



FINAL AGENDA

Community Zoning Appeals Board 15
Naranja Park, 14150 SW 264 Street, Miami, FL
Wednesday, April 9, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

A. Z2023000545 Ricadri Group LLC 23-545 56-40-07 N

APPEALS

CURRENT



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF APRIL 9, 2025

NARANJA PARK

14150 SW 264 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

A. RICADRI GROUP, 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: _____

Deferred from March 20, 2025

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: Z23-545

April 9, 2025

Item No. A

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.

This item was deferred from the January 15, 2025 meeting of the Community Zoning Appeals Board (CZAB 15) due to a lack of quorum. The Board had moved to defer the item again during the February 12, 2025, meeting of CZAB 15. Subsequently, this item was once again deferred at the March 20, 2025, meeting of the CZAB 15 at the request of the applicant.

The public hearing on this item was held.

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 1st 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, 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.

Ricadri Group, LLC.

Z23-545

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ES:JB:SS:EA

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Ricadri Group, LLC.
PH: Z23-545

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

Medium Density Residential (Pg. I-31)	<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>
Mixed Use Development (Pg. I-46)	<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; margin-top: 10px;"> <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><i>(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:</i></p> <p><i>(1) Up to 2 additional stories may be approved for buildings with 6 stories or less.</i></p> <p><i>(2) Up to 6 additional stories may be approved for buildings greater than six stories.</i></p> <p><i>(3) A buffer shall be provided if abutting low density single-family, rowhouse, or duplex structures or lots.</i></p>
<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <p>(1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is</i></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>(2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i></p> <p>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></p> <p>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></p>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

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@miamidadegov 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:

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“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@miamidadegov 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.

Memorandum



Date: Wednesday, January 8, 2025
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.

PROJECT LOCATION:

The property is located at 21320 SW 112th 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 board's acceptance of the proffered covenant.

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 **33.18%** 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

Date: October 8th, 2024

Memorandum



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

25

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.

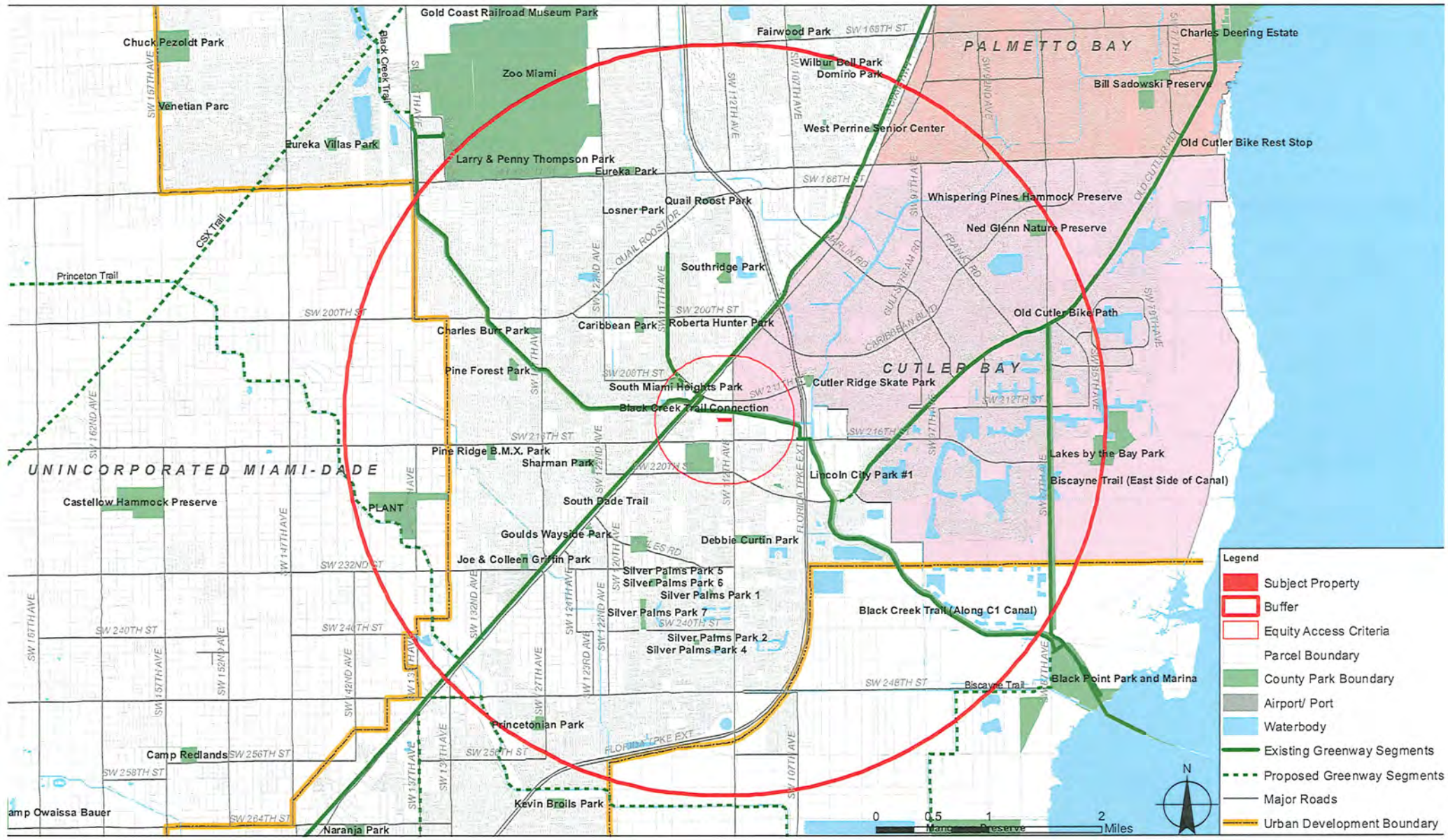
Based on our findings described herein, **PROS has no objection to the application, but once the documents mentioned above have been provided, the department will offer further review.**

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

FIGURE 1: Z2023P00139 - RICADRI GROUP LLC MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



28

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.

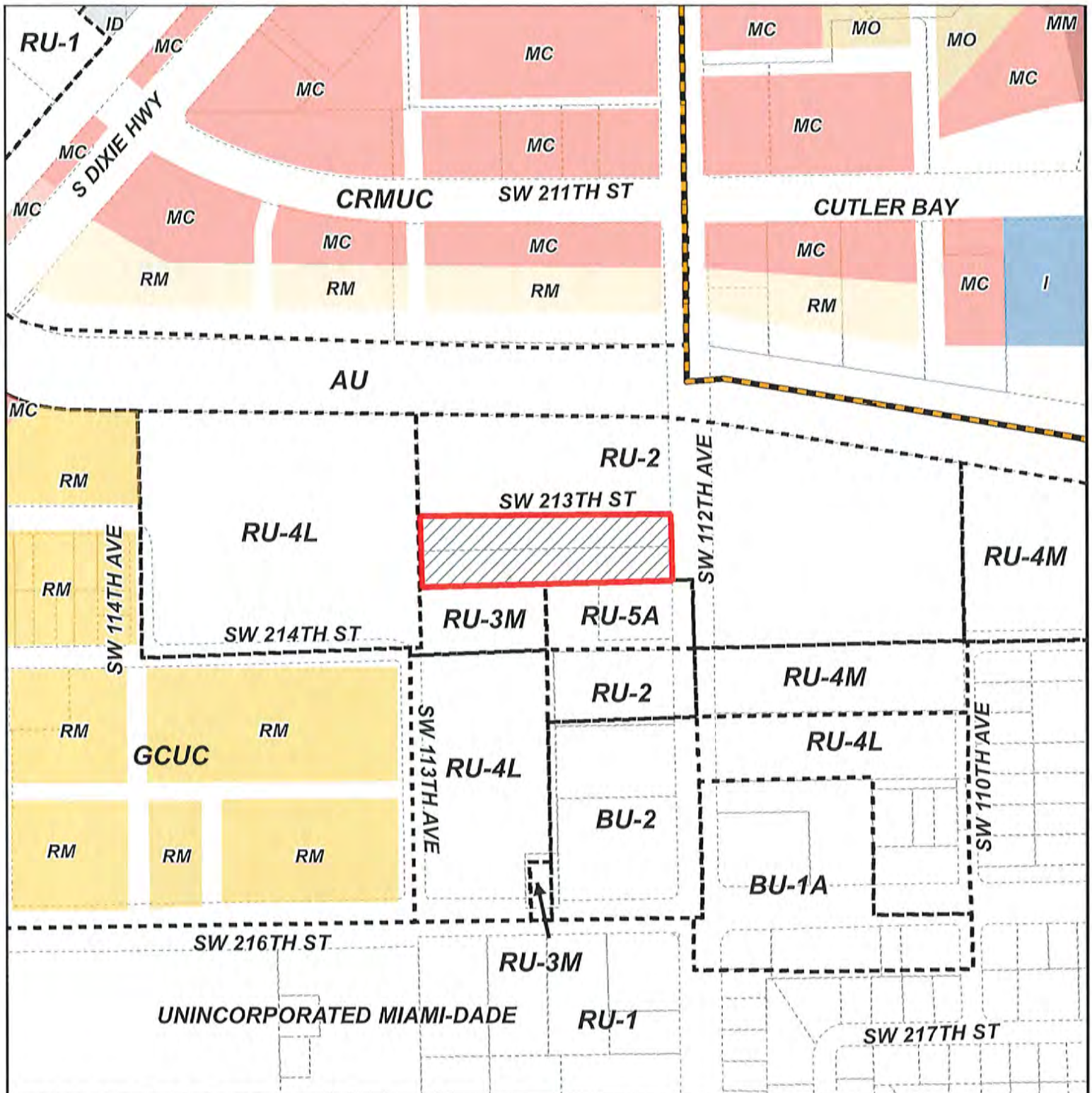
The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

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@miamidadegov.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000545



