



FINAL AGENDA

Community Zoning Appeals Board 5
Norman and Jean Reach Park, Recreation Room, 7895 NW 176 Street, Miami, FL
Tuesday, July 8, 2025 at 7:00 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

1.	Z2024000255	MB SWEETWATER SITE LLC	24-255	54-39-03	N
2.	Z2024000274	Jose L Hernandez	24-274	52-40-04	N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 05
MEETING OF JULY 8, 2025

NORMAN AND JEAN REACH PARK, RECREATION ROOM
7895 NW 176 STREET, MIAMI, FLORIDA.

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

2) NON-USE VARIANCE of zoning requirements to permit the existing single-family residence with a lot coverage 57.2% (50% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Zoning Hearing Jose L. Hernandez", as prepared by Unknown, dated stamped received 5/16/2025 and consisting of a total of 2 sheets. Plans may be modified at public hearing.

LOCATION: 8909 NW 188 Terrace, Miami-Dade County, Florida

SIZE OF PROPERTY: ±0.11 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.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 5**

PH: Z24-255

July 8, 2025
Item No. 1

Recommendation Summary	
Commission District	12
Applicants	MB SWEETWATER SITE, LLC
Summary of Requests	The application is seeking approval of a proposed telecommunication hub spaced less than permitted from a residential zoned district. Additionally, the application also seeks a reduction of the required parking spaces and to provide less street dedication for the portion of the site that fronts along NW 6 Street.
Location	Lying south of NW 6 Street and west of NW 137 Avenue, Miami-Dade County, Florida.
Property Size	±4.05 Acres
Existing Zoning	IU-1, Industrial, Light Manufacturing District
Existing Land Use	Warehouse and Office
2030-2040 CDMP Land Use Designation	Industrial and Office <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, 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) SPECIAL EXCEPTION to permit a proposed telecommunication hub to be spaced 275' (500' required) from an RU zoning district.
- (2) NON-USE VARIANCE to permit 32 parking spaces (80 spaces required).
- (3) NON-USE VARIANCE of zoning and subdivision regulations requiring section line rights-of-way to be 80' in width; to waive same to permit 25' of dedication for the south half of NW 6 Street (40' required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "TELECOMMUNICATION HUB" prepared by Langan Engineering and Environmental Services, LLC., consisting of sheets A-100, A-200, C-100, C-300, L-100, L-500, C-901 and C-902 dated stamped received 06/17/2025 consisting of eight (8) sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The ±4.05-acre vacant parcels of land are lying south of NW 6 Street and west of NW 137 Avenue. In November 1958, pursuant to Resolution #2372, the Board of County Commissioners approved a district boundary change for the northern portion of the property from GU (Interim

District) to IU-1 (Light Industrial District). - In October 2004, pursuant to Resolution # CZAB5-9-04, the Community Zoning Appeals Board 5 approved a district boundary change on the subject southern property from GU, Interim District, and IU-1, Light Industrial District, to IU-1, Light Industrial District. The applicant is proposing to develop the vacant parcels as a telecommunications hub facility. The telecommunications hub will consist of 116,045+/- square feet in floor area, of which 104,245+/- square feet (89.83%) is designated for equipment or machinery. The remaining approximate 6.9% of the gross floor area will be designated for employees and support personnel. The total office space proposed within the telecommunications hub is 8,000 square feet. With the current application, the applicant is seeking approval to permit a proposed telecommunication hub within 500' of an RU-1, Single-Family Residential District. Additionally, the applicant seeks a non-use variance from the required minimum number of parking spaces for the telecommunications hub and to provide less street dedication for the portion of the site fronting along NW 6 Street. Staff notes that the proposed facility shall be accessed directly from NW 6 Street and NW 137 Avenue through a private access road that loops around the proposed development. The landscape plans indicate that a 10' wide landscaped greenbelt containing a row of trees and shrubs is being provided along NW 137 Avenue, including a 8' high metal picket fence enclosing the facility along the periphery of its property lines.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-1; vacant	Industrial and Office
North	GU, IU-1; MDCPS bus central, self-storage facility	Industrial and Office
South	IU-1; self-storage facility	Industrial and Office
East	GU, RU-1; canal, single-family residences	Low Density Residential (2.5 to 6 du), Water
West	GU; vacant	Terminals

NEIGHBORHOOD COMPATIBILITY:

The 4.05-acre parcels are currently vacant. The properties to the north are developed with a self-storage facility and a Miami-Dade County Public School bus central station; the property to the south is also developed with a self-storage facility, and single-family residences are located to the east of the subject site across from NW 137 Avenue and the Canal. The abutting vacant properties to the northeast are zoned GU, Interim District, and are located outside of the Urban Development Boundary (UDB). The subject property itself is located immediately east of and inside the UDB which runs along its west property line.

SUMMARY OF THE IMPACTS:

The approval of this application will permit the applicant to establish a telecommunication hub spaced less than required from a residential zoning district to the east. Based on memoranda from the departments reviewing this application, staff opines that approval of the application will not create any significant impacts on the surrounding area. Staff notes that the Platting and Traffic Review section of the Department of Regulation and Economic Resources (RER) indicate in their memorandum that the application meets traffic concurrency criteria and does not exceed the acceptable Level of Service (LOS) in the area but that the application will

generate approximately 7 PM daily peak hour vehicle trips. Although staff notes that the application requests may bring additional traffic and noise into the area, any visual impacts from the ancillary non-use variances have been appropriately mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±4.05-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Industrial and Office**. The **Industrial and Office** category accommodates *manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of **telecommunication facilities**, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers are also allowed.*

Staff notes that the IU-1, Industrial, Light Manufacturing District allows telecommunications facilities and hubs, and that the application does not seek to change the industrial use on the site. The applicant seeks a special exception for less spacing from a residential district and variances for less number of parking spaces and less road dedication along NW 6 Street. Staff opines that approval of the application will not change the industrial uses on the subject property. Therefore, staff opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text in **Industrial and Office** areas and the CDMP Land Use Plan map **Industrial and Office** designation for the subject property.

ZONING ANALYSIS:

The applicant seeks to develop the property with a telecommunications hub consisting of +/- 116,045 sq. ft. in floor area. The subject property is zoned IU-1, Industrial, Light Manufacturing District. Pursuant to Section 33-259(77) of the County Code, telecommunications hubs are permitted in IU-1 subject to the following conditions; "(1) that at least eighty-five (85) percent of the gross floor area of a telecommunications hub building shall be designated for equipment or machinery; no more than fifteen percent (15%) of the gross floor area shall be designated for employees and support personnel; and (2) that a declaration of use in a form meeting with the approval of the Director and specifying compliance with the conditions set forth in subsection (1), above, shall be submitted to the Department prior to the issuance of a building permit. Said declaration of use shall include a floor plan and site plan for the intended use as required by the Department." As part of this application, a site plan was reviewed and approved which depicts that 104,245+/- square feet (89.83%) are designated for equipment or machinery and the remaining approximate 6.9% of the gross floor area will be designated for employees and support personnel. In addition, prior to the issuance of a building permit, the applicant will submit a declaration of use specifying compliance with the requirement that at least 85% of the gross floor area be designated for equipment and machinery.

When analyzing request #1, the requested Special Exception of spacing requirements, to permit a proposed telecommunication hub to spaced less than 500' from a residential district, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, and considering the necessity for and reasonableness of the applicant's request in relation to the present and future development of the area, staff opines that the proposed use would be **compatible** with the

surrounding area, would not be detrimental to the neighborhood, and would not negatively affect the stability and appearance of the community. The subject vacant parcels are a ±4.05-acre properties are in between two self-storage facilities and a Miami-Dade Public Schools bus central station to the north. The surrounding area is characterized mostly by industrial uses to the north and south, vacant property immediate west, and a residential zoned district across the street to the east. As mentioned previously, the proposed telecommunication hub is a permitted use in the IU-1 zoning district, provided that said use is spaced 500' from an RU zoning district. Staff notes that the distance measured is from the closest point of the proposed use within the building (proposed building on the property) to the adjacent RU-1 zoning district to the east, is distanced 275-feet away. The submitted plans indicate that the office area will be the use abutting RU zoning district, and is setback 107' from the (east) property line of the subject site. Furthermore, the submitted landscape plans indicate that in addition to the 10' wide landscaped greenbelt which contains a continuous row of trees and shrubs along NW 137 Avenue, the applicant has provided a 8-foot-high metal picket fence enclosing the facility along the periphery of its property lines. Moreover, the closest residential properties located to the east are approximately 300' away from the proposed telecommunication hub's equipment itself, which, as mentioned, would be adequately buffered by the 10' wide landscaped greenbelt, the 8' high metal picket fence, the 110' wide right-of-way of NW 137 Avenue, as well as the existing canal; all of which mitigate any significant visual or potential noise impacts that may emanate from the telecommunication hub on those residential zoned properties. As such, staff would be supportive of the proposed location of this telecommunication hub. **Therefore, staff recommends approval with conditions of request #1 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

