

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

Will hold a Public Hearing on the following zoning applications on **October 23, 2025, at 9:30a.m.** in the **Miami-Dade County Commission Chambers, located on the 2nd Fl, Stephen P. Clark Center, 111 NW 1st St, Miami, FL 33128.**

THIS IS AN IN-PERSON MEETING

APPLICANT: 1201 BRICKELL BAY, LLC, ET AL Z2024000188

The application is to permit approval of the general development plans for a subject property located in close proximity to the Financial District Metromover Station, and assign to it the permitted uses and development regulations applicable under the County Code for the Metromover Subzone. This would allow the property to be developed with a wide variety of residential, commercial, retail, office, and other uses intended to enhance and support the County's existing mass transit system. Additionally, the application seeks to allow the proposed mixed-use building to be located closer to the Biscayne Bay shoreline than otherwise required by Code.

(1) **SPECIAL EXCEPTION** for a general development plan with the purpose of assigning to the subject property, located in the "Metromover Subzone of the Rapid Transit Zone", the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-15 of the County Code.

(2) **NON-USE VARIANCE** of zoning regulations requiring the setback from the shoreline shall be a minimum of 50 feet along the applicable water frontage; to permit the proposed mixed-use building's frontage along the Biscayne Bay shoreline to setback a minimum of 40' (minimum 50' required).

LOCATION: 1221 Brickell Avenue, and 1201, 1250, 1260 Brickell Bay Drive, City of Miami, Miami-Dade County, FL

SIZE OF PROPERTY: ±4.72 Acres

APPLICANT: UBC MIAMI, LLC Z2024000272

The application is to permit approval of the general development plans for a subject property located in close proximity to the Culmer Metrorail Station, and assign to it the permitted uses and development regulations applicable under the County Code for the SMART Corridor Subzone. This would allow the property to be developed with a wide variety of residential, commercial, retail, office, and other uses intended to enhance and support the County's existing mass transit system. Additionally, the application seeks to waive the required screening of its parking garage that fronts along streets by a 20-foot-wide liner building of habitable space.

(1) **SPECIAL EXCEPTION** for a general development plan with the purpose of assigning to the subject property, located in the "SMART Corridor Subzone of the Rapid Transit Zone", the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-3.3 and Section 33C-8 of the County Code.

(2) **NON-USE VARIANCE** of zoning regulations requiring multi-story parking garage structures be screened along the street frontage by a liner building of a minimum depth of 20 feet of habitable space; to waive same to permit no habitable space screening the proposed parking garage.

LOCATION: 1136 NW 8 Avenue and 1157 NW 11 Street Road, City of Miami, Miami-Dade County, FL

SIZE OF PROPERTY: ±0.762 Acre

This is an in-person meeting. Interested parties must appear in person to participate. Documents and materials must be submitted by e-mail ZONINGmeetings@miamidade.gov, or visit our website at:

<https://www.miamidade.gov/zoning/hearing-commissioners.asp>