

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners**

PH: Z25-106

June 18, 2026

Item No. 8B1

Appeal Application Summary	
Commission District	11
Applicant	Miami Dade SNF Holding, LLC
Summary of Requests	The applicant seeks to rezone the subject property from BU-1A to BU-2 and allow residential use in a business district in order to develop the subject parcel with a 2-story high, 57-unit townhouse development. The applicant also seeks to allow deletion of a prior covenant, only as it applies to the subject property, which ties it to a set of older plans, in order to submit plans for the proposed residential development. Additionally, the application seeks to allow a chain-link fence and landscaped buffers in place of the required masonry walls along certain property lines, and to have more lawn area for the proposed development than permitted by Code.
Location	Lying approximately 291 feet north of SW 88 Street (North Kendall Drive), between SW 165 Avenue and SW 167 Avenue, Miami-Dade County, Florida.
Property Size	±4.65-gross (±4.58-net) acres
Existing Zoning	BU-1A, Limited Business District
Existing Land Use	Vacant land
2030-2040 CDMP Land Use Designation	Business and Office, <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change, Section 33-311(A)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(7) Generalized Modification Standards, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Denial without prejudice of request #1, modified approval with conditions of request #2, and approval with conditions of requests #3 through #6.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(b)(1) and (2), which provides for appeals of "Applications for district boundary changes on individual pieces of property or on a neighborhood or area-wide basis, and Applications for district boundary changes, unusual use, new use, variance or special exception which is incidental or related thereto, or where there is pending on the same property or portion thereof more than one (1) application for district boundary change, variance, special exception, unusual or new use."

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from BU-1A, Limited Business District, to BU-2, Special Business District.
- (2) SPECIAL EXCEPTION to permit residential uses in a BU-2 District.
- (3) DELETION of a Declaration of Restrictions recorded in Official Records Book 19576, Pages 2500-2507, as last modified by a covenant proviso contained in Resolution #CZAB11-40-04, only as it applies to the subject property.

The purpose of request #3 is to allow the applicant to delete a prior declaration of restrictions on the subject site, which tied the site to a larger tract of land, in order to allow the applicant to submit a revised plan showing a 2-story high, 57-unit townhouse development on the subject site.

- (4) NON-USE VARIANCE of zoning regulations requiring 6' high decorative masonry wall where a business lot abuts a RU zoned district; to waive same and to permit a vinyl-coated chain link fence and a 20' wide landscaped buffer along the interior side (north) property line.
- (5) NON-USE VARIANCE of zoning regulations requiring 5' high decorative masonry wall set back 10' from the official right-of-way line at the rear of a through lot, with the 10' strip substantially landscaped; to waive same and to permit a minimum of 10' wide landscaped strip along the rear (west) property line.
- (6) NON-USE VARIANCE to permit a proposed lawn area of 89% (20% maximum lawn area of the required open space permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Kendall Townhomes", as prepared by Pascual Perez Kiliddjian Starr Architects+Planners, consisting of 15 sheets, and civil & landscape plans as prepared by Kimley Horn, consisting of 11 sheets, all dated stamped received 8/25/2025, for a total of 26 sheets. Plans may be modified at public hearing.

CZAB 11 Action

CZAB 11 March 25, 2026	<u>Denied Without Prejudice</u> (Resolution #CZAB11-2-26)
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Staff Recommendation

Recommendation of the Appeal	<u>Denial without prejudice of request #1, modified approval with conditions of request #2, and approval with conditions of requests #3 through #6.</u> Reverse CZAB 11 decision in part in accordance with staff's recommendation below (Reversal of CZAB 11 decision would require the affirmative votes of 2/3 of the Board members present)
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<p>Previous Recommendation to the CZAB 11</p>	<p><u>Denial without prejudice of request #1, modified approval with conditions of request #2, and approval with conditions of requests #3 through #6.</u> (Original Staff Recommendation to the CZAB 11 is attached)</p>
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Timeline

1. On November 5, 2025, this application was deferred indefinitely from the Community Zoning Appeals Board (CZAB) #11 meeting at a request by the applicant.
2. On January 28, 2026, this application was deferred at the Community Zoning Appeals Board (CZAB) #11 meeting, in order to allow the applicant’s representative time to meet with opposing neighbors.
3. On March 25, 2026, the Community Zoning Appeals Board (CZAB) #11, denied without prejudice the subject application with a 3-2 vote.
4. On March 31, 2026, the applicant, Miami Dade SNF Holding, LLC, appealed the CZAB #11 decision to the BCC.
5. This application was noticed for the June 18, 2026 BCC meeting.

Analysis

For the reasons outlined in the Comprehensive Development Master Plan and Zoning analysis of the attached staff recommendation, staff opines that the appeal should be **granted** and CZAB #11 decision should be **reversed** in part in accordance with staff’s recommendation below.

Staff Recommendation:

Denial without prejudice of request #1, modified approval with conditions of request #2, and approval with conditions of requests #3 through #6.

ES:JB:SS:MA



Eric Silva, AICP, Assistant Director
 Development Services Division
 Miami-Dade County Department of
 Regulatory and Economic Resources

RESOLUTION NO. CZAB11-2-26

WHEREAS, **MIAMI DADE SNF HOLDING, LLC** applied for the following:

- (1) DISTRICT BOUNDARY CHANGE from BU-1A, Limited Business District, to BU-2, Special Business District.
- (2) SPECIAL EXCEPTION to permit residential uses in a BU-2 District.
- (3) DELETION of a Declaration of Restrictions recorded in Official Records Book 19576, Pages 2500-2507, as last modified by a covenant proviso contained in Resolution #CZAB11-40-04, only as it applies to the subject property.

The purpose of request #3 is to allow the applicant to delete a prior declaration of restrictions on the subject site, which tied the site to a larger tract of land, in order to allow the applicant to submit a revised plan showing a 2-story high, 57-unit townhouse development on the subject site.

- (4) NON-USE VARIANCE of zoning regulations requiring 6' high decorative masonry wall where a business lot abuts a RU zoned district; to waive same and to permit a vinyl-coated chain link fence and a 20' wide landscaped buffer along the interior side (north) property line.
- (5) NON-USE VARIANCE of zoning regulations requiring 5' high decorative masonry wall set back 10' from the official right-of-way line at the rear of a through lot, with the 10' strip substantially landscaped; to waive same and to permit a minimum of 10' wide landscaped strip along the rear (west) property line.
- (6) NON-USE VARIANCE to permit a proposed lawn area of 89% (20% maximum lawn area of the required open space permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Kendall Townhomes", as prepared by Pascual Perez Kiliddjian Starr Architects+Planners, consisting of 15 sheets, and civil & landscape plans as prepared by Kimley Horn, consisting of 11 sheets, all dated stamped received 8/25/2025, for a total of 26 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: THE NORTH 340.75 FEET OF TRACT A, KENDALLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161, PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION: Lying approximately 291 feet north of SW 88 Street (North Kendall Drive), between SW 165 Avenue and SW 167 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 11 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested DISTRICT BOUNDARY CHANGE from BU-1A, Limited Business District, to BU-2, Special Business District, (Request #1) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, the requested SPECIAL EXCEPTION to permit residential uses in a BU-2 District (Request #2), the requested DELETION of a Declaration of Restrictions recorded in Official Records Book 19576, Pages 2500-2507, as last modified by a covenant proviso contained in Resolution #CZAB11-40-04, only as it applies to the subject property (Request #3), the requested NON-USE VARIANCE of zoning regulations requiring 6' high decorative masonry wall where a business lot abuts a RU zoned district; to waive same and to permit a vinyl-coated chain link fence and a 20' wide landscaped buffer along the interior side (north) property line (Request #4), the requested NON-USE VARIANCE of zoning regulations requiring 5' high decorative masonry wall set back 10' from the official right-of-way line at the rear of a through lot, with the 10' strip substantially landscaped; to waive same and to permit a minimum of 10' wide landscaped strip along the rear (west) property line (Request #5), and the requested NON-USE VARIANCE to permit a proposed lawn area of 89% (20% maximum lawn area of the required open space permitted) (Request #6), would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance and

WHEREAS, a motion to deny the application (Requests #1 through #6) without prejudice, was offered by Alex Diaz, seconded by Manuel Fernandez, and upon a poll of the members present, the vote was as follows:

Armando Castillo	absent	Alex Diaz	aye
Manuel Fernandez	aye	Angel Alberto Garcia	aye
Anthony Valenzuela	nay		

Cristhian Mancera Mejia nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 11 that the requested DISTRICT BOUNDARY CHANGE from BU-1A, Limited Business District, to BU-2, Special Business District, (Request #1) be and the same is hereby denied without prejudice

BE IT FURTHER RESOLVED that the requested, SPECIAL EXCEPTION to permit residential uses in a BU-2 District (Request #2), the requested DELETION of a Declaration of Restrictions recorded in Official Records Book 19576, Pages 2500-2507, as last modified by a covenant proviso contained in Resolution #CZAB11-40-04, only as it applies to the subject property (Request #3), the requested NON-USE VARIANCE of zoning regulations requiring 6' high decorative masonry wall where a business lot abuts a RU zoned district; to waive same and to permit a vinyl-coated chain link fence and a 20' wide landscaped buffer along the interior side (north) property line (Request #4), the requested NON-USE VARIANCE of zoning regulations requiring 5' high decorative masonry wall set back 10' from the official right-of-way line at the rear of a through lot, with the 10' strip substantially landscaped; to waive same and to permit a minimum of 10' wide landscaped strip along the rear (west) property line (Request #5) and the requested NON-USE VARIANCE to permit a proposed lawn area of 89% (20% maximum lawn area of the required open space permitted) (Request #6), be and the same are hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Regulatory and Economic Resources in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 25th day of March, 2026.

kd.

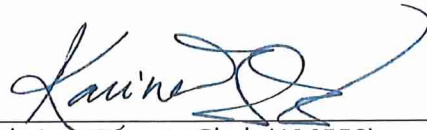
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 14th DAY OF APRIL, 2026.

STATE OF FLORIDA

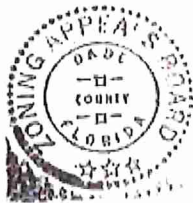
COUNTY OF MIAMI-DADE

I, Karina da Luz, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 11, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB11-2-26 adopted by said Community Zoning Appeals Board at its meeting held on the 25th day of March, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14th day of April, 2026.



Karina da Luz, Deputy Clerk (406558)
Miami-Dade Department of Regulatory and Economic
Resources



SEAL



Department of Regulatory and Economic Resources
Development Services Division
111 NW 1st Street • Suite 1110
Miami, Florida 33128-1902
T 305-375-2640
www.miamidade.gov/economy

April 6, 2026

Miami Dade SNF Holding, LLC
c/o Alessandria San Roman
701 Brickell Avenue
Miami, FL 33131

Re: Hearing No. 25-106
Location: Lying approximately 291 feet north of SW 88 Street (North Kendall Drive), between SW 165 Avenue and SW 167 Avenue, Miami-Dade County, Florida

Dear Applicant:

Enclosed herewith is Resolution No. CZAB11-2-26, adopted by the Community Zoning Appeals Board 11, which denied your application without prejudice.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11th floor of the Stephen P. Clark Building, 111 N.W. 1st Street, Miami, FL 33128. The date of posting is March 30, 2026. In the event an appeal is filed, any action undertaken during the appeal period is at the applicant's risk.

Sincerely,

A handwritten signature in blue ink, appearing to read "Karina da Luz".

Karina da Luz
Deputy Clerk

Enclosure

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 11**

PH: Z25-106

March 25, 2026
Item No. A

Recommendation Summary	
Commission District	11
Applicant	Miami Dade SNF Holding, LLC
Summary of Requests	The applicant seeks to rezone the subject property from BU-1A to BU-2 and allow residential use in a business district in order to develop the subject parcel with a 2-story high, 57-unit townhouse development. The applicant also seeks to allow deletion of a prior covenant, only as it applies to the subject property, which ties it to a set of older plans, in order to submit plans for the proposed residential development. Additionally, the application seeks to allow a chain-link fence and landscaped buffers in place of the required masonry walls along certain property lines, and to have more lawn area for the proposed development than permitted by Code.
Location	Lying approximately 291 feet north of SW 88 Street (North Kendall Drive), between SW 165 Avenue and SW 167 Avenue, Miami-Dade County, Florida
Property Size	±4.65-gross (±4.58-net) acres
Existing Zoning	BU-1A, Limited Business District
Existing Land Use	Vacant land
2030-2040 CDMP Land Use Designation	Business and Office and Low Density Residential (2.5 to 6 DU/Ac) <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change, Section 33-311(A)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(7) Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Denial without prejudice of request #1, modified approval with conditions of request #2 to permit residential development in the BU-1A district in lieu of the requested BU-2, and approval with conditions of requests #3 through #6.

This application was deferred indefinitely from the November 5, 2025, meeting of Community Zoning Appeals Board (CZAB) #11, at a request by the applicant. Subsequently, this application was deferred from the January 28, 2026, meeting of CZAB #11, in order to allow the applicant's representative time to meet with opposing neighbors.

The public hearing on this item was not held.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from BU-1A, Limited Business District, to BU-2, Special Business District.
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- (3) DELETION of a Declaration of Restrictions recorded in Official Records Book 19576, Pages 2500-2507, as last modified by a covenant proviso contained in Resolution #CZAB11-40-04, only as it applies to the subject property.

The purpose of request #3 is to allow the applicant to delete a prior declaration of restrictions on the subject site, which tied the site to a larger tract of land, in order to allow the applicant to submit a revised plan showing a 2-story high, 57-unit townhouse development on the subject site.

- (4) NON-USE VARIANCE of zoning regulations requiring 6' high decorative masonry wall where a business lot abuts a RU zoned district; to waive same and to permit a vinyl-coated chain link fence and a 20' wide landscaped buffer along the interior side (north) property line.
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PROJECT HISTORY AND DESCRIPTION:

On February 13, 2001, the subject site was part of a much larger tract of land (± 100 acres) that, pursuant to Resolution No. CZAB11-7-01, was approved by the Community Zoning Appeals Board #11 for multiple district boundary changes (BU-1A, RU-1M(a), RU-1M(b), and RU-3)M as well as for various ancillary non-use variances. The overall ± 100 -acre tract of land was intended to be developed with a retail shopping center and multiple residential developments. Staff notes that said resolution had rezoned the subject property (± 4.65 -acres) and the adjacent commercial (± 4.07 -acre) property to the south of it, to BU-1A, Limited Business District, and had also approved waiving the requirement that a masonry wall be erected between the property and the adjacent residential lots. As part of that approval, the owner had proffered a Declaration of Restrictions, recorded at ORB 19576, Pages 2500-2507, ("2001 Declaration") that had restricted the overall ± 100 -acre land to a set of plans, and restricted the development on the two 8.58-acre parcels to the submitted site plans for a commercial development. The site plan for these two commercially zoned parcels had contemplated the development of a shopping center (to be located mainly on the subject parcel), a large surface parking area, and on the adjacent parcel to the south- two (2) out-parcels to accommodate two (2) drive-thru fast-food franchises/restaurants and their parking areas. Specifically, the previously approved plans under the 2001 Declaration restricted the ± 4.65 -acre subject site to approximately 107,000 sq. ft. of building area for a strip shopping center, and approximately 300 parking spaces.

In December 2004, the CZAB #11 adopted Resolution No. CZAB11-40-04, amending the 2001 Declaration to revise the controlling plans for the parent (± 100 acres) tract of land. However, staff notes that the amendment to the 2001 Declaration approved under Resolution No. CZAB11-40-04 was never recorded and exists in the form of a covenant proviso. These most current approved plans under the covenant proviso restrict the ± 4.65 -acre subject site to similar styled commercial development in the form of approximately 50,934 sq. ft. of shopping center area within five, one-story-high retail buildings, and 269 parking spaces.

More recently, in June 2022, the Zoning Department approved a substantial compliance application under Section 33-310.1 of the Code to allow a modification to the original approved plans under Process No. D2021000057. The modified site plan contemplated the development of a commercial project on the overall ±8.58-acre commercial parcel, and included a four (4) story skilled nursing facility, consisting of 176 beds and 413 parking spaces for the ±4.65-acre subject property, and two (2) out-parcels to accommodate two (2) drive-thru fast-food franchises on the adjacent ±4.07-acre property to the south of the subject site. However, staff, also notes that a concurrent request to delete the covenant proviso tying the overall ±8.58-acre commercial parcels to the plans for a shopping center was denied at that time; and therefore, the ±4.65-gross (±4.58-net) acres subject parcel is still tied to the plans for a commercial development. As such, for it to be developed as a residential use as intended under the current zoning application, a deletion of the aforementioned covenant proviso would be necessary.

The applicant seeks approval of a district boundary change from BU-1A to BU-2, and a special exception to allow a residential use on a property that is otherwise zoned as a business district. With the aforementioned requests, the applicant also seeks to allow deletion of the 2001 Declaration, recorded at ORB 19576, Pages 2500-2507, last modified by a covenant proviso contained in Resolution No. CZAB11-40-04, only as it applies to the subject site, that ties the subject property to previously approved site plans for a commercial development, in order to submit plans for the proposed residential development. Additionally, the application seeks to allow a fence and landscaped buffers in place of the required masonry walls along the interior side (north) and rear (west) property lines, and to have more lawn area for the proposed development than otherwise permitted by Code. The applicant intends to build a 2-story high, 57-unit townhouse development on the subject parcel that was previously approved for commercial development. The proposed residential development will include 128 parking spaces and has three (3) points of ingress/egress. Of those three points, the plans depict two -access points, including the main entrance, provided along SW 165 Avenue, and one secondary egress point along the SW 167 Avenue which is the rear (west) boundary of the subject site. Internal circulation is provided via private drive aisles connecting to each dwelling unit and to the community's pedestrian walkways. Parking and driveways are internal to the site and facilitate the flow of traffic within the proposed development, with the required parking provided as a surface parking lot tucked in the middle of the parcel behind the existing and proposed structures, shielding it from the adjoining roadways. Submitted landscape plans depict adequate landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel and around the existing/proposed structures, while street trees with shrubs have been provided all along the property lines and SW 165 Avenue.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-1A; vacant land	Business and Office
North	RU-3M; townhouses	Low Density Residential (2.5 to 6 dua)
South	BU-1A; vacant land	Business and Office
East	BU-2; office buildings	Business and Office
West	GU; vacant land, row crops	Agriculture

NEIGHBORHOOD COMPATIBILITY:

The subject property is currently vacant and located approximately 291' north of SW 88 Street (North Kendall Drive), between SW 165 Avenue and SW 167 Avenue. The area surrounding the subject parcel consists of existing townhouse development abutting to the north, vacant parcels to the south, office buildings and a restaurant use to the east, and vacant land to the west. The property is in close proximity to SW 88 Street (North Kendall Drive) which is a major transportation section line road and a Strategic Miami Area Rapid Transit (SMART) Plan Corridor, and is located less than ±1,000 feet to a County bus transit terminal known as the "West Kendall Transit Terminal. Additionally, the subject property is located inside and immediately east of the Urban Development Boundary (UDB) which runs along SW 167 Avenue.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional housing in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and generates approximately 30 PM peak hour vehicle trips. Staff notes that the application may add to the population in the area and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±4.95-gross (±4.64-net) acre currently vacant subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates all but six percent of the site (approximately 4.67 gross acres) as **Business and Office**. An approximately 20-foot wide strip along the northern edge of the site (approximately .28 gross acre) is designated Low-Density Residential (2.6 to 6 DU/Ac). The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, and several other commercial land uses.*

The CDMP Land Use Element interpretative text for Business and Office also states that, *residential uses, and mixing of residential use with commercial, light industrial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway.* Staff notes that the subject property contains and abuts properties to the north that is designated Low Density Residential on the CDMP LUP. The next category higher that the property can be developed at is **Low-Medium Residential**, which permits 6 to 13 dwelling units per acre. The portion of the property designed Business and Office would allow up to a total of 60.7 dwelling units based on its gross acreage. The northern strip of land is designated **Low Density Residential**. *The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre.* This portion of the site would accommodate up to 1.7 dwelling units. Taken together, under the CDMP Density Averaging principles, the site would

accommodate up to 62 dwellings units. Therefore, staff opines that the proposed a 2-story high, 57-unit townhouse development with its density of 12.44 du/net acre is within the maximum density threshold that is allowed under the CDMP and would be **consistent** with the CDMP LUP map for the Business and Office designation.

Staff notes that the subject property is located approximately 291 feet north of SW 88 Street (North Kendall Drive), one of the six (6) rapid transit corridors identified as a part of the **Strategic Miami Area Rapid Transit** (SMART) Plan. Accordingly, the site could be developed as a horizontal or vertical mixed-use project with up to 60 dwelling units per acre. This application, however, is not proposed as a mixed-use project, so it would be subject to the aforementioned maximum density limit of 13 units per acre.

Furthermore, the **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.* Further, CDMP Land Use Element, **Policy LU-4D** states that *uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.* Staff notes that there is an existing townhouse development to the north of the subject site, and commercial and office uses located towards the south and east of the property. Staff opines that the proposed development on the subject site will not be out of character in scale and intensity with the adjacent existing and future developments and would create a harmonious transition between the existing land uses. Therefore, staff opines that approval of the request for the proposed residential development on the subject property would be **compatible** with the surrounding area based on the criteria set forth in the CDMP Land Use Element and **Policies LU-4A** and **LU-4D** and would be **consistent** with the CDMP LUP map for the Business and Office designation.

While the proposed use and density are both compatible with CDMP policies, the site plan includes gated entrances to the proposed development. Policy LU-1T states that *Miami-Dade County through its land development regulations shall encourage developments that promote and enhance bicycling and pedestrianism through the provision of bicycle and pedestrian facilities and other measures such as building design and orientation and shall discourage walled and gated communities.* For this reason, the site plan should be modified to remove the gated entrance to comply with this policy.

ZONING ANALYSIS:

The applicant seeks approval of a district boundary change from BU-1A (Limited Business District) to BU-2 (Special Business District) (request #1), and a special exception to permit residential uses in a BU-2 District (request #2). When request #2, to permit a residential use within a business zoning district in order to allow a 57-unit townhouse development on the subject property in place of the previously approved commercial development, is analyzed under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, staff opines that for the reasons stated above and below, a **modified approval** to permit residential development within the current **BU-1A District**, would be **compatible** with the surrounding area when considering the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general

welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff notes that residential uses may be permitted on the current BU-1A zoning district, after approval at a public hearing. Staff supports a **modified approval** with conditions to permit residential development within the BU-1A District, and for the reasons explained in the Comprehensive Development Master Plan Analysis section of this application, opines that providing a residential use on the subject parcel would be **compatible** with the surrounding area and shall create a natural transition between the existing townhouse development to the north and the commercial uses that are located to the south and east of the subject site.

Staff notes that the subject parcel is located inside and immediately east of the Urban Development Boundary (UDB) which runs along SW 167 Avenue and is also located approximately 291' north of SW 88 Street (North Kendall Drive) which is a major transportation section line road and a designated Strategic Miami Area Rapid Transit (SMART) Plan Corridor. Additionally, the subject site is located less than $\pm 1,000$ feet to a County bus transit terminal known as the "West Kendall Transit Terminal," located on the east side of SW 162 Avenue at its intersection with SW 91 Street. The subject parcel has properties to its south and east that are zoned BU-1A and BU-2 respectively, whereas the GU zoned parcels immediately to the west of the site are located outside the Urban Development Boundary (UDB) and are currently vacant. The BU-2 zoned parcels to the east consist of existing office buildings and a restaurant, whereas the properties abutting the subject site immediately to the north consist of existing residential uses in the form of townhouses. The BU-1A zoned vacant parcels immediately to the south of the subject site and fronting along SW 88 Street, are currently vacant, and are also tied to the plans for commercial development pursuant to ORB 19576, later modified by the covenant proviso contained in Resolution #CZAB11-40-04. Additionally, as noted earlier, staff notes that the property is near SW 88 Street (North Kendall Drive), a major commercial thoroughfare, and there are several commercial, retail and high-density residential zoning districts along said corridor. Staff opines that the proposed townhouse development would minimally alter the development fabric of the neighborhood and will create a harmonious transition between the existing surrounding land uses. The submitted plans depict a 2-story high, 57-unit townhouse development and the applicant is not requesting any variances for the proposed residential structures. The proposed development meets the criteria for building setbacks, building height, lot coverage, open space and landscaping requirements. The proposed layout and placement of the structure on the site, as well incorporation of appropriate landscaping ensure that the new residential use addition to the site would be **compatible** with the surrounding area in its overall massing, density, scale and height, will not detrimentally impact the area and provide a sensitive well-designed transition to the surrounding area.

However, staff opines that a request for a zone change on the subject property from BU-1A, Limited Business District, to BU-2, Special Business District (request #1), is unnecessary and inappropriate, as it would allow more intense commercial uses that may be **incompatible** with nearby residential areas. Staff further opines that said request is unnecessary since residential uses may also be permitted within the existing BU-1A zoning district following approval at a public hearing, and notes that such a request is already being supported by staff under the special exception criteria (request #2) as a **modified approval**, as indicated above. Staff further notes that the BU-1A District permits a **maximum building height** of four (4) stories and forty-five (45) feet, which is **compatible** with the surrounding area, whereas the BU-2 District allows unlimited building height. Staff also notes that the BU-2 district allows all uses permitted under the BU-1 and BU-1A Districts, as well as additional higher-intensity commercial uses by right, which could adversely affect the surrounding neighborhood and may be deemed **incompatible** with the surrounding area. Such BU-2 uses may include, but are not limited to, liquor package stores,

vehicle retail showrooms, automobile storage, breweries, hospitals, hotel/motels, warehouses, etc. Additionally, there are no covenants or Declaration of Restrictions that have been proffered in support of the request for a zone change that would limit such intensive commercial uses on the property, or, which may have provided a list of uses that would otherwise be permitted on the subject property (other than the uses already allowed under the current BU-1A classification) which, in the event of redevelopment, would be appropriately suited to be consistent with the surrounding neighborhood. As such, staff opines that the request to rezone the property to BU-2 is unnecessary, would be **incompatible** with the existing neighborhood when considering the necessity and reasonableness of said request. Staff instead recommends a **modified approval** of request #2 to permit residential development within the current **BU-1A District** itself. Along with the modified approval, staff requires as a condition that the site plan be amended to reflect the current BU-1A zoning of the subject property. **Based on the foregoing, staff recommends denial without prejudice of request #1, under Section 33-311 Standards for District Boundary Change, and a modified approval with conditions of request #2, to permit residential development in the BU-1A district, in lieu of BU-2, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

The applicant also seeks to allow the deletion of the 2001 Declaration recorded at ORB 19576, Pages 2500-2507, later modified by a covenant proviso contained in Resolution #CZAB11-40-04, only as it applies to the subject property (request #3). The covenant proviso ties the subject property to a previously approved site plan, and the applicant seeks to allow its deletion in order to effectuate the proposed residential use on the subject site in accordance with the submitted site plans for the same. When the aforementioned request is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff recommends approval of the request. Staff notes that the covenant proviso (that had amended the 2001 covenant ORB 19576 in 2004), currently ties the subject property to a previously approved set of plans for a shopping center and its ancillary surface parking areas. Staff further notes that in order to allow the ±4.65-acre subject parcel to be developed with residential uses in accordance with the submitted plans for a 57-unit townhouse development (request #2, which staff supports), a deletion of the covenant proviso is necessary. Staff has no objections to the request and opines that deletion of the covenant proviso that ties the property to the site plans intended for a commercial development, in order to allow a less intense, residential use on the subject parcel, would be more **compatible** with the neighborhood when considering the necessity and reasonableness of the deletion in relation to the present and future development of the area concerned. **Therefore, staff recommends approval with conditions of request #3, under Section 33-311(A)(7), Generalized Modification Standards.**

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the application will not cause their facilities and services to operate below their adopted levels of service standards. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application and indicate in their memorandum that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways, and will generate approximately 30 PM peak hour vehicle trips. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum indicate that the application meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. In addition, the memoranda submitted by the Miami-Dade Fire Rescue Department and the Water and Sewer Department indicate no objection to the application as well. Based on the aforementioned department memoranda, staff opines that approval of the applicant's request for a proposed residential use development on the subject site

will not unduly burden the abutting roadways, will not have an unfavorable impact on the environmental resources of the County, or cause undue or excessive burden on public facilities.

