

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

PH: Z23-505

July 23, 2026

Item No. 8B1

Recommendation Summary	
Commission District	11
Appellant	Concerned Citizens of West Dade, Inc Subdivision #1
Applicant	Valemar Holding, LLC.
Summary of Requests	The application is to permit a rezoning of the subject parcel from RU 5 (Residential and Semi Professional Office District) to RU-4 (50 units per net acre), which, as filed, would allow a four-story, 40-unit multifamily residential building, but was modified at the Community Zoning Appeals Board 10 (CZAB #10) meeting to approve a three-story, 33-unit development, which is the request currently under appeal. In conjunction with the rezoning, the application requests deletion of a recorded Declaration of Restrictions and a recorded Modification of Declaration of Restrictions that currently limits the property's permitted uses and maximum number of units. The application further seeks approval to reduce the required common open space, allow the building to be located closer to the front property line and to permit off street parking spaces within 25 feet of the right of way along SW 147 Avenue. Staff notes that, the request to allow the building to be located closer to the front property line is no longer required, as the applicable setback is now 25 feet, and the proposed plans comply with this requirement.
Location	Lying at the southeast corner of SW 147th Avenue and theoretical SW 28th Street, Miami-Dade County, Florida.
Property Size	±1.41-gross (±1.10-net) Acres
Existing Zoning	RU-5, Residential and Semi-Professional Office District
Existing Land Use	Vacant
2030-2040 CDMP Land Use Designation	Office/Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this appeal pursuant to Section 33-314(B)(1) and (2), which address "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."

CZAB 10 Action

<u>CZAB 10 February 24, 2026</u>	<u>Approved request #1, on modified basis, subject to the acceptance of the proffered covenant and approved with conditions requests #2 through #5. (Resolution # CZAB10-3-26)</u>
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Staff Recommendation

<u>Recommendation of the appeal</u>	<u>Deny the appeal and uphold the CZAB decision of modified approval</u> <u>(Pursuant to section 33-313.1, two-thirds (2/3) vote of Board members present required to deny appeal and uphold CZAB decision due to request #2)</u>
<u>Previous Recommendation of the CZAB 10</u>	<u>Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 through #5. (Original Staff Recommendation to the CZAB is attached)</u>

Timeline

1. This item was deferred from the January 27, 2026, meeting of Community Zoning Appeals Board (CZAB) #10 in order to allow the item to be readvertised.
2. On February 24, 2026, the Community Zoning Appeals Board (CZAB) #10, approved on a modified basis request #1, subject to the acceptance of the proffered covenant and approved with conditions requests #2 through #5. (Resolution # CZAB10-3-26)
3. On March 13, 2026, the appellant, Concerned Citizens of West Dade, Inc Subdivision #1, appealed the CZAB #10 decision to the BCC.
4. On April 13, 2026, the applicant submitted revised plans consistent with the conditions added at the CZAB 10 meeting, which included restricting the development of the site to a maximum of thirty-three (33) dwelling units, limiting the development to three (3) stories in height, and requiring the provision of a minimum of one (1) parking space per dwelling unit. In order to comply with these conditions, the applicant submitted a new site plan reducing the number of dwelling units from 40 to 33 and decreasing the building height from four (4) stories to three (3) stories, thereby reducing the overall intensity of the project. As a result of these modifications, the amount of common open space increased to approximately 33.11%, compared to the previously proposed 29.67%, where 40% is required by Code. Additionally, Non-Use Variance Request No. 4 related to the front setback is no longer required, as the applicable front setback requirement is 25 feet, and the revised plans comply with this standard.

Analysis

The plans attached to this appeal have been revised to reflect the modified approval granted by CZAB #10 and accepted by the applicant. For the reasons outlined in the Comprehensive Development Master Plan and zoning analysis of the attached staff recommendation, staff opines that the CZAB #10 decision of modified approval should be upheld, and that the appeal should be **denied**.

CONDITIONS FOR APPROVAL: for requests #2 through #5 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources 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 the applicant submits a revised site plan consistent with the representations in the respective Declaration of Restrictions.
3. That the use be established and maintained in accordance with the approved plan.
4. That the restrictions recorded in Official Records Book 21417, Pages 3910-3915, and Modification of Declaration of Restrictions Recorded at Official Records Book 21417, Pages 3910-3915, as recorded in Official Records Book 25570, Pages 4757-4764, remain in full force and effect on the property that is not the subject of this application.
5. That the applicant submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) as indicated in their memorandum.
7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Department of Transportation and Public Works (DTPW) Traffic Engineering Division as indicated in their memorandum.
8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Parks, Recreation and Open Spaces Department (PROS) as indicated in their memorandum.
9. That the applicant submits a Declaration of Restrictions to the Department of Regulatory and Economic Resources (RER) within forty-five (45) days of approval of this application, unless a time extension is granted by the Director for good cause shown, restricting development of the site to a maximum of thirty-three (33) dwelling units, limited to three (3) stories in height, and requiring that at least one (1) parking space be provided per dwelling unit.

ES:JB:SS:EA



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

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 10**

PH: Z23-505

February 24, 2026

Item No. A

Recommendation Summary	
Commission District	11
Applicant	Valemar Holding, LLC.
Summary of Requests	The applicant seeks approval of a district boundary change on the subject property from RU-5 (Residential and Semi-Professional Office District) to RU-4 (50 units per net acre) to permit the development of a four (4)-story, 40-unit multi-family residential building. In conjunction with the rezoning, the applicant requests deletion of a recorded Declaration of Restrictions and a recorded Modification of Declaration of Restrictions that currently limits the property's permitted uses and maximum number of units. The application further seeks approval to reduce the required common open space, allow the building to be located closer to the front property line, and permit off-street parking spaces within 25 feet of the right-of-way along SW 147 Avenue.
Location	Lying at the southeast corner of SW 147th Avenue and theoretical SW 28th Street, Miami-Dade County, Florida.
Property Size	±1.41-gross (±1.10-net) Acres
Existing Zoning	RU-5, Residential and Semi-Professional Office District
Existing Land Use	Vacant
2030-2040 CDMP Land Use Designation	Office/Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(7) General Modification Standards, Section 33-311(A)(4)(b) Non-Use Variance from other than airport regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 through #5.

This item was deferred from the January 27, 2026, meeting of Community Zoning Appeals Board (CZAB) #10 in order to allow the item to be readvertised.

The public hearing on this item was not held.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from RU-5, Residential-Semi-Professional Office District, to RU-4, High Density Apartment House District.
- (2) DELETION of a Declaration of Restrictions, recorded in Official Records Book 21417, Pages 3910-3915, and Modification of Declaration of Restrictions Recorded at Official Records Book 21417, Pages 3910-3915, as recorded in Official Records Book 25570, Pages 4757-4764, both as they apply solely to the Property.

The purpose of this request is to remove restrictions tying the site to specific uses and a limited number of units, thereby allowing the applicant to submit plans for a 40-unit multi-family residential development within a four (4)-story building.

- (3) NON-USE VARIANCE to permit 29.67% of common open space (40% required).
- (4) NON-USE VARIANCE to permit a front setback of 25' (26'-6" required).
- (5) NON-USE VARIANCE to permit off-street parking spaces to setback closer than 25 feet to the right-of-way (not permitted).

Plans are on file with the Department of Regulatory and Economic Resources entitled "Valemar Apartments" as prepared by J. Antonio Rodriguez Tellaheche, Architect, consisting of Sheet A-0.1, date-stamped received October 7, 2025; Sheets A-1.1, A-1.2, A-2.1, G-1.1, G-1.2, and the trash truck route, date-stamped received August 26, 2025; and landscape plan Sheets L-1 and L-2, as prepared by Enrique D. Nunez, ASLA, Landscape Architect, date-stamped received October 30, 2025, for a total of 9 sheets. Plans may be modified at the public hearing.

PROJECT HISTORY AND PROJECT DESCRIPTION:

On April 14, 2003, the subject parcel (Parcel A) was part of a larger ± 2.71 -acre assemblage consisting of Parcel A and the adjoining parcel to the east (Parcel B) (Folio Nos. 30-4915-091-0010 and 30-4915-096-0001). The assemblage was rezoned to RU-5 (Residential/Semi-Professional Office District) pursuant to Resolution No. CZAB10-10-03 and was subject to a Declaration of Restrictions limiting uses to residential, office, or mixed office/residential and restricting residential density to a maximum of twenty-four (24) townhouse units with private garages. On January 10, 2006, the Declaration was amended pursuant to Resolution No. CZAB10-4-06 to allow non-rental apartments and townhouses.

Below is the Location Map Identifying Parcel A (Subject Property) and Parcel B (Adjoining Parcel to the East):



In August 2006, an Administrative Site Plan Review approved an office building on Parcel A and a 22-unit multifamily development on Parcel B, although only 20 units were constructed. In April 2007, a non-use variance was approved to allow a three-story office building on Parcel A. In January 2021, a substantial compliance determination approved the enclosure of certain common open space areas serving the multifamily development on Parcel B. Despite these approvals, Parcel A remains underdeveloped.

As part of this application, the applicant now seeks approval of a zoning district boundary change from RU-5, Residential/Semi-Professional Office District to RU-4, High-Density Apartment House District, together with the release of the existing Declaration of Restrictions and Modification of Declaration as they apply solely to the subject property. In addition, the applicant seeks companion non-use variances to permit 29.67 percent of common open space where 40 percent is required, allow a front setback of 25 feet where 26 feet 6 inches is required, and permit off-street parking spaces to be located closer than 25 feet from the public right-of-way.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-5; vacant	Office/Residential
North	BU-1A; shopping center/retail	Business and Office
South	RU-5; townhomes	Office/Residential
East	RU-5; multi-family	Office/Residential
West	RU-1MB; vacant land	Low Density Residential (2.5 to 6 du)

NEIGHBORHOOD COMPATIBILITY:

The ±1.41-gross (±1.10-net) acres subject parcel is currently vacant and is located at the southeast corner of SW 147th Avenue and theoretical SW 28th Street. The surrounding area consists of a BU-1A zoned shopping center/retail use to the north, RU-5 zoned townhomes to the south and multi-family to the east, and RU-1MB zoned vacant land to the west.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property in order to provide additional housing in this area of the County, which may bring more traffic into the area. Based on memoranda from the departments reviewing this application, staff opines that approval of same will not create any significant traffic or environmental impacts on the surrounding area. Staff notes that the Platting and Traffic Review Section of the Department of Regulation and Economic Resources (RER) indicates in their memorandum that the application does meet the traffic concurrency criteria for an Initial Development Order and will generate approximately 38 PM peak hour vehicle trips. In addition, the traffic distribution of these trips to the adjacent roadways reveals that the new trips do not exceed the acceptable level of services.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated **Office/Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. Uses allowed in the *Office/Residential* category include both professional and clerical offices, hotels, motels, and residential uses. Residential

uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher.

Additionally, a Planning Interpretation Letter dated October 28, 2025, issued under Application No. CL2025000042 and entitled *Expedited Letter of Interpretation re: Folio No. 30-4915-091-0010 in Unincorporated Miami-Dade County*, confirms that the subject property is located within 660 feet of a Major Corridor, SW 147th Avenue, and is designated Office/Residential. Accordingly, the property may be rezoned to permit vertical or horizontal mixed-use development at up to 36 dwelling units per acre (50 units total) and a maximum floor area ratio (FAR) of 1.5, consistent with CDMP provisions governing horizontal mixed-use development along Major Corridors (Response to Question 1). The Planning Interpretation further confirms that the subject property may be developed with up to 72,135 square feet of single-use residential development at the applicable 1.5 FAR, consistent with the aforementioned CDMP provisions. Therefore, the mixed-use development designation applies to the subject property.

The applicant seeks approval of a zoning district boundary change from RU-5 to RU-4. While the RU-4 district permits a maximum residential density of up to 50 dwelling units per net acre, which could theoretically allow up to 55 dwelling units on the subject property, the applicant has proffered a covenant that, among other conditions, limits the residential density to a maximum of 40 dwelling units and requires development in substantial compliance with the plans approved at public hearing.

Therefore, subject to acceptance of the proffered covenant, staff finds that approval of the requested rezoning to RU-4 is **consistent** with the density thresholds established by the CDMP LUP map designation and the interpretative text of the CDMP Land Use Element applicable to **Office/Residential** and **Mixed-Use Development** designation.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change on the subject parcel from RU-5, Residential-Semi-Professional Office District, to RU-4, High Density Apartment House District (request #1). For the reasons stated above and below, staff opines that when the request to rezone the ± 1.41 -gross (± 1.10 -net) acres parcel to RU-4 is analyzed under Section 33-311, District Boundary Change, the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County and would be **compatible** with the surroundings when considering the necessity and reasonableness in relation to the present 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 supports the district boundary change and opines that based on the Comprehensive Development Master Plan land use designations of **Office Residential** and **Mixed-Use Development**, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to RU-4, subject to the acceptance of the proffered covenant is **consistent** with the CDMP designation of the parcel on the CDMP Land Use Plan map, and **compatible** with the natural transition of residential zoning trend of development in the surrounding area.

As noted earlier, the applicant seeks to rezone the subject parcel to RU-4 in order to develop the property with 40 multifamily dwelling units. The submitted plans depict a four (4)-story building with a maximum height of 38 feet 8 inches, which is only 3 feet 8 inches above the 35-foot height limit applicable to the adjacent residential parcels to the east and south and remains below the 45-foot height limit permitted to the north, thereby demonstrating that the proposed development is appropriately scaled and compatible with the surrounding area. The project also provides nine (9) surplus off-street parking spaces, which adequately mitigates any potential parking impacts to the surrounding infrastructure. In addition, the proposed development is designed in compliance with the RU-4 zoning district and incorporates several urban design elements that promote a walkable and well-integrated development pattern, including street-oriented building placement that reinforces the public right-of-way, a continuous internal pedestrian circulation system connecting building entrances, parking areas, bicycle racks, and sidewalks, and the placement of parking areas to the side and rear of the building to minimize their visual impact on the streetscape. The plan further includes ground-floor frontages oriented toward pedestrian areas, clearly defined internal vehicular circulation that does not conflict with pedestrian movement, integrated bicycle facilities, and landscaped buffers and planters that soften paved areas and define outdoor spaces. Accessibility features, including ADA-compliant routes and parking, are fully integrated, while utilities, service areas, and fire access are consolidated and screened, resulting in a compact, functional, and pedestrian-friendly urban design consistent with the Land Use Element of the Comprehensive Development Master Plan (CDMP), included in the Mixed Use Development provisions set forth on pages I-46 and I-47.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. Staff opines that approval of the request for rezoning will not have a significant impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Their memorandum indicates that the application does meet the traffic concurrency criteria for an Initial Development Order and will generate approximately 38 PM peak hour vehicle trips. In addition, the traffic distribution of these trips to the adjacent roadways reveals that the new trips do not exceed the acceptable Level of Service (LOS) on the surrounding roadways. Further, the Department of Regulatory and Economic Resources - Division of Environmental Resources Management (DERM) in their memorandum, indicate that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection. Additionally, the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposed development will have a negative impact on fire rescue services in the area. Furthermore, the memorandum from Miami Dade County Public Schools indicates that it has no objection to this application and that at this time, all levels have sufficient capacity available to serve this application. **Therefore, staff recommends approval of request #1, subject to the Board's acceptance of the proffered covenant, under Section 33-311, District Boundary Change.**

Additionally, the applicant seeks to delete the prior Declaration of Declaration of Restrictions, recorded in Official Records Book 21417, Pages 3910-3915, and Modification of Declaration of Restrictions Recorded at Official Records Book 21417, Pages 3910-3915, as recorded in Official Records Book 25570, Pages 4757-4764, both as they apply solely to the subject property (Parcel

A) (request #2). Staff notes that the existing Declaration of Restrictions restricted the former ±2.71-acre parcel assemblage to be developed with residential, office, or mixed office and residential uses and limited residential density to no more than 24 non-rental apartments and townhouses. Staff further notes that Parcel B, which remains subject to the aforementioned covenants, has been developed with twenty-two (22) multifamily dwelling units and will continue to be regulated by the existing Declaration of Restrictions. The proposed deletion applies exclusively to Parcel A and will not affect the restrictions governing Parcel B.

Staff further notes that the Declaration of Restrictions, originally recorded in 2003 and last modified in 2006, predates significant amendments to the Comprehensive Development Master Plan (CDMP). Those amendments revised the Land Use Element to expressly allow increased residential density along designated Major Corridors through the Mixed-Use Development provisions, reflecting an updated County policy direction that promotes higher-density and corridor-oriented development. Given that the subject property is located along a Major Corridor and is eligible for mixed-use density pursuant to the CDMP, the existing covenant's density limitation is outdated. Accordingly, deletion of the covenant as it applies to Parcel A is advisable to allow development at densities now contemplated and supported by the CDMP, and to further current planning objectives and adopted land use policies. Therefore, when request #2 is analyzed Section 33-311(A)(7), Generalized Modification Standards, staff opines that this request is inexorably intertwined with request #1, which staff supports. Staff further finds that approval of the request to delete the prior covenant as it applies solely to the subject property would be compatible with the area concerned, when considering the necessity and reasonableness of the deletion in relation to the present and future development of the area. **Therefore, staff recommends approval with conditions of request #2 under Section 33-333(A)(7) Generalized Modification Standards.**

Additionally, the applicant seeks ancillary non-use variances for the proposed development, including a reduction in common open space to 29.67 percent where 40 percent is required (Request #3), a front setback of 25 feet where 26 feet 6 inches is required (Request #4), and permission for off-street parking spaces to be located closer than 25 feet to the public right-of-way (Request #5). When analyzed pursuant to Section 33-311(A)(4)(b), *Non-Use Variances From Other Than Airport Regulations*, staff finds that approval of these requests would be compatible with the surrounding area, would not be detrimental to the neighborhood, and would not adversely affect the appearance of the community. The submitted plans depict a four (4)-story building positioned closer to the street, which is appropriate given the property's location along a Major Corridor where a compact, pedestrian-oriented streetscape is encouraged. The reduced setbacks support an active street frontage, enhance walkability, and promote an urban form consistent with corridor development objectives, while the proposed site design, landscaping, and building orientation adequately mitigate potential impacts to adjacent properties.

With respect to the common open space variance, the requested reduction represents approximately 4,964 square feet, or 25.82 percent of the required amount. While this constitutes a measurable reduction, staff notes that the proposed site design preserves functional, usable, and well-distributed common open space areas. Additionally, with respect to the request to permit off-street parking spaces to be located closer than 25 feet to the public right-of-way, staff finds that the variance is necessary to ensure an adequate supply of parking for future residents and visitors. The submitted landscape plans further depict a landscaped buffer and hedge screening the parking areas along the street frontage, thereby minimizing visual impacts. **As such, staff recommends approval with conditions of requests #3 through #5 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted site plans indicate access to the site along SW 147 Avenue. The plans depict a total of 79 parking spaces, where 64 are required, therefore, the parking amounts comply with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 through #5.

CONDITIONS FOR APPROVAL: for requests #2 through #5 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources 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 "Valemar Apartments" as prepared by J. Antonio Rodriguez Tellaheche, Architect, consisting of Sheet A-0.1, date-stamped received October 7, 2025; Sheets A-1.1, A-1.2, A-2.1, G-1.1, G-1.2, and the trash truck route, date-stamped received August 26, 2025; and landscape plan Sheets L-1 and L-2, as prepared by Enrique D. Nunez, ASLA, Landscape Architect, date-stamped received October 30, 2025, for a total of 9 sheets. Except any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the restrictions recorded in Official Records Book 21417, Pages 3910-3915, and Modification of Declaration of Restrictions Recorded at Official Records Book 21417, Pages 3910-3915, as recorded in Official Records Book 25570, Pages 4757-4764, remain in full force and effect on the property that is not the subject of this application.
5. That the applicant submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) as indicated in their memorandum.

7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Department of Transportation and Public Works (DTPW) Traffic Engineering Division as indicated in their memorandum.
8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Parks, Recreation and Open Spaces Department (PROS) as indicated in their memorandum.

ES:JB:SS:EA



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

ZONING RECOMMENDATION ADDENDUM

Valemar Holding, LLC.
PH: Z23-505

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection*</i>
Platting and Traffic Review Section (RER)	<i>No objection*</i>
Fire Rescue Department	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection*</i>
Parks, Recreation and Open Spaces	<i>No objection*</i>
Schools	<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

Office/Residential (Pg. I-45)	<i>Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plandesignated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.</i> <i>Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively office use of the site. When residential uses are mixed with office uses, the overall scale and intensity, including height and floor area ratio of the mixed-use development shall be no greater than that which would be approved if the parcel was developed in either office use only or residential use only, whichever is higher. Within the Office/Residential category, business uses ancillary and to serve the on-site use(s) may be integrated in an amount not to exceed 15 percent of the total floor area. However, the Office/Residential category does not authorize other business or commercial uses.</i> <i>The plan recognizes existing strip office development along roadways. Ribbons or strips of office use along roadway frontages are identified along one or both block faces fronting certain roadways. Where only one block face is indicated, this specifically provides that only that block face is intended for office use and is not to suggest that the opposite face is also included. The lateral boundary of the ribbon indicates the extent to which office uses may</i>
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ZONING RECOMMENDATION ADDENDUM

Valemar Holding, LLC.
PH: Z23-505

	be allowed to expand along the roadway frontage. The depth of the ribbon for office development and other uses permitted by the Office/Residential land use category is more generalized. In general, the depth should be limited to the norm for the strip, but may be approved at such other depth that will provide a logical transition to adjacent uses or accommodate vehicular parking to serve an adjacent use, provided that site planning or design features are used, to furnish compatibility with any adjoining and adjacent residential uses that exist or are designated on the Land Use Plan map, in keeping with the Plan's policies. Extension of the strip depth beyond the mid-block to the frontage of an interior street does not necessarily authorize vehicular access on that interior street, and such access may be prohibited if it would be incompatible with neighboring development. Intervening areas between ribbons along a highway face may be used only for the uses permitted in the designated land use category. Further lateral extension of the ribbon beyond that shown on the Plan map will require a Plan amendment. As indicated in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map", some existing lawful uses and zoning are not specifically depicted on the LUP map. That text, titled Uses and Zoning Not Depicted, applies equally to office uses and zoning
Mixed Use Development (Pg. I-46 & I-47)	Mixed-use development allows a mix of compatible uses in a high quality pedestrian-oriented street environment. This form of development includes permitted uses mixed within the same building (vertical) or in separate buildings on the same site or within a 5-minute walk (one-quarter mile) (horizontal). The section of this element, entitled "Urban Centers," addresses mixed-use development occurring within designated urban centers. The purpose of this section is to address the mixed-use projects that are to be located outside of the designated urban centers and outside of areas otherwise addressed by the Rapid Transit Zone Development Standards pursuant to Chapter 33C of the Code of Miami-Dade County. Horizontal mixed-use development is hereby defined as the horizontal mix of uses, such as single use buildings on the same site or within one-quarter mile. Such uses may only be permitted in accordance with the following: 1) A single use building is located on a site that contains a mix of uses or multiple sites containing a mix of uses joined through a unity of title; or 2) Where the saturation of a single use, including residential or commercial, does not currently or would not be caused to exceed 70% of the total building area within one-quarter mile of the application site. Vertical mixed-use development is hereby defined as projects that contain both residential and non-residential components, such as live-work spaces, neighborhood and specialty retail, convenience services, entertainment, other businesses providing for day-to-day living needs, institutional and civic uses, and professional offices. The residential component must be at least 20 percent of the total floor area but no more than 85 percent of the total floor area. Hotels and apartment hotels, governmental offices, civic uses, and schools may be exempt from these mix requirements. Vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located in: 1. Corridors with a maximum depth of 660 feet that are located along 'Major Roadways' as identified on the adopted Land Use Plan map and in areas designated Residential Communities (with the exception of Estate Density and Low Density), Business and Office, and Office/Residential; or 2. Corridors designated as mixed-use corridors in an area plan that has been accepted by the Board of County Commissioners; or 3. Rapid Transit Activity Corridors which includes the areas within one-half mile of the existing Metrorail corridor and the following proposed SMART Plan corridors: Kendall Drive, Beach Corridor, North Corridor, Northeast Corridor, and the South Dade Transitway Corridor. It also includes the area within one mile of the proposed East-West SMART Plan Corridor. Appropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed-use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. Intensities are generally measured as floor area ratios

ZONING RECOMMENDATION ADDENDUM

Valemar Holding, LLC.
PH: Z23-505

(FARs), which for a particular property is the square footage of the buildings (not counting parking structures or covered pedestrian walkways that are open to the street), divided by the net land area of the parcel. The maximum intensities and densities shall be the greater of those provided in the table below or the maximum intensities and densities of the underlying land use designation. However, the entire development must fit within the building envelope established by the floor area ratio.		
Mixed-Use Developments Located Within:	Floor Area Ratio Range	Maximum Residential Density (dwelling units)
Major Corridors	from 1.0 to 1.5	36
Mixed-use Corridors identified in an area plan	Up to 2.0	60
Rapid Transit Activity Corridors		
Within one-quarter mile	Up to 2.0	60
Between one-quarter and one-half mile	Up to 1.5	36
Between one-half and one mile (East-West Corridor)	Up to 1.25	18

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(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> (F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which: (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</i>
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ZONING RECOMMENDATION ADDENDUM

Valemar Holding, LLC.
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	<i>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 highway.</i>
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<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>
Section 33-311(A)(7) Generalized Modification Standards.	<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>
Sec. 33-127. - Districts where parking area permitted between setback line and right-of-way.	<i>No parking areas including driveways except for minimum ingress and egress drives in the RU, EU, AU, GU and RU-5 (with the exception of RU-5A), Districts shall be located closer than twenty-five (25) feet to an official right-of-way except parking areas for single-family, two-family, three- and four-unit apartment uses.</i>
Sec. 33-211. - Apartment setback requirements	<i>The setbacks shall be as follows: (1) Front setback. For structures not exceeding thirty-five (35) feet in height, the minimum setback shall be twenty-five (25) feet; for structures over thirty-five (35) feet in height the setbacks shall be increased by forty (40) percent of the additional height provided, however, that the required front setback shall not exceed fifty (50) feet.</i>
Sec. 33-216. - Open space.	<i>On each lot there shall be provided an open space equal to a minimum of forty (40) percent of the total lot area. Said open space shall be unencumbered with any structure or off-street parking, and shall be landscaped and well maintained with grass, trees, and shrubbery, excepting only areas used as pedestrian walks and ingress and egress drives provided that such drives shall not exceed the minimum width required to serve the parking area.</i>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

VALEMAR HOLDING, LLC/ALVAREZ,
JOSE

N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2023000505

DATE

HEARING NUMBER

FOLIO: 30-4915-091-0010

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

July 28, 2025

NEIGHBORHOOD REGULATIONS:

Case No. 202403004068 was opened on 12/07/2024. Citation **T126001** was issued on 12/07/2024 for “*FAILURE TO REMOVE SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS AS STATED IN 19-14(A)(2), TO WIT: A PILE OF TREE TRIMMINGS, DEBRIS, AND SHOPPING CARTS WAS OBSERVED ON THE SW CORNER OF THE LOT.*” Citation T126001 was paid on 01/17/2025 and compliance met on 03/05/2025. A settlement payment was received on 03/28/2025. **Case is closed.**

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

VALEMAR HOLDING LLC/ALVAREZ, JOSE

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: September 18, 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: Z2023000505-4th Review
Valemar Holding, LLC
SW 147th Avenue and SW 28th Street
DBC from RU-5 to RU-4M to develop a residential development
(RU-5) (1.4 acres)
15-54-39

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. Since the subject land use is for residential development, a covenant prohibiting hazardous materials is not required; however, all development shall comply with the requirements of section 24-43 of the Code.

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. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas. Please note that this development will need to obtain water and sanitary sewer extension permits prior to DERM approval of future development orders. 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 drawing for the sewer extension permit required for connection to the abutting force main will need to be approved by Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER 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 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 proposed 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

An Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) may be required for the construction and operation of the required surface water management system. This permit shall be obtained before any development activity on the property. It is the applicant's responsibility to contact the above-mentioned agency for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

The proposed development is located within the Interim travel time contour of the West Wellfield Protection Area. Pursuant to section 24-43(5)(c)(iv) of the Code baffles must be installed at the exfiltration trenches and no weep hole is allowed inside the drainage structures.

Conditions of Approval: None

Wetlands Resources

The subject property does not currently contain wetlands as defined by section 24-5 of the Code. Therefore, it is anticipated that a Class IV permit will not be required for this property.

Please be advised that the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045) may require permits for the proposed project. It is the applicant's responsibility to contact these agencies. Please contact Jackelyn Alberdi at Jackelyn.alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property does not indicate the presence of tree resources. Please note that 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.

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

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: October 20, 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 (WASD)

Subject: Zoning Application Comments - Valemar Holdings
Application No. Z2023000505 - Revision # 4

A handwritten signature in cursive script that reads "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. A WASD Agreement and/or a Verification Form will be required.

Application Name: Valemar Holdings

Location: The proposed project is located on approximately 1.10 net acres on the east side of SW 147th Avenue, approximately 80 feet north of SW 29th Terrace with Folio No. 30-4915-091-0010, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a district boundary change from RU-5 (Residential-Semi-Professional Office District) to RU-4 (High-Density Apartments House District) in order to develop the property with a 4-story multi-family Apartment development consisting of 40 dwelling units.

The estimated total water demand for the proposed project will be 5,400 gallons per day (gpd).

Please note that the subject property has a 10 feet Utility Easement within and along the northern, western, and southern boundary of the property. 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 System (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

The subject property is connecting to WASD water system for the first time. The developer may connect to any of the followings:

1. An existing 16-inch water main (E3742-4) along SW 147th Avenue, abutting the western boundary of the property.

2. An existing 12-inch water main (E11201-1) within a WASD easement, close to the northern boundary of the property.

The developer is responsible for obtaining access to the existing water system either by Right-of-Way (R/W) dedication and/or an easement.

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. Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required 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. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

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 currently 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.

The subject property is connecting to WASD sewer system for the first time. There is an existing 8-inch gravity sewer (ES7835-1) within a WASD easement close to the northern boundary of the property, to where the developer may connect to provide sewer service to the proposed development. Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant request connection to the sewer infrastructure.

The developer is responsible for obtaining access to the existing sewer system either by R/W dedication and/or an easement.

If UNITY OF TITLE does not apply, then 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 (P.S.) No. 241 and P.S. No. 536. Both pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for said pump stations.

P.S. No. 241

Existing NAPOT: 2.76 hrs.

Proposed Development: 5,400 gpd

Proposed Projected NAPOT: 3.01 hrs.

P.S. No. 536

Existing NAPOT: 5.74 hrs.

Proposed Development: 5,400 gpd

Proposed Projected NAPOT: 5.74 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 CDM. 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>

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 Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

Memorandum



Date: October 1, 2025

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

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

Subject: Z2023000505
Name: Valemar Holding, LLC
Location: Southwest Corner of SW 147 Avenue and SW 28 Street
Section 15 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**.

This land **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Tract A, Plat Book 169, Page 55.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **38 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9825	SW 147 Avenue south of SW 24 Street	C	C

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 Meridiem

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: October 09, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z20230000505

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 10/01/2025. Fire Department set up site equivalency must be requested and approved by the Fire Marshal prior to approval of the site access permit.

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

Memorandum



Date: Monday, November 17, 2025

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

From: Miguel Soria, P.E.
Assistant Director Highway Engineering
Department of Transportation and Public Works

Subject: Review of Z2023000505
Applicant Name: Valemar Holding, LLC

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:

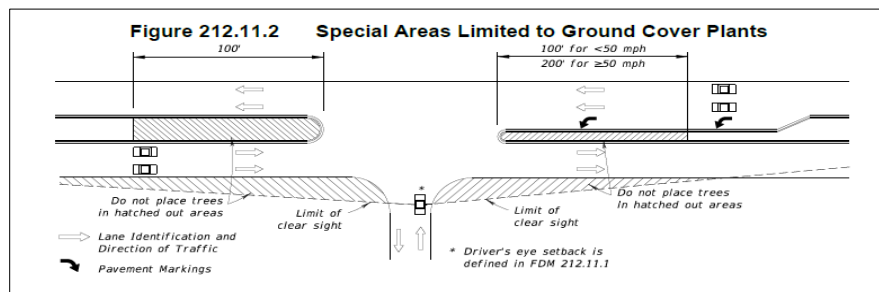
PROJECT LOCATION:

The property is located at the southwest corner of the intersection of SW 147th Avenue and SW 28th Street in unincorporated Miami-Dade County.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

1. According to the Letter of Intent (LOI), the applicant is proposing to construct a four-story multi-family apartment building with 40 dwelling units. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. Please ensure compliance with the latest FDOT FDM Manual, Section 212.11.6, which specifies that trees may not be placed within the hatched areas of the sight triangles, as illustrated in the figure below.



