



FINAL AGENDA

Community Zoning Appeals Board 2
Highland Oaks Park, 20300 NE 24 Avenue, Miami, FL
Tuesday, February 3, 2026 at 7:00 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

1.	Z2024000213	Northlake Village at the California Club Association	24-213	51-42-06	N
2.	Z2025000108	2390 NE 186th Street Miami, LLC	25-108	52-42-04	N
3.	Z2025000147	Dimitri Laborde	25-147	51-42-33	N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 2

MEETING OF FEBRUARY 3, 2026

HIGHLAND OAKS PARK

20300 NE 24 AVENUE, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M.

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

**1. NORTHLAKE VILLAGE AT THE CALIFORNIA CLUB ASSOCIATION Z2024000213
Area 02 /District 01**

The application seeks to modify a condition of previous resolutions as well as a previous recorded Agreements, in order to submit a revised site plan showing the filling of an existing brook and reflecting pond with sod and soil.

(1) MODIFICATION of Condition #2 of Resolution No. 4-ZAB-6-78, last modified by Resolution No. 4-ZAB-90-79, both passed and adopted by the Metropolitan Dade County Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing prepared by Kelvin Grossman, architect, Inc. and Robert M. Swedroe, Consulting Architect, entitled "Northlake Village" and dated Revised 8/25/78".

TO: "2. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled "Specific Purpose Survey" as prepared by John Ibarra & Associates, Inc., consisting of 2 sheets dated stamped received 10/18/2024 and plans entitled "Soil Improvement Plan" as prepared by Flagler 113 LLC, consisting of 3 sheets dated stamped received 4/22/2025, for a total of 5 sheets. Any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

(2) MODIFICATION of Paragraph #2 of the Agreement recorded under Official Record Book 10113, Pages 1085-1088, last modified by paragraph 2 of a corrected agreement recorded under Book 10274, Pages 1250-1254 reading as follows:

FROM: "1. That said property shall be developed substantially in accordance with the spirit and intent of the plans previously submitted, prepared by Robert M. Swedroe, Architect, entitled North Village, dated the 20th day of September, 1977, as approved and modified by Resolution No. 4-ZAB-6-78. Metropolitan Dade County Zoning Appeals Board, adopted January 9, 1978.

TO: "1. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled "Specific Purpose Survey" as prepared by John Ibarra & Associates, Inc., consisting of 2 sheets dated stamped received 10/18/2024 and plans entitled "Soil Improvement Plan" as prepared by Flagler 113 LLC, consisting of 3 sheets dated stamped received 4/22/2025, for a total of 5 sheets. Any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

The purpose of requests #1 and #2 is to allow the applicant to modify a previously approved resolutions and agreements, in order to submit revised plans showing the filling of the brook and reflecting pond with sod and soil.

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

LOCATION: 740-840 NE 199 Street, Miami-Dade County, Florida
SIZE OF PROPERTY: ±8.0 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

2. 2390 NE 186TH STREET MIAMI, LLC. Z2025000108

Area 02 /District 04

The application is to permit the installation of a detached monument (Class B) sign on the subject property, where such signage is not permitted by Code.

NON-USE VARIANCE to permit a proposed detached permanent point-of-sale sign (Class B) (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Zahedi Plastic Surgery", as prepared by Signarama Deerfield Beach, consisting of 1 Sheet dated stamped received 5/22/2025 and 1 Sheet dated stamped received 9/22/2025, and a boundary survey prepared by Mojarena & Associates, Inc. consisting of 1 sheet dated stamped received 10/24/2025, for a total of three (3) sheets. Plans may be modified at public hearing.

LOCATION: 2390 NE 186 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: ±0.36 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

3. DIMITRI LABORDE Z2025000147

Area 02 /District 04

The application is to modify the condition of a prior resolution only as it applies to the subject property, in order to modify the previously approved lake slope to permit a proposed swimming

pool and retaining wall beyond the top of the current lake slope. Additionally, the application seeks to allow the proposed swimming pool and retaining wall located waterward of the existing top of lake slope, which is not permitted by Code.

(1) MODIFICATION of Condition #2 of Resolution 9361, passed and adopted by the Board of County Commissioners, only as it applies to the subject property, reading as follows:

FROM: "2. That the perimeter be backfilled and graded to meet with the approval of the County Engineer except that a slope of one foot vertical be provided for each seven feet horizontal from the perimeter into a minimum depth of five feet of water at low water elevation."

TO: "2. That said Property shall be developed substantially in accordance with the plans entitled "DIMITRI & ALICEL LABORDE", as prepared by Ari L. Sklar, 3 sheets dated stamped received 11/20/25 and 2 sheets dated stamped received 10/20/25, consisting of a total of 5 sheets.

The purpose of request #1 is to allow the applicant to modify the previously approved lake slope, only as it applies to the subject property, in order to modify the existing lake slope and to permit a proposed pool and retaining wall located waterward of the top of slope.

(2) NON-USE VARIANCE of zoning regulations prohibiting structures to be placed waterward from the top of slope into a lake; to waive same to permit a swimming pool and retaining wall located waterward from the top of the slope into a lake.

The afore-mentioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

LOCATION: 20921 NE 21 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.23 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____0_____

Waivers: _____0_____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the [Department of Regulatory and Economic Resources \(RER\)](#), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 2**

PH: Z24-213

February 3, 2026

Item No. 1

Recommendation Summary	
Commission District	1
Applicant	Northlake Village at California Club Association
Summary of Requests	The applicant seeks to modify a condition of previous resolutions as well as a previous recorded Agreements, in order to submit a revised site plan showing the filling of the existing brook and reflecting pond with sod and soil.
Location	740-840 NE 199 Street, Miami-Dade County, Florida.
Property Size	±8.0 Acres
Existing Zoning	RU-4L, Limited Apartment House District
Existing Land Use	Condominium - Residential
2030-2040 CDMP Land Use Designation	Medium Density Residential, 13 to 25 DU/A <i>(see attached Zoning Recommendation Addendum)</i>
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(A)(7) Generalized Modification Standards, <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) MODIFICATION of Condition #2 of Resolution No. 4-ZAB-6-78, last modified by Resolution No. 4-ZAB-90-79, both passed and adopted by the Metropolitan Dade County Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing prepared by Kelvin Grossman, architect, Inc. and Robert M. Swedroe, Consulting Architect, entitled "Northlake Village" and dated Revised 8/25/78."

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- (2) MODIFICATION of Paragraph #2 of the Agreement recorded under Official Record Book 10113, Pages 1085-1088, last modified by paragraph 2 of a corrected agreement recorded under Book 10274, Pages 1250-1254 reading as follows:

FROM: "1. That said property shall be developed substantially in accordance with the spirit and intent of the plans previously submitted, prepared by Robert M. Swedroe, Architect, entitled North Village, dated the 20th day of September, 1977, as approved and modified by Resolution No. 4-ZAB-6-78. Metropolitan Dade County Zoning Appeals Board, adopted January 9, 1978."

TO: "1. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled "Specific Purpose Survey" as prepared by John Ibarra & Associates, Inc., consisting of 2 sheets dated stamped received 10/18/2024 and plans entitled "Soil Improvement Plan" as prepared by Flagler 113 LLC, consisting of 3 sheets dated stamped received 4/22/2025, for a total of 5 sheets. Any future additions on the property which conform to Zoning Code requirements will not require further public hearing action."

The purpose of requests #1 and #2 is to allow the applicant to modify a previously approved resolutions and agreements, in order to submit revised plans showing the filling of the brook and reflecting pond with sod and soil.

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The ±8-acre subject property has been the subject of prior zoning hearings. In 1978, pursuant to Resolution No. 4-ZAB-6-78, the property was approved for a special exception to permit a multifamily housing development on the subject site, for an unusual use to permit an excavation of a 18" deep meandering brook and reflecting pond, and for a special exception waiving the requirement for all uses to front on public streets or roads; in order to permit the aforementioned multi-family residential development to be accessed by private driveways. At that time, an agreement was also recorded under ORB 10113, Pages 1085-1088, and later modified under a corrected agreement recorded under ORB 10274, Pages 1250-1254. Subsequently, in 1979, pursuant to Resolution No. 4-ZAB-90-79, the subject property was once again approved for a modification of the prior 1978 resolution in order to allow the applicant to submit revised plans that indicated a deletion of 40 parking spaces in order to construct a recreational building that would serve the residential development.

Submitted plans indicate that the subject property fronts on NE 199 Street and is improved with a condominium development of 8 separate residential buildings. The aforementioned brook can be seen running thru the entire development and around the existing residential structures, with the reflective ponds located in the middle of the residential clusters. The letter of intent (LOI) from the applicant indicates that the brook has been abandoned and is no longer filled with any water, posing a safety hazard for the residential development. As such, the applicant seeks to modify the site plan condition of the prior Resolution #4-ZAB-90-79, as well as modify the last recorded covenant under ORB 10274, Pages 1250-1254, both of which tie the site to the previous plans which includes the aforementioned brook and pond. The applicant seeks those modifications in order to submit a new site plan showing the filling of the brook and reflecting pond with sod and soil. Staff notes that the rest of the site layout of the subject site, which includes the 8-residential buildings, its surface parking lots, and existing landscaping, shall remain unchanged. Staff also notes that as part of the modification to the prior covenant, the applicant has submitted a Declaration of Restrictions that ties the subject property to the new site plans.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-4L; condominium development.	Medium Density Residential (13 to 25 dua)

North	RU-4L; condominium development.	Medium Density Residential (13 to 25 dua)
South	RU-4L; Lake	Water
East	RU-4L; condominium development.	Medium Density Residential (13 to 25 dua)
West	RU-4L; condominium development.	Medium Density Residential (13 to 25 dua)

NEIGHBORHOOD COMPATIBILITY:

The ±8.0-acre subject site consists of an existing condominium development that fronts along NE 199 Street. The surrounding area is characterized by other similar condominium developments to the north, east and west; with a large lake located immediately to the south of the subject property.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant filling of the brook and reflecting pond with sod and soil. Based on memoranda from the departments reviewing this application, staff opines that approval of same will not create any significant impacts on the surrounding area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and does not generate any additional vehicle trips. Staff further opines that the filling of the existing brook and reflective pond features would not create any new visual impacts on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±8-acre subject property is located within the Urban Development Boundary (UDB) and is designated as **Medium Density Residential (13 to 25 dua)** on the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map. *The Medium Density category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.* Under this zoning application, the applicant simply seeks to modify the site plan conditions of the prior resolution and previously recorded covenant that runs with the land in order to submit a new site plan showing the filling of the brook and reflecting pond that are abandoned and no longer filled with any water, and which may pose a safety hazard for the existing residential development located on the subject site.

Staff notes that application does not seek to change the existing use on the subject property, and as such, staff opines that approval of the proposed modifications would be **consistent** with the CDMP Land Use Plan map **Medium Density Residential** designation for the subject property, and that the approval of the requests that would allow the filling of the existing brook and reflective pond will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below

ZONING ANALYSIS:

As part of this application, the applicant seeks to modify the site plan condition #2 that was approved under the last modified Resolution #4-ZAB-90-79 (request #1), as well as modify the previously recorded covenant under ORB 10274, Pages 1250-1254 that runs with the land

(request #2) in order to submit revised plans showing the filling of the brook and reflecting pond with sod and soil. When the aforementioned requests are analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of the request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area concerned, and for the reasons stated above.

Staff notes that the brook was a special request from the developers, and was not originally required by the County. Staff opines that the filling of the brook and reflecting pond that are no longer in use would not negatively impact the rest of the existing residential development. The applicant's letter of intent indicates that the brook has become a safety hazard, and has been abandoned for over two years now. The LOI also indicates that although shallow, there have been three reported incidents of individuals falling into the empty brook that has concrete sides, raising serious concerns about the community's safety.

Staff opines that the proposed filling of the brook and reflecting pond with sod and soil would be **compatible** with the surrounding area. Staff notes that the applicant has provided a soil improvement plan that indicates the filling of the brook, and that the existing concrete moat blocks walls shall be demolished, and the trench backfilled with selected topsoil and sod. The plans further indicate that the rest of the existing landscape shall remain untouched.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the application 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. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicate no objection to the application in their memorandum and indicate that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and does not generate any additional vehicle trips. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum, confirmed that the application meets all applicable Levels of Service (LOS) standards for potable water supply, wastewater disposal, and flood protection. In addition, the memoranda submitted by the Water and Sewer Department, and also the Miami-Dade Fire Rescue Department, indicate no objection to the application as well. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that the request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Based on the aforementioned, staff recommends approval of request #1 and #2 under Section 33-311(A)(7) Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all the other conditions of Resolution No. 4-ZAB-6-78, last modified by Resolution No. 4-ZAB-90-79, shall remain in full force and effect, except as herein modified.
2. That all other paragraphs of the Agreement recorded under ORB 10113, Pages 1085-1088, last modified by a corrected agreement recorded under ORB 10274, Pages 1250-1254, remain in full force and effect, except as herein modified.
3. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as contained in its memorandum.
4. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resources Management (DERM) as contained in its memorandum.
5. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section as contained in its memorandum.

ES:JB:SS:PM

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Northlake Village at California Club Association
PH: Z24-213

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
<i>Neighborhood Compliance (BNC)</i>	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Department of Transportation and Public Works (DTPW)	<i>No objection</i>
Miami-Dade Fire Rescue (MDFR)	<i>No objection</i>
Parks, Recreation and Open Spaces Department (PROS)	<i>No objection</i>
Miami-Dade County Office of Historic Preservation	<i>No objection</i>
*Subject to conditions in their memorandum.	

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

Medium Density (Pg. I-31)	<i>This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

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 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>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

NORTHLAKE VILLAGE AT CALIFORNIA CLUB CONDO ASSOC/MATTO, JOSE 740 NE 199 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2024000213

DATE

HEARING NUMBER

FOLIO: 30-2206-050-0001

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 27, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Case No. 20230220041B was opened on 02/08/2023. A Notice of Violation was issued on 02/17/2023 for "Failure to obtain required building permit(s) prior to commencing work on: demolition of concrete trench drainage structure and land infill. Security camera System." Since compliance was not met, the following citations were issued on 04/02/2024: Citation **P049633** "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on the demolition of concrete trench drainage structure and land infill.", Citation **P049634** for "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on the security camera system", Citation **P049635** for "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on gates with motor to include electrical", **P049636** for "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on automated security system kiosk to include electrical". Citations were paid on 01/07/2025, however due to noncompliance penalties were accrued. **There is an active Compliance Consent Agreement effective until 01/15/2026.**

Case No. 20230220256B was opened on 02/17/2023. Citation **P042069** was issued on 02/17/2023 for "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK ON demolition of concrete trench drainage structure and land infill.". Citation P042069 was paid on 03/01/2023, however due to noncompliance there are assessed penalties. A lien was recorded on 04/09/2024 under book 34172/page 1611. There are outstanding fees against **Contractor DN Construction Company with the Internal Compliance Department. The owner is not responsible for the outstanding fees.**

Case No. 20240230079B was opened on 05/08/2024. A Notice of Violation was issued on 05/09/2024 for "Failure to maintain a bldg or structure or devices in safe condition. Wood guard rails." Since compliance was not met, Civil Violation Notice **P065363** was issued on 03/26/2025 for "FAILURE TO MAINTAIN A BUILDING OR STRUCTURE IN A SAFE CONDITION OR FAILURE TO MAINTAIN DEVICES OR SAFEGUARDS IN GOOD WORKING ORDER . Wood guard rails." **Citation is on appeal and there is an active Compliance Consent Agreement effective until 01/15/2026..**

Case No. 20250239693X was opened on 06/27/2025. A Notice of Violation was issued on 06/27/2025 for "Failure to maintain a building, structure, device or part thereof in a safe condition as evidenced by all work not being complete and/or not having obtained final inspection approval under Permit No. 2022041340" **There is an active Compliance Consent Agreement effective until 01/15/2026.**

LIEN UNIT:

- Case VLTN-038032-2025, citation H015693 was paid on 10/24/2025. There are no outstanding fees.
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VIOLATOR:

NORTHLAKE VILLAGE AT CALIFORNIA CLUB CONDO ASSOC/MATTO, JOSE


OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: February 7, 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: Z2024000213-2nd Review
Northlake Village at California Club Association
830-750 NE 199th Street
Unusual use and modification of previous resolution for removal of
moat (brook) that flows throughout the existing complex.
(RU-4L) (2.5 acres)
06-52-42

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 and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the letter of intent and plans provided with this application, the request for the removal of the moat does not propose any structures at this time. This review pertains to the moat removal only and the property is connected to public water and sanitary sewers.

DERM will evaluate the feasibility of connecting to the public sanitary sewer system prior to DERM approval of any future development orders (zoning site plan, tentative plat applications, building permits) that proposes development on the subject property.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of specimen tree resources. A Miami-Dade County Tree Removal 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. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

DERM has reviewed the soil improvement plan entitled "North Lake Condominium", prepared by Rodolfo J. Vargas, P.E., dated as received by Miami-Dade County on January 16, 2025. The subject plans do not show the specimen trees on the property and the applicant has not provided any information about the specimen trees. DERM cannot determine if this project complies with the requirements of sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. Please note that the Code

generally requires the preservation of specimen trees and the standards in the Code for removal/relocation of specimen trees are stricter than for removal of a non-specimen trees.

DERM recommends approval of this application with a condition that requires the preservation of the specimen trees whenever reasonably possible, unless a tree removal permit is obtained which authorizes the removal of specimen trees as per the specimen tree standards of section 24.49.2(II)(1) of the Code. **DERM approval of this zoning application shall not be interpreted as a DERM tree removal or relocation approval of any tree resources on site.**

The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

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

Date: May 14, 2025

Memorandum



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)

A handwritten signature in black ink that reads "Maria Valdes".

Subject: Zoning Application Comments - NorthLake Village at California Club Association
Application No. Z2024000213 - Revision # 2 - (Pre-App. No. Z23P-175)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection 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.

Application Name: NorthLake Village at California Club Association

Location: The proposed project is located on approximately 2.50 acres at 740 NE 199th Street, with Folio No. 30-2206-050-0001, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a special exception regarding the decorative Brook, that flows throughout the Condominium complex.

Please note that the subject property has a 10 foot Utility Easement within and along the northern boundary of the subject property, as per Plat Book 104-83. 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 existing property is connected to water and a new connection to water is not proposed. There are water mains within the proposed application area.

There are water mains within the property, either in existing dedicated Right-of-Way (R/W) or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per fire department recommendations. Cutting and plugging of existing water mains shall be done by a licensed contractor under WASD supervision. Services to existing customers cannot be interrupted.

Sewer: The proposed development is located within the WASD's sewer service area. The existing property is connected to sewer and a new connection to the sewer is not proposed. There are sewer mains in the vicinity (NE 199th Street) of the proposed application area.


Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or maval@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 24, 2025

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

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

Subject: Z2024000213
Name: Northlake Village at California Club Association
Location: 830-750 NE 199 Street
Section 06 Township 52 South Range 42 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 L & K, Plat Book 104, Page 83.

This application does not generate any additional trips.