When analyzing request #2, to permit less parking spaces than required by code under Section 33-311(A)(4)(b), Non-Use Variances from other than Airport Regulations of the Code, staff opines that the requested parking reduction to permit 32 parking spaces where 80 parking spaces are required will maintain 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 that the request will be otherwise **compatible** with the surrounding land uses and would not be detrimental to the community. As indicated in the letter of intent and the site plan, the proposed project is providing the Code-required parking for the "office" use associated with the Telecommunications Hub but is seeking a relief from the parking required for the portion of the building that will be occupied solely by machinery. The portion of the telecommunications hub that will be designated for equipment and machinery is 104,245 sq. ft. in area and would accordingly be required 53 parking spaces under the Code. As part of this application, the applicant has provided a parking demand analysis prepared by Langan Engineering and Environmental Services, LLC, dated October 30, 2024, that concludes that the proposed telecommunications hub will generate a parking demand of 13 parking spaces and that the requested reduction to provide parking spaces only for the office component (27 parking spaces) meets the operational needs because the equipment area use is entirely occupied for machinery and equipment, which does not generate a need for additional parking. In addition, prior to the issuance of a building permit, the applicant will submit a Declaration of Use which among other things provided that the parking reduction, if approved, is only valid for the telecommunication hub use. As a result, if the property has a different use, compliance with Sec. 33-124 of the County Code will be required. Based on the forgoing, staff opines that the provided spaces are adequate considering said use, and that the provided parking would sufficiently meet the needs of the proposed communication hub. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards.**

When analyzing request #3, staff opines that the approval of the proposed 15' reduction of the required 40' dedication along portions of the south half of NW 6 Street will not have an adverse impact on the adjacent parcels lying to the north and south of the subject property. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) has no objections to the aforementioned request. Staff opines that approval of the reduced right-of-way dedication for said zoned roadway will not negatively impact traffic on the surrounding roadways. Furthermore, staff's research of the area found a similar approval for an adjacent property, located to the east at 590 NW 137 Avenue, that was also approved by Resolution #CZAB10-55-00 for similar waivers from the required right-of-way dedication for NW 6 Street. Based on this precedent and the surrounding development patterns, staff opines that the Department would support said request for the subject property. **As such, staff recommends approval with conditions of request #3 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards.**

Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), state in their memorandum that they have no objections to the application requests subject to the conditions set forth in their memorandum, and that the application will generate an additional 7 PM Peak Hour Trips. Also, the RER Division of Environmental Resources Management (DERM) indicates in their memorandum that approval of this application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal and flood protection. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a negative impact on fire rescue services in the area. The memoranda submitted by the Department of Water and Sewer indicate no objection to the application. Based on the memoranda, staff opines that approval of the subject requests will not have an unfavorable effect on the economy Miami-Dade County, Florida. Further, approval would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed, or which are planned and budgeted for construction. As such, staff opines that the requests under this application would be **compatible** with the area concerned, when considering the necessity and reasonableness of the proposed development of the property as a telecommunications hub in relation to the present and future development of the area. **Based on the aforementioned, staff recommends approval with conditions of request #1 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, and approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate that the proposed telecommunication hub facility will have two (2)-ingress/egress points of direct vehicular and pedestrian access, one access provided along the north property line that is along NW 6 Street, and the other provided along the east property line from NW 137 Avenue. Parking is provided on surface parking lots and the site plan indicates a total of 32 parking spaces where 80 are required by code, and as such the proposed facility does not comply with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

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 or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "TELECOMMUNICATION HUB" prepared by Langan Engineering and Environmental Services, LLC., consisting of sheets A-100, A-200, C-100, C-300, L-100, L-500, C-901 and C-902 dated stamped received 06/17/2025 consisting of eight (8) sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That a Unity of Title agreement, suitable for recording, be submitted to and meet with the approval of the Director; said agreement to be to the effect that the property will be developed and maintained under one ownership.
5. Prior to the issuance of a building permit, the applicant will submit a declaration of use specifying compliance with the requirement that at least 85% of the gross floor area be designated for equipment and machinery per code section 33-256 (77) (2).
6. That the applicant complies with all the applicable conditions, requirements, recommendations, requests and other provision of the Platting and Traffic Review Section of the Department of Regulatory and Economic Review Section, as contained in its memorandum.
7. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department as contained in its memorandum.
8. That the applicant complies with all the applicable conditions, requirements, recommendation, requests and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in its memorandum.

ES:JB:SS:VM

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

MB SWEETWATER SITE, LLC
 PH: Z24-255

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection*</i>
Department of Transportation and Public Works (DTPW)	<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>
Miami-Dade County Office of Historic Preservation (OHP)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Industrial and Office (Page I-38)</p>	<p><i>Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or</i></p>
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	<p><i>highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive over-crowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p>
<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>

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.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

EW SB FL MIAMI 400 LLC/DIVITO, MATT N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2024000255

DATE

HEARING NUMBER

FOLIO: 30-4903-003-0012

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

June 16, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

EW SB FL MIAMI 400 LLC/DIVITO, MATT

OUTSTANDING LIENS AND FINES:


There are no outstanding liens or fines.

Memorandum

MIAMI-DADE
COUNTY

Date: June 13, 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: Z2024000255-5th Review
EW SB Miami 400 LLC
Approximately 500 NW 137th Avenue (South of NW 6th Street and
West of 137th Avenue)
Special exception for a Telecommunication Hub with equipment
and personnel.
(IU-1) (4.05 acres)
03-54-39

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above-referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service 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

According to DERM records, public water and sanitary sewers are currently abutting the subject property. Pursuant to the Code and based on the proposed site plan, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County recorded in Official Records Book 34674, Page 2335, acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

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

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-

24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

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

Conditions of Approval: None

Water Control Review

The subject property is located within a special stormwater management basin, North Trail Basin, as defined in the Code, which requires compliance with Miami-Dade County requirements for cut and fill or fill encroachment criteria for flood protection and resource conservation as provided in section 24-48 of the Code. Applicable projects are required to obtain DERM Cut and Fill approval within special stormwater management basins.

The subject property obtained Miami-Dade County Cut and Fill Review No. 947 approval that is consistent with the site plan submitted with this zoning application stamped received by Miami Dade County on June 10, 2025. Therefore, the proposed site plan complies with the storm water management criteria in the Code. The applicant must comply with the terms and conditions of the approved review prior to any future development order approval. Any changes to the site plans, terms and conditions of the Cut and Fill will require approval from the Water Control Section of DERM.

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

For further information, please contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov

Conditions of Approval: None

Pollution Remediation Review

All construction plans (inclusive of drainage) and dewatering plans shall require review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. of the DERM Environmental Monitoring and Restoration Division at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

Conditions of Approval: None

Wetlands Resources Review

Although the subject properties are located within the North Trail Wetlands Basin, they do not currently contain wetlands as defined by section 24-5 of the Code. Therefore, a Class IV permit will not be required for this property. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. A landscape plan entitled "Telecommunications Hub", prepared by Thomas G. Mead, R.L.A., and dated as received by Miami-Dade County on May 15, 2025, was submitted in support of the subject application and indicates the removal/relocation of tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen (a tree with a trunk diameter at breast height less than 18 inches) trees on site.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application

process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

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

Conditions of Approval: None

DERM Enforcement History Review

The subject property has one (1) open and three (3) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information. There are no outstanding DERM liens or fines for the subject property.

Additionally, a review of records associated with the above DERM Enforcement case revealed the following:

Folio No. 30-4903-003-0012:

Action Cappa LLC (DERM open case no. PWO-525)

A Notice of Violation and Orders for Corrective Action (NOV) dated July 20, 2017, was issued to the responsible party for failing to comply with the conditions of Board Order 13-36 of the Environmental Quality Control Board (EQCB), specifically, to complete construction of water and sewer extension permits issued by Miami-Dade County. A Final Notice Prior to Court Action (FNPTCA) dated May 23, 2018, was issued to the responsible party for failing to comply with the conditions of the NOV. A Demand Letter (DL) dated June 10, 2019, was mailed to the responsible party for failing to comply with the conditions of the FNPTCA. This enforcement case currently remains open and is managed by DERM's Code Enforcement Section. For any questions on the above-mentioned open enforcement case, please contact Eric Street at Eric.Street@miamidade.gov or (305) 372-6911. There are no outstanding DERM liens or fines for this case.

Folio No. 30-4903-003-0014:

Delio & Blanca Trasobares (DERM closed case no. IW5-15154)

- Unpaid penalties: \$0.00
- Paid penalties & surcharge: \$110.00 (civil penalty and surcharge for UCVN No. B029321)
- Unpaid Administrative Costs: \$0.00
- Paid Administrative Costs: \$0.00
- Unpaid County investigative, enforcement, testing, or monitoring costs: \$0.00
- Unpaid Liens: \$0.00
- Paid/satisfied Liens: \$0.00

Folio No. 30-4903-003-0015:

LJP LLC (DERM closed case no. COM-75862)

- Unpaid penalties: \$0.00
- Paid penalties & surcharge: \$510.00 (civil penalty and surcharge for UCVN No. B210447)
- Unpaid Administrative Costs: \$0.00
- Paid Administrative Costs: \$0.00

- Unpaid County investigative, enforcement, testing, or monitoring costs: \$0.00
- Unpaid Liens: \$0.00
- Paid/satisfied Liens: \$0.00

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 18, 2024

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

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

Subject: Zoning Application Comments - Telecommunications Hub
Application No. Z2024000255 - (Pre-App. No. Z24P-212)

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. *The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.*

Application Name: Telecommunications Hub

Location: The proposed project is located on approximately 4.05 acres, near the southwest corner of the intersection of NW 137th Avenue and NW 6th Street, with Folio Nos. 30-4903-003-0012, 30-4903-003-0014, 30-4903-003-0015, and 30-4903-003-0019, *within and abutting the Urban Development Boundary (UDB) along the western boundary of the property,* in unincorporated Miami-Dade County.