In order to implement the proposed 2-story high, 57-unit townhouse development on the subject property that is otherwise zoned as a business district (BU-1A, Limited Business District), the applicant is requesting ancillary non-use variances. The applicant seeks to allow a vinyl-coated chain link fence and a 20' wide landscaped buffer along the interior side (north) property line in place of the required 6' high decorative masonry wall where a business lot abuts a RU zoned district (request #4), and a 10' wide landscaped strip along the rear (west) property line which otherwise requires a 5' high decorative masonry wall at the rear of a through lot (request #5), and to permit a proposed lawn area of 89% (20% maximum lawn area of the required open space permitted) (request #6). When these requests are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff supports the aforementioned requests and opines that the approval of the requests with conditions would be **compatible** with the neighborhood, would not affect the appearance of the community, would not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance in the surrounding area. For requests #4 and #5, staff opines that the provided landscaped buffers and planting in the form of trees and shrubs would provide the required screening and a softer residential edge as compared to a solid wall while improving visual continuity with the existing residential neighborhood abutting the subject site. Based on the submitted plans, the proposed layout and placement of the landscaping ensures that the proposed residential use on the site would be **compatible** with the surrounding area in its overall massing, density, scale and height, will not detrimentally impact the area and provide a sensitive well-designed transition to the surrounding area. Similarly, staff opines that approval of request #6, to permit more lawn area (89%) than required by code under BU standards (20%), would be consistent with the intent of the Code, as this request arises from the unique circumstance of applying commercial landscape standards to what would effectively be a purely residential community. Staff further acknowledges that although the percentage of lawn area required for a townhouse development is a maximum 60% of the open space, and at 89% the proposed lawn area still exceeds said residential landscape standards as well, staff opines that the design provides functional and usable open-space lawns for residents while maintaining sufficient tree and shrub plantings for shade and aesthetics. As such, staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

Staff further notes that the approval of these ancillary non-use variance requests would be tied to the submitted plans for the proposed townhouse residential development, and opines that their approvals would maintain the spirit and intent of the zoning requirements when considering them under a residential use. Additionally, staff opines that based on the submitted landscape plans, the perimeter of the subject parcel is to be substantially buffered with ample landscaping in the form of a continuous row of street trees and shrubs, and that such landscaping elements will create a visual perception of continuous greenery and be sufficient to mitigate any visual or aural impacts generated by the requests. As such, staff opines that approval of the aforementioned requests would maintain the *basic intent and purpose of the zoning, subdivision and other land use regulations*, and would be **compatible** with the neighborhood concerned, when considering the necessity and reasonableness of the requests in relation to the present and future development of the area. **Therefore, staff recommends approval with conditions of the requests #4, #5 and #6, under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate that there would be three (3) points of ingress/egress. Two (2)-ingress/egress points of direct vehicular and pedestrian access, including the main entrance, would be provided along SW 165 Avenue and one secondary egress point would be provided along the SW 167 Avenue which is the rear (west) boundary of the subject site. Internal circulation is provided via private drive aisles connecting to each dwelling unit and to the community's pedestrian walkways. Parking and driveways are internal to the site and facilitate the flow of traffic within the proposed development, with the required parking provided as a surface parking lot. The townhouse development depicts a total of 128 parking spaces, where 128 are required, therefore, the parking amounts comply with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Denial without prejudice of request #1, modified approval with conditions of request #2 to permit residential development in the BU-1A district in lieu of the requested BU-2, and approval with conditions of requests #3 through #6.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Kendall Townhomes", as prepared by Pascual Perez Kiliddjian Starr Architects+Planners, consisting of 15 sheets, and civil & landscape plans as prepared by Kimley Horn, consisting of 11 sheets, all dated stamped received 8/25/2025, for a total of 26 sheets.
3. That the site plan be amended to reflect the zoning of the subject property as BU-1A, Limited Business District.
4. That the use be established and maintained in accordance with the approved plan.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in their memorandum.

ES:JB:EA:SS:MA

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resource

3/9/2026

ZONING RECOMMENDATION ADDENDUM

Miami Dade SNF Holding, LLC
PH: Z25-106

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection*</i>
Miami-Dade Fire Rescue (MDFR)	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Business and Office (Pg. I-40)	<i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i>
Uses and Zoning Not Specifically Depicted (Pg. I-33)	<i>Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the parcel exists, including all the provisions for density averaging and definition of gross density.</i>
Policy LU-4A (Page I-9)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
Policy LU-4D (Page. I-8)	<i>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

ZONING RECOMMENDATION ADDENDUM

Miami Dade SNF Holding, LLC
PH: Z25-106

<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i>
<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p>

ZONING RECOMMENDATION ADDENDUM

Miami Dade SNF Holding, LLC

PH: Z25-106

<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

MIAMI DADE SNF HOLDING, LLC

SW 165 AVE AND SW 88 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2025000106

DATE

HEARING NUMBER

FOLIO No: 30-4932-034-4065

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 18, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases


OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees.

Memorandum

Date: September 10, 2025

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director 
Division of Environmental Resources Management

Subject: Z2025000106-3rd Review
Miami Dade SNF Holding, LLC
DBC from BU-1A to BU-2; Special Exception to permit a residential use in a BU-2 zoning district; deletion of a Declaration of Restrictions (only as it applies to the subject property) contained in resolution CZAB11-40-04 and non-use variance for decorative wall for a townhome development.
(BU-1A) (4.65 acres)
32-54-39

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to sections 24-43.1 and 24-43(5) of the Code related to potable water service and wastewater disposal, and wellfield protection respectively.

Wellfield Protection

The subject property is located within the West Wellfield Interim Wellfield protection area. Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code. Pursuant to section 24-43(5)(b) of the Code, hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property within the West Wellfield Interim protection area.

The subject property has an executed covenant running with the land recorded in Miami-Dade County Official Records Book 29094, Page 0582, which provides that hazardous materials and hazardous wastes shall not be used, generated, handled, discharged, disposed of, or stored on the subject property. Compliance with all the conditions of this covenant is required.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

According to DERM records, public water and public sanitary sewers are currently abutting the subject property. Pursuant to the Code and based on the site plan submitted in support of this application, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. Please note that this development will need to obtain water and sanitary sewer extension permits prior to DERM approval of future development orders. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas. To the

extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawings for the required sewer main extension will need to be approved by MDWASD and the RER-Environmental Plan Review Section prior to approval of final development orders.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County recorded in Official Records Book 29094, Page 579 acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

Please be advised, RER-Environmental Plan Review review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Water Control Review

The stormwater plan submitted in support of this application is different than the approved plan under the CLII-20210057 Permit for this site. Therefore, a modification of the approved CLII-20210057 will be required. This permit modification shall be obtained prior to any future development order approval.

In addition, the applicant is advised that the above-mentioned permit is due to expire on November 07, 2025, therefore a permit extension may be required.

The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources. A landscape plan entitled "West Kendall" prepared by Kyler Durham, P.L.A., and dated as received by Miami-Dade County on August 25, 2025, was submitted in support of the subject application and indicates the removal/relocation of non-specimen tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Endangered Species Review

The subject property is within the U.S. Fish and Wildlife Service (USFWS) consultation area for the endangered Florida bonneted bat (*Eumops floridanus*), which may utilize the subject property for foraging, nesting, and roosting. The County's CDMP has policies and objectives for the protection of habitat critical to federal, state or county designated endangered, threatened, or rare species.

Please be advised that prior to any future development at the subject property, it is recommended that the applicant contact the USFWS in the Vero Beach office at (352) 448-9151 and the Natural Resources Division of DERM at (305) 372-6575 with any questions regarding threatened and endangered species.

Conditions of Approval: None

DERM Enforcement History Review

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP

for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: September 12, 2025

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department

Subject: Zoning Application Comments - Miami Dade SNF Holding, LLC
Application No. Z2025000106 (Revision No.1) - (Previous App. No. Z25-039)

Maria Valdes

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. **Please note that there is an Addendum WASD Agreement No. 31307 for the subject project which will need to be revised to reflect the proposed development with this application.**

Application Name: Miami Dade SNF Holding, LLC

Location: The proposed project is located on approximately 4.56 Acres, at the south side of theoretical SW 86th Street between SW 165th Avenue and SW 167th Avenue, with folio No. 30-4932-034-4065, in unincorporated Miami-Dade County, ***within and abutting the Urban Development Boundary (UDB) along the western boundary of the property***

Due to the project's proximity to the UDB, the proposed project is subject to review and approval by a WASD proximity to the UDB project review team, as required by Policy WS-2E in the County's CDMP.

Proposed Development: The applicant is seeking to rezone the subject property from BU-1A (Business District) to BU-2 (Special Business District) to develop the property with townhomes under the RU-TH (Townhomes) development standards, to allow the construction of 57 townhome units.

The estimated total water demand for the proposed project will be 9,405 gallons per day (gpd).

Per Plat book No. 161-06, there is a 10-foot utility easement within the property along the eastern, southern and western property line. ***Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).***

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Alexander-Orr Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

On May 19, 2025, an addendum to WASD Agreement No. 31307 was offered to revise the project area; however, the proposed development with said addendum Agreement must be revised as well to reflect the new development of 57 townhomes with this application. Also, there are water, and sewer plans under review to revise the previously approved plans.

There is an existing twelve 12-inch water main (E7912-2) in SW 165th Avenue abutting the eastern boundary of the property, and a 16-inch water main (E11415-20) in SW 167th Avenue abutting the western boundary of the property to where the developer may connect to provide sewer service to the proposed development. Also, there are water, and sewer plans under review to revise the previously approved plans under WASD Agreement No. 31307. Final points of connections and capacity approval to connect to the water system will be provided at the time the WASD Agreement No. 31307 is re-offered

Any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the **revised addendum** to WASD Agreement No. 31307 is amended. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to:

<http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

For more information about our Water Conservation Program, please go to:

<http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to:

<http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

There is an existing 8-inch gravity sewer (ES7912-2) system in SW 165th Avenue, abutting the eastern boundary of the property to where the developer may connect to provide sewer system to the proposed development. Final points of connections and capacity approval to connect to the sewer system will be provided at the time the WASD Agreement No. 31307 is re-offered

If unity of title does not apply, thence any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 216 and PS No. 536 OR 559. Said pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for the pump stations.

P.S. No. 216
Existing NAPOT: 3.30 hrs.
Proposed Development: 9,405 gpd
Proposed Projected NAPOT: 3.52 hrs.

P.S. No. 536
Existing NAPOT: 5.76 hrs.
Proposed Development: 9,405 gpd
Proposed Projected NAPOT: 5.76 hrs.

OR

P.S. No. 559
Existing NAPOT: 5.25 hrs.
Proposed Development: 9,405 gpd
Proposed Projected NAPOT: 5.25 hrs.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Zoning Application No. Z2025000106 (rev.1)
Miami Dade SNF Holding, LLC
September 12, 2025
Page 4


Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum



Date: October 16, 2025

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From:  Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2025000106
Name: Miami Dade SNF Holding, LLC
Location: North of Kendall Drive between SW 165 Avenue and SW 167 Avenue
Section 32 Township 54 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections**.

1. Entrance Feature is not approved by this application, it must be reviewed and approved by the Plat Committee.
2. This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedication per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of the plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **30 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
F-0010	SW 88 Street east of Krome Avenue	C	C
F-2529	SW 88 Street west of SW 157 Avenue	C	D

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridien

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: September 03, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2025000106

The Miami-Dade Fire Rescue Department has **no objection** to site plan uploaded to "EnerGov" on 8/25/2025.

MDFR's review of this application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum



Date: Thursday, October 9, 2025
Subject: Review Type: Z2025000106
Applicant Name: Kendall Townhomes

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the conditions in Section I:

PROJECT LOCATION:

The property is located in the southwest quadrant of the intersection of SW 165th Avenue and SW 85th Lane in unincorporated Miami-Dade County, Florida.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

- This development is approved for a fifty-seven (57) unit attached single-family (townhome) community. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.

From: [HERRERA, ANA I](#)
To: Alberto.Torres@hklaw.com; Oliver.Wechsler@hklaw.com
Cc: [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(RER\)](#)
Subject: Preliminary School Concurrency Analysis for Miami Dade SNF Holding, LLC (Z2025000106) (PH3025060600365)
Date: Monday, August 18, 2025 9:50:00 AM
Attachments: [Miami Dade SNF Holding, LLC \(Z2025000106\) \(PH3025060600365\).pdf](#)

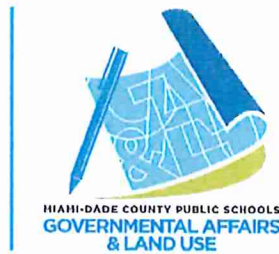
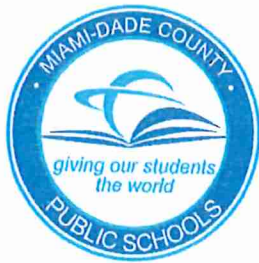
Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (School Planning Level Review).

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 57 units, which generate 17 students (7 at the elementary, 4 at the middle, and 6 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval.

Should you have any questions, please feel free to contact our office at 305-995-7285.

Regards,



Ana Herrera

**District Coordinator
Growth Management**

Office of Governmental Affairs and Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4603



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number:
Date Application Received:
Type of Application:

PH3025060600365
6/6/2025 10:14:19 AM
Public Hearing

Local Government (LG):
LG Application Number:
Sub Type:

Miami-Dade
Z2025000106
Zoning

Applicant's Name:
Address/Location:
Master Folio Number:
Additional Folio Number(s):

Miami Dade SNF Holding, LLC
NONE
3049320344065

PROPOSED # OF UNITS: **57**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **57**
MULTIFAMILY UNITS: **0**

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
1691	CHRISTINA M EVE ELEMENTARY	294	7	7	YES	Current CSA
6921	LAMAR LOUIS CURRY MIDDLE	337	4	4	YES	Current CSA
7121	JOHN A FERGUSON SENIOR	-542	6	0	NO	Current CSA
7121	JOHN A FERGUSON SENIOR	0	6	0	NO	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS

7051	G HOLMES BRADDOCK SENIOR	1447	6	6	YES	Adjacent CSA
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*An Impact reduction of **33.68%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Memorandum



Date: September 17, 2025

To: Eric Silva, Assistant Director
Development Services Division
Regulatory and Economic Resources Department (RER)

From: Alejandro Zizold, Chief of Planning, Research and Grants *Alejandro Zizold*
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Subject: Z2025000106 – Miami-Dade SNF Holding, LLC (Pre-App Z2025P00039)
PROS V2 Review

Applicant Name: Oliver D. Wechsler, Esq. on behalf of Miami-Dade SNF Holding, LLC.

Project Location: The applicant site is located on ±4.65 acres generally located north of Kendall Drive between SW 165th Avenue and SW 167th Avenue, in unincorporated Miami-Dade County (Folio: 30-4932-034-4065).

Proposed Development: The applicant seeks:

- District boundary change from BU-1A (Business District, Limited) to BU-2 (Special Business District),
- Special exception to permit a 57-unit attached single-family residential community in a BU-2 zoning district,
- Non-use variance to allow a fence and landscaping in lieu of the required decorative masonry wall at least five feet in height where a business lot abuts an AU, GU, RU, or EU zoned property,
- Non-use variance to permit the lawn areas to cover 89% of the required landscape open space, and
- Deletion of a Declaration of Restrictions last modified by Resolution #CZAB11-40-04, and recorded in Official Records Book 19576, Pages 2500-2507.

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 2 (PBD 2) are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

Table A - County Parks (Local) Within a 3 Mile Radius of Application Area.

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
GARDEN ESTATES AT HAMMOCKS	15220 SW 112TH ST	MINI PARK	0.77	LOCAL
SANDPIPER PARK	11100 SW 157TH AVE	NEIGHBORHOOD PARK	4.74	LOCAL
SUN LAKES PARK	7651 SW 167TH AVE	NEIGHBORHOOD PARK	7.13	LOCAL
WESTWIND LAKES TR FP2	6402 SW 148TH AVE	NEIGHBORHOOD PARK	2.95	LOCAL
KENDALE LAKES PARK	7850 SW 142ND AVE	COMMUNITY PARK	15.55	LOCAL
EDEN LAKES PARK	4849 SW 162ND AVE	NEIGHBORHOOD PARK	9.64	LOCAL
WESTWIND LAKES TR G	6377 SW 153RD COURT RD	NEIGHBORHOOD PARK	11.82	LOCAL
SUGARWOOD PARK	9901 SW 146TH AVE	NEIGHBORHOOD PARK	7.82	LOCAL
WESTWIND LAKES TR GP1	6089 SW 152ND AVE	NEIGHBORHOOD PARK	5.46	LOCAL

WATER OAKS PARK	9250 HAMMOCKS PARK	NEIGHBORHOOD PARK	5.09	LOCAL
WESTWIND LAKES TR GP2 LINEAR PARK	<Null>	NEIGHBORHOOD PARK	3.12	LOCAL
KENDALE LAKES DUCK POND PARK 2	7421 SW 142ND AVE	MINI PARK	0.44	LOCAL
WILD LIME PARK	11341 SW 147TH AVE	COMMUNITY PARK	11.82	LOCAL
CALUSA CLUB ESTATES PARK	13463 SW 96TH ST	NEIGHBORHOOD PARK	6.99	LOCAL
WESTWIND LAKES PARK	6805 SW 152ND AVE	COMMUNITY PARK	20.85	LOCAL
WEST KENDALE LAKES PARK	6400 KENDALE LAKES DR	NEIGHBORHOOD PARK	5.03	LOCAL
KENDALL GREEN PARK	14975 SW 80TH ST	NEIGHBORHOOD PARK	25.89	LOCAL
KINGS MEADOW PARK	9900 SW 142ND AVE	NEIGHBORHOOD PARK	5.44	LOCAL
KENDALE LAKES DUCK POND PARK 3	8211 SW 142 AVE	MINI PARK	1.59	LOCAL
WESTWIND LAKES TR A	6417 SW 157TH AVE	NEIGHBORHOOD PARK	14.34	LOCAL
KENDALE LAKES DUCK POND PARK 1	8211 SW 142ND AVE	MINI PARK	0.57	LOCAL
FOREST LAKES PARK	9902 SW 164TH AVE	NEIGHBORHOOD PARK	5.67	LOCAL
OLYMPIC PARK	8520 SW 152ND AVE	NEIGHBORHOOD PARK	7.14	LOCAL
LAGO MAR PARK	8096 SW 160TH AVE	NEIGHBORHOOD PARK	11.37	LOCAL
HAMMOCKS COMMUNITY PARK	9761 HAMMOCKS BLVD	COMMUNITY PARK	21.51	LOCAL

Impact and Demand: The proposed 57 attached single-family dwelling units would generate a population of 157 and an impact of 0.43 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The applicant site is in PBD 2 which currently meets park concurrency requirements.

The applicant site is located near a segment of the proposed West Kendall Trail, an 11-mile pedestrian and bicycle path occupying the North Kendall Drive right-of-way, and the FPL easement parallel to Southwest 137th Avenue.

Recommendation: PROS offers the following recommendations:

- Replace the proposed new palms with shade trees and enhance tree plantings along SW 165th Avenue and SW 167th Avenue, as was proposed in the V1 Landscaping Plan.
- Provide tree-lined streets and pedestrian pathways to aid in the mitigation of urban heat island effect and to promote sustainable communities and the health and wellness of residents, per the Great Streets Vision identified in the Miami-Dade County OSMP and the Miami-Dade County Urban Design Manual, Volume I, page 26.
- Given the applicant's intent to develop the subject property as a townhouse community, reduce open lawn areas to meet the maximum permitted lawn area to 60% of required landscaped open space, where the applicant is currently proposing 85.8%.
- Provide at least 2 trees per residential lot and positioned in the energy conservation zone and demonstrate that all exterior air conditioning units are shaded by trees, as referenced in the Landscape Manual and as per Sec. 18A-6.(C)(7).
- Reduce heat island effects by distributing landscaped parking islands throughout parking areas in a manner that maximizes the distribution of shade, as per Sec. 18A-6.(I).
- Install enhanced shade canopy and seating in the dog park area to provide an enjoyable recreational experience for amenity users and pets.

These recommendations are based on the following policies and objectives in the CDMP:

Objective ROS-1 Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

Policy ROS-3B The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

Objective ROS-8 The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Objective CHD-1 Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.

Policy CHD-1A Miami-Dade County shall create a network of sidewalks, trails, accessible parks and recreation facilities that establishes a pedestrian-friendly and bicyclist-friendly environment, which encourages physical activity and links destinations, such as restaurants, shops, workplaces and neighborhood-based retail to each other and residential areas.

Policy CHD-1C Design and develop neighborhoods that provide a comfortable and safe environment conducive for programs that integrate physical activity in the daily lives of children and adults.

Policy CHD-1F Adopt and implement by 2014 high-quality streetscape design standards and façade treatments to reflect the character of the community to attract pedestrian activity.

Objective CHD-2 Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.

Policy CHD-2A Miami-Dade County will encourage land development to incorporate community design principles that encourage physical activity through the promotion of strategies, when appropriate, but not limited to:

1. Utilization of non-motorized transportation modes;
2. Location of public facilities accessible by multiple transportation modes;
3. Availability and maintenance of quality pedestrian paths or sidewalks;
4. Provision of street furniture and lighting enhancements;
5. Provision of civic and recreational facilities;
6. Establishment of interconnectivity between similar development projects through vehicular and/or pedestrian/bicycle cross access; and
7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.

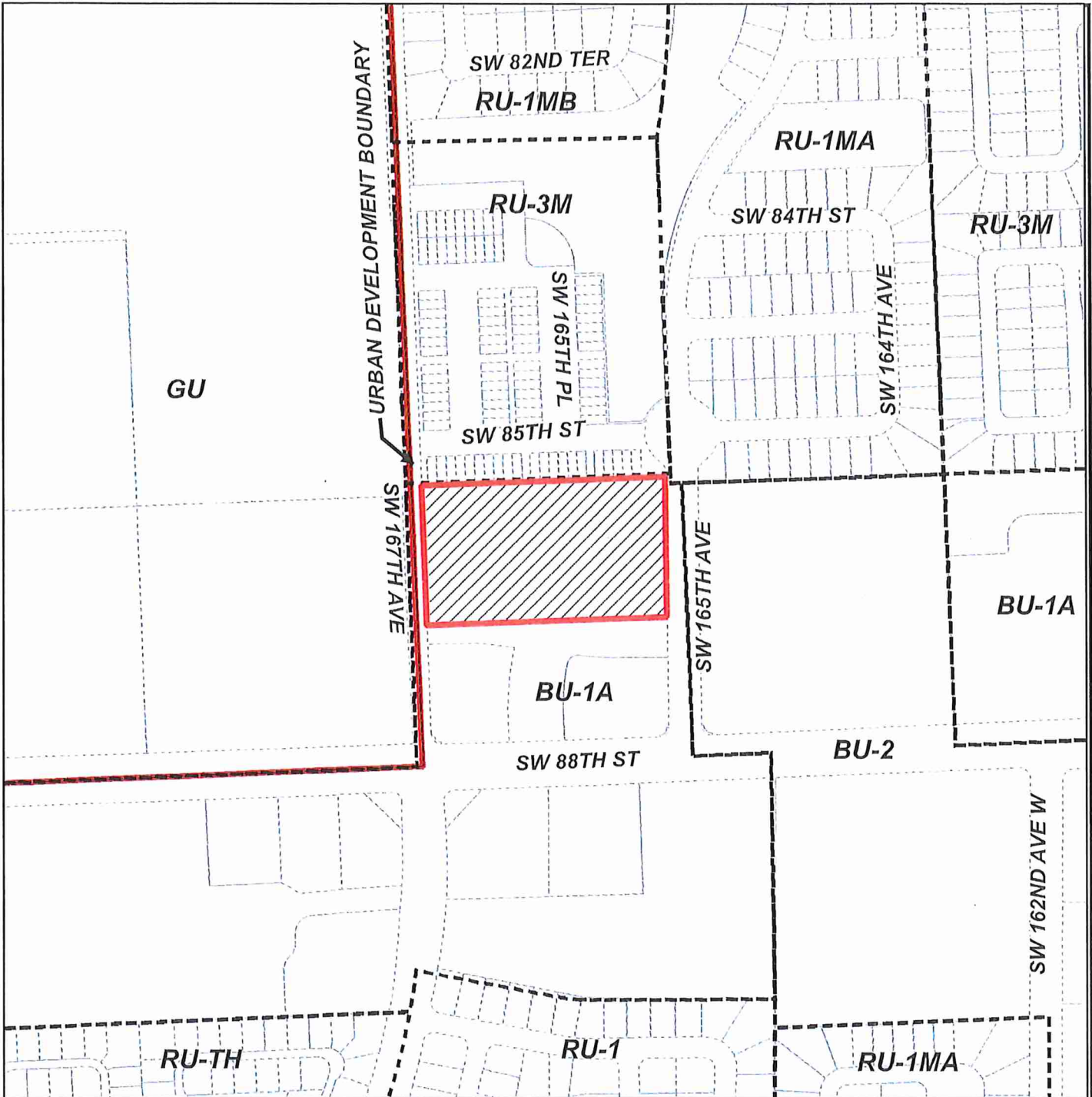
Policy CHD-2B Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, improve air quality, and support an outdoor environment that is suitable for safe physical activity.

Policy CHD-3A Design and develop neighborhoods that can facilitate children walking safely to Miami-Dade County Schools.

Based on our findings described herein, **PROS has no objections to this application**. Should you need additional information or clarification on this matter, please contact Carlos Lopez, Park Planner 2, at carlos.lopez6@miamidade.gov.

