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ZIF No. 261049
Folio No. 10-7917-000-0210 (1200 NE 8th St)

To whom it may concern:

This letter responds to your request for zoning and development information concerning the property located at 1200 NE 8th Street, also known as Campbell Drive, in the City of Homestead. Based on the information currently available, the property is owned by Home Source Enterprise Corp. and contains approximately 162,911 square feet, or approximately 3.74 acres. According to the Miami-Dade County Property Appraiser, the existing building was constructed in 2002.

The following summarizes the zoning, land-use, overlay, and development regulations currently applicable to the property.

1. Current Zoning, Future Land Use, and Overlays

The property has the following designations:

- Zoning District: B-1, Restricted Retail Commercial
- Future Land Use Designation: Light Commercial
- Commercial Development Overlay: Campbell Drive Corridor
- Transit Overlay: Rapid Transit Development Overlay District (RTDO), Subzone 4 Areas East of U.S. 1

The B-1 zoning district permits restricted retail and service-oriented commercial uses, including various retail establishments, restaurants, business and professional offices, and other uses identified in Section 30-256 of the City Code.

Professional and medical offices may be permitted, subject to the specific nature of the proposed operation and compliance with all applicable zoning, building, fire, parking, licensing, and agency requirements.

Uses permitted by right, by special exception, or prohibited within the Campbell Drive Corridor generally remain governed by the underlying B-1 zoning district, except where the RTDO, another applicable overlay, or state law provides otherwise.

2. Multifamily and Mixed-Use Residential Development

Multifamily and mixed-use residential development may be considered on the commercially zoned property subject to the applicable RTDO regulations, Section 30-545 of the City Code, and Section 166.04151, Florida Statutes.

Section 30-545 permits multifamily and mixed-use residential development within commercial and industrial zoning districts when at least 40 percent of the residential units are maintained as affordable rental housing for a minimum period of 30 years.

For a mixed-use residential development, at least 65 percent of the total building square footage must be devoted to residential use. The commercial component must consist of uses permitted within the applicable commercial zoning district. On property zoned B-1, the nonresidential component would therefore be limited to permitted B-1 uses.

All applicable affordability restrictions, covenants, administrative approval requirements, and other supporting documents would need to be submitted and reviewed as part of a formal development application.

3. RTDO Density and Potential Residential Unit Count

The RTDO standards applicable to Subzone 4 provide a residential density range of approximately 20 to 31 dwelling units per acre.

Based solely on the reported property area of approximately 3.74 acres, this density range would theoretically produce approximately:

- Minimum density at 20 dwelling units per acre: Approximately 75 dwelling units
- Maximum density at 31 dwelling units per acre: Approximately 115 dwelling units

The final number of permissible units would be based on the City's density-calculation and rounding methodology, confirmation of the property's net developable area, and the project's ability to comply with all applicable site-development requirements.

The theoretical density calculation does not guarantee that the maximum number of units can physically be constructed. The final unit count may be affected by access, setbacks, easements, utilities, stormwater management, landscaping, recreational amenities, fire access, building design, and other technical requirements identified through the development-review process.

4. Floor Area Ratio

Section 30-396.578 establishes a minimum Floor Area Ratio of 1.0 and a maximum Floor Area Ratio of 2.0 for RTDO Subzone 4.

Based on the reported lot area of 162,911 square feet:

- A 1.0 FAR would correspond to approximately 162,911 square feet of total floor area.
- A 2.0 FAR would correspond to approximately 325,822 square feet of total floor area.

FAR represents the combined applicable floor area of all stories and is not the same as the building footprint or lot coverage. The maximum FAR does not constitute confirmation that the entire theoretical floor area can be constructed on the property.

5. Building Height

The maximum building height identified for RTDO Subzone 4 is three stories. Accordingly, the previous informal reference to a maximum of four stories should not be relied upon for development under the current Subzone 4 standards.

Any request for additional height would require qualification under an applicable state law or approval through an appropriate alternative entitlement process.

6. Lot Coverage and Open-Space Considerations

Section 30-545 provides that total lot coverage by buildings, parking areas, driveways, sidewalks, swimming pools, and other impervious surfaces may not exceed 90 percent of the total property area.

This generally requires at least 10 percent of the property to remain outside the calculated impervious coverage. However, this requirement should not be interpreted as the property's only landscaping, recreational, stormwater, or open-space obligation.

A proposed development would also be subject to the City's landscape regulations, RTDO requirements, Campbell Drive Corridor standards, recreational-amenity requirements, stormwater standards, and the findings of the formal site-plan review process.