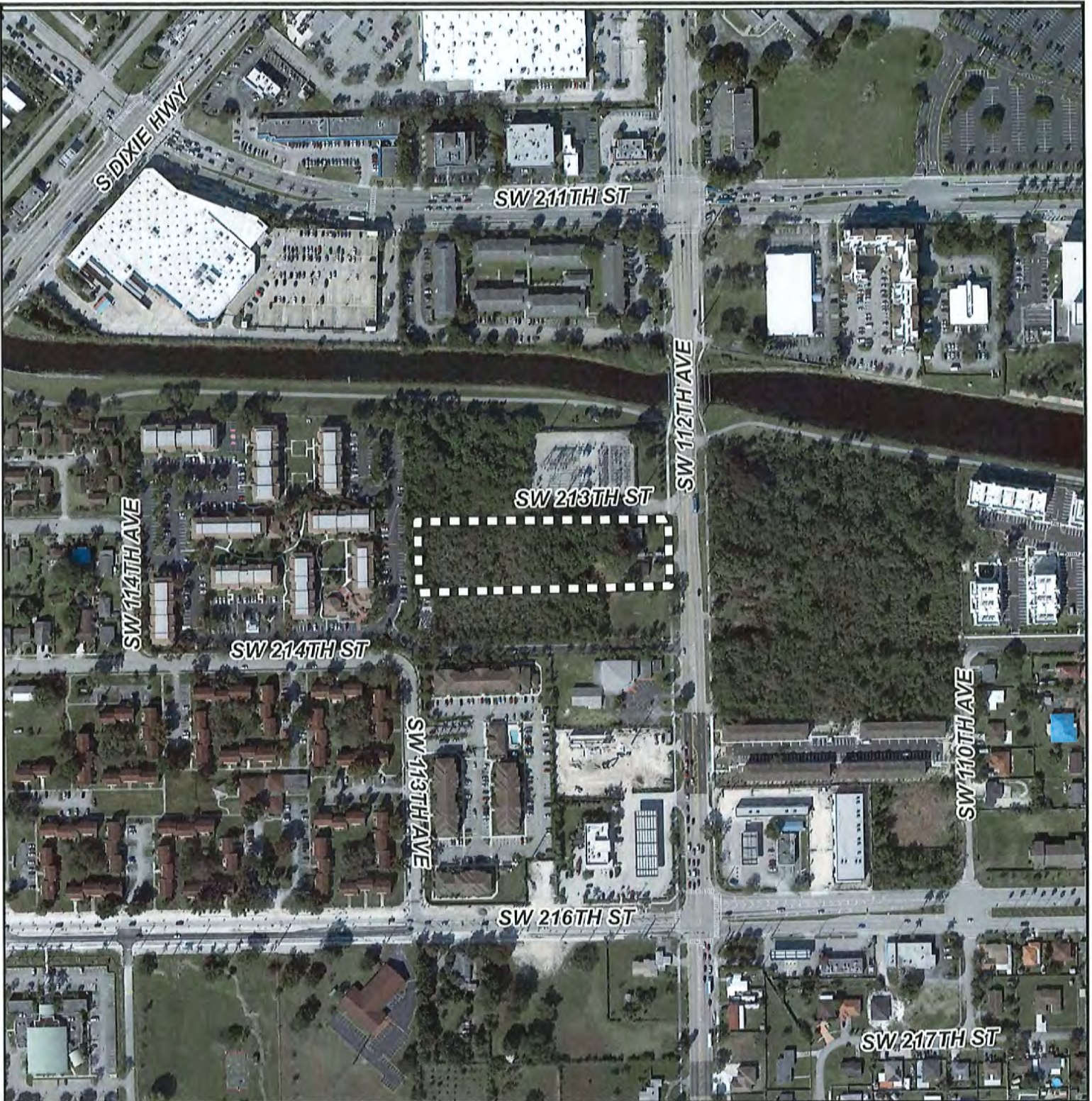
Section: 07 Township: 56 Range: 40
 Applicant: Ricadri Group, LLC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



REVISION	DATE	BY
		30



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
		21






**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

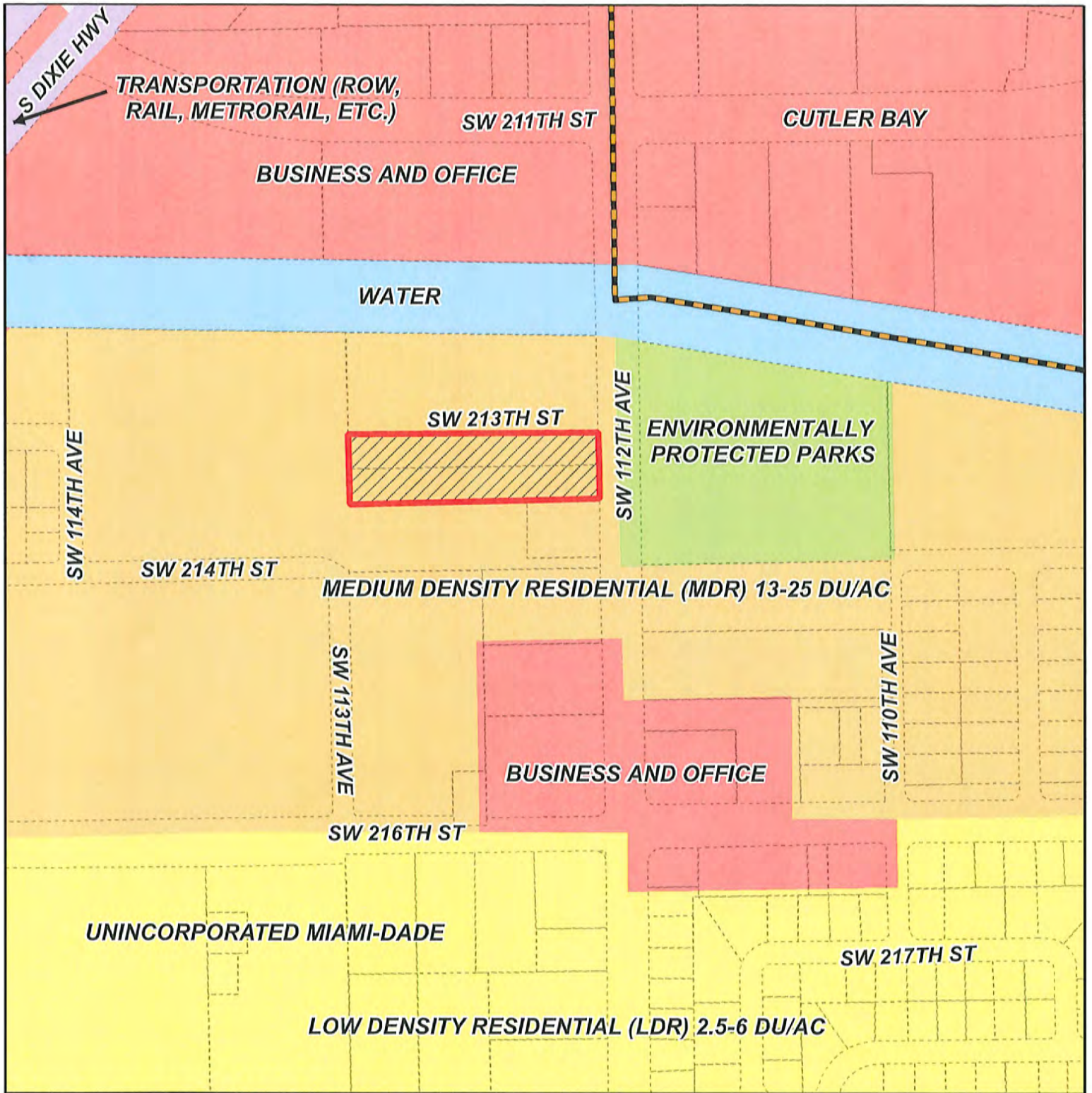
Process Number
Z2023000545
 RADIUS: 2640

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



REVISION	DATE	BY
		<i>EC</i>




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



REVISION	DATE	BY
		376

the

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PROCESS NO.: Z23-545
DATE: OCT 15 2024
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**PASCUAL
PEREZ
KILIDDJIAN
STARR**

ARCHITECTS+PLANNERS

LICENSE # AA 24001357

EDUARDO PEREZ, AIA

LICENSE No.: AR 0015374

MARIO P. PASCUAL, AIA

LICENSE No.: AR 0002554

PETER KILIDDJIAN, RA

LICENSE No.: AR 0070047

ANDREW STARR, RA

LICENSE No.: AR 0095130

1300 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-6865
<http://www.ppkarch.com>

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

PASCUAL, PEREZ,
KILIDDJIAN, STARR & ASSOC.

INDEX OF DRAWINGS:
ARCHITECTURAL

- 1. C-0 COVER SHEET
- 2. S-1 SITE PLAN
- 3. S-2 SITE PLAN-DETAILS
- 4. S-3 SITE PLAN-DETAILS
- 5. A-1 GROUND FLOOR PLAN
- 6. A-2 2ND & 3RD FLOOR PLAN
- 7. A-3 4TH FLOOR PLAN+POOL DECK
- 8. A-4 5TH FLOOR LEVEL
- 9. A-5 1ST FLOOR LEVEL 6-8
- 10. A-6 ELEVATIONS
- 11. A-7 UNIT TYPES
- 12. A-8 UNIT TYPES



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SITE DATA		
ZONING: MCD	SF	ACRES
GROSS AREA	113,729.00	2.61
NET AREA	105,428.00	2.42
DENSITY ALLOWED	# OF UNITS	DJA (GROSS)
1/2 MILE SDT - (Mixed Use Development)	93	36
DENSITY PROVIDED	# OF UNITS	DJA (GROSS)
8-STORY APARTMENTS	90	34.47
WORKFORCE	# OF UNITS	%
WORKFORCE HOUSING	5	5%
UNIT BREAKDOWN		TOTAL
1- BEDROOM		43
2- BEDROOM		47
TOTAL		90
PARKING	REQUIRED	PROVIDED
1-BEDROOM X 1	43	43
2-BEDROOM X 1.5	71	71
COMMERCIAL X 250 SF (4,175 SF)	17	17
ADDITIONAL SPACES		1
TOTAL	131	132
RATIO		1.47

EVESIDE PARKING SPACES			
20% OF REQUIRED PARKING SPACES	27	27	
AREA CALCULATIONS	SF	%	
BUILDING FOOTPRINT	23,133.00	21.94	
STREETS & PAVED AREAS	14,260.00	13.53	
PEDESTRIAN SIDEWALKS	2,935.00	2.78	
UNENCUMBERED GREEN OPEN SPACE	65,100.00	61.75	
TOTAL	105,428.00	100.00	
OPEN SPACE	REQUIRED	PROVIDED	
MINIMUM OPEN SPACE (15% REQUIRED)	15,814.20	65,100.00	
IMPERVIOUS AREA	89,613.80	24,613.80	
TOTAL		89,613.80	
SETBACKS	REQUIRED	PROVIDED	
FRONT SETBACK	15'-0"	15'-0"	
REAR SETBACK	0'-0"	395'-7"	
INTERIOR SETBACK	0'-0"	23'-6"	
CORNER SETBACK	N/A	N/A	
BETWEEN STRUCTURES	N/A	N/A	
MAX BUILDING HEIGHT	ALLOWED	PROVIDED	
STORIES*	8	8	

*Through Administrative Adjustment

UNIT COUNT																
UNIT TYPE	No. BED / BATH	UNIT AREA A/C	UNIT AREA GROSS (w/balcony)	PER FLOOR COUNT								TOTAL No. UNIT TYPES	(%) UNIT TYPES			
				1ST FLR.	2ND FLR.	3RD FLR.	4TH FLR.	5TH FLR.	6TH FLR.	7TH FLR.	8TH FLR.					
UNIT A		649 SF	699 SF	0	0	0	5	5	5	5	5	5	25	43	47.78%	
UNIT A.2		668 SF	718 SF	0	1	1	1	1	1	1	1	1	7			
UNIT A.3		762 SF	812 SF	0	0	0	0	1	1	1	1	1	4			
UNIT A.4		811 SF	901 SF	0	1	1	1	1	1	1	1	1	7			
UNIT B		917 SF	967 SF	0	0	0	0	6	6	6	6	6	30	47	52.22%	
UNIT B2		985 SF	1,045 SF	0	0	0	0	1	1	1	1	1	5			
UNIT C		1,254 SF	1,304 SF	0	1	1	1	1	1	1	1	1	7			
UNIT D		1,145 SF	1,285 SF	0	0	0	0	1	1	1	1	1	5			
TOTAL				0	3	3	18	17	17	17	17	17	90	100.00%		