AZ: rk cl
Attachment







MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000106

Section: 32 Township: 54 Range: 39
 Applicant: Miami Dade SNF Holding, LLC
 Zoning Board: C11
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning





SKETCH CREATED ON: Friday, June 6, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000106

Legend
 Subject Property
 UDB

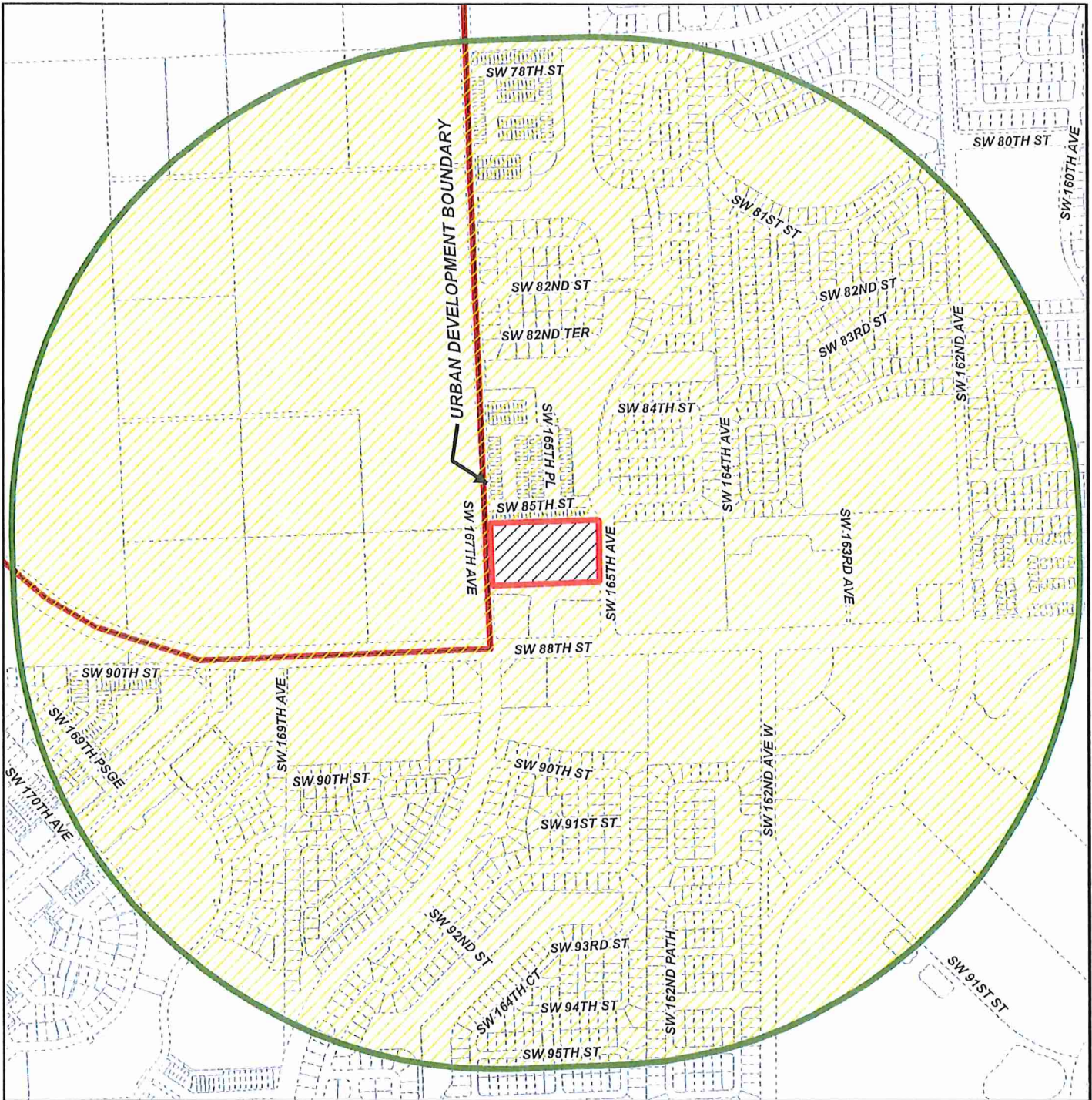


Section: 32 Township: 54 Range: 39
 Applicant: Miami Dade SNF Holding, LLC
 Zoning Board: C11
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, June 6, 2025

REVISION	DATE	BY







**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 32 Township: 54 Range: 39
 Applicant: Miami Dade SNF Holding, LLC
 Zoning Board: C11
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number

Z2025000106
 RADIUS: 2640

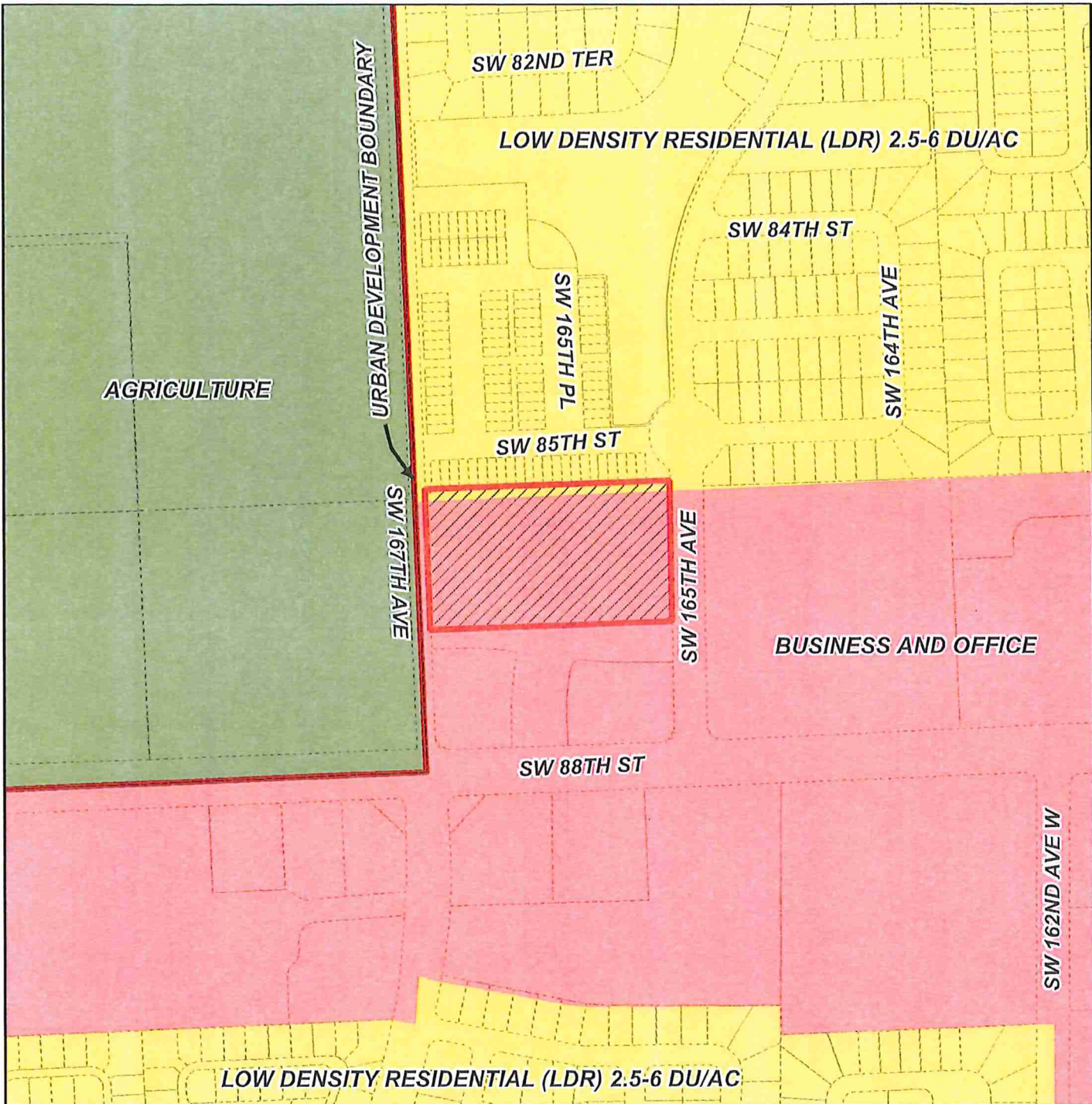
Legend

-  Subject Property
-  Buffer
-  Property Boundaries
-  UDB



SKETCH CREATED ON: Friday, June 6, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2025000106

Section: 32 Township: 54 Range: 39
 Applicant: Miami Dade SNF Holding, LLC
 Zoning Board: C11
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

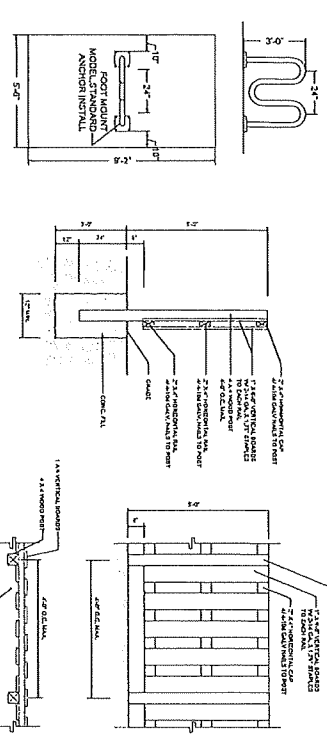
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 Subject Property Case

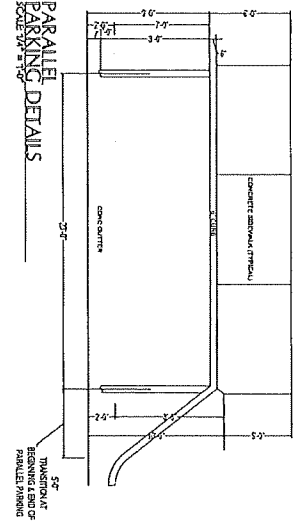


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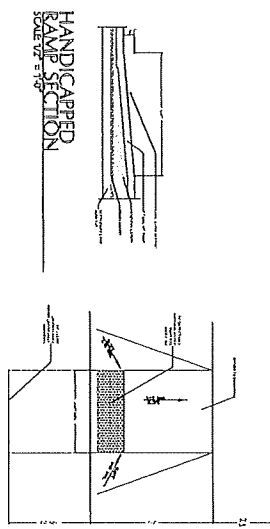
REVISION	DATE	BY



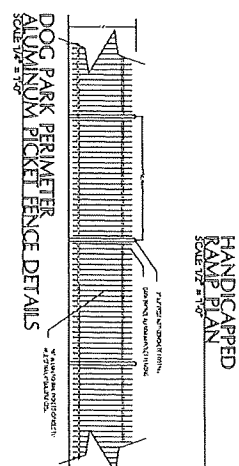
BIKE RACK DETAIL
REAR YARD ENCLOSURE WOOD FENCE DETAILS



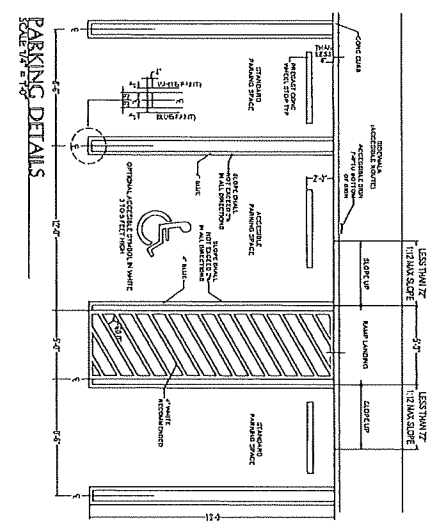
PARALLEL PARKING DETAILS



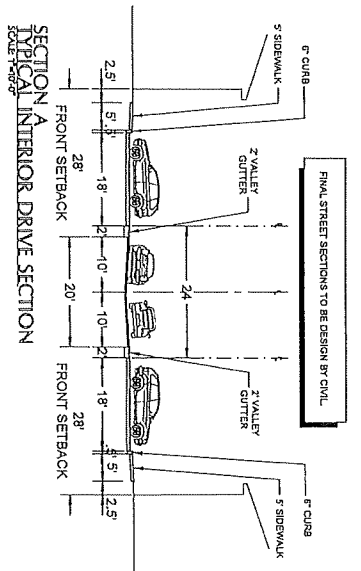
HANDICAPPED RAMP SECTION



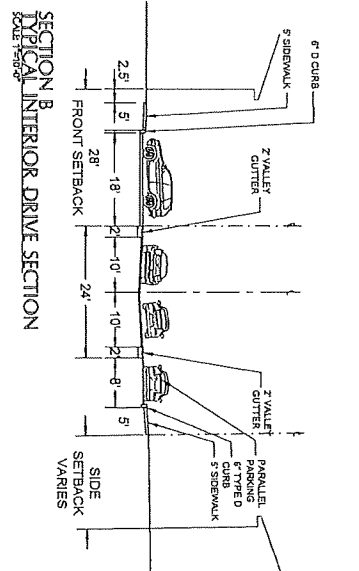
DOG PARK PERIMETER ALUMINUM PICKET FENCE DETAILS



PARKING DETAILS

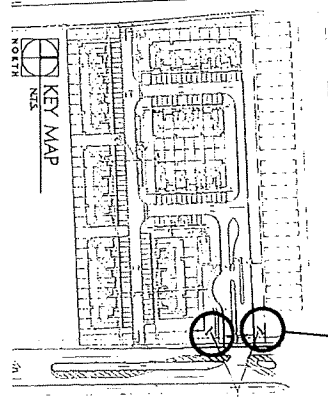


SECTION A TYPICAL INTERIOR DRIVE SECTION

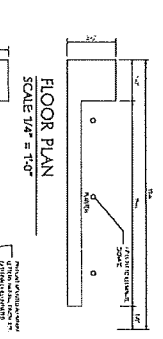


SECTION B TYPICAL INTERIOR DRIVE SECTION

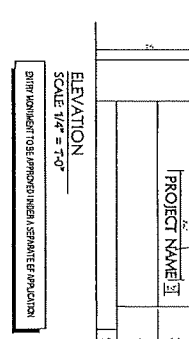
ENTRY MONUMENT



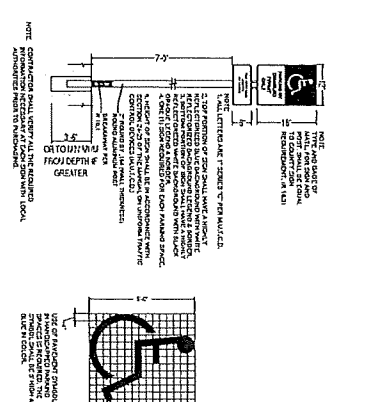
KEY MAP



FLOOR PLAN SCALE 1/4" = 1'-0"



ELEVATION SCALE 1/4" = 1'-0"

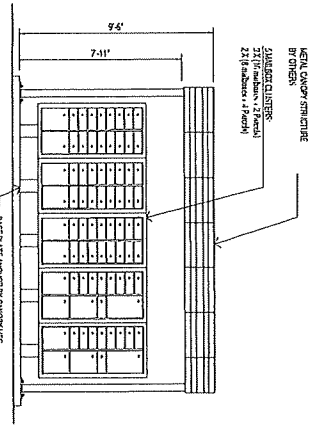


ACCESSIBILITY DETAILS

PASQUAN PEREZ KILLOMILAN STARR ARCHITECTS + PLANNERS

PROJECT: KENDALL TOWNHOMES
 CLIENT: Miami Dade SNF Holding LLC
 DATE: 08/25/2025

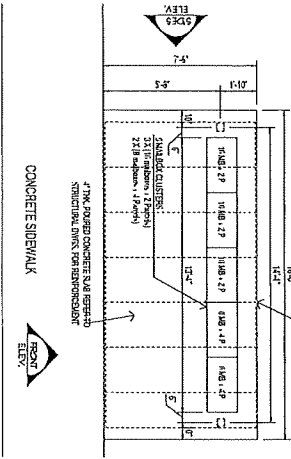
SHEET: SP-2



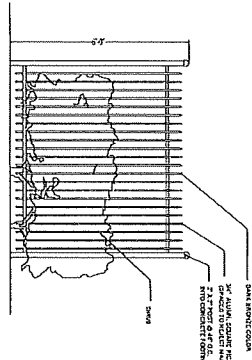
MAIL KIOSK FRONT ELEVATION
SCALE 3/8" = 1'-0"

ATTENTION: 1. 4" MIN. CLEARANCE 2. 1" MIN. CLEARANCE 3. 1" MIN. CLEARANCE

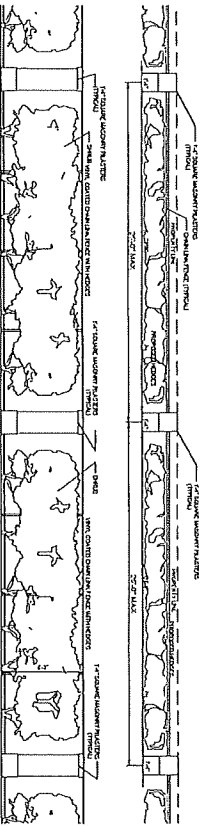
USE CONCRETE/CLAY TILE FINISH ABOVE BY OTHERS REFER TO SHOP DRAWINGS



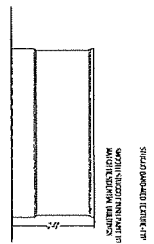
MAIL KIOSK SIDE ELEVATION
SCALE 3/8" = 1'-0"



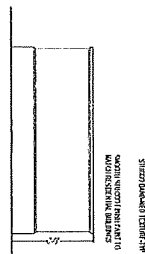
PROPERTY PERIMETER ALUMINUM PICKET FENCE DETAILS
SCALE 1/2" = 1'-0"



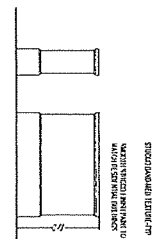
PROPERTY PERIMETER PRECAST WALL DETAILS
SCALE 1/2" = 1'-0"



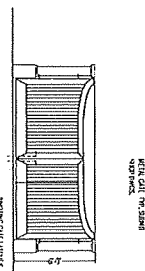
DUMPSTER REAR ELEVATION
SCALE 1/2" = 1'-0"



DUMPSTER RIGHT ELEVATION
SCALE 1/2" = 1'-0"

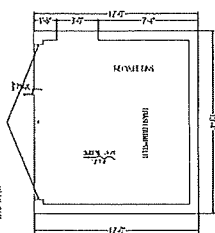


DUMPSTER LEFT ELEVATION
SCALE 1/2" = 1'-0"

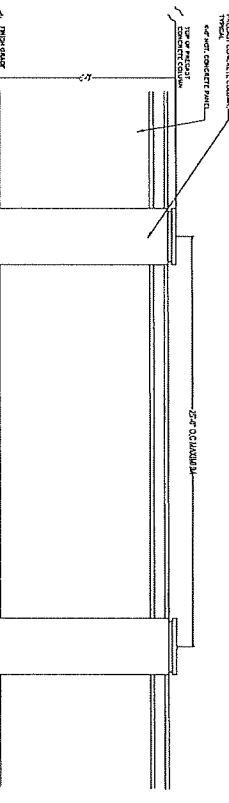


DUMPSTER FRONT ELEVATION
SCALE 1/2" = 1'-0"

DUMPSTER CALCULATIONS	
SOLID WASTE GENERATED PER DAY PER RESIDENT (GAL)	4.98
HOUSEHOLDS	214
RESIDENTS	129
HOUSEHOLD USE (GROSS)	57
ACCIDENT TO FOR THE COMMUNITY	129
WEEKLY LBS. TRASH GENERATED	9,327
WEEKLY LBS. TRASH Y LBS.	2,078
6-WAY DUMPSTER	1,600
REQUIRED	2
PROVIDED	3
TWO PICKUPS PER WEEK	



DUMPSTER PLAN
SCALE 1/2" = 1'-0"



PROPERTY PERIMETER PRECAST WALL DETAILS
SCALE 1/2" = 1'-0"

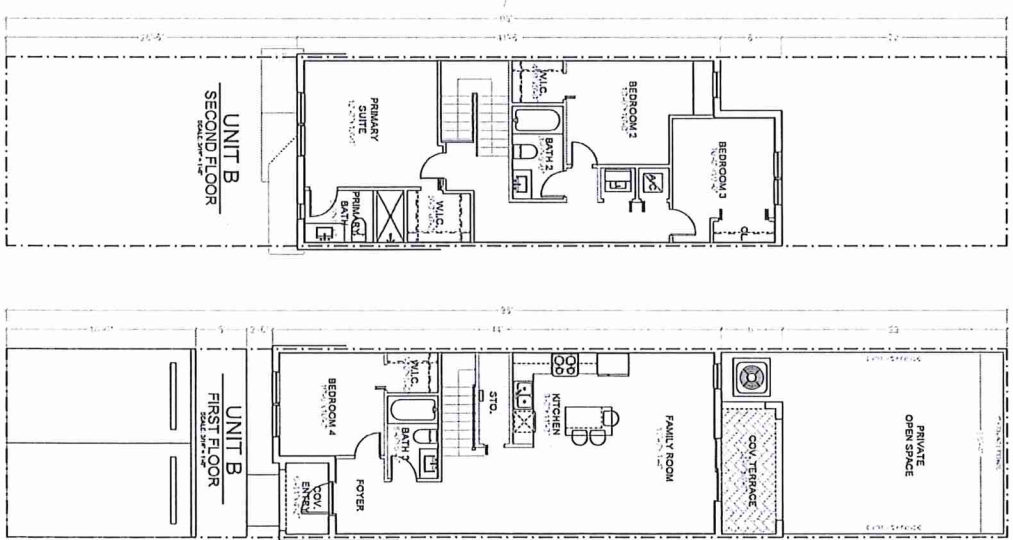
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NOTE:
 ANY COMBINATIONS OF BUILDING AND UNIT TYPES DEPICTED ON THESE PLANS MAY BE SUBSTITUTED WITH ANY OTHER COMBINATIONS OF BUILDING AND UNIT TYPES PROVIDED THAT THE TOTAL GROSS FLOOR AREA, TOTAL GROSS VOLUME, TOTAL BUILDING ELEVATION DEPICTED ON THESE PLANS MAY BE SUBSTITUTED WITH ANY OTHER BUILDING ELEVATION PROVIDED ANY SIGN ELEVATION, SIGN AREA, SIGNAGE OR OTHER SIGNAGE INFORMATION IS MAINTAINED.

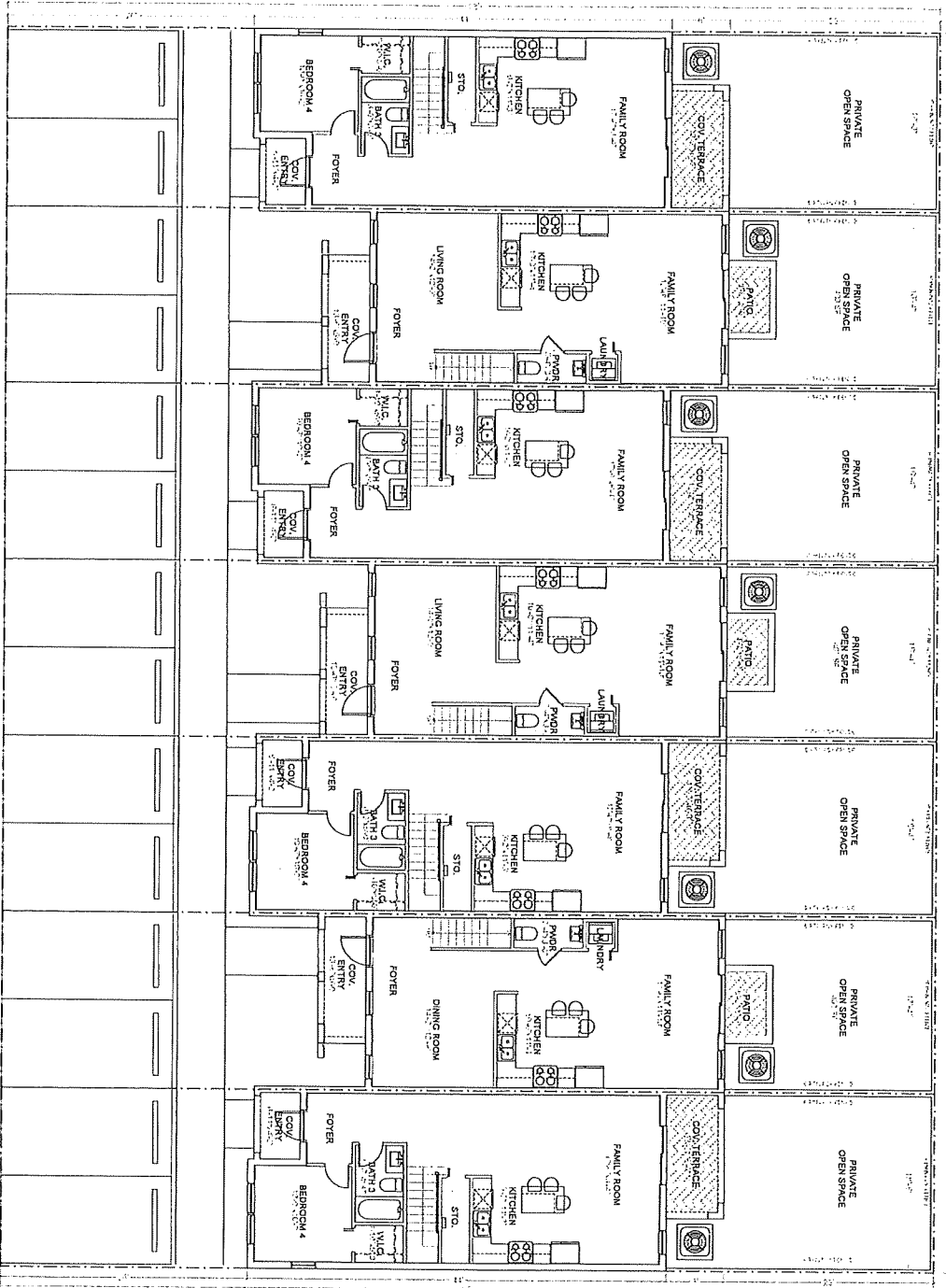


4 BEDROOMS / 3 BATH

AREA CALCULATIONS:	
AC FLOOR	785 SQUARE FEET
AC BAL. FLOOR	885 SQUARE FEET
TOTAL AC	1,670 SQUARE FEET
COVERED BATHY	35 SQUARE FEET
COVERED TERRACE	79 SQUARE FEET
TOTAL	1,779 SQUARE FEET



	KENDALL TOWNHOMES BY: Miami Dade SNF Holding LLC MIAMI-DADE COUNTY, FLORIDA	Miami Dade SNF Holding LLC 2445 South Bayshore Drive #11-2A Coral Gables, FL 33133
	WORK PLAN SHEET NO. A-2 SCALE: AS SHOWN DATE: 11/24/24 DRAWN BY: PLS CHECKED BY:	UNIT B 2x4



7 UNIT BUILDING
FIRST FLOOR
SCALE: 3/16" = 1'-0"

AREA CALCULATIONS	
GROUND FLOOR	5,894.00 SF
SECOND FLOOR	5,672.00 SF
TOTAL GROSS	11,466.00 SF

KENDALL TOWNHOMES
BY: Miami Dade SNF Holding LLC
MIAMI-DADE COUNTY, FLORIDA

7 UNIT BUILDING

DATE: 2025.08.14
DRAWN: AS SHIMAN
CHECKED: P/ALC
PROJECT: P/MS

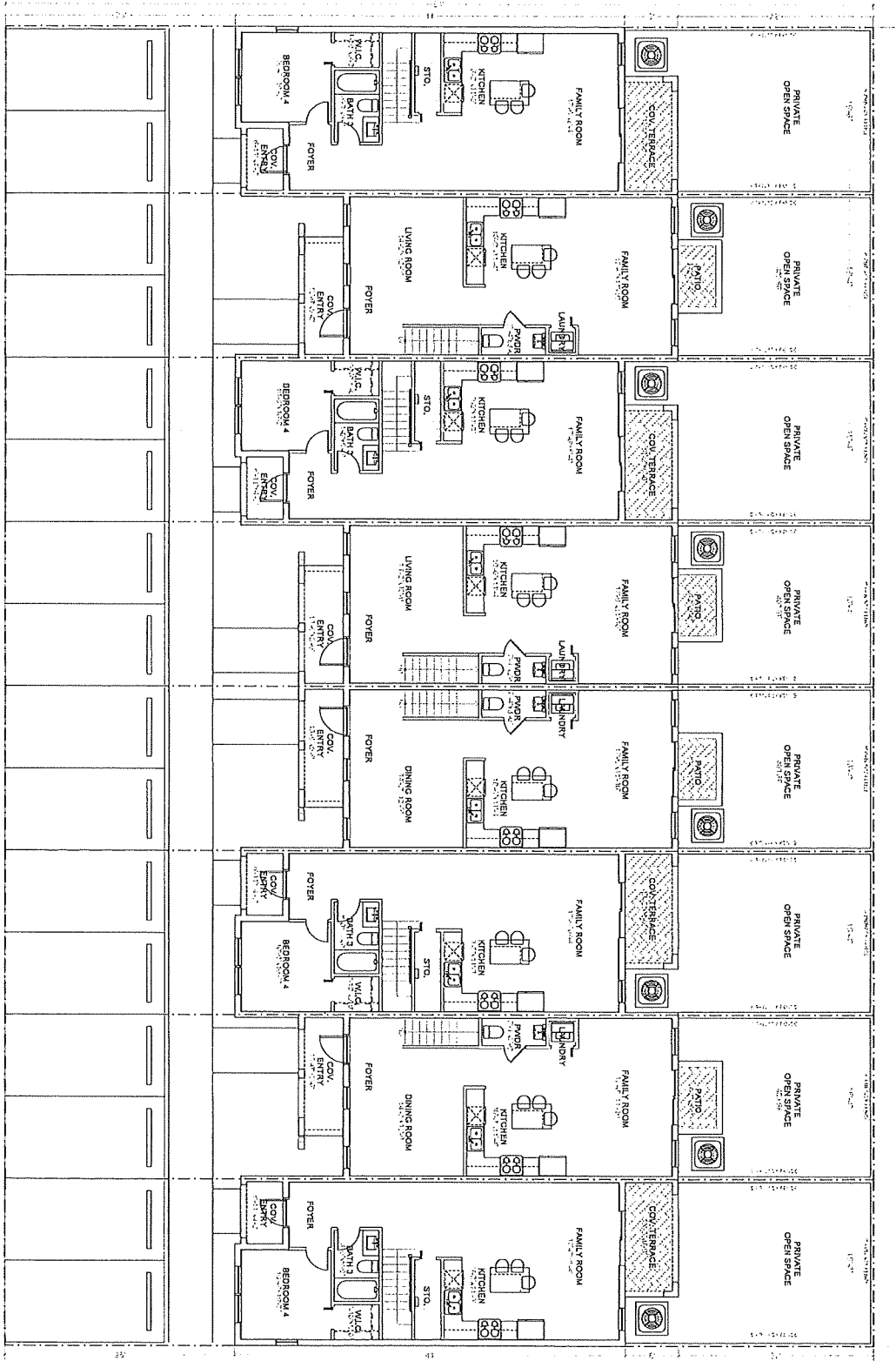
Miami Dade SNF Holding LLC
2545 South Business Drive
Miami, Florida, FL 33133

DATE: 2025.08.14
DRAWN: AS SHIMAN
CHECKED: P/ALC
PROJECT: P/MS

A-3

CONTRACT NO. 2025-106 (106)2, KENDALL TOWNHOMES, MIAMI-DADE COUNTY, FLORIDA. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