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



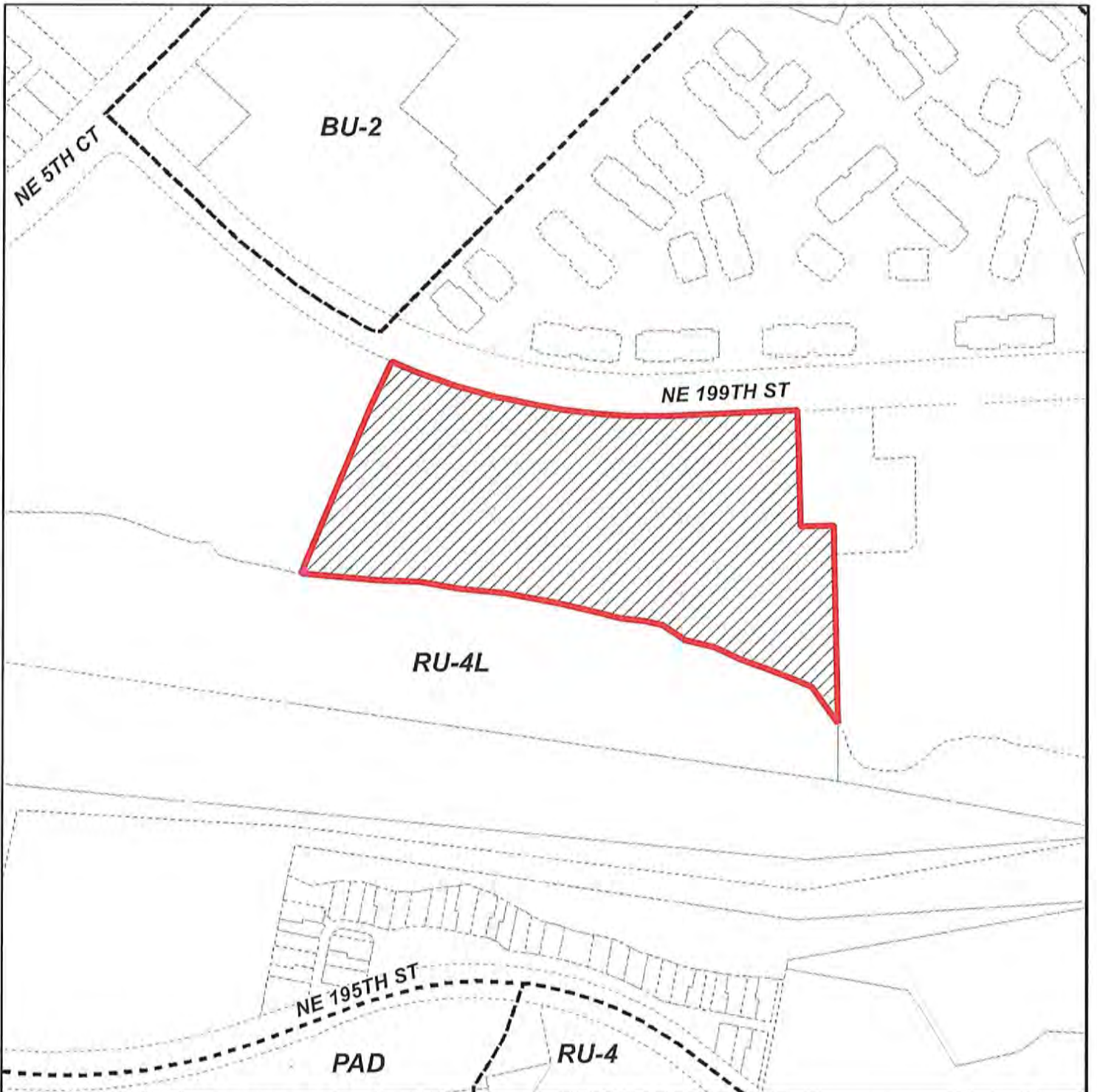
Date: April 24, 2025
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2024000213

The Miami-Dade Fire Rescue review is limited to site access only. The intent of this application described in the letter of intent uploaded in "Energov" on 01/16/25, is outside MDFR purview. Any future site plans will need separate approval.

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

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

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000213

Section: 31 Township: 51 Range: 42
 Section: 06 Township: 52 Range: 42
 Applicant: Northlake Village at California Club Condo Assoc.
 Zoning Board: C2
 Commission District: 1
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



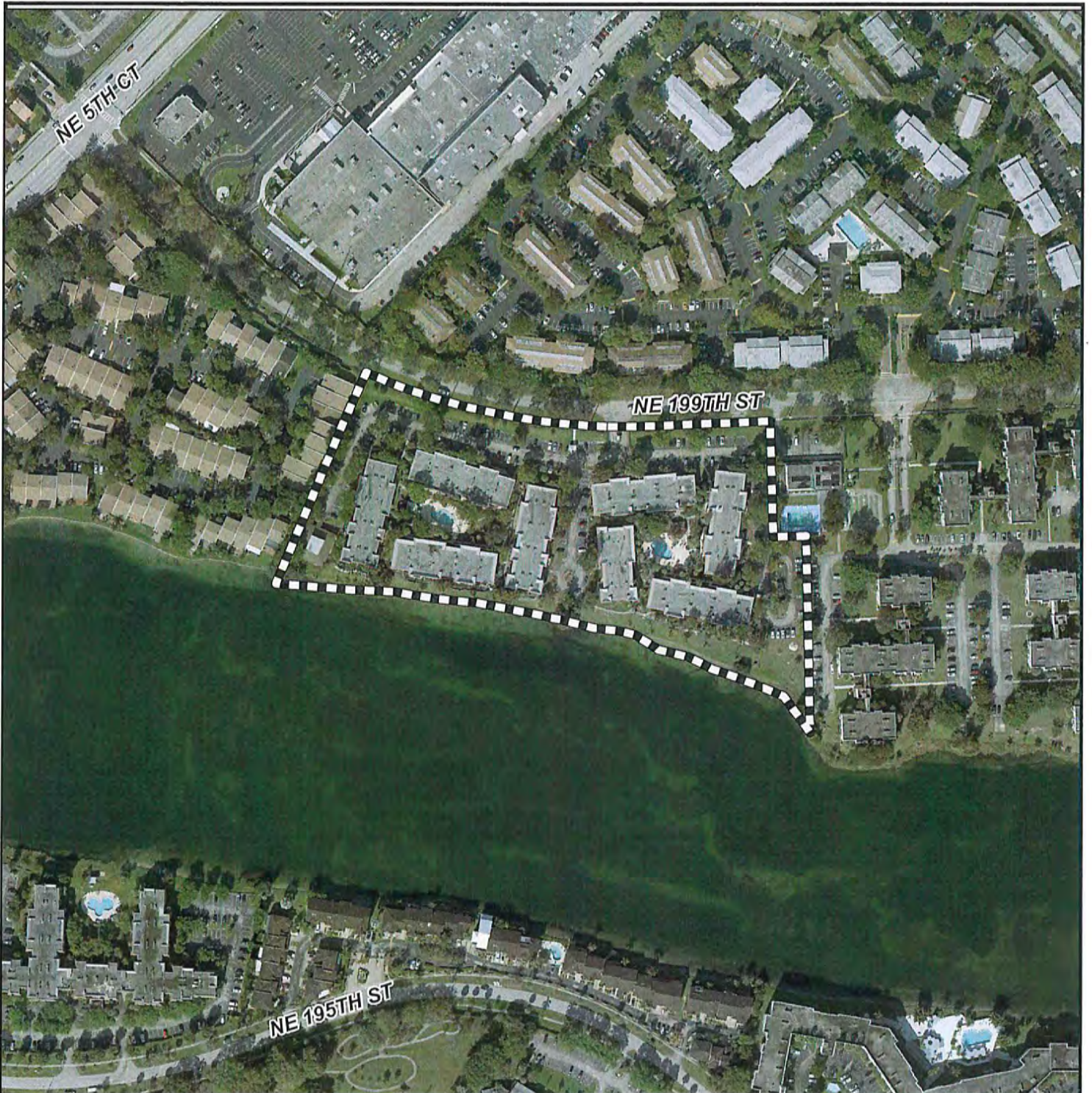
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, October 25, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number

Z2024000213

Legend



Subject Property

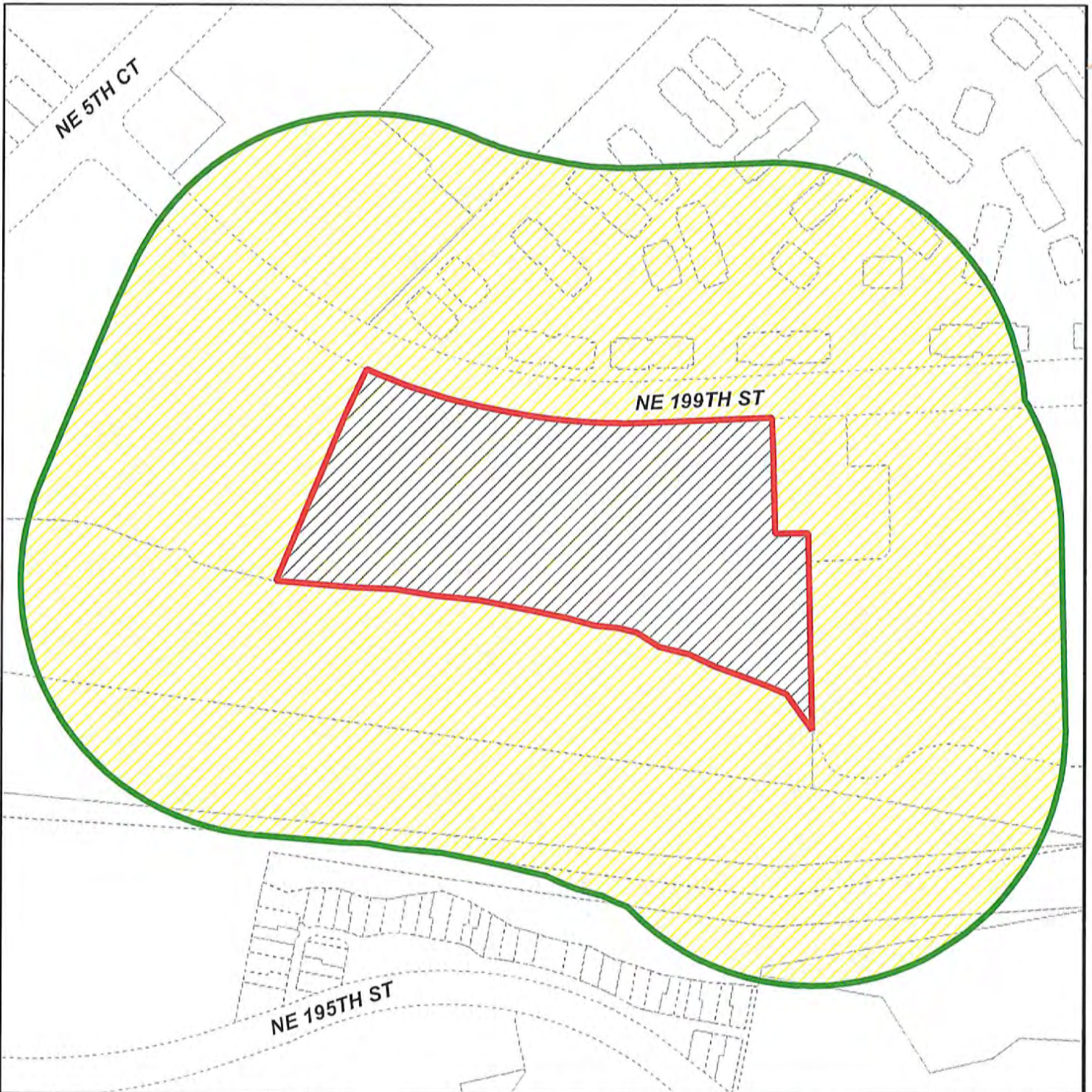


Section: 31 Township: 51 Range: 42
 Section: 06 Township: 52 Range: 42
 Applicant: Northlake Village at California Club Condo Assoc.
 Zoning Board: C2
 Commission District: 1
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, October 25, 2024

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 31 Township: 51 Range: 42
 Section: 06 Township: 52 Range: 42
 Applicant: Northlake Village at California Club Condo Assoc.
 Zoning Board: C2
 Commission District: 1
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000213
 RADIUS: 500

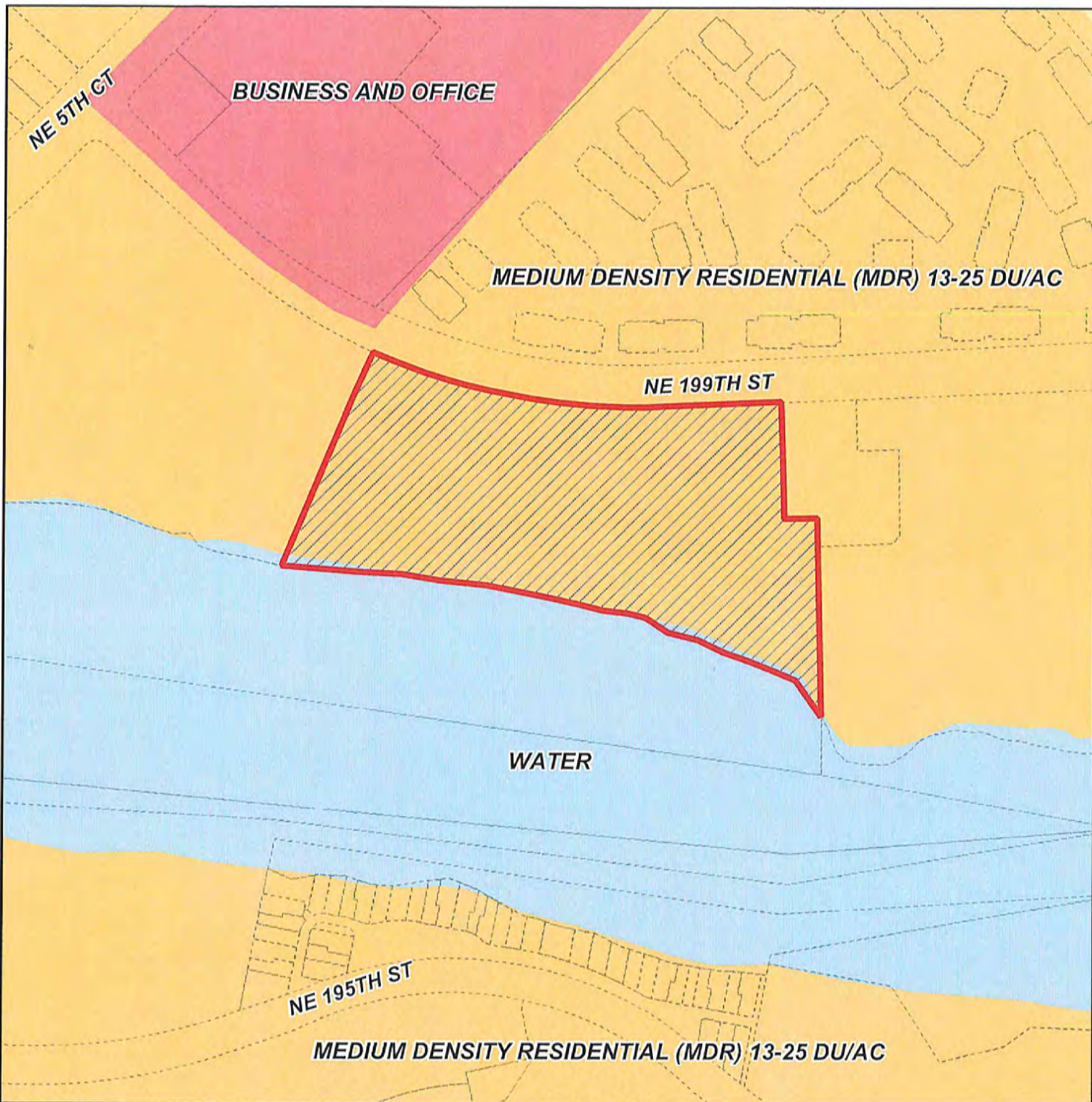
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, October 25, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY


CDMP MAP

Section: 31 Township: 51 Range: 42
 Section: 06 Township: 52 Range: 42
 Applicant: Northlake Village at California Club Condo Assoc.
 Zoning Board: C2
 Commission District: 1
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number

Z2024000213

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, October 25, 2024

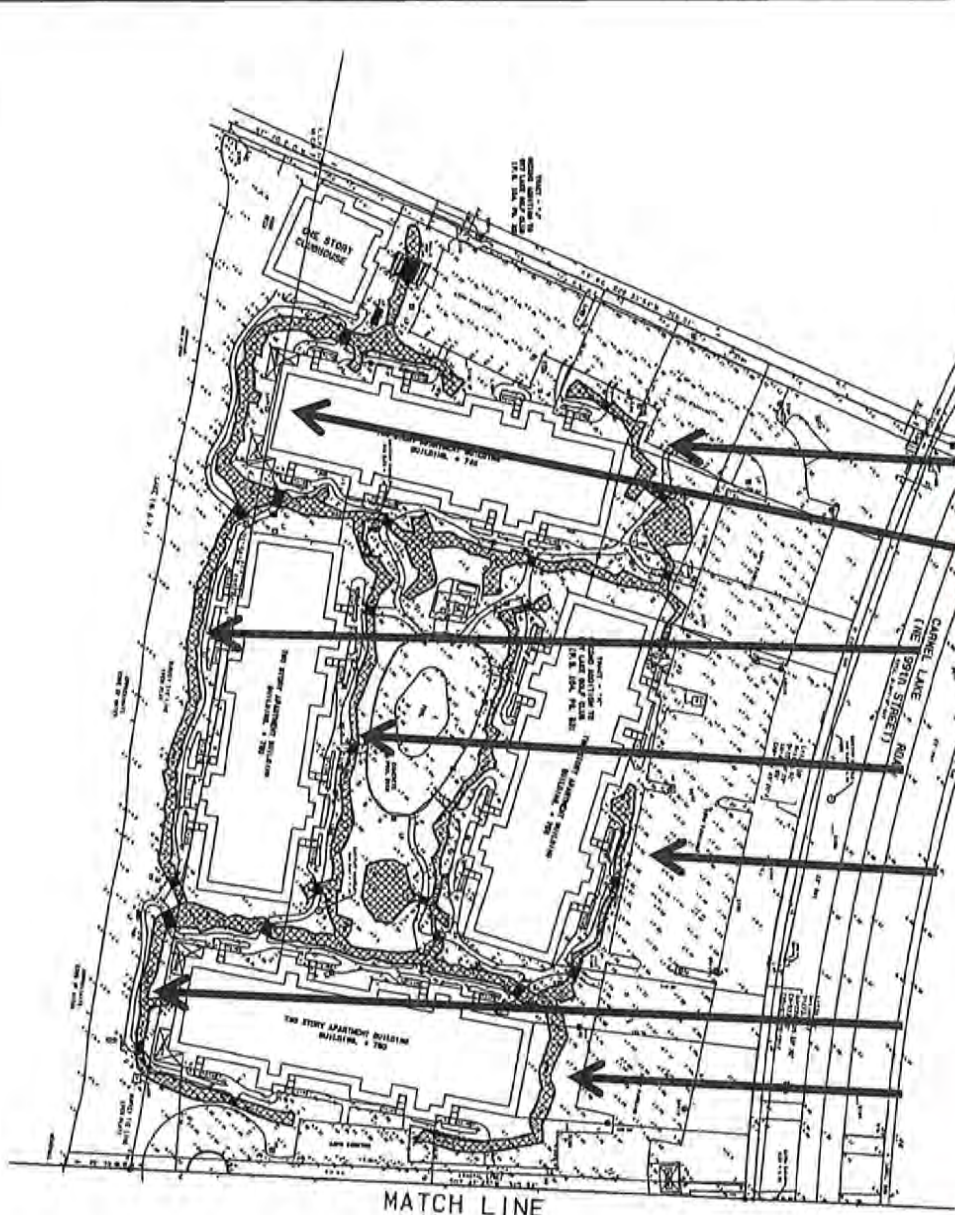
REVISION	DATE	BY

SITE Landscape Plans - 1

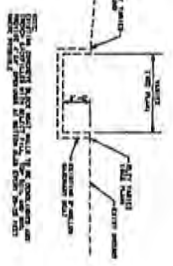
RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z24-213
 DATE: APR 22 2025 BY
 CABR

NOTE: Existing Concrete Moat blocks walls will be demolished and Trench Backfilled with selected Top Soil and Sod providing a 4'x4" Openings at the bottom Slab every 20-25 Feet



MOAT SECTION



NOTES

1. THE MOAT SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS.
2. THE MOAT SHALL BE BACKFILLED WITH SELECTED TOP SOIL AND SOD.
3. THE MOAT SHALL BE CONSTRUCTED WITH CONCRETE BLOCKS WITH 4'x4" OPENINGS AT THE BOTTOM SLAB EVERY 20-25 FEET.
4. THE MOAT SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF TOP SOIL AND 18" OF SOD.
5. THE MOAT SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF TOP SOIL AND 18" OF SOD.