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

Proposed Development: The Applicant is proposing a 116,045 sq. ft. Telecommunication Hub, of which 104,245 sq. ft will be designated for equipment or machinery, 3,800 sq. ft. as dock staging area, and the remaining 8,000 sq. ft. for office area.

The estimated total water demand for the proposed project will be 2,321 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be 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.

There is an existing 16-inch water main (E20941D00A-2) within a 23.5 feet WASD easement running parallel to the east side of the property, to where the developer may connect to provide water service to the proposed development.

Any public water main extension within the property shall be 12-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. *Final points of connection and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.*

Please note that there is a 16-inch water main within the property, in an existing 23.5 feet WASD easement, that will have to be removed or 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.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

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

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

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

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

There is an existing 8-inch force main (ES20941D00A-2) within a 23.5 feet WASD easement running parallel to the east side of the property, to where the developer may connect to provide sewer service to the proposed development. A private sewage pump station will be required. *Final points of connection and capacity approval for connection to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.*

If UNITY OF TITLE does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

Please note that there is an 8-inch force main within the property, in an existing 23.5 feet WASD easement, that will have to be removed or 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. Services to existing customers cannot be interrupted.

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

Memorandum



Date: May 29, 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: Z2024000255
Name: EW SB FL Miami 400, LLC
Location: 500 NW 137 Avenue
Section 03 Township 54 South Range 39 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedication per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of the plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately an **7 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
F-2509	NW 137 Avenue north of NW 8 Street	C	C
9363	NW 12 Street west of NW 127 Avenue	C	C

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

Notes: PM =Post Meridiem

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

Standard Conditions:

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

Memorandum



Date: December 06, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000255

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 11/21/2024.

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: Monday, June 16, 2025

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

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

Subject: Review of Z2024000255
Applicant Name: EW SB FL Miami 400 LLC

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

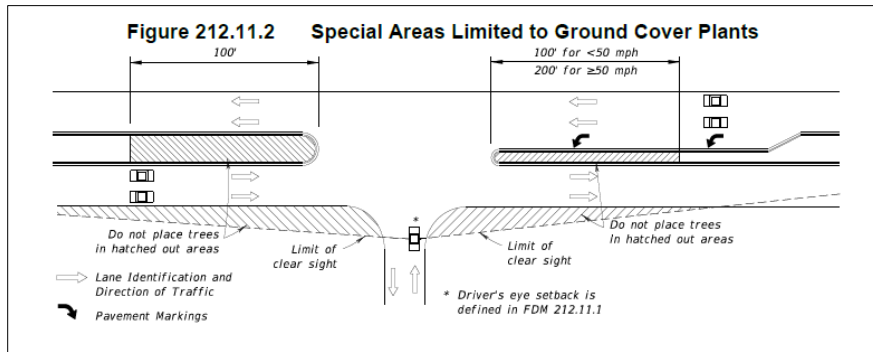
PROJECT LOCATION:

The property is located on the southwest corner of NW 137th Avenue and NW 6th Street in unincorporated Miami-Dade County, Florida

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

1. This development is approved as a telecommunications hub with a total floor area of 116,045 square feet, including 104,245 square feet designated for equipment or machinery and 3,800 square feet for dock staging. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. SR 825/NW 137th Avenue is part of the State of Florida Highway system. Any improvements within the right of way of SR 825/NW 137th Avenue requires review and approval by the Florida Department of Transportation.
3. According to the latest FDOT FDM manual Section 212.11.6, trees may not be placed within the hatched-out areas of the sight triangles, as illustrated in the figure below.



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

Memorandum



Date: December 11, 2024

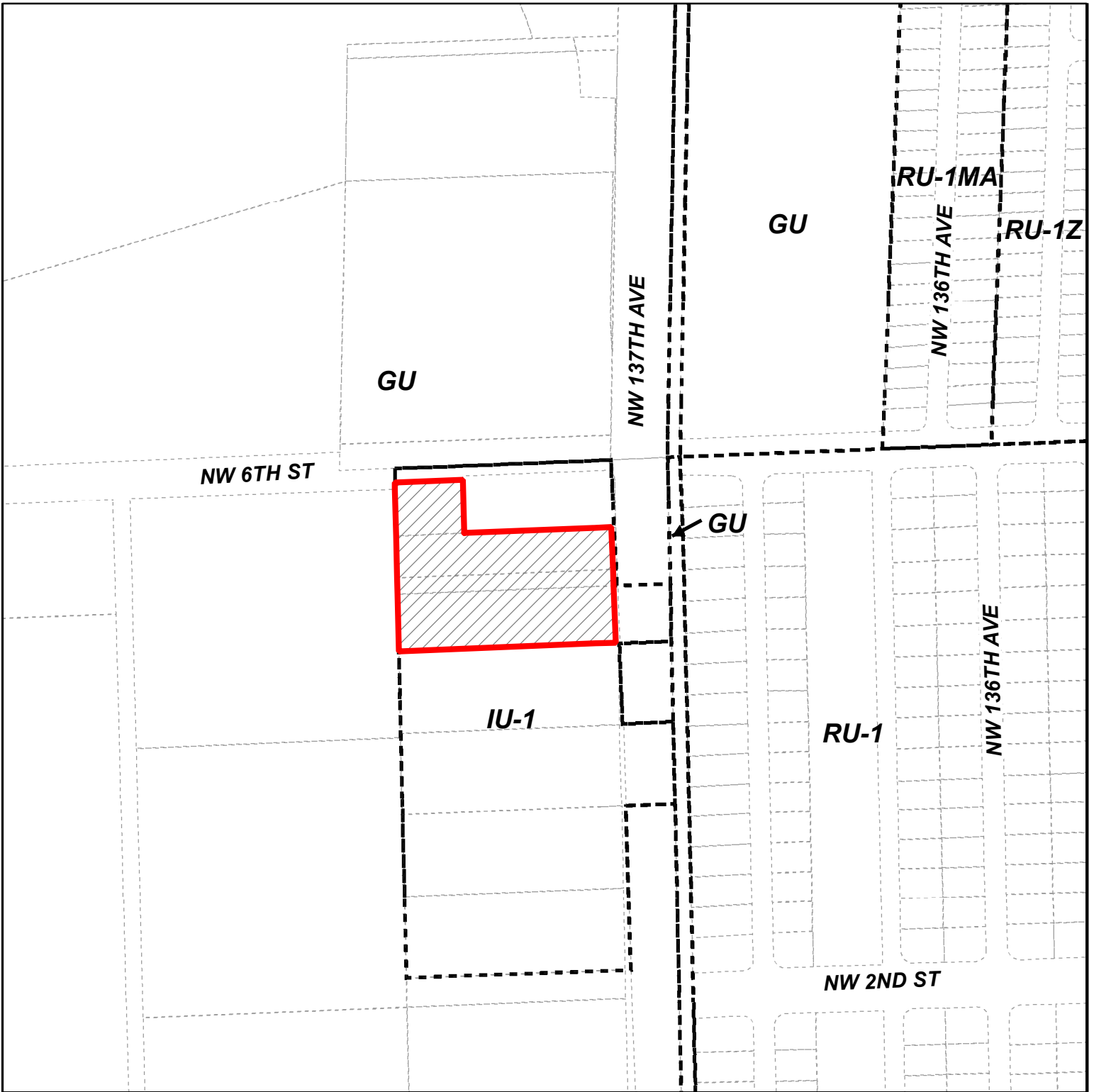
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Application Z2024-000255 EW SB FL Miami 400, 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

Section: 03 Township: 54 Range: 39
 Applicant: EW SB FL Miami 400 LLC
 Zoning Board: C5
 Commission District: 12
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