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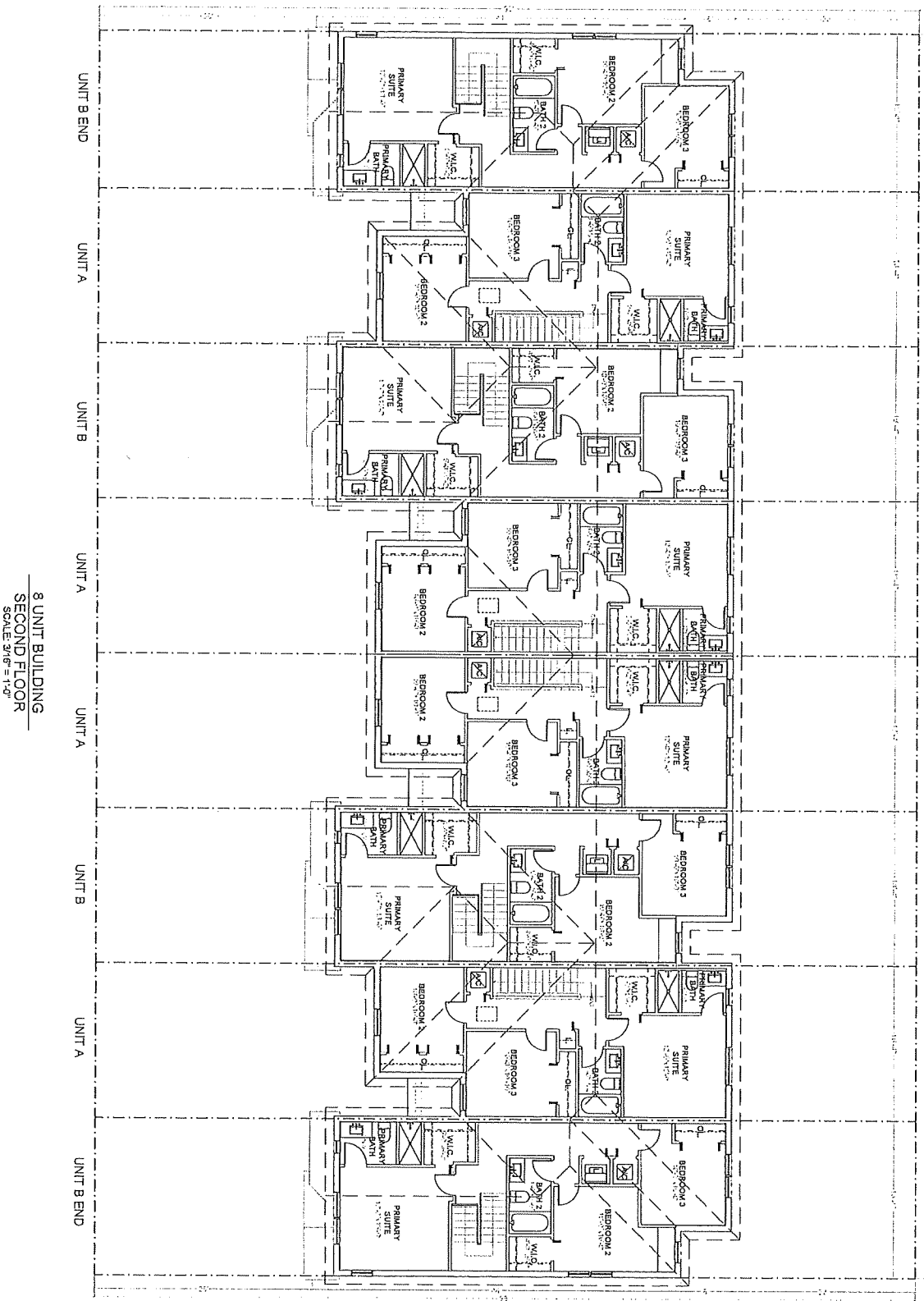


B UNIT BUILDING
FIRST FLOOR
SCALE: 3/16" = 1'-0"

AREA CALCULATIONS	
GROUND FLOOR	6,615.00 SF
SECOND FLOOR	6,342.00 SF
TOTAL GROSS	12,957.00 SF

<p>10/28/2024 SHEET 2024-04 KENDALL TOWNHOMES ARCHITECTS, P.A. P.L.L.C. 1101 N.W. 107th Ave. Miami, FL 33176 Tel: 305.444.1100 Fax: 305.444.1101 www.kendalltownhomes.com</p>	<p>KENDALL TOWNHOMES BY: Miami Dade SNF Holding LLC MIAMI-DADE COUNTY, FLORIDA</p>	<p>Prepared by: [Name] Checked by: [Name] Designed by: [Name] Date: 10/28/2024 Project: Kendall Townhomes Sheet: A-6 Scale: 3/16" = 1'-0"</p>	<p>Architect: KENDALL TOWNHOMES, MIAMI-DADE COUNTY, FLORIDA ARCHITECTS, P.A. Professional Seal: [Seal] Date: 10/28/2024 Project: Kendall Townhomes Sheet: A-6</p>
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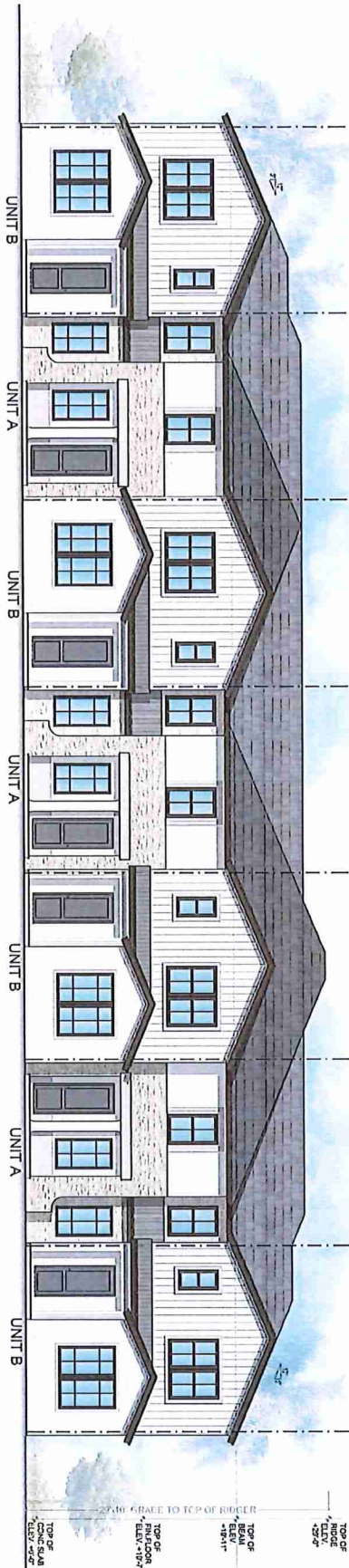
1/20/2024 4:00 PM KENDALL TOWNHOMES SECOND FLOOR - 2nd FLOOR PLAN - 1/20/2024
 The architectural design and construction of the building and the construction of the building shall be in accordance with the applicable provisions of the Florida Building Code and the Florida Building Code for Residential Construction, and shall be subject to the approval of the Miami-Dade County Department of Building Inspection.



8 UNIT BUILDING
 SECOND FLOOR
 SCALE 3/16" = 1'-0"

<p>GENERAL NOTES</p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS OF THE STATE OF FLORIDA.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.</p> <p>3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.</p> <p>5. THE CONTRACTOR SHALL MAINTAIN SAFE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1/20/2024</td> <td>ISSUED FOR PERMIT</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	1/20/2024	ISSUED FOR PERMIT	<p>PROJECT INFORMATION</p> <p>PROJECT NAME: KENDALL TOWNHOMES</p> <p>CLIENT: Miami Dade SNF Holding LLC</p> <p>ADDRESS: MIAMI-DADE COUNTY, FLORIDA</p> <p>ARCHITECT: [Firm Name]</p> <p>DATE: 1/20/2024</p> <p>SCALE: AS SHOWN</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>DATE: 1/20/2024</p>	<p>OWNER INFORMATION</p> <p>OWNER: Miami Dade SNF Holding LLC</p> <p>ADDRESS: 1425 South Bayshore Drive</p> <p>CONTACT: [Name]</p> <p>PHONE: [Number]</p> <p>FAX: [Number]</p> <p>EMAIL: [Address]</p>	<p>2nd FLOOR PLAN</p> <p>8 UNIT BUILDING</p> <p>DATE: 1/20/2024</p> <p>SCALE: 3/16" = 1'-0"</p> <p>PROJECT: KENDALL TOWNHOMES</p> <p>CLIENT: Miami Dade SNF Holding LLC</p> <p>ADDRESS: MIAMI-DADE COUNTY, FLORIDA</p> <p>ARCHITECT: [Firm Name]</p> <p>DATE: 1/20/2024</p> <p>SCALE: AS SHOWN</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>DATE: 1/20/2024</p>	<p>APPENDIX</p> <p>A-7</p> <p>DATE: 1/20/2024</p>
NO.	DATE	DESCRIPTION									
1	1/20/2024	ISSUED FOR PERMIT									

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-106 DATE: AUG 25 2025 BY: ISA



7 UNIT BLDG. - FRONT ELEVATION
TYP. COLOR SCHEME

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PASCAL PEREZ
KIMMOQUAN STARR
ARCHITECTS/PLANNERS

Miami Dade SNF Holding LLC
2343 South Keston Blvd
Pm 2A
Coral Gables, FL 33133

KENDALL TOWNHOMES
BY: Miami Dade SNF Holding LLC
MIAMI-DADE COUNTY, FLORIDA

COVER SHEET

DATE: 08/25/2025

PROJECT: KENDALL TOWNHOMES

OWNER: MIAMI DADE SNF HOLDING LLC

ARCHITECT: PASCAL PEREZ, KIMMOQUAN STARR

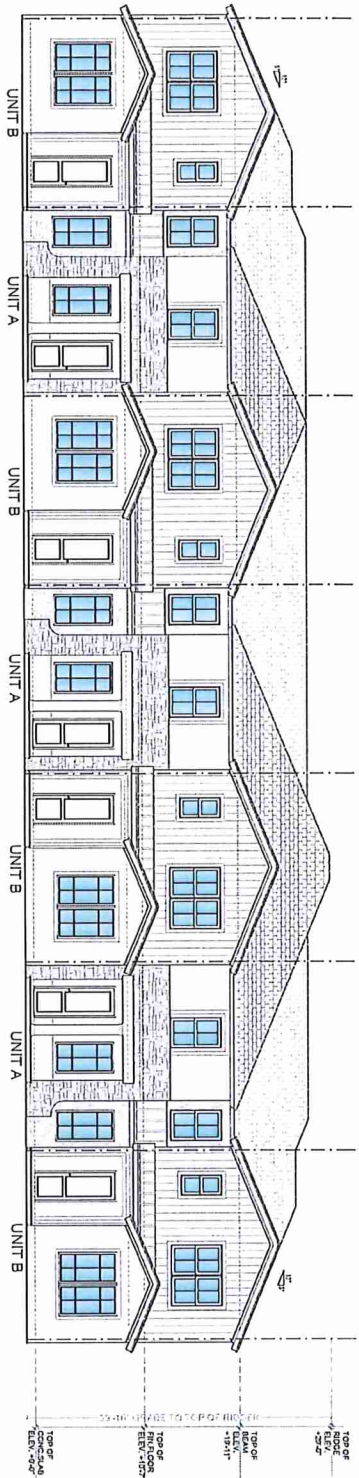
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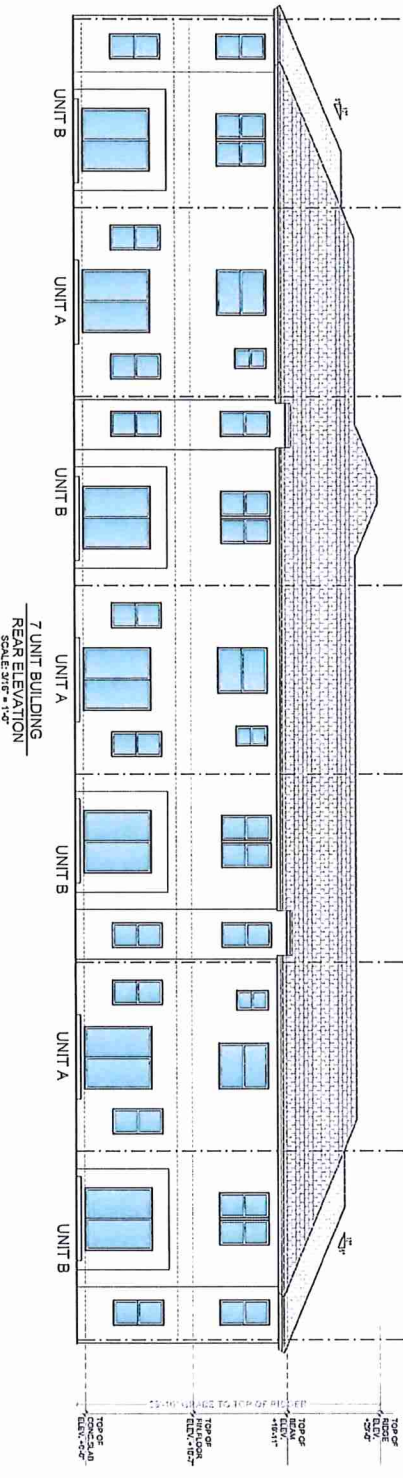
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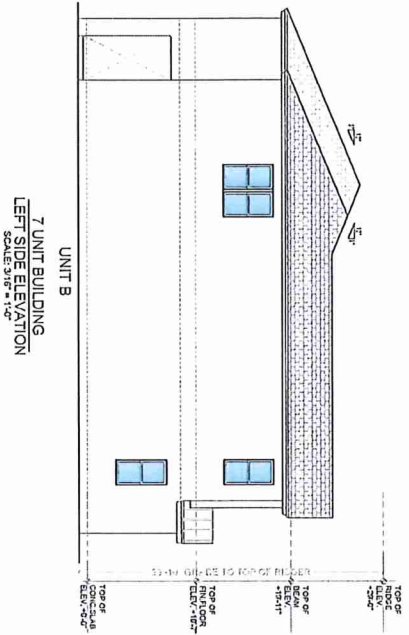
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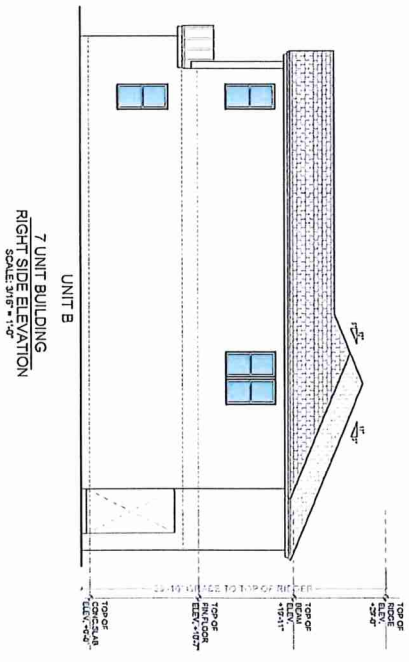
7 UNIT BUILDING
FRONT ELEVATION
SCALE 3/16" = 1'-0"



7 UNIT BUILDING
REAR ELEVATION
SCALE 3/16" = 1'-0"



7 UNIT BUILDING
LEFT SIDE ELEVATION
SCALE 3/16" = 1'-0"



7 UNIT BUILDING
RIGHT SIDE ELEVATION
SCALE 3/16" = 1'-0"

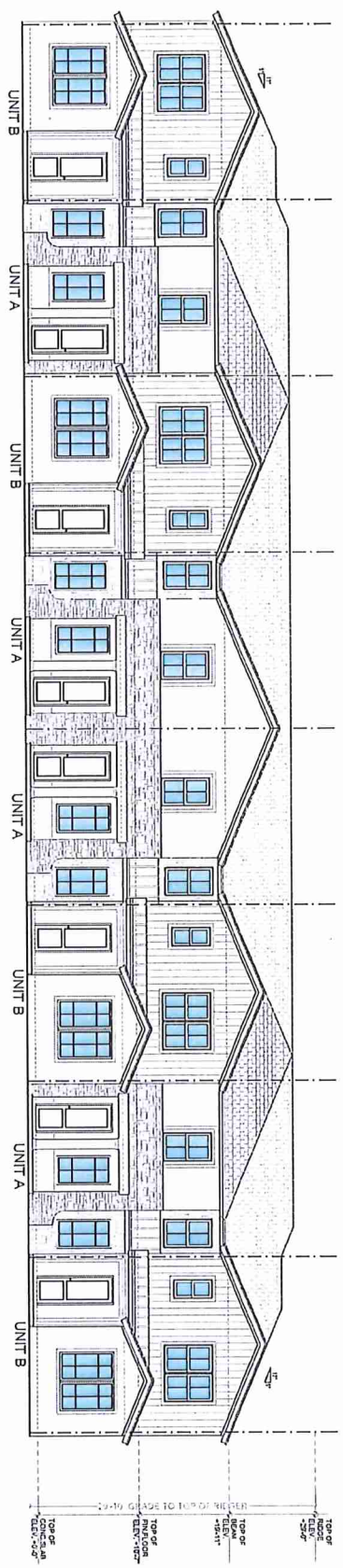
CONFORM
LEWIS
TULLOCHAN
SHARR
 ARCHITECTS-PLANNERS

Miami Dade SNF Holding LLC
 2400 South Broward Drive
 Ft. LA
 Coral Gables, FL 33133

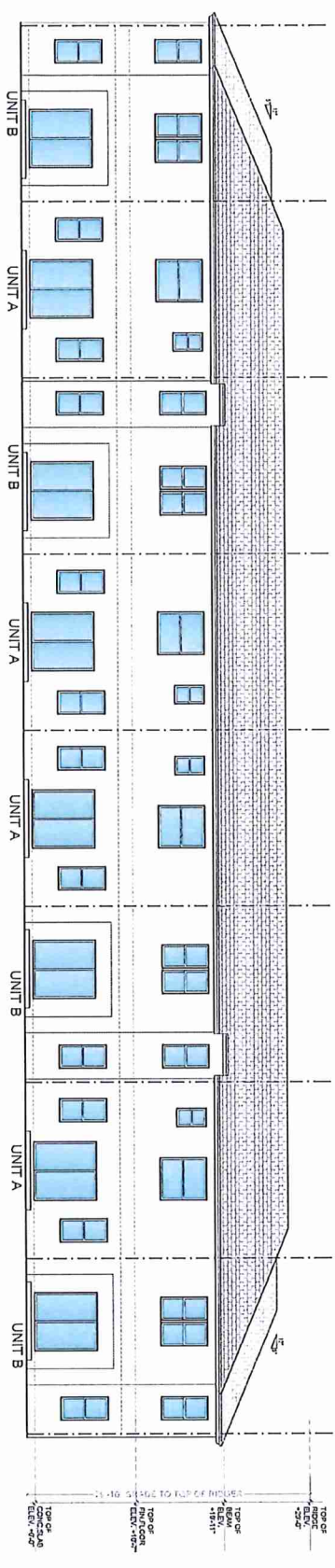
KENDALL TOWNHOMES
 BY: Miami Dade SNF Holding LLC
 MIAMI-DADE COUNTY, FLORIDA

7 UNIT BUILDING
 DRAWING NO. 2024-001
 DATE: 08/25/2025
 SCALE: 3/16" = 1'-0"

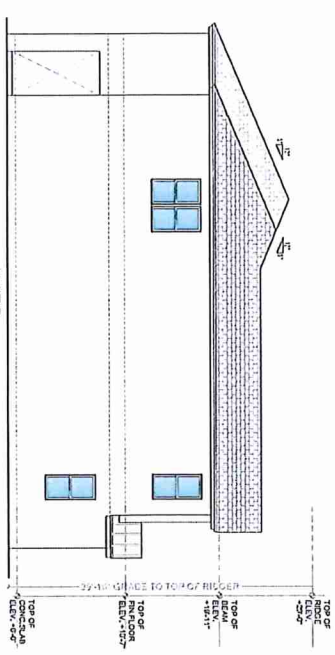
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 SHEET 14



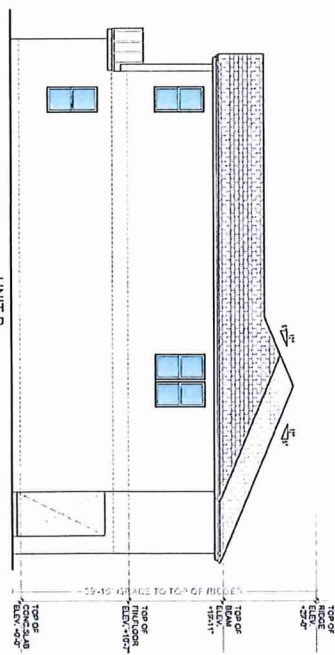
8 UNIT BUILDING
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



8 UNIT BUILDING
REAR ELEVATION
SCALE: 3/16" = 1'-0"



8 UNIT BUILDING
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



8 UNIT BUILDING
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT
OWNER
ARCHITECTS/ENGINEERS
DATE
SCALE

Miami Dade SNF Holding LLC
 2415 South Peninsula Drive
 Ft. SA
 Coconut Grove, FL 33133

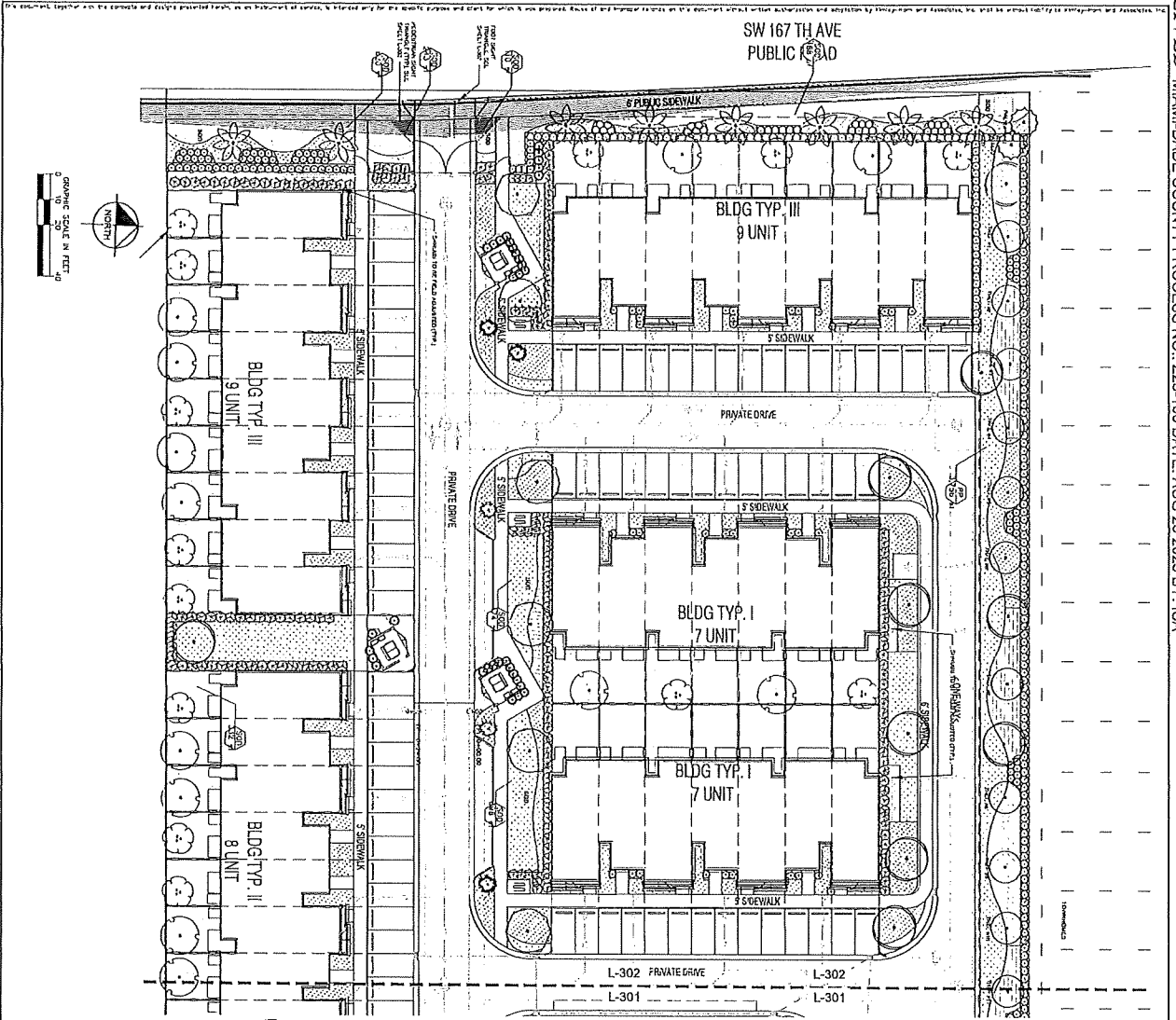
KENDALL TOWNHOMES
 BY: Miami Dade SNF Holding LLC
 MIAMI-DADE COUNTY, FLORIDA

8 UNIT BUILDING

DESCRIPTION	DATE	BY	APPROVED
Final	08/25/25	ISA	ISA
Revised			
Initial			
Check			
Drawn			
Scale			
Sheet No.			
Project No.			

A-8

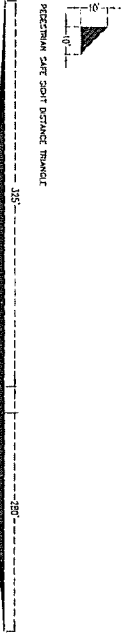
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PLANT KEY

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME
	T1	DOGWOOD	DOGWOOD
	T2	FLORIDA PALM	FLORIDA PALM
	T3	ROYAL PALM	ROYAL PALM
	T4	SPYRIN PALM	SPYRIN PALM
	T5	SPYRIN PALM	SPYRIN PALM
	T6	SPYRIN PALM	SPYRIN PALM
	T7	SPYRIN PALM	SPYRIN PALM
	T8	SPYRIN PALM	SPYRIN PALM
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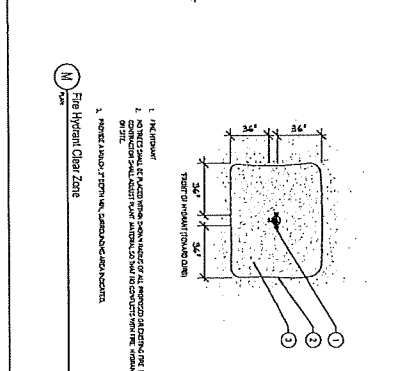
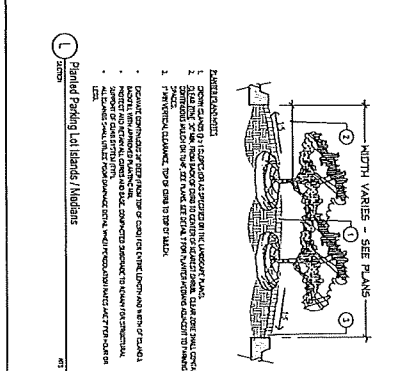
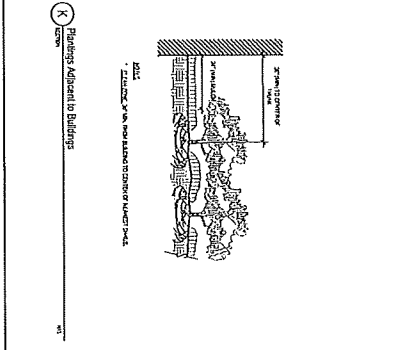
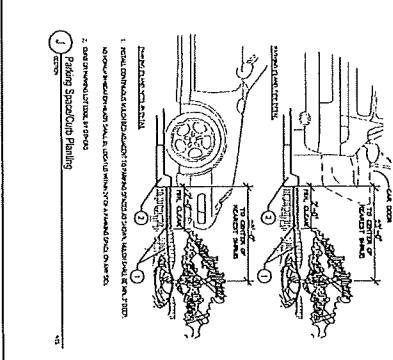
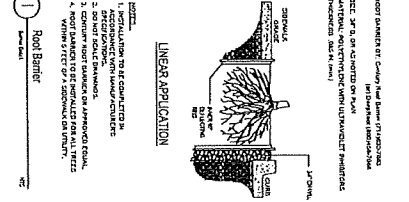
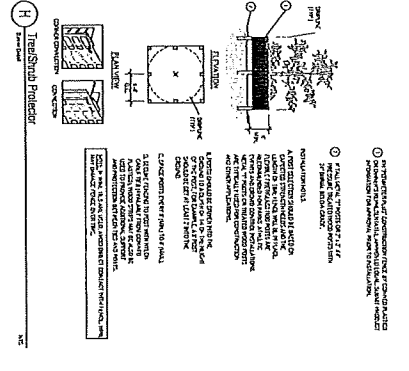
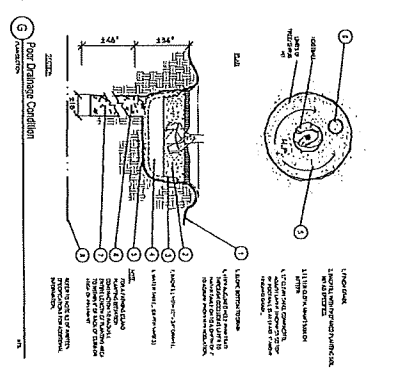
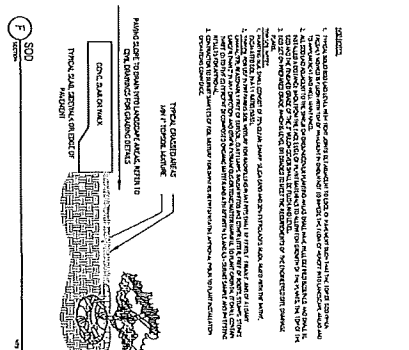
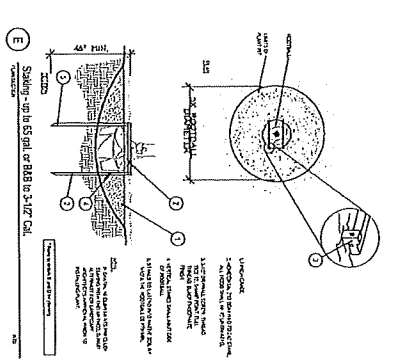
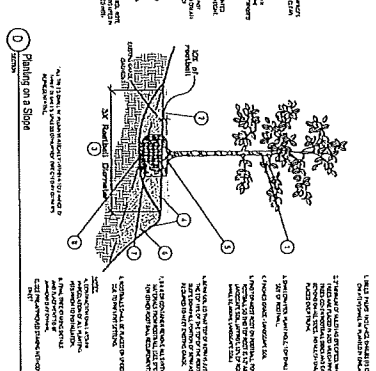
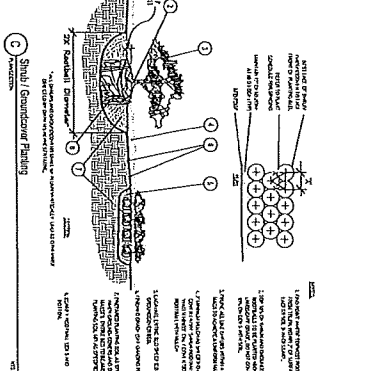
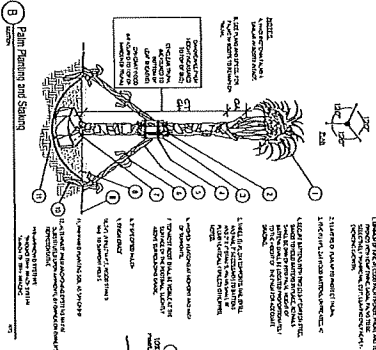
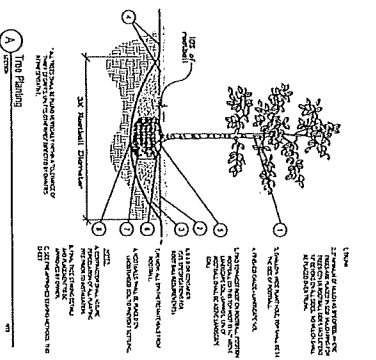
SAFE SIGHT DISTANCE TRIANGLE DIAGRAMS