GROSS AREAS					
FLOOR LEVEL	RESIDENTIAL COMPONENT	COMMERCIAL COMPONENT	AMENITIES	REST UP FLOOR PLATE (w/ Balcony)	TOTAL FLOOR GROSS PLATE
1 FLOOR	1,150 SF	4,175 SF	0 SF	16,982 SF	24,312 SF
2 FLOOR	4,947 SF	0 SF	0 SF	19,303 SF	24,312 SF
3 FLOOR	4,947 SF	0 SF	0 SF	19,303 SF	24,312 SF
4 FLOOR	17,283 SF	0 SF	7,029 SF	0 SF	24,312 SF
5 FLOOR	17,283 SF	0 SF	0 SF	456 SF	18,042 SF
6 FLOOR	17,283 SF	0 SF	0 SF	456 SF	18,042 SF
7 FLOOR	17,283 SF	0 SF	0 SF	456 SF	18,042 SF
8 FLOOR	17,283 SF	0 SF	0 SF	456 SF	18,042 SF
9 FLOOR	17,283 SF	0 SF	0 SF	456 SF	18,042 SF
TOTAL AREA	98,679 SF	4,175 SF	7,029 SF	59,535 SF	195,410 SF
TOTAL PERCENTAGE:	58.2%	2.5%	4.1%	36.1%	100%

FAR TABLE			
FLOOR LEVEL	RESIDENTIAL COMPONENT	COMMERCIAL COMPONENT	FAR
1 FLOOR	1,150 SF	4,175 SF	5,350 SF
2 FLOOR	4,947 SF	0 SF	4,947 SF
3 FLOOR	4,947 SF	0 SF	4,947 SF
4 FLOOR	17,283 SF	0 SF	17,283 SF
5 FLOOR	17,283 SF	0 SF	17,283 SF
6 FLOOR	17,283 SF	0 SF	17,283 SF
7 FLOOR	17,283 SF	0 SF	17,283 SF
8 FLOOR	17,283 SF	0 SF	17,283 SF
9 FLOOR	17,283 SF	0 SF	17,283 SF
TOTAL AREA	98,679 SF	4,175 SF	102,651 SF
LOT NET AREA			105,428 SF
TOTAL ALLOWED FAR (L.S.)			159
TOTAL PROPOSED FAR			102,651 SF

PASCUAL PEREZ KILIDDIAN STARR
 ARCHITECTS + PLANNERS

ALTMER ARCHITECTURE
 12000 W. BUNN RD.
 SUITE 100
 MIAMI, FL 33156
 TEL: 305.444.1111
 WWW.ALMERARCHITECTURE.COM

DRAWN BY: PASCUAL PEREZ
 CHECKED BY: RICADRI GROUP

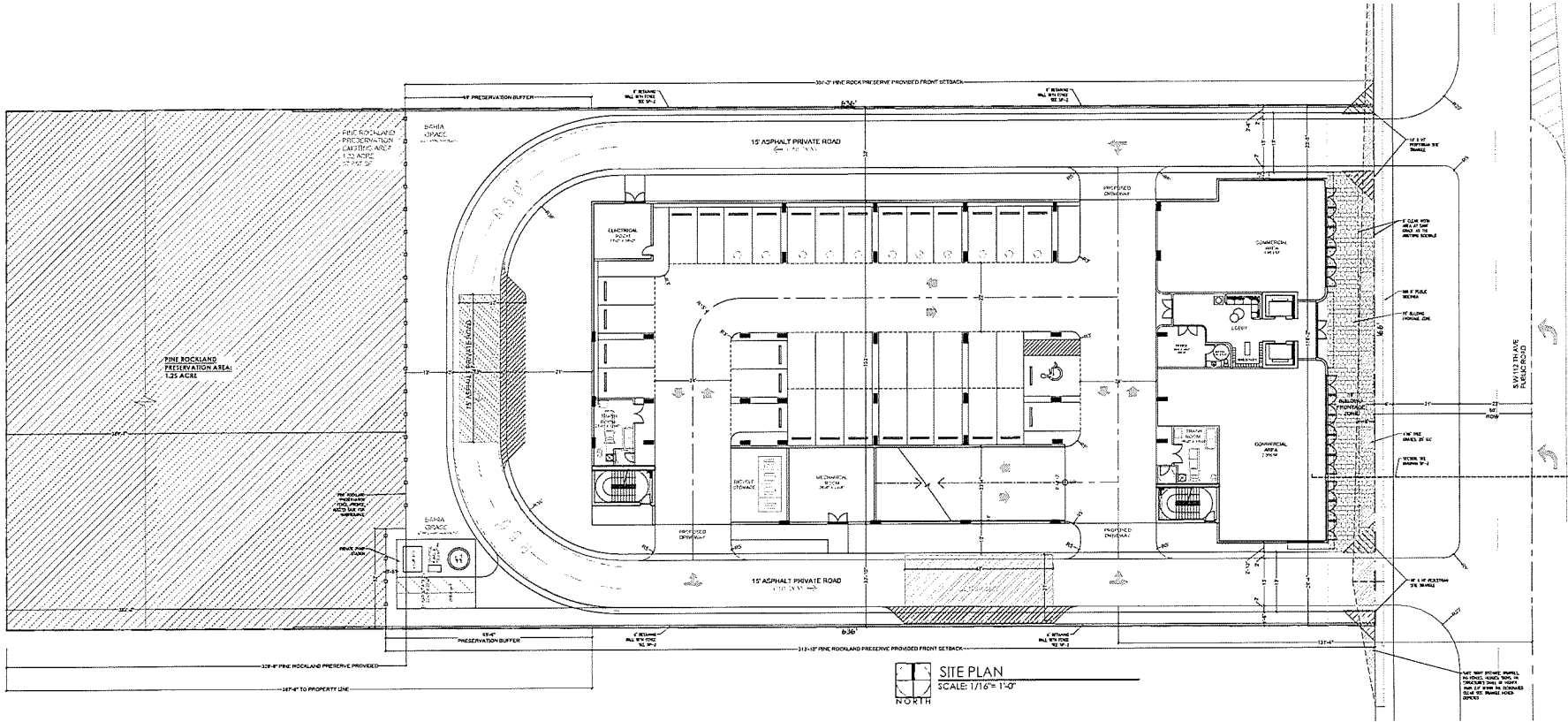
21320 SW 112 AVE
 BY
 RICADRI GROUP
 MIAMI-DADE COUNTY, FLORIDA

SITE PLAN

PROJECT: 2023-04-17
 SCALE: AS SHOWN
 DRAWN BY: JC
 CHECKED BY: PPG
 DATE: 10/15/24

SP-1

SHEET NO.:

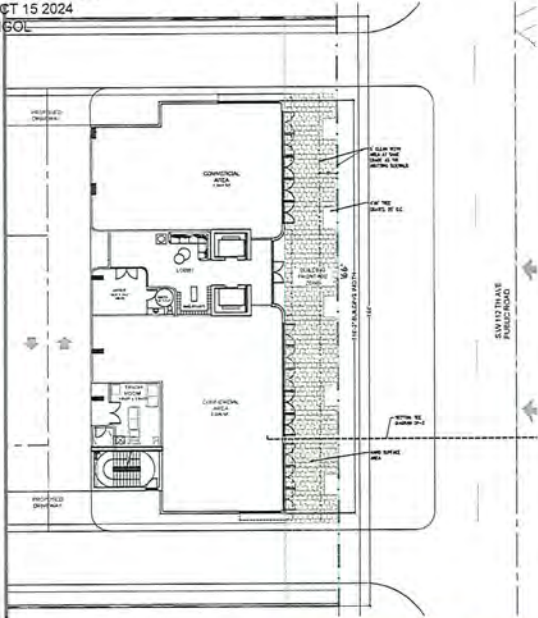


SITE PLAN
 SCALE: 1/16" = 1'-0"
 NORTH

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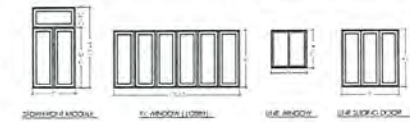
LOT FRONTAGE
 SCALE: 1/16" = 1'-0"

LOT FRONTAGE LEGEND		
LOT WIDTH	BUILDING WIDTH	FRONTAGE %
LOT WITH ONE FRONTAGE (70%)	106 SF	116.2 70%

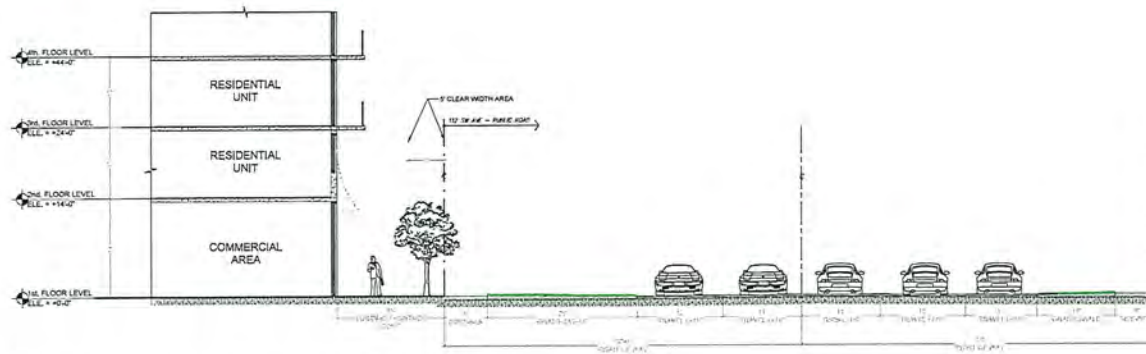


FRONT ELEVATION
 SCALE: 1/16" = 1'-0"

GLAZING CALCULATIONS							
FRONT ELEVATION - 112 SW AVE							
FLOOR LEVEL	USE	FACADE AREA	GLASS AREA PER ITEM	GLASS AREA	% OF GLASS AREA	% OF NO GLASS AREA	
1 FLOOR	COMMERCIAL (70% MIN)	1,421 SF	310 FRONT MODULE (88 SF)	1,068 SF	1,068 SF	77 %	23 %
2ND - 8TH FLR	RESIDENTIAL (30% MIN REQUIRED)	3,117 SF	SLIDING DOOR (65.3 SF) WINDOW (25.6 SF) PA WINDOW (41.3 SF)	1,175.4 SF	2,847.8 SF	31 %	69 %



GLAZING CALCULATIONS
 SCALE: 1/16" = 1'-0"



112 SW AVE SCHEMATIC SECTION - A / BUILDING FRONTAGE ZONE
 SCALE: 1/16" = 1'-0"

NOTE: FINAL STREET SECTION TO BE DETERMINE AT THE TIME OF PAVING AND DRAINAGE

PASCUAL PEREZ KILIDDJIAN STARR ARCHITECTS + PLANNERS

1201 N. MIAMI AVENUE
 SUITE 1000
 MIAMI, FL 33136
 TEL: 305.555.1234
 WWW.PKSTARR.COM

DATE: 10/15/24
 DRAWN BY: JC

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

SITE PLAN

DATE: 10/15/24
 SCALE: AS SHOWN
 DRAWN BY: JC
 CHECK BY: PPK
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PROJECT 23-545
2024
KIMBERLY NGOL

STARR ARCHITECTS + PLANNERS

12320 SW 112 AVE
MIRAGE CONDO UNIT 101
EDGECROFT, FLA 33177
ARCHITECT: PASCUAL FERRER
ARCHITECTS + PLANNERS
PETER BEEBEER, P.A.
REGISTERED PROFESSIONAL ARCHITECT
ARCHITECTS + PLANNERS
12320 SW 112 AVE, SUITE 101
MIRAGE CONDO UNIT 101
EDGECROFT, FLA 33177
TEL: 781.224.1111
WWW.STARRARCHITECTS.COM
PROJECT NO. 23-545

OWNER:
FERRER GROUP

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

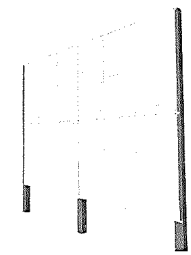
SCALE:

ELEVATIONS

FRONT REAR SIDE	
DATE	2023-04-17
SCALE	AS SHOWN
DRAWN BY	JFC
CHECKED BY	PFES
DATE	12-11

A-6

SHEET NO.