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

RODRIGUEZ, IVAN M

From: RODRIGUEZ, IVAN M
Sent: Tuesday, March 11, 2025 2:52 PM
To: j.marioalvarez@icloud.com; Alberto.Torres@hklaw.com
Cc: Simon, Nathaly; Garcia, Jeannette C.; Concurrency Management; Stillings, Noel (RER); HERRERA, ANA I; Connally, Ronald (RER)
Subject: School Concurrency Determination for Valemar Holding, LLC (Z2023000505) (SP3024041700424)
Attachments: Valemar Holding, LLC (Z2023000505) (SP3024041700424).pdf

Dear Applicant,

We have processed your request to extend the school concurrency capacity reservation for the above-referenced application, under Master Concurrency Number MA3024041700424. The school capacity reservation for this Site Plan application will expire on March 6, 2026.

Concurrency reservation may be extended for additional one-year periods, provided 1) Miami-Dade County confirms the application is still valid; 2) you request an extension at least 120 days prior to the expiration date, via email address concurrency@dadeschools.net, and 3) the total reservation period does not exceed six years from the original effective date of this certificate.

Failure to request an extension at least 120 days prior to the expiration date will result in revocation of the reservation, and a new application must be submitted. Extensions will be granted, upon payment of the corresponding review fee and acknowledgement from the local government. The reservation period may not exceed the term of the development approval issued by Miami-Dade County.

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

Thank you.
Best Regards,



Ivan M. Rodriguez

Director

Growth Management

Office of Governmental Affairs & Land Use

Facilities Design and Construction

Miami-Dade County Public Schools

1450 N.E. Second Avenue

Miami, Florida 33132

(305) 995-4501



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

School Concurrency Determination

MDCPS Application Number:

SP3024041700424

Local Government (LG):

Miami-Dade

Date Application Received:

4/17/2024 10:59:38 AM

LG Application Number:

Z2023000505

Type of Application:

Site Plan

Sub Type:

Redevelopment

Applicant's Name:

Valemar Holding, LLC

Address/Location:

The southeast corner of SW 147 Ave and SW 28 Street

Master Folio Number:

3049150910010

Additional Folio Number(s):

PROPOSED # OF UNITS

40

SINGLE-FAMILY DETACHED UNITS:

0

SINGLE-FAMILY ATTACHED UNITS:

0

MULTIFAMILY UNITS:

40

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
2261	GREENGLADE ELEMENTARY	281	5	5	YES	Current CSA
6901	W R THOMAS MIDDLE	448	3	3	YES	Current CSA
7051	G HOLMES BRADDOCK SENIOR	1448	3	3	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of **33.68%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number: **MA3024041700424**

Total Number of Units: **39**

Issue Date:

3/6/2025 4:00:36 PM

Expiration Date:

3/6/2026 4:00:36 PM

Capacity Reserved:

Elementary:5 / Middle:3 / Senior: 3


MDCPS Administrator


MDCPS Authorized Signature

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

Memorandum



Date: September 3, 2025

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

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

Subject: Z2023000505– Valemar Apartments v2 (based on revised plans submitted 8/26/25)

Applicant Name: Rafael E. Ramon on behalf of Valemar Holding, LLC

Project Location: The property consists of approximately 1.4-Acres and the property is located at the southwest corner of SW 147th Avenue and SW 28th Street, in unincorporated Miami-Dade County (Folio No.: 30-4915-091-0010).

Proposed Development: The applicant seeks a zoning hearing for a proposed district boundary change from RU-5 (Residential- Semi-Professional Office District) to RU-4 (High-Density Apartment House District), (2) the release of a Declaration of Restrictions recorded in Official Record Book 21417, Pages 3910-2915, and (3) modification of those restrictions as it applies to the property, and (4) the approval of development plans for a four story multi-family apartment development consisting of 40 units. Additionally, the applicants seeks several non-use variances to (1) allow the Site Plan to provide 29.67% of common open space instead of the required 40% under RU-4 zoning regulations; (2) allow a front setback of 25' where 26'-6" is required; and (3) allow off-street parking spaces to setback closer than 25 feet to right of way.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 2 are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A.

Table A – County Parks (Local) Within a 3 Mile Radius of Application Area:

NAME	ADDRESS	CLASS	ACRE	TYPE
BENT TREE PARK	13850 SW 47 ST	Neighborhood park	5.68	Local
BIRD BASIN PARK	2080 SW 157 AVE	Neighborhood park	9.88	Local
BIRD LAKES PARK	14365 SW 48 LN	Community park	9.29	Local
CENTRAL WEST BASIN LINEAR PARK	NW 12 ST TO SW 6 ST ALONG 136 CT	Neighborhood park	22.17	Local
CORAL WAY MINI PARK	12100 CORAL WAY	Mini-park	0.13	Local
EDEN LAKES PARK	4751 SW 162 AVE	Neighborhood park	10	Local
INTERNATIONAL GARDENS PARK	12321 SW 18 TERR	Neighborhood park	5.38	Local
MCMILLAN PARK	6125 SW 133 AVE	Community park	20.5	Local
MEDITATION PARK	SW 42 ST AND 120 AVE	Mini-park	0.29	Local
MILLERS POND PARK	13350 SW 47 ST	Community park	13.07	Local
ROYALE GREEN PARK	13000 SW 45 LN	Neighborhood park	5.09	Local
SOUTHERN ESTATES PARK	12199 SW 34 ST	Neighborhood park	13.21	Local
TAMIAMI LAKES PARK	13220 SW 18 ST	Neighborhood park	4.95	Local
TAMIAMI TRAIL PARK	12760 SW 6 ST	Neighborhood park	4	Local

TREE ISLAND PARK AND PRESERVE	14800 SW 10 ST	Community park	120	Local
WEST KENDALE LAKES PARK	6400 KENDALE LAKES DR	Neighborhood park	5.02	Local
WESTWIND LAKES PARK	6805 SW 152 AVE	Community park	20.74	Local
WESTWIND LAKES TR A	SW 64 ST AND 157 AVE	Neighborhood park	10.48	Local
WESTWIND LAKES TR FP2	SW 148 AVE AND 65 TERR	Neighborhood park	2.95	Local
WESTWIND LAKES TR G	SW 63 ST AND 152 AVE	Neighborhood park	4.92	Local
WESTWIND LAKES TR GP1	SW 60 ST AND 151 AVE	Neighborhood park	5.46	Local
WESTWIND LAKES TR GP2 LINEAR PARK	<Null>	Neighborhood park	<Null>	Local
ZELDA GLAZER SOUNDSCAPE PARK	<Null>	Community park	<Null>	Local

Impact and Demand: The proposed development includes a total of 40 Multi-Family dwelling units. The proposed residential units would generate a residential population of 88 people resulting in an estimated impact of 0.24-acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. As shown in Table A, there are several Miami-Dade County provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area. The project site is in PBD 2, which currently meets park concurrency requirements.

Recommendations: PROS offers the following recommendations:

- PROS recommends that the applicant provide additional recreational amenities and open space as the project allows; such as, dog waste stations, outdoor seating areas, barbeque areas.
- The proposed development is within a half-mile radius to Zelda Glazer Soundscape Park and Tree Island Park and Preserve, PROS recommends wayfinding signage directing residents to local parks.
- Considering the applicant's non-use variance request to reduce open space requirements to 29% instead of 40%, PROS suggests that the applicant provide an accessible roof-top amenity space for residents.
- PROS recommends that the applicant install all planting material as mature as feasible to offset the urban heat island effect and provide a more walkable area as per the Great Streets Vision identified in the Miami-Dade County Open Space Master Plan (OSMP).

These recommendations are based on the following Recreation and Open Space objective in the Comprehensive Development Master Plan (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.

Objective ROS-2

Require the availability of adequate local recreation open space as a condition for the approval of residential development orders, and maintain an adequate inventory of recreational areas and facilities through 2017.

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.

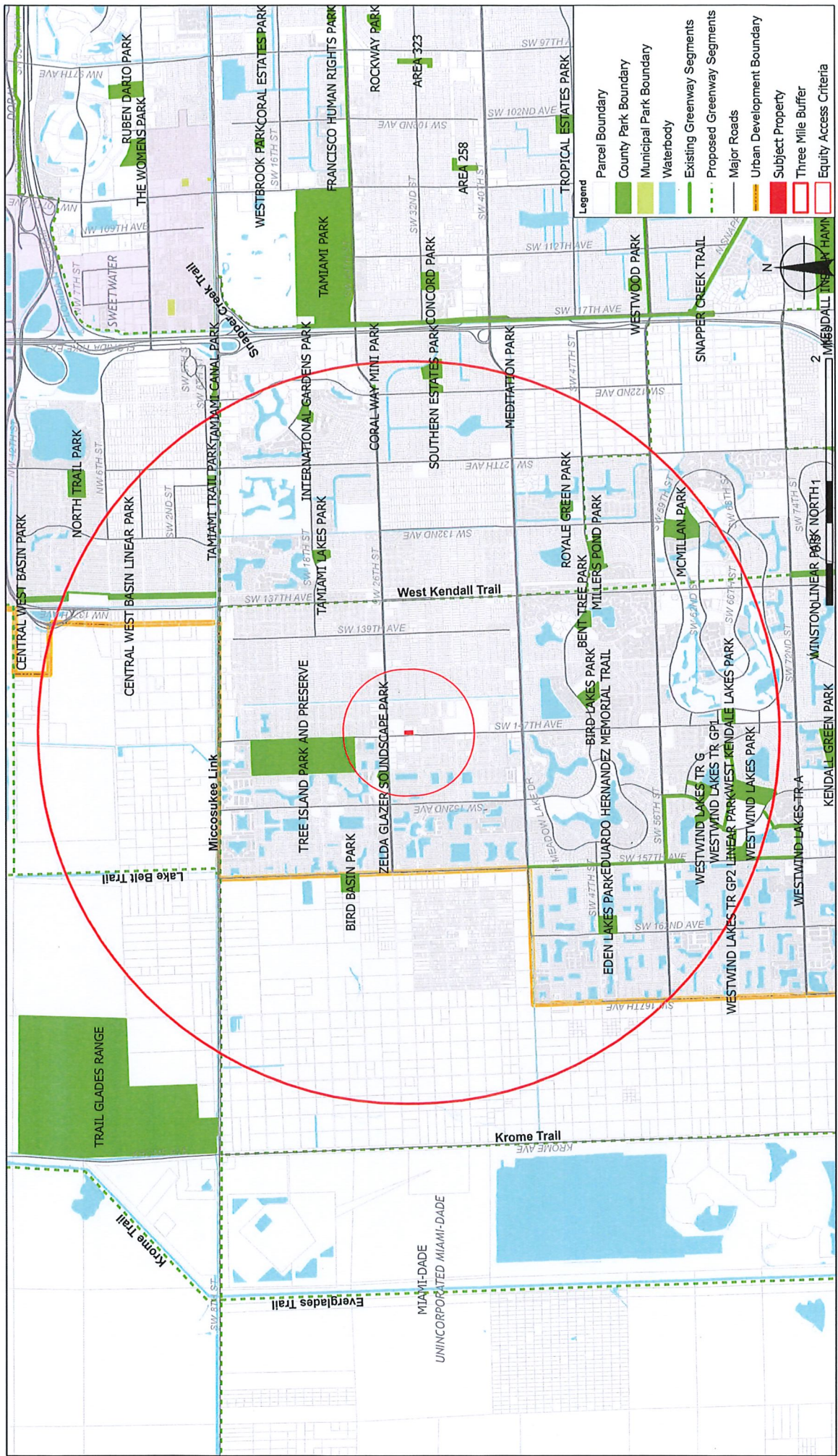
Objective ROS-8

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.

Based on our findings and recommendations described herein **PROS has no objections to this application.** Should you have any questions, or if you need any additional information or clarification on this review, please contact Alexandra Dreybus, Park Planner II, by e-mail at alexandra.dreybus@miamidade.gov.

AZ: at ad
Attachment

**FIGURE 1: Z2023000505- VALEMAR APARTMENTS
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**





Department of Regulatory and Economic Resources
Planning Division, Metropolitan Planning Section
111 NW 1 Street • 12th Floor
Miami, Florida 33128-1902
Telephone: 305-375-2835
www.miamidade.gov/planning

January 5, 2026

Mr. Alberto J. Torres
Land Use Consultant
Holland & Knight
701 Brickell Ave., Suite 3300
Miami, FL 33131

Subject: Corrected* Expedited Letter of Interpretation re. Folio No. 30-4915-091-0010 in Unincorporated Miami-Dade County (Subject Property)

Dear Mr. Torres:

This letter is in response to your October 14, 2025, request (paid October 21, 2025) for an expedited interpretation of Miami-Dade County's Comprehensive Development Master Plan (CDMP) as it applies to the ±1.4-acre Subject Property, which was previously the subject of a September 22, 2023, CDMP Letter of Interpretation (CL23-36). Specifically, you ask for an updated saturation analysis to determine: 1) the maximum residential density and floor area ratio (FAR) permitted on the Subject Property under the CDMP's Mixed-Use provisions (Question 1), and; 2) whether a single use residential development on the Subject Property could comply with CDMP provisions for horizontal mixed-use development along Major Roadway Corridors (Question 2).

The Subject Property is located within 660 feet of a Major Corridor, SW 147 Avenue, is designated Office/Residential, and may thereby be rezoned for vertical or horizontal mixed-use development at up to 36 units an acre (50 units)/1.5 FAR in accordance with CDMP provisions for horizontal mixed-use development along Major Corridors (Question 1). In response to Question 2, the Subject Property may be developed with up to 72,135 sq. ft. of single use residential development at the applicable 1.5 FAR, in accordance with the afore-mentioned CDMP provisions.

This letter is provided in response to your request for interpreting the provisions of the CDMP and does not constitute a departmental recommendation on any pending or future requests for development approval. This interpretation is based upon the policies and provisions of the CDMP currently in effect, and the uses and limitations specified in your October 14, 2025, letter. If you have any questions regarding this review, please contact me at (305) 375-2835 or Jerry.Bell@miamidade.gov.

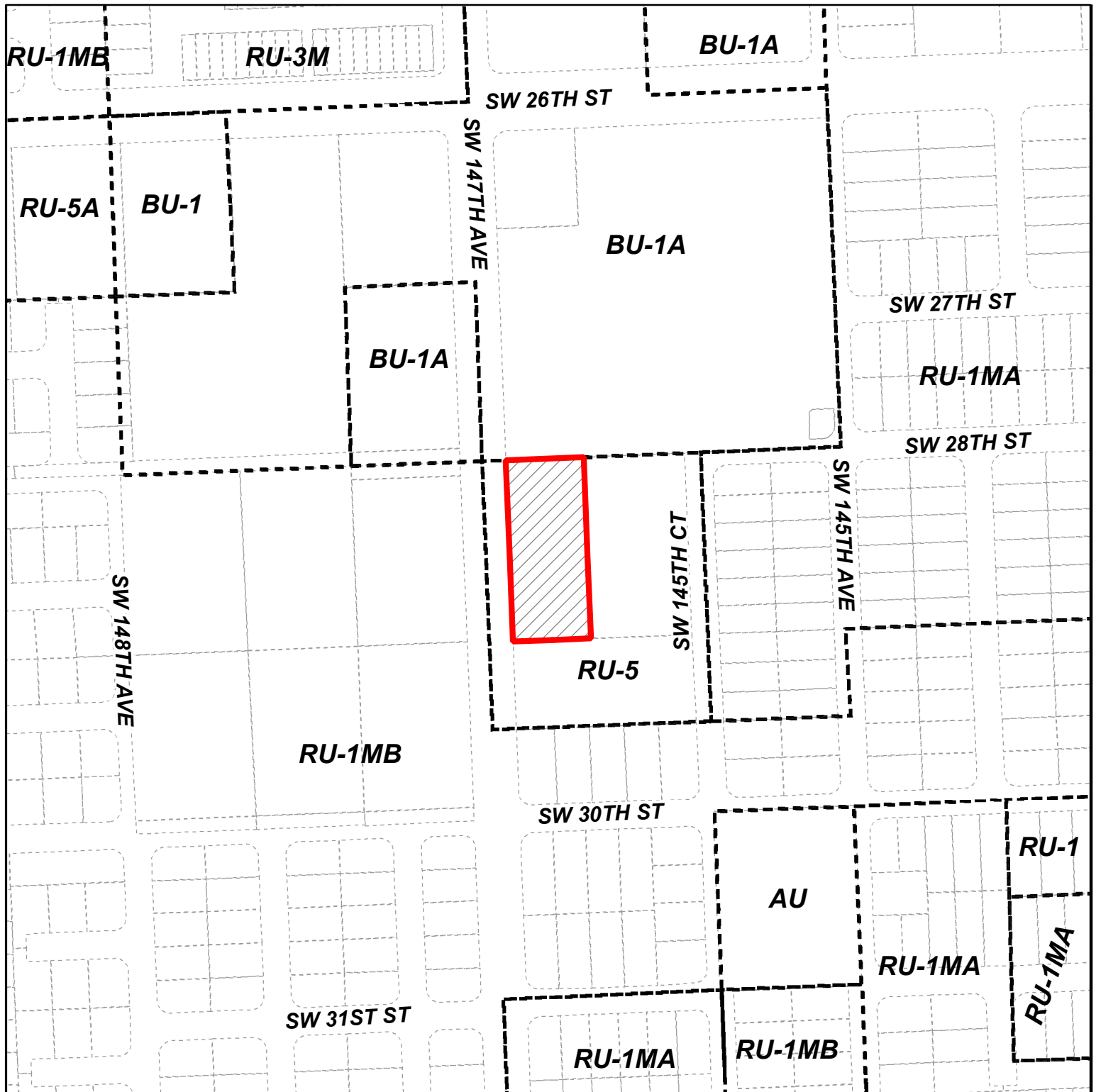
Sincerely,

A handwritten signature in cursive script that reads "Jerry Bell".

Jerry Bell, AICP
Assistant Director for Planning

JB/gr/rd/jb

*A scrivener's error was corrected to show ±1.4 acres instead of ±1.104 acres.



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000505

Section: 15 Township: 54 Range: 39
 Applicant: Valemar Holding, LLC
 Zoning Board: C10
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

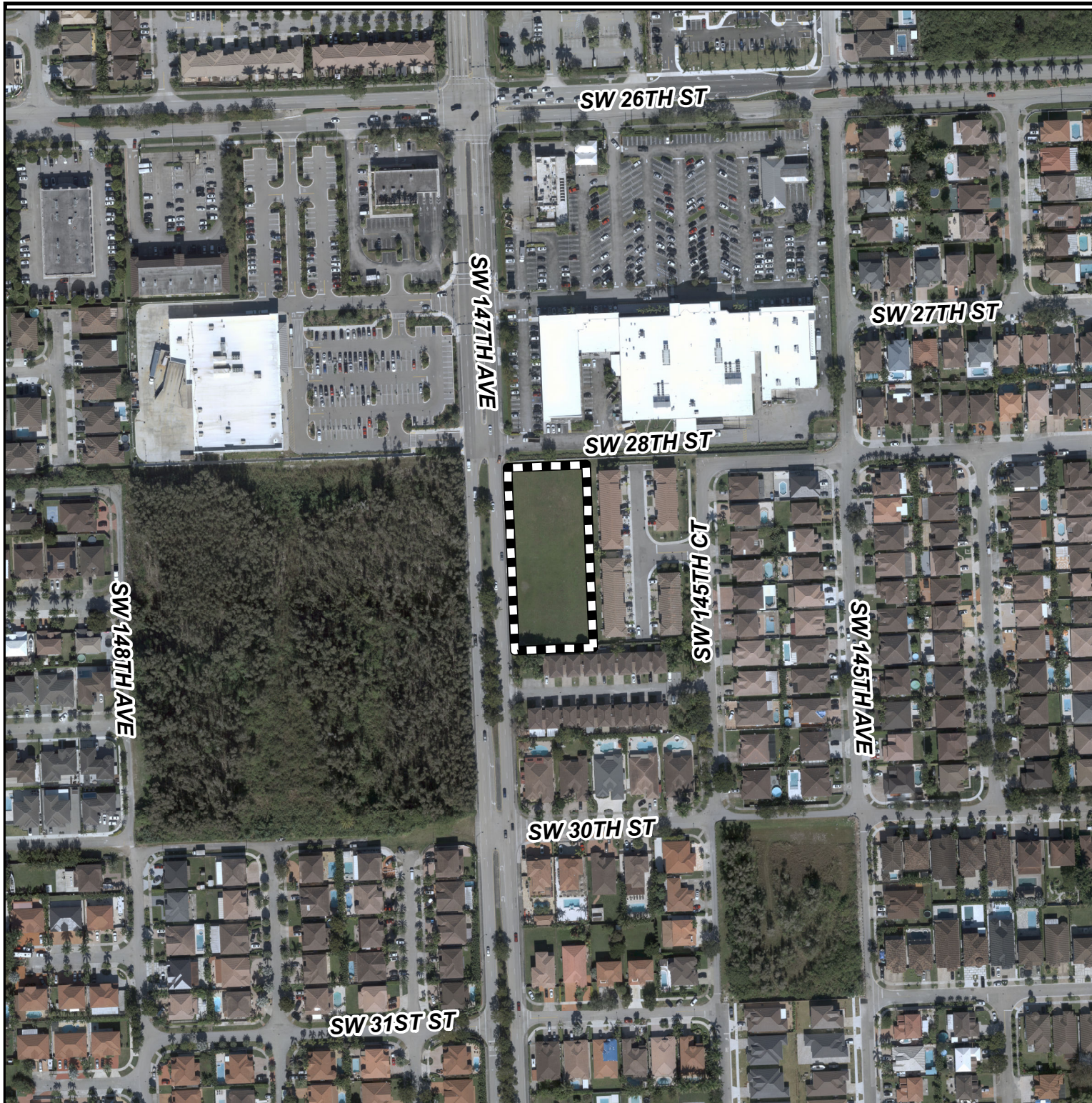
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, December 22, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000505

Legend
 Subject Property

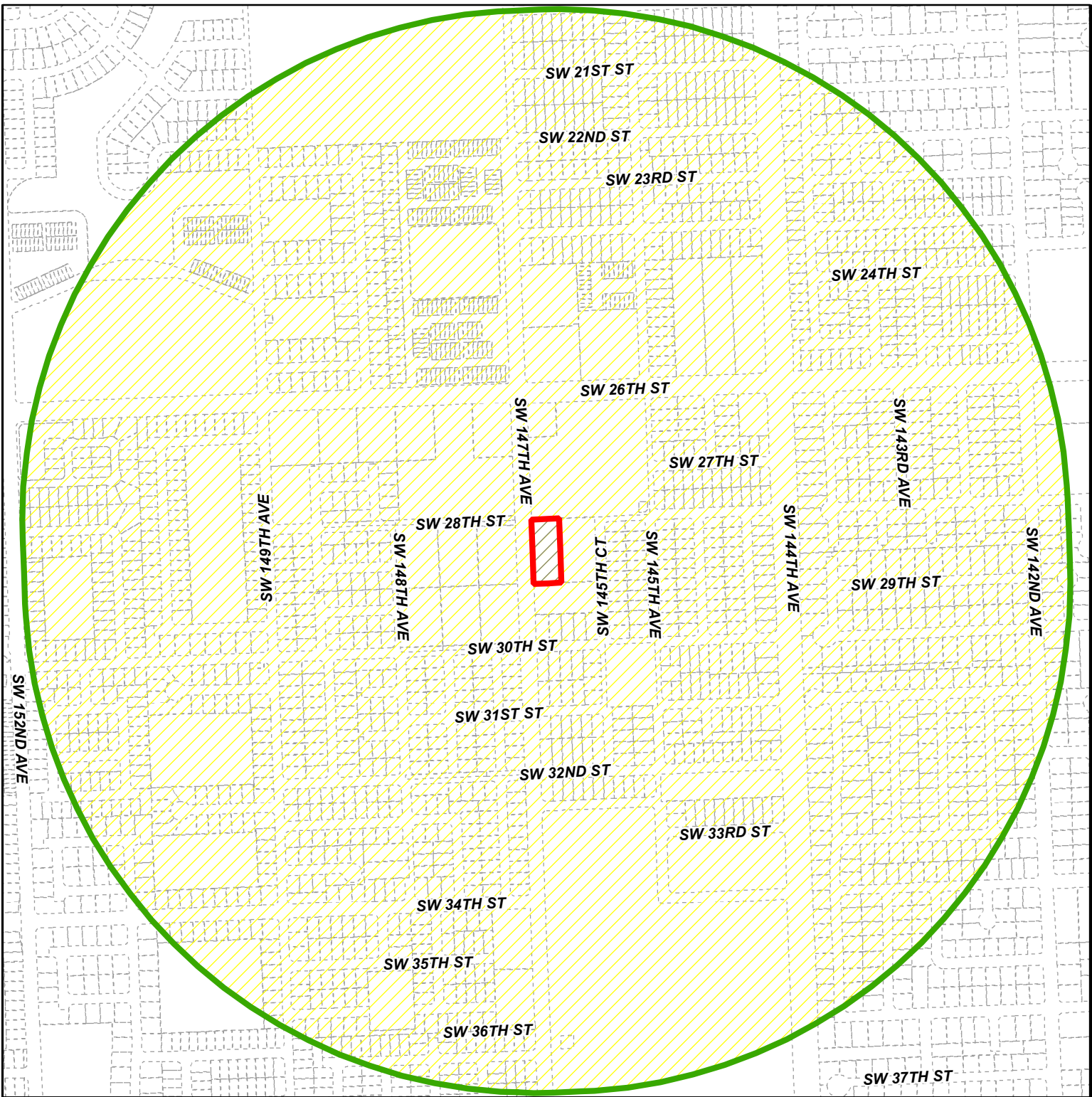


Section: 15 Township: 54 Range: 39
Applicant: Valemar Holding, LLC
Zoning Board: C10
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, December 22, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Section: 15 Township: 54 Range: 39
Applicant: Valemar Holding, LLC
Zoning Board: C10
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2023000505
RADIUS: 2640

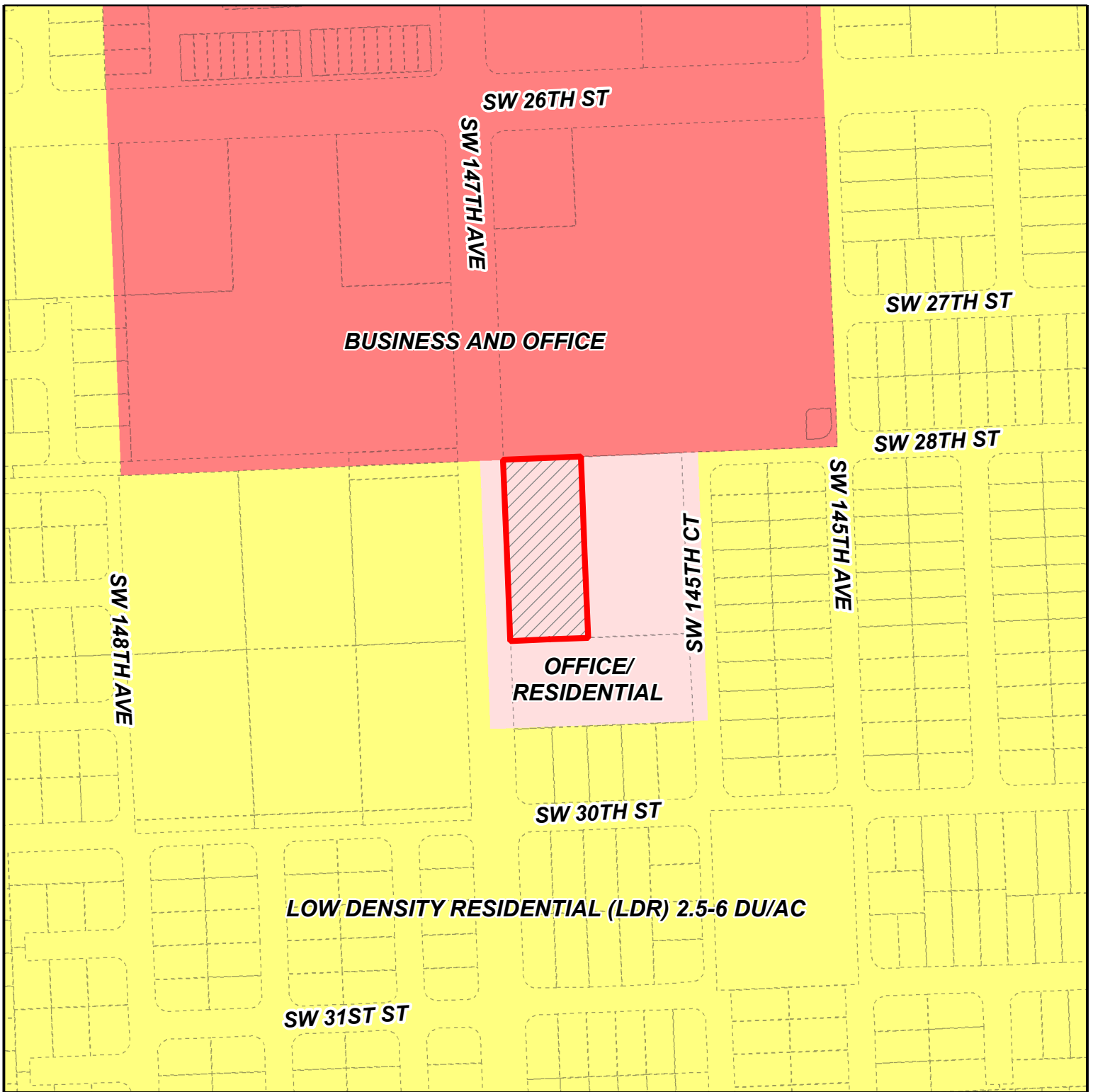
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, December 22, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000505

Section: 15 Township: 54 Range: 39
Applicant: Valemar Holding, LLC
Zoning Board: C10
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, December 22, 2023

REVISION	DATE	BY



Project Manager/Designer:
NEIDY MAR PRADO

[illegible]

CONFIDENTIAL AND PROPRIETARY

Sheet Title:

G-1.1



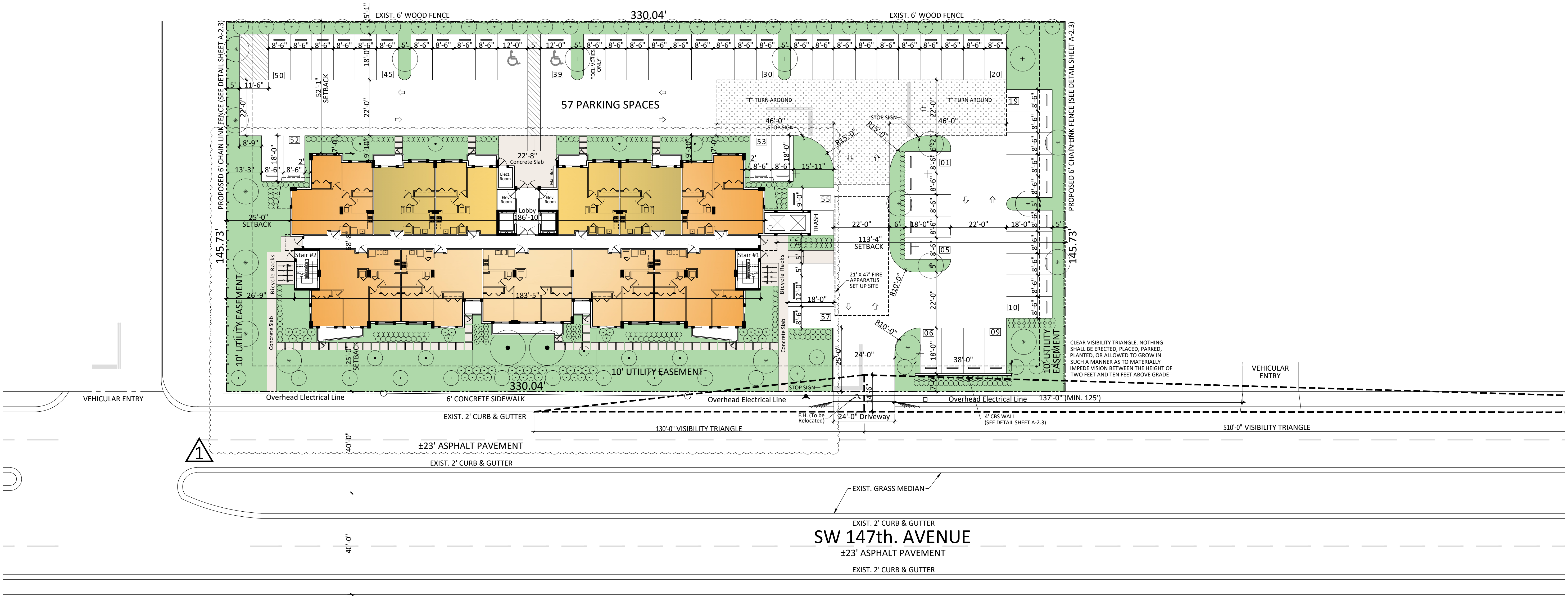
1

TO THE BEST OF OUR KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY, IN ACCORDANCE WITH CHAPTER 633 FLORIDA STATUTES.

