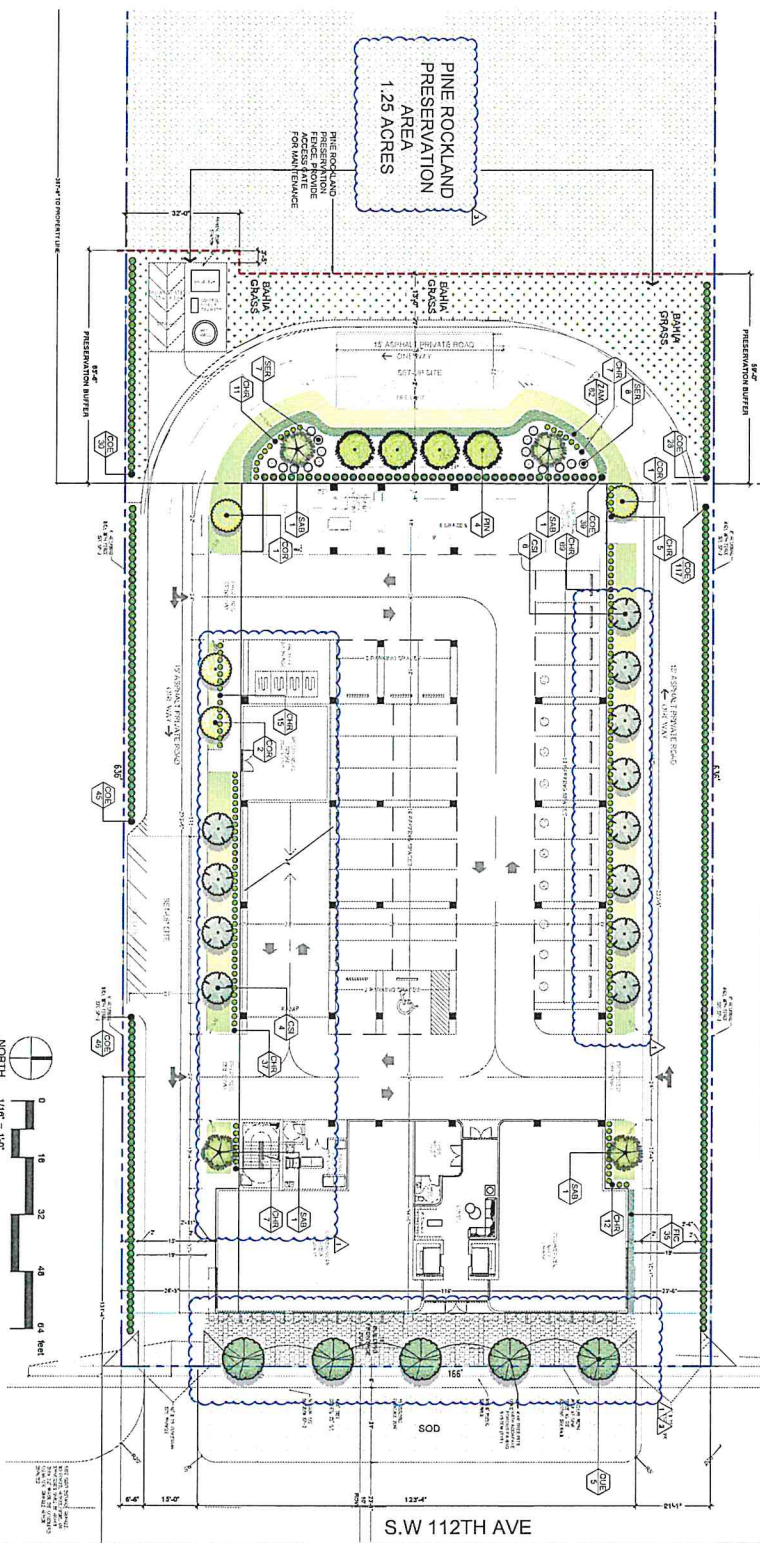
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 DRAWN: ASHBY
 CHECKED: MTS
 EXHIBIT: 1000
 SCALE: 1/8"=1'-0"

A-7

PASCUAL PEREZ KLUDJIAN STARR
 ARCHITECTS + PLANNERS
 1000 S.W. 11TH AVENUE, SUITE 1000
 MIAMI, FLORIDA 33135
 TEL: 305.375.1111
 WWW.PASCUALPEREZKLUDJIANSTARR.COM