SOIL IMPROVEMENT PLAN

<p>NORTH LAKE CONDOMINIUM 760 NE 190TH STREET MIAMI, FLORIDA, 33178</p>		<p>FLAGLER 113 LLC CIVIL ENGINEERING</p> <p>8550 N. FLAGLER ST. SUITE 412, MIAMI, FLORIDA 33144 TEL. 1-305-551-8207 FAX 1-305-551-4143 WWW.FLAGLERENGINEERING.COM</p>	
<p>DATE: 12/15/2023 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN</p>		<p>PROJECT NO.: [Number] SHEET NO.: [Number] TOTAL SHEETS: [Number]</p>	

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
 Zoning District: 3800 Multif Family 22-37 U/A Net Lot Area: 9.10 acres 396,361 square feet

OPEN SPACE

A. Square feet of open space required by Chapter 33, as indicated on site plan:
 Net lot area = 396,361 square feet x 25 % = 99,090 square feet

B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan:
 The number of parking spaces 238 x 10 square feet per parking space = 2,380

C. Total square feet of landscaped open space required by Chapter 33 = A + B = 101,470

LAWN AREA CALCULATION

A. Total square feet of landscaped open space required by Chapter 33 = 101,420

B. Maximum lawn area (St. Augustine sod) permitted = 25 % x 396,361 square feet = 99,090 126,043

TREES

A. The number of trees required per net lot acre less the existing number of trees that meet minimum requirements = 14 (minus) 14 = 0

B. 30% palm trees allowed (two palms = one tree) Palms provided = 5.4 8.8

C. Percentage of native trees required = the number of trees provided x 30% = 4.2 8.9

D. Street trees (max. average spacing of 35' o.c.): n/a linear feet along street ÷ 35 = n/a n/a

E. Palms as street trees (max. average spacing 25' o.c.): n/a linear feet along street ÷ 25 = n/a n/a

F. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): n/a linear feet along street ÷ 25 = n/a n/a

G. Total number of trees provided = n/a n/a

SHRUBS

A. The total number of trees required x 10 = the number of shrubs required 140 208

B. The number of shrubs required x 30% = the number of native shrubs required 42 28

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation n/a or hose bib n/a provided.

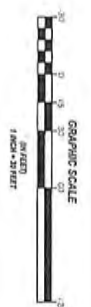
TABLE containing information as indicated in sample:

SYMBOL USED ON PLAN	PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT	CANOPY DIAMETER	QUANTITY
	Scientific	Common	Yes	No				
Symbol	New	Existing			Installed	Installed	Estimated at maturity*	Estimated at maturity*

* Required for trees located underneath or adjacent to powerlines and palms used at 1:1 ratio
 ADDITIONAL INFORMATION MAY BE REQUIRED BY CHAPTER 18A.

SPECIFIC PURPOSE SURVEY

TO SHOW THE EXISTING MOAT THAT
SURROUND THE APARTMENT BUILDINGS
THIS IS NOT A BOUNDARY SURVEY



ASSURANCE:

I, the undersigned, being a duly Licensed and Registered Professional Land Surveyor in the State of Florida, do hereby certify that I am the author of this survey and that I am a duly Licensed and Registered Professional Land Surveyor in the State of Florida, No. 12345, State of Florida.

LEGAL DESCRIPTION:

THIS SURVEY IS A SPECIFIC PURPOSE SURVEY TO SHOW THE EXISTING MOAT THAT SURROUND THE APARTMENT BUILDINGS. THIS IS NOT A BOUNDARY SURVEY.

PROPERTY ADDRESS:

1801 W. 17th AVENUE, SUITE 100, MIAMI, FL 33133

DATE OF SURVEY:

OCTOBER 18, 2024

DATE OF PLOTTING:

OCTOBER 18, 2024

SCALE:

1 INCH = 20 FEET

LEGEND:

---	BOUNDARY LINE
---	EXISTING MOAT
---	PROPOSED MOAT
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	EXISTING CURB
---	PROPOSED CURB
---	EXISTING DRIVE
---	PROPOSED DRIVE
---	EXISTING SIDEWALK
---	PROPOSED SIDEWALK
---	EXISTING FENCE
---	PROPOSED FENCE
---	EXISTING UTILITY
---	PROPOSED UTILITY
---	EXISTING TREE
---	PROPOSED TREE
---	EXISTING SIGN
---	PROPOSED SIGN
---	EXISTING WALL
---	PROPOSED WALL
---	EXISTING DOOR
---	PROPOSED DOOR
---	EXISTING WINDOW
---	PROPOSED WINDOW
---	EXISTING PORCH
---	PROPOSED PORCH
---	EXISTING PATIO
---	PROPOSED PATIO
---	EXISTING DRIVEWAY
---	PROPOSED DRIVEWAY
---	EXISTING GARAGE
---	PROPOSED GARAGE
---	EXISTING PORCH
---	PROPOSED PORCH
---	EXISTING PATIO
---	PROPOSED PATIO
---	EXISTING DRIVEWAY
---	PROPOSED DRIVEWAY
---	EXISTING GARAGE
---	PROPOSED GARAGE

DATE: OCT 18 2024

BY: CAROL E. JAMES

PROFESSIONAL LAND SURVEYOR NO. 12345 STATE OF FLORIDA

Disclosure of Interest* 3.6.

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: Northlake Village of California Club Association

NAME AND ADDRESS	PERCENTAGE OF STOCK
<u>See attached list.</u>	<u>100%</u>

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: _____

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: _____

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: _____

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:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

[Handwritten Signature]
Signature

José T. Mathón
Print Name

Sworn to and subscribed to before me on the 15th day of October, 2024

Affiant is personally known to me or has produced FYDL M300 426-570030 as identification.

Notary: *[Handwritten Signature]*



Commission expires: Nov 9, 2024

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

FORM REVISION 2019/3



3

NKLV UNIT Owner in 750-830 NE 199 st Miami Fl 33179

Unit	First Name	Last Name	Login email
A101 830	Earl & Rosa	Schumacker	earlschumacker@yahoo.com
A102	Marcelo & Maria	Alvarez	margarett6@gmail.com
A103	Tamara	Rousseau	fplubin@gmail.com
A104	Patricia	Barrientos-Mutto	pattybarrientosch@yahoo.com
A105	Charisse F	Cromartie Louigen	flawlesscharisse@yahoo.com
A106	Marjorie	Vital Herne	marjorie0213@gmail.com
A107	Miguel	Torre	torre@aol.com
A108	Eleen	LeCarr	eleencarr@gmail.com
A201	Rosalind K	Lanes	mamarosalind@aol.com
A202	Gabriel	Sanchez Noriega	gabrielsanchezn@gmail.com
A202	5252	LLC	guillemosano@hotmail.com
A203	Fredricka	Duggan	frederickad874@gmaol.com
A204	Pierrot	Jean Baptiste	jbp5022@gmail.com
A205	Albert & Monette	Touati	monettetouati@hotmail.com
A206	Jennifer S	Vinik	dalehasawish@aol.com
A207	Scarlete co-owner	Sayag	stella778@hotmail.com
A207	Saul	Maslavi	
A208	Eddy	Cadestin	ecadestin@hotmail.com
B101 840	Evelyn E & Sergio	Merizalde	evemri@hotmail.com
B102	Jose	Espejo	dkespejo@hotmail.com
B103	Amelia	Mirabal	amemirabal@comcast.net
B104	Freddie	Lopez	flsalicrup@gmail.com
B105	Sonia	Anderson	son@ows.no
B105	Philippe	Bissat	bisinfo59@gmail.com
B106	Steve	Durosier Jr.	sdurosi@icloud.com
B106	Cynthia	Auguste	cynthiakim81@yahoo.com
B107	Larry	Atchison	stratum11@aol.com
B108	Virginia	Paulet	aventura403@hotmail.com
B201	Felicia	Eusebio	gennessysdanycia@hotmail.com
B202	Brian S & Paulina	Grace	pgrace1052@aol.com
B203	Hiroko	Suzi Suzuki	hsuziqxl@aol.com
B203	Kathleen	Ferrel	katieferrelcutolo@gmail.com
B203	David	Ferrel	dferrel98@gmail.com
B204	Andrew F	McMahon	andrewmcmahon@bellsouth.net
B205	Jose	Matto	josematto@gmail.com
B205	Mireya	Anderson	dorada76@gmail.com
B206	Anna S	Calixte	xiomie75@yahoo.com
B207	Marlei	Taylor	marleltaylor@gmail.com
B208	Foreclosed		
C101 810	Roxanne	Smilovich	edelcorral@outlook.com
C102	Emmanuel	Damiscar	edamiscar@yahoo.com
C103	Maria T	Pardo	martepardo@hotmail.com
C103	Kimberly	Zavaleta	kimberlyzavaleta@gmail.com

C104	Marlon	Somarriba	mrinsomarriba@yahoo.com
C104	Wendy	Torres	wmt023@yahoo.com
C105	Elmira	AKHMETZYANOVA	aelmira@inbox.ru
C106	Michele	Palge	mpalge1970@yahoo.com
C201	Emmanuel	Delva	filсанол@yahoo.fr
C202	Collie	Smith	collsmith62@gmail.com
C203	Jesus	Rojas	J.r.art@hotmail.com
C204	Izidor	Ciezar	amalia829@comcast.net
C205	Jewille	Smith	jewille.smith@gmail.com
C206	Mary M	Ramliak	guitardnick@gmail.com
C206	Nick	Ramliak	guitardnick@gmail.com
D101 800	Jeancot	Valere	jeancotv@icloud.com
D102	Rosalyn C	Katz	
D103	Matthew & Kevin	Somers	patrick.somers@bnymellon.com
D104	Haruna M	Rumah	uba4044@yahoo.com
D105	Kjell Waerstad	Walnut Harvest LL	kwaerstad@hotmail.com
D106	Eli	Benvenisti	ebenvenisti@hotmail.com
D107	Edvige	Colombo	13taroki@gmail.com
D108	Manuel A	Herrera	manuel_herrera115@hotmail.com
D201	Susan Sacchi	SSI, Inc.	susansacchi@gmail.com
D201	Kevin	Cifuentes	cifuenteskevin@live.com
D202	Boris	Cortes	borirene@msn.com
D202	Irene	Cortes	borirene@msn.com
D203	Jose F	Sanchez	jose.sanchezavila@gmail.com
D204	Joshua	Levine	jlevine4321@gmail.com
D205	Maria Helena	Waldoski	lenawaldoski@yahoo.com
D206	Kevin	Pessoa	kevin.pessoa@yahoo.com
D207	Carol S	Koch	cskoch@bellsouth.net
D208	Marie Jose	Blanc	lynn4ever93@yahoo.com
E101 780	Pearline	Johnson	pearlinejohnson46@gmail.com
E102	Willie	Thompkins	bchinquee@comcast.net
E103	Mark & Elizabeth	Chinquee	
E104	Beverly	Freedman	stbevfdavid@aol.com
E105	Ernesto	Cruz	ernestolcruz@yahoo.com
E106		Plastic 10 LLC	info@fenixms.com
E107	Alfred	Charles	aacharles69@yahoo.com
E107	Krystal	Parker	kryparker1985@gmail.com
E108	Don	Bell	
E201	Gianfranco	Guerrieri	dcguerrieri@gmail.com
E201	Nicole	Montes	montesnicole65@yahoo.com
E201	Chrstian	Candelier	c.candelier@yahoo.com
E202	Jairo	Hurtado	Jhhv@Comcast.net
E203	Toni	Harris	luzette@bellsouth.net
E204	Elsa B	Dabos	daboselsa@hotmail.com

E204	Nicolas	Romagnoli	correajuanca@live.com
E205	Mario Infante	Chape Group, LLC	chapelnf@gmail.com
E205	Marla Aracelli V	Infante Amo	
E205	Trinidad Rettig	Infante	trinidad.rettig@gmail.com
E205	Isidora Rettig	Infante	
E206	Evgeniya	Belyakova	annabelyakova1988@gmail.com
E207	Franklyn C	Adams	fadams927@gmail.com
E208	Julia	White	JULIAofNLV@aol.com
F101 770	Thuy Tina	Nguyen	Johnml03@yahoo.com
F102	Cesar A	Comblina Salvatier	esmiirellix2@hotmail.com
F102	RICARDY	RICHE	
F102	Van Haze	Grimes	vango711@gmail.com
F103	Marc	Kernizan	jmkernizan@gmail.com
F103	Marie Claire	Kernizan	
F104	Doron	Bryan	drnbry@aol.com
F105	Sergio & Tomasa	Bu	magalybu@live.com
F106	Valeriya	Iplikchioglu	valeriya.iplik@yahoo.com
F107	Andrea	Robinson	andrearobinson24@icloud.com
F108	Ali	Marvasti	
F108	Mehdi	Frozani	
F201	Jorge L.	Rojo Naranjo	Jorgeulloa2009@yahoo.es
F201	Edixon	Olmos	edixon_shalom@hotmail.com
F202	Cleide M	Domingues	cleide@aol.com
F203	Patricia & Vanessa	Menzies	pjbm7447@aol.com
F204	Brian	Ng	brainng@hotmail.com
F204	Gon Wai	Ng	
F204	Charitable & Dieudonne	Cherubin	seraphin.cherubin@gmail.com
F205	Brenda	Jack TRS	janeconsultingservices@gmail.com
F206	Daniel Goldberg	SMCB & A LLC	dgoldberg1070@yahoo.com
F207	Carlos	Echeverria	immigration.101@hotmail.com
F208	Juan	Diaz	hussdesign@hotmail.com
G101 740	Larry A	Kaplan	kaplancampaign@aol.com
G102	Jose L. Pereira	GL3, LLC	greenlandinvestorsinc@gmail.com
G103	Paulette	Blanc	pblanc.love@gmail.com
G104	Ivan & Olga	Nefodova	olga.nefodova@gmail.com
G105	Alain	Hernandez	alirabelo@gmail.com
G106	Carolina	Arazoza	carolinaarazoza89@yahoo.com
G106	El Hassan	Benchannouf	hassanben50@hotmail.com
G106	Amal	Sekkat	amal.Sekkatpct@gmail.com
G107	Pollini	LLC	usartech@gmail.com
G108	Calizte	Delcy	pfelix09@yahoo.com
G201	Carlos & Mylee	Morel	salud4life@aol.com
G202	Nathanael	Lazala	nathanael.lazala@gmail.com
G203	Hermione Thomas	Davis	hermioneazor@yahoo.com

G204	Lawrence	Cardella	lfc31@aol.com
G205	Jimmy	Perez	jp110102@yahoo.com
G206	Lillian	Cruz	lilliancruz@live.com
G206	Medgine	Deslr-Demosthene	medgine28@yahoo.com
G206	Joan	Deslr	tutudemosthene@hotmail.com
G207	BerthaLee M	Clarke	berthalee740@comcast.net
G208	Della	Deldago Vives	mviv3@yahoo.com
H101- 750	Sylvia	Daniel	dezigndekor@gmail.com
H101	Pierre	Daniel	dezigndekor@gmail.com
H101	Beverley	Findlay	bevmfindlay@gmail.com
H101	Zoff	Findlay	zoff11@msn.com
H101	Richard	Morris	d2morris@aol.com
H101	Mirian Granda	Flores	alexgraflor49@gmail.cm
H102	Edgar	De Leon	deleon232323@yahoo.com
H103	15501 NE	LLC	analiavirto@me.com
H103	Daniel	Romarion	daniel.romarion@gmail.com
H103	Sonia	Amado	amadasoni@gmail.com
H104	Linda P	Eason	linda75@msn.com
H105	Orville	Hill	orgelagore@hotmail.com
H105	Heather	Nooks	
H106	Carol D	Byrd	tacbyrd@aol.com
H106	Christopher	Cooper	freshandcleanpropertyolutions@gmail.com
H106	Serena	Cooper	serenadavisd@gmail.com
H107	Arnaldo	Maggio	
H107	Monique Kamilah	Channer	moniquechanner@yahoo.com
H108	Marie	Joseph	lioneldominique38@gmail.com
H201	Jacquelyn Y	Spann	coespann@gmail.com
H201	Maria	Fleita	mfleita12@gmail.com
H201	Alejandro	Perez	aperezsr82@gmail.com
H202	Pedro	Rodriguez	pedro2323rod@hotmail.com
H202	Jennifer	Etienne	etiennejwork@gmail.com
H203	Jean	St Fleur	sthugo33162@gmail.com
H204	Gayle	Friedman	gaylefriedman56@gmail.com
H204	Ellen	Goldberg	
H205	Ricky Lawrence	Bonilla	kauai1155@gmail.com
H206	Luis E	Rodriguez	lp.quality@hotmail.com
H207	Adeline	Joseph	lyne873@aol.com
H207	Fred	Levy-DECEASED	
H208	Clifford	Metayer	trainer1273@hotmail.com
H208	Maritza	Criollo	mcriollo62@gmail.com
H208	Juliessa	Criollo	juliecriollo@gmail.com
H208	Haczar	Criollo	haczar.criollo@gmail.com

This instrument was prepared by and after recordation return to:

Name: Andrew M. Perez, Esq.
Address: Ampere Law Firm
P.O. BOX 670035,
Coral Springs, FL 33067

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

This Declaration of Restrictions (the "Declaration") made this ____ day of _____, 2025 by **Northlake Village at the California Club Condominium Association, Inc.** (hereinafter referred to as the "Owner"), is in favor of a modification to the Condominium's plat. "Owner" shall include any and all heirs, successors, and subsequent owners of the "Property" (as hereinafter defined). This Declaration shall serve to effectively amend Resolution No. 4-ZAB-6-78 ("Resolution"), with recording information of '6-52-42, Item No. 77-605,' pursuant to application by SKYLAKE DEVELOPMENT, INC. and approval by the Metropolitan Dade County Zoning Appeals Board in 1978.