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<p>WEST KENDALL PREPARED FOR MIAMI DADE SNF HOLDINGS, LLC</p> <p>FLORIDA</p>	<p>LANDSCAPE PLAN</p>	<p>XHA PROJECT 147288015</p> <p>DATE 5/9/2025</p> <p>SCALE AS SHOWN</p> <p>DRAWN BY CIV</p> <p>CHECKED BY KD</p>		<p>Kimley-Horn</p> <p>445 24th STREET, SUITE 200, VERO BEACH, FL 33160 PHONE: 787-734-4100 WWW.KIMLEY-HORN.COM P.O. BOX 10, 55106</p>	No	REVISIONS	DATE	BY
					147288016	L-302	147288016	L-302



GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- A. SOURCE OF WATER
B. PROTECTION OF EXISTING PLANT MATERIAL
C. PROTECTION OF EXISTING PLANT MATERIAL
D. LANTANA
E. SOIL CULTIVATION AND PREPARATION

- F. PLANTING
G. MULCHING
H. IRRIGATION
I. MAINTENANCE
J. FERTILIZATION
K. WEEDING
L. WATER
M. LIGHTING
N. SIGNAGE

- O. FURNITURE
P. ACCESSIBILITY
Q. SAFETY
R. SECURITY
S. LIGHTING
T. SIGNAGE
U. MAINTENANCE

- V. LIGHTING
W. SIGNAGE
X. MAINTENANCE
Y. FERTILIZATION
Z. WEEDING



WEST KENDALL
PREPARED FOR
MIAMI DADE SNF
HOLDINGS, LLC
FLORIDA

LANDSCAPE NOTES &
SPECS

KIMLEY-HORN
147268016
DATE 5/9/2025
BY [signature]

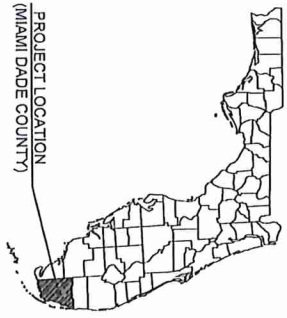
Kimley-Horn
415 515
PHONE: 772-791-1100
REGISTRY NO. 33162

Table with 2 columns: REVISIONS, DATE

Table with 2 columns: NO., DATE

147268016
SHEET NUMBER
L-351

KEEP PRINTS BELOW
CALL BEFORE YOU DIG



PROJECT LOCATION
(MIAMI DADE COUNTY)

PROJECT TEAM

DEVELOPER
DATE FRANCHISE
TRINITY HOLDINGS, LLC
11000 W. 11TH AVENUE
MIAMI BEACH, FL 33136
PHONE (772) 514-2478

OWNER
MIAMI DADE ONE HOLDINGS, LLC
4400 S. FLAMINGO AVENUE
MIAMI BEACH, FL 33133
PHONE (772) 514-2478

LANDSCAPE ARCHITECT
NATURESCAPE, S.A.
4001 W. HUNTER BOULEVARD
MIAMI BEACH, FL 33149
PHONE (772) 514-2478

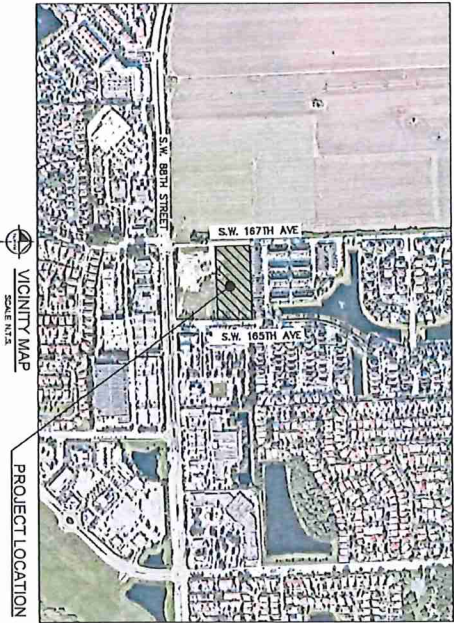
CIVIL ENGINEER
DANIEL BARNETT P.E.
4400 S. FLAMINGO AVENUE
SUITE 600
MIAMI BEACH, FL 33133
PHONE (772) 514-2478

BUILDING ARCHITECT
ANDREW J. STARK, AIA
1200 W. 11TH AVENUE
SUITE 100
MIAMI BEACH, FL 33133
PHONE (772) 514-2478

LIST OF CONTACTS

- STORMWATER**
DEPARTMENT OF ENVIRONMENTAL
MANAGEMENT
771 N.W. 107th COURT, 6TH FLOOR
MIAMI, FL 33156
PHONE (305) 375-2200
CONTACT: CHLOE EDWARDS
- WATER & SEWER**
MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT
MIAMI, FL 33133
PHONE (305) 375-2200
CONTACT: JEFFREY
- FIRE PREVENTION**
MIAMI-DADE COUNTY FIRE DEPARTMENT
MIAMI, FL 33133
PHONE (305) 375-2200
CONTACT: JEFFREY
- PLANNING AND ZONING**
MIAMI-DADE COUNTY PLANNING AND ZONING DEPARTMENT
MIAMI, FL 33133
PHONE (305) 375-2200
CONTACT: JEFFREY
- BUILDING DEPARTMENT**
MIAMI-DADE COUNTY BUILDING DEPARTMENT
MIAMI, FL 33133
PHONE (305) 375-2200
CONTACT: JEFFREY
- PUBLIC WORKS**
MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
MIAMI, FL 33133
PHONE (305) 375-2200
CONTACT: JEFFREY

CONSTRUCTION PLANS
FOR
WEST KENDALL TOWNHOMES
LOCATED IN
WEST KENDALL, FLORIDA 33193
SECTION 32, TOWNSHIP 54S, RANGE 39E



Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
C-001	UTILITY SITE PLAN (STORMWATER)
C-002	UTILITY SITE PLAN (SANITARY SEWER)
C-003	UTILITY SITE PLAN (WATER MAIN)

PREPARED BY:
Kimley»Horn



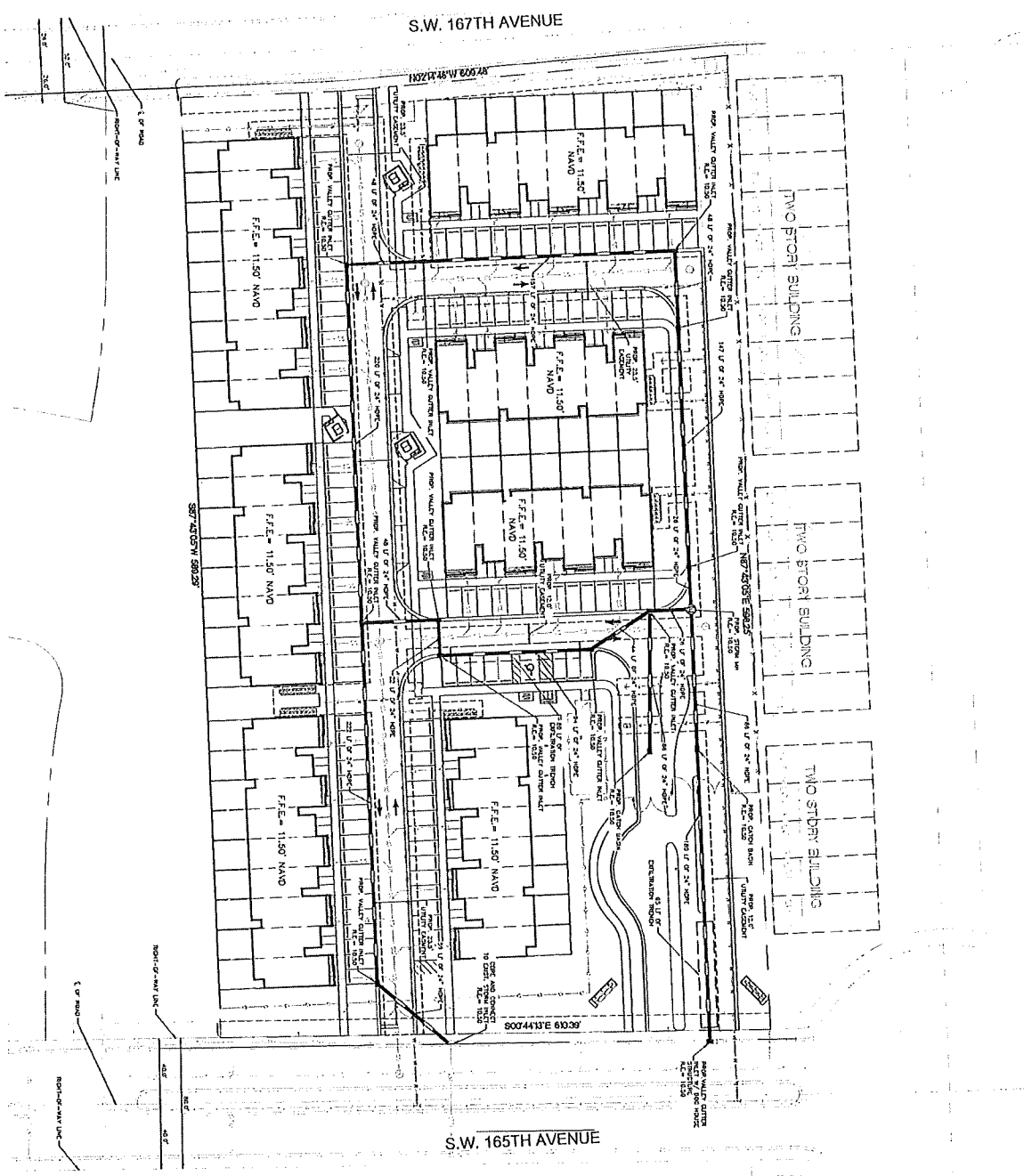
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PHONE: 772-734-1100
WWW.KIMLEY-HORN.COM REGISTRY NO. 615

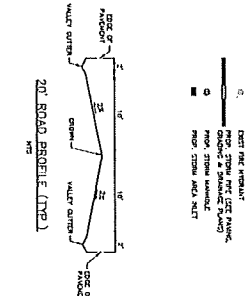
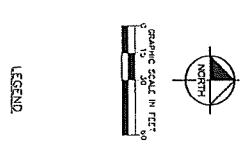
<p>WEST KENDALL TOWNHOMES PREPARED FOR MIAMI DADE SNF HOLDINGS, LLC</p>	<p>COVER SHEET</p>	<p>MIAMI-DADE COUNTY FLORIDA</p>	<p>SHEET NUMBER C-000</p>
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NO.	REVISIONS	DATE	BY

Public Review, Solar Panel Installation, Final Approval, August 04, 2025. 04-11-2025 - KAWB-160014972016 - West Kendall Townhomes (Stormwater) - 1600 S.W. 167th Avenue, Miami, FL 33143. This drawing is the property of Kimley-Horn and Associates, Inc. and shall not be used for any other project without the express written consent of Kimley-Horn and Associates, Inc. All rights reserved.



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NO REVISIONS HAVE BEEN MADE TO THIS DRAWING SINCE IT WAS APPROVED BY THE CITY OF MIAMI. ALL CHANGES TO THIS DRAWING MUST BE MADE BY THE ORIGINAL DESIGNER OR HIS AUTHORIZED REPRESENTATIVE. ANY CHANGES MADE TO THIS DRAWING WITHOUT THE SIGNATURE OF THE ORIGINAL DESIGNER OR HIS AUTHORIZED REPRESENTATIVE SHALL BE VOID.

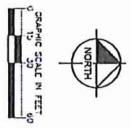
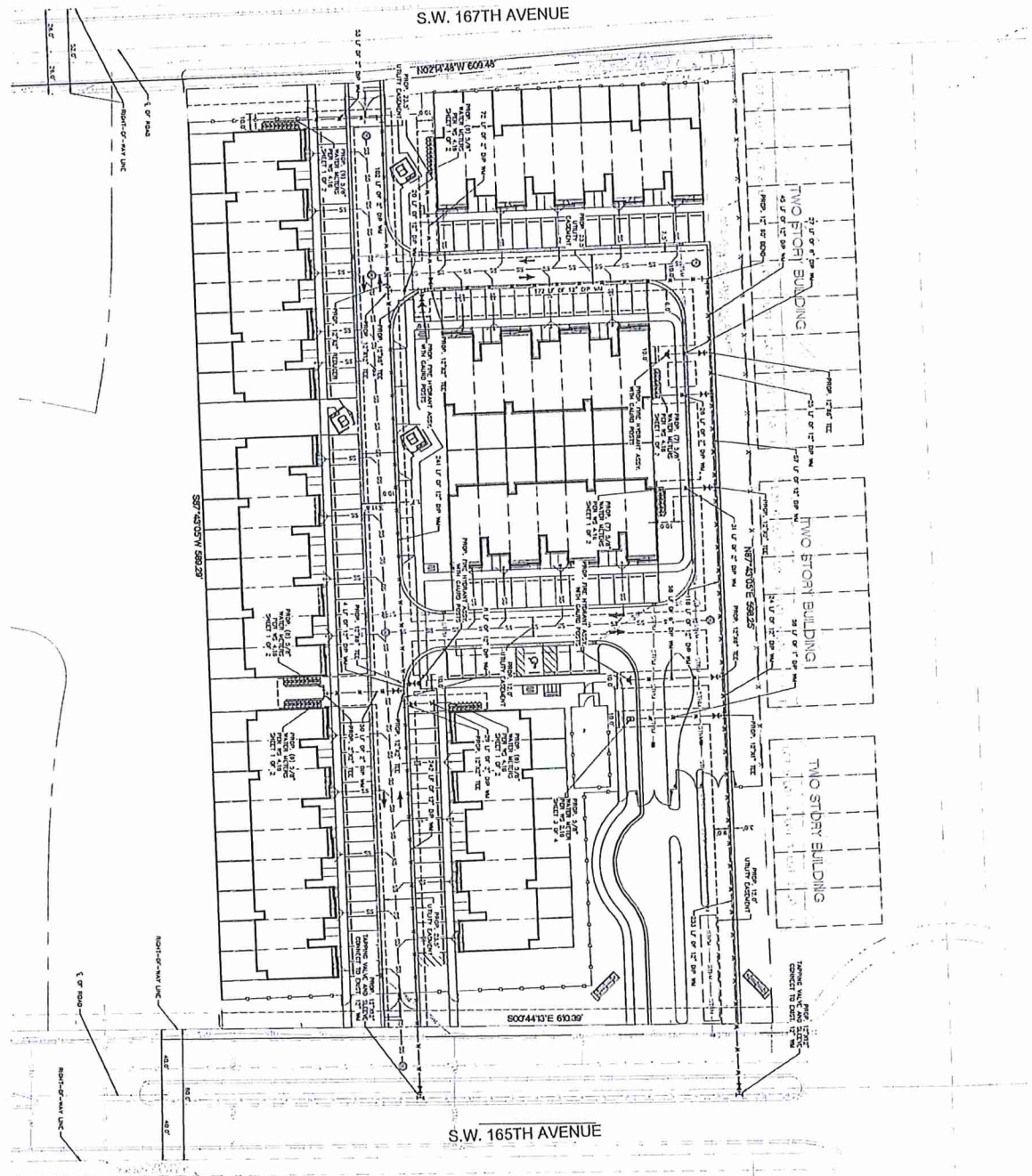


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WEST KENDALL TOWNHOMES PREPARED FOR MIAMI DADE SNF HOLDINGS, LLC	UTILITY SITE PLAN (STORMWATER)	MIA PROJECT 14725016	DATE 2025-08-07
		SCALE AS SHOWN DESIGNED BY DAB DRAWN BY WRU CHECKED BY DAB	
SHEET NUMBER C-400	MIAMI-DADE COUNTY FLORIDA		

NO.	REVISIONS	DATE	BY

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- LEGEND**
- PROPOSED WATER MAIN
 - PROPOSED SANITARY MAIN
 - PROPOSED FIRE MAIN
 - PROPOSED STORM DRAIN
 - PROPOSED UTILITY CHASIS
 - PROPOSED SANITARY PIPE
 - PROPOSED WATER PIPE
 - PROPOSED STORM PIPE
 - PROPOSED FIRE PIPE (SEE MAINS)
 - PROPOSED UTILITY CHASIS
 - PROPOSED SANITARY MAIN
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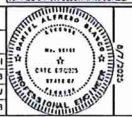
THE PRESENCE OF ORIGINALLY INSTALLED UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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WEST KENDALL TOWNHOMES
 PREPARED FOR
 MIAMI DADE SNF HOLDINGS, LLC
 MIAMI-DADE COUNTY FLORIDA

**UTILITY SITE PLAN
 (WATER MAIN)**

PROJECT NO. 147268016
 DATE 2025-08-07
 SCALE AS SHOWN
 DESIGNED BY DUB
 DRAWN BY USU
 CHECKED BY DAB



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 4140 SW 87th Avenue, Suite 200, Westchester, FL 33598
 Phone: 772-794-4100
 www.kimley-horn.com

NO.	REVISIONS	DATE	BY

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Miami Dade SNF Holding LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Please see Exhibit "B"</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u></u>	<u></u>
<u></u>	<u></u>
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If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

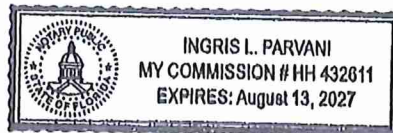
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 6th day of May, 2025. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)



My commission expires 8/13/27

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-106 DATE: JUN 2 2025 BY: ISA

Exhibit "B"

Disclosure of Interest

Miami Dade SNF Holding, LLC			
Ownership Structure			
Entity	Member/Beneficiaries	Trustee	Ownership %
Miami Dade SNF Holding, LLC			
	Oceanside Management Partners LLC		19.86%
	Kendall SNF Mayan, LLC		80.14%
	Kendall SNF Lender LLC		0.00%
Oceanside Management Partners LLC			
	Matthew Gawne		50.00%
	Richard Stacey		50.00%
Kendall SNF Mayan, LLC			
	Ezra Katz 2006 Revocable Trust	Ezra Katz	47.71%
	PM Mayan, LLC		4.17%
	FCP Holdings I, LLC		47.71%
	Dame Holdings, LLC		0.42%
Kendall SNF Lender LLC			
	Ezra Katz 2006 Revocable Trust	Ezra Katz	50.00%
	FCP Holdings III, LLC		50.00%
Ezra Katz 2006 Revocable Trust			
	Ezra Katz	Ezra Katz	100%
PM Mayan, LLC			
	Peter Mekras		100%
FCP Holdings I, LLC			
	Miguel and Lezlie as Tenants by the Entirety		97.21%
	Miguel Poyastro 2012 Irrevocable Trust dated December 12, 2012	Ezra Katz	0.49%
	Joseph Poyastro		1.15%
	Gabrielle Poyastro		1.15%
Dame Holdings, LLC			
	Luis Benitez		50.00%
	Sonia Benitez		50.00%
FCP Holdings III, LLC			
	Miguel Poyastro 2012 Irrevocable Trust u/a/d December 12, 2012	Ezra Katz	40.83%
	Lezlie Poyastro 2012 Irrevocable Trust u/a/d December 11, 2012	Miguel Poyastro	56.99%
	Joseph Poyastro		1.09%
	Gabrielle Poyastro		1.09%

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-106 DATE: JUN 2 2025 BY: ISA

Property Photo – SW 165th Avenue – Northeast Corner



Property Photo – SW 167th Avenue – Southwest Corner



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COMMUNITY ZONING APPEALS BOARD - AREA 11
MEETING OF WEDNESDAY, MARCH 25, 2026
KENDALL VILLAGE CENTER, CIVIC PAVILION
8625 SW 124 AVENUE, Miami, Florida

ITEM A
MIAMI DADE SNF HOLDING, LLC
(25-106)

Members of the Board
Present

Cristhian David Mancera Mejia, Chair
Anthony Valenzuela, Vice Chair
Alex R. Diaz
Angel Alberto Garcia
Manuel "Manny" Fernandez

COUNTY ATTORNEY'S OFFICE
Luis Reyes, Assistant County Attorney

Regulatory & Economic Resources
Veronica Mendoza

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I N D E X

ON BEHALF OF THE APPLICANT

HOLLAND & KNIGHT LLP
BY: ALESSANDRIA SAN ROMÁN, ESQ.
701 Brickell Avenue, Suite 3300
Miami, FL 33131
Office: 305-789-7580
alessandria.sanroman@hklaw.com

<u>SUPPORTERS:</u>	PAGE
Ms. Alexis Santos	10
Mr. Luis Antonio Ramos Reyes	11
Ms. Alissa Calderon	12
Ms. Liliana Crisanto	13
Gladys Ramos	71
Maria Gracia	72

<u>OBJECTORS</u>	PAGE
Ms. Elvira Aguirre	41
Mr. Alberto Rosales	46
Mr. Nelson Sotomayor	48
Ms. Polita Arbelaez Dawkins	49
Ms. Claudia Parada	52
Ms. Paula Beltran	53
Ms. Maritero Rosales	56
Mr. Juan Antonio Torrente, Jr.	57
Mr. Edwin Trujillo	59
Ms. Yeleny Martinez	61
Mr. George Primov	62
Ms. Jessica Pabon	65
Mr. Pedro Inatty	66
Ms. Maria Lis	67
Mr. Federico Masiere	69

1 (Thereupon, the following
2 proceedings were had:)

3 CHAIRMAN MANCERA MEJIA: All right.
4 Are the Court Reporter and the
5 County Attorney present.

6 THE COURT REPORTER: Present.

7 MR. REYES: Present.

8 CHAIRMAN MANCERA MEJIA: Thank you.
9 Ladies and Gentlemen, good evening
10 to all of you.

11 This meeting of the Community
12 Council for Area 11 has come to order on
13 this March 25th, 2026.

14 So, at this time I would like to
15 ask all of you to stand for the Pledge of
16 Allegiance.

17 (Thereupon, the Pledge of
18 Allegiance was had, after which the
19 following transpired:)

20 CHAIRMAN MANCERA MEJIA: You may be
21 seated.

22 Staff, please call the roll.

23 MS. MENDOZA: Board Member
24 Castillo. Absent.

25 Board Member Alex Diaz.

1 BOARD MEMBER DIAZ: Present.

2 MS. MENDOZA: Board Member Manuel
3 Fernandez.

4 BOARD MEMBER FERNANDEZ: Present.

5 MS. MENDOZA: Board Member Angel
6 Albert Garcia.

7 BOARD MEMBER GARCIA: Present.

8 MS. MENDOZA: Vice Chair
9 Valenzuela.

10 VICE CHAIR VALENZUELA: Present.

11 MS. MENDOZA: Chair Mancera Mejia.

12 CHAIRMAN MANCERA MEJIA: Present.

13 MS. MENDOZA: We have quorum.

14 CHAIRMAN MANCERA MEJIA: Those of
15 you who wish to speak today must stand
16 and the Court Reporter will swear you in.
17 Who wants to speak today? Please stand.
18 All of you who want to speak, please
19 stand.

20 Thank you.

21 THE COURT REPORTER: Anyone that
22 might give testimony? Just in case you
23 want to speak, we need to swear in.

24 Your right hand, sorry.

25 (Thereupon, all interested

1 individuals seeking to present testimony
2 in these proceedings were duly sworn to
3 tell the truth, the whole truth, and
4 nothing but the truth, after which the
5 following transpired:)

6 CHAIRMAN MANCERA MEJIA: Thank you.

7 Anyone present at this meeting who
8 wishes to defer or withdraw an
9 application, please come forward at this
10 time and state your name and address for
11 the record.

12 There are no requests for deferrals
13 at this time or withdrawals.

14 Staff, for the record, please read
15 the Department's introductory statement
16 at zoning hearings.

17 MS. MENDOZA: "In accordance with
18 the Code of Miami-Dade County, all items
19 to be heard this evening have been
20 legally advertised in the newspaper.
21 Notices have been mailed, and properties
22 have been posted.

23 "Additional copies of the agenda
24 are available here at the meeting.

25 "Items will be called up to be

1 heard by agenda number and the name of
2 applicant. The record of the hearing on
3 each application will include the records
4 of the Department of Regulatory and
5 Economic Resources.

6 "All these items are present here
7 this evening, available to all
8 interested parties, and available to the
9 members of the Board who examine the
10 items from the record during these
11 hearings.

12 "Parties have the right to
13 cross-examination.

14 "This statement, along with the
15 fact that all witnesses have been sworn,
16 should be included in any transcript of
17 all and any part of these proceedings.

18 "In addition, the following
19 departments have representatives present
20 here at the meeting to address any
21 questions. The Department of Regulatory
22 and Economic Resources, Zoning
23 Evaluations section and the County
24 Attorney's Office.

25 "All exhibits used in this

1 presentation before the Board become
2 part of the public record, and will not
3 be returned unless an identical
4 letter-sized copy is submitted for the
5 file.

6 "Any person making impertinent or
7 slanderous remarks, or who becomes
8 boisterous while addressing the Community
9 Zoning Appeals Board, shall be barred
10 from further audience before the
11 Community Zoning Appeals Board by the
12 presiding officer unless permission to
13 continue, or again address the Board be
14 granted by the majority vote of the Board
15 Members present.

16 "The number of filed protestors and
17 waivers on each application will be read
18 into the record at the time of the
19 hearing as each application is read.

20 "Those items not heard prior to the
21 ending meeting time for this meeting will
22 be deferred to the next available zoning
23 hearing meeting date for this Board."

24 CHAIRMAN MANCERA MEJIA: Okay,
25 thank you.

1 When I call your item, please step
2 up to the podium and state your name and
3 address clearly for the record. I will
4 then proceed to call those of you in
5 support of the application, and then I
6 will call for objectors.

7 Those of you who are here who wish
8 to speak, will say your name and address.
9 For those of you speaking, I would ask
10 that you make your presentation short and
11 not repetitive. And it's important that
12 you understand that you will have two
13 minutes. One minute to make an initial
14 statement. If you're able to complete
15 your statement within that minute it will
16 be great, but you will have an extension
17 of another minute. And we will give you
18 a warning so that we allow everybody to
19 have their voices heard here in this
20 hearing.

21 And as the staff was mentioning,
22 that we are respectful, and we do not
23 address anybody with any type of name
24 calling or any type of situation in that
25 regard.

1 At this time, I would like to call
2 for support -- in support of the
3 application. Anybody present in support
4 of the application?

5 AN AUDIENCE MEMBER: Which
6 application?

7 CHAIRMAN MANCERA MEJIA: I'm sorry.

8 BOARD MEMBER FERNANDEZ: You have
9 to read it into the record?

10 MS. MENDOZA: Yes.

11 Item A, Hearing Number Z2025000106.
12 The Applicant is Miami Dade SNF Holding,
13 LLC.

14 There are zero protesters, zero
15 waivers.

16 CHAIRMAN MANCERA MEJIA: Okay. So,
17 do we have anyone present in favor of
18 this item?

19 VICE CHAIR VALENZUELA: Through the
20 Chair, if I may.

21 CHAIRMAN MANCERA MEJIA: Go ahead.

22 VICE CHAIR VALENZUELA: I'd like to
23 make a motion to move item Z2025000205 to
24 be heard first.

25 (Thereupon, other matters were

1 heard not related to this case, after
2 which the following transpired:)

3 MS. MENDOZA: Okay.

4 Item A, Hearing Number Z2025000106.
5 The Applicant is Miami Dade SNF Holding,
6 LLC. There are zero protesters, zero
7 waivers.