PLANT SCHEDULE	PLANT	QUANTITY	SPACING	SPACING	SPACING	SPACING
1.00	1.00	1.00	1.00	1.00	1.00	1.00
2.00	2.00	2.00	2.00	2.00	2.00	2.00
3.00	3.00	3.00	3.00	3.00	3.00	3.00
4.00	4.00	4.00	4.00	4.00	4.00	4.00
5.00	5.00	5.00	5.00	5.00	5.00	5.00
6.00	6.00	6.00	6.00	6.00	6.00	6.00
7.00	7.00	7.00	7.00	7.00	7.00	7.00
8.00	8.00	8.00	8.00	8.00	8.00	8.00
9.00	9.00	9.00	9.00	9.00	9.00	9.00
10.00	10.00	10.00	10.00	10.00	10.00	10.00
11.00	11.00	11.00	11.00	11.00	11.00	11.00
12.00	12.00	12.00	12.00	12.00	12.00	12.00
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48.00	48.00	48.00	48.00	48.00	48.00	48.00
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50.00	50.00	50.00	50.00	50.00	50.00	50.00



DADE COUNTY LANDSCAPE LEGEND
 INFORMATION REQUIRED TO BE PRESENTED IN PLAN
 Zoning District: MCD Net Lot Area: 2.4203 Square Feet: 105,430.00

REQUIRED	PROVIDED
15814	65,100
15814	N/A
15814	65,100
3103	0
15814	65,100
3103	0

LAND AREA CALCULATION

DESCRIPTION	AREA (SQ FT)
Number of trees provided per lot or per lot by 10% lot shading number of trees meeting minimum requirements 15 trees x 4300 sq ft = 64,500	64,500
% Palm Allowed Number of trees provided a 20% = 12 trees x 4300 sq ft = 51,600	51,600
% Minimum required Number of trees provided a 20% = 8 trees x 4300 sq ft = 34,400	34,400
Change of lot and % low maintenance = 8 trees x 4300 sq ft = 34,400	34,400
Street Tree (maximum average spacing of 30' x 4300 sq ft) = 12 trees x 4300 sq ft = 51,600	51,600
Street Tree (maximum average spacing of 30' x 4300 sq ft) = 12 trees x 4300 sq ft = 51,600	51,600
Street Tree (maximum average spacing of 30' x 4300 sq ft) = 12 trees x 4300 sq ft = 51,600	51,600
Total number of trees provided: 46	46

SB0818

DESCRIPTION	AREA (SQ FT)
Number of trees required: 420	420
Number of trees provided: 138	138
Number of trees required: 467	467
Number of trees provided: 138	138

EDOT NOTES

1. ALL LANDINGS AND CURBS INCLUDING SIDEWALKS SHALL BE CONCRETE AND SHALL BE FINISHED TO THE FINISH OF THE CURB AND SIDEWALK. ALL CURBS SHALL BE FINISHED TO THE FINISH OF THE CURB AND SIDEWALK. ALL SIDEWALKS SHALL BE FINISHED TO THE FINISH OF THE SIDEWALK. ALL SIDEWALKS SHALL BE FINISHED TO THE FINISH OF THE SIDEWALK.

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21320 SW 112 AVE
 MIAMI DADE COUNTY
 LANDSCAPE PLAN