WITNESSETH

WHEREAS, the Owner holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the Opinion of Title; and

WHEREAS, the Owner has applied for a modification of the prior approved Resolution, and said amendment is identified as Application No. Z2024000213 (the "Application"); and

WHEREAS, the modification is visually reflected and annotated in the attached modified plans, depicted herein under Exhibit "B"; and

WHEREAS, the Owner makes this Declaration as a condition of the Permit, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, it is the purpose of this Declaration, and it is Declarant's intent, to place restrictions, covenants, and conditions on the Property for the following purposes:

1. To retain land or water areas in their natural condition, or in accordance with the Permit, in an enhanced, restored, or created condition; and

2. To prevent the use or development of the Property for any purpose or in any manner that would conflict with the maintenance of the Property in its natural condition, or in accordance with an enhanced, restored, or created condition required by the Permit;

and

WHEREAS, the Declarant, in consideration of the consent granted by the Permit or other good and valuable consideration provided to the Zoning Agency, is agreeable to placing and does place the restrictions, covenants, and conditions over the Property; and

WHEREAS, the Application seeks to modify the Resolution as follows:

(1) MODIFICATION of Condition #2 of Resolution No. 4-ZAB-6-78, last modified by Resolution No. 4-ZAB-90-79, passed and adopted by the Community Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing prepared by Kelvin Grossman, architect, Inc. and Robert M. Suedroc, Consulting Architect, entitled "Northlake Village" and dated Revised 8/25/78".

TO: "2. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled "Specific Purpose Survey" as prepared by John Ibarra & Associates, Inc., consisting of 2 sheets dated stamped received 10/18/2024 and plans entitled "Soil Improvement Plan" as prepared by Flagler 113 LLC, consisting of 3 sheets dated stamped received 4/22/2025, for a total of 5 sheets. Any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

(2) MODIFICATION of Paragraph #2 of the Agreement recorded under Clerk 79R 17975, as modified by Agreement recorded in Official Record Book 10113, Pages 1085-1088 reading as follows:

FROM: "2. That in approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "_____", as prepared by _____, dated stamped received 00/00/00 for a total of ___ sheets."

TO: "2. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled "Specific Purpose Survey" as prepared by John Ibarra & Associates, Inc., consisting of 2 sheets dated stamped received 10/18/2024 and plans entitled "Soil Improvement Plan" as prepared by Flagler 113 LLC, consisting of 3 sheets dated stamped received 4/22/2025, for a total of 5 sheets. Any future additions on the

property which conform to Zoning Code requirements will not require further public hearing action.;

and

WHEREAS, the purpose of this Modification is for Northlake Village at California Club Association to request modification of Resolution 4-ZAB-6-78 by replacing the present brooks that are deteriorated beyond repair, introducing several Life Safety issues with the present grounds in the landscape areas.

NOW, THEREFORE, in order to assure the Miami-Dade County that the representations made by the owner during consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) The Owner represents that, to the best of their knowledge, they are not aware of any violations of applicable Florida condominium and zoning laws; and
- (2) The Owner hereby unconditionally and irrevocably declares and covenants that the Property shall be held and subject to the restrictions and conditions as set forth herein, that shall constitute a perpetual servitude on the Property, run with the Property, and be binding on all parties that have or shall have any right, title, or interest in the Property.

DECLARATION ARTICLES

Article I. Prohibited and Restricted Activities

Any activity on, or use of, the Property inconsistent with the purposes of this Declaration is prohibited. The Property shall be maintained in its natural, scenic, and open condition and restricted from any development or use that would impair or interfere with the conservation purposes of this Declaration. Those wetland and upland areas of the Property that are to be enhanced, created, or restored pursuant to the Permit shall be retained and maintained in the enhanced, created, or restored conditions required by the Permit. Except for activities that are permitted or required by the Permit (or any modification thereto) or any Permit Management Plan, any activity on or use of the Property inconsistent with the purpose of this Declaration is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Property: a) Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground; b) Dumping or placing of soil or other substance or material as landfill or dumping or placing of trash, waste, or unsightly or offensive materials; c) Removing, destroying or trimming trees, shrubs, or other vegetation, except: i. The removal of dead trees and shrubs or leaning trees that could cause damage property is authorized; ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized; iii. Activities authorized by the Permit or described in a Permit Management Plan or otherwise approved in writing by the Agency are authorized; and iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been

approved in writing by the Agency are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation plan, Declarant shall notify the Agency in writing of its intent to commence such activities. All such activities may only be completed during the time period for which the Agency approved the plan; d) Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface; e) Surface use except for purposes that permit the land or water area to remain predominantly in its natural or enhanced condition; f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing; g) Acts or uses detrimental to such aforementioned retention of land or water areas; and h) Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

Article II. Access, Enforcement, and Remedies

A. Access. Declarant and its successors and assigns shall hereby grant site access to the Agency or its successors and assigns, with any necessary equipment or vehicles, for the purpose of determining compliance with this Declaration. This Declaration does not convey to the public the right to enter the Property for any purpose whatsoever.

B. Enforcement. The terms and conditions of this Declaration may be enforced by the Agency and its assigns at law or equity, at the Agency's reasonable discretion, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Property that may be damaged by any activity or use that is inconsistent with this Declaration. Any forbearance on behalf of the Agency to exercise its rights in the event of the failure of Declarant to comply with the provisions of this Declaration shall not be deemed or construed to be a waiver of the Agency's rights hereunder in the event of any subsequent failure of the Declarant to comply. Agency shall not be obligated to Declarant, or to any other person or entity, to enforce the provisions of this Declaration.

Article III. Duration and Applicability

A. Duration. It is the intention of Declarant that the restrictions contained in this Declaration shall run with the land and with the title to the Property in perpetuity, and shall apply to and be binding upon and inure to the benefit of the successors and assigns of Declarant and to any and all parties hereafter having any right, title, or interest in the Property or any part thereof.

B. Applicability. Every provision of this Declaration that applies to the Declarant or Agency shall also apply to their respective agents, heirs, executors, administrators, assigns, and all other successors as their interests may appear.

Article IV. Miscellaneous

A. Owner's Rights. The Declarant, its successors and assigns, reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and that are not inconsistent with the Permit (or any modification thereto), Permit Management Plan, or the intent and purposes of this Declaration. Passive recreational uses that are not contrary to the

purpose of this Restrictive Covenant may be permitted upon written approval by the Agency.

B. Taxes. When perpetual maintenance is required by the Permit, Declarant shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Property, and shall furnish the Agency with satisfactory evidence of payment upon request.

C. Termination or Modification. This Declaration shall not be terminated or modified without the express written consent of the Agency. Any agreed upon modification shall be recorded in the public records of County, Florida.

D. Entire Agreement. This instrument sets forth the entire agreement of the parties with respect to this Declaration.

E. Severability. If any provision of this Declaration or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Declaration shall not be affected thereby, as long as the purpose of the Declaration is preserved.

F. Terms and Restrictions. The Declarant shall insert the terms and restrictions of this Declaration in any subsequent deed or other legal instrument by which Declarant divests itself of any interest in the Property.

G. Written Notice. All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or success-in-interest.

H. Recording. Declarant shall record this instrument in a timely fashion in the official records of County, Florida and shall re-record it at any time as may be required to preserve the Declaration. Declarant shall pay all recording costs and taxes necessary to record this Declaration in the public records.

I. Binding Effect in Perpetuity. The terms, conditions, restrictions, and purposes imposed with this Declaration shall be binding upon Declarant and shall run in perpetuity with the Property.

J. Declarant states that Declarant is lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances that are inconsistent with the terms of this Declaration; all mortgages and liens on the Property, if any, have been subordinated to this Declaration; and that Declarant has good right and lawful authority to make this Declaration.

MISCELLANEOUS TERMS

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami- Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

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 the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration of Restrictions 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, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such

ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this Declaration of Restrictions, such modification or deletion shall not be effective until approved by the Board of County Commissioners, in accordance with applicable procedures. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. 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 attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

County Inspections. 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 during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Authorization for Miami-Dade County (or successor municipality) 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 (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

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.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made and approval of occupancy given by the County (or successor

municipality), 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.

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 portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

Recordation and Effective Date. 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 by the Board of County Commissioners. 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 his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. The Owner acknowledges that 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 Board of County Commissioners retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

Owner. The term Owner shall include all heirs, assigns, and successors in interest.

[Execution Pages Follow]

ACKNOWLEDGEMENT OF CORPORATION

Signed, witnessed, executed and acknowledged on this ____ day of _____, 2025.

IN WITNESS WHEREOF, _____ has caused these presents to be signed in its name by its proper officials.

Witness #1:

Signature

Name of Corporation

Print Name

Address of Corporation

By: _____

Witness #2:

Title: _____

Signature

Printed Name

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by _____, the _____ of **Northlake Village at the Clalfornia Club Condominium Association, Inc.**, a Corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification. Witness my signature and official seal this _____ day of _____, 2025, in the County and State aforesaid.

My Commission Expires:

Signature: _____

Print Name: _____

**OPINION OF
TITLE**

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of a DECLARATION OF RESTRICTIONS, it is hereby certified that I have examined a *complete Abstract of Title* covering the period from the beginning (February 2, 1979) to July 6, 2025, at the hour of 11:59 PM, inclusive, of the property described on **Exhibit A** hereto.

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Northlake Village at the California Club Condominium Association, Inc., a Condominium, according to the Declaration of Condominium recorded February 2, 1979, in Official Records Book 10290, Page 2230, of the Public Records of Miami-Dade County, Florida.

Subject to the following encumbrances, liens, and other exceptions (If "none" please indicate):

1. **RECORDED MORTGAGES: NONE**

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**
 - a. Final Judgment (Default) in favor of Universal Property & Casualty Insurance Company a/s/o Ignacio Gomez and The Princeton Group, LLC, recorded March 16, 2021 in Official Records Book 30458, page 4560, of the Public Records of Miami-Dade County, Florida.
 - b. Collateral Assignment of Right to Collect Assessments and Assignment of Lien Rights in favor of Popular Bank recorded February 2, 2021 in Official Records Book 32326, Page 4690, of the Public Records of Miami-Dade County, Florida.
 - c. Miami-Dade County Regulatory and Economic Resources Department Courtesy Notice of Violation recorded February 22, 2023 in Official Records Book 33591, Page 2748, as affected by Partial Release of Lien recorded May 18, 2023 in Official Records Book 33712, Page 3979, Partial Release of Lien recorded October 20, 2023 in Official Records Book 33933, Page 2517, and Partial Release of Lien recorded November 15, 2023 in Official Records Book 33968, Page 4581, of the Public Records of Miami-Dade County, Florida.

3. **GENERAL EXCEPTIONS: NONE**

4. **SPECIAL EXCEPTIONS: NONE**

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the DECLARATION OF RESTRICTIONS.

The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
1	Old Republic Title Company	6	February 2, 1979 to July 6, 2025

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this ____ day of _____, 2025.

s/Andrew M. Perez
Andrew M. Perez. Esq.
Florida Bar No. 1039411
AMPERE LAW FIRM
P.O. BOX 670035
CORAL SPRINGS, FL 33067

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

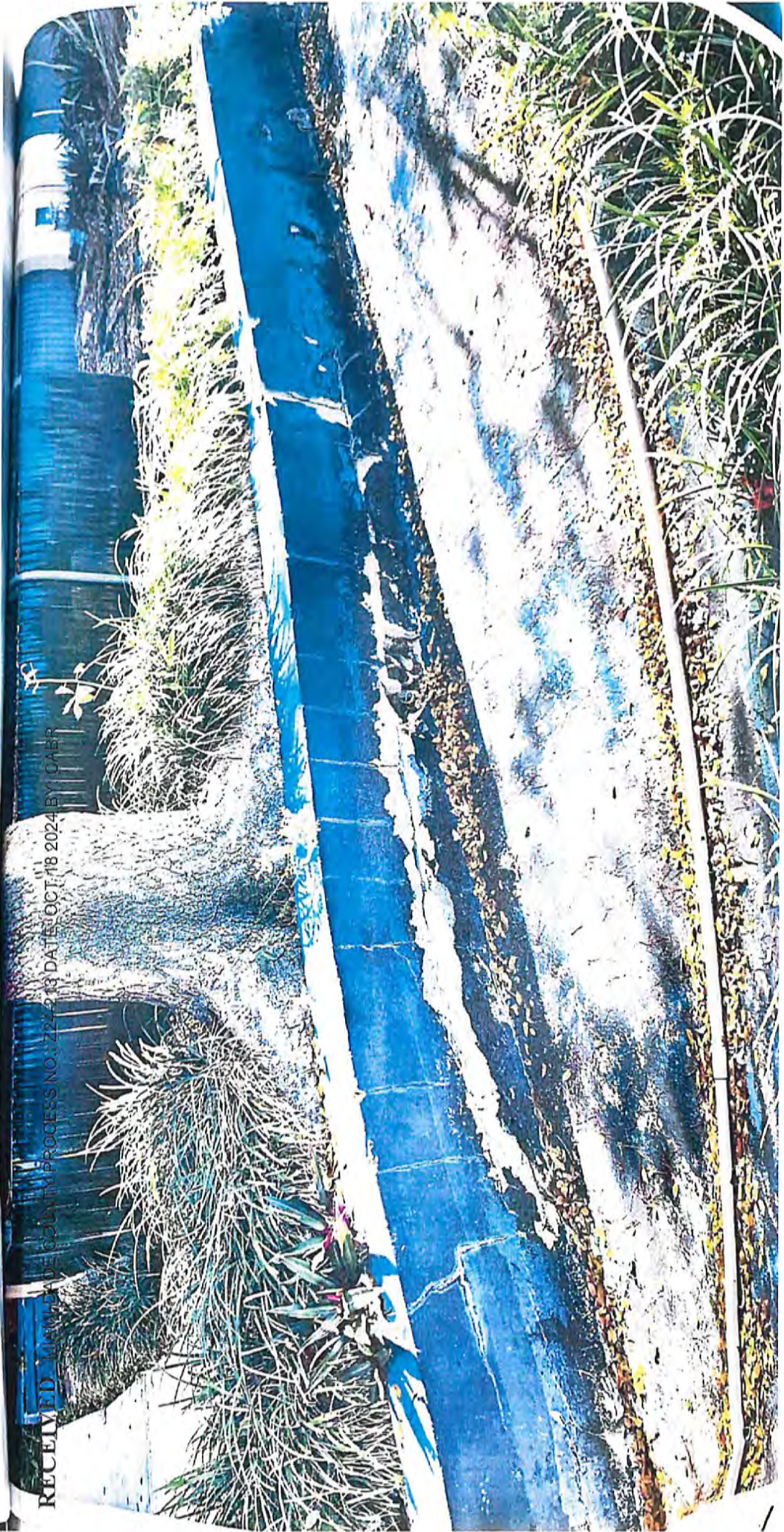
The foregoing instrument was acknowledged before me this ____ day of _____ 2025, by _____, who is personally known to me or has produced _____, as identification.

Notary Public

My Commission Expires:

Print Name

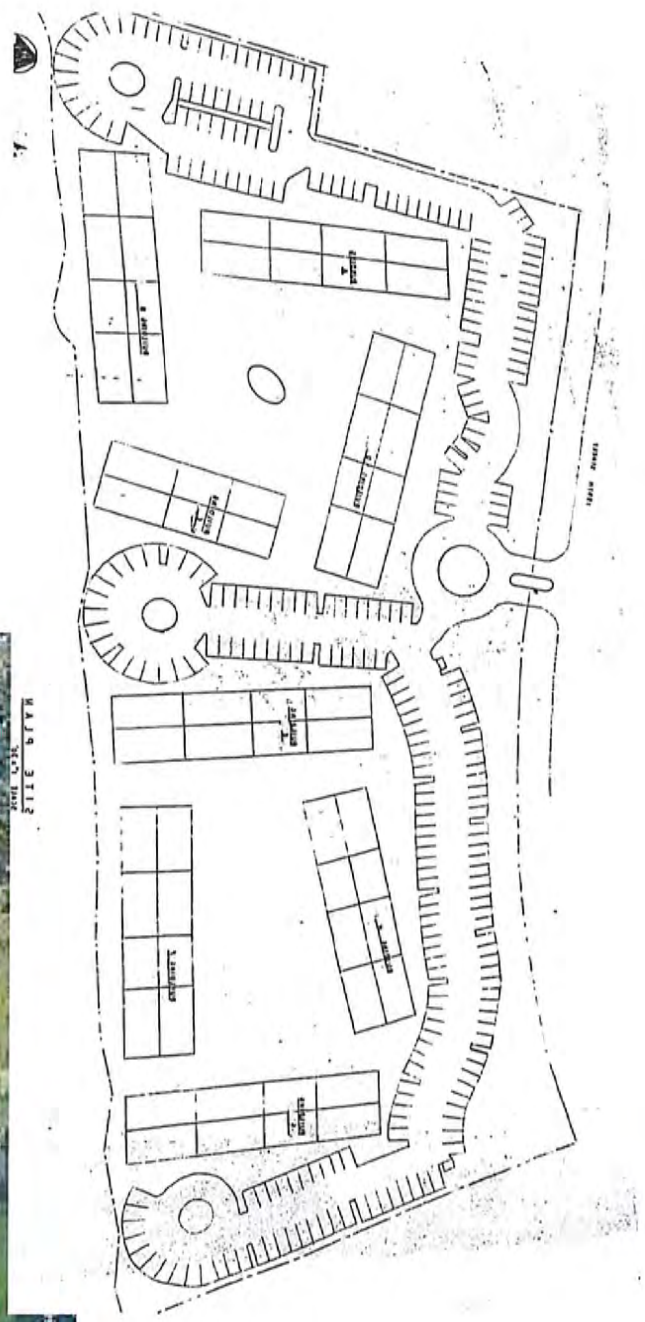




RECEIVED - MAWAHIVE COUNTY PROCESS NO. 224-213 DATE: OCT 18 2024 BY CAER

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-213 DATE: OCT 18 2024 BY: CABR

MOAT PIC'S



The Moat Pic reflected are all around the Property Buildings A-H



PROCESS NO. 22-213 DATE: OCT'18 2024 BY: CABR



RECEIVED MIAMI-DADE COUNTY PROCESSING DIVISION DATE OCT 18 2024 BY CACBR







RECEIVED
SUNSHINE COUNTY
OFFICE OF THE CLERK
JAN 22 2023
10:16 AM



RECEIVED

MIAMI-DADE COUNTY

PROCESSING UNIT

DATE: JAN 11 2025

BY: B105



RECEIVED
MANAGEMENT UNIT
PROCESS NO. 22-011
DATE: 04/18/2025
BY: BUC



**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 2**

PH: Z25-108

February 3, 2026

Item No. 2

Recommendation Summary	
Commission District	4
Applicant	2390 NE 186th Street Miami, LLC
Summary of Request	The applicant seeks to permit the installation of a detached monument (Class B) sign on the subject property that is located within the Ojus Urban Area District (OUAD), where such signage is not permitted by Code.
Location	2390 NE 186 Street, Miami-Dade County, Florida.
Property Size	±0.36 Acre
Existing Zoning	OUAD (Ojus Urban Area District)
Existing Land Use	Office building, parking
2030-2040 CDMP Land Use Designation	Community Urban Center <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section	Section 33-311(A)(4)(b), Non-Use Variance from other than airport regulations. <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit a proposed detached permanent point-of-sale sign (Class B) (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled “Zahedi Plastic Surgery”, as prepared by Signarama Deerfield Beach, consisting of 1 Sheet dated stamped received 5/22/2025 and 1 Sheet dated stamped received 9/22/2025, and a boundary survey prepared by Mojarena & Associates, Inc. consisting of 1 sheet dated stamped received 10/24/2025, for a total of three (3) sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The ±0.36-acre subject property is located within the area designated on the Comprehensive Development master Plan (CDMP) Land Use Plan (LUP) map as a Community Urban Center. In March 2007, pursuant to Resolution #Z-3-07, the subject property was part of an area wide district boundary change that rezoned multiple properties to the Ojus Urban Area District (OUAD). All of the parcels within the boundaries of the OUAD are regulated by the urban district and sub-district regulating plans and descriptive standards described in Ordinance No. 06-86. The OUAD regulations have subsequently been amended in 2007, 2014, 2015 and 2016. Within the aforementioned Ojus Urban Area District, the subject parcel is designated RML, Residential Modified Live/Work, and is located within the Center sub-district on the underlying regulating plans.