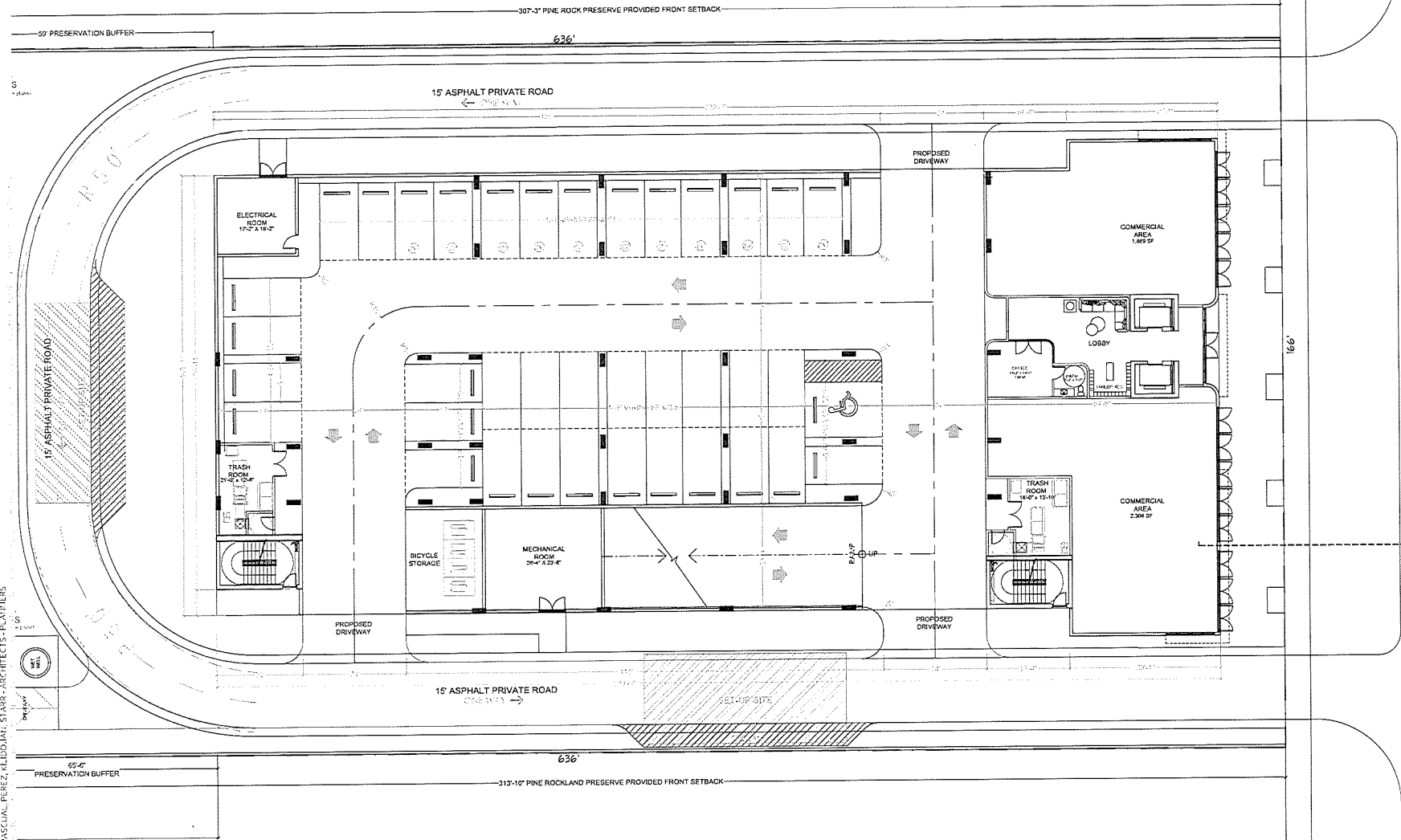
DECORATIVE FABRIC SCREEN SHALL CONCEAL VEHICULAR VIEWS FROM THE EXTERIOR AND DIRECT LIGHTING AT NIGHT.
ARTWORK PROVIDED TO SERVE ONLY AS A SAMPLE.
FINAL ARTWORK DESIGN AND STRUCTURE SUBJECT-TO BE PROVIDED BY OWNER DURING CONSTRUCTION PERMIT.

PROPOSED GARAGE SURFACE-MOUNTED CLADDING FABRIC SCREEN DETAIL
SCALE: 1/4" = 1'-0"

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

**PASCUAL
PEREZ
KILIDDJIAN
STARR**
ARCHITECTS + PLANNERS

DESIGNED & DRAWN BY:
EDUARDO PEREZ, AIA
LESLIE ANN KILIDDJIAN
MARCUS PASCUAL, AIA
LESLIE ANN KILIDDJIAN
LESLIE ANN KILIDDJIAN
LESLIE ANN KILIDDJIAN
LESLIE ANN KILIDDJIAN
LESLIE ANN KILIDDJIAN

AT THE PLACE WHERE
1500 W. PALM BEACH
BOCA RATON, FLORIDA 33433
TELEPHONE: (561) 369-3333
FACSIMILE: (561) 369-3333
WWW.PKSTARR.COM

PROJECT NO.

DWG NO.
PK-23-03-001

SW 112 TRAIL
PUBLIC ROAD

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

SEAL

GROUND FLOOR

PROJECT
DATE: 2023-04-17
SCALE: AS SHOWN
DRAWN BY: IC
CHECKED BY: PPS
DATE: 10-15-24

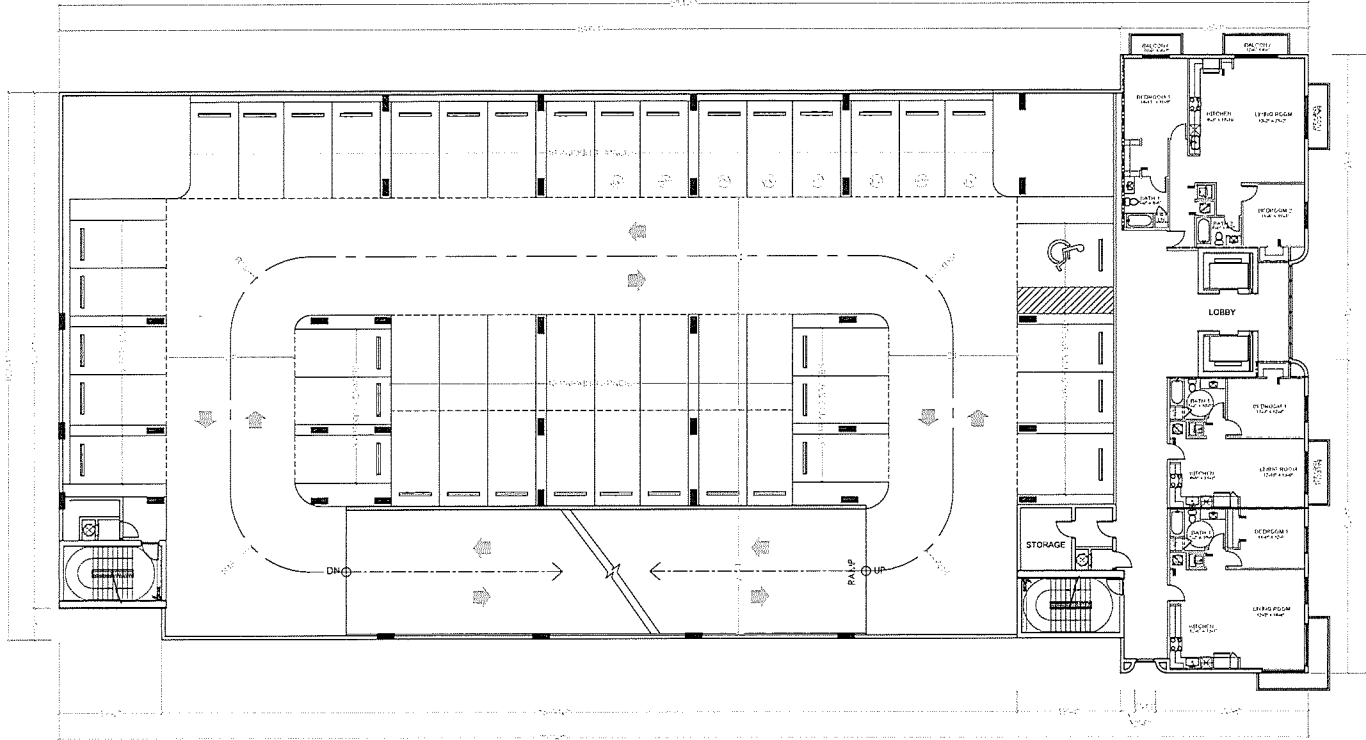
A-1


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 2ND & 3RD FLOOR PLAN
 SCALE: 3/32" = 1'-0"

**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**
 ARCHITECTS • PLANNERS

OFFICE: # AA 5000 337
 12000 SW 112 AVENUE, SUITE 100
 MIAMI, FL 33156
 TEL: (305) 555-1122
 FAX: (305) 555-1123
 WWW: WWW.PASCUALPEREZKILIDDJIANSTARR.COM