8 CHAIRMAN MANCERA MEJIA:

9 Understood.

10 Is there anyone present in favor of
11 this item? Please approach. Can you
12 come, please? And state your name.
13 You're in favor, correct?

14 MS. SANTOS: In favor, yes.

15 CHAIRMAN MANCERA MEJIA: All right.

16 Can you state your name and your
17 address, please.

18 MS. SANTOS: My name is Alexis
19 Santos.

20 My address is 17001 Southwest 90th
21 Terrace, Miami, Florida 33196.

22 I support this project that
23 protects nearby townhomes from commercial
24 use, and includes improvements that
25 benefit the whole neighborhood. I've

1 seen concerns online, but after
2 understanding the plan, I feel confident
3 supporting it.

4 I also appreciate that it's gated
5 and includes a dog park, and wasn't
6 really overbuilt. It's a thoughtful
7 project that fits our community.

8 Thank you.

9 CHAIRMAN MANCERA MEJIA: Anybody
10 else in favor of the application? Can
11 you please approach the podium?

12 Please state your name and address.

13 MR. RAMOS REYES: Yes, sir.

14 CHAIRMAN MANCERA MEJIA: Slowly,
15 please.

16 MR. RAMOS REYES: My name is Luis
17 Antonio Ramos Reyes, 16676 Southwest 85
18 Lane.

19 I've actually been here about six
20 years, you know, in Miami. So, for me,
21 I have three kids. They're still living
22 here. One in Illinois.

23 And the housing here is horrible.
24 So, I think that anything they can bring
25 up to the community, anything they can

1 upgrade, you know, for the projects, you
2 know, for the kids, especially my kids
3 that are now 25, 27, I think that would
4 be great. Everybody knows, you know, how
5 expensive is Miami. It becomes the
6 second, you know, most expensive City.
7 So, I'm in favor to do it. Anything they
8 can grow, you know, the City.

9 CHAIRMAN MANCERA MEJIA: Okay,
10 thank you, sir.

11 MR. RAMOS REYES: Thank you.

12 CHAIRMAN MANCERA MEJIA: Are you in
13 favor?

14 MS. CALDERON: Yes, sir.

15 CHAIRMAN MANCERA MEJIA: Okay.

16 MS. CALDERON: Hello, Everybody.
17 My name is Alessa Calderon.

18 My address is 16994 Southwest 90th
19 Terrace, and I am in support of this
20 project.

21 Personally, I have met with a
22 neighbor, and they're all worried about
23 traffic. I am also worried about
24 traffic, but I would like to also hear
25 the presentation first. But either way,

1 I support it.

2 I think the plan is actually going
3 to have less traffic than -- or an
4 impact. So, I definitely support that.

5 But, again, I support less impact.
6 Okay?

7 Thank you.

8 CHAIRMAN MANCERA MEJIA: Thank you.

9 Anybody else in support of the
10 application?

11 MS. CRISANTO: Good afternoon. I'm
12 Liliana Crisanto.

13 I live in 1691 Southwest 85th
14 Terrace.

15 CHAIRMAN MANCERA MEJIA: State your
16 name again.

17 MS. CRISANTO: Liliana Crisanto.

18 I'm in favor of this project. I
19 think even though I thought that it would
20 be traffic, I heard as well that they
21 going to build a home for adult care. I
22 think a house will be better. I feel
23 that it will increase our properties as
24 well, and it will be less traffic.

25 And I'm sure I want to hear the

1 developers what to have to say about it.

2 Thank you.

3 I support this project.

4 CHAIRMAN MANCERA MEJIA: Anybody
5 else in favor of the application?

6 No? Okay.

7 So at this time, do we have any
8 objectors to this application?

9 Only one? Okay, we have a few.

10 So, since we have a few, then you can
11 come in order. Please come.

12 You can just lineup at the podium.

13 BOARD MEMBER FERNANDEZ: I think
14 the Applicant has to present first,
15 right? And then we hear objectors? Is
16 that the order? Is it open to the Board?

17 MS. MENDOZA: Yes.

18 BOARD MEMBER FERNANDEZ: Is it okay
19 if we hear the Applicant first? Is that
20 okay?

21 CHAIRMAN MANCERA MEJIA: Sure, yes.

22 BOARD MEMBER FERNANDEZ: And then
23 we'll hear objections? Is that okay?

24 CHAIRMAN MANCERA MEJIA: Yeah.

25 BOARD MEMBER FERNANDEZ: Okay.

1 AN AUDIENCE MEMBER: Good
2 afternoon. My name --

3 CHAIRMAN MANCERA MEJIA: We're
4 going to hear the developer, and then
5 we'll hear the objectors.

6 My Apologies.

7 MS. SAN ROMÁN: Good evening,
8 Chairman, Members of the Board.

9 My name is Alessandria San Román
10 with Law Offices located at 701 Brickell
11 Avenue.

12 With me this evening are several
13 members of our development team and
14 ownership. We're here this evening on
15 behalf of Miami Dade SNF Holding, LLC
16 with respect to its zoning request for a
17 district boundary change from BU-1A to
18 BU-2, in order to develop the property
19 with a 57 townhouse unit development.

20 The Applicant also seeks to allow
21 deletion of a prior covenant only as it
22 applies to this property. Which ties it
23 to an older set of plans which was for a
24 commercial facility in order to submit
25 these plans for the residential project.

1 Additionally, the Applicant seeks
2 to allow a chain-link fence and landscape
3 buffers in place of a masonry wall along
4 the north and west property lines. And
5 to have more lawn area for the proposed
6 development than permitted by code.

7 If you'll follow along in your
8 presentations. On the second page, the
9 property is located just north of
10 Southwest 88th Street and North Kendall
11 Drive between Southwest 165th Avenue and
12 Southwest 167th Avenue. It consists of
13 a parcel of land that's vacant today that
14 is 4.58 net acres or 4.65 gross acres.

15 The property is found today in an
16 area that already has a mix of commercial
17 and residential uses. The property is
18 also located to the east of the Urban
19 Development Boundary Line.

20 On the next slide, the property
21 currently has a land use designation of
22 business and office as shown by the red
23 area on the map. Additionally, the
24 property is located within a quarter
25 mile of the Kendall Corridor -- of the

1 SMART Plan Corridor.

2 What does that mean?

3 That properties within a quarter
4 mile of the SMART Plan are eligible for
5 a maximum residential density of 60
6 dwelling units an acre. That would
7 permit 316 units on this property. To
8 contrast, if you didn't have the SMART
9 Plan Corridor, the current business and
10 office designation at this site would
11 permit up to 13 dwelling units an acre
12 or a total of 68 units.

13 Today we are only proposing 57
14 units, which is far less, about 18
15 percent, than permitted under the CDMP.

16 Now, turning over to the request.
17 The property today, again, is zoned
18 BU-1A. The Applicant is seeking to
19 rezone to BU-2 to be consistent with
20 the surrounding area. As depicted on
21 the County's official zoning map, the
22 BU-2 zoning classification is
23 consistently present along the North
24 Kendall Drive Commercial Corridor
25 including the commercial parcel directly

1 across Southwest 165th Avenue to the east
2 of the property.

3 The property -- if you'll turn to
4 the next slide. The property was
5 previously contemplated for commercial
6 use. There's a lot of -- there's a lot
7 of history on this site. So I'll try to
8 walk you through it. More specifically,
9 in June of 2022, the Department approved
10 a modified site plan for a skilled
11 nursing facility. That was 91,799 square
12 feet, 176 beds, and ancillary and
13 supportive uses and facilities, as well
14 as two out parcels that were for fast
15 food franchises.

16 The approved skilled nursing
17 facility would have been built and
18 operated on the property, and would have,
19 again, consisted two stories, and 134
20 parking spaces for the 176 patients and
21 40 staff members.

22 Additionally, this facility had two
23 pick-up and drop-off locations. One for
24 standby pick-up and drop-off and another
25 one for ambulatory pick-up and drop-off.

1 So, this was a facility operating, as
2 you can imagine, around the clock.

3 Now turning over to the next slide.
4 The Applicant is proposing a far less
5 intensive use that will provide a better
6 transition from the commercial to the
7 south, to the adjacent residential to
8 the north.

9 As previously mentioned, the
10 proposed plans depict 57 townhomes. The
11 primary vehicular ingress and egress will
12 be located on the northeast corner of the
13 property. And then there will be two
14 additional egress points on the eastern
15 and western borders of the site. In
16 order to develop the property with a
17 proposed use, the Applicant is requesting
18 a special exception to permit the
19 residential uses, and staff is
20 recommending approval of that request.

21 Turning over to traffic.

22 The approved skilled nursing
23 facility created much more traffic than
24 the proposed townhomes.

25 The AM peak hour trips were 34,

1 while the PM peak hour trips were 43.
2 Under the proposed townhome development,
3 you're looking at 23 new trips will be
4 created during the AM peak hours, and 29
5 will be created in the PM peak hours.
6 This will result in a 33 percent trip
7 reduction from the approved skilled
8 nursing facility.

9 On slide eight, you will see the
10 proposed building facades compared to
11 those of the property to the north.

12 The proposed development is
13 identical in every respect from access,
14 height, setbacks, and design to the
15 existing townhomes.

16 Turning over to the deletion of the
17 declaration of restrictions. We're
18 requesting, again, that deletion as it
19 pertains just to this property which
20 restricts today the development of
21 property to a set of plans that
22 contemplated a commercial development.
23 The request is consistent with a similar
24 action taken in 2023 where the County
25 Commission removed that same adjacent

1 commercial parcel from the declaration
2 of restrictions to introduce residential
3 uses to the existing office and
4 commercial development.

5 Turning over to the variances.

6 Section 33-245 states that where a
7 business lot abuts AU, GU, EU, or RU
8 zoned property, you need to have a
9 decorative masonry wall at least five
10 feet in height, and it shall be erected
11 on the business lots along the common
12 property line separating the two
13 districts.

14 In this case, while the property is
15 zoned for business uses, the proposed use
16 of the property is residential. So, as
17 such, the approval of the non-use
18 variance request would be consistent with
19 the intentions of the Miami-Dade County
20 Code. So, going back to the non-use
21 variance request, there is an existing
22 wooden fence on the northern property
23 line. There are also existing mature
24 trees. And when you take those trees
25 coupled with the existing wooden fence

1 on the northern property line, and the
2 proposed fence, and the additional
3 shrubbery, you're going to provide an
4 ample buffer between two residential
5 communities.

6 Turning over to the increased lawn
7 area.

8 The approval of the non-use
9 variance request to allow a greater
10 amount of lawn area is appropriate and
11 consistent with the intent of the zoning
12 code. The request really arises from a
13 very unique circumstance in which
14 commercial zoning standards designed for
15 office or retail projects are being
16 strictly applied to residential townhome
17 communities.

18 So, strict application of that 20
19 percent lawn area limitation would really
20 undermine the ability to create a
21 livable, functional residential setting.
22 By permitting an 89 percent lawn area,
23 the County will allow the site to
24 function properly as a townhouse
25 neighborhood without any adverse impacts

1 to the surrounding community.

2 Turning over to traffic
3 commitments.

4 I really want to take a moment to
5 highlight, I know that there are a lot
6 of folks in this room concerned about
7 traffic for this area. And there are a
8 lot of traffic improvements that are
9 coming.

10 First, there will be a southbound
11 U-turn lane along Southwest 165th Avenue.
12 There will also be two dedicated left
13 turn lanes onto the property along
14 Southwest 165th Avenue. One of these
15 will serve the townhomes directly.

16 Additionally, the northbound center
17 lane will be modified to allow through,
18 left, and right turn movements from that
19 lane. There will also be a right turn
20 overlap phase to the northbound approach.
21 We will also provide signal optimization
22 to ensure appropriate traffic flow,
23 safety and efficiency as a result of the
24 proposed development.

25 Lastly, the Applicant is providing

1 a southbound left-turn lane onto North
2 Kendall Drive.

3 For reference, work for the signal
4 modification has already started. This
5 is part of the commercial development
6 that's coming over to the south. The
7 widening and drainage work will start
8 shortly. The signal and widening work
9 must be fully constructed, inspected, and
10 placed into operational phase before the
11 additional lane can be open to the
12 public. We expect that at some point
13 this year that will be available.

14 Over to slide 15.

15 There's a rendering of the proposed
16 townhomes, which are consistent, again,
17 with the similar townhomes in the area.

18 The next page goes over the County
19 departments that reviewed the
20 application, and none have expressed any
21 objections.

22 On the next slide, you'll see,
23 based on our calculations, the project
24 is expected to generate well over
25 \$850,000 in impact fees alone to

1 Miami-Dade County.

2 Lastly, I want to take a moment to
3 highlight our community outreach efforts.
4 In June of 2025, when the application was
5 filed, the Applicant prepared notices
6 informing neighbors that the application
7 was filed, and the application will start
8 that review process. The Applicant
9 really wanted to be proactive, hear
10 neighbor concerns, and start the dialogue
11 early on in the process.

12 In addition to that initial mailer,
13 we had delivered letters to neighbors in
14 October, inviting them to a Zoom meeting.
15 At that meeting, no one attended to
16 express any concerns.

17 During the November CZAB hearing,
18 where the application was ultimately
19 deferred, we heard questions and concerns
20 expressed by neighbors. We had very
21 productive conversations after the
22 meeting. And then we held another Zoom
23 meeting to discuss the proposed project.

24 At the November Zoom meeting, no
25 one attended. We did follow up again

1 with anyone that provided their contact
2 information to us, and no one had any
3 further questions.

4 Similarly during the January
5 deferral hearing, we followed up with
6 anyone that was present. Here, today,
7 we asked for phone numbers and contact
8 information. We, again, had productive
9 conversations with a few neighbors that
10 shared with us their concerns. We walked
11 them through the prior approvals. After
12 following up, there were no additional
13 follow-up questions or concerns.

14 Overall, this application provides
15 the opportunity to bring much needed
16 housing to our County, and provides a
17 more compatible and appropriate
18 transition from the commercial use on
19 Kendall Drive to the residential uses to
20 the north.

21 The proposed townhome development
22 is also far less intense than the already
23 approved skilled nursing facility. The
24 project is going to place residents --
25 future residents, that is, near

1 neighboring services, jobs, and
2 transportation. And, thus, the proposed
3 application would be consistent and
4 compatible with the character of the
5 surrounding neighborhood.

6 Therefore, we urge you to approve
7 per staff's recommendations with the
8 conditions proffered by staff, rather.

9 I'm happy to answer any questions,
10 and I'd like to reserve time for rebuttal
11 if necessary.

12 Thank you.

13 CHAIRMAN MANCERA MEJIA:

14 Understood.

15 Does any Board Member have any
16 questions?

17 BOARD MEMBER DIAZ: Question. Are
18 these units -- and I know it's only 57.
19 Is it going to be a rental community, or
20 is it going to be a sales community?

21 MS. SAN ROMÁN: Sales.

22 BOARD MEMBER DIAZ: Do they know,
23 more or less right now the --

24 MS. SAN ROMÁN: Market conditions,
25 obviously, can vary, but we're looking

1 at from the upper 500s.

2 BOARD MEMBER DIAZ: That's all my
3 questions.

4 CHAIRMAN MANCERA MEJIA: Board
5 Member Fernandez, do you have any
6 questions?

7 BOARD MEMBER FERNANDEZ: Yes.

8 Why housing? Why not continue with
9 the other plan that was approved?

10 MS. SAN ROMÁN: Market conditions
11 are changing. And that is the skilled
12 nursing facility, in looking back at the
13 approval, is not one where we realize is
14 compatible, and maybe one that fits at
15 this site. And, therefore, we kind of
16 went back to the drawing board and
17 figured that residential was probably
18 one that was more needed in this
19 community and more sought after.

20 BOARD MEMBER GARCIA: I did have
21 one question.

22 CHAIRMAN MANCERA MEJIA: Sure.

23 BOARD MEMBER GARCIA: I think you
24 mentioned that you had the Zoom meetings
25 and what have you in November and

1 January, and you spoke with so many
2 members. How many? I don't think I
3 heard how many members you actually spoke
4 to.

5 MS. SAN ROMÁN: We spoke anywhere
6 between, we reached out to about 20, 30
7 folks, anybody who provided their
8 information. Again, at the Zoom meeting,
9 no one attended. We did have follow-ups.
10 The more recent one was about two or
11 three folks that answered our reach out.

12 CHAIRMAN MANCERA MEJIA: I'll
13 follow up with a question regarding that
14 topic. The reason why we deferred the
15 item was in order for you guys to have
16 the ability to communicate with the
17 community.

18 BOARD MEMBER GARCIA: Correct.

19 CHAIRMAN MANCERA MEJIA: Was the
20 community -- I mean, did you really have
21 the ability to reach out to all of those
22 folks and in general terms --

23 BOARD MEMBER GARCIA: And how many?

24 CHAIRMAN MANCERA MEJIA: Exactly.

25 MS. SAN ROMÁN: So at the end of

1 the meeting, I had asked for people to
2 please be willing to provide their name
3 and phone number and e-mail address. We
4 made contacts to all the folks. I think
5 we had about 15 folks that provided their
6 information. We made the contact, and
7 really only two folks --

8 CHAIRMAN MANCERA MEJIA: And did
9 you get any additional, like, feedback
10 from, like, neighbors that addressed you
11 outside the meetings that you had through
12 Zoom? Like, you know, manifesting any
13 type of genuine concerns regarding the
14 project? Did you address those e-mails
15 or phone conversations?

16 MS. SAN ROMÁN: Yes. I think most
17 of the concerns were traffic, which you
18 will hear tonight. And the disconnect
19 with the current approved skilled nursing
20 facility, I don't think that there was an
21 understanding that there already is an
22 approved skilled nursing facility. And
23 even before, a commercial development.

24 Where, unfortunately, we have the
25 disconnect is some neighbors prefer that

1 it remains vacant today. And, obviously,
2 we have housing needs in our County, and
3 a project that we would really love to
4 develop. And so, unfortunately, we were
5 not able to accommodate that, but I do
6 think that it was helpful in educating
7 and having a fruitful conversation.

8 CHAIRMAN MANCERA MEJIA: I
9 understand.

10 Looking at the, you know,
11 information that you provided, you guys
12 are manifesting that there will be some
13 improvements to some of these roads,
14 especially on Kendall Drive, also through
15 167th Avenue, if I'm not mistaken?

16 MS. SAN ROMÁN: 167th, yes.

17 CHAIRMAN MANCERA MEJIA: 167th,
18 Correct.

19 So what are the genuine concerns
20 that you found? I mean, I would find
21 that these people coming in and out of
22 these homes at peak hours are definitely
23 a concern for the community, and that's
24 one of the main reasons why people are
25 kind of, like, you know, focusing on

1 that.

2 I also understand what you were
3 saying about the nursing facility, that
4 it would be worse, but, then again, are
5 the community -- is the community going
6 to be, like, satisfied with these
7 improvements? Because I do see that
8 it's a very narrow road through 167th.
9 At peak hours it's insane. So, for some
10 of these folks that live probably inside
11 that area, the genuine concern is, okay,
12 now I'm going to spend maybe 30 minutes
13 trying to leave that area.

14 So, what answer did you provide?
15 Because I'm sure they asked this question
16 to you.

17 MS. SAN ROMÁN: Sure.

18 CHAIRMAN MANCERA MEJIA: So, what
19 answer did you provide to them?

20 MS. SAN ROMÁN: Sure. And we also
21 have a traffic engineer present that can
22 go through any technical comments that
23 you have. But right now there's a lot
24 of backup on 167th. The way that the
25 signal timing occurs now, the way that

1 the lane is configured. These
2 improvements will allow for those
3 additional lanes, will reconfigure the
4 timing in the area to let traffic flow
5 a lot more, because that's the current --
6 the current conditions now do not
7 contemplate any real growth in this area
8 for what's coming.

9 CHAIRMAN MANCERA MEJIA: Because
10 from what I know, there's one way going
11 in and one way coming out. So, they're
12 going to add an additional lane is what
13 I understand, correct?

14 MS. SAN ROMÁN: On the site itself?

15 CHAIRMAN MANCERA MEJIA: No, on
16 167th Avenue. Is that the improvement
17 you're talking about?

18 MS. SAN ROMÁN: I'm talking about
19 the additional left, right, and through
20 lane, through 167th. Yeah.

21 CHAIRMAN MANCERA MEJIA: Okay.

22 MS. SAN ROMÁN: All the entrance
23 onto the site will be on 165th. You can
24 exit on 167th. You can also exit on
25 165th.

1 CHAIRMAN MANCERA MEJIA:

2 Understood, okay.

3 Do we have other questions?

4 BOARD MEMBER FERNANDEZ: 167th, I
5 know right now at present is a one-way
6 going up, one-way going down. That's
7 part of the expansion? That road is
8 going to be expanded?

9 MS. SAN ROMÁN: That's correct. If
10 you turn to in the image --

11 CHAIRMAN MANCERA MEJIA: People,
12 can you refrain from talking while the
13 Applicant is making their presentation?

14 Thank you.

15 MS. SAN ROMÁN: And we have our
16 traffic engineer, Eli Pérez, who can
17 answer.

18 MS. PÉREZ: Good evening.

19 So, 167th. The question on 167th.

20 So, the introduction of the
21 southbound left-turn lane is what we're
22 referring to. So, that will become,
23 essentially, a three lane segment, right?
24 So, a lot of the complaints that we've
25 heard on 167th have been particularly

1 about that southbound left-turn movement,
2 because you have to wait for gaps and
3 things like that, and you can't really do
4 it out of one lane. So people get stuck
5 behind that left- turning vehicle.

6 So, this left-turn lane, apart from
7 the signal time and improvements and
8 everything we've tried to maximize, will
9 address that concern.

10 Eli Pérez -- E-l-i.

11 CHAIRMAN MANCERA MEJIA: I have a
12 question for you, a follow-up.

13 That lane that you're going to --
14 that left turn to southbound, how long
15 is it going to be? Like, especially for
16 people that are going to get onto Kendall
17 Drive. How --

18 MS. PÉREZ: The length of the turn
19 lane itself?

20 CHAIRMAN MANCERA MEJIA: Yes.

21 MS. PÉREZ: I do not have that.

22 CHAIRMAN MANCERA MEJIA: I mean,
23 considering -- I'm asking the question,
24 considering the amount of people that
25 live in that area that use that road to

1 come out. I mean, it will be congested
2 anyway even with the improvements. So,
3 if it's stretched out, then perhaps that
4 would be something of interest.

5 MS. PÉREZ: Yeah. The southern
6 property, we looked at maximizing what
7 we could in front of the site.

8 CHAIRMAN MANCERA MEJIA: Uh-huh.

9 MS. PÉREZ: So I don't remember off
10 the top of my head, but it's not minimal.
11 It's not one or two vehicles.

12 CHAIRMAN MANCERA MEJIA:
13 Understand.

14 BOARD MEMBER GARCIA: I can take
15 that as not in a derogatory manner. None
16 of you live off of 167th or 165th. So
17 you don't know what's present -- what is
18 seven o'clock, eight o'clock, nine
19 o'clock in the morning traffic?

20 MS. PÉREZ: No, I do not live on
21 one of those streets. We did perform
22 field reviews during those peak hours.

23 BOARD MEMBER GARCIA: Or afternoon.

24 MS. PÉREZ: Yes. So, we have a
25 sense of what's happening.

1 BOARD MEMBER FERNANDEZ: Just a
2 quick question.

3 CHAIRMAN MANCERA MEJIA: Go ahead.

4 BOARD MEMBER FERNANDEZ: Regarding
5 the recommendations from parks and rec,
6 based on those recommendations, do you
7 guys, have you guys decided to implement
8 any of those recommendations or what's
9 the view on that?

10 MS. SAN ROMÁN: So, we looked at
11 the recommendations from parks. We
12 incorporated where we could. We have a
13 dog park on the actual site, which would
14 be an amenity for the neighbors in the
15 area. We don't have an awful lot of
16 space, so we tried to incorporate
17 pedestrianism, sidewalks as possible to
18 kind of encourage a community. You'll
19 see the dog park is towards the center
20 of the site, so everybody would kind of
21 be focused on that green area.

22 BOARD MEMBER FERNANDEZ: So this
23 would be accessible to everybody in the
24 community or just to --

25 MS. SAN ROMÁN: To the residents,

1 yeah. It's a gated community.

2 BOARD MEMBER FERNANDEZ: Okay.

3 So, what I'm trying to ask, it's
4 not going to be available for everybody
5 who does not live in that area?

6 MS. SAN ROMÁN: That's correct.
7 It's not open to the public. I mean,
8 the reality is people come and go. You
9 have visitors that come, but it's meant
10 for the actual community.

11 BOARD MEMBER FERNANDEZ: For the
12 actual community. Understood.

13 You said that this is part of the
14 first. In other words, is this a phase
15 one of a project -- of a future project
16 that a couple of years down the road,
17 we're going to hear, okay, now we're
18 going not for 57, now we're going for
19 157?

20 MS. SAN ROMÁN: No, no. I think
21 the phase approach might be the
22 commercial that I was talking about,
23 because they were tied together.

24 BOARD MEMBER FERNANDEZ: Right.

25 MS. SAN ROMÁN: This would be 57

1 townhome units. That's it. And either
2 way, should that ever increase, we'd
3 have to go before the Board. But no, 57
4 townhomes is...

5 CHAIRMAN MANCERA MEJIA: I don't
6 know if I'm looking at the map
7 incorrectly, but, like, I see an area,
8 which I'm assuming is the one that
9 connects with the sidewalk on Kendall
10 Drive, that area will be left with no
11 development?

12 MS. SAN ROMÁN: There are two
13 parcels. There are planned restaurants
14 in those corners.

15 CHAIRMAN MANCERA MEJIA: So that's
16 the remaining commercial?

17 MS. SAN ROMÁN: Yes, yes. Those
18 are two approved -- those out parcels
19 are two approved drive-thru facilities
20 there.

21 CHAIRMAN MANCERA MEJIA: Also owned
22 by SNF?

23 MS. SAN ROMÁN: No.

24 CHAIRMAN MANCERA MEJIA: Okay.
25 Separate.

1 MS. SAN ROMÁN: Separate.

2 BOARD MEMBER GARCIA: So that means
3 that then we'll have this unit, I mean
4 this condominium that you're proposing,
5 and then in the near future, these folks
6 will be exposed to another possible,
7 like, cramped scenario there?

8 MS. SAN ROMÁN: They're actually
9 underway already.

10 BOARD MEMBER GARCIA: Okay.

11 MS. SAN ROMÁN: The commercial
12 parcel.

13 And part of all these improvements
14 that we've been discussing is tied also
15 to the commercial parcel. So some of
16 these improvements, you're going to start
17 seeing way before even the townhomes come
18 into play.

19 BOARD MEMBER GARCIA: Understood.
20 Okay.

21 CHAIRMAN MANCERA MEJIA: Any other
22 questions?

23 BOARD MEMBER FERNANDEZ: No
24 questions.

25 CHAIRMAN MANCERA MEJIA: Vice

1 Chair?

2 VICE CHAIR VALENZUELA: No.

3 You'll be available just in case we
4 have any questions from the Board?

5 MS. SAN ROMÁN: Always. And I'm
6 reserving time for rebuttal after
7 opposition just in case.

8 CHAIRMAN MANCERA MEJIA: All right.

9 MS. SAN ROMÁN: Thank you.

10 CHAIRMAN MANCERA MEJIA: All right.
11 Perfect.

12 Thank you for the Applicant for
13 that presentation.

14 Do we have any persons objecting
15 the matter? If you are objecting the
16 matter, if there's a few of you, you can
17 stand in a straight line behind the
18 podium in order, and come and present
19 your objection.

20 Please, one minute initial
21 presentation, an additional minute to
22 finish our idea.

23 Please, ma'am continue?

24 MS. AGUIRRE: Thank you. Good
25 afternoon.

1 Please, my name is Elvira Aguirre.
2 I live in 7981 Southwest 164
3 Avenue.

4 The neighborhood is Kendallland.

5 I have in this place more than 15
6 years, and I am --

7 CHAIRMAN MANCERA MEJIA: Fifteen?

8 MS. AGUIRRE: Fifteen years.

9 CHAIRMAN MANCERA MEJIA: Okay.

10 MS. AGUIRRE: Living in this home.

11 I very surprised. I don't know for
12 what point begin right now, but for me,
13 it's very sad, because, first, we coming
14 to more than three meetings, and never
15 they speak with us in the community.
16 That's not true.

17 I have here a letter. Because I no
18 happy with the project. For me,
19 personal, is a bad idea. We have many
20 new projects of building projects in the
21 area. More than 15 years, they have the
22 explanation that the 167th is a --

23 CHAIRMAN MANCERA MEJIA: You have
24 one more minutes.

25 MS. AGUIRRE: I'm so sorry. I have

1 a letter for submit, please. For me, no
2 reason to change the B-1 to B-2. I
3 understand they have this B-1 for B-2.
4 Maybe they -- the construction company
5 maybe have the other idea in two months,
6 they construction whatever they want. I
7 no approve the idea that the new
8 construction in this area.