Staff notes that prior to the Community Urban Center designation, the property was zoned RU-5, Residential Semi-Professional Office District, and had the current, legally established medical (reconstructive plastic surgery) business use located on the subject parcel. In order to better assist the community in identifying the location of this building and business use, the applicant

seeks to permit the installation of a detached monument (Class B) sign on the subject property, where such a detached sign is otherwise not permitted by Code.

The submitted signage plans depict a proposed five (5)-foot-high detached Class B monument sign advertising the existing medical use and fronting along NE 186 Street, a major roadway. While the proposed sign complies with the applicable size, height, setback, and site-triangle requirements, detached Class B monument signs are permitted only in conjunction with permitted business and industrial uses. However, because the subject parcel is zoned RML, which does not allow business or industrial uses, the proposed detached monument sign is not permitted.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	OUAD/RML; office building, parking	Community Urban Center
North	OUAD/MC; mixed-use development	Community Urban Center
South	OUAD/R; single-family residential	Community Urban Center
East	OUAD/MC; mixed-use development	Community Urban Center
West	OUAD/MC; vacant land	Community Urban Center

NEIGHBORHOOD COMPATIBILITY:

The ±0.36-acre subject property is a corner lot located along a major traveled east-west section line road (NE 186 Street/SR 860), that also has a frontage along NE 24 Avenue, and consists of a 1-story office building, along with its ancillary surface parking. The surrounding area is characterized by properties that are all located within the Ojus Urban Area District (OUAD) as well. The properties to the north and east consist of multi-story mixed use developments, whereas vacant lots are located to the west, and single-family residences to the south of the subject site.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to erect a detached monument sign for the business use that is located on a corner lot with two street frontages. The signage would provide the subject site with more visibility on the more well-travelled NE 186 Street/SR 860 roadway and may facilitate a smoother flow of traffic within the subject site. Based on memoranda from the departments reviewing this application, staff opines that approval of same will not create any significant impacts on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **Ojus Urban Area District (OUAD)**. The Ojus Urban Area District implements the urban center policies and interpretative text of the County's Comprehensive Development Master Plan (CDMP). The CDMP defines urban centers as the *hubs for future urban development intensification in Miami-Dade County, with a mix of uses that are characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design. Emphasis in design and development of these centers and all of their individual components has been created to promote active pedestrian environments through high-quality design of public spaces as well as civic use buildings; human scaled appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages.* All of the parcels within the boundaries of the approved Ojus Urban Area District are regulated by plans and descriptive standards described in Ordinance #06-86, which is consistent with the CDMP Land Use Element interpretative text for Urban Centers. OUAD's

regulating plans as well as the Standard Urban Center District Regulations provide the regulatory framework for all development within the urban center, including scale, massing, building placement, fenestration, setbacks, and signage.

Staff opines that since the non-use variance request to permit a detached permanent point-of-sale sign sought under this application does not propose to change the existing medical business use located on the subject property, staff opines that approval with conditions of the application would be **consistent** with the CDMP Land Use Element interpretative text for properties designated **Ojus Urban Area District** on the CDMP LUP map.

ZONING ANALYSIS:

When the applicant's request to permit a proposed detached permanent point-of-sale sign (Class B) (not permitted), is analyzed under 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations, staff opines that approval with conditions of this request would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with the area. As noted earlier, the ±0.36-acre subject property is a corner lot, and the proposed location for the monument sign would have its frontage along NE 186 Street (SR 860), a well-traveled and well-developed main east/west arterial. The survey map and signage plans submitted in support of the application depict a proposed 5-foot-high detached Class B sign fronting along NE 186 Street, that could advertise the existing medical (reconstructive plastic surgery) business use located on the subject parcel. Staff further notes that the proposed detached sign meets all the requirements for size, height, and setbacks.

Although pursuant to Section 33-284.87.-Signs (C) Permanent Point of Sale Signs, *permanent point of sale signs are permitted in all Sub-districts in conjunction with permitted business and industrial uses*, Sec 33-284.99.17(5)(A) of the Ojus Urban Area District (OUAD) provides that no business or industrial uses are allowed in the Residential Modified Live/Work (RML) which is the current land use for the property. Notwithstanding, staff notes that the current medical office business use on the property was legally established prior to the Community Urban Center redesignation of the site, and that the property was zoned as RU-5, Residential Semi-Professional Office District at that time. However, staff also notes that although the current business may have been grandfathered in, the proposed detached monument sign does not also comply with the signage regulations for the prior RU-5 District either which only allows wall signs, and detached signs are not permitted. Therefore, in order to allow the detached sign, approval at a public hearing is required. Staff opines that a detached monument sign, with the appropriate design, can be more aesthetically pleasing and less intrusive, even compared to a large wall sign that might be typically requested for such business. Staff further opines that the proposed sign will effectively identify the property along the well-travelled NE 186 Street, and will orient vehicular traffic to the site, alleviating any traffic congestion brought on by drivers seeing the signage too late.

Although staff's research did not find any approvals for detached signs in the surrounding area, staff opines that the sign would likely not create any significant visual impacts on the adjacent properties. Further, staff opines that the detached point-of-sale sign's scale and location will provide the necessary visibility as well as identification of the existing business for patrons and orient vehicular traffic to the site from the abutting roadway. Staff notes that the sign is proposed fronting along the NE 186 Street roadway, and is purposefully placed oriented away from any of the neighboring residential properties that are located to the south of the subject site. Staff opines that the variance for the proposed signage will not create any significant visual impacts that will be detrimental to the area given the location of the subject property, which fronts a large multi-story mixed-use building to its north, that would be further separated from the proposed detached monument sign by NE 186 Street, a well-traveled and well-developed main east/west arterial that

is a 4-lane roadway. As such, staff opines that the type, scale, location and character of the signage will not be obtrusive to the surrounding areas and will facilitate the safe and efficient movement of on-site and off-site vehicular traffic. Therefore, staff opines that approval of the request with conditions would maintain the *basic intent and purpose of the zoning, subdivision and other land use regulations* and will not affect the appearance and stability of the surrounding community and would be **compatible** with same. **Staff, therefore, recommends approval with conditions of the application under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources 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, signs, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Zahedi Plastic Surgery", as prepared by Signarama Deerfield Beach, consisting of 1 Sheet dated stamped received 5/22/2025 and 1 Sheet dated stamped received 9/22/2025, and a boundary survey prepared by Mojarena & Associates, Inc. consisting of 1 sheet dated stamped received 10/24/2025, for a total of three (3) sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. The proposed sign shall be surrounded by low-growing landscape shrubs along its base to soften its visual appearance and enhance its compatibility with the surrounding streetscape, while maintaining visibility of the sign face.

ES:JB:SS:EA:MA



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

ZONING RECOMMENDATION ADDENDUM

2390 NE 186th Street Miami, LLC
PH: Z25-108

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>
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

<p>Urban Centers (Page I-46)</p>	<p><i>Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.</i></p> <p><i>The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.</i></p> <p><i>The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.</i></p> <p><i>Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.</i></p> <p><i>Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the</i></p>
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ZONING RECOMMENDATION ADDENDUM

2390 NE 186th Street Miami, LLC
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LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

Parking. Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are

ZONING RECOMMENDATION ADDENDUM

2390 NE 186th Street Miami, LLC
PH: Z25-108

	<p><i>prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.</i></p> <p><i>Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.</i></p>	
	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
<i>Regional Activity Centers</i>	<i>greater than 4.0 in the core not less than 2.0 in the edge</i>	500
<i>Metropolitan Urban Centers</i>	<i>greater than 3.0 in the core not less than 0.75 in the edge</i>	250
<i>Community Urban Centers</i>	<i>greater than 1.5 in the core not less than 0.5 in the edge</i>	125
	<p><i>In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies. As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use design requirements of this section and Policy LU-7F.</i></p>	

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Sec. 33-284.87. - Signs.</p>	<p><i>C. Permanent Point of Sale Signs. Permanent point of sale signs (Class B) shall be permitted as follows:</i></p> <ol style="list-style-type: none"> <i>1. The following permanent point of sale signs are permitted in all Sub-districts in conjunction with permitted business and industrial uses: flat attached, hanging, awning, cantilever, projecting, and monument. No other detached sign shall be permitted except monument signs.</i> <ol style="list-style-type: none"> <i>a. Projecting signs shall be mounted and perpendicular to the building.</i> <i>b. The copy of an awning sign shall only be located on the valance of the awning.</i> <i>c. The bottom of a hanging sign shall be located at a minimum height of eight (8) feet from the finished floor.</i> <i>d. Monument signs, which are freestanding, 2-faced signs, shall have a base at least seventy-five (75) percent of the horizontal width of the sign and located directly on the ground or a maximum of twelve (12) inches above grade.</i> <i>e. Cantilever signs are mounted on those portions of the building that project horizontally.</i>
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ZONING RECOMMENDATION ADDENDUM

2390 NE 186th Street Miami, LLC
PH: Z25-108

<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
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There are no outstanding liens or fines.

Memorandum



Date: June 16, 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

A handwritten signature in blue ink, appearing to read "Lisa M. Spadafina".

Subject: Z2025000108-1st Review
2390 NE 186th Street Miami, LLC
2390 NE 186th Street
NUV to install a monument sign at an existing plastic surgery clinic.
(OUAD) (0.36 acres)
04-52-42

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). DERM has no pertinent comments regarding this application since the proposed request for non-use variance to install a monument sign at an existing plastic surgery clinic does not entail any environmental concerns. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

DERM will evaluate the feasibility of connecting to the public water and sanitary sewer system prior to DERM approval of any future development orders (zoning site plan, tentative plat applications, building permits) that proposes structures requiring public water and sanitary sewers on the subject property.

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: June 13, 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 - Zahedi Plastic Surgery Monument
Application No. Z2025000108

A handwritten signature in black ink that reads "Maria Valdes". The signature is written in a cursive, flowing style.

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection 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.

Application Name: Zahedi Plastic Surgery Monument

Location: The proposed project is located on approximately 0.36 acres at 2390 NE 186th Street, with Folio No. 30-2204-001-0200, within the Ojus Urban Area District (OUAD), in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Non-Use Variance in order to install a Monument Sign on the existing property.

Please note that the subject property has a 5 feet Utility Easement within and along the 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 City of North Miami Beach's water service area. Please consult with the Utility Department of the City of North Miami Beach for any infrastructure that they may have in their service area. In addition, a Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of North Miami Beach's water service area and the water supply will be provided by the North Miami Beach Utility.

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

For more information about our Water Conservation Program, please go to:
<http://www.miamidadegov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to:
<http://www.miamidadegov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. Connection to sewer is not proposed with this application.


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.veracarbales@miamidade.gov.

Memorandum



Date: October 24, 2025

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

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

Subject: Z2025000108
Name: 2390 NE 186 Street Miami, LLC
Location: 2390 NE 186 Street
Section 04 Township 52 South Range 42 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 Lots 1 and 2, Block 3, Plat Book 44, Page 71.

This application does not generate any vehicle trips.

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: May 28, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000108

The Miami-Dade Fire Rescue Department has **no objection** to the request of installation of a monumental sign uploaded in "EnerGov" on 5/22/2025. Proposed location of the sign does not affect previously approved fire department access.

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

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

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

Memorandum



Date: June 6, 2025

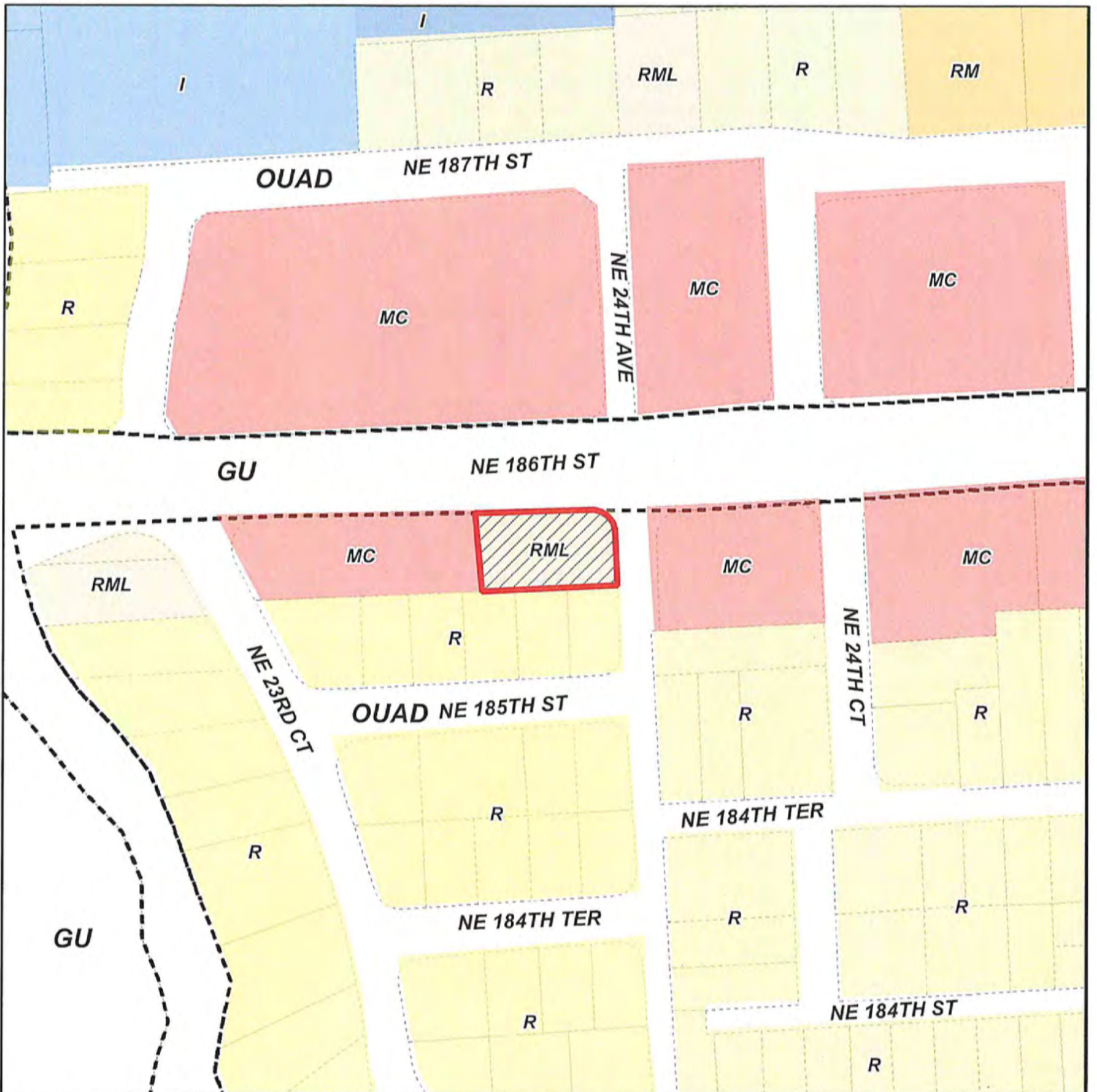
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Zoning Review Z2025 - 000108 2390 NE 186th Street Miami, LLC

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000108

Section: 04 Township: 52 Range: 42
 Applicant: Robert Murdock
 Zoning Board: C2
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Wednesday, May 28, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000108

Legend
 Subject Property



Section: 04 Township: 52 Range: 42
 Applicant: Robert Murdock
 Zoning Board: C2
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Wednesday, May 28, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 04 Township: 52 Range: 42
 Applicant: Robert Murdock
 Zoning Board: C2
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000108
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, May 28, 2025

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000108

Section: 04 Township: 52 Range: 42
 Applicant: Robert Murdock
 Zoning Board: C2
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



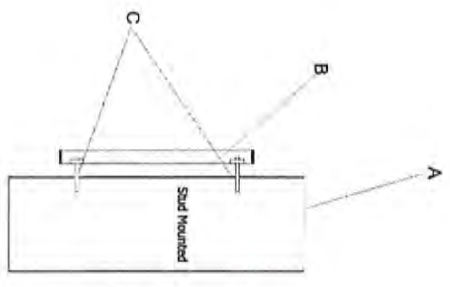
SKETCH CREATED ON: Wednesday, May 28, 2025

REVISION	DATE	BY

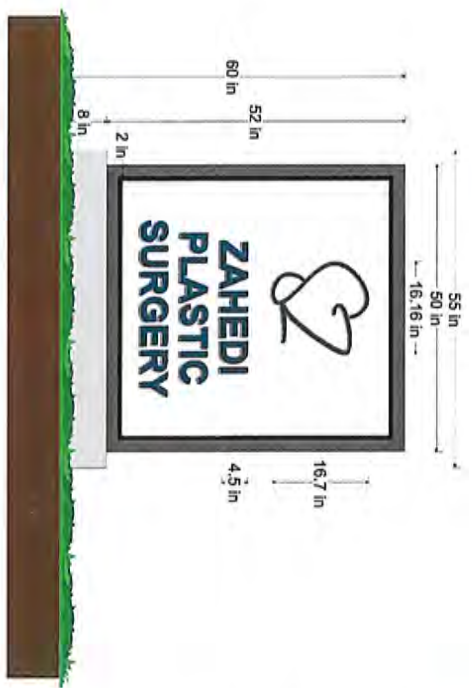
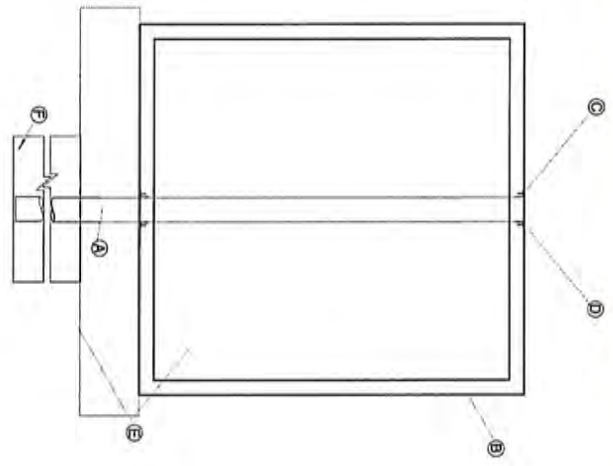
RECEIVED Proposed Conditions (Engineering)

MIAMI-DADE COUNTY
 PROCESS NO.: Z25-108
 DATE: MAY 22 2025

- BY: **GANGSI**
- Ⓐ EMBED TO 6" FROM FOOTER BOTTOM
 - Ⓑ 2" X 2" SQUARE ALUMINUM TUBING RAISED BORDER
 - Ⓒ WELDED STEEL ANGLE SADDLES 1 1/2" X 1 1/2" X 1/4"
 - Ⓓ SADDLES FASTEN TO CABINET FRAME W/ 5/16" TYPICAL NUT & BOLT
 - Ⓔ .090 ALUMINUM SKIN
- Ⓕ CONCRETE FOOTER OPTIONS (2500 PSI):
- 24" DIA X 4'-6" DEEP (AUGERED)
 - 3'-0" SQ X 2'-0" DEEP (SPREAD, WITH
 - (4) #5 BARS EACH WAY, TOP+BOT)



- SIDE VIEW OF FCO LETTERS**
- A. .090 ALUMINUM ALUMINUM CABINET
 - B. 1/4" THICK ALUMINUM LETTERS WITH 1/2" SPACERS
 - C. 1/8" DIAMETER X 2" STUD WITH GE SILICONE
- Each letter will be attached with at least 3 - 4 STUDS



Manufacture Custom Monument Sign
 Aluminum Construction
 Painted 3 Colors per Drawing
 Copy and Logo to be 1/4" FCO Aluminum Copy Mounted with 1/2" Spacers to Face of Sign
 Border to be 2" Aluminum Tube Raised
 Overall Size: 55"W X 60"H X 12"D
 Non-Illuminated, DOUBLE-SIDED



This item has been digitally signed and sealed by Christian Langley PE. Printed copies of this document are not considered signed and sealed and the signature must be verified against the original PDF file.