TKC LANDSCAPE ARCHITECTURE

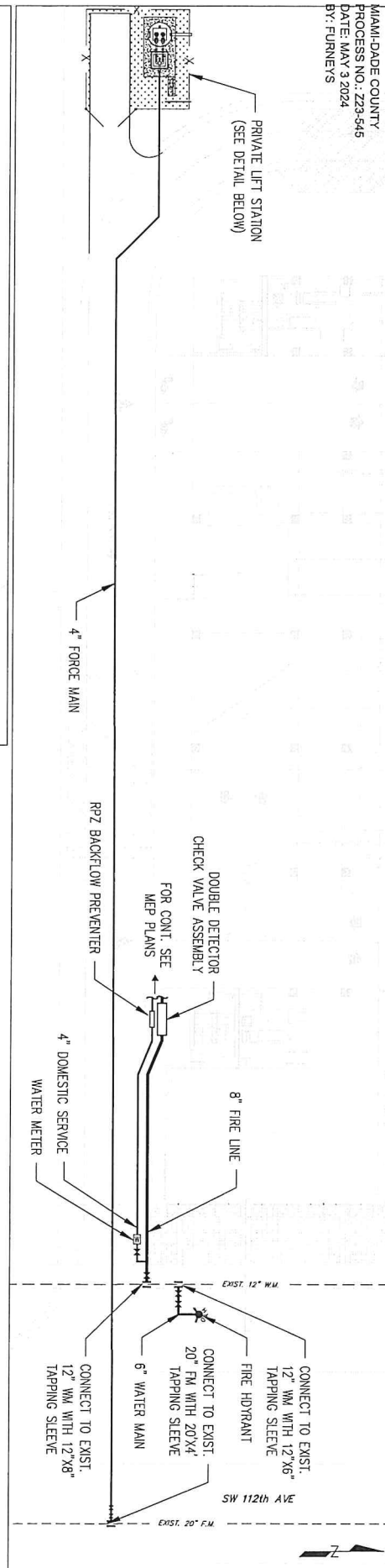
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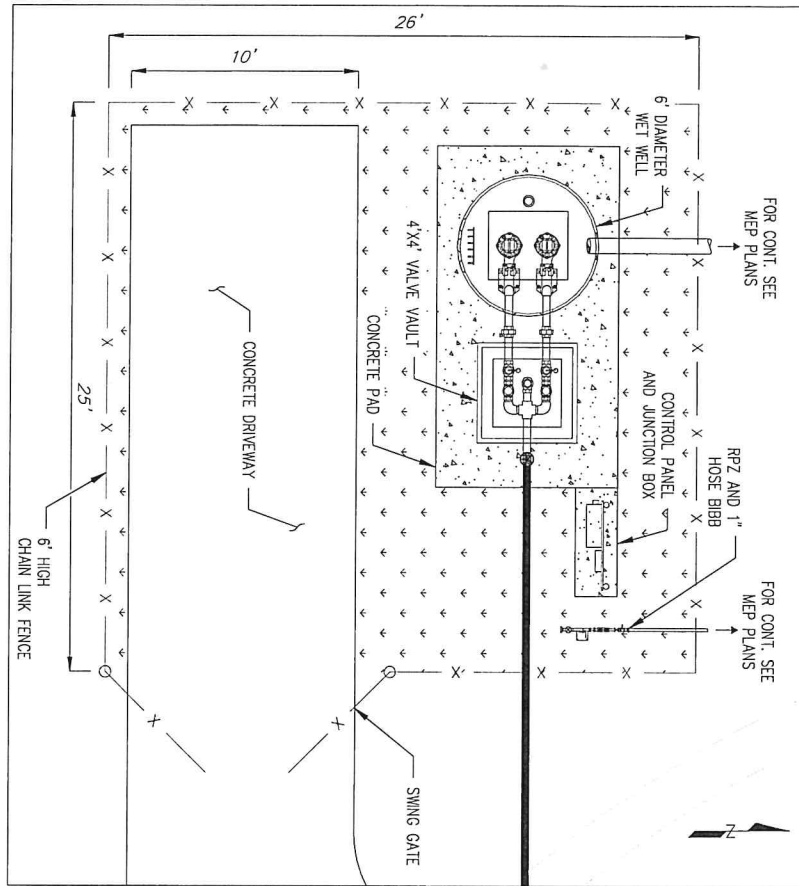
SHEET DESCRIPTION
 LANDSCAPE PLAN

REVISIONS

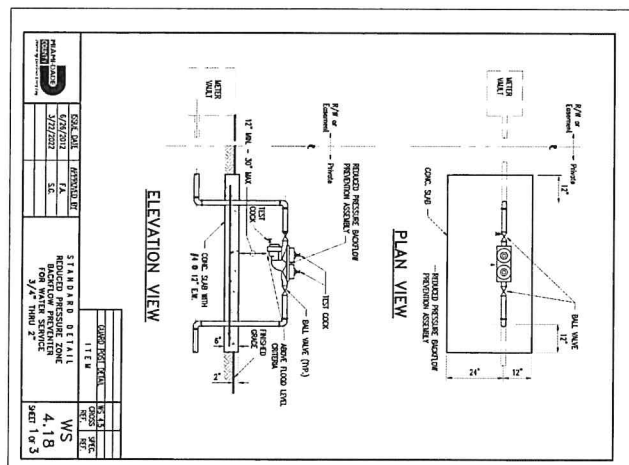
NO.	DATE	DESCRIPTION
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2	08.27.24	REVISION
3	08.27.24	REVISION