7. Minimum Dwelling-Unit Sizes and Residential Amenities

Section 30-545(7) establishes the following minimum dwelling-unit sizes:

- One-bedroom unit: Minimum 850 square feet under air
- Two-bedroom unit: Minimum 1,000 square feet under air
- Each additional bedroom: An additional 150 square feet under air

Up to 30 percent of the residential units may contain a minimum of 850 square feet. At least 70 percent of the units must contain a minimum of 1,000 square feet.

Additional residential requirements include private balconies or patios, on-site storage, laundry facilities, landscaping, recreational amenities, sidewalks, architectural standards, and pedestrian improvements.

8. Parking Requirements

Section 30-545 generally requires two off-street parking spaces for each dwelling unit, one guest parking space for every five dwelling units, and one parking space for every 300 square feet of nonresidential floor area.

However, because the property is located within the RTDO, the more specific RTDO parking standards in Section 30-396.580 apply. Under those provisions, no minimum off-street parking spaces are required for the residential component of a qualifying development within the RTDO.

This provision does not prohibit an applicant from providing residential parking. It also does not automatically eliminate the parking requirements associated with retail, office, medical, restaurant, or other nonresidential uses.

The final parking program must be shown on the proposed site plan and evaluated for compliance with accessibility, loading, emergency access, site circulation, bicycle and pedestrian access, and the parking requirements applicable to the proposed nonresidential uses.

9. Mixed-Use and Nonresidential Development Standards

Any new mixed-use, commercial, or nonresidential development of the property must comply with Article IV, Division 9 of Chapter 30 of the City Code. These standards supplement the regulations of the underlying B-1 zoning district, the RTDO, and the Campbell Drive Corridor.

Sections 30-537 through 30-539 establish site-planning and architectural requirements intended to provide safe vehicular and pedestrian circulation, enhance the streetscape, protect adjoining residential properties, and ensure compatibility with surrounding development.

Applicable requirements include, but are not limited to:

- Installation of utilities underground unless otherwise approved by the directors of Utilities and Development Services;
- Screening of mechanical equipment, utility facilities, dumpsters, loading areas, storage areas, parking areas, rooftop equipment, and other service functions;
- Clearly designated pedestrian connections between public sidewalks, transit facilities, parking areas, and principal building entrances;
- Shaded areas along pedestrian walkways exceeding 100 linear feet;
- Pedestrian and, where feasible, vehicular cross-access between adjoining developments;
- Compliance with applicable City, Miami-Dade County, and Florida Department of Transportation access-management standards;
- Parking-lot landscaping, planter islands, screening, coordinated lighting, and safe internal circulation;
- Ground-floor windows and façade transparency;
- Architectural features and façade articulation;
- Compatibility of building scale, materials, colors, and architectural details with surrounding development;
- Three-hundred-sixty-degree architecture so that all visible sides of a building receive compatible design and detailing; and
- Common outdoor plaza areas for developments containing multiple tenants.

Parking aisles may not exceed 200 feet without a circulation break. Planter islands or other approved landscape features must generally be provided at intervals not exceeding every 10 parking spaces and at the end of parking rows.

At least 60 percent of a ground-level street-facing façade must generally be transparent through windows and doors. Buildings must also incorporate the architectural features and façade treatments required by Division 9 based on their size and configuration.

Parking structures, if proposed, must use architectural materials and design elements compatible with the principal building, comply with applicable Crime Prevention Through Environmental Design standards, and incorporate landscaping.

10. Applicability to New Development and the Existing Building

Pursuant to Section 30-543.1, the commercial development overlay requirements apply to:

- New applications or developments seeking site-plan approval; and
- Existing properties seeking modifications, renovations, or redevelopment equal to or exceeding 50 percent of the assessed value of the existing building or buildings.

Accordingly, a substantial renovation, expansion, or redevelopment of the building constructed in 2002 may trigger compliance with the current mixed-use and nonresidential development standards.

The year built shown by the Miami-Dade County Property Appraiser documents the reported age of the existing improvement but does not independently establish that every existing structure, use, addition, or alteration was legally permitted.

Confirmation of the existing building's approved use and configuration would require review of the City's building permits, certificates of occupancy, business-tax records, and approved site plans. A proposed change in use or occupancy may require a change-of-use review and compliance with current building, fire, accessibility, parking, and zoning requirements.

11. Campbell Drive Corridor Standards

Because the property fronts Campbell Drive, it must also comply with the corridor-specific standards in Section 30-543.3.