Digitally signed by Christian Langley
 Date: 2025.02.11 16:15:54 -0500'

ASSEMBLY PERI NEC 800-9

FEB 11 2025

CONTRACTOR OF RECORD	Signarama DEERFIELD BEACH STATE LICENSED EC13001707 1101 S. Broward Rd. Ste 104 Deerfield Beach, FL 33442 (561) 443-3300 (Fax) (561) 443-3300 (Cell)
CUSTOMER	Zahedi Plastic Surgery
LOCATION	2390 NE 18th St Miami, FL
DATE	2-4-25
DRAWN BY	GB
SCALE	VARIABLE

General - Design is made in accordance with the Florida Building Code (FBC) for signs. The engineer is not responsible for the design of the sign structure, components, and/or other construction details. The engineer is responsible for the design of the sign structure, components, and/or other construction details. The engineer is not responsible for the design of the sign structure, components, and/or other construction details. The engineer is not responsible for the design of the sign structure, components, and/or other construction details.

Notes: - All work shall be in accordance with the Florida Building Code (FBC) for signs. The engineer is not responsible for the design of the sign structure, components, and/or other construction details. The engineer is not responsible for the design of the sign structure, components, and/or other construction details.

ASCE 7-22 WIND LOADS:

- Sign Height = 15 ft max
- V=175 mph • Exposure 'C'
- Risk Category 2 Structure
- Kzt=1.0, Kd=0.85, G=0.85
- ASD Load Coeff = 0.6

Solid freestanding sign at grade:

- Cf=1.55 (w/h ratio ≥ 1/2)
- ± 44.8 psf

TORNADO LOADS:
 Design for Tornado
 Loads is NOT Required

1200 N Federal Hwy, #200
 Boca Raton, FL 33432
 1-888-371-3113

Christian Langley
 Florida PE #67382
 Cert of Auth #31124

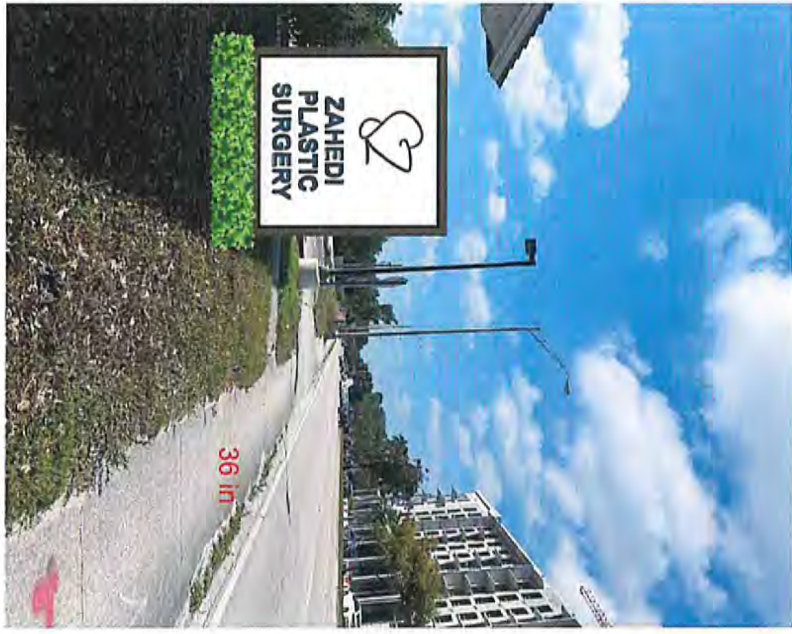
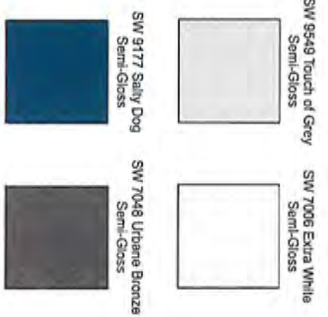


RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-108 DATE: SEP 22 2025

BY: **SONG OF SW**



Manufacture Custom Monument Sign
 Aluminum Construction
 Painted 3 Colors per Drawing
 Copy and Logo to be 1/4" FCO Aluminum Copy
 Mounted with 1/2" Spacers to Face of Sign
 Border to be 2" Aluminum Tube Raised
 Overall Size: 55"W X 60"H X 12"D
 Non-Illuminated, DOUBLE-SIDED
 Supply Steel Pole, Concrete, and Rebar
 Transport Sign and Install Per Engineering



STRUCTURAL NOTES:
 ASSEMBLY PER NEC 600-3
 Design is in accordance with the requirements of the Fla. Bldg. Code 7th Ed (2020)
 for use within & outside the High Velocity Hurricane Zone (HVHZ)
 This engineering certifies only the structural integrity of these systems, components,
 and/or other construction explicitly specified herein. Electrical notes, details,
 & specifications are provided by and are the sole responsibility of the electrical contractor.
 No electrical review has been performed and no certification of such is intended.
 Aluminum extrusions shall be 6063-T6, unless noted otherwise.

PROPOSED CONDITIONS
 All Designs Are The Property Of Sign A Rama Deerfield Beach, And May Not Be Duplicated Without Permission.

ANCHORS: TO BE 1/2" DIA. EPOXY, E-100 TAPCON, POWERS, 5/16", OR NFR, BATED EQUAL.
 FOR ANCHOR DIAPHRAGM SPACING IS REQUIRED BETWEEN ANCHORS AND EDGE OF CONC. WITH
 WOOD ANCHORS. THE MAX OCC SPACING OF ANCHORS SHALL BE USED + EACH CORNER. MIN.
 4" WOOD ANCHORS. THE MAX OCC SPACING OF ANCHORS SHALL BE USED + EACH CORNER. MIN.
 #2 SOUTHERN YELLOW PINE HORIZONTAL USED IN ALL WOOD CALCULATIONS
 HORIZONTALS SHALL BE FITTED WITH A 1" DIA. WASHER & DOUBLE NUT U.N.O.
 STRUCTURAL BOLTS TO BE A325, GRADE 5, A 2" MAX SPACED SHOWN. IS TO BE USED IN
 HOIST STRUCTURE IS BY OWNER AND SHALL BE DESIGNED TO CARRY LOADS BY PROPOSED SIGN
 DATA. IF ANY FIELD CONDITIONS THEN SPECIFIED HEREIN, THIS ENGINEER SHALL BE NOTIFIED

CONTRACTOR OF RECORD

Signarama
 DEERFIELD BEACH
 STATE LICENSED & INSURED
 ES12001572
 customerservice@signaramadeerfield.com
 4716 North Powerline Road
 Deerfield Beach, FL 33073
 (954) 428-SIGN (7446)
 (954) 428-2634 (FAX)

CUSTOMER

Zahedi Plastic
 Surgery

LOCATION

2390 NE 18th St
 Miami, FL

DATE

9-5-25

DRAWN BY

RB

SCALE

Varies

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: 2390 NE 186TH STREET MIAMI, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Michael Bahrami</u>	<u>50%</u>
<u>MAHSA Bahrami</u>	<u>50%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

NAME OF PURCHASER: _____

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

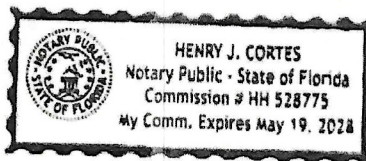
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 1st day of MAY, 2025. Affiant is personally known to me or has produced Driver license as identification.

(Notary Public)



My commission expires MAY 19, 2028

*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.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff to the Community Zoning Appeals Board 2**

PH: Z25-147

February 3, 2026

Item No. 3

Recommendation Summary	
Commission District	4
Applicant	Dimitri Laborde
Summary of Requests	The applicant seeks to modify the condition of a prior resolution only as it applies to the subject property, in order to modify the previously approved lake slope and to permit a proposed swimming pool and retaining wall located waterward from the top of slope into a lake.
Location	20921 NE 21 Court, Miami-Dade County, Florida
Property Size	0.23 Acre
Existing Zoning	RU-1, Single-family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential (2.5 to 6 du/ac) <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7), Generalized Modification Standards. Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) MODIFICATION of Condition #2 of Resolution 9361, passed and adopted by the Board of County Commissioners, only as it applies to the subject property, reading as follows:

FROM: "2. That the perimeter be backfilled and graded to meet with the approval of the County Engineer except that a slope of one foot vertical be provided for each seven feet horizontal from the perimeter into a minimum depth of five feet of water at low water elevation."

TO: "2. That said Property shall be developed substantially in accordance with the plans entitled "DIMITRI & ALICEL LABORDE", as prepared by Ari L. Sklar, 3 sheets dated stamped received 11/20/25 and 2 sheets dated stamped received 10/20/25, consisting of a total of 5 sheets."

The purpose of request #1 is to allow the applicant to modify the previously approved lake slope, only as it applies to the subject property, in order to modify the existing lake slope and to permit a proposed pool and retaining wall located waterward of the top of slope.

- (2) NON-USE VARIANCE of zoning regulations prohibiting structures to be placed waterward from the top of slope into a lake; to waive same to permit a swimming pool and retaining wall located waterward from the top of the slope into a lake.

The afore-mentioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND HISTORY:

The subject property is a part of a larger tract of land which, pursuant to Resolution No. 9361 adopted on February 1956, approved a special permit for lake excavation in conjunction with the zone change from AU, Agricultural District, to RU-1, Single-Family Residential District, to permit the development of a subdivision. Several other approvals have occurred in some portions of the referenced larger tract, none of which included the current subject existing property. The applicant now seeks to modify Condition #2 of the previously approved Resolution No. 9361, only as it applies to the subject property, in order to modify the lake slope and to submit plans showing the proposed swimming pool and retaining wall are to be located waterward from the top of slope into a lake, which is otherwise not permitted.

The submitted plan depicts the currently vacant 0.21-acre subject property to be improved with a new 1-story, 3,533 sq. ft. single-family residence along with a proposed swimming pool and retaining wall which are located towards the rear of the principal residence and along the top of the slope of the existing lake.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
North	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
South	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
East	RU-1; lake	Low Density Residential (2.5 to 6 dua)
West	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject 0.23-acre property is located at 20921 NE 21 Court, Miami-Dade County, Florida. The subject property is surrounded by single-family residences to the north, south, and west. To the east is a lake, a portion of which belongs to the property beyond the survey tie line.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to maintain the single-family residence with the proposed swimming pool and retaining wall located waterward from the top of slope into a lake. Staff opines that the visual impact on the surrounding area would be minimal and could be mitigated by the existing landscape trees and existing 6’ high wood fence along the interior side property lines and retaining wall along the rear of the lot and the lake to the east.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map and is inside the Urban Development Boundary. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The applicant seeks to modify a prior resolution in order to submit revised plans for a modification of an existing lake slope in order to permit a proposed swimming pool and retaining wall to be located waterward from the top of

slope into a lake.(request #1) and to permit the said accessory structures to be located waterward from the top of slope into a lake (request #2). Since the applicant is not requesting additional dwelling units or change the existing single-family detached use on the property, approval with standard conditions of the application would be **consistent** with the density threshold of the Low Density Residential Communities map of the CDMP LUP map designation.

ZONING ANALYSIS:

The applicant seeks approval to modify a prior resolution in order to submit a new site plan that shows a proposed swimming pool and retaining wall located waterward from the top of slope into a lake to be located waterward from the top of slope into a lake. When the request to modify Conditions #2 of Resolution No. 9361 passed and adopted by the Zoning Appeals Board, only as it applies to the subject property (request #1) is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that approval with conditions would be **compatible** with the surrounding area. Staff opines that the approval with conditions of the applicant's request to modify the previously approved plans, only as it applies to the subject residence, will not generate excessive noise or traffic, create other hazards to the surrounding area or be incompatible with same, when considering the necessity for and reasonableness of the modifications in relation to the present and future development of the area concerned. Staff's review of the County's aerial photographs for the surrounding area, indicates that the subject residence with the subject proposed accessory structures located waterward on top of the water slope is similar to the residences in the surrounding area and would be **compatible** with same.

Staff's research found similar lake slope modification approval within the original larger development area of the overall parcel of land. For example, pursuant of Resolution No.CZAB-2-3-23 adopted in July 17, 2023, a property located at 20741 NE 21 Court, the subject application was approved for to allow structures to be placed waterward from the top of slope into lake; to waive same to permit a swimming pool waterward from the top of slope into lake a modification of the same condition #2 of amending the approved lake slope requirements.

Further, staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application and that the application does not generate any additional vehicular trips. The memorandum from the Division of Environmental Resources Management (DERM) of the RER indicates it has no pertinent comments concerning the application and does not entail any environmental concern. Additionally, the memoranda from the Water and Sewer Department (WASD) and the Miami-Dade Fire Rescue Department, states that they do not object to the application. Therefore, staff opines that approval with conditions of the requested modification (request #1) would be compatible with the area concerned, when considering the necessity and reasonableness of the modifications or in relation to the present and future development of the area. As such, **staff recommends approval with conditions of request #1 of the application, under Generalized Modification Standards, Section 33-311(A)(7).**

When request #2 to waive the zoning regulation and permit the proposed swimming pool and retaining wall located waterward from the top of slope into a lake to be located waterward from the top of slope into a lake is analyzed under the non-use variance standards, Section 33-311(A)(4)(b), staff opines that approval of the requests would be **compatible** with the surrounding area. Staff has no objection to approving the proposed swimming pool and retaining wall located waterward from the top of slope into a lake from the top of slope into a lake. Staff notes that this request #2 is inextricably intertwined with the requested modification of the prior site plan (request #1), which is recommended for approval with standard conditions including all other conditions of the said resolution to remain in full force and effect except as modified herein. Further, this

request #2 is internal to the application site and would not have any significant visual or noise impact on the surrounding properties.

Staff opines that this non-use variance would be **compatible** with the surrounding land uses and that approval of the request would not be detrimental to the community. Therefore, staff opines that approval of this request would maintain the basic intent and purpose of zoning, and other land use regulations, as they affect the stability and appearance of the community. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b), Non-Use Variances Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: Not applicable

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all the conditions of Resolution No. 9361 remain in full force and effect except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "DIMITRI & ALICEL LABORDE", as prepared by Ari L. Sklar, 3 sheets dated stamped received 11/20/25 and 2 sheets dated stamped received 10/20/25, consisting of a total of 5 sheets which conform to Zoning Code requirements and will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the existing 6' wood metal fence along the interior side property lines be maintained as a visual buffer, and that if the fence is removed or destroyed, the applicant shall install a 6' high cbs wall, opaque fence, or chain link fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:JH



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

ZONING RECOMMENDATION ADDENDUM

*Dimitri Laborde
(Z25-147)*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection</i>
<i>Fire Department</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Water and Sewer Department</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Low-Density Residential (Pg. I-31)</p>	<p><i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-16.1</p>	<p>(a) <i>This section shall govern the placement of accessory improvements and landscaping which are hereby deemed not to modify the established slope of privately owned artificial lakes. This section shall not apply to the placement of accessory improvements landward of the top of the slope of such artificial lakes, which structures are permitted as accessory uses under other Sections of this Code.</i></p> <p>(b) <i>For purposes of this section, "privately owned artificial lake" shall mean only a privately owned artificial lake not connected to any jurisdictional wetlands or to any other surface water body.</i></p> <p>(c) <i>For purposes of this section, "water's edge" shall be defined as the average low ground water elevation.</i></p> <p>(d) <i>The placement of the following accessory improvements and landscaping shall be permitted waterward of the top of slope, as measured pursuant to the County Flood Criteria Map as defined in Chapter 11C, on a residential lot, parcel or tract, subject to the following conditions:</i></p> <p>(1) <i>Docks shall either be floated or be placed on pilings at right angles to the shoreline, except as otherwise provided herein.</i></p> <p>(2) <i>All docks on a single lot, parcel or tract collectively shall not exceed 30 percent of the subject lot's width as measured at the top of the slope; provided, however, a dock that is placed parallel to the lot and that does not extend more than six feet beyond the water's edge may be built to the side setback lines.</i></p> <p>(3) <i>No dock shall project further into the artificial lake more than one-half the length of the lot's shoreline frontage as measured at the water's edge, or 20 percent of the lake width at its widest point, whichever is smaller. In no event shall a dock exceed 50 feet in length. For purposes of this section, the length shall be the perpendicular dimension measured from the water's edge to the farthest point of the dock extending into the lake.</i></p> <p>(4) <i>In no event shall a dock be placed closer than 100 feet to the opposite shore's top of slope.</i></p> <p>(5) <i>A dock or a deck not exceeding 18 inches above minimum finished grade elevation may be placed with a zero foot side setback. A dock or a deck exceeding 18 inches above minimum finished grade elevation shall conform to accessory building side setback requirements.</i></p> <p>(6) <i>Only one (1) dock shall be permitted for each principal building on the subject lot, parcel or tract.</i></p> <p>(7) <i>Rocks and landscaping waterward of the top of slope but landward of the water's edge are allowed.</i></p> <p>(8) <i>Rip-rap and interlocking block waterward of the top of slope and extending to a point one (1) foot below the water's edge are allowed.</i></p> <p>(9) <i>Open sided structures shall be permitted waterward of the top of slope but landward of the water's edge, subject to compliance with accessory building setback and lot coverage requirements of the zoning district in which the structure is located; provided, however, the rear setback requirement shall be zero (0) feet. In no event shall an open sided structure that is placed waterward of the top of slope exceed fifteen (15) feet in height nor shall it exceed two hundred twenty-five (225) square feet in area. Only one (1) such open sided structure shall be permitted for each principal building on the subject lot, parcel or tract. Open sided structures other than railings on docks and decks shall not be permitted, unless approved as a nonuse variance at a public hearing.</i></p> <p>(10) <i>Steps and decks on pilings or on similar spatially separated upright supports shall be permitted waterward of the top of slope and landward of the water's edge.</i></p> <p>(11) <i>Boat ramps shall be permitted providing no filling of the slope area occurs.</i></p> <p>(12) <i>Filling waterward of the top of slope shall be prohibited.</i></p> <p><i>Structures other than those listed above are prohibited from placement within the area waterward of the top of slope.</i></p>
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<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
<p>Section 33-311(A)(4)(b) Non-use variances from other than airport regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

DIMITRI LABORDE

20921 NE 21 CT
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2025000147

DATE

HEARING NUMBER

FOLIO No: 30-1233-035-0220

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 4, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases


OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees.