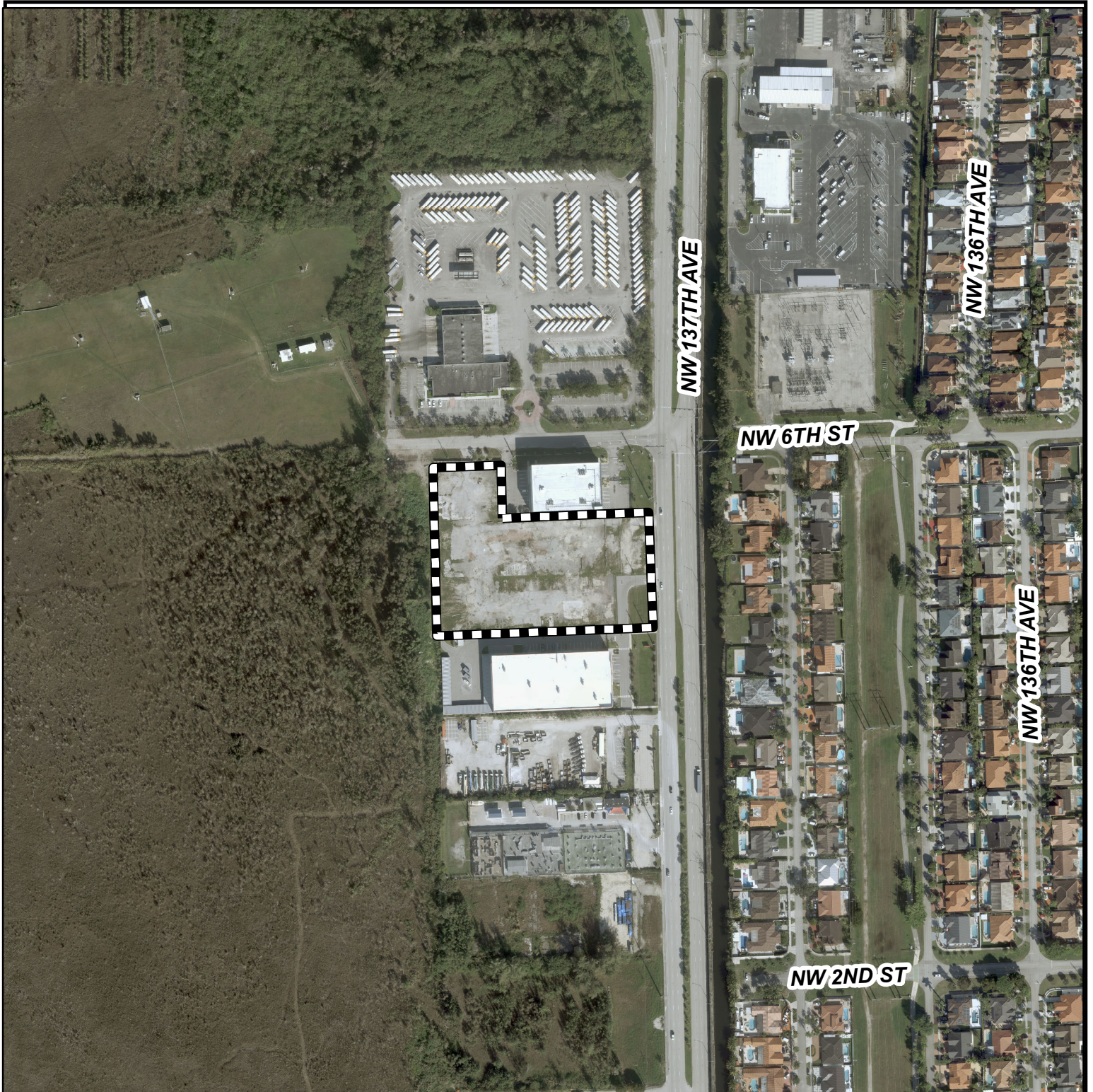
Process Number
Z2024000255

Legend

-  Subject Property Case
-  Zoning



REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000255

Legend



Subject Property

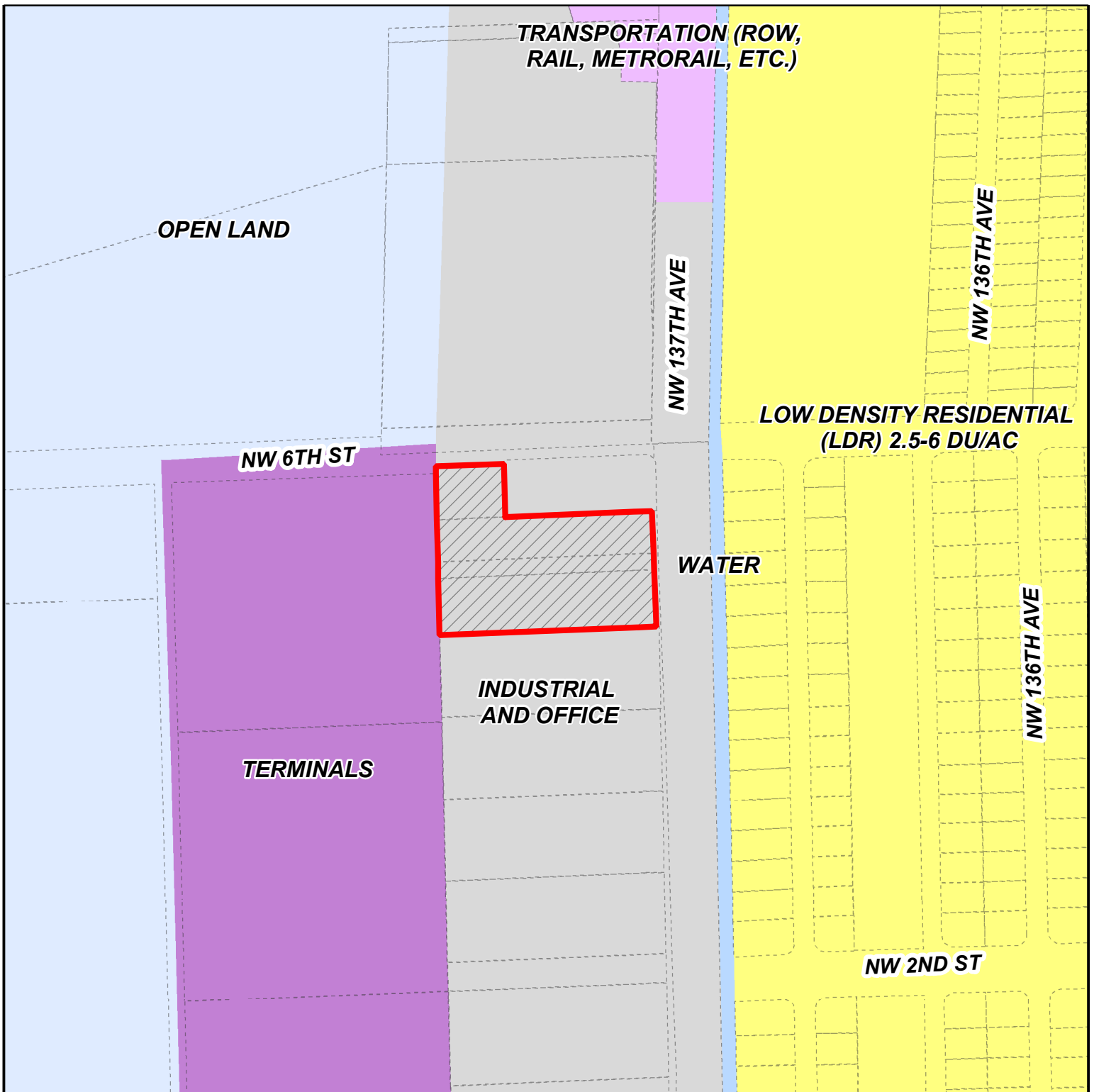


Section: 03 Township: 54 Range: 39
 Applicant: EW SB FL Miami 400 LLC
 Zoning Board: C5
 Commission District: 12
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Wednesday, December 4, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000255

Section: 03 Township: 54 Range: 39
 Applicant: EW SB FL Miami 400 LLC
 Zoning Board: C5
 Commission District: 12
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, December 4, 2024

