BERGER SINGERMAN
FLORIDA'S BUSINESS LAW FIRM

SOUTH FLORIDA BUSINESS JOURNAL QUOTES JAVI VAZQUEZ IN "DEVELOPER PROPOSES 8-STORY APARTMENT COMPLEX IN MIAMI-DADE"

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CFH Group wants to build an 8-story apartment complex near Miami Springs and just east of Miami International Airport.

Miami-Dade County officials received a pre-application for Thirty-Six on the 3.6-acre site at 3645 N.W. 36th St. The vacant property was acquired for $2.8 million by 3645 Investors LLC, part of Miami-based multifamily developer CFH Group, led by Tomas Cabrerizo.

The three buildings would total 240,221 square feet with 232 apartments and 202 parking spaces. Amenities would include a courtyard, a pool, a clubroom, a fitness center, and grilling stations.

Berger Singerman attorney Javier L. Vazquez, who represents the developer, said the county should approve the rezoning from industrial to multifamily because the neighborhood has changed and its growth patterns heavily favor multifamily. It's close to the highways and the airport, making it a desirable place to live.

Thirty-Six was designed by Behar Font Partners. Units would range from 361-square-foot studios to 1,139 square feet with three bedrooms.
There would be 92 apartments with one bedroom, 98 units with two bedrooms, and 42 units with three bedrooms.

Developers file pre-applications to receive feedback from county staff before submitting official applications. Vazquez said the application should go before the community zoning board in April. It could break ground in early 2021.

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