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August 10, 2017

Michael Martinez  
The Graham Companies  
6843 Main Street  
Miami Lakes, Florida 33014

Re: Zoning Verification Letter Request ZVLR2017-0265

Mr. Martinez:

The following is in response to questions provided in your Zoning Verification Letter request dated stamped received June 12, 2017, as further revised by your email with attachments dated and received August 7, 2017 (Request), for the property identified as Tracts 3, 4, and 5 in the Southwest  $\frac{1}{4}$  of Section 22. Township 52 South, Range 40 East and a portion of Tracts 15, 16, and 17 in the Southeast  $\frac{1}{4}$  of said Section 22 and the 20 foot road right-of-way adjacent thereto, as shown on the plat of "CHAMBERS LAND COMPANY SUBDIVISION" as recorded in Plat Book 2 at Page 68 of the Public Records of Miami-Dade County, Florida. The property is zoning BU-2, Special Business District, with a land use designation of BO, Business Office.

The scope of a master site plan is ultimately determined by an applicant's submittal. If your desire is to include the elements identified in your Request as part of a site plan application, then that depiction will constitute, among other submitted elements, the Master Plan; and if so approved, any building permit request submitted thereafter would be controlled by that Plan. You may also include with the Master Plan a "Phasing Plan." Absent such, it is assumed the entire development is to be constructed in a single phase. The 15% rule regarding residential uses within the BO land use designation addresses the physical space the residential use would occupy on the entirety of the land(s) identified in the master plan. The calculation would include any building structure, or portion thereof, dedicated to the residential use. That would include vertically integrated buildings, whereby commercial and residential uses occupy the same land area.

Section 13-775 of the Town's Land Development Code (LDC) is meant to accommodate residential uses in a district predominately geared towards commercial usage. The inclusion of commercial uses should not be incidental so as its effect is to merely accommodate a residential development. As a general rule, the area dedicated to commercial use should roughly equal the size of the floor plate for the building(s) subject to vertical integration. However, if the intent is to provide for ground level commercial, then the total area shall not be less than 50% of the floor plate for each building with street frontage, of which 100% of that portion of the ground level area shall be exclusively commercial. This standard shall not preclude a residential lobby entrance facing a street frontage provided it is reflective of a minor presence at the ground level. In this context, commercial uses shall be

nonresidential uses that operate as standalone principal uses. Accessory uses incidental to the residential use (e.g. club house, laundry room, fitness center, meeting areas) shall not be part of the commercial area calculations discussed in this paragraph.

Properties zoned BU-2 with a land use designation of BO are permitted to be seven (7) stories. Adjacent zoning has no bearing on permitted density of properties with the BO land use designation. Rather, the BO land use designation permits residential uses at a density level one category higher than the adjacent residential land use designation. The property in question is adjacent to a Low-Medium Density Residential (LMDR) land use designation which permits up to 13 units per acre. Land use category Medium Density Residential (MDR) is one land use category level higher than LMDR in residential density. MDR shall be the land use category that governs density for the subject property. Hence, the maximum permitted density shall not exceed 25 units per acre. Please note, both the Comprehensive Master Development Plan and the LDC provide language which speaks to compatibility of proposed construction with existing adjacent development.

This letter does not represent any zoning and/or land use approvals or support for any future project that made be proposed at the subject property. Please contact me if you have any questions regarding this matter.

Sincerely,



Darby, P. Delsalle, AICP  
Director of Planning