9 I no like the idea they use the 165
10 for the entry, the new homes, because
11 it's the first entry the neighborhood.
12 It is for us problem. More traffic in
13 the area. And I am no happy.

14 And this is my letter for --
15 CHAIRMAN MANCERA MEJIA: Go ahead.
16 Go ahead.

17 MS. AGUIRRE: -- for no change the
18 B-1 to B-2.

19 And I have information about
20 Miami-Dade when they submit the change,
21 and they say is not compatible -- I'm
22 sorry for my English.

23 CHAIRMAN MANCERA MEJIA:
24 Compatible.

25 MS. AGUIRRE: -- compatible with

1 the residential velopment (phonetic).

2 CHAIRMAN MANCERA MEJIA:

3 Development.

4 MS. AGUIRRE: Uh-huh. I'm so sorry
5 for --

6 CHAIRMAN MANCERA MEJIA: No
7 worries. I understand. If you want, you
8 can submit the information --

9 MS. AGUIRRE: Yes.

10 CHAIRMAN MANCERA MEJIA: -- and we
11 will --

12 MS. AGUIRRE: I can show you.

13 VICE CHAIR VALENZUELA: I just had
14 a question for her, if I could.

15 CHAIRMAN MANCERA MEJIA: Yes, go
16 ahead.

17 MS. AGUIRRE: This is the opinion
18 for the Miami-Dade.

19 VICE CHAIR VALENZUELA: Yes.

20 MS. AGUIRRE: No for --

21 VICE CHAIR VALENZUELA: Just a
22 quick question, because I know we're
23 short on time. Is your biggest concern
24 with this project the traffic?

25 MS. AGUIRRE: No only the traffic.

1 VICE CHAIR VALENZUELA: But the
2 biggest?

3 MS. AGUIRRE: It's important, the
4 traffic.

5 VICE CHAIR VALENZUELA: Okay.

6 MS. AGUIRRE: But no is the most
7 important. For me, the most important
8 is not necessarily change the B-1 --

9 VICE CHAIR VALENZUELA: Uh-huh.

10 MS. AGUIRRE: -- Because it's the
11 residential area for B-2. Because I
12 understand when B-2, they change the
13 opinion and create construction wherever
14 they want. Maybe a storage building. I
15 don't know.

16 But for me, no is a good idea.

17 CHAIRMAN MANCERA MEJIA: Thank you.

18 VICE CHAIR VALENZUELA: Thank you.

19 CHAIRMAN MANCERA MEJIA: We
20 appreciate it.

21 You can submit it to her, please
22 (indicating).

23 MS. MENDOZA: Thank you.

24 CHAIRMAN MANCERA MEJIA: All right,
25 next? Next please.

1 MR. ROSALES: Hello. My name is
2 Alberto Rosales.

3 Address, 7131 Southwest 149th
4 Avenue, 33193.

5 I was born and raised in this area,
6 and I'd like to continue living here, but
7 it's developments like these that make me
8 think that perhaps I can't stay here.
9 Given the price range that the Applicant
10 gave, and the unaffordability crisis that
11 we're having across the country, but
12 especially in Miami-Dade, I think this
13 development project isn't fitting --
14 doesn't fit the needs of this community
15 right now.

16 We're rezoning this area from BU-1A
17 to BU-2, which, to my understanding,
18 means from service and retail, that
19 satisfy the frequent need of the adjacent
20 neighborhood, to regional malls and
21 office parks, which the Applicant also
22 said we have plenty of. And I don't
23 think we need any more.

24 And traffic, which is the big
25 issue. I have no doubt that the

1 residents that do end up living in
2 these townhomes will eventually get on
3 88th like the rest of us, then get on
4 the Turnpike headed north, headed east.

5 I, myself, have a two-hour commute.
6 And 88th sometimes takes maybe half
7 an hour. Lord knows the rest of the
8 way.

9 And, yeah, I mean, I would urge the
10 developer or the Applicant to consider
11 maybe affordable housing for those born
12 and raised here like me, who want to
13 stay and live here, or maybe even a park
14 to support our local businesses that
15 might be displaced. Because now it
16 becomes a regional mall or office park
17 where we typically see Old Navys, Publix,
18 these big name brands, and you don't
19 really get to see local businesses all
20 that often. We don't have that many.

21 So, yeah, those are my suggestions
22 and concerns.

23 Thank you.

24 CHAIRMAN MANCERA MEJIA: Thank you,
25 sir.

1 MR. SOTOMAYOR: Gentlemen, my name
2 is Nelson Sotomayor. My English
3 terrible, so I hope you can understand
4 to me.

5 I live -- Nelson Sotomayor.

6 I live in Kendall, and every day --

7 CHAIRMAN MANCERA MEJIA: What is
8 your address?

9 MR. SOTOMAYOR: Address, 165 --
10 16456 Southwest 84th Lane.

11 So, every day we are facing a lot
12 of congestion to reach the Turnpike. Now
13 new building will be done. So, a lot of
14 people are coming. In the last three
15 year, they have built about 350 new
16 properties. With the taxes they are
17 getting, the City, they are getting about
18 \$3 million per year. Why we agree that
19 we can continue building a new property,
20 but the Route 836 should be extended to
21 Krome.

22 Therefore, now the people should
23 have one more alternative to rid the
24 Turnpike, not only the Kendall.

25 This is my question and my request.

1 CHAIRMAN MANCERA MEJIA: Can you
2 repeat the request again, sir?

3 MR. SOTOMAYOR: The question is to
4 extend the Route 836, which now arrives
5 'till 137, to go to Krome Avenue.
6 Therefore, the people living in this
7 place, they have one more alternative to
8 rid the Turnpike. Because every day most
9 of the people are going to the airport or
10 to the downtown. And the congestion is
11 terrible.

12 Okay, thank you.

13 CHAIRMAN MANCERA MEJIA: Thank you,
14 sir.

15 Next?

16 MS. ARBELAEZ DAWKINS: Hello.
17 My name is Polita Arbelaez Dawkins.

18 I live at 8437 Southwest 166th
19 Place. I've lived there for just about
20 coming up to 22 years. And so I'll just
21 try to keep this as short as possible.

22 Biggest concerns.

23 Yes, traffic impacts, just like
24 everybody else, right.

25 Really, has the developer

1 considered how many additional vehicles
2 are expected to enter and exit this area
3 once the project is completed? If,
4 indeed, traffic studies have been done,
5 like, it's been mentioned, you know,
6 where -- what times have they been
7 conducted? Not just peak hours.

8 I pick up my -- I pick my child up
9 every afternoon from high school. So
10 high school let's out at two and
11 something. I'm exiting my avenue, and
12 167 is packed. So I need to go west --
13 oh, I'm sorry. South -- I'm sorry, north
14 to go back south to get onto Kendall
15 Drive. So that tells you how long that
16 lane is.

17 Also, school capacity.

18 Has the City evaluated whether
19 local schools can handle the additional
20 families? Schools are already at full
21 capacity. So, if they are, what's the
22 plan for that?

23 Also, I'm not one of the homeowners
24 that borders that lot, however, I do have
25 neighbors, right. They're very good

1 neighbors. So, what is the height
2 placement of these townhouses or -- and
3 really, yeah, we're going to put shrubs
4 and stuff like that, but what is going
5 to be -- how much privacy is that for
6 the existing townhomes? So, what other
7 buffers is going to be available?

8 Also, safety and crime prevention
9 is a big concern. Has the City
10 considered how many increased -- how the
11 increased density may affect police and
12 other first responder calls? We haven't
13 heard anything about that at all. I did
14 hear something about pedestrian areas.
15 We also -- we always want to remember
16 that. We have, believe it or not, a lot
17 of walkers that currently try to walk
18 167, and not everything is paved. So,
19 just to have that safety as well.

20 CHAIRMAN MANCERA MEJIA: Thank you,
21 ma'am.

22 MS. ARBELAEZ DAWKINS: Thank you.

23 CHAIRMAN MANCERA MEJIA: All right.
24 Appreciate it.

25 Next?

1 MS. PARADA: Good evening. Claudia
2 Parada.

3 My address is 16643 Southwest 84th
4 Terrace. It's directly in the townhouses
5 next to this proposed project.

6 One of my biggest concerns, of
7 course, is the traffic. I've lived there
8 15 years, and to see the increase in
9 traffic on 167th Avenue over the last 15
10 years with all of these new developments
11 popping up, and no -- no ease to the
12 traffic flow, it is one of the greatest
13 concerns.

14 Also, the -- I think it should just
15 stay as what it was. I think it's a good
16 idea to have another skilled nursing
17 facility there. I think it would be less
18 of an impact than to have all of these
19 vehicles. Because, for sure, any
20 residents that live there, they can say
21 you're going to have these openings,
22 these entries and exits on 165th Avenue,
23 and then exits on 167th Avenue, but they
24 will be cutting through our neighborhood.

25 We have speed bumps in our

1 community, and people still speed through
2 there. And to avoid the speed bumps,
3 they'll be going on the sidewalk, because
4 it currently happens. I can just see
5 that becoming more of an issue if this
6 project is allowed.

7 If you allow this, I think you
8 should still make them have these walls
9 and all of these little variances that
10 they have, I think they should be
11 required to do what's on your -- not
12 allow the variances that they're asking
13 for.

14 Thank you.

15 CHAIRMAN MANCERA MEJIA: Thank you.
16 Next?

17 MS. BELTRAN: Hi. My name is Paula
18 Beltran.

19 I live at 8431 Southwest 164th
20 Court, and I am opposed to this.

21 So, currently, 165th Avenue, the
22 only people that go to 165th where
23 they're proposing to make a U-turn, is
24 anyone who lives in the community. No
25 one else would come into that. So,

1 these additions or traffic what they're
2 proposing wouldn't really affect the
3 traffic. It would just -- it wouldn't
4 affect the traffic.

5 And to what the lady was saying
6 before me, a lot of people, because of
7 the backup on 167th Avenue, trying to
8 get to Kendall Drive going south, trying
9 to get to Kendall Drive to go east,
10 because everything kind of flows that
11 way, a lot of people are cutting through
12 our neighborhood.

13 We have kids. Everyone has kids.
14 You know, there's kids in all
15 neighborhoods, but we have our parents,
16 we have, you know, we walk these
17 sidewalks, and we cross these streets,
18 and these people are just flying down.
19 We have one speed bump that they added.
20 And I've recently requested Miami-Dade
21 traffic to do a study so they can see
22 everyone that is coming south. They
23 come across either 78th or our
24 neighborhood to get to Kendall. And
25 from 165th, the only way to go east is

1 to go west first to the 167th light, and
2 then make a U-turn.

3 They've also approved -- sorry, I'm
4 trying to get everything in there -- an
5 apartment building behind the Cheddar's.
6 So that's also going to flow to the 167th
7 and Kendall light. Anyone who wants to
8 go west is going to have to -- go east,
9 is going to have to come to this light
10 and make a U-turn.

11 We cannot support this growth.

12 Not to mention all the -- you know,
13 people are saying, oh, we need more
14 homes. Currently, there's 65 units
15 available right now in this area.
16 There's also the apartment buildings
17 that are being built next to the Home
18 Depot on 158th Avenue.

19 So, I just think if something is
20 going to go here, I think assisted living
21 would be better, bring jobs here, make
22 traffic flow west instead of east, and,
23 you know, kind of conserve the type of
24 community we have, you know, and not just
25 how much can we add here, how much, you

1 know -- it'll bring up property value.
2 Property is crazy right now. Real estate
3 is -- everything is really expensive. I
4 think right now it would be great.

5 They already have a gas station and
6 a Chick-fil-A. It's already business.

7 CHAIRMAN MANCERA MEJIA: That's
8 your time.

9 MS. BELTRAN: I'm sorry?

10 CHAIRMAN MANCERA MEJIA: Your time
11 is up.

12 MS. BELTRAN: Okay.

13 CHAIRMAN MANCERA MEJIA: You can
14 finish up.

15 MS. BELTRAN: So, I just think it
16 should stay as a business development.

17 Thank you.

18 CHAIRMAN MANCERA MEJIA: Next?

19 MS. ROSALES: Hello.

20 My name is Maritero Rosales.

21 I live on 7131 Southwest 149th
22 Avenue. And I have an hour 45 commute
23 from where I live right now in Kendall.
24 I would like to stay in Kendall. And
25 two of my main concerns are traffic and

1 the unaffordability that these kinds of
2 projects bring along.

3 I'm always -- I'm looking to move
4 out of my house. I'm 21 right now, and
5 I can't afford to live in this area.
6 Anytime I've looked for an apartment,
7 anywhere to live, I've always had to turn
8 south making -- doubling my commute
9 almost in places like Homestead and
10 whatnot.

11 So, I would just like to stay where
12 I have grown up my entire life, and be
13 able to afford living here, and not have
14 to face traffic every morning, and have
15 to wake up and just dread my commute.

16 So, yeah, thanks.

17 CHAIRMAN MANCERA MEJIA: Thank you
18 so much.

19 MS. ROSALES: Yeah.

20 CHAIRMAN MANCERA MEJIA: Next.

21 MR. TORRENTE, JR: My name is Juan
22 Antonio Torrente, Jr.

23 I'm living in 16560 Southwest 85
24 Lane. I living there more than 16 years.
25 I saw grew plenty community, plenty

1 development like the community behind
2 Publix. I don't know the name, but I
3 against the project, the 57 townhouses.
4 I think that the affordable living for
5 the senior, I think it's going to be less
6 impact to the area, bring some jobs to
7 the area, because this a residential
8 area.

9 There is plenty inventory in the
10 new construction in 162 Avenue and 88th
11 empty. In fact, there is an offer, you
12 know, for apartment. And they going to
13 have -- the problem going to be traffic,
14 traffic, traffic, because everybody knows
15 the traffic in that area because the
16 streets don't develop -- don't improve.
17 The traffic 10 years ago, don't see
18 nothing.

19 And the other problem is the taxes
20 are going to be -- an owner, I think
21 they're going to affect the taxes from
22 the property.

23 The schools. You know, I think
24 that the area right now is crowded for
25 the moment. I think that I keep the,

1 you know, I don't want to be change the
2 project.

3 And it's going to change more
4 information because I've been here three
5 times. This is my three time. The
6 information is going to be too short, too
7 short, too quick, you know?

8 Thank you.

9 CHAIRMAN MANCERA MEJIA: Thank you,
10 sir.

11 Next?

12 MR. TRUJILLO: My name is Edwin
13 Trujillo.

14 I live in 8506 Southwest, 165th
15 Place.

16 I'm against it, because I don't
17 know how pretty you put it with all the
18 measurements, the fences, the north, the
19 south, whoever thinks it's not going to
20 affect the traffic, it's living, like,
21 elsewhere. It's not living here.

22 The traffic is already bad.

23 The schools. If you do more
24 houses, you got to probably build another
25 school. We have enough with the place

1 behind Publix. I forget the name of it.
2 I mean, there's thousands of people
3 coming out of there every morning taking
4 167th, 165th, 88th, all the way eastbound
5 to the Turnpike. And you just keep
6 adding.

7 They just added one complex in
8 front of Home Depot. They just added
9 another one prior to that by Lowe's on
10 137th. So the traffic to get to the
11 Turnpike is terrible.

12 The next thing, there's going to be
13 a lot more cars. A lot more cars. I
14 don't know if the people here are a part
15 of the association that we pay. Which we
16 pay for no reason. It's a single-family
17 townhome. There's houses there with six,
18 eight cars parked outside. And this is
19 probably going to be the same. It's
20 going to be 52 houses, but it's going to
21 be -- multiply that by three or four
22 families, because not one family is going
23 to live there. Nobody can afford that
24 rent.

25 And the schools, overpopulated

1 schools, we don't need that. The
2 education is bad as it is.

3 I think that's all I got.

4 CHAIRMAN MANCERA MEJIA: Thank you,
5 sir. Appreciate it.

6 Next?

7 MS. MARTINEZ: Good evening,
8 Everyone. My name is Yeleni Martinez.
9 I live in 16560 Southwest 85th
10 Lane.

11 I am opposed to this project. My
12 main concern it's not only the traffic,
13 it's also the schools. My daughter,
14 she's a fifth grade student at a
15 neighborhood school, and since the
16 last -- the most recent project was
17 approved, the one close to the hospital,
18 the schools, it's full. Not only the
19 school, the traffic is terrible.

20 Every morning when I have to take
21 her to the school, it's horrible.

22 My other main concern with the
23 traffic is what Claudia mentioned. I
24 live in 85th Lane, and that's a street
25 where many people take to avoid the

1 traffic at 167. Not only people from
2 that condominium, some people from the
3 neighborhood. And we see a lot of cars
4 that go very fast for that area.

5 My daughter, she plays outside and
6 we have to be all the time tending to
7 the cars.

8 So, definitely, the traffic is one
9 concern that do not lead me to approve
10 the project. I think that if they -- If
11 they have two exit for the condominium,
12 for the new project, it would make the
13 traffic worse.

14 So, basically, that is two of my
15 main concerns with this project.

16 Thank you.

17 CHAIRMAN MANCERA MEJIA: Thank you
18 so much.

19 Anybody else?

20 Sir, go ahead.

21 MR. PRIMOV: Hi. My name is George
22 Primov.

23 CHAIRMAN MANCERA MEJIA: Can you
24 approach the microphone, please.

25 MR. PRIMOV: I live on 16607

1 Southwest 81 Terrace.

2 CHAIRMAN MANCERA MEJIA: Can you
3 repeat your name again, please.

4 MR. PRIMOV: I'm sorry?

5 CHAIRMAN MANCERA MEJIA: Can you
6 repeat your name again, please.

7 MR. PRIMOV: George Primov.

8 BOARD MEMBER DIAZ: Can you please
9 raise the mic a little closer to you?

10 MR. PRIMOV: (Complies).

11 BOARD MEMBER DIAZ: There you go.

12 CHAIRMAN MANCERA MEJIA: You can
13 raise it up. You're not going to break
14 it.

15 MR. PRIMOV: I'll talk a little
16 bit. I'm an academic. I'm a retired
17 professor from the University of Miami.
18 And as an academic, I brought my
19 presentation.

20 I appreciate that this proposal
21 includes a commercial component, but I
22 remain concerned about the addition of 55
23 homes at Southwest 167 Avenue and Kendall
24 Drive. This is a key corridor that was
25 intended to support strong commercial

1 activity for the entire community.
2 Reducing that potential, even partially,
3 limits future access to jobs, services,
4 and walkable amenities that Kendall still
5 lacks. We don't even have sidewalks in
6 some of those streets.

7 Kendall Drive is already heavily
8 congested, especially during peak hours.
9 Adding 55 homes will increase traffic at
10 the worst time of the day, while the
11 reduced commercial component means fewer
12 opportunities to offset that impact.

13 We are not against development.
14 We're asking for the right kind of
15 development in the right place. At a
16 major intersection like this one, a
17 stronger commercial or mixed-use project
18 would much better serve the long-term
19 needs of our community.

20 I respectfully ask you to
21 reconsider the residential portion of
22 this proposal, and preserve more of this
23 site for uses that benefit the broader
24 Kendall area, not narrow commercial
25 interests.

1 Thank you.

2 CHAIRMAN MANCERA MEJIA: Thank you,
3 sir.

4 MS. PABON: Hello.

5 My name is Jessica Pabon.

6 I live in 16678 Southwest 83rd
7 Lane.

8 So, I'm right in front of the 167th
9 Street, and I see it every day, the
10 traffic, how bad it is, and especially
11 in rush hour and the morning time.

12 Adding units on the corner of
13 167th, I think will be a bad idea. It
14 will congest more of the traffic. I
15 don't know with this development, if
16 they include extra parking in their
17 residential area, because usually, you
18 know, we have more families, there's more
19 cars, and then they start parking cars up
20 the street where we are -- where I live
21 where there's visitor parking there. And
22 then they'll occupy all those parking
23 spaces as well. So, then that will be a
24 problem for everybody else in the
25 neighborhood to park their cars. And

1 they have their families too to park
2 their cars where they need to be.

3 So, that's like my only concern, is
4 the traffic, and the additional parking
5 spaces that I have seen it that there
6 would be neighbors or whatever, they
7 don't have nowhere to park, and they
8 would just walk up and just take up all
9 the spaces. And that's going to cause
10 more of a problem.

11 So, that's all I need to say.

12 CHAIRMAN MANCERA MEJIA: Thank you.

13 MS. PABON: Thank you.

14 CHAIRMAN MANCERA MEJIA: Sir?

15 MR. INATTY: Pedro Inatty, 16641
16 Southwest 82nd Terrace.

17 Well, we have heard about traffic a
18 lot. I do not support the project mainly
19 because the density of the area. We
20 haven't seen the impact of a bunch of
21 units constructed near the Baptist
22 Hospital rentals. That's a lot, and
23 that's not fully occupied.

24 So, we are adding load to the
25 community. I don't think it's a good

1 idea.

2 Thank you.

3 CHAIRMAN MANCERA MEJIA: Thank you,
4 sir.

5 MS. LIS: My English is not good.

6 CHAIRMAN MANCERA MEJIA: Please.

7 MS. LIS: My English is not too
8 good, but my name is my name is Maria
9 Lis, L-i-s.

10 I'm living here six months. Six
11 months in the North.

12 Every time I come back --

13 CHAIRMAN MANCERA MEJIA: Your
14 address?

15 MS. LIS: Oh, it's 7971 Southwest
16 164 Avenue, Miami, Florida.

17 And why construction the townhouse
18 and not acre, 12 townhouse? Which is
19 only five townhouse for one acre.
20 (Speaking Spanish) in one paper. In one
21 acre, five house. And no is five house,
22 it's 12 house. It's not good. I don't
23 know why no see the neighbor. It's a
24 lot of traffic. It's nothing for the
25 children. It's only the children is TV,

1 because no have space for the playing.

2 I walking. Me no work. I'm
3 walking in my neighbor in the morning in
4 the afternoon with my baby dog, and the
5 cars is so fast. The other neighbor is
6 in the same street. Across to my
7 neighbor is -- I don't know. The people
8 not teens. The work is only
9 construction, construction, construction
10 in front to the hospital. It's no
11 (inaudible) ruin everything.

12 And across is two building more the
13 construction, maybe seven pieces
14 (speaking Spanish).

15 CHAIRMAN MANCERA MEJIA: Seven
16 floors.

17 MS. LIS: Exacto.

18 Why more and more and more
19 construction? The street is (speaking
20 Spanish) every lanes. Where is the thing
21 in this world for the children?

22 CHAIRMAN MANCERA MEJIA: Thank you.

23 MS. LIS: Thank you.

24 CHAIRMAN MANCERA MEJIA: Do we have
25 anybody else?

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Were you sworn in?

AN AUDIENCE MEMBER: I'm in favor.

CHAIRMAN MANCERA MEJIA: No.

BOARD MEMBER DIAZ: These are the objectors now.

BOARD MEMBER FERNANDEZ: Is it up to the Board if we can hear in support?

MR. REYES: It's up to the Board.

CHAIRMAN MANCERA MEJIA: One second.

Do we have anyone still who wants to make any comments in opposition to this project?

Are you in opposition, sir?

AN AUDIENCE MEMBER: No. I'm in support.

CHAIRMAN MANCERA MEJIA: So no more opposition? Okay.

VICE CHAIR VALENZUELA: Oh, wait a minute.

CHAIRMAN MANCERA MEJIA: Okay. Go ahead, sir.

MR. MASIERI: Good evening.

My name is Federico Masieri.

I live in 164 Southwest 81st

1 Terrace. I'm not agree with the new
2 project. There is many of problem with
3 the traffic in the area.

4 Also, I think that there is no
5 necessary more units for living in the
6 area. We have a lot of building
7 construction in the area. There is a lot
8 of traffic in the area. There is not any
9 development for a new school or for the
10 traffic.

11 So, another problem what you see in
12 the area, a lot of car parking in the
13 street. If we have the 65 unit, new
14 unit, it's not going to be only 55. It's
15 going to be 55 plus four times each car.
16 So, the area is so crowded at the moment
17 for have a new houses in the area.

18 So, I think we have to keep this
19 area like a commercial area.

20 Okay? Thank you.

21 CHAIRMAN MANCERA MEJIA: Thank you.
22 Appreciate it.

23 I do want to entertain -- do we
24 have anybody else in opposition? And we
25 do want to be able to hear the rebuttal

1 of the Applicant. We also want to hear
2 the people who are wanting to speak in
3 favor of the application. So, if nobody
4 else has any different to say regarding
5 the opposition claims, then can the
6 folks who want to express themselves in
7 favor, please come up to the podium.

8 Please, she needs to be sworn in.

9 VICE CHAIR VALENZUELA: Were you
10 sworn in?

11 MS. RAMOS: Yes.

12 VICE CHAIR VALENZUELA: All right.

13 MS. RAMOS: Yes.

14 My name is Gladys Ramos.

15 I live in 1662 Southwest 82
16 Terrace.

17 Now that I hear both sides, the
18 one, I'm support the project.

19 I think the traffic is more that
20 what I hearing. The traffic, no matter
21 where you going in here, is always
22 traffic.

23 I like the Kendall area. I like
24 the way that this project -- it will be
25 nice for the kids to get something small

1 to live and stay working on the area. I
2 don't like to go to Coconut Grove or
3 Brickell, South Beach to work.

4 So, those kids, it would be nice to
5 be working in the Kendall area.

6 So, I really -- I support this
7 project. I like it.

8 CHAIRMAN MANCERA MEJIA: Thank you,
9 ma'am. Appreciate it.

10 Go ahead.

11 Hello. Good evening.

12 My name is Maria Gracia.

13 My address is 9568 Southwest -- I
14 put everything here, because -- and I
15 was waiting to hear the full
16 presentation. That is why now I'm
17 waiting to now speak.

18 And, of course, to hear all the
19 speakers. Is not about just the traffic,
20 because Miami is growing. So the traffic
21 is everywhere.

22 I hear enough. I support the
23 project. I would like to express my
24 support for this plan. I believe it will
25 have a positive impact on our community

1 compared to the other options.

2 Additionally, the front portion
3 facing Kendall Drive, it's already
4 approved for retails with businesses, and
5 expecting soon. This shows that the area
6 is growing and evolving.

7 The proposal, 57 units townhouses
8 community, fits well with that growth.
9 And I see this as a great opportunity
10 for the area. One that brings
11 development while maintaining balance and
12 respect for the existing community.

13 Thank you.

14 CHAIRMAN MANCERA MEJIA: Thank you.
15 Appreciate it.

16 We don't have anybody else in favor
17 of the application, so we will entertain
18 now the Applicant's rebuttal.

19 MS. SAN ROMÁN: Thank you.

20 And I will keep it very brief.

21 Some of the points that we heard
22 this evening concerns on density.

23 As I mentioned in the presentation,
24 today, what's permitted is 60 dwelling
25 units an acre. We are doing 12 dwelling

1 units an acres. So, far less than what
2 the Comprehensive Plan allows today.

3 In terms of connectivity in the
4 area and walkability, we are providing
5 sidewalks all on 167th and 165th to
6 encourage walking in the area, not just
7 within the development.

8 There was a question on height. We
9 are providing two stories. So, the
10 landscape buffer, the additional fencing
11 should be sufficient and consistent with
12 what's already existing in the area.

13 There were comments about schools
14 and concerns about capacity. In your
15 packet, there should be a memo from
16 schools saying that there is sufficient
17 capacity in their schools. This project
18 will generate 17 seats. Seven at the
19 elementary, four at the middle school
20 level, and six at the senior high.

21 So, they're anticipating that
22 they're well suited, the current schools
23 that we have today.

24 Police and fire also provided memos
25 on this. No concerns.

1 Of course, you're hearing concerns
2 on traffic. We know traffic is
3 everywhere in Miami-Dade County. It's
4 about SMART Planning. This is, again, a
5 far less intense use, a use that's not
6 going to be around the clock with
7 ambulances coming to the site. That's,
8 again, that's the skilled nursing
9 facility that is approved today.

10 In terms of impacts to the existing
11 roadway, this project will have a 0.6
12 percent impact to what exists today on
13 Kendall Drive. It is a far less impact
14 than any other development.

15 There were comments about our
16 outreach efforts. We have someone from
17 our group that can speak to every contact
18 we've made. But just to give the Board
19 an idea, all of the folks that we have
20 spoken to that have made, you know, the
21 effort to reach out to us, we've had
22 productive conversations. Particularly
23 the townhome development to the north,
24 are not present here this evening.

25 So, we have made the efforts that

1 we can. And, again, we're more than
2 happy, if you want to hear from Tim, to
3 kind of talk through, because he had the
4 door-to-door knocks, and the connections
5 with folks. So, he's here if you do want
6 to hear from him.