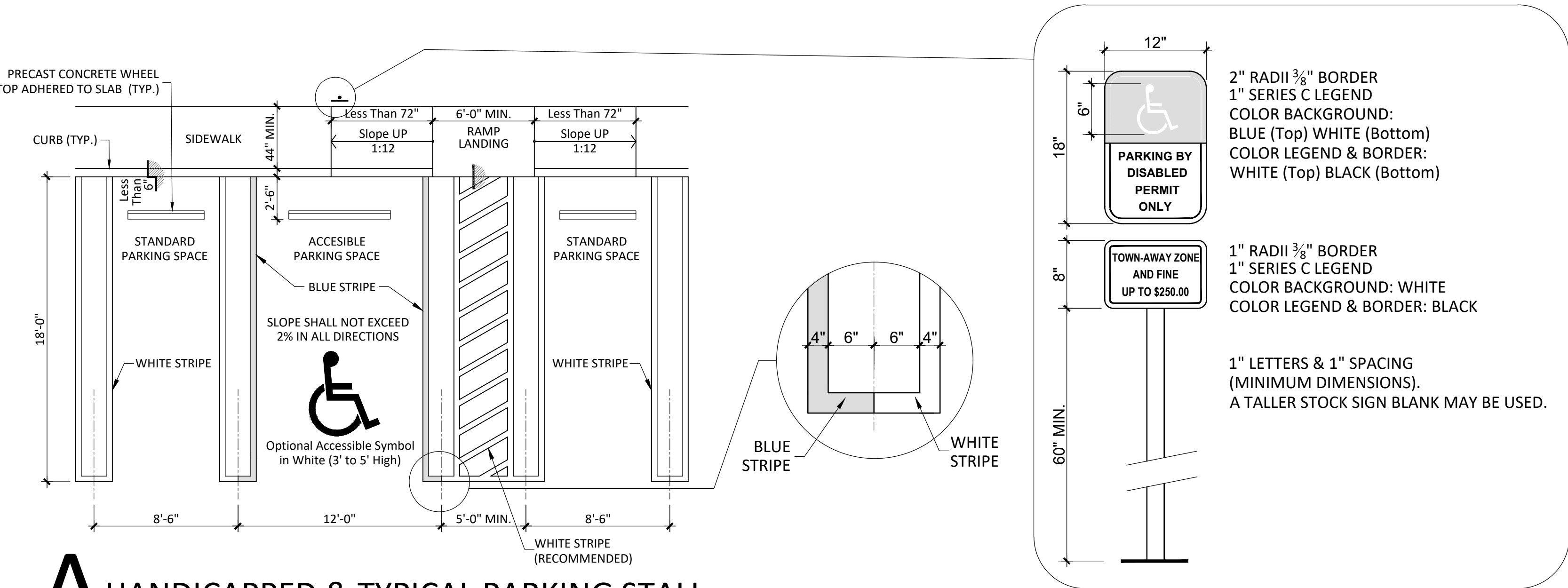
LOCATION SKETCH



N.T.S.



SITE PLAN
1"=20'-0"



A HANDICAPPED & TYPICAL PARKING STALL

NOTES TO FIRE DEPARTMENT

- AERIAL APPARATUS SET UP SITE ON THE LONG (EAST) SIDE OF THE BUILDING IS NOT FEASIBLE. AN EQUIVALENCY A SOLUTION SHALL BE ADOPTED, AS FOLLOWS:
1. STAIRS WIDTH OF 48 INCHES SHALL BE PROVIDED.
 2. ENCLOSED 1-HR FIRE RATED ELEVATOR LOBBIES AND DOORS SHALL BE PROVIDED.
 3. FIRE SEPARATION BETWEEN UNITS SHALL BE 1-HR MINIMUM.
 4. FIRE SEPARATION BETWEEN UNITS AND COMMON AREAS SHALL BE 2-HR MINIMUM.
 5. ELEVATOR HOISTWAYS AND EXIT CLOSURE WALLS SHALL BE CONSTRUCTED OF CONCRETE BLOCKS AND/OR POURED CONCRETE.
 6. FULL SMOKE DETECTION SHALL BE PROVIDED IN COMMON AREAS.
 7. A DEAD-END SIGN SHALL BE PLACED AT THE AREA WHERE THE T-TURN AROUND IS SHOWN ON THE SITE PLAN.

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Sheet Title:

SITE PLAN

Architecture Planning Design
Arch. Lic. AR93998 /
Interior Design Lic. ID5544
2441 NW 93 Avenue
Doral, Florida 33172
Tel: (786) 260-4265
email: trodriguez@rodtell.com

Project Manager/Designer:
NEIDY MAR PRADO

Issue Dates:

 1	REVISION	04/07/2026
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[illegible]

VALEMAR APARTMENTS
SW 147th. AVENUE,
MIAMI, FLORIDA 33175

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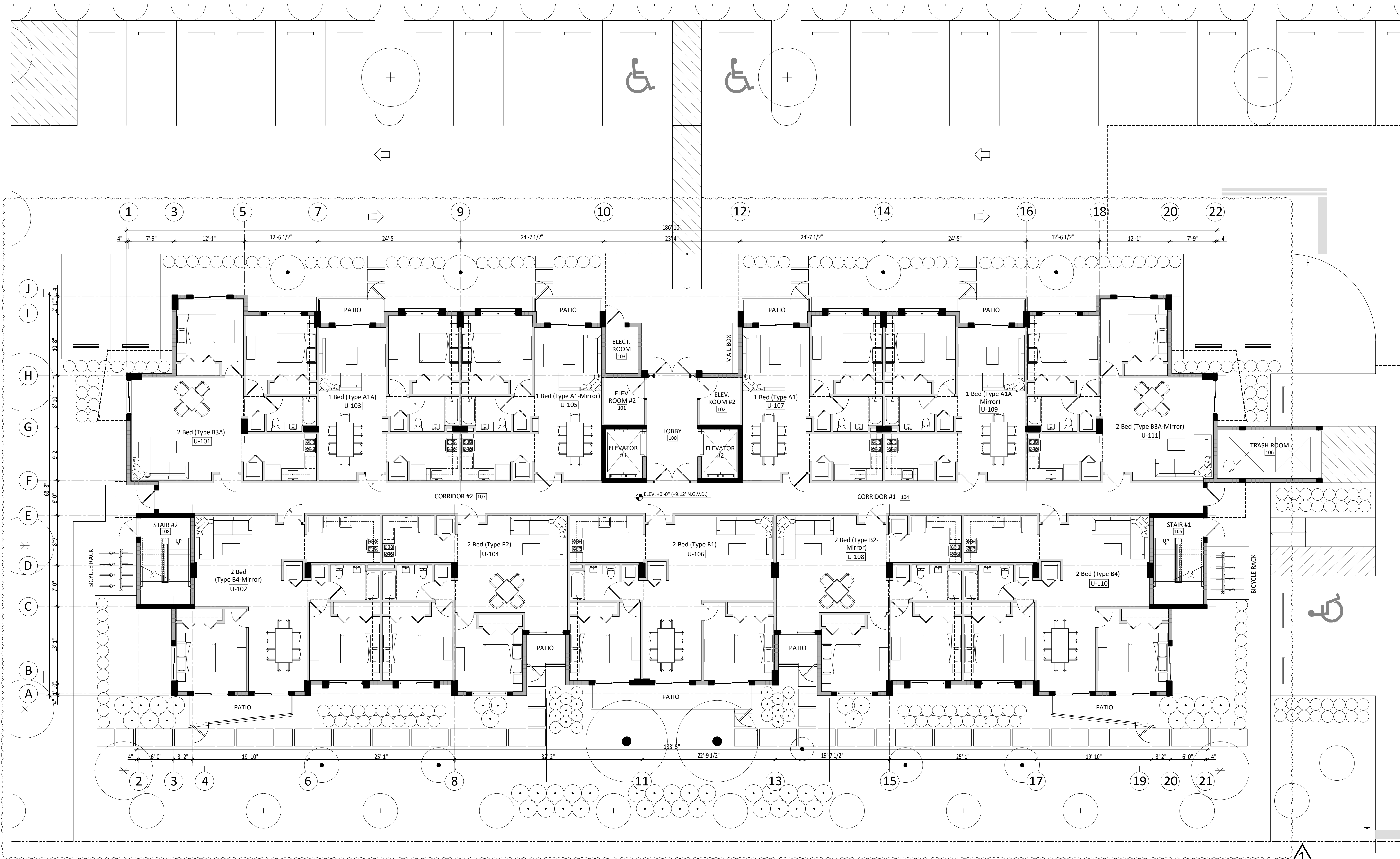
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Sheet Title:

GROUND FLOOR PLAN

Scale: AS SHOWN	Sheet No:
Drawn: N.P.	A-1.1
Checked: T.R.T.	
Date: APRIL 12, 2024	



LEGEND:

 PARTITION TYPE - SEE SHEET A-3.1

APARTMENT NUMBER
SEE ENLARGED PLANS SHEETS A-4.1 - A-4.3

(DR) DOOR NUMBER - SEE SHEET A-5.1

 WINDOW TYPE - SEE SHEET A-5.2 & A-5.3

SF-X STOREFRONT TYPE - SEE SHEET A-5.2 & A-5.3

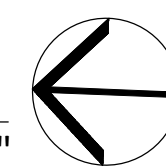
SEE SHEET A-2.4 FOR STAIR DETAILS.

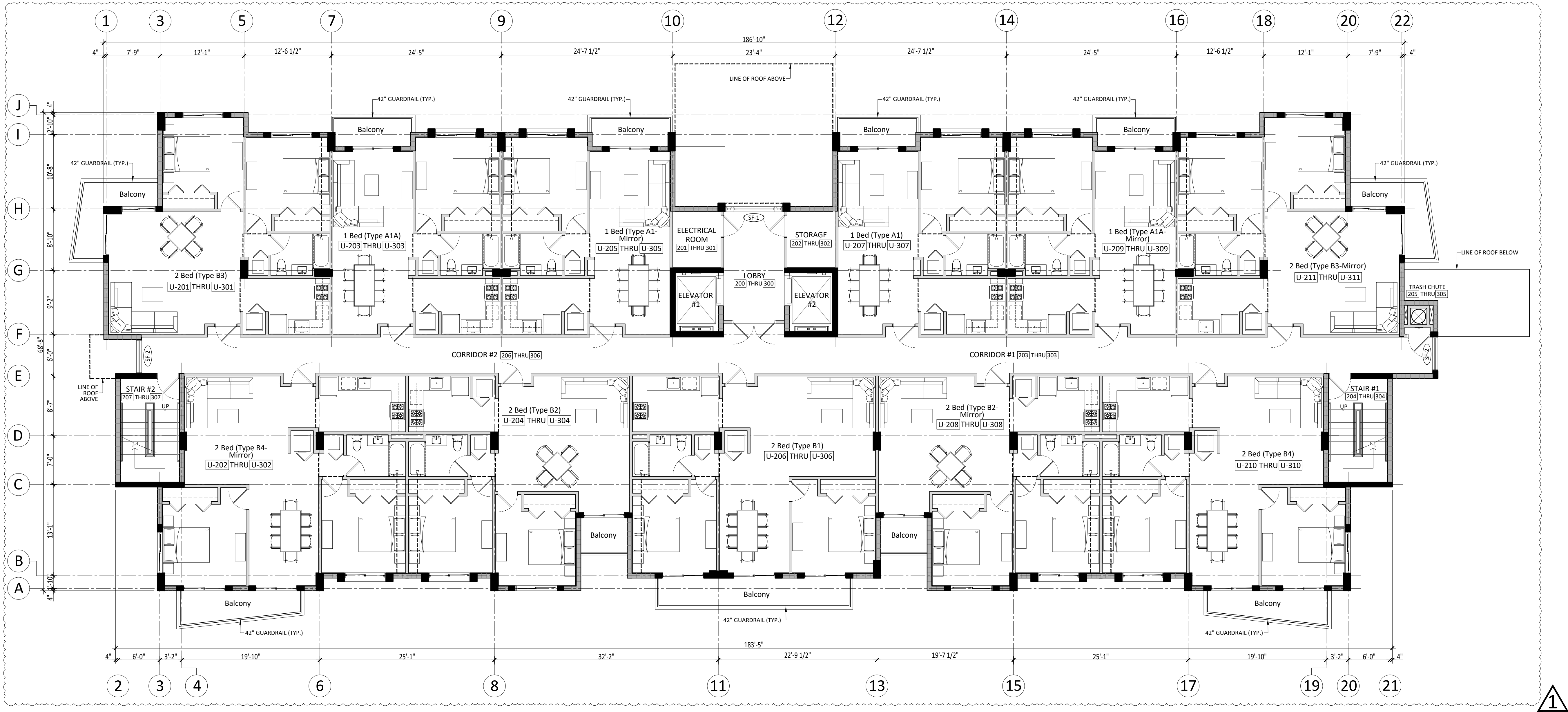
SEE SHEETS A-4.4 & A-4.5 FOR ENLARGED BATHROOMS.

SEE SHEET A-4.6 FOR ENLARGED COMMON AREAS.

SEE SHEET A-6.1 FOR REFLECTED CEILING PLAN.

GROUND FLOOR PLAN

$$1/8'' = 1' - 0''$$




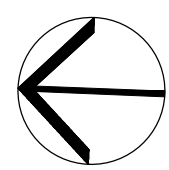
LEGEND:

- PARTITION TYPE - SEE SHEET A-3.1
- APARTMENT NUMBER
SEE ENLARGED PLANS SHEETS A-4.1 - A-4.3
- DOOR NUMBER - SEE SHEET A-5.1
- WINDOW TYPE - SEE SHEET A-5.2 & A-5.3
- STOREFRONT TYPE - SEE SHEET A-5.2 & A-5.3

SEE SHEET A-2.4 FOR STAIR DETAILS.
SEE SHEETS A-4.4 & A-4.5 FOR ENLARGED BATHROOMS.
SEE SHEET A-4.6 FOR ENLARGED COMMON AREAS.
SEE SHEET A-6.1 FOR REFLECTED CEILING PLAN.

2nd. THRU 3rd. FLOOR PLAN

1/8"=1'-0"



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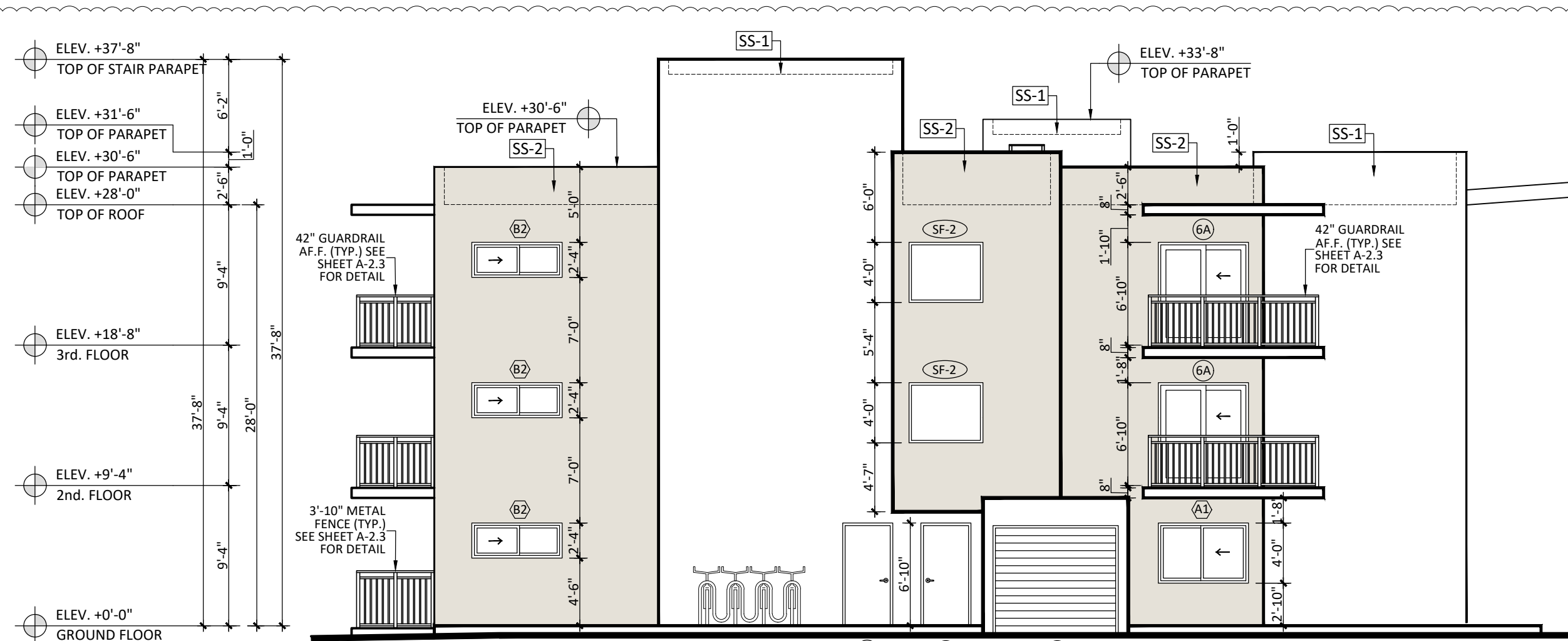
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Sheet Title:

2nd. THRU 3rd.
FLOOR PLAN

Scale: AS SHOWN	Sheet No:
Drawn: N.P.	
Checked: T.R.T.	
Date: APRIL 12, 2024	

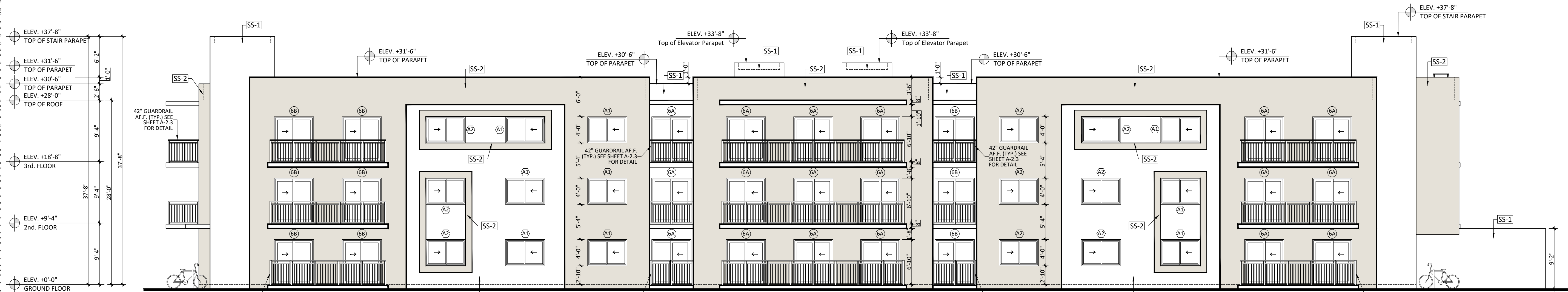
A-1.2



NORTH ELEVATION

SOUTH ELEVATION

COLOR LEGEND		
TAG #	MATERIAL	COLOR
 SS-1	Smooth Stucco	SW Pure White
 SS-2	Smooth Stucco	SW 6070 (Heron Plume)



EAST ELEVATION

WEST ELEVATION - SW 147th. AVENUE

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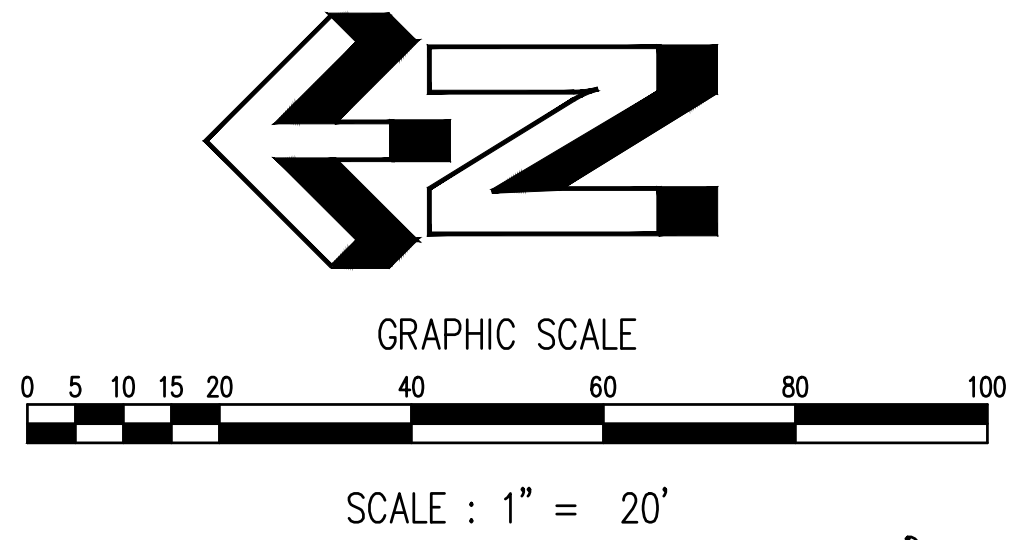
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RA

Sheet Title:

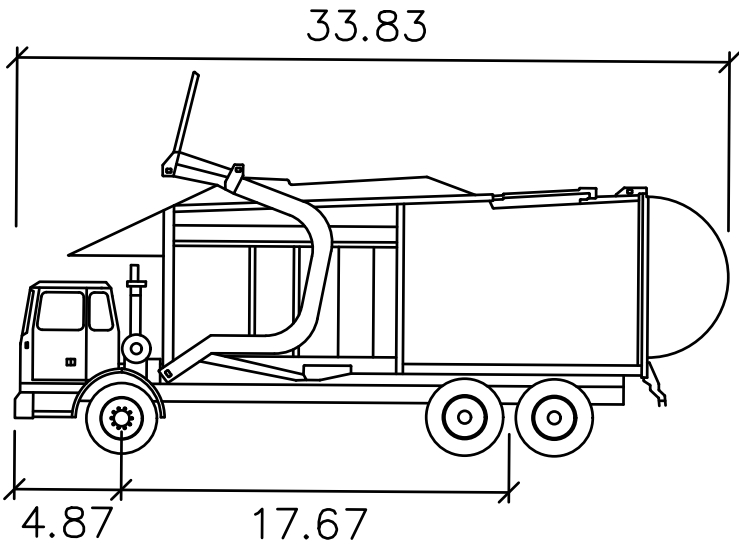
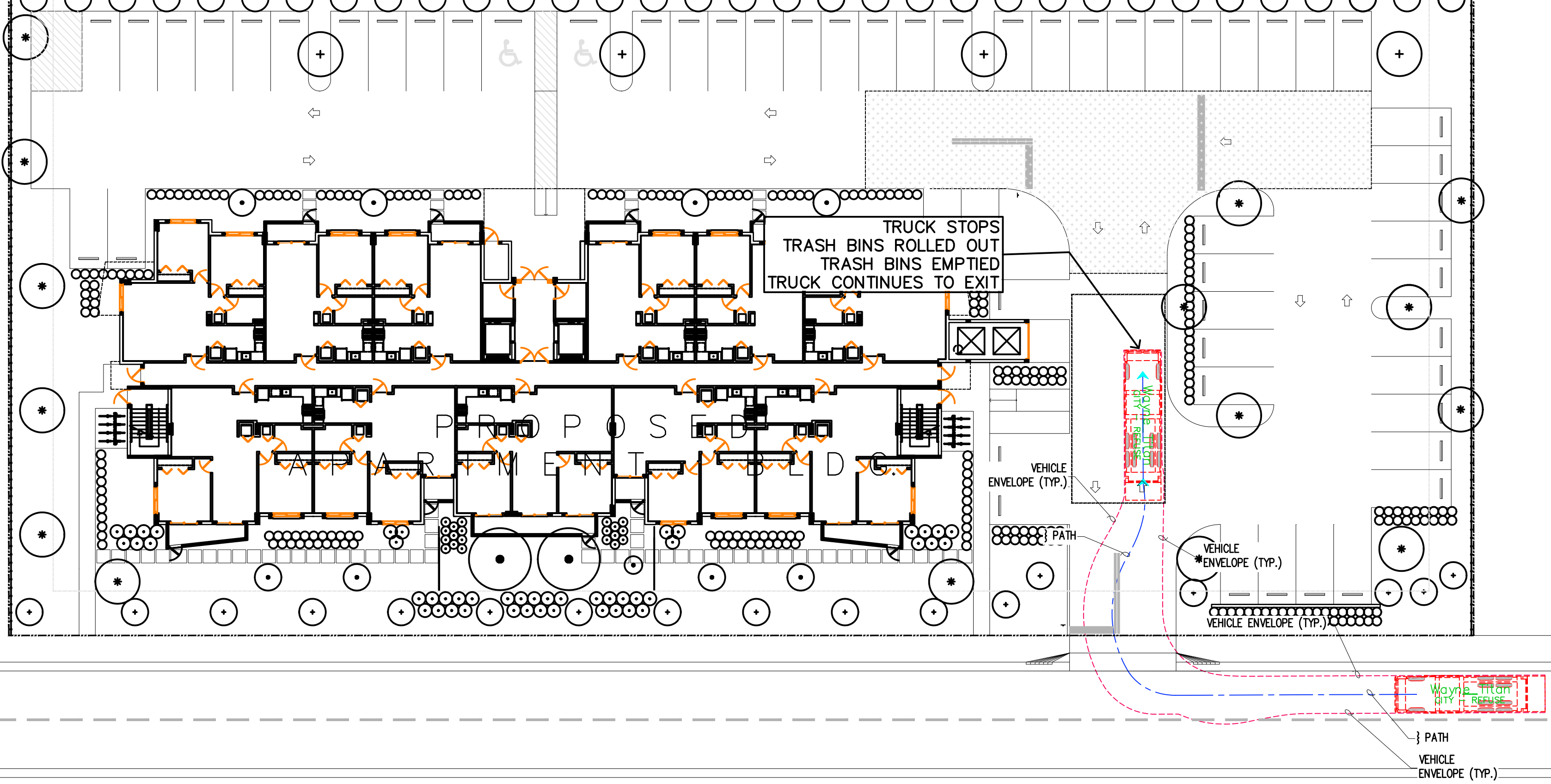
BUILDING ELEVATIONS

Scale: AS SHOWN	Sheet No:
Drawn: N.P.	A-2.1
Checked: T.R.T.	
Date:	

A-2.1



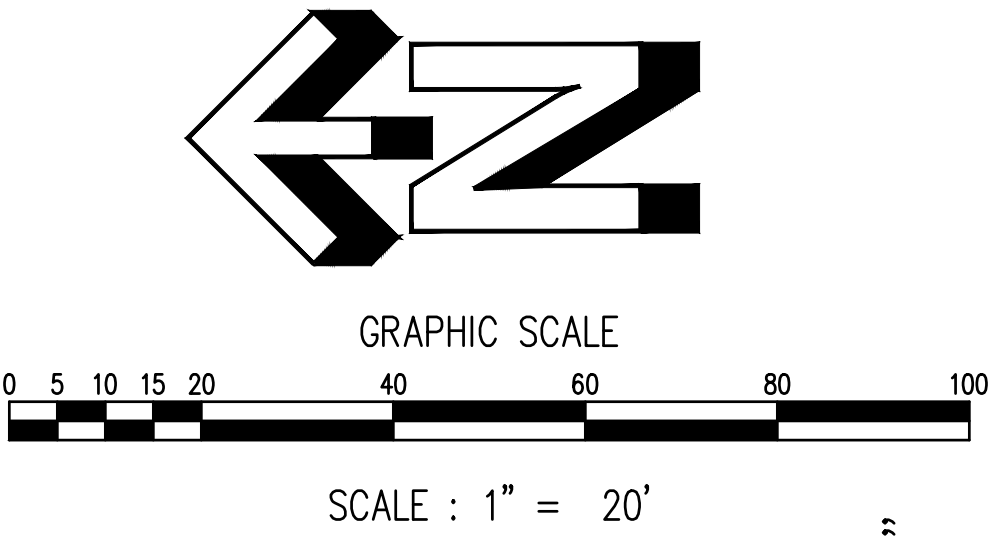
EXIST. "PLAZA ALEGRE"
SHOPPING CENTER



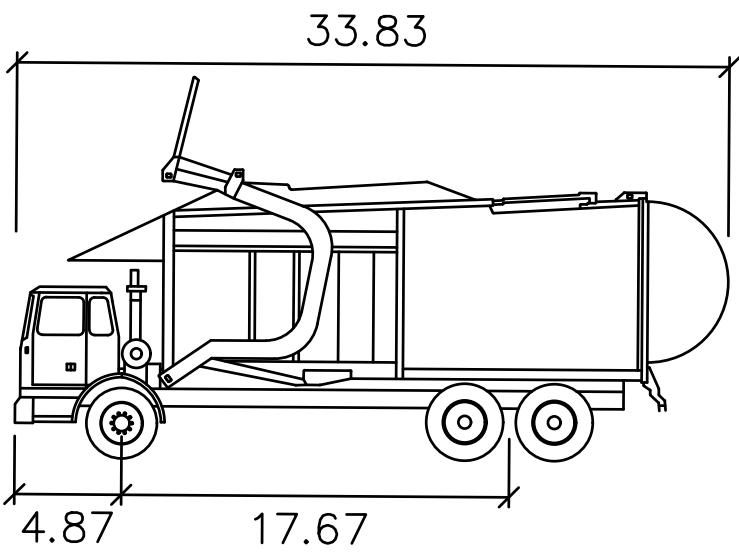
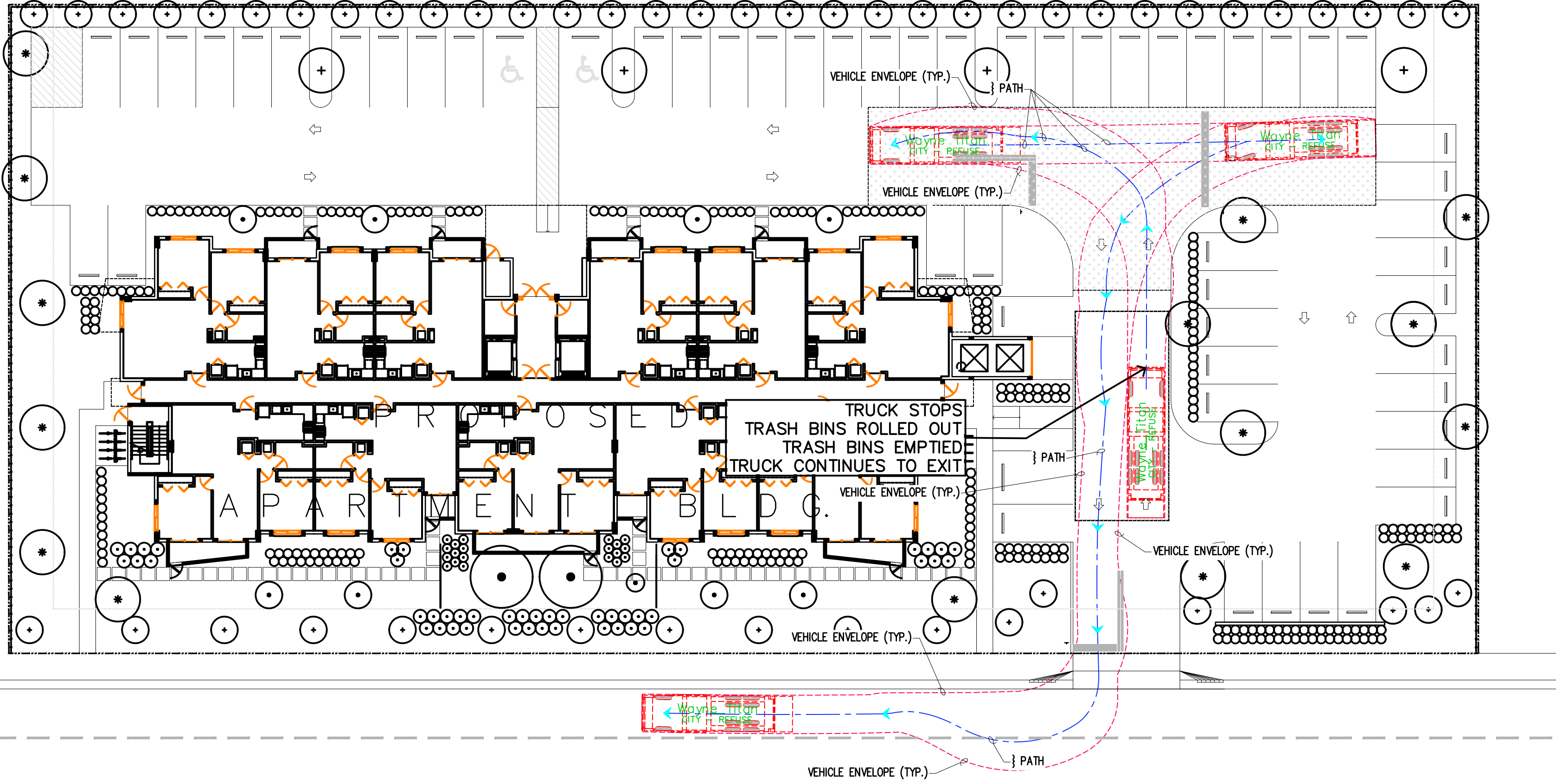
Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0
Speed	: 3 MPH