Memorandum

Date: August 5, 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: Z2025000147-1st Review
Dimitri Laborde
20921 NE 21st Court
Proposed renovation of the existing single-family residence and
proposed pool and deck, existing seawall will remain.
(RU-1) (0.238 acres)
33-51-42

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced Municipal Site Plan Review for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this site plan review is approved pursuant to section 24-43.1 the Code related to potable water service and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to DERM records, the property is currently connected to public water and sewer. Pursuant to the Code, any additions/structures being installed are required to connect to public water and sanitary sewers to the extent that they have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Water Control Review

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system.

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.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "Addition and Renovation for: Dimitri & Alicel Laborde" prepared by Ari L. Sklar, R.A., and dated as received by Miami-Dade County on July 24, 2025, was submitted with the subject application and indicates that tree resources onsite will not be removed.

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. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 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 regarding any additional information or concerns with this review.

Conditions of Approval: None

DERM Enforcement History

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: December 1, 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) *Maria Valdes*

Subject: Zoning Application Comments - Dimitri Laborde Residence
Application No. Z2025000147 (Revision No.1)

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.

Application Name: Dimitri Laborde Residence

Location: The proposed project is located on approximately 0.24 acres at 20921 NE 21st Court, with Folio No. 30-1233-035-0220, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is proposing a renovation and site improvement at the existing single-family residence (SFR) of 2,799 sq. ft. (under A/C) plus an addition of 438 sq. ft. As part of the improvements, the Applicant is also proposing the construction of a new swimming pool and deck area at the rear of the yard.

The existing SFR has a water demand of 210 gallons per day (gpd). The increase in square footage (addition) to the existing SFR will result in a total water demand of 310 gpd. Therefore, the subject project results in an increase of 100 gpd for water demand.

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

The subject property is connected to water.

A Water Supply Certification (WSC) letter from WASD was issued for the proposed development on August 8, 2024, through WASD Verification Form No. 24-2024-L-VF-3246. 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.

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 North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. The NDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

The subject property is connected to sewer.

The sewage flows from the proposed development will be transmitted to Pump Station (P.S.) No. 399 and P.S. No. 423. Both pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations,

P.S. No. 399

Existing NAPOT: 4.02 hrs.

Proposed Development: 100 gpd

Proposed Projected NAPOT: 4.02 hrs.

P.S. No. 423

Existing NAPOT: 1.94 hrs.

Proposed Development: 100 gpd

Proposed Projected NAPOT: 1.94 hrs.

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

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

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

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

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

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

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

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


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 Benita Ramirez B. at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: December 1, 2025

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

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

Subject: Z2025000147
Name: Dimitri Laborde
Location: 20921 NE 21 Court
Section 33 Township 52 South Range 41 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 Lot 11, Block 27, Plat Book 95, Page 19.

This application does not generate any vehicle trips.

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: November 25, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000147

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to "EnerGov" on 11/20/2025. Single family home.

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

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

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

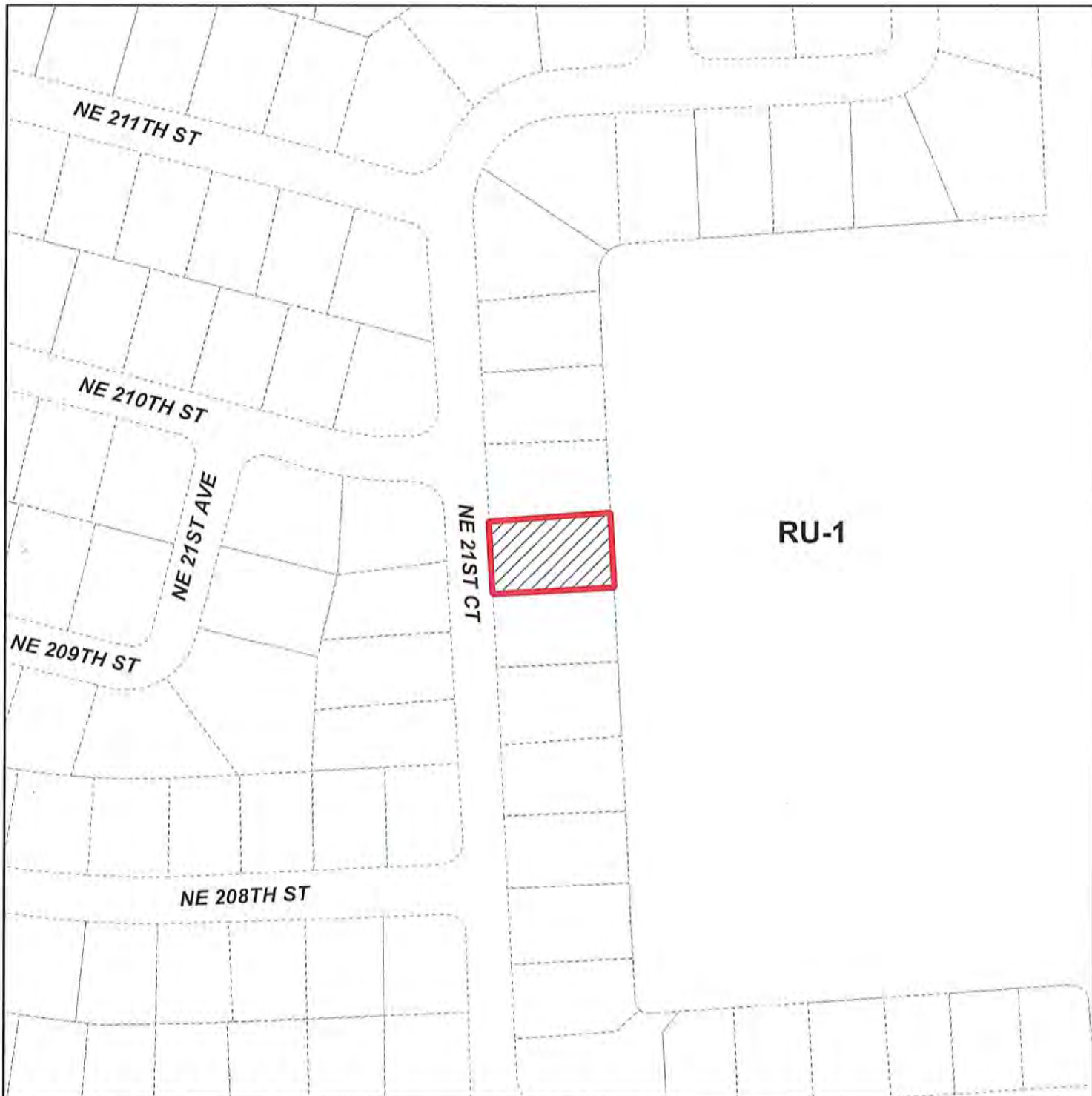
Memorandum



Date: August 6, 2025
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources
From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources
Subject: Zoning Review Z2025 – 000147 Dimitri Laborde

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000147

Section: 33 Township: 51 Range: 42
 Applicant: Dimitri Laborde
 Zoning Board: C2
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



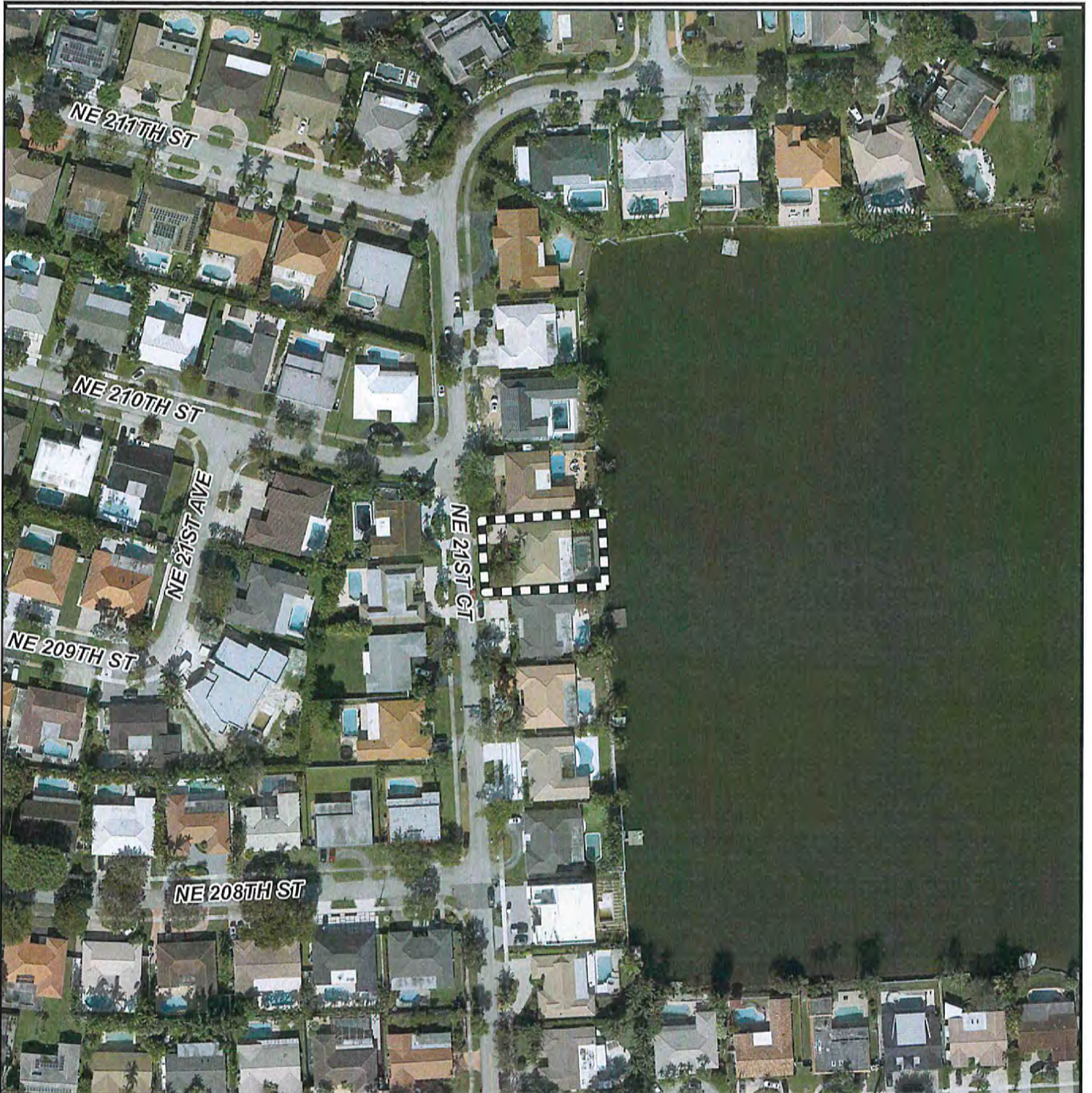
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Monday, July 28, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000147

Legend
 Subject Property

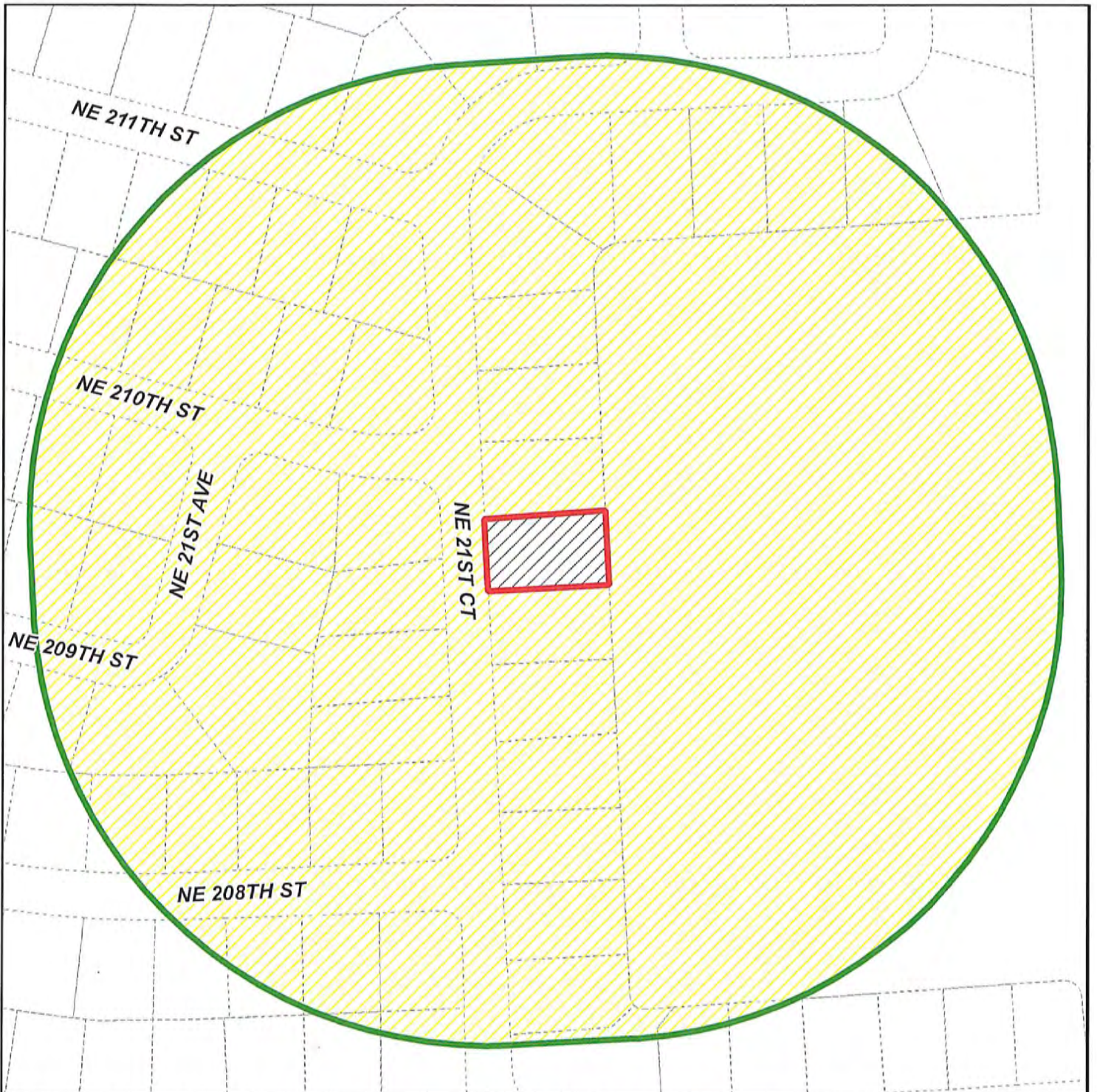


Section: 33 Township: 51 Range: 42
 Applicant: Dimitri Laborde
 Zoning Board: C2
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, July 28, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 33 Township: 51 Range: 42
 Applicant: Dimitri Laborde
 Zoning Board: C2
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000147
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, July 28, 2025

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000147

Section: 33 Township: 51 Range: 42
 Applicant: Dimitri Laborde
 Zoning Board: C2
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

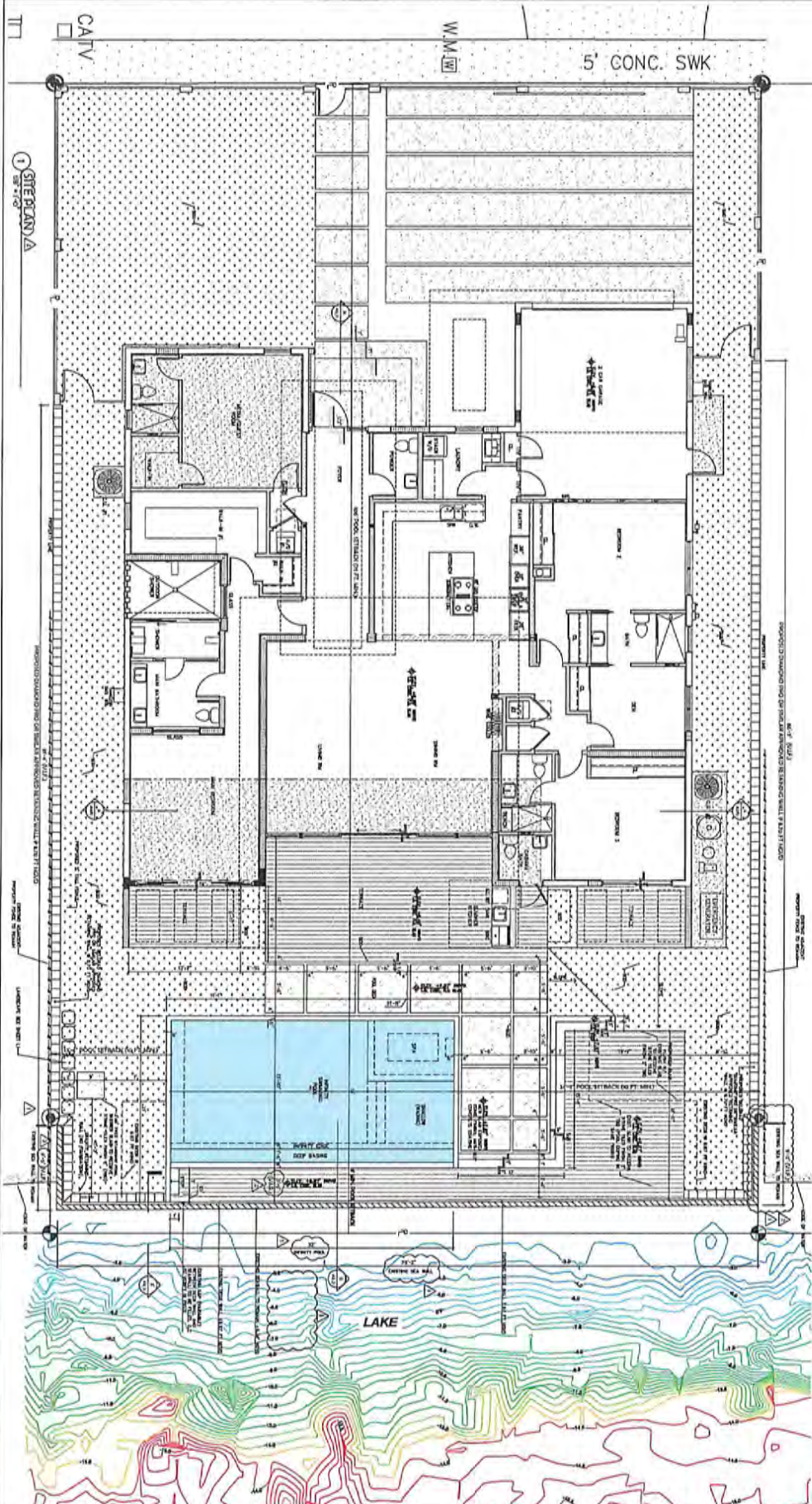
Legend

 Subject Property Case



SKETCH CREATED ON: Monday, July 28, 2025

REVISION	DATE	BY



GENERAL NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE, THE FLORIDA ELECTRICAL CODE, THE FLORIDA MECHANICAL CODE, THE FLORIDA PLUMBING CODE, THE FLORIDA GAS CODE, THE FLORIDA PAINTING AND FINISHES CODE, AND THE FLORIDA ROOFING CODE.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE GRADE EXCEPT WHERE SHOWN OTHERWISE.
 6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRAINAGE PATTERNS EXCEPT WHERE SHOWN OTHERWISE.
 7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING EROSION CONTROL MEASURES EXCEPT WHERE SHOWN OTHERWISE.
 8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE EXCEPT WHERE SHOWN OTHERWISE.
 9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES EXCEPT WHERE SHOWN OTHERWISE.
 10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE GRADE EXCEPT WHERE SHOWN OTHERWISE.