REVISION	DATE	BY

TELECOMMUNICATIONS HUB

500 NW 137th AVENUE, MIAMI, FL 33182

MIAMI-DADE COUNTY, FLORIDA

SECTION 03, TOWNSHIP 54S RANGE 39E

ASPR SET

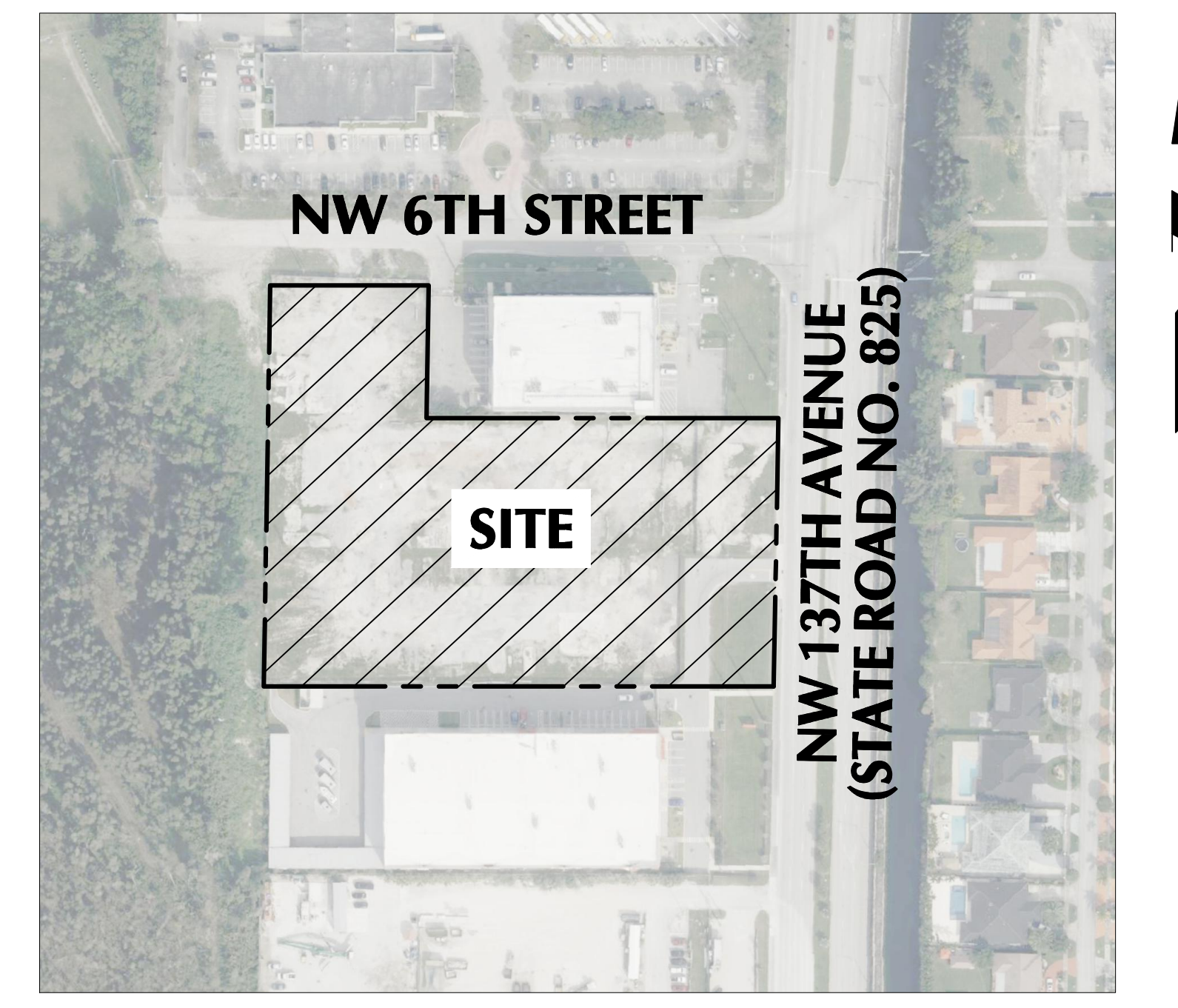
FOLIOS: 30-4903-003-0014, 30-4930-003-0015, 30-4903-003-0019, 30-4903-003-0012

INDEX OF SHEETS

CIVIL	
SHEET NO.	DESCRIPTION
C-100	COVER SHEET
C-300	SITE PLAN
C-901	WB-67 TRUCK MOVEMENTS
C-902	GARBAGE TRUCK MOVEMENTS

LANDSCAPE	
SHEET NO.	DESCRIPTION
L-100	LANDSCAPE PLAN
L-200	LANDSCAPE NOTES AND DETAILS

ARCHITECTURAL	
SHEET NO.	DESCRIPTION
A-100	FLOOR PLAN
A-200	EXTERIOR ELEVATIONS



LOCATION SKETCH
SCALE 1' = 150'

LEGAL DESCRIPTION:

PARCEL 1 (FEE SIMPLE):

A PORTION OF TRACT 1, EVERGLADES GARDENS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 167.00 FEET OF THE NORTH 165.00 FEET OF THE EAST 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, AND LESS THE NORTH 15 FEET THEREOF FOR ROAD RIGHT OF WAY, AND LESS: THE NORTH 5 FEET OF A PORTION OF TRACT 1, EVERGLADES GARDENS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 167.00 FEET OF THE NORTH 165.00 FEET OF THE EAST 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, AND LESS THE NORTH 15 FEET THEREOF FOR ROAD RIGHT-OF-WAY, AS CONVEYED TO MIAMI-DADE COUNTY EXPRESSWAY AUTHORITY IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 22506, PAGE 1373, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2 (FEE SIMPLE)

THE SOUTH 102 FEET OF THE NORTH 287 FEET OF THE EAST 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LESS THE EAST 120 FEET THEREOF, A PORTION OF TRACT 1, EVERGLADES GARDENS, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS ANY PORTION TAKEN BY THE EMINENT DOMAIN PROCEEDINGS IN CASE NO. 2003-18155 CA 11 (MIAMI-DADE COUNTY VS LOWE'S HOME CENTERS, INC.) RECORDED IN FINAL JUDGEMENT AS TO PARCEL 15, IN OFFICIAL RECORDS BOOK 27176, PAGE 422.

PARCEL 3 (FEE SIMPLE):

THE SOUTH 39.92 FEET OF THE NORTH 309.92 FEET OF THE EAST 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LESS THE EAST 120 FEET THEREOF, A PORTION OF TRACT 1, EVERGLADES GARDENS, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS ANY PORTION TAKEN BY THE EMINENT DOMAIN PROCEEDINGS IN CASE NO. 2003-18155 CA 11 (MIAMI-DADE COUNTY VS LOWE'S HOME CENTER, INC.) RECORDED IN FINAL JUDGEMENT AS TO PARCEL 15, IN OFFICIAL RECORDS BOOK 27176, PAGE 422.

PARCEL 4 (FEE SIMPLE):

THE SOUTH 141 FEET OF THE NORTH 447.92 FEET OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LESS THE EAST 120 FEET THEREOF, A PORTION OF TRACT 1, OF EVERGLADES GARDENS ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS ANY PORTION TAKEN BY THE EMINENT DOMAIN PROCEEDING IN CASE NO. 2003-18155 CA 11 (MIAMI-DADE COUNTY VS LOWE'S HOME CENTERS, INC.).

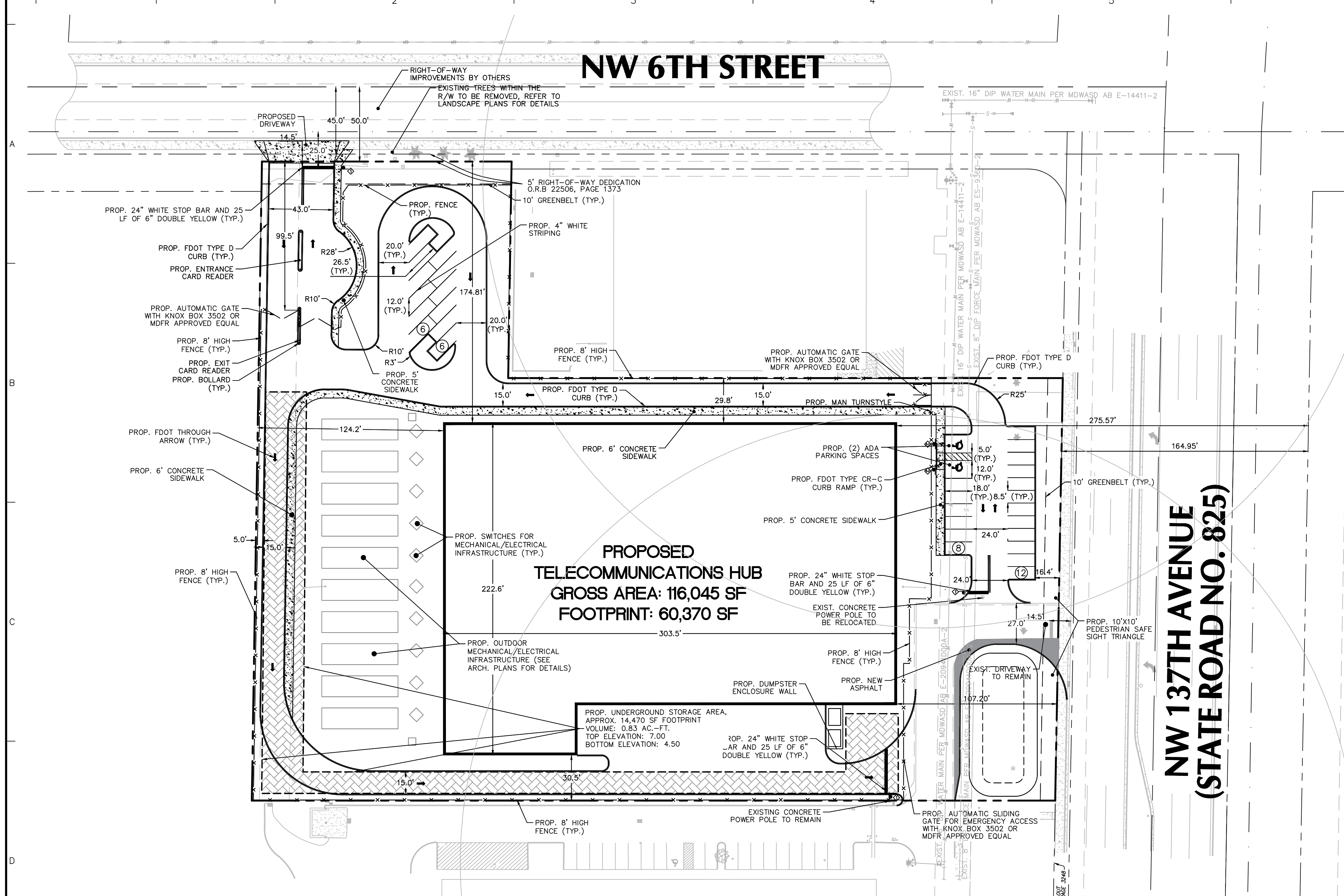
PARCEL 5 (EASEMENT):

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES, BY AND BETWEEN STOR-ALL NW 137TH AVE., LLC A LIMITED LIABILITY COMPANY, LJP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FABCS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACTION CAPPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PURSUANT TO THAT CERTAIN EASEMENT AGREEMENT OF RECORD IN OFFICIAL RECORDS BOOK 31720, PAGE 2057, SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 176,487 SQUARE FEET (4.052 ACRES), MORE OR LESS.