TRASH TRUCK ROUTE - IN



EXIST. "PLAZA ALEGRE"
SHOPPING CENTER



Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0
Speed	: 3 MPH

TRASH TRUCK ROUTE - OUT

**J. ANTONIO RODRIGUEZ
TELLAHECHE,
Architect**

Architecture Planning Design
Arch. Lic. AR93998 /
Interior Design Lic. ID5544
2441 NW 93 Avenue
Doral, Florida 33172
Tel: (786) 260-4265
email: trodriguez@rodtell.com

Project Manager/Designer:
NEIDY MAR PRADO

Issue Dates:
△ 08/06/25: SITE PLAN REVISION
△ 04/03/26: SITE PLAN REVISION

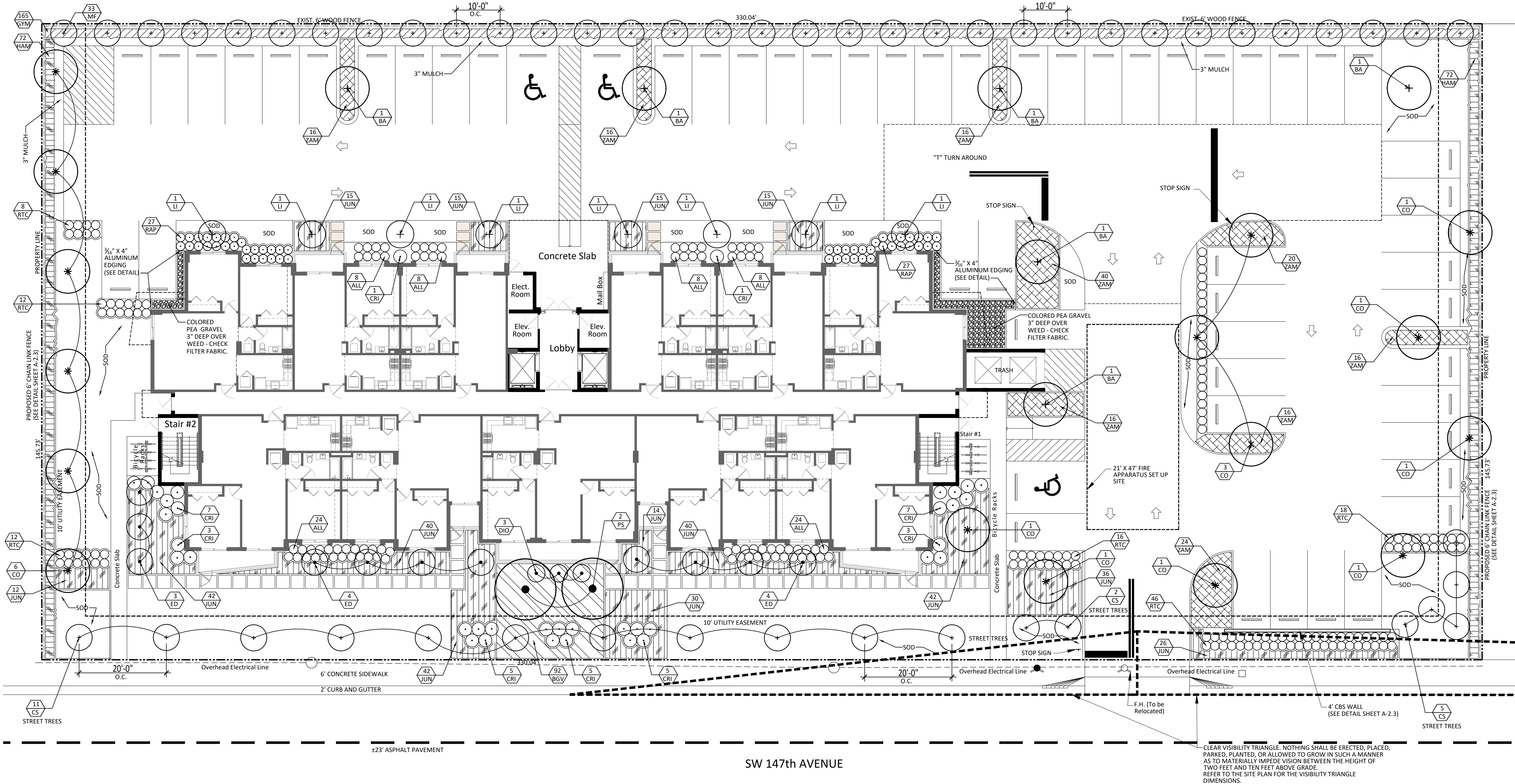
VALEMAR APARTMENTS
SW 147th. AVENUE,
MIAMI, FLORIDA 33175

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Sheet Title:



LANDSCAPE PLAN

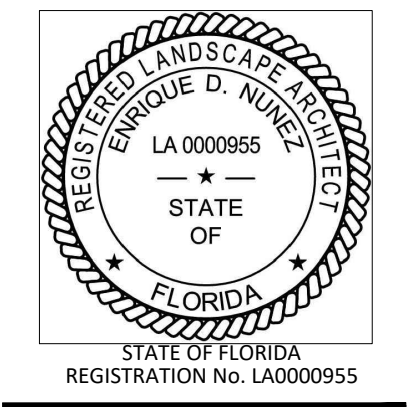
SCALE: 3/32" = 1'-0"

LEGEND:
EQUALS QUANTITY AT THIS LOCATION
EQUALS KEY FROM PLANT MATERIALS SCHEDULE

J. ANTONIO RODRIGUEZ
TELLAHECHE,
Architect
Architecture Planning Design
Arch. Lic. AR93998 /
Interior Design Lic. ID5544
2441 NW 93 Avenue
Doral, Florida 33172
Tel: (786) 260-4265
email: trodriguez@rodteill.com
Project Manager/Designer:
NEIDY MAR PRADO

- Issue Dates:
- 1. SITE PLAN REVISION 6-10-2025
 - 2. COMMENTS 8-13-2025
 - 3. SIGHT LINES 9-20-2025
 - 4. STREET TREES 10-28-2025
 - 5. SITE PLAN REVISION 4-3-2026

Enrique D. Nuñez, ASLA
Landscape Architecture
10235 S.W. 9th Terrace,
Miami, Florida 33174
enunez8420@att.net
Telephone: (305)772-3557



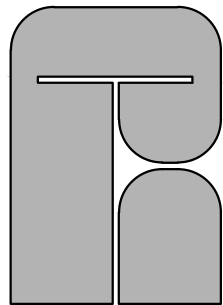
VALEMAR APARTMENTS
SW 147th AVENUE,
MIAMI, FLORIDA 33175

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY JUAN ANTONIO
RODRIGUEZ-TELLAHECHE ON THE DATE
ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENTS ARE NOT
CONSIDERED SIGNED AND SEALED, AND
THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.
CONFIDENTIAL AND PROPRIETARY
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REPRODUCE, DISCLOSE OR TRANSFER
THESE MATERIALS WITHOUT THE
EXPRESS WRITTEN PERMISSION OF J.
ANTONIO RODRIGUEZ TELLAHECHE,
RA

Sheet Title:

LANDSCAPE PLAN

Scale:	AS SHOWN	Sheet No:	
Drawn:	J.L.		
Checked:	E.N.		L-1
Date:	DECEMBER 09, 2024		



J. ANTONIO RODRIGUEZ
TELLAHECHE,
Architect

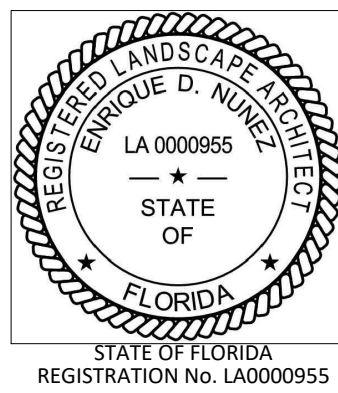
Architecture Planning Design
Arch. Lic. AR93998 /
Interior Design Lic. ID5544
2441 NW 93 Avenue
Doral, Florida 33172
Tel: (786) 260-4265
email: trodriguez@rodtell.com

Project Manager/Designer:
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ANTONIO RODRIGUEZ TELLAHECHE,
RA

Sheet Title:

CHART, NOTES
AND DETAILS

Scale:	AS SHOWN	Sheet No:
Drawn:	J.L.	
Checked:	E.N.	L-2
Date:	DECEMBER 09, 2024	

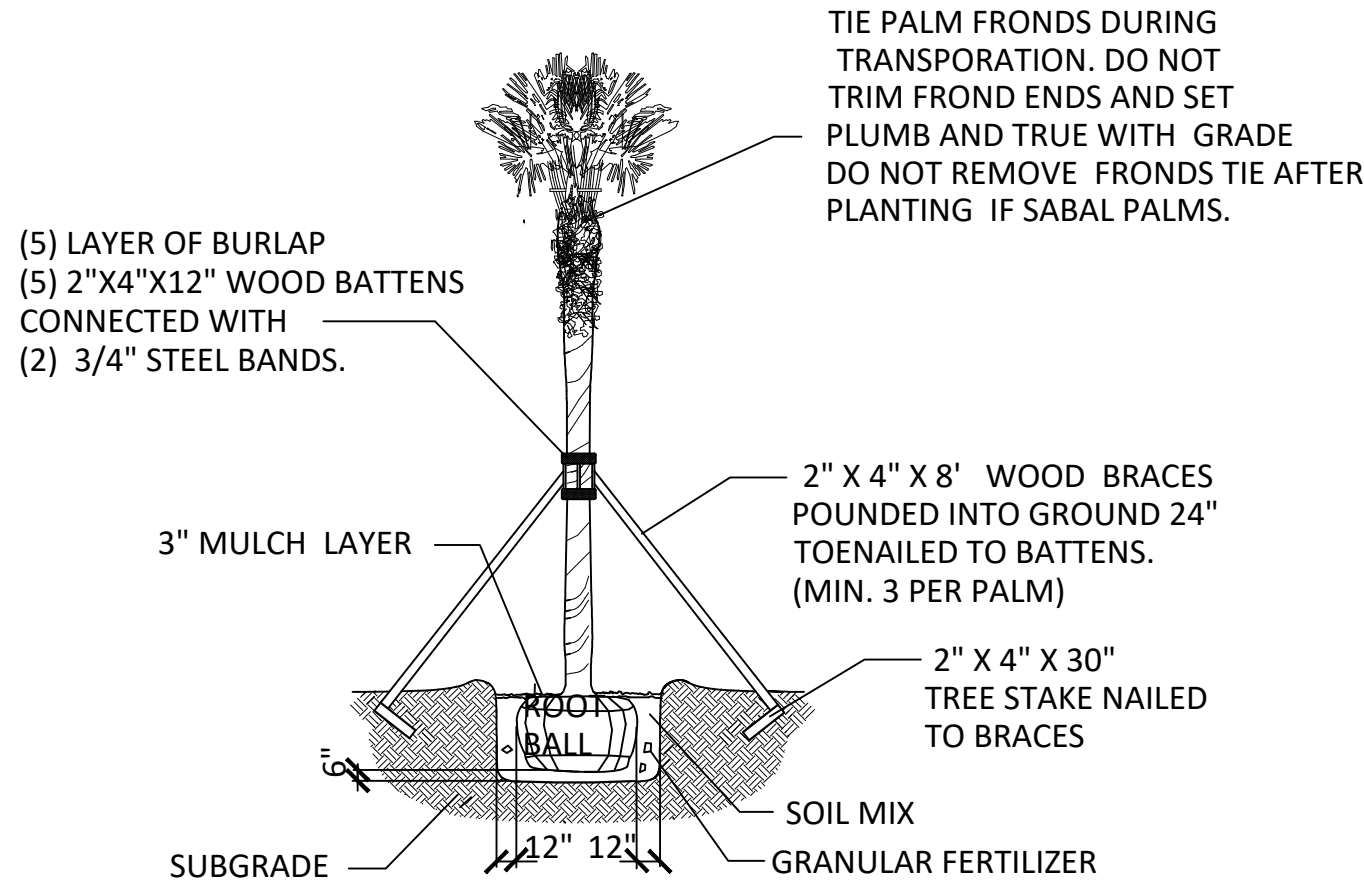
LANDSCAPE LEGEND

Zoning District : RU-4	Net Lot Area: 1.10 acres	48,060 square feet
OPEN SPACE	Required	Provided
A. Square Feet of open space required by Chapter 33, as indicated on site plan: net lot area = 48,060 s.f. x 40% = 19,224 s.f.	19,224 s.f.	15,912.42 s.f.
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No parking space 57 x 10 s.f. per parking space=	570 s.f.	15,912.42 s.f.
C. Total s.f. of landscaped open space required by Chapter 33=	19,224 s.f.	15,912.42 s.f.
LAWN AREA CALCULATION		
A. Total s.f. of landscaped open space required by Chapter 33	19,224 s.f.	
B. Maximum lawn area (sod) permitted = 40% x 19,224 s.f. = 7,689.6 s.f.	7,690 s.f.	7,000 s.f.

TREES		
A. No. trees required per net lot acre (28 X 1.10 = 30.8)	31	67
B. 30% palm tree allowed (2 palm = one tree) Palms provided=	10	2 palms = 1 tree
C. Percentage Natives Required No. trees provided x 30 %	10	49
D. Street trees (maximum average spacing of 35' o.c.): NA linear feet along street / 35=	N/A	N/A
E. Street trees located directly beneath power lines (maximum average spacing of 25'o.c.) 330.04 linear feet along street / 25= 13.20	14	18
F. Total number of trees provided (Lot and Street trees)=	45	85
SHRUBS		
A. The total number of trees required x 10 = The number of shrubs required	450	1190
B. The number of shrubs required x 30% = The number of native shrubs required	135	607

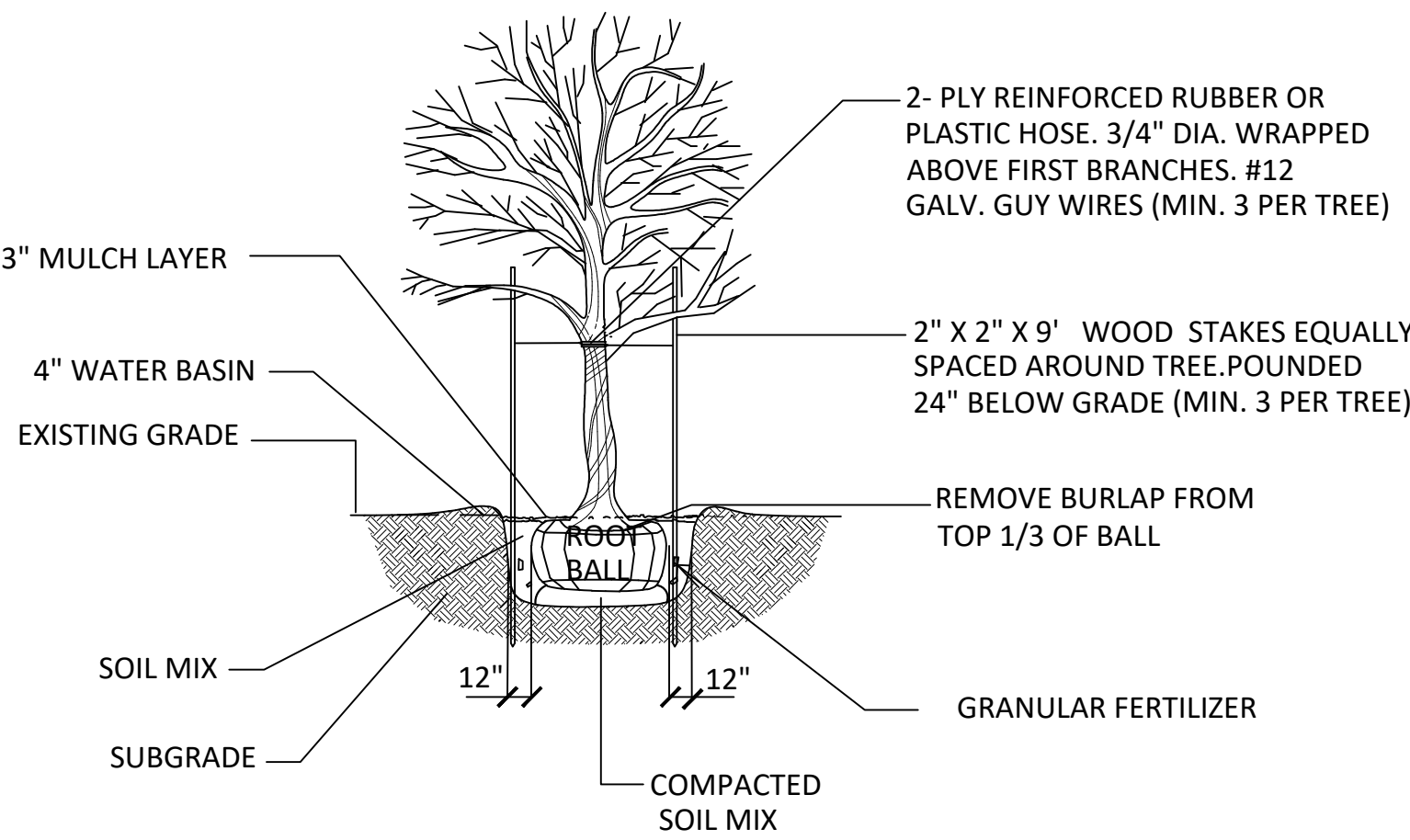
Note: An automatic underground irrigation system shall be provided that corresponds to the proposed plantings.

PLANT MATERIALS SCHEDULE				
Key	Quantity	Botanical Name / Common Name	Native	Size Specs. / Remarks
TREES AND PALMS				
BA	6	Bulnesia arborea / Vera Wood	No	12' ht. x 8' spr., 2-1/2" caliper
CO	16	Chrysophyllum oliviforme / Satin Leaf	Yes	12' ht. x 8' spr., 2-1/2" caliper
CS	18	Cordia sebestena/ Orange Geiger	Yes	12' ht. x 6' spr., 2-1/2" caliper, Street trees
ED	11	Elaeocarpus decipiens / Japanese Blueberry	No	12' ht. x 6' spr., 2-1/2" caliper, Tree type
MF	33	Myrcianthes fragrans/ Simpson's Stopper	Yes	12' ht. x 6' spr., 2-1/2" caliper
LI	8	Lagerstroemia indica/ Cape Myrtle 'White'	No	12' ht. x 6' spr., 2-1/2" caliper, Single trunk tree type
PS	2	Phoenix sylvestris / Sylvester Palm	No	22' ht., Min. 12' clear wood, 16" caliper
SHRUBS				
ALL	80	Allamanda schottii Bush Allamanda	No	24" o.a., 3 gal. cont.
BGV	92	Bougainvillea 'Dwarf White' / Dwarf Bougainvillea - White	No	18" spr., 3 gal. cont., 24" o.c.
CRI	32	Crinum augustum / Queen Emma Lily	No	3' o.a., 7 gal. cont.
DIO	3	Dioon spinulosum / Mexican Cycad	No	6' ht. x 4' spr.
GYM	165	Gymnanthes lucida / Crabwood	Yes	30" ht. x 24" spr., 24" o.c., 3 gal. cont.
HAM	144	Hamelia patens / Firebush	Yes	30" ht. x 24" spr., 3 gal., 24" o.c.
JUN	322	Juniperus chinensis 'Parsonii' / Parson's Juniper	No	18" spr., 3 gal. cont., 24" o.c.
RAP	54	Raphiolepis indica 'Alba' Dwarf Indian Hawthorn	No	18" spr., 3 gal. cont.
RTC	134	Chrysobalanus icaco / Red Tip Cocoplum	Yes	20" o.a., 3 gal. cont.
ZAM	164	Zamia floridana / Coontie	Yes	18" spr., 3 gal. cont., 24" o.c.
MISCELLANEOUS				
Sod	St. Augustine 'Palmetto' solid sod	on finely graded 2" soil blanket		
Gravel	Colored gravel (selection by owner)	3" deep on weed control fabric		
Mulch	Grade A Eucalyptus in sealed bags	3" deep all planting beds shown Note: Edge of sod shall be 1'-0" from edge of plants.		
Edging	Permaloc aluminum Edging (Mill Finish)	1/4" x 4" with stakes (3/16" thick alternative)		



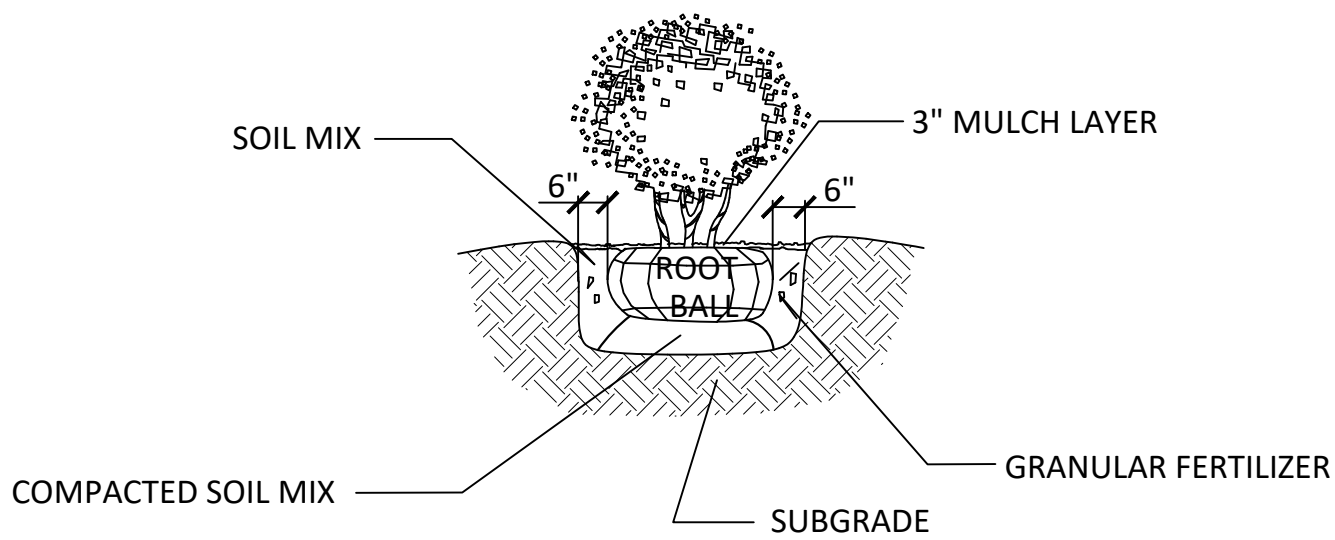
TYPICAL PALM PLANTING DETAIL

N.T.S.



TYPICAL TREE PLANTING DETAIL

N.T.S.



TYPICAL SHRUB PLANTING DETAIL

N.T.S.

SIZE:

3/16" OR 1/4" X 4" W/ 0.125" (3.18MM) EXPOSED TOP LIP

FINISH LEGEND:

☒ (MF) MILL FINISH-NATURAL ALUMINUM

NOTES:

1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
2. 8'-0" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES.
3. 16'-0" (4.88 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.
4. CORNERS- CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER.
5. PERMALOC PROLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI. (800) 356-9660, (616) 399-9600
6. CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT:WWW.PERMALOC.COM

ALUMINUM EDGING DETAIL

N.T.S.

GENERAL NOTES

1. PLANT QUALITY

ALL PLANT MATERIALS SHALL BE EQUAL TO OR BETTER THAN FLORIDA No.1 AS CLASSIFIED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE. PLANT MATERIALS SHALL HAVE A GROWTH HABIT THAT IS NORMAL FOR THE SPECIES; HEALTHY, VIGOROUS, FREE FROM INSECTS, DISEASE AND INJURY.

2. PLANTING SOIL

ALL PLANT MATERIALS WITH THE EXCEPTION OF PALM TREES AND BEACH MATERIAL SHALL BE PLANTED WITH THE FOLLOWING SOIL: 50% SAND AND 50% MUCK. THERE MUST BE A SLIGHT ACID REACTION TO THE SOIL WITH NO EXCESS OF CALCIUM OR CARBONATE. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION. ANY OTHER SOIL MIX MUST BE SUBMITTED TO AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

3. FERTILIZER

THE FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING AND SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS. FERTILIZER FOR TREES, SHRUBS, AND CONTAINERIZED GROUNDCOVERS AND VINES SHALL BE AS FOLLOWS: 5 LBS. FEC 3-2-0 #1308 AS MANUFACTURED BY FLORIDA EAST COAST FERTILIZER CO., HOMESTEAD, FLORIDA, AND 2 LBS. FEC 15-8-8-#2500 OR EQUAL PER CUBIC YARD OF PLANTING SOIL. FERTILIZER FOR GROUNDCOVER SEEDLING BEDS: BROADCAST 4 LBS. OF THE ABOVE MIX FOR EACH 500 SQUARE FEET OF BED AREA. FERTILIZER FOR TURF ESTABLISHMENT: BROADCAST 15 LBS. OF FEC 7-11-7 OR EQUAL PER 1,000 SQUARE FEET (650 LBS. PER ACRE).

4. MULCH:

MULCH SHALL BE SHREDDED PINE, EUCALYPTUS OR FLORIMULCH 100% MELALEUCA MULCH. ANY OTHER MULCH MUST BE SUBMITTED TO AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. PLANTING AREAS NOT COVERED BY GRASS/SOD SHALL BE MULCHED TO A DEPTH OF THREE INCHES TO PRESENT A FINISHED APPEARANCE. THIS INCLUDES, BUT NOT LIMITED TO, ALL SHRUBS AND GROUNDCOVERS AREAS.

5. SOD

ALL AREAS DESIGNATED AS "SOD" SHALL BE COVERED WITH ST. AUGUSTINE 'PALMETTO'. SOLID SOD LAID OVER A FINELY GRADED, 2" DEEP SOIL BLANKET, FREE OF ROCKS. SOD SHALL BE LAID WITH CLOSE ABUTTING JOINTS AND HAVE A SMOOTH FINISHED APPEARANCE.

6. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY AND ALL EXISTING SUBTERRANEAN AND OVERHEAD UTILITIES OR CONSTRUCTION IN THE AREA OF THE PROPOSED NEW WORK PRIOR TO COMMENCEMENT OF THE WORK, IN ORDER TO AVOID DAMAGE TO SAID EXISTING UTILITIES OR CONSTRUCTION.

LEGEND:

☒ = EQUALS QUANTITY AT THIS LOCATION
☒ = EQUALS KEY FROM PLANT MATERIALS SCHEDULE

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 other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Valemar Holding, LLC

NAME AND ADDRESS	PERCENTAGE OF STOCK
Jose M. Alvarez, 6600 NW 32nd Ave, Miami FL 33147	34%
Jose A. Alvarez, 6600 NW 32nd Ave, Miami FL 33147	33%
Maria N. Alvarez, 6600 NW 32nd Ave, Miami FL 33147	33%

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the 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: N/A

NAME AND ADDRESS	PERCENTAGE OF INTEREST

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

**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.*

Disclosure of Interest

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 other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: N/A

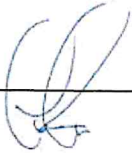
NAME AND ADDRESS	PERCENTAGE OF INTEREST
_____	_____
_____	_____
_____	_____
_____	_____

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

N/A

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing or zoning determination, 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.

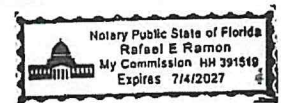
Signature  Jose M. Alvarez, President, on behalf of Valemar Holding, LLC
 _____ Print Name

Sworn to and subscribed to before me on the 13th day of December, 2023

Affiant is personally known to me or has produced N/A (Personally Known) as identification.

Notary: 

[Stamp/Seal]

Commission expires: 07/04/2027

This form is available online at www.miamidade.gov/zoning/forms.asp

FORM REVISION 2019/3

This instrument was prepared by:

Name: Hugo P. Arza, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue Suite 3300
Miami, Florida 33131

DECLARATION OF RESTRICTIONS

WHEREAS, Valemar Holding, LLC, a Florida limited liability company (the "Owner"), holds the fee simple title to that certain parcel of land in unincorporated Miami-Dade County (the "County"), which is legally described in **Exhibit "A"** to this Declaration (the "Property"); and

WHEREAS, the Owner has filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2023000505 (the "Application"), for the purpose of seeking the rezoning of the Property to facilitate the future development of the Property.

NOW, THEREFORE, IN ORDER TO ASSURE the County that the representations made by the Owner during its consideration of the Application will be abided by the Owner freely, voluntarily, and without duress, hereby makes the following Declaration of Restrictions (the "Declaration") covering and running with the Property:

- 1) Maximum Residential Density and Height.** Notwithstanding the approval of the Application, the proposed residential development of the Property shall be limited to a maximum of thirty-three (33) residential dwelling units and shall not exceed three (3) stories in height.

C. Luna
E. Alvarez

- 2) **Assigned Parking.** The Owner agrees to provide at least one (1) assigned parking space for each residential dwelling unit.
- 3) **Controlling Plans.** The Property shall be developed substantially in accordance with plans submitted in connection with the Application entitled "Valemar Apartments," as prepared by J. Antonio Rodriguez Tellaheche, Architect, consisting of Sheet A-0.1, date-stamped received April 8, 2026; Sheets A-1.1, A-1.2, A-2.1, G-1.1, and the trash truck route, date-stamped received April 8, 2026; and landscape plan Sheets L-1 and L-2, as prepared by Enrique D. Nunez, ASLA, Landscape Architect, date-stamped received April 8, 2026, for a total of 8 sheets (the "Plans"). The Plans are on file with the County's Department of Regulatory and Economic Resources (the "Department").

Miscellaneous

A. **County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time of entering and inspecting the use of the Property to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors and assigns until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future Owner of the Property, and for the benefit of

Miami-Dade County and the public welfare. The Owner, its heirs, successors, and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

C. Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change this Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County.

D. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality, or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

E. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in

addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold, in connection with the particular Parcel which is in default, any further permits, and refuse to make any inspections or grant any approvals with respect to the particular Parcel which is in default, until such time as this Declaration is complied with.

G. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies, or privileges.

H. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

I. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

Section-Township-Range: 15-54-39
Folio Number: 30-4915-091-0010

J. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by her/his assistant in charge of the office in her/his absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

K. Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

L. Owner. The term "Owner" shall include the Owner, and its heirs, successors, and assigns.

[[Signature Pages Follow]]

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as
of this 7th day of April, 2026.

WITNESSES:

Sign [Signature]
Print CECIL GONZALEZ
Address 7810 SW 131 AVENUE
MIAMI FL 33183

Sign [Signature]
Print Juan Carlos Cardenas
Address 1129 SW 55th
MIAMI, FL 33134

Valemar Holding, LLC, a Florida limited liability company

Sign [Signature]
Print Jose M. Alvarez, CGC
Title President
Address 6600 NW 32nd Avenue
Miami, Florida 33147

STATE OF FLORIDA**COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me by means of physical presence [☒] or online notarization [☐] by Jose M. Alvarez, CGC, as President of Valemar Holding, LLC, on behalf of said corporation.