GENERAL DESCRIPTION
 THIS PROJECT IS A RESIDENTIAL DEVELOPMENT CONSISTING OF ONE (1) SINGLE-FAMILY HOME AND ONE (1) GARAGE. THE PROJECT IS SITUATED ON A 1.5-ACRE PARCEL. THE DEVELOPMENT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE, THE FLORIDA ELECTRICAL CODE, THE FLORIDA MECHANICAL CODE, THE FLORIDA PLUMBING CODE, THE FLORIDA GAS CODE, THE FLORIDA PAINTING AND FINISHES CODE, AND THE FLORIDA ROOFING CODE. THE DEVELOPMENT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE, THE FLORIDA ELECTRICAL CODE, THE FLORIDA MECHANICAL CODE, THE FLORIDA PLUMBING CODE, THE FLORIDA GAS CODE, THE FLORIDA PAINTING AND FINISHES CODE, AND THE FLORIDA ROOFING CODE.

SITE DATA		
PROJECT NAME	RESIDENTIAL DEVELOPMENT	
OWNER	MANI-DADE COUNTY	
DESIGNER	DIMITRI & ALICEL LABORDE	
DATE	NOV 20 2025	
SCALE	AS SHOWN	
PROJECT NO.	Z25-147	
DATE OF ISSUE	NOV 20 2025	
DATE OF REVISION		
REVISIONS		
NO.	DATE	DESCRIPTION
1	NOV 20 2025	ISSUE FOR PERMITTING
2	NOV 20 2025	ISSUE FOR CONSTRUCTION
3	NOV 20 2025	ISSUE FOR OCCUPANCY
4	NOV 20 2025	ISSUE FOR RECORDING
5	NOV 20 2025	ISSUE FOR FINAL AS-BUILT

SKLAR architecture
 200 N. WASHINGTON AVE.
 SUITE 1000
 TAMPA, FL 33602
 TEL: (813) 288-1111
 FAX: (813) 288-1112
 WWW.SKLARARCHITECTURE.COM

SEAL
 ARI L SKLAR
 LICENSE # 163556
 Digitally signed by Ari L Sklar
 DN: cn=Ari L Sklar, o=SKLAR architecture, email=ari@sklar.com, c=US

SEAL
 ARI L SKLAR
 License # 163556
 Digitally signed by Ari L Sklar
 DN: cn=Ari L Sklar, o=SKLAR architecture, email=ari@sklar.com, c=US

SEAL
 ARI L SKLAR
 License # 163556
 Digitally signed by Ari L Sklar
 DN: cn=Ari L Sklar, o=SKLAR architecture, email=ari@sklar.com, c=US

DIMITRI & ALICEL LABORDE
 20421 NE 21 CT
 Mani, FL 33711

DATE: 11/20/25
SCALE: AS SHOWN

A1.1

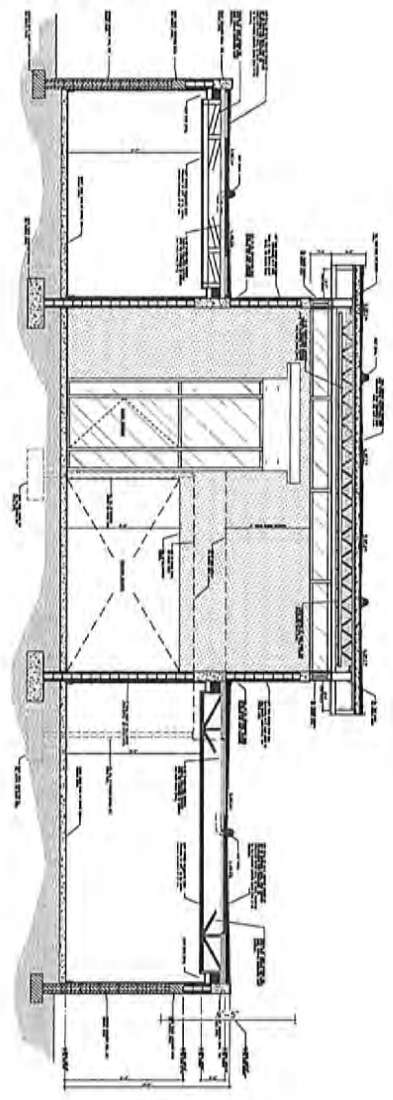
SITE PLAN

LEGEND

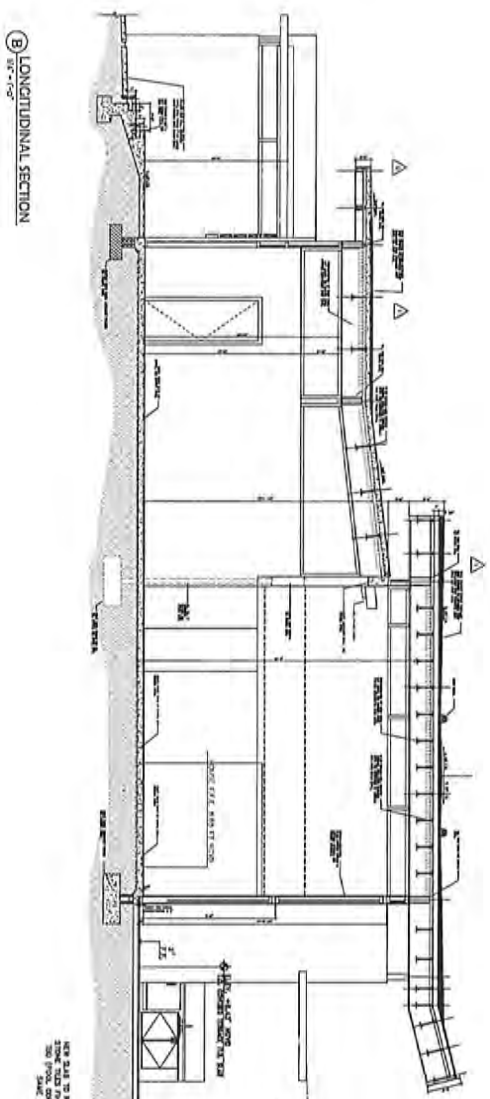
- PROPOSED CONSTRUCTION
- EXISTING CONSTRUCTION
- EXISTING UTILITIES
- EXISTING SURFACE GRADE
- EXISTING DRAINAGE
- EXISTING EROSION CONTROL
- EXISTING LANDSCAPE
- EXISTING UTILITIES AND STRUCTURES
- EXISTING SURFACE GRADE EXCEPT WHERE SHOWN OTHERWISE
- EXISTING DRAINAGE PATTERNS EXCEPT WHERE SHOWN OTHERWISE
- EXISTING EROSION CONTROL MEASURES EXCEPT WHERE SHOWN OTHERWISE
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- EXISTING UTILITIES AND STRUCTURES EXCEPT WHERE SHOWN OTHERWISE
- EXISTING SURFACE GRADE EXCEPT WHERE SHOWN OTHERWISE

RECEIVED

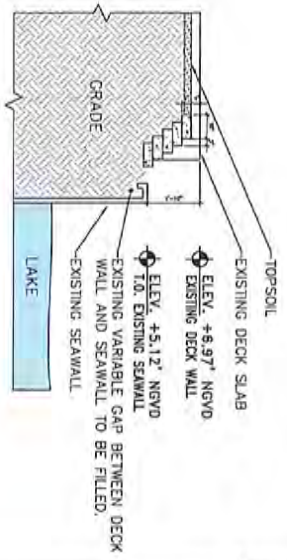
MIAMI-DADE COUNTY
PROCESS NO.: 225-147
DATE: NOV 20 2025
BY: E123863



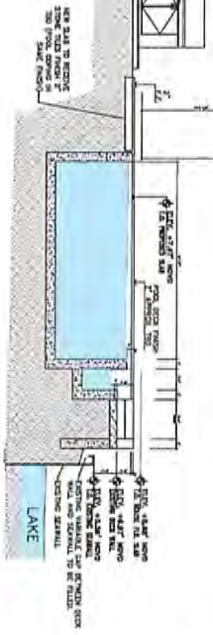
A CROSS SECTION



B LONGITUDINAL SECTION



C GRAVITY RETAINING WALL AND SEA WALL SECTION



A6.0

NOV 14 2025

DATE: 11/14/2025

SKLAR Architecture
2201 N.W. 107th Ave.
Suite 100
Miami, FL 33177
Tel: 305.555.1234
Fax: 305.555.1234
www.sklar.com

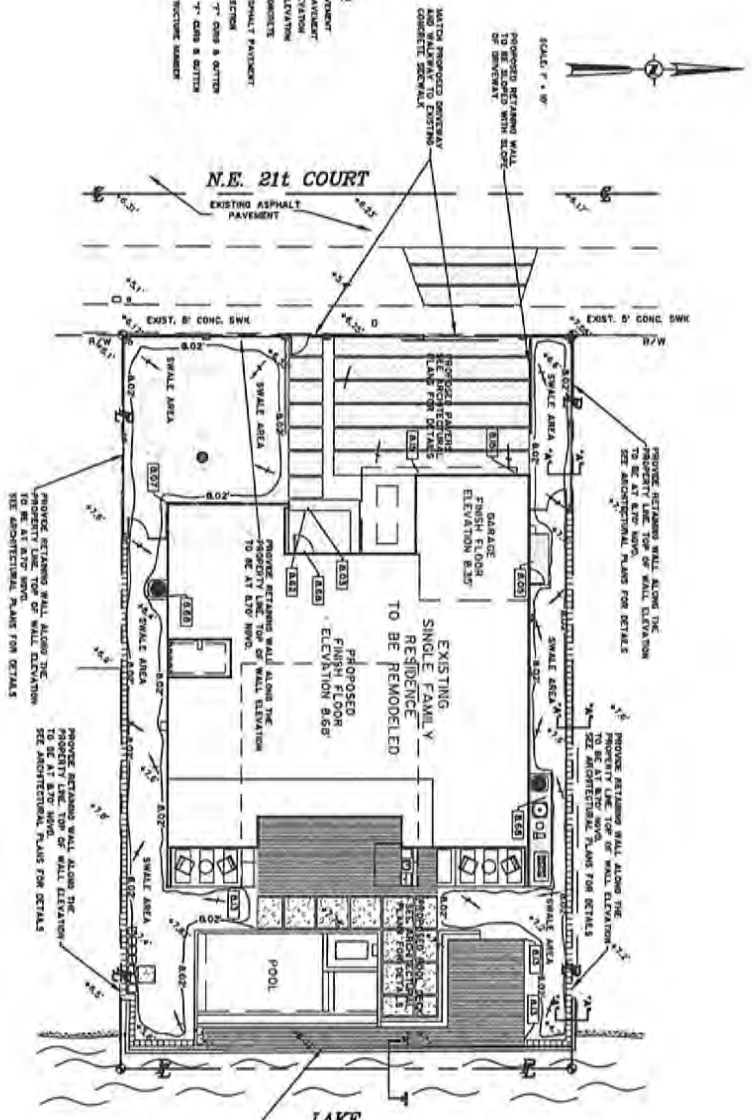
SEAL
Ari L Sklar
Digital Signature
2025.11.18
Date: 11/18/2025
Sklar
1636620

DIMITRI & ALICEL LABORDE
2025 NE 20 CT
Miami, FL 33137

REVISIONS
NO. DATE BY DESCRIPTION
1 11/14/25 AL/SL/AD AS SHOWN



GRADING & DRAINAGE PLAN



- LEGEND**
- EXISTING PAVEMENT
 - PROPOSED PAVEMENT
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - EXISTING CONCRETE
 - PROPOSED CONCRETE
 - EXISTING ASPHALT PAVEMENT
 - PROPOSED ASPHALT PAVEMENT
 - EXIST. 6\"/>

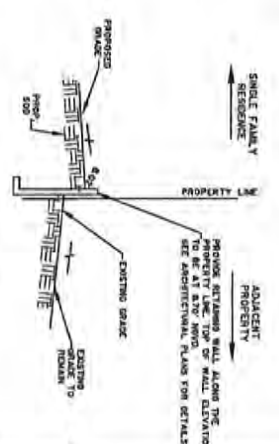
NOTE TO CONTRACTOR:
CONTRACTOR TO PROVIDE BEST MANAGEMENT PRACTICES (BMP) CONSTRUCTION AS PER CURRENT APPLICABLE STANDARDS TO PREVENT ANY OUTFLOW FROM THE SITE UNTIL THE PROJECT IS COMPLETED AND FULL STABILIZATION IS OBTAINED.

LANDSCAPE NOTE:
LANDSCAPE CONTRACTOR TO CONTOUR GRADING SO THAT PROPOSED GRADING WILL SLOPE TO VANTON TO EXIST TREES. NEW TREES TO BE INSTALLED AT PROPOSED GRADE SHOWN ON PLAN. EXISTING TREES TO BE SLOPED FROM EXISTING BARE OR TRAIL TO THE NEW CONTOUR GRADE.

GENERAL NOTES:

1. All dimensions shall be taken from the project and confirmed by Miami-Dade County Survey Department and the Miami-Dade County Department of Environmental Resources Management (DERM) Standards and Specifications.
2. For all dimensions and geometry see S14 Plan prepared by S&B Associates.
3. Elevation shown are based on N.O.V. Datum and as shown on Survey.
4. Underground utility information is shown from the best available source; the same shall be verified by contractor in the field with the existing utility lines other than those indicated in the existing utility plan. The contractor is assumed to proceed with caution with all proposed utility lines at possible interference on its portion.
5. Contractor shall adjust top utility lines and/or covers to protect one to the other from.
6. Any apparent discrepancies in the plans and field conditions shall be brought to the attention of the Engineer before proceeding with the work.
7. Contractor shall notify the Owner's representative and Engineer if any existing or proposed conditions are found to be inconsistent with the plans or specifications and the proposed building footprints. The right of way and utility/pipe information and delineation marked within the right of way shall be shown on the plans and shall be checked in the field.
8. The Contractor shall verify the elevation of the finished ground surface at a construction spot in, or after, than the one shown.
9. Fill shall be placed in 12\"/>

SECTION "A-A"
SCALE: N.T.S.



Gerardo
Citywide Approval by
Zamorá
11/15/2024

DATE: 9/6/2024
PROJECT No. 2024-06

ZAMORA & ASSOCIATES, INC.
LAND PLANNERS
6420 SOUTHWICK BOON STREET SUITE 100
DAWSON FLORIDA 32613 904-274-7808

C-1
PROJECT # 21-007
DATE: 12/12/2024

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-147 DATE: OCT 20 2025 BY: E128863

SKLARdirect
MARIANNE SKLAR
1701 HIGHLAND AVENUE
SUITE 100
DAWSON, FLORIDA 32613
904-274-7808
www.sklar.com

LOANING HEARINGS FOR ADDITION AND RENOVATION FOR ADDITION
RENOVATION AND MODIFICATION OF CONDO FOR LAKE SLOPE
DIMITRI & ALCIEL LABORDE
2022 NE 12th Ct
Miami, FL 33139

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z25-147

DATE: NOV 20 2025

BY: 128863



PHOTO #1

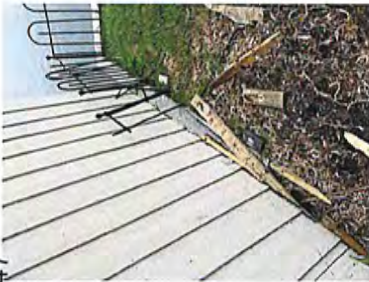


PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5

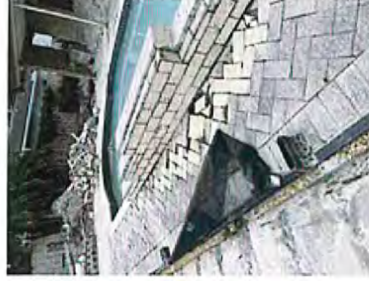


PHOTO #6



PHOTO #7



PHOTO #8



PHOTO #9



PHOTO #10



PHOTO #11



PHOTO #12



PHOTO #13



PHOTO #14

Miami-Dade Property Appraiser

Property Address: 20921 NE 21 CT, Unincorporated County, FL 33179-0000



SKLAR architecture

SEAL
ARIL L SKLAR
LICENSE NUMBER
DATE

Digitally
signed by Aril
L Sklar
Date:
2025.11.18
163647

SKLAR

407007
COUNTY/LEADING
COMMENTS

PREPARED FOR: DIMITRI & ALICEL LABORDE
20921 NE 21 CT
MIAMI, FL 33179

DATE: 11/18/25
PROJECT #: 23-007

DATE: 09/24/25

A11.0