Parking areas must be screened from the public right-of-way through a combination of buildings, landscaping, and streetscape elements. Parking and internal circulation must provide safe and coordinated access for pedestrians, bicyclists, and vehicles.

Commercial developments exceeding 50,000 square feet must minimize the visual impact of large parking fields by dividing parking into smaller components and incorporating landscaping features approved by the Development Services Director.

Clearly defined pedestrian connections and crosswalks must be provided between buildings and public sidewalks. Franchise or corporate building designs must be customized to complement surrounding development and the overall character of the corridor.

A commercial development containing more than 200 parking spaces may also be required to provide an improved transit feature when located near a transit stop on Campbell Drive. Required improvements may include:

- Benches or other seating;
- Trash receptacles;
- Lighting;
- A covered transit structure;
- Bus-bay improvements; and
- Bus-route information.

The final design and location of any transit improvements would be subject to review and approval by the City.

12. Florida Live Local Act

Because the property is zoned for commercial use, it may potentially qualify for development under Section 166.04151(7), Florida Statutes, commonly known as the Live Local Act.

Qualification is not automatic. A complete application must demonstrate compliance with all applicable statutory requirements, including maintaining at least 40 percent of the residential units as affordable rental units for a minimum period of 30 years. A mixed-use development must devote at least 65 percent of its total square footage to residential use.

For a qualifying Live Local development:

- Density is determined using the highest qualifying residential density permitted within the City;
- FAR may not be restricted below 150 percent of the highest qualifying FAR permitted within the City;
- Height is based on the highest qualifying commercial or residential building height permitted within one mile of the property, or three stories, whichever is greater, subject to the limitations and exceptions contained in state law; and
- Parking reductions or elimination may apply when the development satisfies the applicable transit-oriented development requirements.

A reliable Live Local density, unit count, FAR, and height cannot be established through this zoning-information letter alone. Those standards require a project-specific analysis of qualifying zoning districts, allowable building heights within one mile, the proposed mixture of uses, transit access, affordability commitments, and any statutory limitations applicable at the time of application.

Except for density, FAR, height, land use, and parking as specifically addressed by state law, a qualifying Live Local project would remain subject to the City's other generally applicable development regulations. This includes applicable site design, landscaping, access, stormwater, architectural, infrastructure, and life-safety requirements.

13. Potential NMU or Alternative Entitlement Process

If development intensity beyond the existing Light Commercial Future Land Use designation, B-1 zoning, and RTDO Subzone 4 standards is desired, an applicant may request consideration of one or more land-use actions, including:

- A Future Land Use Map amendment;
- Rezoning to an appropriate mixed-use zoning district;
- A Neighborhood Mixed Use designation;
- Site-specific zoning or development approvals; or
- Another applicable Comprehensive Plan or Land Development Code amendment.

These requests would require formal applications, technical studies, staff review, public hearings, and approval by the appropriate reviewing bodies and the City Council.

The review may consider compatibility, traffic, infrastructure, water and sewer capacity, school concurrency, environmental conditions, urban design, public benefits, and consistency with the City's Comprehensive Plan.

The land-use and zoning approvals associated with the Soleste Midtown development were site-specific legislative and development approvals. Although an applicant may request consideration of a similar entitlement approach, the Soleste approvals do not establish an entitlement or guarantee that the same density, height, zoning, or Future Land Use designation would be approved for 1200 NE 8th Street. Any request would be evaluated independently based on the characteristics of this property and the regulations in effect at the time of application.

14. Conclusion and Limitations

Under the existing RTDO Subzone 4 standards, the property may have a theoretical development range of approximately 75 to 115 dwelling units, a FAR between 1.0 and 2.0, and a maximum height of three stories. These figures represent the maximum theoretical framework and do not constitute confirmation that the maximum density or floor area can physically be accommodated. Compliance with Division 9, the Campbell Drive Corridor standards, landscaping, stormwater management, access, utilities, fire access, recreational amenities, building design, and other development requirements may reduce the property's achievable development capacity.

This letter is informational and does not constitute a development order, zoning approval, site-plan approval, determination of vested rights, or guarantee of development capacity. Final development rights can only be determined following submission and review of a complete application, current survey, site plan, architectural plans, affordability documentation, and all required technical studies.

For reference, a list of generally permitted uses is attached and may also be reviewed through the City of Homestead Code of Ordinances at www.municode.com. Should you require additional zoning information, please contact the Planning and Zoning Division at (305) 224-4529.

Sincerely,

Christopher Borges

Christopher Borges
City Planner
Planning and Zoning Division
Development Services Department