He is personally known to me or has produced N/A (Personally known) as identification.

Witness my signature and official seal this 7th day of April, 2026, in the County and State aforesaid.

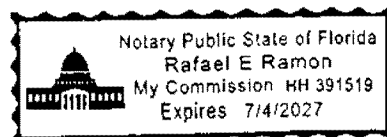
[Signature]
Signature

Notary Public-State of Florida

Rafael E. Ramon

Print Name

My Commission Expires: 07/02/2027



Section-Township-Range: 15-54-39
Folio Number: 30-4915-091-0010

EXHIBIT "A"

LEGAL DESCRIPTION:

Tract "A" of the plat of MILENIUM SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 169, at Page 55, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 30-4915-091-0010

Section-Township-Range: 15-54-39
Folio Number: 30-4915-091-0010

1
2 COMMUNITY ZONING APPEALS BOARD - AREA 10
3 MEETING OF TUESDAY, FEBRUARY 24, 2026
4 KENDALL VILLAGE CENTER, CIVIC PAVILION
5 8625 SW 124 AVENUE, Miami, Florida
6
7

8 ITEM A

9 VALEMAR HOLDING, LLC

10 (23-505)
11
12

13 Members of the Board

14 Present
15

16 Anthony F. Petisco, Chair
17 Gerardo "Jerry" Rodriguez, Vice Chair
18 Anthony D. Trujillo
19 Ramon Garcia
20 Anays Acuna

21 COUNTY ATTORNEY'S OFFICE

22 David Hope, Assistant County Attorney
23

24 Regulatory & Economic Resources

25 Elizabeth C. Alvarez?

I N D E X

ON BEHALF OF THE APPLICANT

HUGO ARZA, ESQ. &
JOSE "JOEY" VASQUEZ, ESQ.
701 Brickell Avenue
Miami, FL 33131
(305) 789-7783

SUPPORTERS:

PAGE

--

--

OBJECTORS

PAGE

Mr. Alexander Hernandez	44
Ms. Morhima Lugo Morales	47
Ms. Yazbeth Galego	50
Ms. Maruja Gonzalez	52
Ms. Erika Garcia	58
Ms. Belmarie Gonzalez Estevez	65
Ms. Angela Sanchez	69
Mr. Daniel Abreu	72
Mr. Steven Marquez	74
Ms. Dalia Ordaz	78
Mr. Nicholas Campos	81
Ms. Gladys Arriola	83
Ms. Gracelyn Rosario	84
Mr. Johan Arguelles	85
Mr. Alex Silva	87
Mr. Josue Figueredo	89
Ms. Amanda Baralt	91

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

3 CHAIRMAN PETISCO: Are the Court
4 Reporter and County Attorney present?

5 THE COURT REPORTER: Present.

6 MR. HOPE: (Indicating).

7 CHAIRMAN PETISCO: Ladies and
8 gentlemen, this meeting of Community
9 Council 10 has come to order this 24th
10 day of February.

11 At this time, please stand for the
12 Pledge of Allegiance.

13 (Thereupon, the Pledge of
14 Allegiance was had, after which the
15 following transpired:)

16 CHAIRMAN PETISCO: Thank you.

17 You may be seated.

18 CHAIRMAN PETISCO: Those of you
19 present today must stand, and the Court
20 Reporter will swear you in if you wish
21 to speak. So, if anybody is going to
22 speak, please stand up.

23 (Thereupon, all interested
24 individuals seeking to present testimony
25 in these proceedings were duly sworn to

1 tell the truth, the whole truth, and
2 nothing but the truth, after which the
3 following transpired:)

4 CHAIRMAN PETISCO: Thank you.

5 Those of you who are lobbyists
6 should have registered with the Dade
7 County Clerk of Boards prior to this
8 hearing.

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

14 Seeing none, there are no deferrals
15 at this time.

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

19 MS. ALVAREZ: I'm just going to
20 take the attendance first.

21 Is that okay?

22 CHAIRMAN PETISCO: Oh, yes.
23 Please.

24 MS. ALVAREZ: All right.

25 Board Member Acuna is absent.

1 CHAIRMAN PETISCO: She's on her
2 way.

3 MS. ALVAREZ: Board Member Camacho.

4 BOARD MEMBER CAMACHO: Present.

5 MS. ALVAREZ: Board Member Garcia?

6 BOARD MEMBER GARCIA: Present.

7 MS. ALVAREZ: Board Member
8 Trujillo?

9 BOARD MEMBER TRUJILLO: Here.

10 MS. ALVAREZ: Vice Chair Rodriguez.

11 VICE CHAIR RODRIGUEZ: Present.

12 MS. ALVAREZ: Chair Petisco.

13 CHAIRMAN PETISCO: Present.

14 MS. ALVAREZ: We have a quorum.

15 CHAIRMAN PETISCO: Thank you.

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

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

24 "Items will be called up to be
25 heard by agenda number and name of

1 applicant. The record of the hearing on
2 each application will include the records
3 of the Department of Regulatory and
4 Economic Resources.

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

10 "Parties have the right of
11 cross-examination.

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

16 "In addition, the following
17 departments have representatives present
18 here at the meeting to address any
19 questions. The County Attorney's office,
20 and the Zoning Hearing section.

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

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

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

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

19 CHAIRMAN PETISCO: Thank you.

20 When I call your item, please step
21 up to the podium and state your name and
22 address clearly for the record.

23 I will then proceed to call those
24 of you in support of the application, and
25 then I will call those for objection.

1 Those of you who are here, and wish
2 to speak, I will ask that you state your
3 name and address. And I would also ask
4 that you make your presentation short and
5 nonrepetitive, as we are limited on time.

6 Having said that, we are going to
7 jump out of order from the previously
8 deferred application, and jump to the
9 first application on the current list.

10 So, with that, staff, please call
11 the first item.

12 (Thereupon, other matters were
13 heard not related to this item, after
14 which the following proceedings were
15 had:)

16 (Thereupon, Board Member Acuna is
17 present for this Item).

18 (Thereupon, Board Member Trujillo
19 exits the meeting, after which the
20 following transpires:)

21 CHAIRMAN PETISCO: All right.
22 Staff, if you can call the last item.

23 MS. ALVAREZ: Yes.

24 MR. HOPE: Before she does that, do
25 you want to say -- do you want her to

1 call the case and then, maybe say the
2 hearing rules in terms of conversations,
3 cheering, clapping?

4 CHAIRMAN PETISCO: When we get into
5 the public portion.

6 MR. HOPE: Okay.

7 CHAIRMAN PETISCO: Because he has
8 his application presentation first.

9 MS. ALVAREZ: All right.

10 The next item is Item A. The
11 application number is Z2023000505. The
12 Applicant is Valemar Holding, LLC.

13 There are 20 protests and zero
14 waivers.

15 I do want to let the record reflect
16 that there was a notice that was
17 advertised for the meeting to take place
18 at 6:30 a.m. That notice was corrected
19 immediately, and new notices were sent
20 out.

21 BOARD MEMBER ACUNA: That's why I
22 showed up so early in the morning.

23 CHAIRMAN PETISCO: I was here at
24 6:30 a.m., and I didn't see anybody here.
25 All right.

1 MS. ALVAREZ: So, I want to clarify
2 that for the record.

3 And one more thing through the
4 Chair, the meetings for this Board have
5 been moved for the next meeting date. It
6 will be in Ruben Dario. And I'll provide
7 the address by the end of the meeting.

8 CHAIRMAN PETISCO: Only took three
9 years -- or four.

10 All right.

11 Just one second.

12 Thank you.

13 MR. ARZA: Good evening.

14 Hugo Arza, 701 Brickell Avenue,
15 representing the applicant this evening,
16 Valemar Holding, LLC. I'm joined by my
17 colleague, Joey Vasquez. I'm going to
18 ask Mr. Vasquez to hand out some
19 presentations that I'm going to walk all
20 of you through. We do have some extra
21 copies.

22 As you guys know, until very
23 recently, there was the ability to have a
24 PowerPoint presentation here, so it made
25 these presentations a little easier. But

1 we've made some extra copies if folks
2 want to follow along.

3 I want to wait on Mr. Hope pulling
4 double duty as County Attorney and --

5 MR. HOPE: I also take drink
6 orders.

7 MR. ARZA: Yeah.

8 We have some additional ones. Not
9 sufficient for everybody, but maybe folks
10 can follow along.

11 Let me start out by saying I'm
12 going to walk you through a presentation.
13 We enjoy staff's recommendation of
14 approval here this evening. I have
15 addressed all comments from all pertinent
16 departments that have reviewed this
17 application.

18 We were here last month when we
19 learned the day before the meeting that
20 there was no -- that the meeting would
21 have to be deferred because of an error
22 that was made, not by us, I think we're
23 clear to say, and not by anybody sitting
24 there either.

25 It was an IT mistake when the

1 County's IT Department generated the
2 notices. Not all the notices that need
3 to be mailed were mailed for the January
4 meeting. And, so, we were here then.
5 And there were a number of neighbors
6 here. We heard concerns regarding our
7 project.

8 The project that I'm going to
9 present before you, is the project that
10 we have processed through staff, and have
11 received favorable recommendation for,
12 and that we would want you to consider
13 our presentation for.

14 I will, obviously, in case I forget
15 to say it later, Chair Petisco, I would
16 like to, of course, reserve some time for
17 rebuttal. As you can imagine, there will
18 be a number of issues and questions.

19 But I will already anticipate for
20 all of you that we are prepared to make
21 a concession or compromise with respect
22 to the height of the building. So, you
23 know, we did not have opportunity to meet
24 in large, you know, in a large group with
25 neighbors. So, I do want to preserve the

1 opportunity to hear what they have to
2 say, and maybe, you know, get a sentiment
3 for what it is. But when they're done
4 with that, I think we'll come back up and
5 see if there's a desire to move forward
6 with something that the Board could
7 support, if there might be neighbors
8 that, at that point, might reconsider
9 their position.

10 And I will touch upon a project
11 that is already approved on this site,
12 and kind of what I consider to be the
13 basis for what would go there tomorrow
14 just if somebody wanted to go to West
15 Dade and start pulling building permits,
16 versus what we're currently proposing,
17 and then, ultimately, what we might
18 decide that we want to address as part
19 of a compromise after hearing from you
20 and hearing from the neighbors.

21 I say all of that just as a
22 preamble for you to understand that the
23 presentation I'm going to give, and I
24 want the neighbors to hear this
25 presentation I'm going to give, is the

1 application we've been working on. As
2 you can see, Z2023 means that it was
3 filed nearly three years ago -- not quite
4 three years ago.

5 So, it was a long and winding road
6 through the County review process, but we
7 are here. We are here with the staff
8 recommendation. So, I think the most
9 appropriate thing to do is to go through
10 the plan and the proposal we've made,
11 listen to the neighbors, and then I'll
12 come back up and see what discussion we
13 can have regarding some opportunity to
14 find a compromise, and perhaps provide
15 some concessions for some of the concerns
16 that we heard previously, and that we
17 anticipate hearing.

18 If I can ask you to flip to the
19 second page, project summary and
20 location. This project is on 147th
21 Avenue -- Southwest 147th Avenue, roughly
22 1.41 acres on the east side of the
23 street. A long rectangular piece that is
24 actually a part of the property.
25 Obviously, it's undeveloped as you can

1 see from the aerial. But the property
2 was originally part of a larger approval
3 that, curiously to some extent, also
4 includes the community to the east. And
5 we are aware that, that community to the
6 east has uploaded a series of comments
7 and questions and objections that we've
8 had an opportunity reviewable, and we'll,
9 you know, try and touch upon some of them
10 while we're here today or in rebuttal.

11 The requests are from the current
12 RU-5 zoning to RU-4 zoning. Generally
13 speaking, that's actually, within the
14 County hierarchy, is actually a down
15 zoning. We are not seeking a change to
16 the land use. The land use remains
17 office residential. So, we are actually
18 proposing a project that fits within the
19 County's Master Plan.

20 Sometimes you sit in this capacity
21 and you hear Master Plan applications,
22 and you give your recommendation to the
23 Board of County Commissioners. The
24 Master Plan here is in place, and does
25 allow for office or residential uses.

1 And, in fact, allows for more intense
2 uses than even the ones that we are
3 proposing.

4 We are deleting the old declaration
5 of restrictions, but we are proffering a
6 new one. Our new declaration of
7 restriction, at this time, caps us to
8 four stories, forty units, and
9 specifically requires us to build in
10 accordance with the plans before you,
11 which are four stories.

12 Those are the two items in the new
13 declaration that would now cover just
14 this parcel moving forward if this Board
15 was so inclined to approve it.

16 When the time comes, we can have a
17 discussion of modifications that might be
18 appropriate as a condition to further
19 reduce that. But right now, the deletion
20 of the old declaration of restrictions
21 would be replaced by a new one that would
22 cap this at 40 units, and would require
23 us to build in accordance with the plans
24 before you, which are the four-story
25 plans.

1 And then there are a two -- there
2 are a couple of non-use variances. And
3 I'll explain those. There's one about
4 the location.

5 Let me just preempt right now. As
6 we walked out last month, because of the
7 wording that the County uses, it appeared
8 as if we were proposing parking on 147th
9 Avenue what is called on-street parking.
10 We're not doing that. There is no
11 parking on 147th Avenue. Let me just nip
12 that in the bud right now. We've made
13 that point clear. The plans are clear.
14 The County would never allow that. Let's
15 just be very clear.

16 The request or the variance that
17 we're asking for, is that all parking
18 spaces internal are going to just be
19 closer to the property line. However,
20 they still have to meet site distance
21 triangles. So, they are not unsafe, but
22 they are just a little closer to the
23 property line, but within and inside our
24 property.

25 Again, because of the way it's

1 worded, and because of the use of
2 "off-street parking", which is all the
3 parking contained within a project. So,
4 not on the street. This is not
5 "on-street" parking. It's not parking
6 on 147th Avenue. All our parking is
7 contained -- that's really distracting.
8 All our parking is contained inside the
9 property, and our request is merely the
10 location of that parking that is
11 contained within our property.

12 If I can have you go to the next
13 slide, subject property, I want to talk
14 a little bit about the character and
15 area.

16 You know, not all sites are created
17 equally. This site actually is abutting
18 townhomes to our east and to our south.
19 To our north and northwest, so, both
20 directly abutting us on the north side is
21 a shopping center where the Publix is
22 located and FINCA, for those of you that,
23 obviously, have been in that area. Kind
24 of catty-corner on the west side of 147th
25 Avenue, there's a neighborhood Walmart,

1 there's a, I believe it's a Bank of
2 America. Last I checked, there was a
3 Bank of America there. But if not, it's
4 another bank.

5 And then, if you look at this
6 subject property, you'll note that the
7 large parcel that is vacant on the west
8 side of the street, has actually already
9 been approved for a charter school. So,
10 there will be a charter school being
11 constructed there.

12 So, obviously, 147th Avenue is a
13 major section line road, and so it stands
14 to reason that it's going to have more
15 intense uses than townhomes or
16 single-family homes. Our property abuts
17 shopping centers. Across the street,
18 there's a school.

19 And, so, I think it's important,
20 and I think, really, in large part,
21 that's the basis for staff's finding of
22 compatibility, and why they are
23 recommending approval. And I don't want
24 you to forget that, that is your own
25 professional staff who did not bring this

1 application, and does not stand to gain
2 in one way or another from this
3 application, opining that what we are
4 proposing here, as presented today, is
5 compatible with the Master Plan. It's
6 compatible with the zoning code, and can
7 be approved.

8 And, so, you know, as you hear me
9 and hear the neighbors, please, you know,
10 bear in mind that your professional staff
11 has already evaluated and determined that
12 this merits their approval.

13 The next slide is the CDMP land use
14 slide. And, again, this is the one that
15 speaks to our proximity. Again, our
16 parcel is that pink office residential.
17 It is not yellow. Yellow is low
18 density estate -- low density
19 residential. That is where you would see
20 single-family homes primarily. But this
21 parcel is pink, and, in fact, would
22 always be surrounded by additional office
23 residential, because the properties
24 developed to our east and to our south
25 are developed already within that same

1 land use category.

2 And, then, as I noted before,
3 you've got the extensive business and
4 office use just due north with the
5 shopping centers and the like.

6 The next slide talks a little bit
7 about what kind of density you can get.
8 So, a lot has changed in our community
9 over the past roughly 20 years. So, the
10 current, the first time that this
11 property was brought in as part of any
12 application or process was in the mid
13 2000. So, you know, roughly 20 years --
14 22 years ago. We've seen, obviously, an
15 explosion in growth during that time.

16 Much later than 20 years ago, the
17 County has adopted a series of policy
18 regulations surrounding intensifying
19 corridors where appropriate, and were
20 compatible, which they have found that,
21 that compatibility exists, to provide
22 for the growth in population that we
23 have.

24 At the end of the day, you have
25 that sort of clash or tension between the

1 fact that we've got a rigid urban
2 development boundary that, for
3 residential purposes, has not been moved
4 in close to three decades. And you've
5 got those dwindling and few remaining
6 infill parcels, like this one, that need
7 to meet the growing needs of our entire
8 community.

9 And, so, several years ago, the
10 County Commission adopted, and then the
11 County adopted the concept of major
12 corridors. And major corridors are those
13 major roadways, and 147th Avenue is a
14 major corridor. And, again, staff notes
15 this in their discussions, that permits
16 for the major corridors to have up to 36
17 dwelling units per acre. And that's true
18 in any major corridor across Dade County,
19 unless, of course, there is greater
20 density because of some other location.

21 But at a minimum, you can,
22 consistent with the existing land use,
23 seek up to 36 dwelling units per acre.
24 And, so, our property being a little over
25 1.4 acres, 1.41 acres, yields our ability

1 to build up to 40 units.

2 That's what we're proposing at this
3 time. Keep in mind that, that might be
4 further discussion at a later date.

5 I wanted you to see this, because,
6 you know, I think you're going to hear a
7 lot about the nature of the neighborhood.
8 And we appreciate that. And we all live
9 in a neighborhood. We all live in
10 whichever neighborhood we live in. We
11 all appreciate that we get used to
12 whatever our neighborhood has. But the
13 County also has a Master Plan. It has a
14 zoning code that attempts to address
15 broader concerns, and must be applied
16 uniformly to all properties, and not
17 select or just leave a few with greater
18 density, and say, well, the rest of
19 these, because nothing else was ever
20 developed there at a higher density,
21 should not enjoy those same conditions.

22 And, so, I say that to remind you
23 that there is a natural and inherent
24 tension between what the Master Plan
25 encourages developers to do, what the

1 County Commission has adopted in terms
2 of major corridors and the density that
3 they seek to give in those major
4 corridors, 36 units to the acre, which
5 we're within, and, obviously, whatever
6 the existing neighborhood is. And it's
7 important to note that, because I know
8 your decision this evening will be
9 difficult, because you will hear from a
10 lot of neighbors that this will, and I'm
11 sure you will hear the terms, out of
12 character, doesn't belong in our
13 neighborhood. I will preempt those
14 arguments, although I'm sure you'll hear
15 them from a number of speakers, but
16 compatibility is not just about only what
17 exists in matching it, you know, block
18 for block. It is about finding a way to
19 meet the County's Master Plan, and
20 finding a compatible way to do so. And
21 you can do that by design.

22 And, again, we wouldn't enjoy
23 staff's recommendation of approval today
24 if we didn't do that.

25 So, the next slide is the proposed

1 site plan. I will note that you probably
2 want to flip it like this (indicating),
3 because north is to the left. It just
4 doesn't -- if you do it the other way,
5 it just gets very small on the page. So,
6 really, you know, on the bottom of the
7 sheet, so to speak, is 147th Avenue,
8 which, of course, as we all know, runs
9 north south. So this, the left side of
10 this site plan is actually the north.
11 And, so, to the north here is where the
12 shopping center is. To the east here is
13 where there's a townhome community.
14 Here, there's a townhome community, and
15 then here you've got the road.

16 And one of the things, or a few of
17 the things that I, you know, that I want
18 to talk a little bit about is, again,
19 that compatibility. A lot of what staff
20 looks at, and which we're not seeking any
21 variance from is the distance. And if
22 you'll note, the building that we're
23 proposing is actually pushed as far
24 forward to 147th Avenue as is allowable
25 in order for us to not similarly have to

1 seek a variance for proximity to 147th
2 Avenue. But what that means is that
3 we're 46'8" from the furthest point of
4 our building to the closest parking to
5 the building to the rear property, and
6 then actually 71, almost 72 feet, to the
7 homes or to the townhomes to our east.
8 Because, of course, they have their own
9 setback too.

10 So our building, fundamentally, is
11 over 70 feet from the closest structures
12 to the east of our property. Again, I
13 can tell you this from having done it for
14 25 years, if we were flipping this
15 building, if we were pushing it closer to
16 those neighbors and away from the road,
17 that would likely not be found to be
18 compatible. But because of this distance
19 and separation that we've done, we are,
20 you know, we can keep that distance that
21 does provide for, you know, sort of a
22 greater distance from those closest
23 neighbors.

24 We have heard, and I just want to
25 note, questions. There are, as happens

1 often, those townhomes to our east have
2 a fence now. We are required to place a
3 CBS wall. The code requires us to place
4 a CBS wall on the perimeter of our
5 property. And, so, in practice, and then
6 we were speaking to a couple of the
7 neighbors before the meeting started, in
8 practice, that would be a requirement of
9 this project. And then at that point,
10 once that wall is built, and both sides
11 have to be finished. You know, like, we
12 can't just kind of have our side look
13 nice and the other side look like just
14 blocks that are unfinished. Both sides
15 of the wall have to be finished.

16 Than the fences that they currently
17 have today, in practice, typically get
18 removed by those neighbors. Those fences
19 are on their property today. But most
20 people aren't going to want to fence up
21 against the wall. It just doesn't make
22 any sense.

23 So, we are proposing, however, a
24 more substantial buffer. We are also
25 proposing, and I'll show you in a couple

1 slides, the landscaping that goes there.

2 In fact, we can go to the next
3 slide, which is the landscape. And if
4 you look at the bottom, it'll talk about
5 the 12-foot-high simpson's stopper trees
6 and the crabwood hedge. That top
7 portion, again, is the east side of the
8 property. So, in addition to the
9 distance that our building has from that
10 eastern boundary, you also have the 12
11 foot high trees that we would plant as
12 part of our landscaping plan.

13 So, you know, I think it's worth
14 noting that whether it's a wall or
15 whether it's landscaping, we are
16 proposing for a separation. Which,
17 again, speaks to the issue of
18 compatibility, and how we are fitting
19 while adhering to the Master Plan, and
20 the allowable density, also attempting
21 to make the project compatible with our
22 neighbors.

23 The next slide talks about the
24 dwelling units. It's 40 units. As
25 configured now, it's 24 one-bedroom and

1 16 two-bedroom units. You have some
2 information there. I will also note
3 there's no parking variance being
4 required. So we are fully parking. So
5 the parking required by your code for
6 this number of units is being provided.

7 Parking is also often a
8 compatibility issue, because we all
9 understand the real world. If you're
10 short of the parking that the code
11 requires, the obvious thing is that folks
12 are going to go park wherever they can
13 find to park. We've all done it. I mean
14 I venture to guess no one here is going
15 to admit to it, but we've all, you know,
16 obviously, had to park somewhere where
17 maybe we shouldn't have. But we are
18 meeting the code requirements, and we are
19 not asking for a parking variance. And I
20 do think that that's important.

21 I think the next slide is -- and
22 then we get into some renderings. And,
23 again, you know, I think the renderings
24 speak to the attempt to develop a, you
25 know, an appealing looking building.

1 We'll get into, no doubt, the question of
2 the height and whether a four-story
3 building is appropriate, but the design,
4 the movement, the balconies, I mean, this
5 is a building that is intended to fit in.
6 And then the landscaping that you can see
7 there.

8 You know, I will just note, this is
9 going to be a rental community. I was
10 remiss in not introducing the Principal
11 of Valemar. José Alvarez is here this
12 evening. This is owned by him and his
13 family. And it is, you know, their
14 intention is to keep it and rent out the
15 units as they move forward.

16 We are also not seeking any kind of
17 workforce housing bonuses or making any
18 workforce housing commitment. You may
19 have seen, certainly, in the more recent
20 past there may have been applications
21 that come to you that are making a
22 proactive commitment and saying a certain
23 number of these units are going to be
24 offered at a lower rental rate for lower
25 income levels. The code provides for

1 that. There's certainly nothing wrong
2 with that, but this particular project
3 will be all market rate. So what it
4 means is that it'll be, you know, what
5 the market bears for one and two bedroom
6 apartments. It will not be depressed
7 artificially to meet income needs.

8 And so, you know, again, I don't
9 want to make too fine a point of that,
10 but I do think it does speak to
11 understanding that this is, you know, a
12 community and a place where a lot of
13 folks, you know, have built their lives
14 and built their family's lives and owned
15 their homes.

16 And, you know, in talking to one of
17 the neighbors as we left that day, one of
18 the neighbors that we spoke to that day
19 mentioned, you know, a twenty something
20 year old child that had just graduated
21 college, and was looking for a place to
22 come back in the community to live to be
23 near their parents. And that's a common
24 refrain that we hear.

25 The reality is most folks aren't

1 going to be able to go buy a place right
2 away. Most people that start their lives
3 and start working, aren't usually in a
4 position to buy immediately. Having the
5 ability for folks to be able to rent in
6 the community that might otherwise have
7 been raised in the community. In my
8 practice and in my experience, no one is
9 going to go live in, you know, West Dade
10 on 147th Avenue, if they're not either
11 working out there already, which is a
12 consideration, or their family and their
13 roots are in that area. And this, we
14 believe, will help serve the needs of
15 some of those younger folks or older
16 folks that at some point may decide, hey,
17 I want to stay in my neighborhood. I'm
18 going to sell my place and I'm going to
19 rent for a while before I decide to buy
20 somewhere else or do something else.

21 But, again, the renderings speak to
22 the type of building that we're proposing
23 to design.

24 I highlighted all the departments
25 that have reviewed. I am not going to go

1 one by one through all of the points.
2 You have on, I think it's 21 pages. A
3 very impressive presentation by the
4 neighboring homeowners association with
5 respect to various issues that they have.
6 And, obviously, they speak a lot about
7 the four stories and all of that.

8 They did make a point about the
9 fire rescue. Your most recent memo that
10 you have in your file from October shows
11 no objection from the fire department.
12 I believe they may have been looking at a
13 memo from May. The most recent memo --
14 and I can tell you, and you can certainly
15 ask your staff here. This application
16 does not make it to you until all the
17 departments have signed off, and have no
18 further objections. It just doesn't.
19 They don't schedule it for hearing until
20 that time.

21 What it does say, to just put on
22 the record, is it does say that at the
23 time of permitting, when they go in for
24 building permits, they will have to
25 further identify the location where a

1 fire truck would do their setup in the
2 event of an emergency in the building.
3 That is a typical permit condition. That
4 would not have to be -- the fire
5 department would not look to find that
6 location. They evaluate now to make sure
7 that, that location exists, and then they
8 actually impose that during permit. If
9 you read the memo from the fire
10 department, it says exactly that. We
11 have no objection, and at the time of
12 permit, we will look for an assembly
13 location.

14 A point was made that somehow that
15 meant that the fire department objected
16 to this building. They do not. The memo
17 in your presence says very clearly that
18 they have no objection. So I do want to
19 highlight that, and the timing of when
20 that additional requirement.

21 Impact fees. You know, with
22 development come the fees that are paid.
23 You know, we like to note these for the
24 record. This project, the current impact
25 fee schedule would generate approximately

1 \$425,000 in fees to the County. Road
2 impact fees, fire, police, school, parks,
3 water and sewer. So any project
4 developed in Miami-Dade County from a
5 single-family home to the biggest Amazon
6 sales center, you know, distribution
7 center that you can come up with, they
8 all pay impact fees, obviously,
9 commensurate with the impacts that they
10 have. These are the impacts that the
11 impact fee schedule provides for this
12 project.

13 And so, I, you know, want to --
14 there are some additional slides in the
15 end that are really more meant for just
16 if there were any questions, and the
17 like, but they're mostly just copies of
18 your memos that you have as part of your
19 approval -- as part of your kit I should
20 say.

21 So, again, you know, unfortunately,
22 I think you will hear from me further. I
23 suspect you'll have questions now, which
24 I'll be happy to answer, and that you'll
25 hear from me. And, again, in reserving

1 some time for rebuttal, Chair Petisco.

2 But I want you to keep in mind a
3 couple of points that I've made, and one
4 that I have failed to make, but I want to
5 highlight for you.

6 The project enjoy staff's
7 recommendation. The project is in direct
8 response to this community's needs as a
9 whole. The project, as a result of being
10 compatible in the eyes of your
11 professional staff, fits the location
12 where we're at here in accordance with
13 the major corridor designation, and other
14 decisions that the County Commission has
15 previously made seeking to provide for
16 additional inventory in some different
17 locations around town, and not just
18 saying, well only if you could find 10 or
19 twenty acres can you build a residential
20 product. Because, obviously, very few of
21 those parcels remain.

22 A couple of points that I wanted to
23 make. I will note for the record, it's
24 in your staff recommendation from the
25 Zoning Department. This property already

1 has a three-story office building
2 approved on it. If we are unable to move
3 the project from the existing approval,
4 and have a new project approved at
5 whatever discussion we have here in the
6 next few minutes or an hour, however long
7 it takes us, the reality is that, that
8 approval would remain in place, and my
9 client would be, and the purchaser of the
10 property would be, if he wanted to sell
11 it to someone, but he would be able to go
12 to West Dade tomorrow and start pulling
13 permits to build a three-story office
14 building. That is uncontroverted truth.

15 So, I want you to keep that in mind
16 when we have a discussion about height.
17 Because, if I had a crystal ball, I would
18 guess that there will be a three-story
19 building there. By a little while from
20 now, we may be talking about a
21 three-story residential building versus a
22 three-story office building, and
23 reasonable minds might differ. And some
24 folks may say, we'll take a three-story
25 office building, but what approved there

1 is three stories, not two or anything
2 less than three. So, that, I want you to
3 keep in mind.

4 Secondly, there was a much, much,
5 much larger application in the near
6 vicinity off Coral Way that I think
7 initially proposed something like 300 or
8 350 units, and brought about like a
9 large, you know, outpouring of
10 opposition. I didn't work on it. Just I
11 reviewed it in connection with this
12 project. It's five or six blocks away.
13 It's on the north side of Coral Way.

14 Keep in mind the scale of what
15 we're requesting. We're asking for 40
16 units. We're not asking for 300 units.
17 So, the impacts are markedly lower than
18 the impacts from that.

19 And so I know that application was
20 a couple of years ago. I think the
21 community is still on high alert as to
22 seeing intensification in their
23 neighborhood. And we hear them. And,
24 again, I want to have a conversation and
25 discussion about a reduction in height

1 and in density count that might be more
2 appealing to them. But this isn't that
3 300 or 400 unit proposal. It's a 40 unit
4 proposal, which is a fraction of that
5 one.

6 And this isn't a -- well, there's
7 nothing other than townhomes they can do
8 there. If we don't approve this, it does
9 already have an approval for an office
10 building. And while it is not my clients
11 first choice, it is what's in the records
12 today as an approval.

13 And so, I want you to just keep
14 some of those thoughts in mind. You're
15 going to hear from the neighbors, and I'm
16 going to come up and try and address any
17 other issues that come up, as well as
18 answer all your questions. But I think
19 when you combine staff's recommendation
20 of approval, the Master Plan and zoning
21 changes that have occurred over 20 years
22 seeking for having greater density in the
23 right location on the major corridor, and
24 147th Avenue fits that legal test of the
25 County Code, and the County CDMP, when

1 you see the efforts that we've made to
2 separate the building, when you see what
3 we've done, and when you keep in mind
4 that there's already a three-story office
5 building, which will bring about a very
6 different traffic pattern. And it is not
7 before you, and nothing we do here this
8 evening, nothing I say or you say can
9 change that, that can be built.

10 I hope that you will find that a
11 residential project on this property is
12 actually more compatible than maybe
13 another office building that might
14 generate other kinds of uses. And that
15 once we're done with the conversation,
16 and maybe discuss some more of the height
17 and the density, that, that would be a
18 preferable outcome to going back to
19 what's already approved here.

20 So, thank you again for your time.

21 Like I said, I'd like to reserve
22 some time for rebuttal, and I look
23 forward to your questions.

24 CHAIRMAN PETISCO: So before you
25 go, and we'll have rebuttal for that. I

1 just want to make one point clear. Under
2 CZAB101003, this property, as you
3 mentioned, is allowing for density of 24
4 townhomes as it stands right now. But
5 with the CDMP on the major corridor, it
6 can go up to 36.