7 CHAIRMAN MANCERA MEJIA: Yes. Tim,
8 can you come up, please?

9 Thank you.

10 MR. HYMAN: Tim Hyman with offices
11 at 13316 Southwest 128th Street.

12 So, I actually got hired to do the
13 community outreach on this project before
14 the first notice came out from the County
15 that it was being contemplated. So, back
16 in June of last year. And our first
17 effort was -- I literally went
18 door-to-door, and hand delivered a letter
19 inviting people with our contact
20 information, with both the Attorney, my
21 own cell phone number, my e-mail address.
22 We offered a Zoom meeting, and we had
23 zero responses from that contact.

24 We waited until they had received
25 the first notice, and then we went and

1 delivered a second letter to the same --
2 and to tell you where those letters went.
3 So, I did not go to the south of Kendall
4 Drive. We stayed on the north side. We
5 went to the townhomes immediately to the
6 north of us, and we went to the first,
7 like, three or four blocks of the
8 single-family that would be north and
9 east.

10 Obviously, to the west is a field.
11 So we didn't go there.

12 As we knocked on doors, I don't
13 know if you've ever run for office, ever
14 done this, a lot of people don't answer
15 their doors. So, that's why we left the
16 letter on the door as well.

17 The comments we got mostly were
18 from people who literally backed up to
19 it. And, you know, their concern was,
20 wait, what are you doing? And when we
21 explained it to them, their response was,
22 in general, we're better with this than
23 anything else.

24 Obviously, as you've heard tonight,
25 traffic was a big question. We explained

1 it to them. And, you know, again, for
2 the people that we dealt with, they
3 haven't come.

4 I heard you asking earlier, and I
5 want to make sure and address that. So,
6 after the meetings -- I've been here for
7 each of these meetings that were
8 deferred. We met outside. And I'm sorry
9 to correct you, but last meeting it
10 wasn't 15 people who shared their
11 addresses. It was four who had actually
12 shared their contact information. With
13 all the people that were here, only four.
14 And I personally know I tried to reach
15 out, and they didn't get back to me.

16 There are a couple people that were
17 involved that one of the partners from
18 the firm really dealt with, and I've been
19 copied to the e-mail back and forth. And
20 we went back and forth like 10 times to
21 address their issues. And they're not
22 here this evening also.

23 For the first time in all the
24 outreach I've done in 25 years, I did
25 something different. I included social

1 media, and I started monitoring like
2 Nextdoor. And there's been two different
3 strands that picked up this project.

4 The first one was before the
5 November hearing date. And if you
6 remember, there was a lot of people
7 showed up, but a lot of those people
8 were here for -- thought they were here
9 for the Calusa issue, and it wasn't this
10 one. The people that we spoke to then
11 also didn't go.

12 But on Nextdoor, I, again, put my
13 name and number, and offered people to
14 contact at any time. I offered any of
15 those people that have meetings, whether
16 it was in-person, Zoom, I'd come out and
17 meet them, and I had a few comments back
18 about cost. They were actually very
19 concerned that they wanted a less
20 expensive product. They wanted to have
21 more affordable housing, because they
22 feel like things are too expensive.

23 The comments I got from the
24 neighbors who actually lived to the north
25 of it, did not want affordable housing.

1 They didn't want their property values
2 being impacted. And I put that feedback
3 on the strand, and I answered their
4 questions.

5 So, I actually had dialogue back
6 and forth online for the first time
7 doing this. So, that was a new strategy
8 to, you know, to be able to engage
9 people. But it's been difficult to get
10 people to actually engage and share their
11 contact.

12 I think that answers how many
13 people, and what we've done.

14 Do you have anything else to ask?

15 CHAIRMAN MANCERA MEJIA: Do you
16 have, like, an exact number, because I'm
17 familiar with that area, like, how many
18 homes you actually visited? Because it's
19 very important for us to understand not
20 the feedback, because the feedback is
21 always individual.

22 MR. HYMAN: I can say whatever,
23 yeah.

24 CHAIRMAN MANCERA MEJIA: Whatever.
25 But it is important for the Board to

1 understand how many homes did you
2 actually reach, and what the scope of
3 that, you know, the canvassing that was
4 done so that we actually can ascertain
5 as to, like, if that, you know, outreach
6 was done. It's very important for us to
7 also understand that data.

8 MR. HYMAN: Okay.

9 So, I delivered, again -- so it
10 would be Kendall Drive. The project is
11 broken into the commercial site and
12 potential this. There's immediately to
13 the north of it are townhome division.
14 And then there's -- so I went, I think, I
15 went exactly seven blocks to the north
16 of our property line. And then to the
17 east into the single-family homes, I went
18 over to the end of that community.
19 Where, if you're familiar with it, it
20 winds back, and then curves around. And
21 I went three blocks north. So, I was
22 approximately, you know, at a radius of
23 about five blocks away. And it was --

24 CHAIRMAN MANCERA MEJIA: To the
25 east is mostly commercial.

1 MR. HYMAN: I'm sorry?

2 CHAIRMAN MANCERA MEJIA: To the
3 east is mostly commercial. You have your
4 charters --

5 MR. HYMAN: North of the
6 commercial. So there are single-family
7 homes north of the commercial. I didn't
8 go to the commercial, I went to the north
9 of that commercial.

10 So, again, it would have been
11 kitty-corner to this project.

12 CHAIRMAN MANCERA MEJIA: To the
13 west, you have all these similar --

14 MR. HYMAN: Almost identical.

15 CHAIRMAN MANCERA MEJIA: --
16 townhomes.

17 MR. HYMAN: Those are the ones that
18 I'm talking about. I've hit those four
19 times.

20 CHAIRMAN MANCERA MEJIA: Okay.

21 MR. HYMAN: Over the last, you
22 know, seven months, eight months I've
23 gone four different times delivering
24 letters, and knocking on doors. I could
25 tell you about the Christmas decorations.

1 I could tell you about the cars. And,
2 you know, honestly, they're correct.
3 There's a lot of cars parked out front.
4 And I noticed that, you know, that a lot
5 of the people that lived there seemed
6 happy, but they didn't want to answer the
7 door.

8 CHAIRMAN MANCERA MEJIA: Does any
9 Board Members have any other questions?

10 VICE CHAIR VALENZUELA: No.

11 BOARD MEMBER FERNANDEZ: I have a
12 few comments. These aren't necessarily
13 questions. If you'd like to address some
14 of them, I mean, feel free. Some of my
15 comments, two of them, particularly, are
16 to address members of the audience who
17 came here to speak about this.

18 The first one being the concern on
19 switching the zoning. If I'm not
20 mistaken, right here the recommendation
21 from staff is to not switch the zoning.
22 And even beyond that, there were also
23 concerns about construction if this were
24 to be approved, if the Applicant wanted
25 to change and construct something else,

1 it would have to go through the same
2 process. So, it's not like they would
3 just start building whatever.

4 And then also the school capacity
5 issue, that was addressed to us, and we
6 have documents from the School Board
7 regarding that.

8 Beyond that, I wanted to comment on
9 the affordability issue. I did a quick
10 search, and for the Kendall area, what is
11 considered affordable housing is between
12 the three to four hundred thousand range.
13 This, you mentioned was in the upper 500
14 thousands.

15 There was a young lady who came up,
16 and she spoke about how she grew up in
17 Kendall, and she would like to stay in
18 Kendall. So, higher prices for housing
19 don't particularly make it easy for young
20 people to find housing, and if anything,
21 it pushes young people out of Miami-Dade
22 County. It makes everything a little
23 more difficult for us. I know I wouldn't
24 be able to afford a house in that range
25 right now, or probably the foreseeable

1 future.

2 MS. SAN ROMÁN: I was going to say,
3 the foreseeable future I hope.

4 BOARD MEMBER FERNANDEZ: Somebody
5 mentioned that there is always traffic
6 in Miami-Dade, so, like, what's the
7 problem with this. Yes, there's always
8 traffic in Miami-Dade. But I say, like,
9 why should we exacerbate the issue?

10 I'm a big proponent of public
11 transportation. I think that the County
12 should be focusing on expanding public
13 transportation in Miami-Dade County. And
14 I think that's where we should be focused
15 right now as a County, and as a society
16 here in Miami-Dade County, as opposed to
17 building more housing and overdeveloping
18 some of the areas that we have here in
19 the West Kendall area.

20 And then, also, someone mentioned
21 the number of vehicles entering and
22 exiting, and I guess this, if you'd like
23 to address this, does this account for
24 visitors who come into the residential
25 area that's being constructed? Because

1 I looked at the map here, and there's not
2 really, like, a parking area for extra
3 visitors. There's one right next to
4 where the dog park is, but that provides
5 for 10 parking spaces that I counted on
6 there, minus one for the disabled
7 parking. So, that's nine for any
8 visitors. And I'm not sure that that's
9 sufficient for a residential space.

10 If you'd like to address that?

11 MS. SAN ROMÁN: Sure. I can
12 comment to that.

13 So, we meet the current parking
14 requirements. We have 128 parking spaces
15 in the overall development. Also, the
16 point of the gated community is that you
17 need to stick inside. So, if anything,
18 should there be any spillover, it would
19 be -- it's meant to be within that gated
20 area, and supposed to account for.

21 So, when you purchase the unit, you
22 know how many spaces you're getting.
23 You're not supposed to be increasing.
24 And so, each unit will have the parking
25 in the front. There aren't any garages

1 that's part of the livable space. That's
2 some feedback that we've received.

3 And, so, all to say that, yes, we
4 are meeting code, what we are supposed to
5 provide on the site, and account for any
6 visitors that are coming on here.

7 BOARD MEMBER FERNANDEZ: Okay.
8 Thank you.

9 VICE CHAIR VALENZUELA: Yeah, I
10 think these are the discussions that we
11 have when -- that we're experiencing
12 throughout Miami-Dade County, right,
13 growth, and how to tackle that. I don't
14 think there is ever going to be a perfect
15 plan on how to grow. It's just dealing
16 it with as best as we can.

17 I agree with my colleague here
18 that, really, the County should be -- and
19 I think they're moving in that direction.
20 They could do a better job, in my
21 opinion, of helping the transportation
22 issue, public transportation, making it
23 more accessible. But, you know, you're
24 doing the best that you can with the
25 situation.

1 So, I largely am in favor of your
2 proposal here. I think we crossed off a
3 lot of my concerns, which is police and
4 fire have approved this. They know
5 what's coming. They're okay with it.

6 Schools is not an issue. I saw the
7 memorandum. I think you mentioned the
8 traffic. Although it will get a little
9 bit more congested. There's no way
10 around it. It's minimal as I understand
11 it.

12 And then I appreciate Tim's efforts
13 on the door-to-door knocking. I think
14 that was one of the better Applicants
15 that we've seen that has done canvassing
16 door-to-door. So, I commend you for
17 that. And so that's largely why I'm in
18 favor of this application.

19 Just, you may have touched on this,
20 since this is more of a question. And I
21 apologize if you already addressed it,
22 but it does mention here on Page 7, to
23 kind of paraphrase here, residential
24 development may already be permitted
25 within the existing BU-1A zoning

1 district, and we're looking to change
2 it.

3 Can you just elaborate on that a
4 little bit? That specifically?

5 MS. SAN ROMÁN: Yeah. I think --
6 is that in reference to the rezone
7 request?

8 VICE CHAIR VALENZUELA: That's
9 right.

10 MS. SAN ROMÁN: Yes. So,
11 understood. And we agree with staff.
12 Our request to BU-2 was simply to keep
13 it consistent with the pattern of
14 development that's already happened. So,
15 a similar development to BU-2. But if
16 it's the will of the Board, we
17 understand. And, again, we're
18 recommend -- we're asking to approve
19 this application per staff's
20 recommendation.

21 VICE CHAIR VALENZUELA: Okay. Very
22 good.

23 BOARD MEMBER GARCIA: Would you
24 still be able to build if you remain as
25 a B-1 -- BU-1?

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MS. SAN ROMÁN: Yes.

CHAIRMAN MANCERA MEJIA: Right. I would just like to add in addition to what Vice Chair Valenzuela has said. I think it's a great thing that you guys were able to outreach the community. I think this is something that should be done consistently involving the community. I'm probably, like, thinking that not everyone was involved, and I think that it's a shame that people are not much involved when these decisions need to be made.

But have you had any discussions with the County? I think it was Mr. Sotomayor who brought up the idea of the extension of 836. Was any of those issues -- it's not something that you have to reply to, but have you had any, like, discussions regarding the approval of traffic, public transportation? Because, I mean, I do understand the genuine concern of the community, which is that we do have, -- I mean, I live in the area. So, to reach the Turnpike,

1 it's like a drama in the morning. And
2 to come back also, it's a drama.

3 So, I think that's the main
4 concern. But we also cannot stop
5 development from happening. So, have
6 you been able to address these concerns
7 at all?

8 MS. SAN ROMÁN: So, in terms of the
9 improvements that are proposed, those
10 have been a result of discussions with
11 the County and the various agencies
12 involved in the process. Yes, I agree,
13 we're close to Kendall Drive. So that
14 provides an opportunity for people to
15 take public transportation, if they so
16 choose. Again, we were talking about
17 people getting in their cars, but if
18 they want to, they can. We have bus
19 stops near the site, which is an option.
20 Ideally, you know, we would love to have
21 more options, but this is what we've been
22 working with.

23 836 was not part of our
24 conversation. I think that's part of a
25 larger conversation with the County

1 Commission. But, yes, to answer your
2 question, the improvements that are
3 proposed today have been through
4 conversations we've had with various
5 County agencies and FDOT.

6 CHAIRMAN MANCERA MEJIA:

7 Understood. Appreciate it.

8 Does any other Board Member have
9 any questions?

10 BOARD MEMBER FERNANDEZ: I just
11 need to make a general comment to
12 everyone that's here. Obviously, we are
13 sitting here at a 50-50. So, whatever we
14 do, 50 percent is going to like us, and
15 the other fifty percent are going to hate
16 us. That's the way it goes.

17 The way I'm looking at it is, let's
18 face it, we have to come to the
19 realization this area is going to keep on
20 growing whether we like it or not.
21 Unfortunately, I understand your
22 position. I live within close proximity
23 to this project, very close to it, okay.
24 But I would rather, if you want to put
25 things into proper perspective, I would

1 rather see, and I'm using it as a
2 comparison purposes, not because it's
3 here in front of us. I would rather see
4 a 57-unit project as opposed to three
5 four buildings of 200 units each that we
6 were all forced to have in front of
7 Baptist Hospital with a future traffic
8 jam that we don't know what's going to
9 happen.

10 So, if -- growth is going to happen
11 whether we like it or not. If it's not
12 approved by us, it's going to be approved
13 by higher ups above us. At least we get
14 a control as to what's coming to the
15 area. I'm saying this because I want you
16 to understand this could have been a
17 200-unit building coming before us.

18 We're all going to raise a lot of
19 questions and a lot of concerns.

20 Traffic, yes, we've been dealing
21 with traffic. Not five, not 10. We've
22 been dealing with traffic for 20 years.
23 The 836 extension has been on the books
24 even before I lived in Kendall, and
25 that's 30 years ago.

1 So, it's not up to us, you know,
2 to -- maybe we have to put more emphasis
3 on the County as far as demanding more --
4 the roads. But what I wanted to get to
5 is, A 57-unit project in comparison to
6 three buildings of 200 is a point to
7 consider.

8 I understand. Traffic, we're going
9 to get it. I'm going to get the brunt
10 of that traffic as well, okay. That was
11 just a statement that I was making just
12 for you to all think that whatever
13 decision is rendered here, like I said,
14 it's going to be 50 percent are going to
15 hate us, 50 percent are going to like us,
16 but it's where we stand.

17 I don't think we have an opening
18 for comments, right?

19 CHAIRMAN MANCERA MEJIA: Excuse
20 me -- no.

21 BOARD MEMBER FERNANDEZ: Because
22 the residents are raising their hand
23 for comments.

24 CHAIRMAN MANCERA MEJIA: No, no
25 comments. I'm sorry.

1 AN AUDIENCE MEMBER: (Inaudible).

2 MR. REYES: We can't have any
3 questions.

4 BOARD MEMBER FERNANDEZ: They've
5 closed the floor to both pros and cons.
6 We're just making our sets of analysis
7 and our statements.

8 CHAIRMAN MANCERA MEJIA: Thank you.
9 Have you concluded your rebuttal?

10 MS. SAN ROMÁN: Yes, I have.

11 CHAIRMAN MANCERA MEJIA: Thank you.

12 MS. SAN ROMÁN: Thank you.

13 CHAIRMAN MANCERA MEJIA: Appreciate
14 it. Thank you.

15 Are the Members ready for a motion?

16 VICE CHAIR VALENZUELA: I'd like to
17 make a motion to approve this project.

18 CHAIRMAN MANCERA MEJIA: Motion by
19 Vice Chair Valenzuela.

20 CHAIRMAN MANCERA MEJIA: Does any
21 Board Member second for approval or
22 denial?

23 BOARD MEMBER DIAZ: For denial, I
24 was going to make a motion. My motion
25 would be for denial of the project,

1 actually, but we're not there for denial
2 of the project -- or denial of the
3 application.

4 CHAIRMAN MANCERA MEJIA: So, Vice
5 Chair Valenzuela has a motion for
6 approval, right?

7 VICE CHAIR VALENZUELA: Yes.

8 MS. MENDOZA: Do I have a second?

9 CHAIRMAN MANCERA MEJIA: I second.

10 MS. MENDOZA: The motion is for
11 denial without prejudice of request
12 Number 1; and modified approval of
13 Condition Number 2, to permit residential
14 development in the BU-1A district in lieu
15 of the BU-2. And the approval of
16 conditions requests Number 3 to 6?

17 VICE CHAIR VALENZUELA: Yes.

18 MS. MENDOZA: Per staff's
19 recommendation and conditions?

20 VICE CHAIR VALENZUELA: Correct.

21 MS. MENDOZA: Okay.

22 VICE CHAIR VALENZUELA: That's my
23 motion.

24 CHAIRMAN MANCERA MEJIA: I second
25 it.

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MS. MENDOZA: You second it?

CHAIRMAN MANCERA MEJIA: Yes,
Mancera.

CHAIRMAN MANCERA MEJIA: Roll call.

MS. MENDOZA: Board Member Diaz.

BOARD MEMBER DIAZ: No.

MS. MENDOZA: Board Member
Fernandez.

BOARD MEMBER FERNANDEZ: No.

MS. MENDOZA: Board Member Garcia.

BOARD MEMBER GARCIA: No.

MS. MENDOZA: Vice Chair
Valenzuela.

VICE CHAIR VALENZUELA: Yes.
Chair Mancera Mejia.

CHAIRMAN MANCERA MEJIA: Yes.

MS. MENDOZA: Okay, motion fails.

BOARD MEMBER DIAZ: So I make a
motion, which was my original motion, to
deny.

BOARD MEMBER FERNANDEZ: I second
that.

MS. MENDOZA: Okay. Board Member
Diaz.

BOARD MEMBER DIAZ: Yes. For the

1 denial of motion, yes.

2 MS. MENDOZA: Board Member
3 Fernandez.

4 BOARD MEMBER FERNANDEZ: Yes.

5 MS. MENDOZA: Board Member Garcia.

6 BOARD MEMBER GARCIA: Yes.

7 MS. MENDOZA: Board Member
8 Valenzuela.

9 VICE CHAIR VALENZUELA: No.

10 MS. MENDOZA: Vice Chair Mancera
11 Mejia.

12 CHAIRMAN MANCERA MEJIA: No.

13 MS. MENDOZA: Motion fails.

14 MR. REYES: It actually passes.

15 CHAIRMAN MANCERA MEJIA: Pass.

16 MS. MENDOZA: Okay. Yeah, motion
17 passes. So, it's denied.

18 CHAIRMAN MANCERA MEJIA: Ladies and
19 Gentlemen, this concludes the Community
20 Zoning Appeals Board meeting for this
21 March 25th.

22 Thank you guys for coming.

23 God bless you all.

24 (Thereupon, the proceeding was
25 concluded:)

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CERTIFICATE OF OATH

STATE OF FLORIDA)
)SS)
COUNTY OF MIAMI-DADE)

I, Jannett Taylor-Brown, Court Reporter and Notary Public in the State of Florida, do hereby certify that all witnesses personally appeared before me on this 25th day of March 2026, and were duly sworn.



JANNETT TAYLOR-BROWN,
Court Reporter
Notary Public, State of Florida
My Commission #HH 755550
My Commission Expires: 1-12-2030

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CERTIFICATE OF REPORTER

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

I, Jannett Taylor-Brown, Court Reporter and Notary Public in the State of Florida, do hereby certify that a meeting was held before the Community Zoning Appeals Board 11 on March 25, 2026; and that Item Number (25-106), Miami Dade SNF Holding, LLC, was heard; and that the foregoing pages, Numbered 1 to 100, inclusive, constitute a true and correct transcript of my stenographic notes.

WITNESS my hand in the City of Miami, County of Miami-Dade, State of Florida, this 1st day of May 2026.



JANNETT TAYLOR-BROWN
COURT REPORTER

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COMMUNITY ZONING APPEALS BOARD - AREA 11
MEETING OF WEDNESDAY, JANUARY 28, 2026
KENDALL VILLAGE CENTER, CIVIC PAVILION
8625 SW 124 AVENUE, Miami, Florida

ITEM A

MIAMI DADE SNF HOLDING, LLC

(25-106)

Members of the Board

Present

Cristhian David Mancera Mejia, Chair
Anthony Valenzuela, Vice Chair
Alex R. Diaz
Armando A.C. Castillo
Manuel "Manny" Fernandez

County Attorney's OFFICE

Lauren Morse, Assistant County Attorney

Regulatory & Economic Resources

Veronica Mendoza

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I N D E X

ON BEHALF OF THE APPLICANT

HOLLAND & KNIGHT LLP
BY: ALESSANDRIA SAN ROMÁN, ESQ. &
HUGO ARZA, ESQ.
701 Brickell Avenue, Suite 3300
Miami, FL 33131
Office: 305-789-7580
alessandria.sanroman@hklaw.com
hugo.arza@hklaw.com

SUPPORTERS:

PAGE

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OBJECTORS

PAGE

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1 (Thereupon, the following
 2 proceedings were had:)
 3 CHAIRMAN MANCERA MEJIA: Are the
 Court Reporter and County Attorney
 4 present?
 THE COURT REPORTER: Yes.
 MS. MORSE: Yes.
 CHAIRMAN MANCERA MEJIA: Ladies and
 5 Gentlemen, this meeting of the Community
 Council Area 11 has come into order on
 6 this day, the 28th of January, 2026.
 At this time, please stand for the
 7 Pledge of Allegiance.
 (Thereupon, the Pledge of
 8 Allegiance was had, after which the
 following transpired:)
 9 CHAIRMAN MANCERA MEJIA: Roll call,
 please.
 10 MS. MENDOZA: Board Member
 Castillo.
 11 BOARD MEMBER CASTILLO: Present.
 MS. MENDOZA: Board Member Diaz.
 12 BOARD MEMBER DIAZ: Present.
 MS. MENDOZA: Board Member
 13 Fernandez.
 BOARD MEMBER FERNANDEZ: Present.
 14 MS. MENDOZA: Board Member Garcia.
 Absent.
 15 Vice Chair Valenzuela.
 VICE CHAIR VALENZUELA: Present.
 16 MS. MENDOZA: Chairman Mancera
 Mejia.
 17 CHAIRMAN MANCERA MEJIA: Present.
 MS. MENDOZA: You have a quorum.
 18 CHAIRMAN MANCERA MEJIA: Okay. No
 problem.
 19 Is there anybody present this
 evening who wishes to defer or withdraw
 20 an application? Please come forward at
 this time and state your name and address
 21 for the record.
 MS. SAN ROMÁN: Good evening,
 22 Chairman, Members of the Board.
 My name is Alessandria San Román
 23 with Law Offices located at 701 Brickell
 Avenue.
 24 With me this evening is my
 colleague, Hugo Arza.
 25 We're here on behalf of the
 property owner and the Applicant, Miami

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Dade SNF Holding, LLC.

We are respectfully requesting a deferral of tonight's item to the March 25th, 2026 meeting. It's my understanding that there are some neighbors that have some additional questions or concerns, some of which that we have not been able to meet with. We have just been meeting them for the first time this evening. So, we're hoping that we can meet with them, and potentially address any concerns which may include a potential revision to the site plan if possible at all. So, we'd like to explore that option, if possible.

CHAIRMAN MANCERA MEJIA:
Understood.

So, we would need a motion, right?

MS. MORSE: (Indicating).

CHAIRMAN MANCERA MEJIA: Yes.

Do we have a motion for a deferral?

BOARD MEMBER CASTILLO: So moved.

BOARD MEMBER DIAZ: Seconded.

CHAIRMAN MANCERA MEJIA: May I ask a question. This is for the March 25th meeting, correct?

MS. SAN ROMÁN: The March 25th meeting, yes.

CHAIRMAN MANCERA MEJIA: Okay.
Thank you.

MS. SAN ROMÁN: And if I may ask, if anybody here would like to meet with us, I will be in the back if they can provide their name and contact information, we would greatly appreciate that.

CHAIRMAN MANCERA MEJIA: No problem.

MS. SAN ROMÁN: Thank you.

MS. MORSE: So, depending on what the Board does, I just want to announce to the public that this is -- if this item is deferred, this is the notice that it was deferred to the March 25th meeting. There won't be another notice going out.

So, essentially, you should mark your calendars that this is being deferred to the March 25th hearing date.

CHAIRMAN MANCERA MEJIA: Okay. So

1 can we do the vote counting again, please
 2 so that it's clear for everybody?
 3 MS. MENDOZA: So we have a motion
 4 to defer Item Z2025000106. The Applicant
 5 is Miami Dade SNF Holding, LLC.
 6 The deferral is to March 25, 2026.
 7 The motion was done by Board Member
 8 Castillo, and seconded by Alex Diaz.
 9 Board Member Castillo.
 10 BOARD MEMBER CASTILLO: Yes.
 11 MS. MENDOZA: Board Member Diaz.
 12 BOARD MEMBER DIAZ: Yes.
 13 MS. MENDOZA: Board Member
 14 Fernandez?
 15 BOARD MEMBER FERNANDEZ: No.
 16 MS. MENDOZA: Board Member, Garcia.
 17 Absent.
 18 Vice Chair Valenzuela.
 19 VICE CHAIR VALENZUELA: Yes.
 20 MS. MENDOZA: Chair Mancera Mejia.
 21 CHAIRMAN MANCERA MEJIA: Yes.
 22 I just want to say, just contingent
 23 to the audience, that it's important that
 24 We will have this item deferred for the
 25 March 25th, but it's important for all
 of you, including the neighbors to notify
 everyone, because we will not, like,
 postpone it again.
 So just for you guys to have that
 in mind. So, yes. Thank you.
 MS. MENDOZA: Motion passed.
 CHAIRMAN MANCERA MEJIA: Motion
 passed, yes.
 MS. SAN ROMÁN: Thank you so much.
 CHAIRMAN MANCERA MEJIA: The
 meeting is adjourned.
 (The Departments introductory
 statement at zoning hearings:)
 "In accordance with the Code of
 Miami-Dade County, all items to be heard
 this evening have been legally advertised
 in the newspaper. Notices have been
 mailed, and the properties have been
 posted.
 "Additional copies of the agenda
 are available here at the meeting.
 "Items will be called up to be
 heard by agenda number and name of
 applicant. The record of the hearing on
 each application will include the records

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of the Department of Regulatory and Economic Resources.

"All these items are physically present this evening, available to all interested parties, and available to the members of the Board who examine items from the record during the hearing.

"Parties have the right of cross-examination.

"This statement, along with the fact that all witnesses have been sworn, shall be included in any transcript of all or any part of these proceedings.

"In addition, the following departments have representatives present here at the meeting to address any questions. The Zoning Evaluations and Platting and Traffic Review sections of the Department of Regulatory and Economic Resources, and the County Attorney's Office.

"All exhibits used in presentation before the Board become part of the public record, and will not be returned unless an identical letter-sized copy is submitted for the file.

"Any person making impertinent or slanderous remarks, or who becomes boisterous while addressing the Community Zoning Appeals Board, shall be barred from further audience before the Community Zoning Appeals Board by the presiding officer unless permission to continue, or again address the Board be granted by the majority vote of the Board Members present.

"The number of filed protests and waivers on each application will be read into the record at the time of hearing as each application is read.

"Those items not heard prior to the ending time for this meeting will be deferred to the next available zoning hearing meeting date for this Board."

(Thereupon, the proceeding was concluded:)

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CERTIFICATE OF REPORTER

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

I, Jannett Taylor-Brown, Court Reporter and Notary Public in the State of Florida, do hereby certify that a meeting was held before Community Zoning Appeals Board 11 on January 28, 2026; and that Item Number (25-106), MIAMI DADE SNF HOLDING, LLC, was heard; and that the foregoing pages, Numbered 1 to 7, inclusive, constitute a true and correct transcript of my stenographic notes.

WITNESS my hand in the City of Miami, County of Miami-Dade, State of Florida, this 1st day of May 2026.



JANNETT TAYLOR-BROWN
COURT REPORTER