OWNER:
 PCLDR CPDP

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

SECOND & THIRD

FLOOR PLAN
 DATE: 2023-04-17
 SCALE: AS SHOWN
 DRAWN: JC
 CHECKED: PPS
 JOB NO.: 13-10

A-2

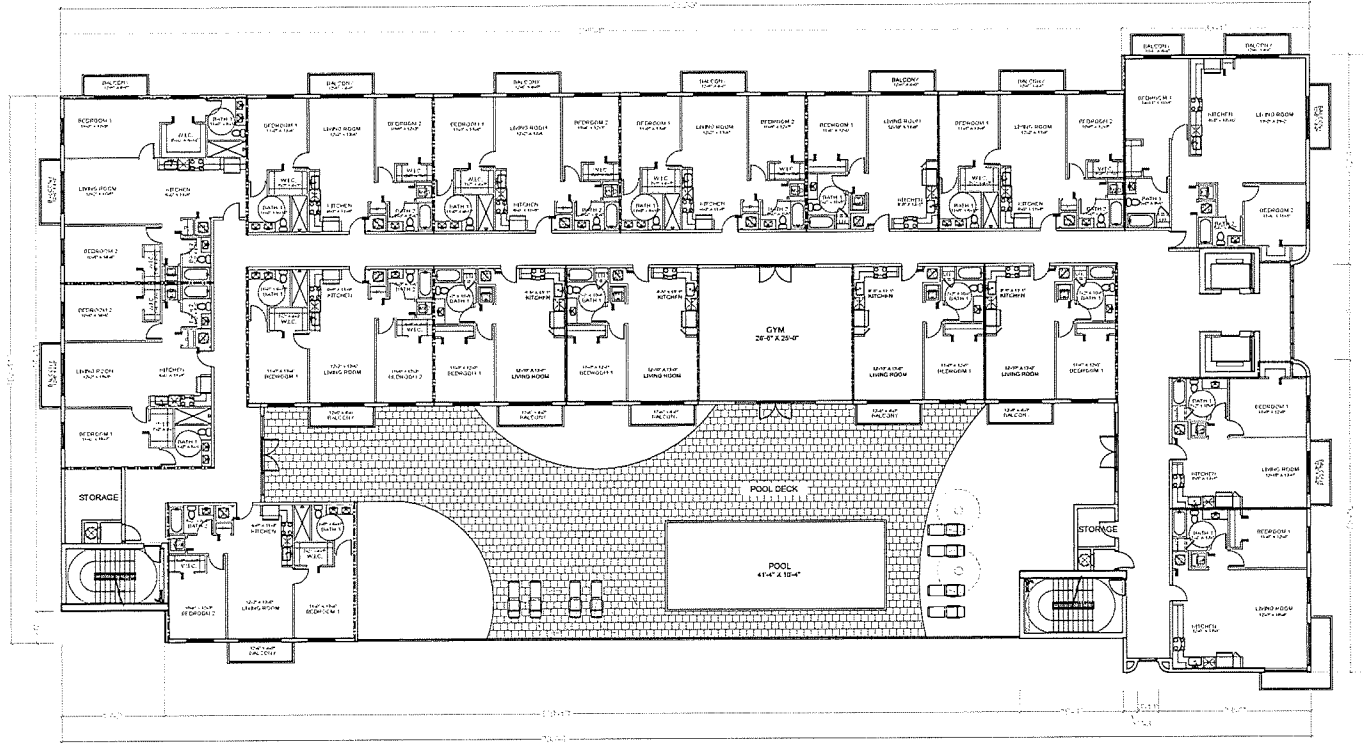
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 4TH LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"
NORTH

**PASCUAL
PEREZ
KILIDDJANI
STARR**

ARCHITECTS + PLANNERS
12000 SW 10TH AVE
SUITE 100
MIAMI, FL 33155
TEL: 305.555.1234
WWW.PASCUALPEREZKILIDDJANISTARR.COM

AT THE READY TO BUILD
CONSTRUCTION
GENERAL CONTRACTOR
TEL: 305.555.1234
FACILITY: 1234 567890
WWW.PASCUALPEREZKILIDDJANISTARR.COM

OWNER:
RECADRI GROUP

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

DATE:

FOURTH FLOOR

FLOOR PLAN
DATE: 2023-04-17
SCALE: AS SHOWN
DRAWN: JC
CHECKED: PMS
JOB NO.: 11111

A-3

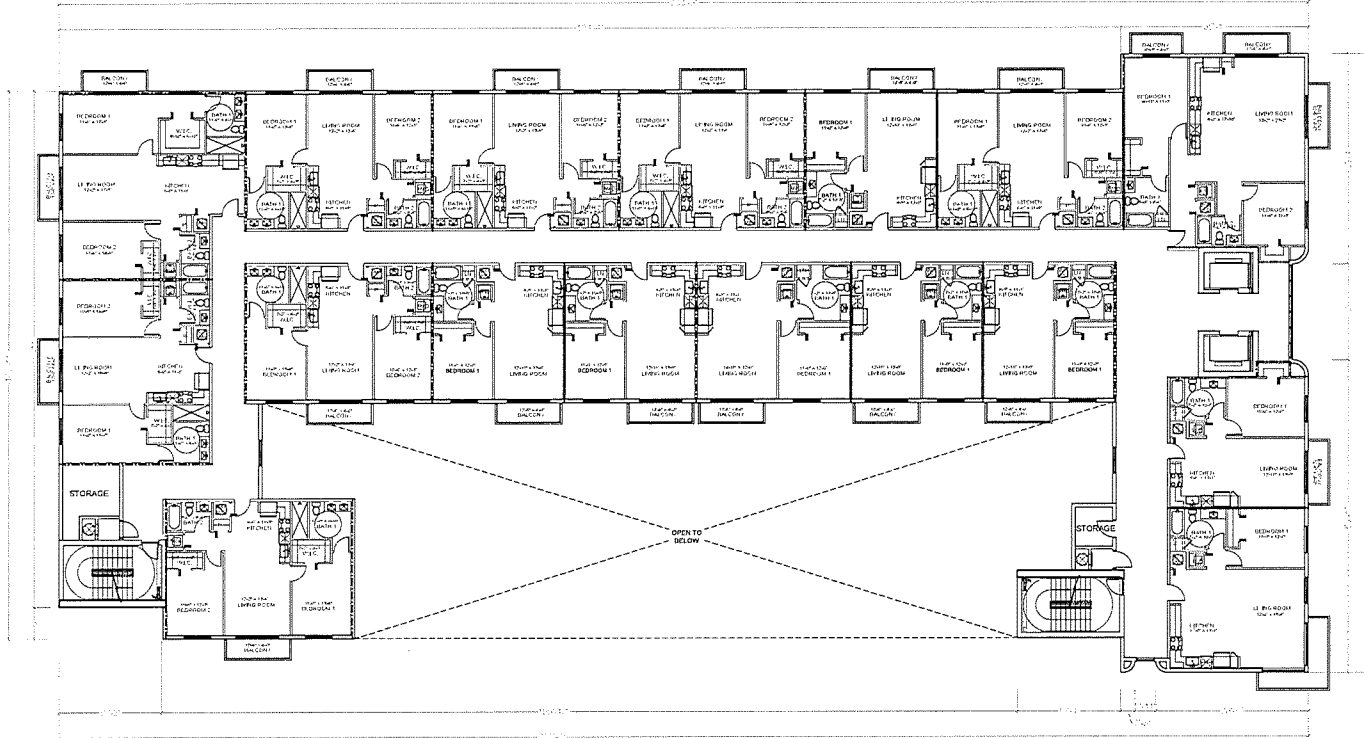
SHEET NO.:

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RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z23-545
 DATE: OCT 15 2024
 BY: GONGOL

47



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

**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**
 ARCHITECTS + PLANNERS

REGISTERED ARCHITECTS
 LICENSE # AA-5000133
 1000 W. PALM BEACH BLVD., SUITE 100
 WEST PALM BEACH, FLORIDA 33411
 TEL: 561-833-1111
 FAX: 561-833-1112
 WWW.PASCUALPEREZKILIDDJIANSTARR.COM

OWNER:
 PASCAL GROUP

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

SCALE:

TYP. FLOOR PLAN

50 LEVELS
 DATE: 2023-08-17
 SCALE: AS SHOWN
 DRAWN BY: JC
 CHECKED BY: PPS
 JOB NO.: 23-545

A-4

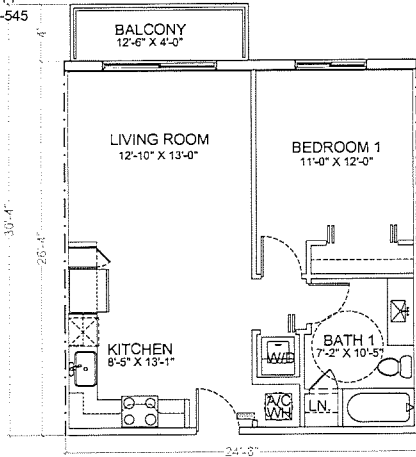
SHEET NO.

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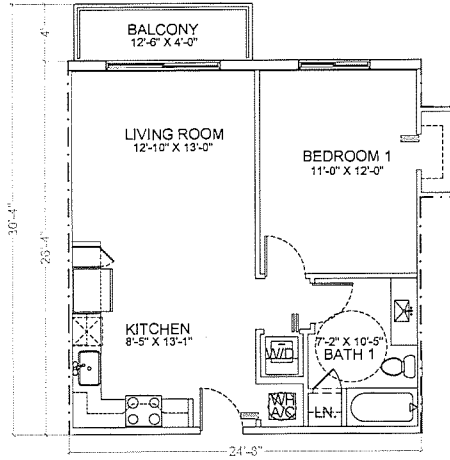
43

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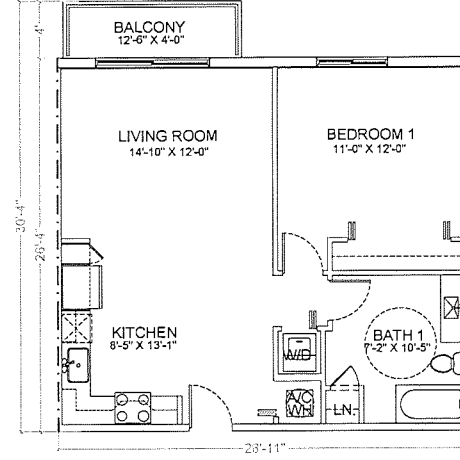
MIAMI-DADE COUNTY
 PROCESS NO.: Z23-545
 DATE: OCT 15 2024
 BY: GONGOL



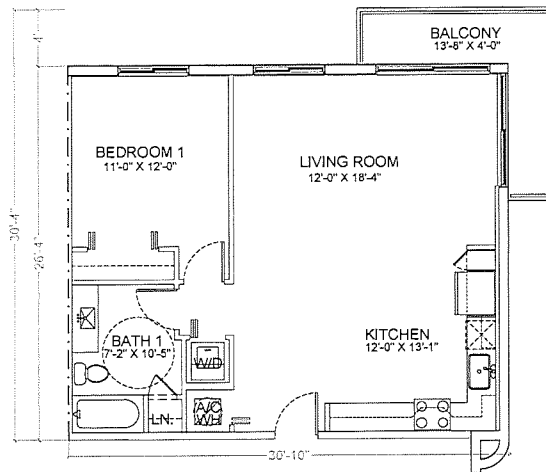
UNIT A	
1 BEDROOM / 1 BATH	
A/C AREA	649 SF
BALCONY	50 SF
TOTAL GROSS	699



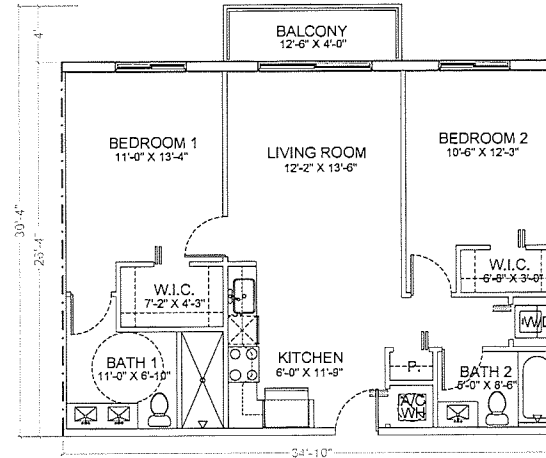
UNIT A.2	
1 BEDROOM / 1 BATH	
A/C AREA	668 SF
BALCONY	50 SF
TOTAL GROSS	718



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: 1/4" = 1'-0"

PASCUAL PEREZ KLIDDJANI STARR

ARCHITECTS + PLANNERS
 1700 S.W. 13TH AVENUE, SUITE 200
 MIAMI, FLORIDA 33135
 TEL: (305) 575-1111
 FAX: (305) 575-1111
 WWW.PASCUALPEREZKLIDDJANISTARR.COM