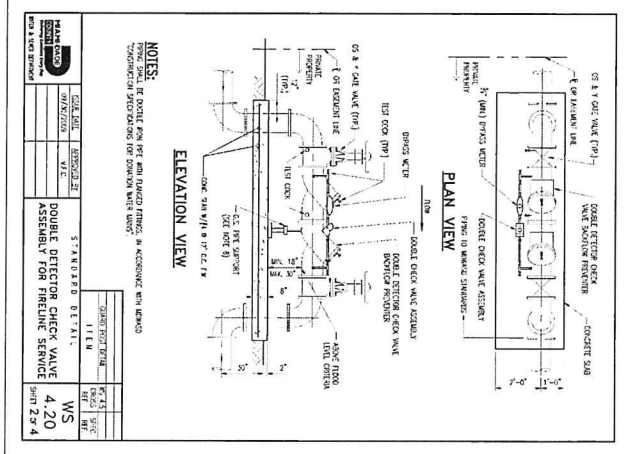
WATER AND SEWER SITE PLAN



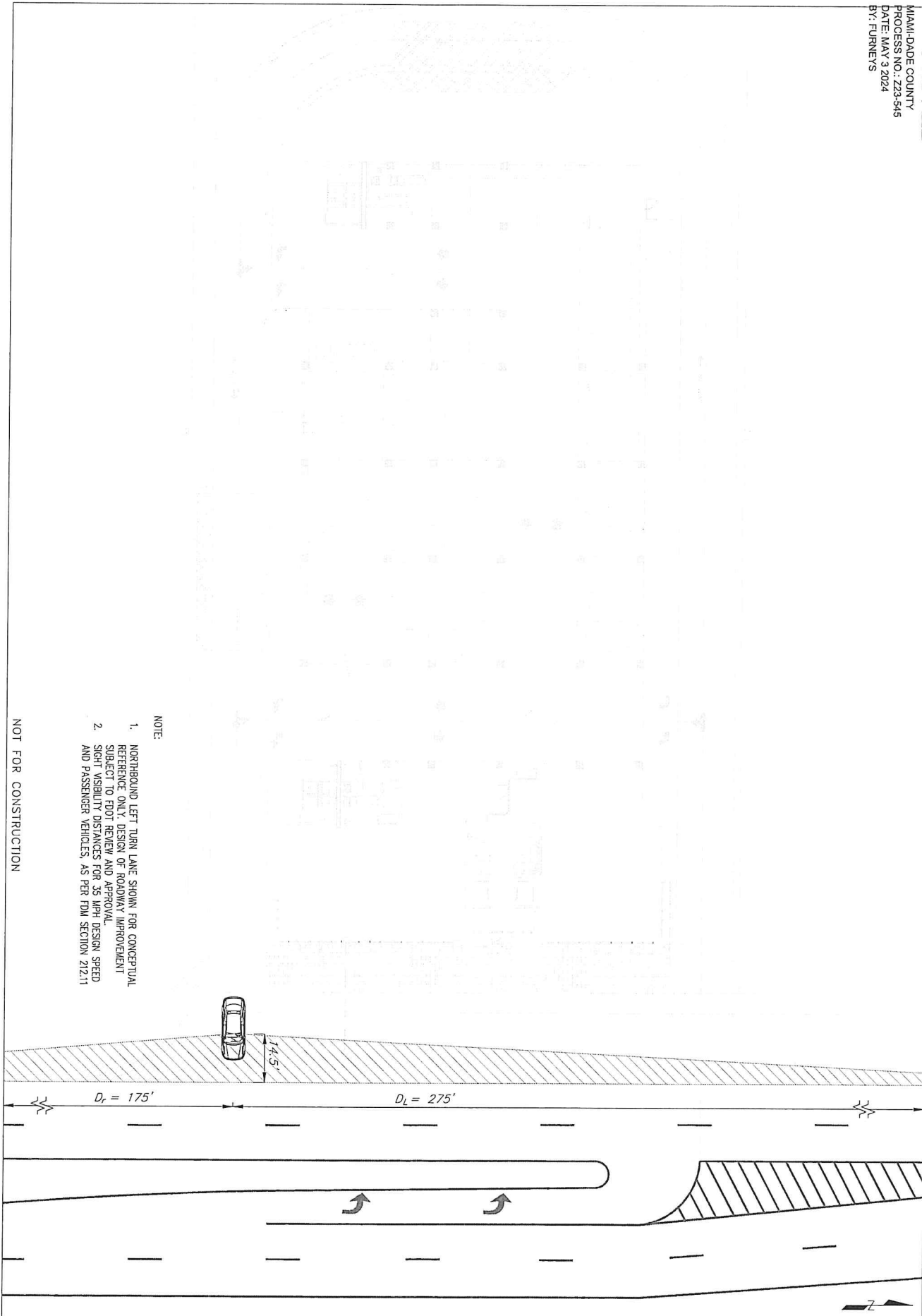
PRIVATE LIFT STATION DETAIL



WASD STD. DETAILS



NOT FOR CONSTRUCTION



- NOTE:
1. NORTHBOUND LEFT TURN LANE SHOWN FOR CONCEPTUAL REFERENCE ONLY. DESIGN OF ROADWAY IMPROVEMENT SUBJECT TO FDOT REVIEW AND APPROVAL.
 2. SIGHT VISIBILITY DISTANCES FOR 35 MPH DESIGN SPEED AND PASSENGER VEHICLES, AS PER FDM SECTION 212.11