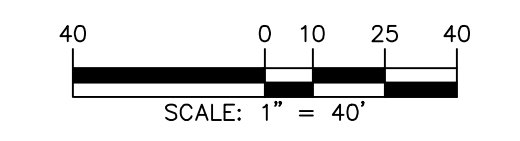
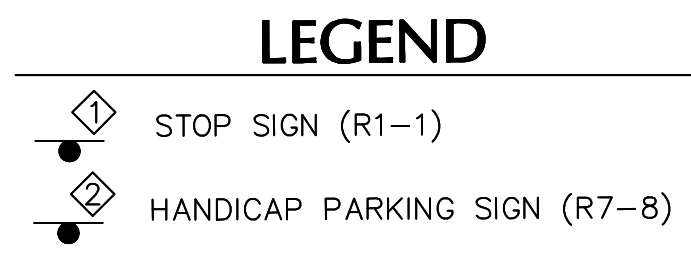
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

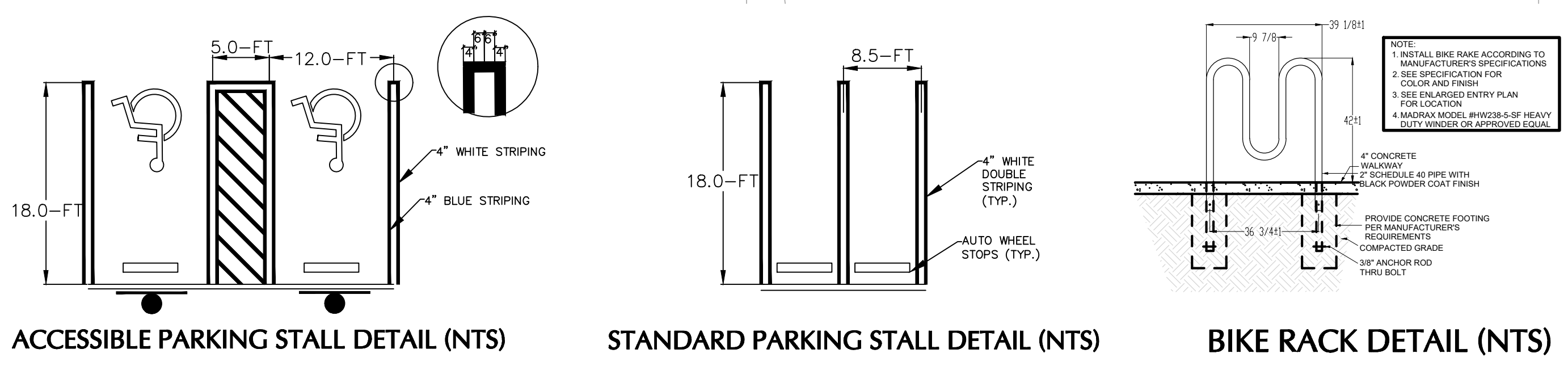
Date	Description	No.
Revisions		
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="font-size: 8px; text-align: center;"> This item has been digitally signed and sealed by Michael Carr, P.E. on the date adjacent to the seal. Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. </div> <div style="text-align: center;"> </div> </div>		
SIGNATURE		
MICHAEL CARR PROFESSIONAL ENGINEER FL Lic. No. 72424		
Langan Engineering and Environmental Services, LLC 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com FBPE Registry No. 00006601LB8172LB8198		
Project		
TELECOMMUNICATIONS HUB 500 NW 137th AVENUE MIAMI FLORIDA		
Drawing Title		
COVER SHEET		
Project No.	Drawing No.	
330147201	C-100	
Date	September 2024	
Drawn By	CRV	
Checked By	MPC	



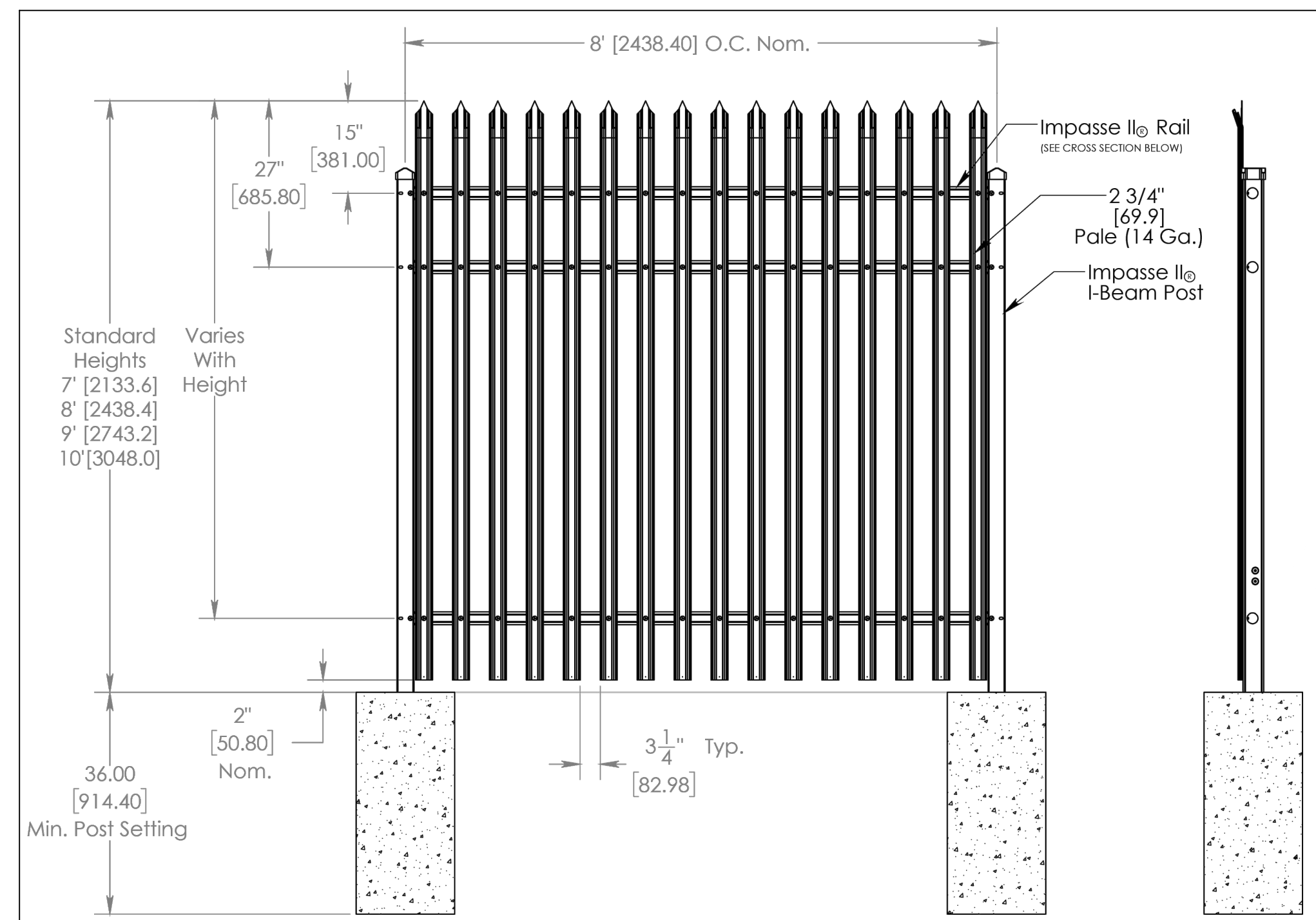
MIAMI-DADE COUNTY ZONING TABLE		
ZONING DISTRICT: IU-1		
	PERMITTED/REQUIRED	PROPOSED Lot
SITE	Land Use:	Industrial District, Conditional
	Net Lot Area:	7,500 SF (0.17 Ac)
	Min. Lot Frontage:	75 FT
	Building Setbacks:	
	Min. Front Setback ⁽¹⁾ (NW 137th Avenue)	27 FT
	Min. Interior Side (N)	0 FT
	Min. Interior Side (S)	0 FT
	Min. Side Street ⁽²⁾	25 FT
	Min. Rear abutting GU zone	20 FT
	Min. Between Buildings (MD Fire Rescue)	20 FT
Minimum Open Space:	10%	
BUILDING	Building Height:	120 FT
	Minimum Landscape Buffer R/W (Green Belt):	10 FT
PARKING AND ACCESS	Car Parking Space Size:	
	Standard Space Size (45°)	12.0 FT x 26.5 FT
	Standard Space Size (90°)	8.5 FT x 18 FT
	Min. Aisle Width (45°)	12 FT
	Min. Aisle Width (90°)	22 FT
	Lot Accesses:	
Min. Driveway Access Width	22 FT	
Min. Lane width (One-Way)	14 FT	
Required Parking ⁽³⁾		
Telecommunications Hub = 104,245 SF (90.0%) 1 SP/2000 SF	80	
Office Area = 8,000 SF (6.9%) 1 SP/300 SF	53	
Dock Staging = 3,800 SF (3.1%)	27	
	N/A	
NOTES	(1) Per Section 33-57 of Miami-Dade Land Development Code	
	(2) Per Section 33-51 of Miami-Dade Land Development Code, abutting GU property.	