7 MR. ARZA: Thirty-six to the acre.

8 CHAIRMAN PETISCO: Correct.

9 MR. ARZA: So that the original
10 approval that allowed for up to 24 units
11 of townhouse actually includes the
12 Millennium Townhouses to our east.

13 CHAIRMAN PETISCO: Okay.

14 MR. ARZA: They built twenty of
15 them. There's a couple of ways to look
16 at that. You could say, well, there's
17 four left to build on here, except that
18 would be a gross underutilization of a
19 1.41 acre parcel, or all along, it was
20 intended to have 24 townhouses and a
21 complimentary office use. That office
22 use has been approved. We don't deny
23 that. We understand. We know that if
24 you want to adhere to the vision from 20
25 years ago, you would say, at that time,

1 24 townhouses across both parcels, the
2 now constructed Millennium Townhouses and
3 this still vacant parcel, 24 townhouses
4 could be built, and an office building.
5 They only built twenty of them.

6 What we're looking to do is replace
7 the office building with the density that
8 is now permitted by the major corridor
9 designation.

10 We would abandon that old approval,
11 and submit this new application. That's
12 what we've done.

13 CHAIRMAN PETISCO: But with that
14 CZAB101003, was there any declaration of
15 use as to the type of businesses
16 permitted on the property or no?

17 MR. ARZA: No. There was no
18 limitation on the businesses.

19 CHAIRMAN PETISCO: Okay. All
20 right.

21 MR. ARZA: You have both. You have
22 the original declaration in your packet
23 as well as a modification that was made,
24 but it allowed for all uses consistent
25 with office residential uses.

1 So there is, actually, no
2 limitation. Any legal office use can go
3 there in that now approved office
4 building.

5 That's a good question.

6 CHAIRMAN PETISCO: All right.

7 So, I will close up your portion.
8 I will ask you to come back for rebuttal
9 when we're done.

10 So, you can have a seat.

11 MR. ARZA: Yes.

12 CHAIRMAN PETISCO: Okay. So, the
13 way that we're going to handle this is,
14 obviously, there's a lot of people here.
15 We want to hear all of your opinions on
16 this, but we are going to ask that you
17 don't keep -- that you keep to about
18 three minutes or so in your statements.
19 And, also, please do not be repetitive.

20 So, having said that, I'm going to
21 ask if there's anybody here in favor of
22 the application. Okay.

23 So having seen none, I'm going to
24 ask that for those of you that are here
25 in objection of this, if you can make a

1 line here to make it a little bit more
2 feasible for --

3 VICE CHAIR RODRIGUEZ: The ones
4 that swore in. The ones that swore in.

5 CHAIRMAN PETISCO: -- for it to be
6 a little bit more feasible so that --
7 and when you get to the microphone, if
8 you can please state your name and
9 address for the record. And, again, if
10 you can keep your time limited, as we are
11 limited for time.

12 So, thank you.

13 MR. HERNANDEZ: Thank you.

14 My name is Alexander Hernandez. I
15 live at 4761 Southwest 146 Avenue.

16 And good evening, Board Members.

17 I'm here to formally object to the
18 rezoning and variance request for the
19 Valemar apartments project. While I
20 understand the need for housing, this
21 specific proposal is an example of
22 density at any cost, which creates
23 significant safety and quality of life
24 risk for our district.

25 My primary concern is of the

1 Request Number 5 variance to place
2 parking within 25 feet of Southwest 147th
3 Avenue right away. Southwest 147th
4 Avenue is a critical north-south artery
5 for West Kendall.

6 According to County traffic data,
7 that intersection, just two blocks from
8 the site, already processes nearly 20,000
9 vehicles every single day. Not to
10 mention with the new school that's going
11 to be built right across the lot, I mean,
12 that's just going to magnify infinitely,
13 okay. By adding 40 units on a tiny 1.1
14 net acre lot, the developer is forced to
15 push parking and building structures
16 right up to the property line. This
17 isn't just a minor technicality, it's a
18 safety hazard.

19 Reducing the setback on a high
20 volume road like 147th Avenue creates
21 blind spots. And increases the risk of
22 collisions for residents and through
23 traffic alike. If the site is too small
24 to accommodate safe parking setbacks,
25 it's too small for 40 units.

1 Furthermore, Request Number 3 seeks
2 to reduce the required common open space
3 from 40 percent to 29.67. That's a 25
4 percent reduction in green space required
5 by law. This project is clearly
6 overburdening the land.

7 The Applicant is also asking to
8 delete a longstanding declaration of
9 restrictions that was put in place to
10 protect the neighborhood. We rely on
11 those restrictions as a contract with the
12 County to ensure our neighborhood
13 character remains stable. Removing them
14 to allow this level of density without
15 any showing of a unique physical hardship
16 on the land is spot zoning that benefits
17 a single developer at the expense of
18 thousands of existing residents.

19 In closing, this project fails a
20 compatibility test. It fails a safety
21 test for 147th Avenue, and it fails the
22 open space requirements that keep our
23 community livable.

24 I ask this Board to follow the
25 spirit of the Comprehensive Development

1 Master Plan, and deny his request. We
2 need development that respects our
3 infrastructure, not development that
4 breaks it.

5 Thank you.

6 CHAIRMAN PETISCO: Thank you.

7 MS. MORALES: Good evening.

8 My name is Morhima Lugo Morales.

9 I'm the speaker for Concerned
10 Citizens of West Dade. First of all --

11 CHAIRMAN PETISCO: If you can state
12 your name and -- or your address for the
13 record. Your address.

14 MS. MORALES: I'm the speaker for
15 Concerned Citizens. I am all over.

16 CHAIRMAN PETISCO: You still need
17 to provide your address, or the address
18 of the organization you represent?

19 VICE CHAIR RODRIGUEZ: We need to
20 know your address.

21 MS. MORALES: 4240 Southwest 153rd
22 Place, Miami, Florida 33185.

23 And I'm registered in the State of
24 Florida. My name is.

25 To begin with, I'm surprised -- can

1 he stand by me so he can show me
2 something that I'm going to be reading,
3 because it's going to be leaving? I'm
4 surprised that we as concerned citizens
5 of West Dade, were not invited to have a
6 hearing within ourselves to present this
7 project. It is not compatible with the
8 area. It's a four-story building, which
9 will -- not only a four-story building,
10 it's going to be a rental, which will
11 have input of people coming in and out.
12 If they pay -- they get kicked out if
13 they don't pay, and that's how the cookie
14 crumbles.

15 I understand that this project was
16 approved by the County Commission as a
17 covenant on February 2025. And it was
18 for townhouses, not apartment building,
19 let alone four stories. The parking,
20 they say, that is comprised within the
21 property, people will not be able to
22 park, because they have more cars than
23 where they live at. And not only that,
24 the schools will be impacted. The police
25 will be impacted.

1 And the traffic, if you guys live
2 in the area, you know what I'm talking
3 about. To come in and out of your
4 development it's a nightmare. No matter
5 stop signs, no stop signs. People run
6 the stop signs, and continue going as
7 they wish.

8 So, I plead with you guys not to
9 approve this. And with what left of me,
10 I'm going to read something quickly
11 please.

12 The construction of a new 40-unit
13 rental apartment building can potentially
14 increase nearby home and auto insurance
15 rates primarily due to increased density,
16 higher traffic, and greater liability
17 risks in the area. While single
18 development may not cause immediate sharp
19 spikes, it contributes to overall risk
20 factors that insurers use to set
21 premiums.

22 I thank you for your time. And
23 you're greatly appreciated.

24 Good night.

25 CHAIRMAN PETISCO: Thank you.

1 MS. GALLEG0: Hi. How are you?

2 Good evening.

3 My name is Yazbeth Gallego.

4 I live at 2618 Southwest, 143rd
5 Place, Miami, Florida, 33175.

6 I've been a property owner for the
7 past 20 years, and I've actually lived in
8 that area for 42 years. I've gone to
9 middle school as well as high school in
10 that same exact vicinity.

11 So, I've seen the progress that has
12 been made throughout the community, you
13 know, the entire time that I've lived
14 there.

15 I'm against this particular
16 development for the reasons that I think
17 everybody probably is here to speak
18 about. The traffic is a major concern
19 on 147th Avenue. Additionally, there's
20 charter schools that are being placed in
21 that same area. It is a nightmare to
22 actually take a right to go to Coral Way
23 or a left to go to the west. It is very,
24 very populated as it is.

25 I am in no way, shape, or form

1 opposed to townhouses being built in that
2 particular area, but my concern with the
3 apartment building is the fact that the
4 reality of the situation is, though it
5 may seem that 60 parking spaces is enough
6 for the number of units and the people
7 living in those units, that's not the
8 reality that we live in today.

9 All of those people, in essence,
10 will be looking to park elsewhere, which
11 will carry over to 147 or even to the
12 actual buildings or businesses that are
13 located on the left-hand side of that
14 particular spot.

15 So, my ask to you, as Members of
16 the Board is, in using even the same
17 documentation, that the gentleman
18 provided, if you take a look at page
19 number three, and you take a look at the
20 aerial view of that entire area, that
21 only comprises of just houses or
22 townhouses in that area. There is no
23 apartment building that is either three
24 stories or four stories at all, unless it
25 is an actual business that actually is in

1 that particular space.

2 So, my ask to all of you, as
3 representatives of our community, is to
4 vote against this proposal.

5 Thank you.

6 MS. GONZALEZ: Good evening.

7 My name is Maruja Gonzalez. I live
8 at 14972 Southwest 29 Terrace, Miami,
9 Florida 33185.

10 I'm not only a resident, but I'm a
11 teacher in the area, and I can tell you
12 that, to repeat what everyone has said,
13 traffic is going to be an issue. I work
14 at Braddock, and I can tell you traffic
15 on 147th is already a nightmare. We're
16 adding density to the area. That is,
17 absolutely, not compatible with the
18 residential area that it is. We are
19 going to impact traffic. We're going to
20 impact parking. There's no way that 73
21 parking spaces is sufficient for 40
22 units.

23 We live in Miami. We know that
24 everyone in Miami drives a car. Every
25 one of those units is going to have at

1 minimum two cars per unit. Minimum. So,
2 you would need at minimum 80 parking
3 spots, not 73 that they have in their
4 plans.

5 Those two bedroom units you can
6 count on minimum probably three cars
7 because if it's a couple with a couple of
8 grown kids they're going to have cars as
9 well. So, you're looking at probably two
10 to three cars for those two bedroom
11 units. That's going to be an issue.

12 So, where are they going to look
13 for parking? They're going to either
14 park at Publix, or they're going to park
15 across the street at the Walmart, because
16 those parking lots are big.

17 What's that going to cause? People
18 crossing the street back and forth, maybe
19 teenagers parking their cars across the
20 street. Crossing those streets, causing
21 traffic accidents, maybe people getting
22 hit by cars. We don't want to see that
23 in our community.

24 It's going to impact the response
25 time for our police, our rescue if

1 they're now impacted by a 40-unit
2 apartment building.

3 You mentioned that there's already
4 in place a zoning for an office building.
5 We would much prefer that than -- an
6 office than residential units. An office
7 building would bring jobs to the
8 neighborhood, people wouldn't have to
9 drive elsewhere. They could work and
10 live in their own community, which would
11 be a positive for our community, an
12 office building, not residential adding
13 safety concerns, adding traffic.

14 As far as the schools are
15 concerned, if I can ask a question,
16 because you mentioned that the AcadeMir
17 school, the high school was already
18 approved? I thought that there was a
19 hearing on that this coming Thursday. Is
20 that approval finalized?

21 CHAIRMAN PETISCO: That's probably
22 going before the BCC, so that's outside
23 of the scope of this Board.

24 MS. GONZALEZ: But is there not a
25 hearing this Thursday? Because there's a

1 hearing this Thursday at this same
2 location. That's why I thought it was
3 the same body. That's why I asked the
4 question.

5 CHAIRMAN PETISCO: So this Board is
6 for CDMP and/or zoning. That would be
7 something completely outside of the scope
8 of this Board. If there is a meeting
9 here, that's probably something else, but
10 not with the zoning.

11 MS. GONZALEZ: But were they
12 already zoned for the school?

13 CHAIRMAN PETISCO: I can't --

14 MS. GONZALEZ: Because if it was
15 zoning, it would have to have come
16 through you, correct?

17 CHAIRMAN PETISCO: Not necessarily.
18 If it's already zoned for it, this Board
19 wouldn't necessarily see it. Sometimes
20 it goes directly to the BCC depending on
21 the scope of the project.

22 MS. GONZALEZ: Okay.

23 CHAIRMAN PETISCO: BCC is the Board
24 of County Commissioners.

25 MS. GONZALEZ: Right. But what I'm

1 saying is, that land was not zoned for a
2 school.

3 MR. HOPE: Like he said,
4 repeatedly, he's given you as much
5 information as he knows. This is about
6 this application. So, I'm sorry that
7 you're not getting the answers --

8 MS. GONZALEZ: Okay.

9 MR. HOPE: -- that you want, but --

10 MS. GONZALEZ: I just wanted to
11 clarify, because it was just going to go
12 to my next point.

13 If the school is, you know, is
14 already allowed, has already been
15 permitted, which I hope it hasn't been,
16 because that's just crazy to add a fifth
17 high school within a two-mile range, but
18 that's not here nor there.

19 Going back to another issue for the
20 residents that do live in the area, is
21 our insurance rates. If we add a 40-unit
22 apartment complex in the area, we're
23 increasing density. Which will,
24 absolutely, tie into our insurance rates
25 that are already astronomical in our

1 neighborhood. Everyone in our
2 neighborhood, and we live a block away,
3 two blocks away from, you know, from this
4 new project, is going to -- our insurance
5 rates are actually going to go up. And
6 they've already gone up. They go up
7 every year.

8 When you add that, we're going to,
9 absolutely, see insurance hikes for
10 everyone. And I don't think anyone in
11 our neighborhood deserves that. We've
12 lived in that neighborhood -- that is an
13 old established neighborhood. I've lived
14 in that neighborhood for 20 years. Most
15 of us have in that neighborhood, and it's
16 just not going to be conducive to
17 anything positive there.

18 And to go back to an issue of, just
19 the well-being of our neighborhoods. If
20 you're going to have rental property,
21 you're going to have people moving in and
22 out. We don't know who's going to manage
23 that property afterwards. And it might
24 be managed beautifully the first year.
25 And after that, we don't know who's going

1 to be managing that property. It could
2 become rundown. It could become, you
3 know, just people coming in and out
4 moving in and out of those rental units.

5 If you were building, you know,
6 units for sale, bigger units, that would
7 be a little different. But when you're
8 talking one, two bedroom apartments, we
9 know that there's going to be a lot of
10 transient movement coming in and out of
11 that apartment complex.

12 So that's where I'm at. I think
13 everyone in this room agrees with what
14 I'm saying, as far as this is not
15 anything positive. It is not compatible
16 with our neighborhood. There is no
17 four-story apartment complex building
18 west of 122nd Avenue unless you're
19 looking at the apartments that are right
20 on 122nd Avenue, and a few on 8th Street.
21 If you go all the way back from 122nd
22 Avenue to 156th, there is not one
23 apartment complex of this size between
24 Bird Road and Miller, west of 122nd.

25 Why are we going to do that to our

1 neighborhood?

2 CHAIRMAN PETISCO: Thank you.

3 MS. GARCIA: Good evening, Members
4 of the Board.

5 My name is Erika Garcia. I live in
6 14605 Southwest 31st Street. This has
7 been my neighborhood since 2005.

8 Thank you for the opportunity to
9 speak tonight.

10 I want to begin by saying that I
11 support responsible growth, and I
12 understand the need for additional
13 housing in our community.

14 However, growth must be balanced,
15 safe, and respectful of the homeowners
16 who have invested in this neighborhood
17 for many years.

18 This proposal raises serious
19 concerns regarding traffic, parking,
20 density, safety, and overall neighborhood
21 compatibility.

22 First, traffic. 147th Avenue is
23 not as commercial or as equipped to
24 handle this development like 137th
25 Avenue. This corridor already

1 experiences congestion due to nearby
2 Publix, neighborhood Walmart, and the
3 Baptist emergency facility, which require
4 the installation of a traffic light on
5 147th Avenue across to manage the flow of
6 traffic from Publix to the Walmart. This
7 light did not previously exist before the
8 Walmart.

9 There is also a high school,
10 Braddock High School, half a mile south
11 that generates heavy traffic every
12 morning and afternoon, and another school
13 is being discussed, the AcadeMir. If
14 both a 40-unit building and another
15 school move forward, this stretch of the
16 avenue could experience gridlock multiple
17 times a day.

18 Access is another issue. This lot
19 appears to allow only one entrance and
20 exit, unlike the adjacent townhomes that
21 have rear access. 40 units relying on a
22 single point of entry will inevitably
23 create a congestion and could interfere
24 with emergency vehicle access.

25 And that brings me to one of the

1 most serious concerns, which is fire
2 safety. According to the public record,
3 the Miami-Dade Fire Rescue Department
4 previously disapproved this project
5 because the site could not accommodate
6 the required apparatus on two sides of
7 the building.

8 Subsequent reviews were conditioned
9 on obtaining fire marshal equivalents
10 approval. And there appears to be no
11 clear evidence that this life safety
12 approval has been granted. Approving a
13 four-story, 40-unit building without
14 fully resolving fire access requirements
15 raises significant public safety concern.
16 Life safety should never be uncertain or
17 conditional.

18 There are also troubling concerns
19 regarding density. The original
20 authorization permitted fewer units, yet
21 instead of adjusting the project to
22 comply, the Applicant sought increase to
23 the density of this location.

24 The scale of this building is also
25 incompatible with the surrounding

1 neighborhood. A four-story structure
2 would be taller than any residential or
3 commercial building in the immediate
4 area. Even the nearby Baptist Emergency
5 Facility is only two to three stories
6 high.

7 While Counsel for the developer
8 just stated that the plan fits the
9 location, respectfully, it does not.
10 There are no comparable multi-rental
11 buildings within a two to three mile
12 vicinity of this site. The closest one
13 that I can think of are the ones on
14 122nd Avenue or on 147th south of
15 Sunset.

16 This proposal will significantly
17 alter the established character and scale
18 of 147th Avenue.

19 Parking remains another unresolved
20 concern. There has been insufficient
21 demonstration that adequate parking is
22 properly considered for residents and
23 visitors. Overflow parking will spill
24 into the surrounding residential streets.

25 Finally, approving a project of

1 this scale may set a precedent, and this
2 is my biggest concern. A precedent for
3 similar high-density developments on
4 neighborhood vacant lots further
5 compounding traffic safety and
6 infrastructure over time.

7 Again, I'm not opposed to
8 development. I'm against development
9 that overwhelms the infrastructure,
10 increases density beyond what was
11 originally intended, and proceeds without
12 clear resolution of life safety
13 requirement.

14 As a side note, I brought my
15 nine-year-old daughter with me tonight.
16 I always teach her the importance of
17 speaking up and making her voice be
18 heard, especially when it comes to the
19 community we live in. I wanted for her
20 to see firsthand that this is the
21 opportunity of concerned citizens to
22 have, respectfully, share their
23 perspectives and participate in decisions
24 that affect their neighborhood.

25 I sincerely hope that just as we

1 encourage our children to speak up, the
2 voices of the residents who live here and
3 are directly impacted will be heard and
4 carefully considered by the Board.

5 As a side note, I would like to
6 know that there would have been, I'm
7 sure, more attendance had not the
8 original notice be sent for 6:30 a.m.
9 The corrected notice that was supposedly
10 sent never got to my mailbox. I only
11 found out through social media. I never
12 received the corrected one. The original
13 stated at 6:30 a.m.

14 Was that a very convenient typo?
15 Who knows?

16 Thank you.

17 CHAIRMAN PETISCO: Thank you.

18 Please maintain decorum.

19 One thing to point out, as per your
20 statement, ma'am. This Board received a
21 memo from the Department of Fire and
22 Rescue with no objections to this
23 application dated October 9th of 2025.
24 So, I know that you mentioned May, but I
25 just want to state that there was a

1 correction on that. So, whatever it was
2 for May, October of this past year, there
3 was a favorable memo by the Department.

4 On a separate note, I do want to
5 make it known for the record that Board
6 member Camacho is no longer present.

7 Having said that, you can continue.

8 MS. GONZALEZ ESTEVEZ: Good
9 evening.

10 My name is Belmarie Gonzalez
11 Estevez. I am a neighbor of 14424
12 Southwest 23rd Terrace.

13 I respectfully request from the
14 Council Members to consider significant
15 revisions to all the information that has
16 been supplied regarding this particular
17 development, because of our concerns of
18 traffic congestion, safety risks,
19 environmental concerns, and
20 infrastructure limitations. Public
21 safety and traffic saturation it's a big
22 issue, as you have heard already.
23 Surrounding roads are overwhelming --
24 very overwhelming during the morning and
25 the peak hours. So it would be very

1 interesting to get a traffic report,
2 especially during the morning hours so
3 that we can -- so that you guys are aware
4 of how our individual situations are.

5 This will inevitably increase the
6 volume of vehicles that are going to be
7 coming, creating a very dangerous
8 condition for pedestrians, cyclists, as
9 well as the children that walk to the
10 schools and the nearby drivers.

11 Emergency vehicles, as you guys are
12 aware, there's a hospital nearby. So,
13 access to the hospital may be compromised
14 due to gridlock, which is what we
15 experience every morning. And especially
16 during peak hours, there's long delays
17 back up, you know, in the intersections.
18 And the infrastructure is not well
19 designed to accommodate the high-density
20 development. There's nowhere to actually
21 grow, because there's no land in that
22 surrounding area for traffic.

23 Without substantial road expansion
24 or traffic mitigation measures, this
25 project will further restrain our already

1 collapsing system. I would love to see
2 those traffic reports.

3 Also, this will increase higher
4 pollution to the area, not only for
5 vehicle emissions, but also noise
6 pollution, as well as the air quality
7 for our children. In contrast of
8 promoting the healthier -- oh, my gosh.
9 Oh, my gosh. Hold on a second. The
10 beauty of technology, I tell you. Hold
11 on. Sorry about that. So, sorry.

12 So, additionally proposed
13 development appears to represent an
14 oversaturation of the space, already a
15 small in density utilized. And there's,
16 as people have mentioned, there's no
17 other four-story area building in about
18 two miles, if I'm not mistaken. I am a
19 neighbor of the 144 and 26th Street. So,
20 I am well aware of the development that
21 was being -- that the gentleman here made
22 reference.

23 What he failed to mention, though,
24 is that there is a seven acre space. So,
25 this is a fraction of the actual space

1 that he was mentioning for the 200 and
2 something units. And, actually, what was
3 approved was 38 townhomes, and a
4 commercial space. So, when he's
5 mentioning that, just make sure that
6 you're taking that into consideration,
7 because, you know, this particular Board
8 as well was able to make such decisions.

9 The community lacks sufficient
10 roads with parking capacity, green space,
11 and supporting infrastructure to
12 responsibly accommodate the scale of
13 expansion. And responsible developers
14 should prioritize the long-term
15 community's wellbeing, safety and
16 environmental impact. And this proposal
17 does not align with that.

18 And we don't feel, as residents and
19 owners of properties, that the financial
20 benefits for a developer can be
21 compromised by our expense of residents.

22 So, thank you so much for your
23 time. I appreciate it.

24 CHAIRMAN PETISCO: Thank you.

25 MS. SANCHEZ: Hi, good evening.

1 My name is Angela Sanchez. And my
2 address is 3101 Southwest 149th Avenue,
3 Miami, Florida 33185.

4 While I don't want to belabor
5 everything that everybody's said, I do
6 feel strongly about this project.

7 I chose to live in this area
8 because of the appeal of the
9 single-family homes. Like my neighbors,
10 I relied on the existing zoning and
11 recorded declaration of restrictions when
12 I purchased my home. We trusted that
13 these protections would stay and remain
14 in place, and that the area would stay a
15 neighborhood of single-family homes.

16 This proposal would place -- places
17 a four-story 40-unit rental apartment
18 building in the middle of our
19 neighborhood. This is simply not
20 compatible with the surrounding homes
21 and would permanently change the
22 character of this neighborhood.

23 What is especially concerning is
24 that the project requires multiple
25 exceptions to make it work. The

1 Applicant is asking for the rezoning,
2 removal of the declaration of
3 restrictions, reduced open space and
4 setbacks, and the parking spaces within
5 the 25 feet of the roadway. If a project
6 requires all these changes, it obviously
7 doesn't fit the neighborhood.

8 I'm also concerned about traffic on
9 Southwest 147th Avenue. This road
10 already carries extremely heavy traffic.
11 And this new unit coming on this avenue
12 places at least 100 cars. This, you
13 know, is 100 cars coming in and out of
14 the property. It increases the
15 congestion, creates the safety concerns
16 for drivers, pedestrians, and nearby
17 residents and school children that are
18 at Braddock.

19 Also, there's already three other
20 schools. The traffic in the morning and
21 in the afternoon is gridlocked. I invite
22 any of you who are not familiar with that
23 area to just try to go at 7:30 in the
24 morning, 8:00 o'clock in the morning --
25 anytime from 2:00 to 5:00, it doesn't

1 matter, you're stuck.

2 In fact, my house is on 149th
3 Avenue and 31st Street, and the AcadeMir
4 is on -- The AcadeMir, Mass and Zelda,
5 they're on Coral Way and, like, 152, 149.
6 And there's afternoons that I can't get
7 into my property, because everybody's in
8 line trying to pick up their children.
9 There -- it's ridiculous. I'm sorry.
10 Excuse me.

11 To continue, the building also
12 undermines our present quality of life.
13 It negatively will impact our home
14 values. Homeowners are going to lose
15 privacy due to the high windows on a four
16 story building. You know, there's either
17 windows or balconies, there's going to be
18 more noise, you know, during construction
19 and then after due to the additional
20 residents. And there's data that shows
21 that higher crime rates do exist in areas
22 that have rental properties, and that
23 depletes our emergency services as well.

24 This project is not just one
25 change. It also sets a precedent in our

1 single-family neighborhood. It's -- you
2 know, once you approve this one, you
3 know, what stops another developer from
4 coming and saying, well, I want to
5 construct another apartment building?

6 So, in closing, this is the
7 neighborhood that I chose to call home.
8 I've lived there over 20 years. And
9 we're just asking, as a community, for
10 the existing protections to stay in
11 place. And for these reasons, I
12 respectfully ask that you deny this
13 application as this rental unit does not
14 benefit our neighborhood.

15 Thank you all for your time.

16 CHAIRMAN PETISCO: Thank you.

17 MR ABREU: Hello. Daniel Abreu,
18 14011 Southwest 20th Street, Miami,
19 Florida.

20 Just like hearing all the residents
21 and seeing all the residents in this
22 community, I've lived in this community
23 for over 40 years -- close to 40 years,
24 and understand the makeup and what this
25 little cove that we call West Kendall

1 from, you know, 127 to 157, from 8th to
2 Bird Road, or Miller Drive. And it
3 compromises single-family homes,
4 townhomes, villas, commercial centers,
5 mostly one, two stories, nothing above
6 that.

7 And RU-4 zoning is not even within
8 the realm. And I understand the
9 compatibility in certain things, but our
10 community is a single-family community.
11 The proposed RU-4 would also represent a
12 significant departure from the
13 established pattern of development. It's
14 not really an incremental change, but
15 it's a fundamental shift in zoning
16 intensity that does not reflect the built
17 environment.

18 This application is also comprised
19 of variances. And that's important to
20 note, as we're trying to put 10 pounds of
21 marbles in a five pound bag with the
22 variances, including open space, which is
23 basically a 25 percent reduction. And
24 it's really mere just to get at the
25 density that's needed. It's not even

1 meeting the actual zoning guidelines of
2 the RU-4. And that's important for
3 members to know and understand. Not only
4 do you want to change the community and
5 changing something that doesn't even --
6 within a two-mile radius, but then we're
7 asking for it to vary it and to amend it
8 to accommodate it, basically.

9 So, again, I don't want to take
10 more of your time, but the proference of
11 variance -- we should not be forced to
12 get this intrusion and have this
13 four-story overhang on our backyards, and
14 everything else that they have.

15 I respectfully ask the Board for
16 the longstanding character of this
17 community, and the expectations of the
18 residents who invested decades here, as
19 you could see.

20 Thank you so much.

21 CHAIRMAN PETISCO: Thank you.

22 MR. MARQUEZ: Good afternoon,
23 Members of the Board. My name is Steven
24 Marquez. I'm the President of the
25 Millennium Townhomes Association

1 mentioned earlier by Mr. Arza. I
2 represent the 20 families that are going
3 to live directly behind this development.

4 CHAIRMAN PETISCO: If you could say
5 your address. I'm sorry.

6 MR. MARQUEZ: I'm sorry.

7 Steven Marquez, 2806 Southwest
8 145th Court.

9 CHAIRMAN PETISCO: Thank you.

10 MR. MARQUEZ: I just want to state
11 that we are not anti-development, but
12 we're definitely anti-overcrowding. If
13 you look at the surrounding area, there
14 is no building that's in close proximity
15 that's 40 feet tall. You guys have heard
16 that multiple times tonight. This height
17 request is definitely an outlier for, you
18 know, for the area.

19 This is a landlocked parcel
20 developed on three sides with zero
21 on-street parking. We're not asking for
22 this land to sit vacant. As Mr. Arza
23 stated earlier, a development for an
24 office building is already approved
25 without variances. We would welcome

1 this. The Applicant should build to that
2 standard, and ask the Board to override
3 it.

4 And after some research, we did
5 conclude that in adding all these high
6 density development, would definitely
7 increase vehicle insurance rates and home
8 insurance rates.

9 And in our Association, I'm the one
10 who has to sit there and look at the
11 bill. And it's gone up significantly in
12 the last couple of years. I don't know
13 what this might do to our building now.

14 The Applicant is requesting three
15 non-use variances on top of the rezoning.
16 Even under the higher density zoning
17 they're asking for, this building can't
18 comply with the code. The building
19 consumes 99.14 of the allowable floor
20 area ratio. Something the previous
21 neighbor had said. That leaves less than
22 one percent of margin for the entire
23 site. Open space is 25.8 percent below
24 the minimum, a 4,954 square foot deficit.
25 The code requires 40 percent open space.

1 That's not a minimum. That's supposed to
2 be -- that's not a suggestion, that's the
3 minimum.

4 At 39 feet across four stories,
5 that's less than 10 feet per floor. We
6 did some rough math, and after you
7 subtract slab thickness, that may not be
8 enough clearance for AC ductwork. Why
9 this matters, ultimately that would
10 affect the final height of the building.
11 The proposed plans might still have to
12 be modified to, you know, cover that.

13 The Board did not impose the
14 existing restrictions. The previous
15 owner voluntarily proffered covenant for
16 office and townhomes, and the Board
17 accepted.

18 The Applicant purchased this land
19 knowing the covenant existed. The only
20 change was the owner. In our opposition
21 briefing that we sent to the Board, it
22 was a 21-page -- probably too long of a
23 read, but we stated there that, that fits
24 the definition of a self-imposed
25 hardship. And we did some research, and

1 apparently there are some -- there's
2 some, I guess some cases that have gone
3 against that.

4 And then looking at the zoning
5 mapping, there's no RU-4 in the area.
6 Approving that creates an island of high
7 density zoning surrounded by townhouse.
8 It definitely fits the definition of spot
9 zoning.

10 We're 20 families, and we respect
11 just -- all we're asking for is
12 essentially the denial of the proposal.

13 Thank you guys.

14 CHAIRMAN PETISCO: Thank you.

15 MS. ORDAZ: Good evening, Board
16 Members, Dalia Ordaz, O-r-d-a-z. My
17 address, 954 Southwest 143rd Court,
18 Miami, 33184.

19 Members of the Zoning Board, I --
20 or we, my husband and I, respectfully ask
21 you to delay -- deny this variance
22 request. Allowing a 40-unit apartment
23 complex --

24 THE COURT REPORTER: Speak in the
25 microphone.

1 MS. ORDAZ: Can you hear? Okay.

2 We respectfully ask that you deny
3 the variance request for this 40-unit
4 apartment building overlooking the
5 established residential homes, because
6 this would have a negative impact on --
7 words we've heard, privacy, character,
8 quality of life. The families who've
9 already invested money, time, and effort
10 in owning homes nearby.

11 We know that density impacts
12 insurance rates. We've been impacted.
13 Ours personally has quadrupled. Our
14 homeowner's policy.