NOT FOR CONSTRUCTION

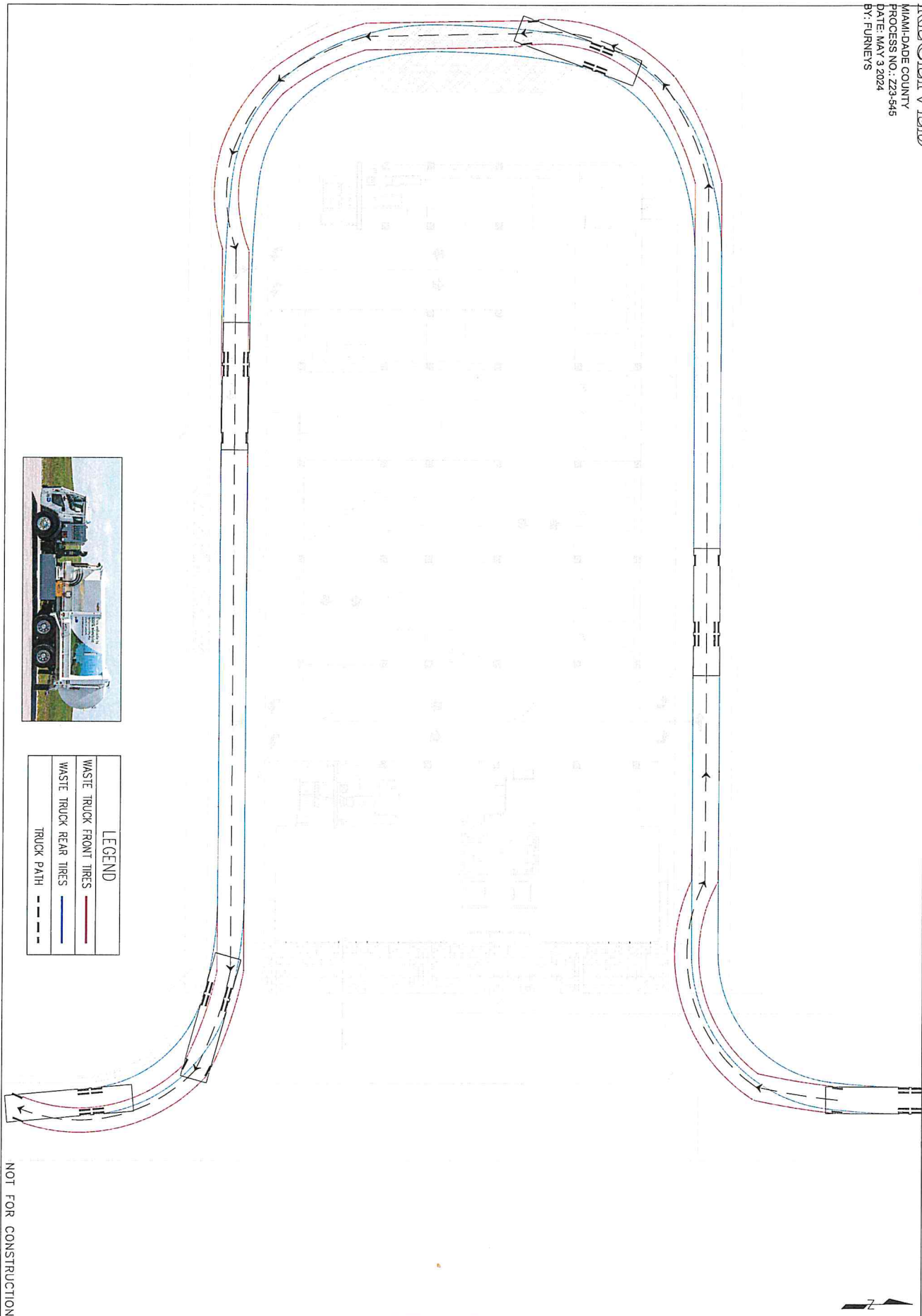
<p>PROJECT: 2024-030 DATE: 05/03/24 SCALE: AS SHOWN DRAWN BY: JN/ARCA CHECKED BY: JN/ARCA</p>		<p>21320 SW 112 AVE BY RICADRI GROUP MIAMI-DADE COUNTY, FLORIDA</p>	<p>OWNER: RIZKALDAR ENGINEER: JN/ARCA DATE: 05/03/24</p>	<p>DATE: 05/03/24 BY: JN/ARCA</p>
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JN ARCA
ENGINEERING