OFFICE:
 PASCUAL PEREZ KLIDDJANI STARR GROUP

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

DATE: 2023-04-17

SCALE: AS SHOWN

DRAWN: JC

CHECKED: PPS

DATE: 2023-04-17

SCALE: AS SHOWN

DRAWN: JC

CHECKED: PPS

DATE: 2023-04-17

SCALE: AS SHOWN

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SCALE: AS SHOWN

DRAWN: JC

CHECKED: PPS

DATE: 2023-04-17

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z23-545
 DATE: OCT 15 2024
 BY: GONGOL

44

**PASCUAL
 PEREZ
 KLIDDJIAN
 STARR**
 ARCHITECTS + PLANNERS

USING: P.A. SHERWIN
 EQUUSCHIO PEREZ, ARCH.
 (202) 457-1141 / (407) 547-1141
 HANCOCK PASCUAL, ARCH.
 (202) 457-1141 / (407) 547-1141
 PEREZ KLIDDJIAN STARR, ARCH.
 (202) 457-1141 / (407) 547-1141
 HANCOCK PASCUAL, ARCH.
 (202) 457-1141 / (407) 547-1141

AT THE RELATIONSHIP OF:
 DONALD L. GONZALEZ, ESQ.
 1000 BAYVIEW BLVD., SUITE 1000
 MIAMI BEACH, FL 33139
 TEL: (305) 358-1111
 FAX: (305) 358-1111
 WWW.PASCUALPEREZKLIDDJIANSTARR.COM

OWNER:
 READRI GROUP

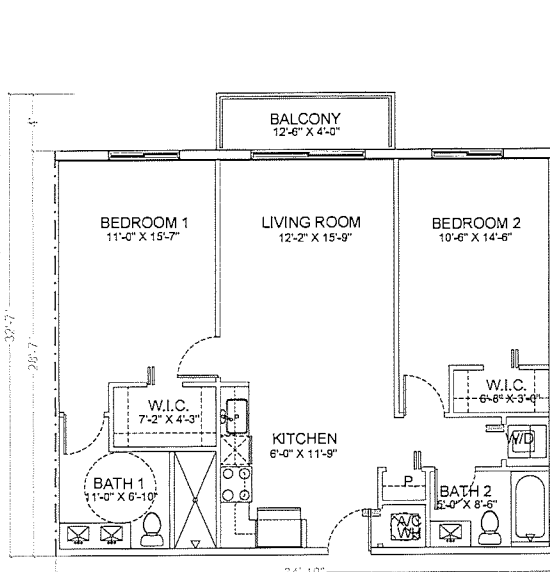
21320 SW 112 AVE
 BY
 RICADRI GROUP
 MIAMI-DADE COUNTY, FLORIDA

SCALE:

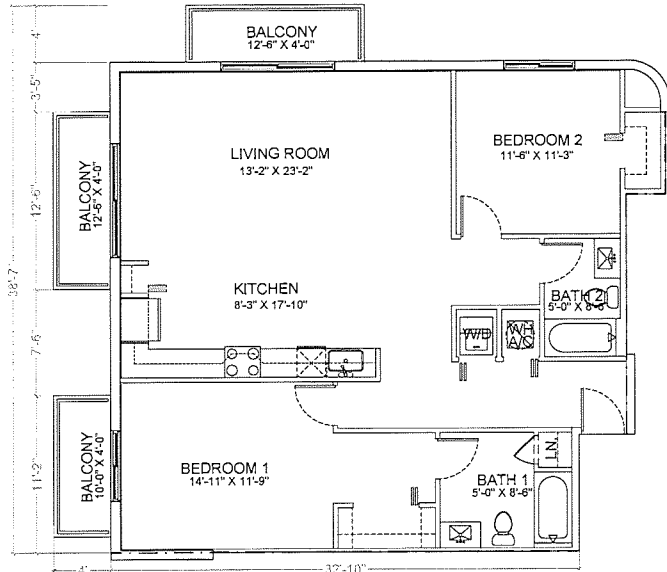
UNIT TYPES

DATE: 02/24/17
 SCALE: AS SHOWN
 DRAWN: IC
 CHECKED: PYS
 JOB NO: 15-11

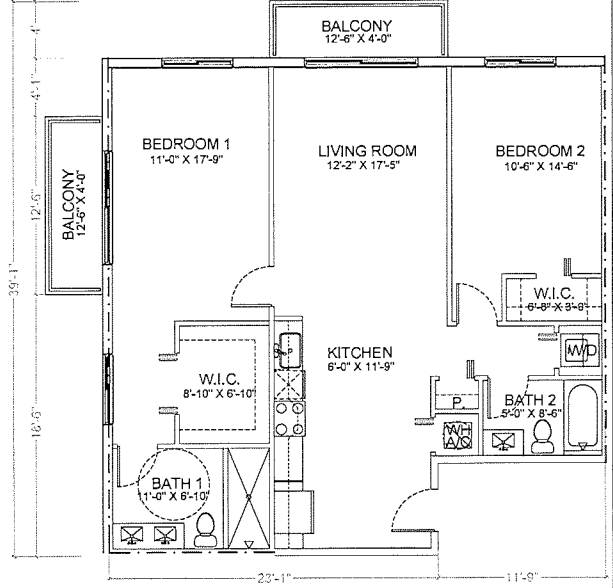
A-8
 SHEET NO.



UNIT B2	
2 BEDROOM / 2 BATH	
A/C AREA	995 SF
BALCONY	50 SF
TOTAL GROSS	1,045



UNIT C	
2 BEDROOM / 2 BATH	
A/C AREA	1,254 SF
BALCONY	140 SF
TOTAL GROSS	1,394



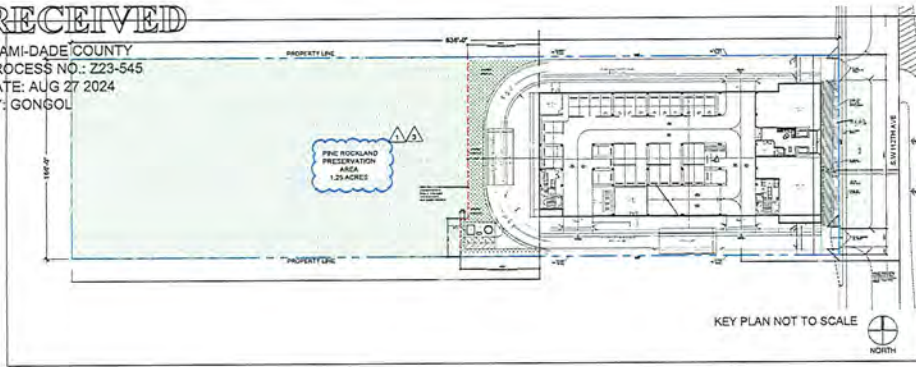
UNIT D	
2 BEDROOM / 2 BATH	
A/C AREA	1,145 SF
BALCONY	140 SF
TOTAL GROSS	1,285

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

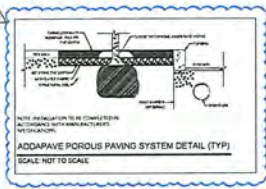
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RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z23-545
 DATE: AUG 27 2024
 BY: GONGOL



SYMBOL	CODE	BOTANICAL COMMON NAME	HEIGHT	SPREAD	FORM	SPACING	QTY
(Tree Symbol)	TR01	Chorizanthe umbellata (Lemon Tree)	12' Ht.	8'	2' DBH	SEE PLAN	12
(Tree Symbol)	TR02	Cordea alliodora (Orange Scented Tree)	12' Ht.	8'	1.5' DBH	SEE PLAN	4
(Tree Symbol)	TR03	Protea alliodora (South Florida Bush Tree)	12' Ht.	8'	2' DBH	SEE PLAN	4
(Tree Symbol)	TR04	Banksia palmata (Island Palm)	12' Ht.	4'	4' DBH	SEE PLAN	4
(Tree Symbol)	TR05	Quercus virginiana (Southern Live Oak)	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR06	Quercus laevis (Live Oak)	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR07	Quercus agrifolia (Live Oak)	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR08	Quercus falcata (Live Oak)	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR09	Quercus muhlenbergii (Live Oak)	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR10	Quercus macrocarpa (Live Oak)	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR11	Quercus prinus (Live Oak)	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR12	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR13	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR14	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR15	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR16	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR17	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR18	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR19	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR20	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR21	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR22	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR23	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR24	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR25	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR26	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR27	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR28	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR29	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR30	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR31	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR32	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR33	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR34	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR35	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR36	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR37	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR38	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR39	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR40	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR41	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR42	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR43	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR44	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR45	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR46	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR47	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR48	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR49	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR50	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR51	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR52	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR53	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR54	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR55	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR56	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR57	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR58	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR59	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR60	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR61	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR62	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR63	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR64	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR65	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR66	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR67	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR68	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR69	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR70	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR71	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR72	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR73	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR74	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR75	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR76	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR77	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR78	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR79	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR80	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR81	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR82	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR83	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR84	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR85	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR86	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR87	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR88	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR89	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR90	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR91	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR92	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR93	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR94	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR95	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR96	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR97	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR98	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR99	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1
(Tree Symbol)	TR100	Quercus sp.	18' Ht.	8'	2' DBH	2' P.C.C.	1



DADE COUNTY LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
 Zoning District: MCD Net Lot Area: 2,4203 Square Feet: 105,628.00

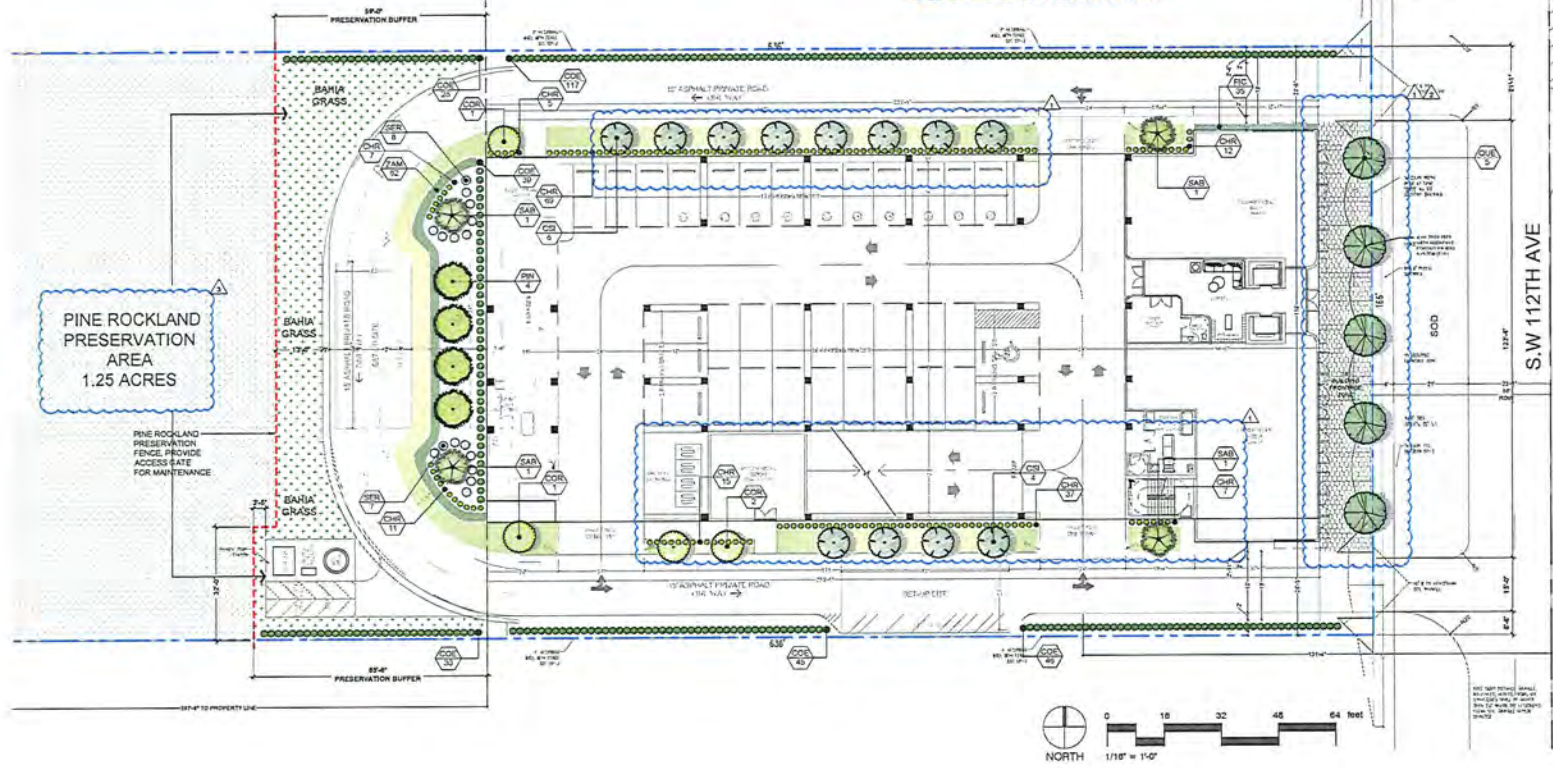
OPEN SPACE	REQUIRED/ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on the site plan: Lot Area = 105,628.00, s.f. x .15 = 15,844.20 s.f.	15,814	65,100
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces $N/A \times 10$ s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B	15,814	65,100

