



August 5, 2021

Richard M. Sepler  
2997 Day Avenue  
Coconut Grove, FL 33133

**RE: Folios: 30-6007-002-0100; 30-6007-002-0090; 30-6007-002-0080; 30-6007-002-0070;  
and 30-6007-002-0060  
Case # J2021000341**

Dear Mr. Sepler:

This zoning verification letter responds to questions regarding five lots referenced by folios 30-6007-002-0100, 30-6007-002-0090, 30-6007-002-0080, 30-6007-002-0070, and 30-6007-002-0060 located in the Goulds Community Urban Center District (GCUCD). The property is designated as Business and Office on the 2030-2040 CDMP Future Land Use Plan Map. Notwithstanding, the land use designation, the CDMP goals, objectives, policies, and interpretative text for Urban Centers apply to the subject properties. Be advised that intensities and densities assigned to properties within the urban center boundaries are based on the CDMP's Urban Center text and policies, which guide development in the urban center.

The four lots with folios ending in 0100, 0090, 0080, and 0070 have a Center Subdistrict MC (Mixed-Use Corridor) land use category and the lot with the folio ending in 0060 has a Center Subdistrict RM (Residential Modified) land use category. The MC category allows multi-family, retail and the mixing of the two and RM allows multi-family development. Be advised that multi-family development in the MC category exceeding 50 residential units must provide 10 sq. ft. of retail for every developed unit. The retail requirement does not apply to the RM land use category. If the lots are combined to develop multi-family, only the residential units resulting from the MC density calculation are used to come up with the retail area requirement. Development in the Center Subdistrict is allowed a maximum density of 90 units per acre in buildings having a minimum of 2 stories and a maximum of 12 stories. When calculating the total number of units to be developed, half of the adjoining right(s)-of-way area is included. Be further advised that a survey is needed to provide you with an accurate approximation of the number of developable units for the subject lots. An approximation on the number of units was made by using information from the Property Appraiser's and the County's GIS maps and its measuring tools. In this regard, all lots and their adjoining rights-of-way resulted in approximately 45,185 square feet of buildable area, which yielded approximately 93 residential units. However, the ultimate number of units constructed will also depend on urban center regulations, such as open space, parking requirements, and setbacks, among others, as well as required regulations from agencies responsible for the site plan review. Please be advised that the Department is not responsible for the accuracy of the unit calculation contained in this letter, it is recommended the owner seek the advice of a professional to obtain the correct unit count.

Although the five lots are located in the SMART Corridor, the urban center zoning district densities and intensities take precedence and a saturation analysis is not required. All urban center developments are reviewed administratively through the Administrative Site Plan Review (ASPR) process. Prior to submitting an application for ASPR, the applicant is required to attend a pre-application conference with County reviewing agencies to discuss how to address the impacts of the proposal in accordance with Code regulations.

Enclosed are the applicable Zoning Code sections pertaining to your zoning district designation. In addition, enclosed (if applicable) are any zoning Resolutions or Declaration of Restrictions (covenants) that pertain to your property and may affect the development of your site. Please be advised that there may be additional restrictions that are not shown in this letter that may be found in the public records of Miami-

Dade County. Based on our available records, the following attached documents apply to your property and may affect future development of the site.

- Article XXXIII(L) – Goulds Community Urban Center District (GCUCD)
- Article XXXIII(K) – Standard Urban Center District Regulations
- Chapter 18A – Miami-Dade County Landscape Ordinance
- Resolution Z-25-05 – District Boundary Change to GCUCD

Please be advised that this letter does not verify building code compliance and does not certify conformance/nonconformance of existing uses or structures. Building permit issuance will be subject to compliance with all code requirements and concurrency approval. This letter is based on the Miami-Dade County Zoning Code in effect on the date of this letter. This determination shall not or may not be applicable in the event a land development regulation at the municipal, state or federal level is amended in a manner that conflicts with or supersedes the regulations upon which this letter is based.

For information regarding zoning and building code violations, please contact the office of Neighborhood Compliance at (786) 315-2552. Should you need additional zoning information, please contact this office at (305) 375-1806.

Sincerely,



Amina Newsome  
Senior Division Chief  
Development Services Division  
Department of Regulatory and Economic Resources