SHEET NO. **C-2**

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z23-545
 DATE: MAY 3 2024
 BY: FURNERS



LEGEND	
WASTE TRUCK FRONT TIRES	— (Red line)
WASTE TRUCK REAR TIRES	— (Blue line)
TRUCK PATH	- - - (Black dashed line)

NOT FOR CONSTRUCTION



J.A. ARCA
 ENGINEERING

OWNER: RICADRI GROUP
 PROJECT: 21320 SW 112 AVE
 DATE: 05/03/2024

PROJECT: 21320 SW 112 AVE
 SCALE: 1/8" = 1'-0"
 DRAWN BY: J.A. ARCA
 CHECKED BY: J.A. ARCA
 DATE: 05/03/2024

21320 SW 112 AVE
 BY
RICADRI GROUP
 MIAMI-DADE COUNTY, FLORIDA



WASTE COLLECTION
TRUCK TURN VERIFICATION
 This drawing is the property of J.A. Arca Engineering and is to be used only for the project and location specified. It is not to be reproduced, copied, or used for any other purpose without the written consent of J.A. Arca Engineering.

C-3

SHEET NO.

DISCLOSURE OF INTEREST*

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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].

MIAMI-DADE COUNTY
PROCESS NO.: 223-545

DATE: JAN 2 2024

CORPORATION NAME: Ricadri Group LLC, a Florida limited liability company

BY: GONGOL

NAME AND ADDRESS	Percentage of Stock
Adriana S. Guerrero, Manager, 3625 NW 82nd Avenue, Suite 307, Miami, Fl 33166	100%

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (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:

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MIAMI-DADE COUNTY

PROCESS NO.: Z23-545

DATE: JAN 2 2024

BY: GONGOL

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.

Ricadri Group LLC, a Florida limited liability company

By: *Adriana S. Guerrero*

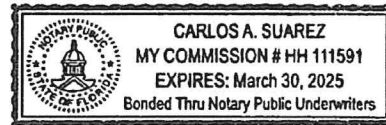
Print Name: **Adriana S. Guerrero**

Title: **Manager**

Sworn to and subscribed before me this 13 day of June, 2023. Affiant is personally known to me or has produced Driver license as identification.

[Signature]
(Notary Public)

My commission expires 3/30/2025



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



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MIAMI-DADE COUNTY

PROCESS NO.: Z24-124

DATE: AUG 29 2024

BY: GONGOL

Stephanie Herbello, Esq.
sherbello@wsh-law.com

August 21, 2024

VIA ENERGOV

Eric Silva
Assistant Director for Development Services
111 NW 1st Street, 11th Floor
Miami, Florida 33128
Eric.Silva@miamidade.gov

Re: Amendment to the Letter of Intent in Support of Non-Use Variance of Maximum Floorplate Requirement Above the 8th Story for Aventana, a Transit-Oriented Development Located at 19640 W. Harriet Tubman Highway (formerly W. Dixie Highway)

Dear Mr. Silva:

The purpose of this letter is to amend our July 13, 2024 letter of intent for this application and to submit revised plans that respond to staff comments. This letter will also serve to confirm that the Project will set aside at least 10% of units as Workforce Housing Units available for rent (12 WHU total). To achieve the proposed density through Workforce Housing Bonuses, six of the WHUs will be at or below 110% of area median income (AMI). The other six of the WHUs will be at or below 140% AMI. This definition is also within the parameters for workforce housing set forth in Section 33-193.6(10) of the Miami-Dade County Code.