LAWN AREA CALCULATION	REQUIRED/ALLOWED	PROVIDED
A. Square feet of landscaped open space required	15,814	65,100
B. Maximum lawn area (sod) permitted: 20%	3,163	0

TREES	REQUIRED/ALLOWED	PROVIDED
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements 16 trees x net lot acres = 36 x 2,4203	39	39*
B. % Palms allowed: Number of trees provided x 30% =	12	4
C. % Natives required: Number of trees provided x 30% =	12	12
D. Drought tolerant and % low maintenance: Number of trees provided x 20% =	8	8
E. Street Trees (maximum average spacing of 30' s.c.): N/A linear feet along street divided by 30' =	N/A	N/A
F. Street Trees located directly beneath power lines: (maximum average spacing of 25' s.c.): 126 linear feet along street divided by 25' =	5	5
G. Total number of trees provided: A+E+F	46	46*

SHRUBS	REQUIRED/ALLOWED	PROVIDED
A. Number of shrubs required: Sum of lot and street trees required x 10' =	460	460*
B. % Native shrubs required: Number of shrubs required x 30% =	138	138

* Estimated Minimum. Includes trees AND shrubs within the Existing Pine Rockland Preserve



FDOT NOTES

NOTE: DESIGN SPEED FOR ENTIRE PROJECT IS 35mph.
 4 LANE UNDIVIDED

ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) DESIGN STANDARD SPECIFICATIONS AND THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). SPECIAL ATTENTION SHALL BE GIVEN TO FOOT CROSSING STANDARD INDEX 611, 612, 613, AND 616.

IT IS THE PERMITTEE'S RESPONSIBILITY TO OBTAIN FINAL ACCEPTANCE OF PERMITTED HOMEOWNER LOT AND RESTRICTIONS ON THE RIGHT OF WAY FROM THE FDOT PRIOR TO USAGE.

PERMITTEE WILL RESTORE THE RIGHT OF WAY AS AN APPROPRIATE TO ORIGINAL CONDITION OR BETTER IN ACCORDANCE WITH FDOT'S LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OR AS DIRECTED BY THE RESIDENT OPERATIONS ENGINEER.

SEEDS AND PLANTS WILL BE IN ACCORDANCE WITH STANDARD INDEX 196 AND SECTION 105.08. ALL SEEDS MUST BE OF THE FDOT'S STANDARD SPECIFICATIONS FOR SEEDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL PERMITTED AREAS MUST BE DIVULGED WITHIN ONE WEEK OF INSTALLATION OF SAID PERMITTED WORK.

OWNERSHIP OF ALL SUITABLE EXISTING MATERIALS WITHIN THE FOOT ROW AS DETERMINED BY THE FDOT SHALL REMAIN WITH THE PERMITTEE UNTIL A FINAL ACCEPTANCE OF THE PERMITTED PROJECT IS OBTAINED. EXISTING MATERIALS SHALL BE MAINTAINED BY THE CONTRACTOR, AT THEIR COST AND RISK, UNTIL THE PERMITTED PROJECT IS COMPLETE. ALL MATERIALS SHALL BE MAINTAINED WITHIN THE BEACH OPERATIONS CENTER, TWO (2) FEET FROM THE CENTERLINE OF THE ROAD, INCLUDING AREAS DIRECTED BY FDOT, INCLUDING APPROVAL MAILINGS.

RESTRICTED HOURS OF OPERATION WILL BE FROM 8:00 AM TO 5:00 PM (SUNDAY HOURS) UNLESS OTHERWISE APPROVED BY THE OPERATIONS ENGINEER OR DESIGNER.

THE INSTALLATION OF ALL NEW LANDSCAPE MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION (CLEAR ZONE REQUIREMENTS).

CLASS 70M NOTE: MINIMUM CLEAR ZONE IS 10 FEET FROM FACE OF CURB TO POPE OF TREE

TKC LANDSCAPE ARCHITECTURE

21320 SW 112 AVE
 MIAMI DADE COUNTY
 LANDSCAPE PLAN

REVISIONS:

ISSUE	DATE
SUBMISSION	11.26.23
1. REVISION	04.24.24
2. REVISION	05.23.24
3. REVISION	08.05.24

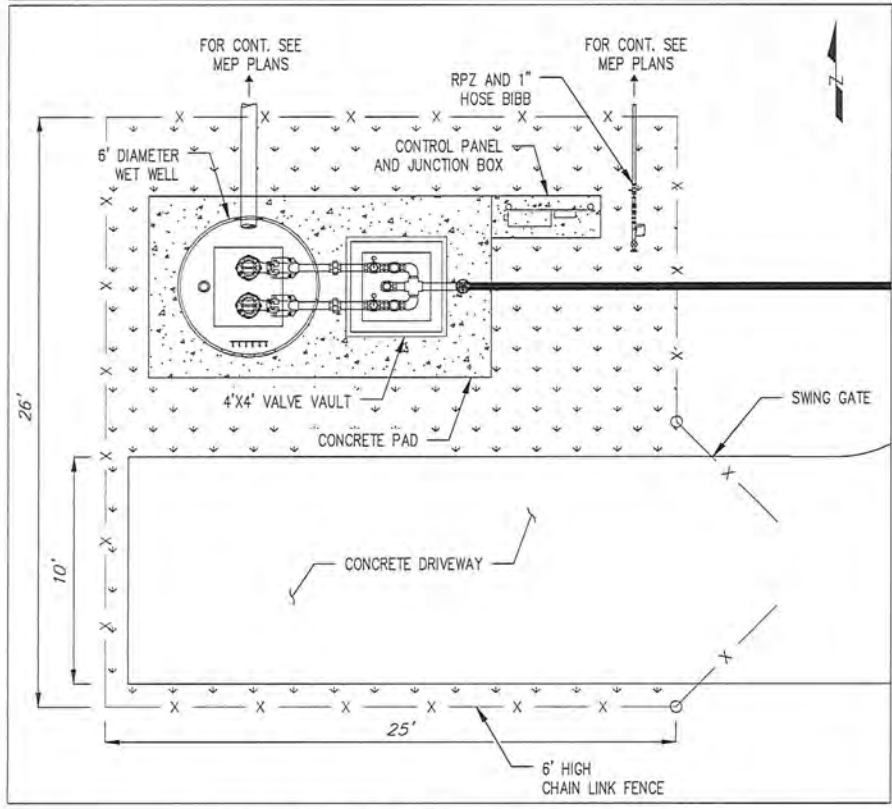
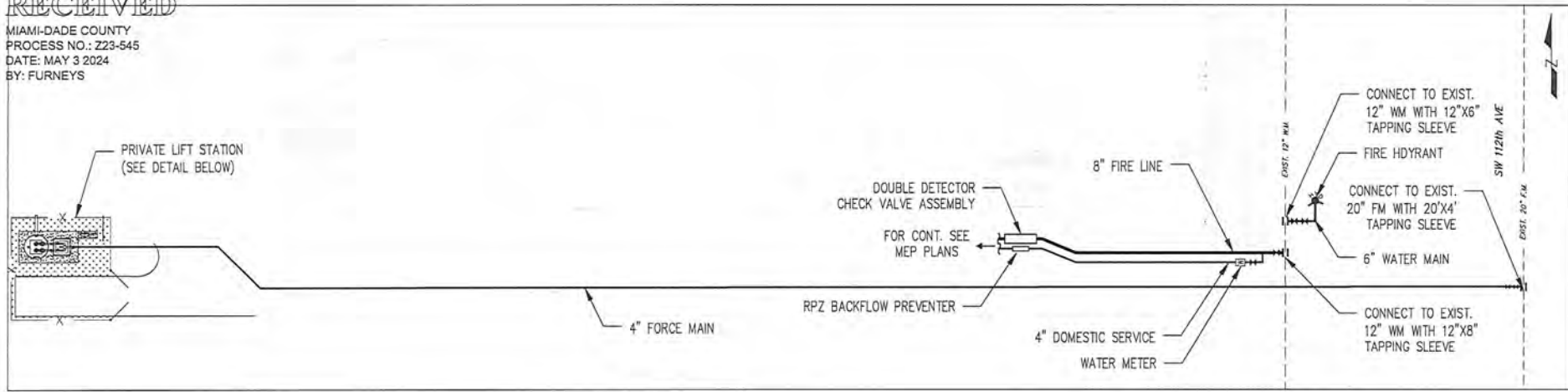
SHEET NUMBER: SHEET 1 OF 2

L.100

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

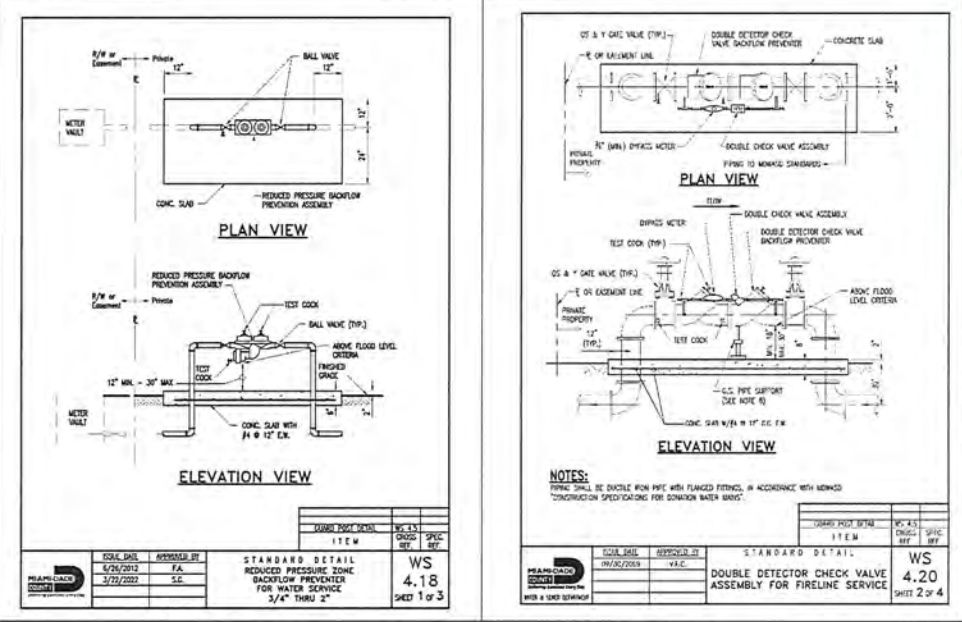
RECEIVED

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



PRIVATE LIFT STATION DETAIL

WATER AND SEWER SITE PLAN



WASD STD. DETAILS

JA ARCA
 ENGINEERING

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



WATER AND SEWER PLAN

This sheet has been digital signed and sealed by the above engineer. It is the user's responsibility to the user. Printed copies of this document are not considered signed and sealed and the signature shall not be used on any construction plans.