15 And our backyards are private
16 spaces. We've raised children, and now
17 looking into retirement, paid off our
18 homes to enjoy those sacred spaces with
19 now grandbabies playing.

20 This development places windows and
21 balconies of a 40-story apartment
22 building that seeks to change from RU-5
23 to an RU-4 zoning, which doesn't exist
24 in the area, and isn't consistent with
25 the intent of a residential zone to

1 begin with. That's meant to exist to
2 protect and preserve the very
3 neighborhoods we invest our money time
4 and effort into.

5 The stability and the quality of
6 life is beyond one building, because we
7 realize it sets a precedent for further
8 development that, in my opinion, and in
9 the opinion of many of us, is not
10 responsible.

11 Our homes were purchased in the
12 area under the condition and supposition
13 that these zoning protections would
14 remain in place. The County Master Plan
15 says aligns. But one thing that doesn't
16 align is the recommendation. As a public
17 servant, a resident, a taxpayer, and
18 someone who has sacrificed, we've worked
19 all very hard to own what we own. We
20 don't want something that is inconsistent
21 with our neighborhood.

22 Zoning and protection for
23 homeowners and families are what we rely
24 on you to preserve.

25 Thank you.

1 CHAIRMAN PETISCO: Thank you.

2 You can take it out too.

3 MR. CAMPOS: No, that's all right.

4 I'll tremble too much.

5 My name is Nicholas Campos. I live
6 at 14893 Southwest 24th Street.

7 I moved to the area back in 2012
8 because of the neighborhood, because it
9 was a single-family home neighborhood
10 residential area. We are an integral
11 part of this community. My wife is a
12 teacher at Mass. I work for a very large
13 utility firm. I'm a regional permitting
14 manager and utility manager, okay. I
15 can tell you that from everything that
16 all my neighbors here have said is 100
17 percent accurate with the exception of
18 what you called out, sir, which was the
19 fire turn down, okay?

20 That being said, I think other
21 things that we aren't paying attention
22 to, when we say infrastructure, a lot of
23 people talk about the traffic. It's not
24 just traffic, okay?

25 The sewers can't handle it.

1 Clean water can't handle it.

2 Your cellular providers cannot
3 provide service. There's outages
4 constantly in the area. I work for one
5 of them.

6 Power goes out at least once a
7 month when it's not raining.

8 So, this is not only going to put a
9 drain on the local area, but it's going
10 to put a drain on you guys. It's going
11 to put a drain on everything that you
12 guys do on a daily basis in your work to
13 fight. You're fighting for us. You're
14 not fighting for the commercial folks.

15 And that's why I'm here. I've
16 never, ever been to a public hearing, but
17 I was moved so much to be here today.
18 I'm shaking because how important I find
19 this. This is an emotional issue for me.
20 I take my kids to jujitsu right there on
21 147th Ave. Again, my wife walks to work.
22 And now I worry for her, because when she
23 walks to work, she almost gets run over
24 every other morning.

25 Again, everything that this

1 gentleman has had to tell you guys, he's
2 had to actually articulate in a way where
3 he's had to adjust it to make it sound
4 better for you. These people are
5 speaking from their heart. I'm speaking
6 from my heart. We're telling you the
7 truth. And everything, again, that, that
8 gentleman put out is fact. Everything
9 that, that lady put out with the
10 exception of fire is fact.

11 So, again, I ask as a member of
12 this community, that you turn this down.
13 And I wish that I would have been better
14 prepared and given you better facts.
15 But, again, my community came to you.

16 So, I'm going to say one more
17 thing, (No aui cam-ma at-tan-ta-hente)
18 (phonetic).

19 Thank you.

20 MS. ARRIOLA: Good evening. My
21 name is Gladys Arriola.

22 My address is 3000 Southwest 145th
23 Court, Miami, Florida.

24 I'm going to be very brief. I
25 against the, you know, the construction,

1 because of everything that everybody has
2 said. I agree with, you know, all the
3 community have said. I'm not going to
4 repeat myself. But I just want to make
5 sure that, you know, you can have my
6 opinion that I am not -- you know, I
7 don't want that.

8 I'm against, okay?

9 CHAIRMAN PETISCO: Okay.

10 MS. ARRIOLA: So thank you very
11 much. Appreciate it.

12 CHAIRMAN PETISCO: Thank you.

13 Good evening.

14 My name is Gracelyn Rosario.

15 The address is 14751 Southwest 32nd
16 Lane.

17 Thank you for the opportunity to
18 speak today. I am not a lawyer, I'm not
19 an architect, or a County Commissioner,
20 or zoning expert. Nor do I have all the
21 wisdom and the knowledge that accompanies
22 those titles. I'm simply a resident of
23 our beautiful community. Us residents,
24 we rely on you to protect us, the Board.

25 I'm here to respectfully express my

1 opposition to this proposed project. We
2 respectfully ask the Board to deny this
3 request for all the reasons mentioned
4 before. We wish the property owner the
5 very best, and in no way want to stand
6 in the way of developing this land.

7 However, any development should
8 align with the density, the character of
9 our community, the safety, and the needs
10 that we have. The implications of this
11 project are real for us in the community,
12 and they have lasting consequences for
13 our families who have invested in this
14 community, and we call it home.

15 We need our County to support the
16 citizens of this community. Zoning
17 regulations exist to protect
18 neighborhoods, and we are asking you
19 to protect ours.

20 Thank you for your time and
21 consideration.

22 CHAIRMAN PETISCO: Thank you.

23 MR. ARGUELLES: Hello, Board
24 Members. Thank you for hearing us out
25 tonight.

1 My name is Johan Arguelles.

2 I live at 4747 Southwest 146th
3 Avenue.

4 Now, I did not plan to speak here
5 today. I've never been to one of these
6 meetings. But being a resident here
7 since '86, I've been in the community,
8 and I felt I didn't want to reiterate
9 anything that was said today, because it
10 was very factual and very on point. I
11 want to represent the community. I've
12 been here since '86, like I said. I went
13 to Joe Hall Elementary, I went to WR, I
14 went to Braddock, I went to FIU, I went
15 to UM. I've been here for a long time.
16 I taught at Varela, and now I'm teaching
17 at Ferguson. I've been here for a long
18 time.

19 The congestion on 147th is bad. I
20 have a student that goes to mosque -- I
21 have a son that goes to mosque. My wife
22 has to leave my house 25, 30 minutes
23 before school just to get him there on
24 time.

25 My thing is to emphasize everything

1 they said. This community is here for a
2 reason. I think more of us would have
3 been here if we would have known about
4 it. I found it out through my long-term
5 friend that we grew up in the same
6 neighborhood all our lives. Through him.
7 And he found it through social media.

8 So, the traffic is going to get
9 worse, and I do fear for the people
10 crossing over. I think it is going to
11 flow into the Publix shopping center.
12 It is going to flow into Walmart. And
13 people are going to be crossing the
14 streets. It's going to get dangerous.

15 I just wanted to represent the
16 neighborhood.

17 And the tall gentleman that spoke
18 earlier, he spoke very well for everybody
19 here as a community.

20 And thank you for your time.

21 CHAIRMAN PETISCO: Thank you.

22 MR. SILVA: Good evening, Alex
23 Silva.

24 2619 Southwest 144th Place.

25 I'm glad I'm the last one, because

1 everybody said everything already. Thank
2 you very much.

3 The only thing I can reiterate is
4 the one thing, I'm a retired police
5 officer. The fact about fire rescue,
6 it's good on paper. The reality -- not
7 only fire rescue, but as a police
8 officer, we are not going to go into the
9 property and get our vehicles stuck in
10 there. That vehicle is going to block
11 147th Avenue.

12 I, myself, as a police officer,
13 will not bring my vehicle in there. I
14 will leave my vehicle on 147th Avenue.
15 Because that is such a huge unit. Forty,
16 that's dangerous for us. And I'm
17 retired. But for the officers that are
18 out there, it's a big issue.

19 Fire rescue, their trucks are huge.
20 They will not bring them in. Even the
21 rescue truck is going to leave it out on
22 147th Avenue.

23 So, yes, on paper, it looks good.
24 On reality, what we're going to do, it's
25 not that. It's going to be blocking

1 147th Avenue, and it's going to create a
2 big, big hazard.

3 So, I ask you to please turn this
4 down and deny it.

5 Thank you, and good evening.

6 CHAIRMAN PETISCO: Thank you.

7 Is there anybody else in objection?
8 If you've already spoke -- were you sworn
9 in?

10 MR. FIGUEREDO: Yes.

11 CHAIRMAN PETISCO: Okay.

12 MR. FIGUEREDO: My name is Josue.
13 My address is 3004 147th.

14 CHAIRMAN PETISCO: Last name?

15 MR. FIGUEREDO: Figueredo.

16 I'm completely agree with
17 everything that has been said here. I
18 just want to add something else.

19 I work in Brickell. I'm very
20 familiar with buildings, with, you know,
21 all developing in buildings. I heard the
22 parking lot. Some members, some
23 neighbors mentioned, you know, the
24 service in the area. Let me tell you, I
25 work in Brickell, I drive every single

1 day, every single morning in Brickell.
2 That is not a reality. The service
3 always park on the street. And when that
4 happened, the traffic is stopped.

5 In addition to that -- in addition
6 to that, I'm concerned about the traffic,
7 obviously.

8 I'm concerned about the increase of
9 on-call to the police office.

10 I'm concerned about the noise in
11 the area.

12 I'm concerned about the -- all
13 situations that, that new project is
14 going to create to the neighbor. I have
15 been living here in that area for more
16 than 10 years. I think it's very
17 important for you to represent our
18 neighbor to reject -- deny that project.

19 CHAIRMAN PETISCO: Thank you.

20 MR. FIGUEREDO: Thank you.

21 CHAIRMAN PETISCO: All right.

22 So you can come up. I know, but
23 it's not fair for them. Everybody else
24 will continue coming up.

25 So, you can come up. I'm going to

1 ask that if there's nobody else after
2 this lady speaks, we're going to close
3 the public comment portion. So, if you
4 can -- oh, she needs to be sworn in.

5 (Thereupon, the speaker was duly
6 sworn to tell the truth, the whole truth,
7 and nothing but the truth, after which
8 the following transpired:)

9 MS. BARALT: Yes.

10 Amanda Baralt.

11 I live on 14922 Southwest 29
12 Terrace, Miami, Florida 33185.

13 My aunt is a teacher, as she said,
14 at Braddock Senior High School. I went
15 to Braddock Senior High School, as did
16 my sister. We're part of the community.
17 We've lived there 20 plus years. As she
18 was trying to explain to you guys, a
19 school bus won't be able to go into that
20 development, because it won't be able to
21 go in, turn around, and come back out.
22 So, many of her special ed students that
23 are wheelchair bound or have disabilities
24 that they can't walk or need assistance,
25 that school bus is going to stop on 147th

1 and unload children, and bring them down
2 off the bus on 147th. Instead of being
3 able to bring them into their home.

4 So, that's something that you guys
5 should also consider.

6 I just also wanted to add that I'm
7 in absolute agreement with everything
8 that everybody has said. This is really
9 scary that we're even having to have this
10 discussion about a property of this size
11 in a neighborhood that's established.

12 Like that woman said, having people
13 looking into your backyard in an era
14 where people take videos of you without
15 asking your permission, having someone
16 videotape into your backyard with your
17 family in a private space. These are
18 dangerous times that we live in, and
19 people don't take those things into
20 account, and put things on social media.
21 You guys should really consider all of
22 those things.

23 I hope you do.

24 Thank you.

25 CHAIRMAN PETISCO: Thank you.

1 At this time, I'll ask the
2 Applicant to come back up for rebuttal.

3 MR. HOPE: Folks, let's not start.
4 Like I said, everyone has been calm 'till
5 now. Let's leave it like that. Like I
6 said, everyone has been calm till now.
7 The Chair has been very nice and let
8 people talk. People got a lot more than
9 three minutes. So let's be respectful.
10 Even though you oppose the application,
11 be respectful to Mr. Arza.

12 MR. ARZA: Thank you, Chair.

13 So, I've highlighted a few of the
14 comments.

15 Something that struck me that was
16 said repeatedly was about making sure
17 that you validated your decision on
18 facts. And I think someone said
19 something charming about how I convinced
20 you or said something in a particular way
21 to try and get you to view the facts
22 favorably for my Applicant. So, I guess
23 I'll be very transparent about it.

24 You don't need to take my word for
25 any of the number of concerns that I'm

1 about to hit, that were brought up by
2 neighbors, which are valid concerns. You
3 should look to the professional staff
4 that evaluated this application of the
5 County, and take their facts.

6 So, if I say nothing else, I mean I
7 might explain something. We've already
8 addressed -- Chair Petisco, you addressed
9 the fire memo, and addressed the issue of
10 there hasn't been a subsequent memo that
11 said no objection, but -- sorry. Every
12 memo that you have before you from every
13 department that you have before you,
14 shows no objection. The facts are
15 actually clear.

16 Perception, I couldn't agree more.
17 I too grew up, if we're going to throw
18 out schools, I went to Royal Green,
19 McMillan, and Sunset High. So, I'm not
20 from very far. My sister went to
21 Braddock. I'm just too old. Braddock
22 hadn't opened when I went to school
23 there. That's the only reason why I
24 didn't go, because my childhood home was
25 in this area.

1 So the perception that there's more
2 traffic today than there was 10 or 20
3 years ago, undoubtedly, we all appreciate
4 that. The facts are that the Department
5 of Transportation and Public Works
6 Traffic Engineering Division reviewed
7 this application and found that there was
8 no detrimental impact with respect to the
9 Zoning Code and the Master Plan. That is
10 what should guide your decision.

11 Everywhere we go, we understand
12 that there's traffic. And that's a true
13 statement. But this Board makes its
14 decisions based on evidence that's
15 presented before them. And while we can
16 all recognize that we drive around and
17 hit traffic, the reality is that the
18 traffic has been evaluated -- the traffic
19 has been evaluated for this property for
20 this proposed project, and it's found to
21 be in accordance with the levels of
22 standard that the County requires.

23 I want to talk a little bit about
24 the very first gentleman who spoke, it
25 feels like two hours ago. There are

1 four parking spaces impacted by the
2 variance where, again, and I want to
3 turn your attention to the site plan,
4 and show you, and then, actually, show
5 you and urge you to look at the
6 Department of Transportation and Public
7 Works memo.

8 So, if you look at the site plan,
9 which is page six, it's the four parking
10 spaces on the bottom of the application.
11 You see where I'm talking about? Those
12 are the only four that, again, are not on
13 the street. They are just too close. So
14 there was the very first gentleman who
15 spoke talked about that being a potential
16 safety hazard. Those folks can't come
17 right out. They still have to come out
18 to the driveway that you see there. And
19 that driveway -- if you go to your
20 Department of Transportation and Public
21 Works memo, you will see that there is a
22 requirement that there's no objection,
23 but that we meet safe distance and safe
24 site distance triangle requirements at
25 the entrance. Which means that we

1 cannot plant tall trees at the entrance
2 location. The folks that park will be
3 parked. Their cars do not encroach on
4 147th Avenue so that someone coming in
5 or out of the project is impacted
6 visibly.

7 Staff looked at that issue.
8 There's nothing there that would create
9 a safety issue or hazard with respect
10 to that request that you have.

11 There was talk about other levels
12 of concurrency. School concurrency, we
13 meet it. Again, we appreciate all
14 projects bring impacts. Anything you
15 construct brings impacts. But along with
16 that come a couple of things. The impact
17 fees -- and I gave you a chart for that,
18 because I want you to see that when a
19 project gets developed, it actually has
20 to contribute to the County for all of
21 these different -- and it has to
22 contribute and give money to the school
23 district for the schools and the impacts.

24 However, when you test the
25 availability of schools in this area

1 today, we meet school concurrency. There
2 is no deficiency. Any students that
3 might live at this community that might
4 want to go to one of the neighborhood
5 schools, would have capacity to do so.
6 That memo from the School Board, and the
7 school district is in your packet.

8 So, again, it's easy to say this
9 will have impacts and turn this down, and
10 hear our voices. And I appreciate that
11 but I want you to also base your decision
12 on the facts that you have before you
13 today.

14 We talked a little bit about the
15 fire issue previously. There was a lot
16 of talk about parking. We meet the
17 parking requirements. Those are the
18 requirements that the code poses. I've
19 done this enough times now to know that
20 everyone has a very firm opinion as to
21 the number of cars that people have, and
22 everybody knows the people that have
23 multiple cars. And I can appreciate
24 that. But the code requires us to design
25 a project in adherence with the parking

1 requirements of that code, and we meet
2 that code today.

3 There was, you know, talk about
4 people parking across the street or
5 parking Walmart and parking at Publix.
6 Those are privately owned buildings or
7 properties. Those properties will not
8 allow parking. Those cars will be towed.
9 And, you know, they talked about people
10 coming -- people doing -- I mean, I've
11 done my fair share of shopping center
12 approvals. And I can tell you that
13 shopping center owners are very
14 protective of the parking that they have,
15 and it's a safety issue for them too, to
16 have people parking there when they
17 shouldn't be parking there.

18 So, I'm confident that other
19 private owners will govern their
20 situation.

21 One of the things this Board
22 doesn't have before it, and should not
23 consider in evaluating an application,
24 is the nature of the type of property
25 that it is. The fact that it's a rental

1 property should be of no consequence.
2 The impacts are evaluated in terms of
3 the structure, the number of units, the
4 parking, the cars, the landscaping, and
5 the like.

6 There was talk about transient.
7 And we all know it's code word. And
8 people, you know, feel strongly about
9 their communities, but there's also
10 nothing that prevents anyone from renting
11 out their single-family home. And we all
12 know that, that happens every day in our
13 neighborhoods. There's nothing that says
14 that you can't rent out your townhouse.
15 Maybe an HOA has certain limitations on
16 it, but on its face, there are no
17 limitations to being able to rent out
18 units. So, renters -- rentals, the
19 transient nature of it all, I would urge
20 you to set aside any of those as
21 standalone concerns.

22 They would be residents in this
23 community. They'd be folks that live
24 here, and if this project is approved,
25 would be residents living in this

1 community just the same as anyone else.
2 Whether they are fortunate or not at that
3 point in their lives to own a home, that
4 should be inconsequential to all of you
5 when you evaluate a zoning application.

6 And I would urge you to do that.

7 There was a lot of -- my second
8 slight legal discourse of the day, spot
9 zoning. It's not spot zoning? I'm not
10 going to get into a long contrived
11 explanation of what spot zoning is, but
12 what I can tell you is that our
13 application is consistent with the
14 underlying land use, which has been in
15 place for over 20 years, the Office
16 Residential Land Use. And that, in fact,
17 you could argue that the RU-5 current
18 zoning is actually greater.

19 So, we're actually -- the RU-4 is a
20 less intense category across the board.
21 We chose it because it's preferable for
22 multi-family development for projects
23 such as this one, but its actually not
24 only not spot zoning, which would involve
25 us putting a property somewhere without

1 it being compatible with the Master Plan.
2 We know it's compatible with the Master
3 Plan, but don't take my word for it.

4 When the Zoning Department
5 evaluated this application, they sought
6 confirmation from the Planning Department
7 and realized that the Planning
8 Department -- and have in their records
9 that the Planning Department agrees that
10 this request is compatible with land use.
11 Even is compatible with land use that
12 exists, and in this case that has existed
13 for 20 years from, legally speaking, that
14 is not spot zoning.

15 We can have a separate conversation
16 about whether the building is too tall,
17 but it's not spot zoning.

18 So, you know, again, a lot of talk
19 about police, fire, and the like. Rely
20 on the memos. Rely on the professionals.
21 I mean, I thank the gentleman for his
22 service, the retired police officer. I
23 know police officers in their, you know,
24 responding to a call, are going to do
25 whatever they have to do. I can't tell

1 you here. I'm going to lie to you. I
2 mean, I don't know. I mean a police
3 officer may decide that they're going to
4 stop on 147th if they need to more
5 quickly access, or if they want to access
6 the front of the building, and they don't
7 want to park, but that's their purview.

8 We've -- as a society, we've
9 empowered those police officers to make
10 that decision. Projects aren't designed.
11 I mean, every single, you know, building
12 in Miami-Dade County is going to have a
13 similar constraint, which is that the
14 parking field, you know, in a moment when
15 a police officer, or a fire truck, or an
16 ambulance is attending to a call, that
17 person who's an expert in their field,
18 and is entrusted by all of us as a
19 community to address that call, is going
20 to make the judgment call that they want.
21 That's not a reason to turn down an
22 application. It just isn't. No more so
23 than an ambulance may park on a street in
24 front of a single-family home to come in
25 and help somebody that's having a medical

1 incident. Again, it's about the facts,
2 and not about the fear of all of these
3 possibilities and what-ifs that could
4 happen.

5 I would urge you to look at the
6 application that you have before you,
7 and realize that it is, in the eyes of
8 your staff, the County staff, compatible,
9 that it meets all of your concurrency
10 analyses, and it meets all of your tests.
11 And that it could be approved this
12 evening as a four-story a 40-unit
13 project.

14 I'm also mindful that perception
15 matters, and that there's degrees of
16 compatibility, right? Some things are
17 more or less compatible. I mean it's
18 not an absolute term. In light of that,
19 although I heard from some neighbors the
20 sentiment that the existing currently
21 approved office building, which is at
22 three stories, which means that there
23 will be a three-story building
24 constructed here. Which, by the way,
25 will have the same issues. Because when

1 a police officer shows up to attend to a
2 call from the office building, if the
3 gentleman is correct, and I have no
4 reason to doubt him, then that police
5 officer may equally choose to park on
6 147th Avenue and jump out of his car,
7 and throw his lights on, and go inside
8 and address the issue. I mean, the
9 office building isn't going to solve that
10 problem.

11 But it is three stories. I can
12 appreciate, and I can recognize that.
13 And that office building, also for
14 effect, office building generates
15 considerably more traffic. Just think
16 about the fact that instead of having
17 forty residential units with whatever
18 people may live there even if you assume
19 two or three folks per unit -- I'll
20 concede that it might be a hundred and
21 twenty, I don't know, just for argument's
22 sake, if you hear me out.

23 You know, that office building is
24 going to be full of offices. It's going
25 to have employees. You're going to have

1 those folks there, plus everybody who
2 goes to an office building, you know, I
3 mean depending on what use.

4 Chair, you asked a really good
5 question. Sometimes in order to mitigate
6 some of those impacts, there are
7 limitations on the uses. There are no
8 such limitations here. So those offices
9 could be, it could be medical offices.
10 We all know, because everybody goes to
11 the doctor, that a medical office might
12 see 30, 40, 50 people a day. That's
13 another 30, 40, 50 people, the vast
14 majority of whom are going to drive in
15 and out, also needing to park, also
16 simply meeting the code, but the same
17 concerns would be there. Oh, well, if
18 they don't have parking, where are they
19 going to go? Oh, but the traffic. Oh,
20 but the impact. Oh, but the
21 infrastructure.

22 The only one that you could say
23 wouldn't be impacted is the schools. An
24 office building wouldn't create permanent
25 residence, it wouldn't create a school.

1 But we meet the school concurrency. And
2 I didn't hear that as an overarching
3 theme that this application should be
4 turned down because of the impact on the
5 schools. I heard a lot more, I think,
6 about taxes, about, uh, traffic, and
7 those issues.

8 So, In light of that, my client,
9 the property owner, who is here this
10 evening, would, if this Board wish to
11 approve, would agree to a reduction in
12 height to three stories, and a reduction
13 in the number of units to 35 units. I
14 don't ask you to evaluate that in a
15 vacuum. If someone doesn't want
16 residential, it won't matter to them.
17 But I ask you to take it under
18 consideration as a compliment to what's
19 already approved, what was previously
20 proposed, and the fact that we've heard
21 the neighbors, and we're making, you
22 know, that proffer.

23 Mr. Hope?

24 MR. HOPE: Mr. Chair, can I ask one
25 question?

1 CHAIRMAN PETISCO: Yeah.

2 MR. HOPE: Mr. Arza, are you saying
3 that with that concession down to the
4 three stories and 35 units, the parking
5 at 73 spots, would that remain the same?

6 MR. ARZA: We would -- since we're
7 not asking for a parking variance, we
8 would, I don't know that we've crunched
9 the numbers to see what it would be,
10 David. So, no. We would meet the
11 requirements of the code for parking,
12 and we would meet any variance as
13 accepted. I mean, we think that the
14 parking location in that small setback
15 variance for the parking is -- so, we
16 would ask you to approved the project,
17 but we bring it down by a story, and we
18 bring it down. So, no, I don't know the
19 number of units specifically because we
20 haven't actually designed -- we haven't
21 designed a smaller building. But, to
22 answer the attorney's question, but I
23 think just in general, because, you know,
24 I did think about this as I was hearing
25 the discussion, we would comply with

1 every element of the code unless we have
2 requested and received a variance for it
3 from you this evening.

4 MR. HOPE: So, this is going to be
5 a question of staff and the attorney.
6 With regards to that statement, if this
7 Board goes ahead and at least analyzes
8 that, would we be able to approve that,
9 or would they need to come back with a
10 new site plan?

11 MS. ALVAREZ: We have seen both.
12 In some cases they have deferred the
13 item. And in other cases there has been
14 a condition. Because this has variances,
15 you could add conditions to it, and you
16 could say that the Applicant submits a
17 covenant that limits the height at three
18 story and 35 units, and that the
19 Applicant submits a site plan.

20 CHAIRMAN PETISCO: But that would
21 be through an administrative review with
22 staff?

23 MS. ALVAREZ: Correct.

24 MR. HOPE: Right. Consistent
25 with --

1 MR. ARZA: Correct. Consistent
2 with the approval that you might take
3 this evening, we would modify our plans
4 to bring down the heights and reduce the
5 number of units. But, no, Chair, we
6 wouldn't typically come back to show you
7 the building one story shorter. You
8 would have made that decision.

9 CHAIRMAN PETISCO: So, I'll stop
10 you right there just so that I could
11 explain it to everybody.

12 MR. ARZA: Yeah, of course, please.

13 CHAIRMAN PETISCO: What's being
14 proposed is the Applicant is willing to
15 go down from four stories to three with
16 a maximum of 35 units. If this Board
17 approves that, it would not come back for
18 another site plan. It would be an
19 administrative process through staff.

20 I'm not saying that we're approving
21 that or anything. I'm just stating what
22 the Applicant is mentioning as far as a
23 concession, similar to the pre-approved
24 CZAB of three stories for an office
25 building.

1 MR. HOPE: Mr. Chair, one other
2 thing, and then, Hugo, I want you to
3 finish. But can staff please explain to
4 everyone how the parking is determined
5 by code?

6 MS. ALVAREZ: So, parking is
7 determined based on the number of rooms.
8 In this specific case, we have
9 two-bedrooms and one-bedroom units.
10 Thereby --

11 CHAIRMAN PETISCO: But hold on,
12 because we're not --

13 MR. HOPE: I just wanted them to
14 understand why we can't commit to that.

15 CHAIRMAN PETISCO: Right.

16 MR. HOPE: Because it would depend
17 on the mix of the 35.

18 MS. ALVAREZ: Right.

19 MR. HOPE: That's all I wanted to
20 establish.

21 MS. ALVAREZ: So, we're talking
22 about -- through the Chair, we're talking
23 about 1.7 parking spaces for the
24 two-bedroom units, and 1.5 parking spaces
25 for one-bedroom unit.

1 CHAIRMAN PETISCO: Okay.

2 MR. ARZA: Yeah. So, I mean, yeah,
3 as I understand it, or as I would explain
4 it, we would have to meet the code based
5 on the product -- on the bedroom count
6 mix.

7 So, again, to Ms. Alvarez's point,
8 you know, units -- two-bedroom units
9 require, by code, more parking spaces
10 than one-bedroom units. We have not --
11 we've decided to consider this reduction,
12 but we would not be able to provide less
13 than what the code would require.

14 CHAIRMAN PETISCO: Right.

15 MR. ARZA: Whatever the mix is of
16 35 units, if that's what was approved,
17 then depending on how many one and two
18 bedrooms, we would have no less than the
19 required parking.

20 So, you know, obviously, I don't
21 think this typically, you know, there's
22 no way to really canvas general
23 sentiment. It puts you all in a -- I
24 know sorry.

25 CHAIRMAN PETISCO: Can you use the

1 microphone, please.

2 MR. ARZA: Sorry. I lost my train
3 of thought on what I was saying there at
4 the end. You know, I guess, what I can
5 tell you is the -- I'm sorry?

6 CHAIRMAN PETISCO: You can have the
7 court reporter read it back.

8 MR. ARZA: I have no idea where I
9 was going. Yes, thank you.

10 CHAIRMAN PETISCO: She can read it
11 back.

12 MR. ARZA: Thank you Madam Court
13 Reporter. Yeah, I know in, like, trial
14 they do that. Can you read the last
15 statement to me -- I'm not even going to
16 get my train of thought that way. So,
17 look, again, I think what I was saying --
18 yeah, I do remember. See, you helped me.

19 This isn't a Google vote situation.
20 It's not like we're going to be able to,
21 like, take a yay and nay vote. That's
22 not the way that this process works,
23 but -- and I started to say, and now I
24 remember, you know, I appreciate that
25 you're in a tough position.

1 You've heard a lot of challenges
2 and complaints about our project. I,
3 hopefully, have shown you that there is
4 ample evidence for the approval of that
5 project this evening at its current four
6 stories 40 units. I completely
7 understand and appreciate everything
8 that the neighbors have said.

9 In response to those, we are
10 willing to reduce it by a story, and
11 reduce it to 35 units so that we can
12 better address some of the concerns.
13 Will it make all of the concerns go away?
14 I mean, I appreciate that perhaps that it
15 won't. But at the end of the day, if
16 we're unable to reach a compromise that's
17 more acceptable in general, or that is
18 acceptable to the Board, because,
19 ultimately, now the decision is in your
20 hands, then it will be, you know, I mean
21 what's approved on the site today, which
22 is a three-story office building.

23 So, it might be the question of
24 would you rather have -- and I heard an
25 eloquent argument about offices bringing

1 jobs into the area, and maybe that being
2 preferable. And I can't contest that.
3 That's a bit of a judgment call, I would
4 suppose. But we are being responsive to
5 what we've heard here this evening.

6 And so, if you're inclined to move
7 forward with our reductions for an
8 approval -- and, frankly, if it's not
9 sufficient for this Board, I mean we
10 would, respectfully, just ask that you
11 vote on the original application so that
12 we may preserve whatever rights we have.

13 Obviously, you know, there are
14 rights beyond this hearing this evening.
15 We make that compromise offer in the
16 spirit of securing an approval this
17 evening, which we, obviously, then would
18 have to adhere to. But if it's not to
19 the Board's liking, for lack of a better
20 word, and I can appreciate that. You've
21 got a tough decision ahead of you. Then
22 we would respectfully ask you to take a
23 vote on the application as it is before
24 you today, and, you know, we'll take it
25 from there and exercise our rights.

1 So, thank you so much. I look
2 forward to answering your questions.

3 CHAIRMAN PETISCO: Perfect. Thank
4 you.

5 At this time, I'll open it up to
6 questions from the Board.

7 MR. HOPE: I'll need you to close
8 the public hearing.

9 BOARD MEMBER ACUNA: I have a
10 question.

11 CHAIRMAN PETISCO: I'm sorry?

12 MR. HOPE: Need you to close the
13 public hearing.

14 CHAIRMAN PETISCO: I'm sorry.

15 And we'll close the public hearing.

16 MR. HOPE: Thank you.

17 CHAIRMAN PETISCO: Where are we
18 starting?

19 Ladies first.

20 BOARD MEMBER ACUNA: Look, there
21 are a couple issues that are of concern.

22 CHAIRMAN PETISCO: If you could
23 speak -- they may not be able to hear
24 you.

25 BOARD MEMBER ACUNA: Can you hear

1 me now?

2 CHAIRMAN PETISCO: Yes.

3 BOARD MEMBER ACUNA: Sorry.

4 There are a couple of issues that
5 are of concern. Definitely something is
6 going to be built in that area, right?
7 And whether or not they wanted townhomes,
8 apartments, or office building, that is
9 a concern. What's going to be decided is
10 another thing. What has been approved is
11 what we're now concerned with. The
12 height has been already determined that
13 it's going to be three stories at 10 feet
14 per apartment.

15 MR. ARZA: Our architect is here.
16 I could check it. It would be three
17 stories, and it would not seek a variance
18 for maximum height for any story.