Please consider the Application so amended. Except as amended herein, all other requests in the Application remain unaltered..

Very truly yours,

STEPHANIE HERBELLO

Enclosures

cc: Edward Martos, Esq.

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MIAMI-DADE COUNTY
PROCESS NO.: Z23-545

DATE: OCT 21 2024

BY: GONGOL

This instrument was prepared by:

Hugo P. Arza, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned owner, **Ricadri Group LLC** (the "Owner"), holds the fee simple title to the land described in **Exhibit "A"** hereto (the "Property"), which is located in Miami-Dade County (the "County"), which is supported by the attorney's opinion;

WHEREAS, the Owner has filed a zoning application for zoning approvals on the Property with the Miami-Dade County Department of Regulatory and Economic Resources, which zoning application is pending under Public Hearing No. Z2023000545 (the "Application"), to facilitate the future development of the Property with a mixed-use development consisting of 90 multi-family residential units and commercial space;

WHEREAS, the Property is designated "Medium Density Residential" on the Land Use Plan (LUP) map of the County's Comprehensive Development Master Plan (CDMP), which land use designation permits up to twenty-five (25) dwelling units per gross acre;

WHEREAS, the Property is also within one-half mile of the South Dade Transitway ("SDT"), a major component of the county's SMART Plan Corridor system, which allows mixed-use development at a density of 36 dwelling units per gross acre and a floor area ratio of 1.5;

WHEREAS, the Property's location within one-half mile of the SDT would allow the development of ninety (90) dwelling units on the Property, which contains approximately 2.50 gross acres;

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MIAMI-DADE COUNTY

PROCESS NO: Z23-545

DATE: OCT 21 2024

BY: GONGOL

"Code") provides that a development that provides at least ten percent (5%) of its units at affordable to households making between 60 percent and 140 percent of the area median income, or otherwise provides a monetary contribution to the affordable housing trust fund, shall be entitled to a density bonus of five percent (5%) above the maximum permitted density of the underlying land use designation; and

WHEREAS, with the 5 percent density bonus, the Owner would be permitted to develop ninety-five (95) dwelling units on the Property.

WHEREAS, the Code also provides that the difference between the maximum number of units that could be built with such density bonus and the amount actually developed may be transferred to another site within unincorporated Miami-Dade County; and

WHEREAS, the Property would permit a maximum of 95 dwelling units with the 5 percent density bonus, but is only being developed with 90 multifamily units and as a result is entitled to a certificate of portability pursuant to the Code for a total of 5 units.

NOW, THEREFORE, IN ORDER TO ASSURE the **County**, that the representations made by the Owner during consideration of the Application will be abided by, the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions (the "Declaration") covering and running with the Property:

1. **Recitals.** The foregoing recitals are incorporated as if fully set forth herein.
2. **Controlling Plans.** The Property shall be developed substantially in accordance with plans entitled "21320 SW 112 Ave," with architectural plans as prepared by Pascual, Perez, Kiliddjian, and Starr, Architects and Planners, consisting of 11 sheets dated stamped received August 15, 2024, landscape plans as prepared by TKC Landscape Architecture, consisting of 1 sheet dated stamped received August 15, 2024, and civil

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MIAMI-DADE COUNTY

plans as prepared by JA Arca Engineering, consisting of 3 sheets, dated 10/21/24, and 12 copies of the same, received May 3, 2024, for a total of 15 sheets, as may be modified during the public hearing on the Application (the "Plans").

PROCESS NO: Z23-545

DATE: OCT 21 2024

PUBLIC WORKS

3. **Workforce Housing Units.** The Owner agrees to set aside five (5) of the dwelling units on the Property as "workforce housing units," as such term is defined in Section 33-193.6 of the County Code, in accordance with the provisions of Chapter 33, Article XIIA of the County Code. Alternatively, at the Owner's discretion, the Owner may satisfy the requirement for the applicable workforce housing units by providing any of the alternatives set forth in Section 33-193.8 of the County Code. Should the Owner decide to provide a monetary contribution in lieu fee for the workforce housing units, the Owner may pay the proportionate share of the applicable contribution in lieu fee prior to the first building permit for each phase of development pursuant to a phasing plan. Should the Owner choose to provide a monetary contribution, the amount of the monetary contribution shall be determined pursuant to Section 33-193.9 of the County Code and shall be made prior to the issuance of the first building permit for the market rate units.
4. **Preservation of Pine Rockland.** A portion of the Property contains pine rockland, which is a globally imperiled habitat found only in Miami-Dade and Monroe Counties. On March 18, 2021, the Department of Regulatory and Economic Resources Division of Environmental Resources Management (DERM) staff inspected the pine rockland and found one (1) federally listed and ten (10) state listed plant species. In an effort to conserve rare, endangered, threatened, and endemic species and to preserve a pine rockland and its unique features, including limestone rock substrate and geologic formations, the Owner shall designate a parcel with a