DATE: 02/24/2023	APPROVED BY: J.A.C.	STANDARD DETAIL: WS	4.20
DATE: 02/24/2023	APPROVED BY: J.A.C.	DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE	4.20
DATE: 02/24/2023	APPROVED BY: J.A.C.	DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE	4.20

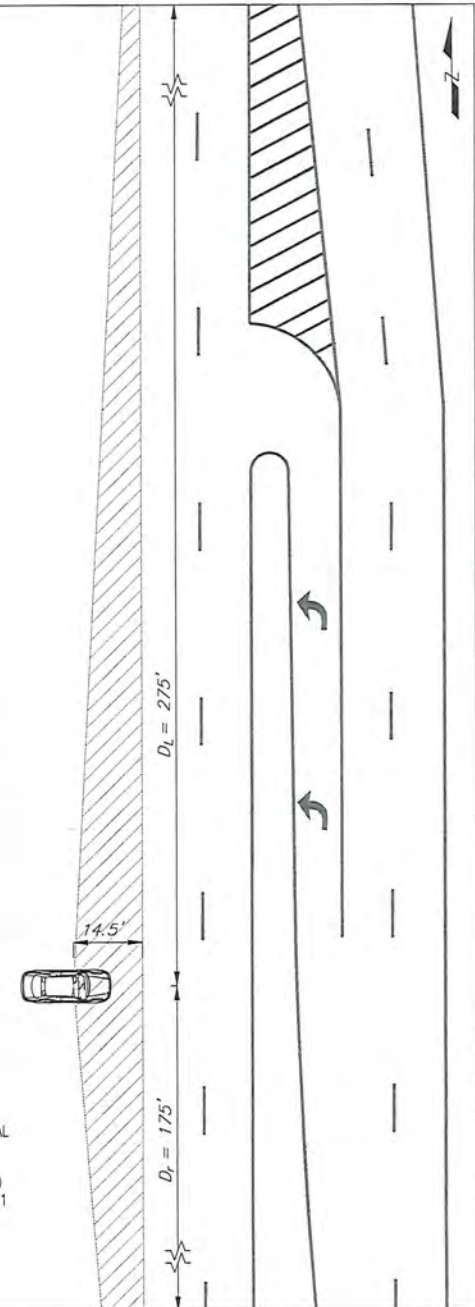
PROJECT: 2024-0529
 SCALE: NPL
 DATE: 05/03/2024
 CHECKED BY: JG
 JOB NO.: 2404

C-1

NOT FOR CONSTRUCTION

RECEIVED

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



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

JA ARCA
ENGINEERING

PROJECT NO.: 230405-00
SHEET NO.: 17 OF 17

PROJECT LOCATION
SECTION 17.0000

DATE:

OWNER:
REASON:

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



ROADWAY
This has been field checked and found to be correct. No other changes are indicated. Printed copies of this document are not admissible in court and the signature must be verified on any physical copy.

PROJECT: 230405-00
DATE: 2024-05-20
SCALE: NTS
DRAWN: JFS
CHECK BY: JFS
JOB NO: 230405

C-2

SHEET NO.:

48

RECEIVED

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

JA ARCA
ENGINEERING

CLIENT: J.A. ARCA ENGINEERING

PROJECT: 21320 SW 112 AVE
SPECIAL: TURN VERIFICATION

DATE: 05/03/2024

DRAWN BY: J.A. ARCA

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



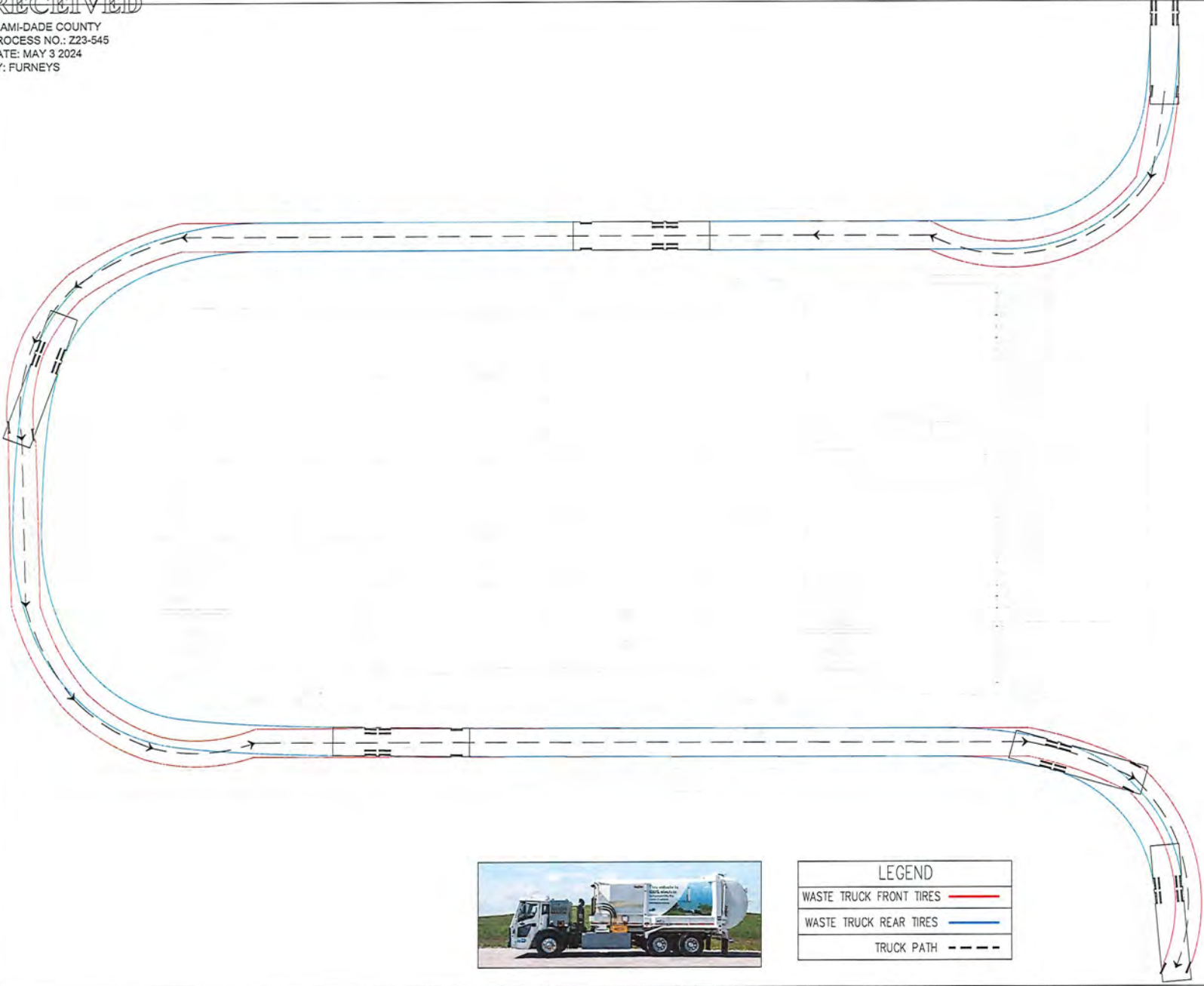
WASTE COLLECTION
TRUCK TURN VERIFICATION

This plan has been digitally signed and sealed by J.A. Arca, P.E. The seal is not valid if the seal is not visible. Printed copies of this document are not considered valid unless the seal and signature are visible on the original document.

PROJECT:
DATE: 05/03/2024
SCALE: 1"=50'
DRAWN BY: J.A. ARCA
CHECK BY: JG
JOB NO: 230404

C-3

SHEET NO.:



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

NOT FOR CONSTRUCTION

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), partnerships or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

MAY 14 2024
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:

RECEIVED

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

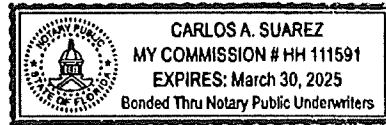
By: *Adriana S. Guerrero*

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.

50



RECEIVED

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.

sl

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 AND WORKFORCE HOUSING AGREEMENT

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;

WHEREAS, Chapter 33, Article XIIA of the Code of Miami-Dade County, Florida (the "Code") provides that a development that provides at least ten percent (5%) of its units at rates 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," as prepared by Pascual, Perez, Kiliddjian, and Starr, Architects and Planners, dated stamped received October 15, 2024, consisting of 11 sheets; a landscape plan, as prepared by TKC Landscape Architecture, dated stamped received August 27, 2024, consisting of 1 sheet; and civil plans, as prepared

by JA Arca Engineering, dated stamped received May 3, 2024, consisting of 3 sheets, for a total of 15 sheets, as may be modified during the public hearing on the Application (the “Plans”).

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

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

be increased at time of zoning, subdivision, or other development approval stage based on the configuration of the site plan submitted for approval.

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. **Traffic Improvements.**

- a. 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.
- b. FDOT must approve the proposed left-out movements on SW 112 Avenue as per traffic study and site plan.
- c. 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 the Tree Spacing Table attached hereto as Exhibit "C".
- d. 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 for driveway permits. All improvements/dedications must be approved by FDOT.

6. **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 modified or released by Miami-Dade County.

D. Modification, Amendment, Release. This Declaration may be modified, 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

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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 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 of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such 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 Restrictions as of this ____ day of _____, 2025.

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 _____, 2025, in the County and State aforesaid.

Signature

Notary Public-State of _____

Print Name

My Commission Expires:

60-

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 ET

TREE SPACING TABLE **

Description	Speed (mph)													
	30		35		40		45		50		55		60	
	Diameter (Within Limits Of Sight Window)													
	(Inches)													
	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18
	(Feet)													
Minimum Spacing (c. to c. Of Trunk)	25	90	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 ≤ 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. Sabal palms with diameters > 11" ≤ 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 ≤ 11" intermixed with trees with diameters > 11" ≤ 18" are to be spaced based on trees with diameters > 11" ≤ 18".

For any other conditions the tree sizes, spacings and locations shall be detailed in the plans; see Design Note 5.

4/6/2025

EXHIBIT "C"

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