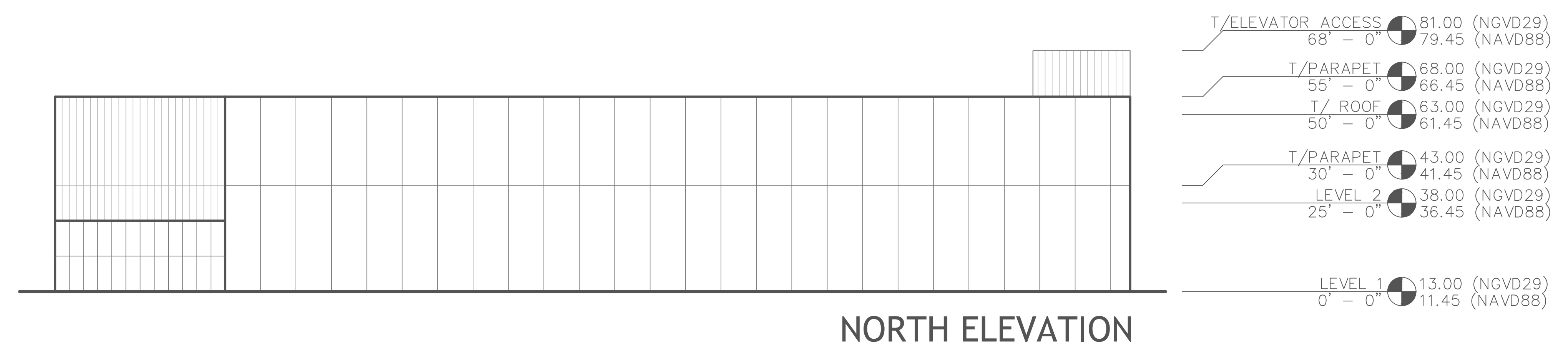
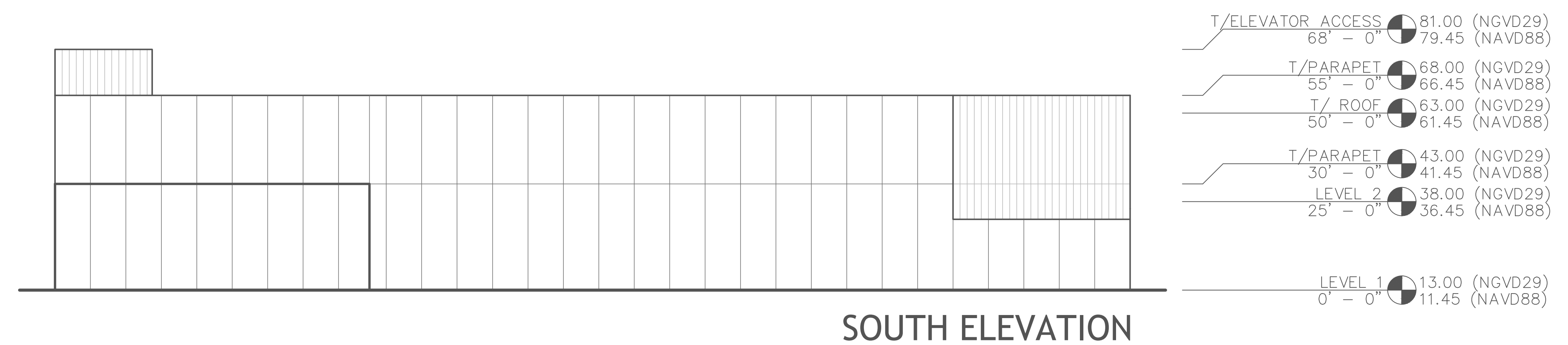
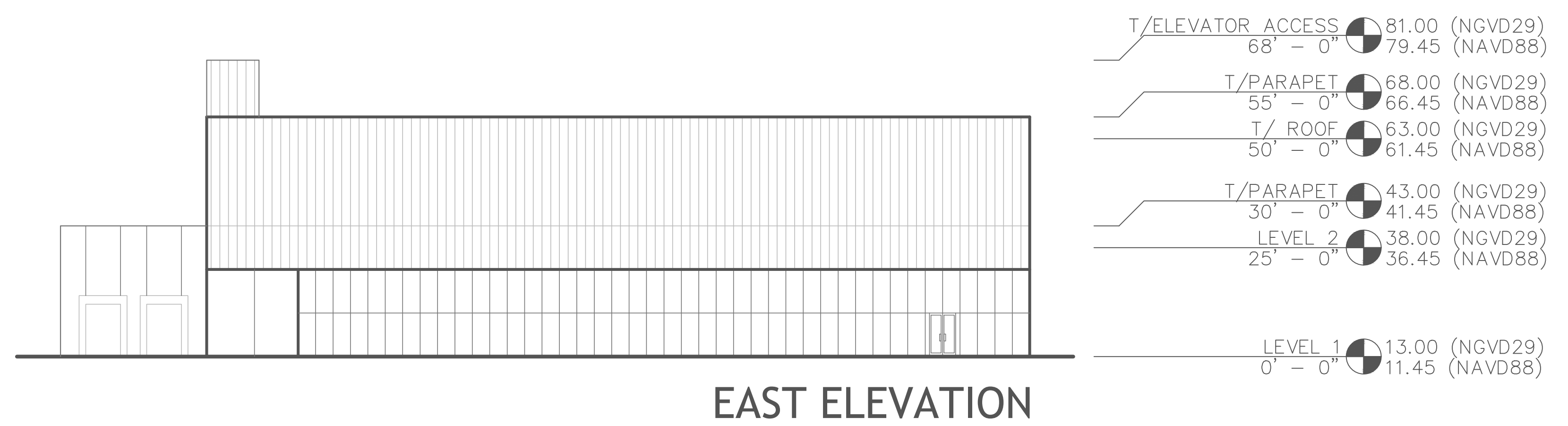
NW 137TH AVENUE
(STATE ROAD NO. 825)



NOTES:
 1. ALL TREES SHOWN ON THESE PLANS SHALL REMAIN OR BE REMOVED PER THE TREE MITIGATION PLAN PREPARED BY LANGAN. ANY TREE RELOCATION OR REMOVAL SHALL BE CONTINGENT UPON APPROVAL OF A TREE DISPOSITION PERMIT ISSUED BY DERM TREES AND FOREST RESOURCES SECTION.
 2. TRUCKS WHO ARE NOT GRANTED ACCESS SHALL BE ESCORTED THROUGH THE SITE AND EXIT THROUGH THE SE EXIT AND ONTO NW 137TH AVENUE. TRUCKS SHALL NOT BACK INTO THE RIGHT-OF-WAY ON NW 6TH STREET.