19 BOARD MEMBER ACUNA: Okay. And the
20 parking assignments, you don't know. To
21 each apartment, the one bedroom, two
22 bedrooms, that needs to be --

23 MR. ARZA: Like the parking that
24 would be assigned to individual --

25 BOARD MEMBER ACUNA: -- how many

1 assigned per --

2 MR. ARZA: Yeah. I mean that'll --
3 that falls into management. I know that
4 one of the neighbors made a comment of
5 saying, you know, something could be
6 well-managed up front. I mean, it's not
7 typically prescribed. You know, I have
8 seen -- I don't think my client would
9 have any objection, that there would
10 be -- that every unit have a minimum of
11 one space assigned so that there's never
12 a situation where some people take over
13 all of them. But I think to get into
14 greater granular detail would be very
15 difficult at this point, like, how many
16 will -- which spaces will be given. But
17 that there would be -- that every unit
18 would have at least one assigned spot
19 could be a condition that we could accept
20 if you wish. That way you would know
21 that there's no unit that whatever -- get
22 home from work late, and not have a
23 parking spot that they're counting on
24 right. That it's not just a
25 free-for-all.

1 I don't know if that addresses your
2 question, but I mean it's I think your
3 question. And that's the best we can do
4 without managing the project already
5 that's not built.

6 CHAIRMAN PETISCO: That's it?

7 BOARD MEMBER ACUNA: That's it.

8 VICE CHAIR RODRIGUEZ: I have a
9 couple of questions.

10 MR. ARZA: Of course.

11 How are you, Mr. Rodriguez?

12 VICE CHAIR RODRIGUEZ: How you
13 doing?

14 Help me out here so I could
15 understand.

16 MR. ARZA: What page are you on?
17 You seem to be looking at something.

18 CHAIRMAN PETISCO: Six.

19 VICE CHAIR RODRIGUEZ: I'm looking
20 at the proposed site plan.

21 MR. ARZA: Okay. Yeah, I just want
22 to be able to follow you.

23 VICE CHAIR RODRIGUEZ: Okay.

24 So, if it's four stories, and
25 you're talking about 40 units, correct?

1 MR. ARZA: Yeah. As configured
2 today, right.

3 VICE CHAIR RODRIGUEZ: So if you
4 did three stories, why wouldn't it be 30
5 perhaps?

6 MR. ARZA: Well, we would
7 reconfigure them. I mean, we might -- I
8 think as it currently stands today.
9 There's 24 one-bedrooms and sixteen
10 two-bedrooms out of 40. The mix might be
11 different. And so, some two bedrooms
12 might become two one-bedrooms. I mean,
13 there is a reality --

14 I will also note, and, you know,
15 long before they came here today but he
16 spoke, Mr. Steven from Millennium.
17 Steven, I'm forgetting your last name.
18 I apologize. Their formal opposition
19 brief, very well done, in fact, did note
20 in a number of places that they'd like
21 to see a reduction to 35 units. So to be
22 fair, we actually, one of the reasons
23 why, in recognizing that we, as I was
24 flipping through this, and in recognizing
25 that we might reduce the number of units,

1 I heard more of an issue with the
2 number -- with the height.

3 But I honestly landed on 35 units
4 after consulting with my client at least
5 in some part, because the formal
6 opposition brief, as it's noted, did
7 mention itself in a number of places that
8 they'd like to see a five-unit reduction.
9 So, in our minds, we're at least
10 addressing that.

11 But the technical answer is that
12 you wouldn't just lop off one floor. You
13 would take off that floor, but you can
14 reconfigure other units so you wouldn't
15 necessarily have the remaining units on
16 the three floors. They get
17 redistributed.

18 VICE CHAIR RODRIGUEZ: Right.

19 So, what I heard was not just four
20 stories, it's the amount of the units.

21 MR. ARZA: I appreciate that.

22 VICE CHAIR RODRIGUEZ: So, that's
23 why to me it would be three stories, 30
24 units. But that's me.

25 Based on the traffic on Southwest

1 147th Avenue, right, the entrance, you
2 have one entrance.

3 MR. ARZA: Yeah.

4 VICE CHAIR RODRIGUEZ: Is there
5 going to be a security gate there causing
6 more traffic to 147th?

7 MR. ARZA: No, sir. There's no
8 security gate proposed.

9 VICE CHAIR RODRIGUEZ: Okay.

10 MR. ARZA: Nor would it be
11 approved. By the way, we can ask for
12 that approval later. I can assure you
13 there's no chance the County is going
14 to --

15 VICE CHAIR RODRIGUEZ: Yeah.

16 I know on paper it says the fire
17 rescue has no objection. Just for me to
18 be clear, was there a study done where a
19 rescue truck going and safely --

20 MR. ARZA: Yeah, I mean, uh, you
21 know Member Rodriguez, I mean we don't
22 conduct the analysis when an application
23 is filed. I think Alejandro Cuello might
24 have been the one who reviewed this in
25 the fire department. He works in the

1 fire department. He's a firefighter.
2 They have their method of evaluating, and
3 they evaluate it -- I cannot tell you.
4 That might be a question -- I don't know
5 if staff knows.

6 Do they send a truck, or do they
7 use averages, or do they find local --
8 because houses in that area have no doubt
9 called for rescue or for fire trucks. I
10 don't know the answer to that, but it
11 also is not something that we do. I
12 mean, you know, it's the fire department
13 that does it.

14 VICE CHAIR RODRIGUEZ: All right.

15 I'm showing them the
16 maneuverability plan for the trash cart.

17 MR. ARZA: Yeah, no. The
18 maneuverability speaks to the fact that
19 a fire truck has to be able to access
20 the site, and they can. We don't get
21 here without that.

22 Your question, I believe, was about
23 the response time --

24 VICE CHAIR RODRIGUEZ: Right.

25 MR. ARZA: -- and whether the fire

1 department will test an application by
2 sending a truck, and jot down how long
3 it took --

4 VICE CHAIR RODRIGUEZ: Right.

5 MR. ARZA: -- or whether they use
6 some other method. I'll be honest with
7 you, I don't know that they send a truck.
8 So I don't want to mislead you. I mean,
9 it's a good question. Maybe one I'll ask
10 of the fire department now. What I do
11 know is --

12 VICE CHAIR RODRIGUEZ: If it's a
13 fire, they're going to send a truck.
14 They're not going to send a rescue.

15 MR. ARZA: No, no, no. I'm saying
16 when they receive this application, if
17 they test this location specifically by
18 sending a truck from the nearest fire
19 station, or did they calculate the time
20 and reach their conclusion that they have
21 no objection based on other criteria that
22 they look at, not necessarily sending a
23 truck to a vacant lot to see how long it
24 took. I don't think they do that,
25 because they've never mentioned doing it

1 that way, but I really don't -- I don't
2 know the answer to that.

3 But, again, I keep coming back to
4 The fire department has no objection.
5 You started your comment by saying, I
6 know it says there's no objection.

7 I'd urge you to remember that.

8 VICE CHAIR RODRIGUEZ: Okay. Thank
9 you.

10 BOARD MEMBER ACUNA: Okay -- So,
11 it's an --

12 MR. HOPE: Mic.

13 MR. ARZA: Mic. Closer. Otherwise
14 they can't hear us.

15 BOARD MEMBER ACUNA: So, it's an
16 existing RU-5, and it's going to be
17 agreed to be RU-4.

18 MR. ARZA: Correct. We're seeking
19 a rezoning to RU-4.

20 BOARD MEMBER ACUNA: Okay.

21 MR. ARZA: Which, again, generally
22 speaking, you can ask Ms. Alvarez. I
23 mean the categories signify typically
24 intensity. RU-5 actually allows for
25 other more intense type projects, namely,

1 an office building. That is actually one
2 of the instructive things you can take
3 away from here that the office
4 building -- if this isn't approved and
5 the zoning isn't change, and this project
6 isn't approved, then the office building
7 get's built under the more intense RU-5
8 category.

9 So, that spoke to both intensity,
10 compatibility, because something more
11 intense will go here, and spot zoning.
12 It's not spot zoning. We're consistent
13 with our land use. And, oh, by the way,
14 we're actually bringing it down one
15 category, which would be the opposite
16 of trying to find a place and putting
17 something that doesn't belong there.
18 It's already well established as an
19 approved Zoning category that this parcel
20 is a higher density or intensity, I
21 should say, today at RU-5, than it would
22 be at RU-4. That's already in the
23 record.

24 BOARD MEMBER GARCIA: Help me out
25 on the traffic.

1 Can you guys hear me?

2 MR. ARZA: We can.

3 BOARD MEMBER GARCIA: So, on the
4 traffic issue, right, our County, in its
5 infinite wisdom, has imposed on Braddock
6 these cameras, and AcadeMir these
7 cameras. And now you have to travel
8 completely at 15 miles an hour, and the
9 cameras are on all the time. So there's
10 definitely a traffic issue. And that's
11 one of my big concerns.

12 If this does not get approved, and
13 we have a commercial building, is the
14 traffic -- my understanding is, and you
15 know this better than I do, I would
16 think. You're in -- you do this for a
17 living.

18 MR. ARZA: Sure.

19 BOARD MEMBER GARCIA: There's more
20 traffic in a commercial building --

21 MR. ARZA: Much more.

22 BOARD MEMBER GARCIA: -- than there
23 would be -- it's substantially more in
24 commercial building than in a
25 residential, right?

1 MR. ARZA: Substantially more.

2 So, I mean, your issues, and trust
3 me, I'm going to knock on wood before I
4 say what I'm going to say. I've managed
5 not to get one of those tickets, but
6 yeah, I mean, I think something like
7 100,000 of them have been issued or
8 something like that. So, absolutely.
9 There would just be more traffic on 147th
10 Avenue with an office building than there
11 would with 40 or certainly 35 units.
12 That is true.

13 BOARD MEMBER GARCIA: All right.

14 And then as far as the -- I don't
15 know if you know the answer to this
16 question or if the property owner knows,
17 but as far as the tax revenue that it's
18 going to bring, do you have any idea on
19 the anticipated, you know, property taxes
20 that this building is going to be paying,
21 that fire is going to get, that the
22 school is going to get?

23 MR. ARZA: Well, a couple points on
24 that. I mean, look --

25 BOARD MEMBER GARCIA: And wait.

1 Let me add. In comparison to a
2 commercial building?

3 MR. ARZA: Yeah. I wouldn't know.
4 I mean I can tell you one thing, I mean
5 in both cases they'll continue to pay
6 taxes, even if we get rid of homesteaded
7 taxes. I mean, there's a lot of
8 discussion about single-family, and, you
9 know, folks homestead is not paying
10 taxes. And we know that that's coming
11 out. A multi-family rental building will
12 continue to pay taxes, as will an office
13 building. I don't know the difference in
14 recurring annual revenue for the office
15 building. I don't know what the value of
16 a build-out of an office building is
17 versus what 40 or 35 units would be
18 assessed by the property appraiser at?
19 It's a great question. I just -- I
20 didn't run those numbers. But I don't
21 know that I would have them firm anyway.
22 But I can say both are, obviously, a lot
23 more than what are being paid today in
24 terms of recurrence --

25 BOARD MEMBER GARCIA: Can you speak

1 into mic.

2 MR. ARZA: -- to address whatever
3 impacts they have.

4 And I'm going to venture to guess
5 that the office building isn't going to
6 pay so much more that it's going to make
7 up for the much greater traffic that I
8 think we recognize would come.

9 CHAIRMAN PETISCO: Anybody else?

10 VICE CHAIR RODRIGUEZ: And I don't
11 know what the Board is going to vote or
12 make a motion on, but if we were to make
13 a motion on three stories, 30 units,
14 would the Applicant accept?

15 MR. ARZA: Three and 30?

16 VICE CHAIR RODRIGUEZ: Yeah.

17 MR. ARZA: I'd have to check with
18 my -- this is our architect. Can I have
19 him maybe address --

20 MR. HOPE: Was he sworn?

21 MR. ARZA: He was sworn in.

22 Give your name and address for the
23 record.

24 MR. RODRIGUEZ TELLAHECHE:

25 Yeah. For the record, my name is Tony

1 Rodriguez Tellaheche. I'm an Architect,
2 2441 Northwest 25th Street in Doral.

3 I want to say something. I haven't
4 done the entire redesign yet. However,
5 looking at the project today, I will not
6 be able, because of all the constraints,
7 do any more than 33 units.

8 VICE CHAIR RODRIGUEZ: Can you
9 explain that? How can you do more units?
10 If I'm saying 30, how can you say 33?

11 MR. RODRIGUEZ TELLAHECHE: No, no,
12 no. We're requesting --

13 VICE CHAIR RODRIGUEZ: Oh, you
14 couldn't do more than 33.

15 MR. RODRIGUEZ TELLAHECHE: We were
16 requesting 35, but what I'm saying is
17 that the owner would be amenable to 33,
18 because, physically, I cannot do any more
19 than 33 units.

20 VICE CHAIR RODRIGUEZ: Okay.

21 MR. RODRIGUEZ TELLAHECHE: So, I
22 hope that helps.

23 BOARD MEMBER GARCIA: Thirty-three
24 on three stories, 33 on four stories?

25 MR. RODRIGUEZ TELLAHECHE:

1 Thirty-three on three stories, yes.

2 BOARD MEMBER GARCIA: Okay.

3 MR. HOPE: So, max?

4 MR. ARZA: Yes, three stories, 33
5 units.

6 MR. RODRIGUEZ TELLAHECHE: So, if
7 you want to make it a maximum of 33,
8 we're totally happy with that, because I
9 cannot do one more unit.

10 VICE CHAIR RODRIGUEZ: Since you're
11 the architect, can you tell me on those
12 33 units, what, more or less, the
13 breakdown would be of how many will be
14 three -- I'm sorry, two bedrooms and one
15 bedroom? Because that's going to have a
16 lot to do with the parking.

17 MR. RODRIGUEZ TELLAHECHE: I have
18 to work on that. We redesigned the
19 building three times this week in getting
20 ready for this. I will say, however,
21 that with the 33 units, I will be able to
22 do the correct parking, yeah.

23 VICE CHAIR RODRIGUEZ: Can you
24 explain, you know, a little bit more on
25 the correct parking? So, is he saying we

1 don't have the correct parking now? I
2 mean --

3 MR. ARZA: No, no, no. Well, I
4 mean, right now you have a project that
5 is four stories and forty units that
6 meets your code. When it's redesigned,
7 if it's approved with the conditions to
8 bring it down to three stories -- and
9 Mr. Rodriguez, I think the architect who
10 is sitting with my client, the owner of
11 the property, is expressing that the
12 number that they consider going down to
13 is 33. I know you asked about 30, but I
14 will tell you that it appeared -- I'm
15 sorry. It's just really distracting.

16 I would -- we would meet whatever
17 the code is. I think the question,
18 sorry. I've already lost my train.
19 Obviously, the twos and the ones, the
20 two bedrooms and one bedrooms would -- I
21 can -- we can take off the table any
22 three bedrooms. We weren't proposing
23 any. We're not going to propose any now.
24 So, that remains off the table. You can
25 clarify that if you wish. Obviously that

1 would require even more parking for a
2 unit.

3 So, the idea here is that we would
4 reduce it to thirty three, if that was
5 your wish, three bedroom units, which,
6 obviously, would actually create much
7 more profit. No, we would remain a mix
8 of one and two bedrooms. That exact mix,
9 I don't think the architect has yet.

10 What we could not do is not meet
11 parking requirements. We would have to
12 come back and ask for a variance for
13 parking, which we are not asking for.
14 So, he'd have to hire me to do this
15 again, and hopefully it would take us
16 less than three years. But I would
17 never, ever, stand back up here for a
18 parking variance. I think we understand
19 where this situation, you know, where it
20 is today.

21 VICE CHAIR RODRIGUEZ: You know,
22 understand we're here for the community,
23 and that's why we're asking, you know,
24 you these questions.

25 MR. ARZA: Appreciate it.

1 And I hope you appreciate that a
2 project that started at four and 40 is
3 willing to come down to three and 33.

4 VICE CHAIR RODRIGUEZ: Oh, we
5 greatly appreciate that.

6 MR. ARZA: That's a one-story
7 reduction and about a 20 something
8 percent reduction in units.

9 VICE CHAIR RODRIGUEZ: Right. And
10 I want everyone that's here to understand
11 there is a building that's going to go in
12 there three stories high. I would say
13 watch what you wish for, because if they
14 built a medical center there, it's going
15 to be, in my opinion, it's going to be
16 worse. So, that's just my opinion.

17 CHAIRMAN PETISCO: I'm sorry, it's
18 closed.

19 AN AUDIENCE MEMBER: For a public
20 comment?

21 MR. HOPE: No.

22 BOARD MEMBER TRUJILLO: I have one
23 question. Not on yours, but on the prior
24 one that was approved already for the
25 office building, was there any

1 restrictions with the --

2 MR. HOPE: There's no restrictions
3 on uses.

4 BOARD MEMBER TRUJILLO: No
5 restrictions on usage?

6 MR. HOPE: Correct.

7 BOARD MEMBER TRUJILLO: I didn't
8 hear that one.

9 MR. HOPE: Correct, no
10 restrictions.

11 MR. ARZA: Which is one of the --

12 BOARD MEMBER TRUJILLO: So,
13 technically, anybody could use it?
14 Twenty-four hours it'll be open?

15 MR. ARZA: No restrictions on times
16 or types of uses. So you could have a
17 medical --

18 BOARD MEMBER TRUJILLO: Right. So
19 it means no restrictions.

20 MR. ARZA: You could have --

21 BOARD MEMBER TRUJILLO: Business
22 could be open 24 hours a day.

23 BOARD MEMBER GARCIA: Outpatient
24 centers.

25 BOARD MEMBER TRUJILLO: Food for

1 thought.

2 MR. HOPE: Folks, let's stop with
3 the background chatter, please.

4 CHAIRMAN PETISCO: Any other
5 questions from the Board?

6 VICE CHAIR RODRIGUEZ: No.

7 CHAIRMAN PETISCO: All right.
8 Anybody making a motion?

9 VICE CHAIR RODRIGUEZ: I'll make a
10 motion to approve the application with 33
11 units, three stories, and with all the
12 additional requirements that the staff
13 would --

14 MR. HOPE: Is there a second?

15 BOARD MEMBER ACUNA: I second that
16 with approval.

17 MR. HOPE: Okay. So, let's wait
18 for a second, because staff has to add in
19 additional conditions, and also
20 additional language based upon what
21 Mr. Arza has proffered --

22 MR. ARZA: Correct.

23 MR. HOPE: -- in terms of the
24 additional information that has to come
25 back -- not come back to you.

1 BOARD MEMBER ACUNA: Thank you.

2 CHAIRMAN PETISCO: Thank you.

3 MR. HOPE: While staff does that,
4 I'm assuming that this will be done
5 through an administrative process through
6 staff?

7 MS. ALVAREZ: It will travel under
8 the same application with the covenant at
9 33 units and three stories, and a revised
10 site plan that meets all the code
11 requirements per code.

12 MR. HOPE: And so, one other
13 question. With that, is there a time
14 period that is going to attach to when
15 the applicant has to come back with the
16 additional information that's been
17 proffered?

18 MS. ALVAREZ: The Board member has
19 the authority to make that decision. We
20 usually do 30 days for a covenant. Since
21 we're changing plans over here, maybe it
22 could be extended a little bit more, but
23 the Board has the last say.

24 MR. HOPE: Mr. Chair, if you would,
25 can I ask the Applicant?

1 CHAIRMAN PETISCO: Yeah.

2 MR. HOPE: How much time would you
3 be requesting?

4 MR. ARZA: Yeah, I mean I think,
5 typically, when you're just changing the
6 words on a document, I can do that this
7 evening. When an architect has to
8 redesign, it needs a little time. I'd
9 say 45 days for us just to come back and
10 present the revised plans to staff would
11 be all right.

12 MR. HOPE: To the motion makers, is
13 45 days okay?

14 VICE CHAIR RODRIGUEZ: Yes.

15 MR. HOPE: To the second, is 45
16 days okay?

17 BOARD MEMBER ACUNA: Yes.

18 MR. HOPE: Okay. So, you have a
19 motion and a second with 45 days to come
20 back with the revised plans.

21 MS. ALVAREZ: I have a motion with
22 a second with a condition that the
23 Applicant provides a covenant restricting
24 the number of units to 33 units, and a
25 maximum height of three stories, and 45

1 days to submit a revised site plan.

2 MR. ARZA: Correct, and covenant.

3 MS. ALVAREZ: And covenant,
4 correct.

5 MR. HOPE: Which will include
6 parking.

7 MS. ALVAREZ: Which will include
8 parking.

9 MR. ARZA: Which will include the
10 assignment --

11 MS. ALVAREZ: In accordance with
12 code.

13 MR. ARZA: Right. We will -- well,
14 it will be in accordance with the code,
15 but I believe that Councilwoman Acuna had
16 wished for us to make a commitment that
17 every unit will have at least one parking
18 space assigned. I have no objection to
19 that being included.

20 MR. HOPE: Everyone got that, or
21 does it need to be read one more time?

22 CHAIRMAN PETISCO: One more time.

23 MS. ALVAREZ: All right.

24 So, I have a motion to approve with
25 condition, with the additional condition

1 that was read into the record. That
2 motion was placed by Board Member -- Vice
3 Chair Rodriguez. Seconded by Board
4 Member Acuna.

5 Board Member Acuna.

6 BOARD MEMBER ACUNA: Yes.

7 MS. ALVAREZ: Board Member Camacho
8 is absent.

9 Board Member Garcia.

10 BOARD MEMBER GARCIA: Yes.

11 MS. ALVAREZ: Board Member
12 Trujillo.

13 BOARD MEMBER TRUJILLO: No.

14 MS. ALVAREZ: Board Member -- Vice
15 Chair Rodriguez.

16 VICE CHAIR RODRIGUEZ: Yes.

17 MS. ALVAREZ: Chair Petisco.

18 CHAIRMAN PETISCO: No.

19 MS. ALVAREZ: Motion passes three
20 to two.

21 MR. ARZA: Thank you all. Have a
22 good evening.

23 CHAIRMAN PETISCO: This concludes
24 the meeting of Community Council 10.
25

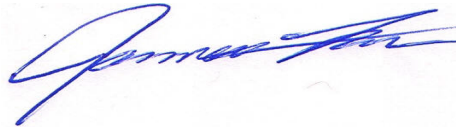
(THEREUPON, the proceeding was
concluded:)

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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 24th
day of February 2026, and were duly sworn.



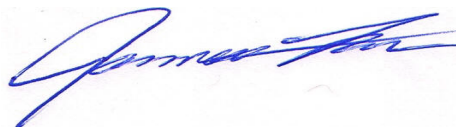
JANNETT TAYLOR-BROWN,
Court Reporter
Notary Public, State of Florida
My Commission #HH 755550
My Commission Expires: 1-12-2030

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 10
on February 24, 2026; and that Item Number
(23-505), VALEMAR HOLDING, LLC, was heard; and
that the foregoing pages, Numbered 1 to 144,
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 25th day of April 2026.



JANNETT TAYLOR-BROWN
COURT REPORTER

COMMUNITY ZONING APPEALS BOARD - AREA 10
MEETING OF TUESDAY, JANUARY 27, 2026
KENDALL VILLAGE CENTER, CIVIC PAVILION
8625 SW 124 AVENUE, Miami, Florida

ITEM A

VALEMAR HOLDING, LLC
(23-505)

Members of the Board

Present

Gerardo "Jerry" Rodriguez, Acting Chair
Anthony D. Trujillo
Paul R. Camacho
Ramon Garcia

COUNTY ATTORNEY'S OFFICE

David Hope, Assistant County Attorney

Regulatory & Economic Resources

Elizabeth C. Alvarez

I N D E XON BEHALF OF THE APPLICANT

HUGO ARZA, ESQ.
701 Brickell Avenue
Miami, FL 33131
(305) 789-7783

SUPPORTERS:

PAGE

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OBJECTORS

PAGE

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

3 ACTING CHAIR RODRIGUEZ: Good
4 evening, Everyone.

5 Are the Court Reporter and the
6 County Attorney present?

7 THE COURT REPORTER: Yes.

8 MR. HOPE: Yes.

9 ACTING CHAIR RODRIGUEZ: Ladies and
10 Gentlemen, this meeting of Community
11 Council 10 has come to order this January
12 27th, 2026.

13 At this time please stand for the
14 Pledge of Allegiance.

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

18 ACTING CHAIR MR. RODRIGUEZ: You
19 may be seated.

20 Staff, please call the roll.

21 MS. ALVAREZ: Board Member Anays
22 Acuna is absent.

23 CHAIRMAN RODRIGUEZ: I'm sorry.
24 She's on her way. She's running
25 late.

1 MS. ALVAREZ: Okay. Perfect.

2 Board Member Camacho?

3 BOARD MEMBER CAMACHO: Present.

4 MS. ALVAREZ: Board Member Garcia?

5 BOARD MEMBER GARCIA: Present.

6 MS. ALVAREZ: Board Member

7 Trujillo?

8 BOARD MEMBER TRUJILLO: Here.

9 MS. ALVAREZ: Vice Chair Rodriguez?

10 ACTING CHAIR RODRIGUEZ: Here.

11 MS. ALVAREZ: Chair Petisco is
12 absent.

13 We have a quorum.

14 ACTING CHAIR RODRIGUEZ: Thank you.

15 Those of you present who wish to
16 speak today must stand, and the court
17 reporter will swear you in.

18 (Thereupon, all interested
19 individuals seeking to present testimony
20 in these proceedings were duly sworn to
21 tell the truth, the whole truth, and
22 nothing but the truth, after which the
23 following transpired:)

24 ACTING CHAIR RODRIGUEZ: Thank you.

25 Those of you who are lobbyists

1 should have registered with the Dade
2 County Clerk of the Board of Office prior
3 to this hearing.

4 Anyone present this evening who
5 wishes to defer or withdraw an
6 application, please come forward at this
7 time and state your name and address for
8 the record.

9 MR. ARZA: Good evening. Hugo
10 Arza, 701 Brickell Avenue. I represent
11 Valemar Holding, which is the first
12 item.

13 We did not wish to defer, but we
14 were informed yesterday by the county
15 that they had made a mistake in the
16 advertisement in the notices. And so,
17 unfortunately, you're unable to hear the
18 application this evening.

19 So, I came anyway. The property
20 owners are here. We've spoken to a
21 couple of neighbors, but, respectfully,
22 we'd ask to be back next month, which I
23 think is when the county's going to bring
24 us, and then we'll have an opportunity
25 to present before you.

1 So for any neighbors for
2 Valemar that we haven't spoken to, when
3 I'm done with this, please step outside
4 and I'd be happy to chat with you, but
5 we know the item won't be heard
6 tonight.

7 ACTING CHAIR RODRIGUEZ: Thank you.

8 At this time we'll close it, right?

9 At this time we'll close the
10 hearing and open it up to the Board for a
11 motion for deferral I believe it's
12 February 24th.

13 MS. ALVAREZ: February 24th will be
14 the next meeting.

15 ACTING CHAIR RODRIGUEZ: We have a
16 motion to defer?

17 BOARD MEMBER TRUJILLO: I set a
18 motion to defer for the next date of
19 February 24th.

20 BOARD MEMBER CAMACHO: I second the
21 motion.

22 MS. ALVAREZ: All right. I have a
23 motion to defer to the next meeting,
24 which is February 24th, 2026. This will
25 be re-noticed and re-advertised.

1 And the motion was placed by Board
2 Member Trujillo and seconded by Board
3 Member Camacho.

4 Board Member Camacho?

5 BOARD MEMBER CAMACHO: Yes.

6 MS. ALVAREZ: Board Member Garcia?

7 BOARD MEMBER GARCIA: Yes.

8 MS. ALVAREZ: Board Member
9 Trujillo?

10 BOARD MEMBER TRUJILLO: Yes.

11 MS. ALVAREZ: Vice Chair Rodriguez?

12 ACTING CHAIR RODRIGUEZ: Yes.

13 MS. ALVAREZ: Motion to defer to
14 the next meeting, which will be February
15 24th, 2026, passes.

16 MR. ARZA: Thank you so much. See
17 you next month.

18 ACTING CHAIR RODRIGUEZ: See you
19 next month.

20 UNIDENTIFIED AUDIENCE MEMBER: Can
21 I speak on behalf of concerned citizens?

22 MR. HOPE: In terms of what? In
23 reference to the deferral?

24 BOARD MEMBER CAMACHO: There's not
25 a hearing for today.

1 UNIDENTIFIED AUDIENCE MEMBER:

2 Sorry?

3 ACTING CHAIR RODRIGUEZ: Yes. The
4 hearing was closed already. That
5 application closed.

6 UNIDENTIFIED AUDIENCE MEMBER: Are
7 they going to advise us, the neighbors,
8 of the time to come in? Will they advise
9 us?

10 MR. HOPE: There will be new
11 notices sent. The reason that it was
12 deferred is because of an administrative
13 mistake. So the item cannot be heard
14 because not enough people were properly
15 notified. New notices will be sent to
16 everyone.

17 UNIDENTIFIED AUDIENCE MEMBER:

18 February what?

19 ACTING CHAIR RODRIGUEZ: 24th.

20 UNIDENTIFIED AUDIENCE MEMBER:

21 Thank you.

22 ACTING CHAIR RODRIGUEZ: Thank you.

23 UNIDENTIFIED AUDIENCE MEMBER: So
24 are we going to preside now or --

25 MR. HOPE: No.

1 BOARD MEMBER CAMACHO: No.

2 MR. HOPE: You'll have to wait
3 until next month when there's a hearing.

4 ACTING CHAIR RODRIGUEZ: Thank you
5 for coming and we apologize.

6 Folks, if you're going to leave the
7 building, please leave quietly. Exit the
8 building quietly.

9 When I call your item, please step
10 up to the podium and state your name and
11 address clearly for the record. I will
12 then proceed to call those in your -- of
13 you in support of the application and
14 then I will call for objectors.

15 Those of you here who wish to speak
16 will state your name and address. For
17 those of you speaking, I would ask that
18 you make your presentation short and
19 non-repetitive as we are limited on time.

20 Staff, please call the first item.

21 MS. ALVAREZ: I'm going to go ahead
22 and read the Introductory Statement,
23 through the Chair.

24 ACTING CHAIR RODRIGUEZ: Oh.
25 That's right. I'm sorry.

1 MS. ALVAREZ: In accordance with
2 the Code of Miami-Dade County, all items
3 to be heard this evening have been
4 legally advertised in the newspaper.
5 Notices have been mailed, and the
6 properties have been posted.

7 Additional copies of the agenda
8 are available here at the meeting.

9 Items will be called up to be heard
10 by agenda number and name of applicant.
11 The record of the hearing on each
12 application will include the records of
13 the Department of Regulatory and Economic
14 Resources.

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

20 Parties have the right --

21 MR. HOPE: Folks.

22 ACTING CHAIR MR. RODRIGUEZ: Can
23 you please take it outside.

24 MS. ALVAREZ: Parties have the
25 right of cross-examination.

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

5 In addition, the following
6 departments have representatives present
7 here at this meeting to address any
8 questions, the Zoning Evaluation and
9 Platting & Traffic Review section,
10 Department of Regulatory & Economic
11 Resources, and the County Attorney's
12 Office.

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

18 Any person making impertinent or
19 slandorous remarks, or who becomes
20 boisterous while addressing the Community
21 Zoning Appeals Board, shall be barred
22 from further audience before the
23 Community Zoning Appeals Board by the
24 presiding officer unless permission to
25 continue, or again, address the Board be

1 granted by the majority vote of the Board
2 Members present.

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

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

11 * * * * *

12 (Thereupon, the proceedings for
13 item VALEMAR HOLDING, LLC (23-505)
14 was concluded).

1 CERTIFICATE OF OATH

2
3
4 STATE OF FLORIDA)
5 SS:
6 COUNTY OF MIAMI-DADE)

7 I, Doris Newbold, Court Reporter and
8 Notary Public in the State of Florida, certify
9 that all witnesses personally appeared before
10 me on the 27th day of January, 2026, and were
11 duly sworn.

12
13
14
15
16
17
18 *Doris Newbold*
19 DORIS NEWBOLD,
20 Court Reporter
21 Notary Public, State of Florida
22 My Commission # HH 462609
23 My Commission Expires 12-16-2027
24
25

CERTIFICATE OF REPORTER

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

I, Doris Newbold, Court Reporter
and Notary Public in the State of Florida, do
hereby certify that a meeting was held before
Community Zoning Appeals Board 10 on January
27, 2026; and that the Item of VALEMAR
HOLDING, LLC (23-505) was heard, and that the
foregoing pages, Numbered 1 through 14,
inclusive, constitutes 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 20th day of April 2026.

Doris Newbold
DORIS NEWBOLD,
COURT REPORTER

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