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MIAMI-DADE COUNTY

minimum size of 1.25 acres as a pine rockland preservation area (the Preserve Area) Z23-545

DATE: OCT 21 2024

in the area identified on Exhibit "B" attached hereto. The Owner shall establish the

Preserve Area as a separate tract or parcel by plat or legal instrument, as may be acceptable to Miami-Dade County. The Owner shall be responsible for maintaining the Preserve Area in compliance with COMP policy CON-8D and all applicable provisions of the Code of Miami-Dade County, Florida. Prior to the issuance of a certificate of occupancy for any homes on the Property (other than model homes), the Owner shall submit a sketch and legal description of the Preserve Area to the County and may request that the parcel be dedicated to and maintained by the County. In the event that the Owner wishes to convey the Preserve Area to any other entity, the County shall have a right of first refusal.

Consistent with CON-81 of the COMP, the Owner shall perform the removal of exotic vegetation from the Preserve Area and the Owner or any successor owner shall maintain the Preserve Area free of exotic vegetation within the standard maintenance threshold of less than 5% of the entirety of the area to prevent the growth or accumulation of such prohibited species.

The estimate of the minimum preservation area as 1.25 acres is based in part on the need to also maintain internal connectivity within the proposed site and on planning-level assessments of how such connectivity can be achieved on the subject property. If reviews of subsequent applications for development approvals demonstrate that connectivity can be achieved through different configurations, then additional preservation may be required. Accordingly, to ensure consistency with Policy CON-8D, Objective CON-9 and its associated policies, and other applicable COMP provisions, it is expressly understood that the size of the preservation area may

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MIAMI-DADE COUNTY

be increased at time of zoning, subdivision, or other development approval. PROCESS NO. Z23-545

DATE: OCT 21 2024

based on the configuration of the site plan submitted for approval.

BY: GONGOL

If the obligations of this provision are not undertaken by the County or another entity pursuant to dedication or conveyance, the Owner shall remain responsible for the Preserve Area.

5. **Miscellaneous.**

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

B. **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, its heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

C. **Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then-owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been

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MIAMI-DADE COUNTY
PROCESS NO.: Z23-545
DATE: OCT 21 2024

modified or released by Miami-Dade County.

D. Modification, Amendment, Release. This Declaration may be modified or amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality, or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

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

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

G. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute

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an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

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

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

J. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Regulatory and Economic Resources Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

K. Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval

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of any application, zoning or otherwise, and the Board of County Commissioners and on any appropriate Community Zoning Appeals Board retains its full power and authority to deny each application in whole or in part and to decline to accept any conveyance or dedication.

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appropriate Community Zoning Appeals Board retains its full power and authority to deny each application in whole or in part and to decline to accept any conveyance or dedication.

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

[EXECUTION PAGES FOLLOW]

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IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restructuring as
of this ____ day of _____, 2024.

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BY: GONGOL

WITNESSES:

Ricadri Group LLC, a Florida limited liability company

Sign _____

Print _____

Address _____

Sign _____

Print _____

Address _____

Sign _____

Print: Adriana S. Guerrero

Title: Manager

Address: 3625 NW 82nd Avenue, Suite 307

Miami, Florida 33166

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by Adriana S. Guerrero, as manager of Ricadri Group LLC, on behalf of said corporation.

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

Witness my signature and official seal this ____ day of _____, 2024, in the County and State aforesaid.

Signature

Notary Public-State of _____

Print Name

My Commission Expires:

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BY: GONGOL

EXHIBIT "A"

LEGAL DESCRIPTION

The North 1/2 of the North 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 56 South, Range 40 East, situate, lying and being in Miami-Dade County, Florida, less the East 50 feet thereof for road right-of-way purposes.

AND

The South 1/2 of the North 1/2 of the South 1/2 of the NE 1/4 of the SE 1/4 of the SW 1/4 less the East 50 feet thereof for road purposes, Section 7, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida.

Tax Folio No. 30-6007-000-0240 and 30-6007-000-0241

H & K DRAFT 10-17-2024