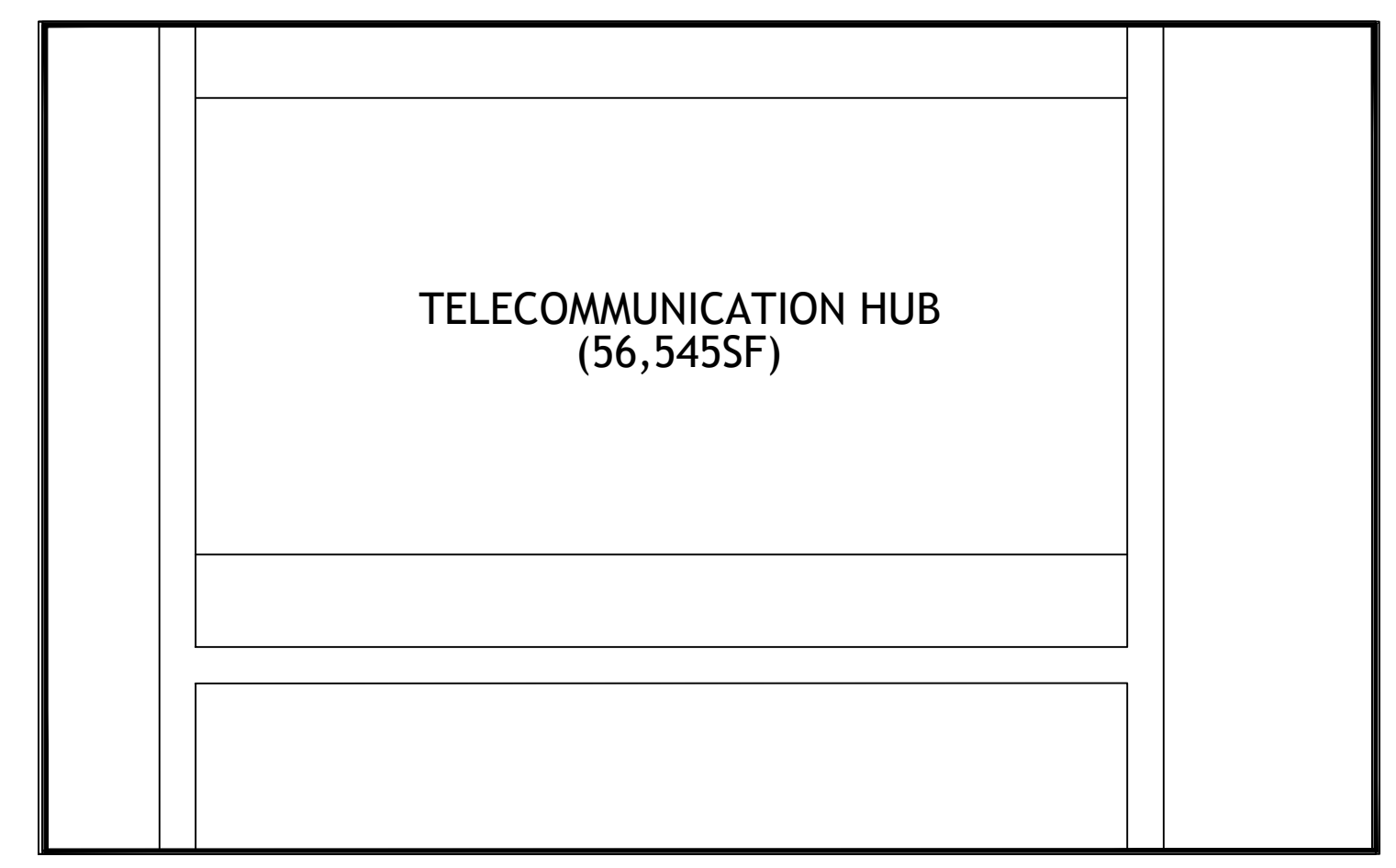
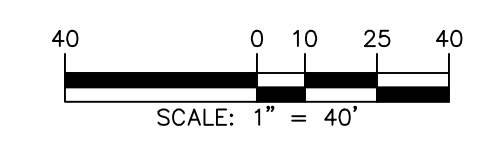
Date	Description	No.
Revisions		
SIGNATURE: MICHAEL CARR PROFESSIONAL ENGINEER FL Lic. No. 72424		
Langan Engineering and Environmental Services, LLC 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com FBPE Registry No. 00006601LB8172LB8198		
Project: TELECOMMUNICATIONS HUB		
500 NW 137th AVENUE		
MIAMI FLORIDA		
Drawing Title: SITE PLAN		
Project No. 330147201	Drawing No. C-300	
Date: 05/22/2025	Drawn By: CRV	
Checked By: MPC		



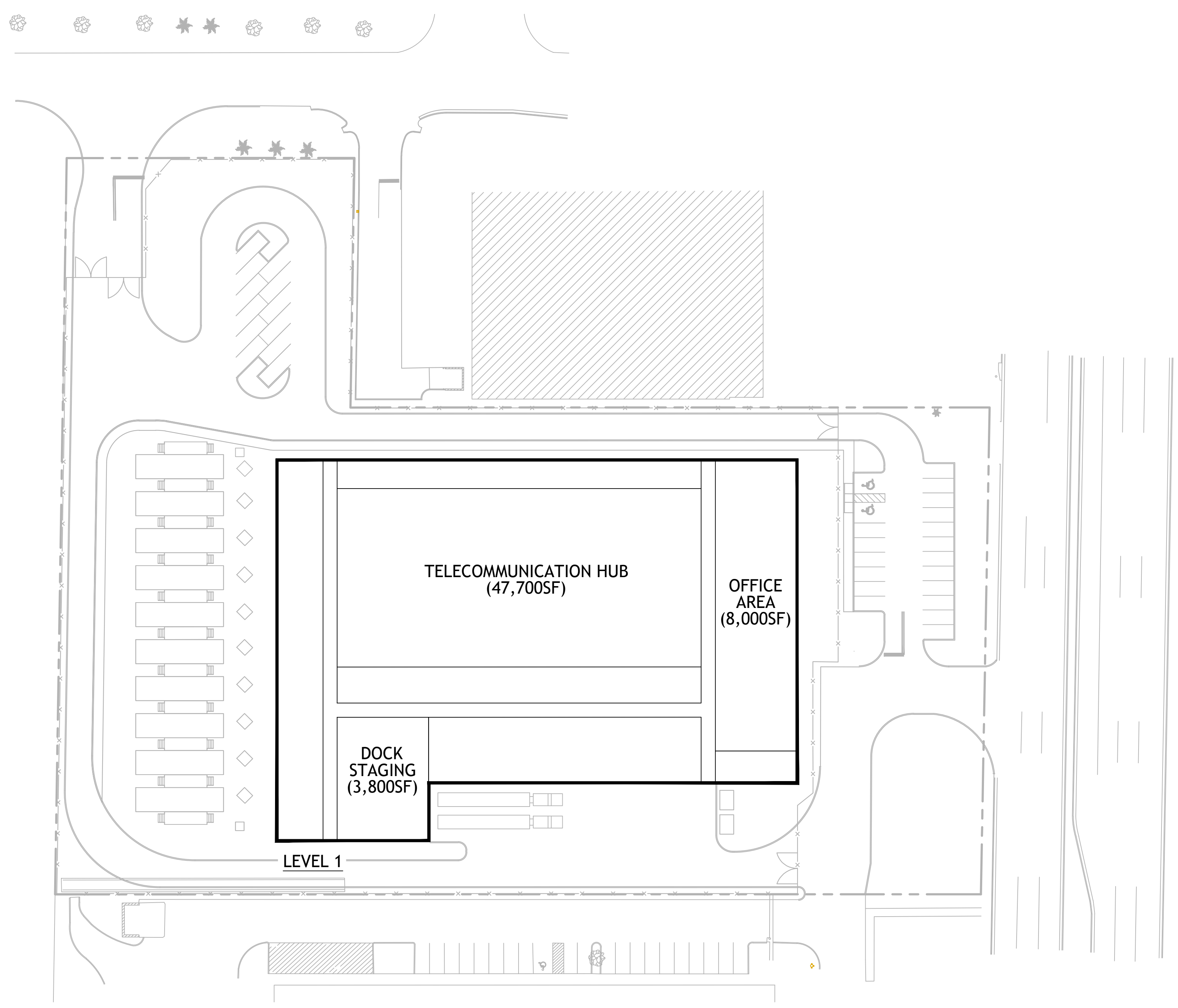
NOTE: THE HIGHEST POINT IS LOCATED AT THE TOP OF THE ELEVATOR ACCESS AT 78.65' AMSL (81.00' NGVD/79.45' NAVD)

EXTERIOR ELEVATIONS
SCALE: 1" = 250'-0"

Date	Description	No.
Revision		
SIGNATURE		
MICHAEL CARR PROFESSIONAL ENGINEER FL Lic. No. 72424		
Langan Engineering and Environmental Services, LLC 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com FBPE Registry No. 00006601LB8172LB8198		
Project		
TELECOMMUNICATIONS HUB 500 NW 137th AVENUE MIAMI MIAMI-DADE COUNTY FLORIDA		
Drawing Title		
EXTERIOR ELEVATIONS		
Project No.	Drawing No.	
330147201	A-200	
Date		
OCTOBER 2024		
Drawn By		
JAM		
Checked By		
MPC		



LEVEL 2



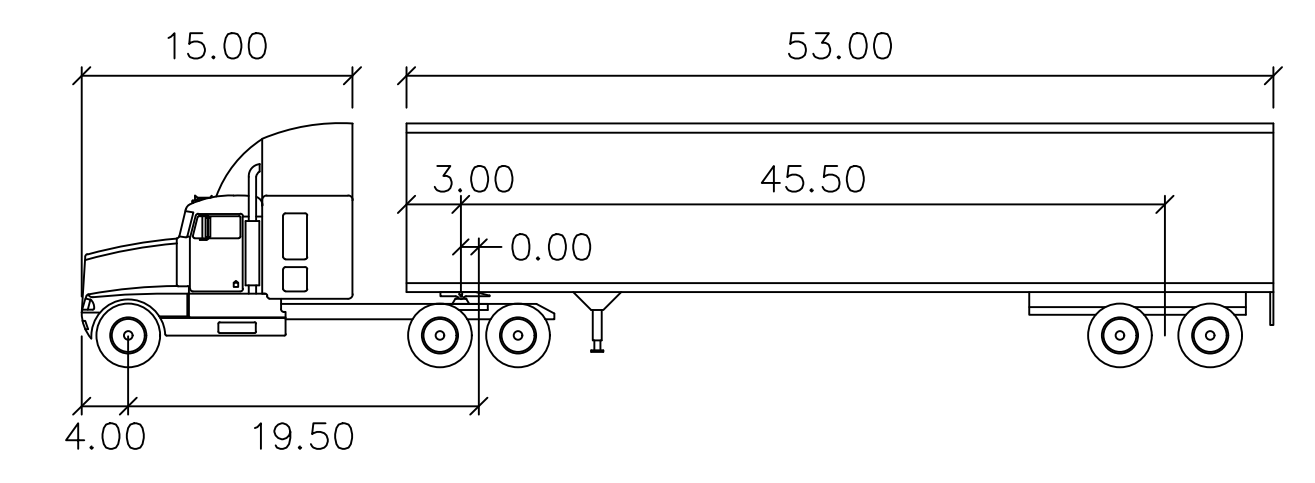
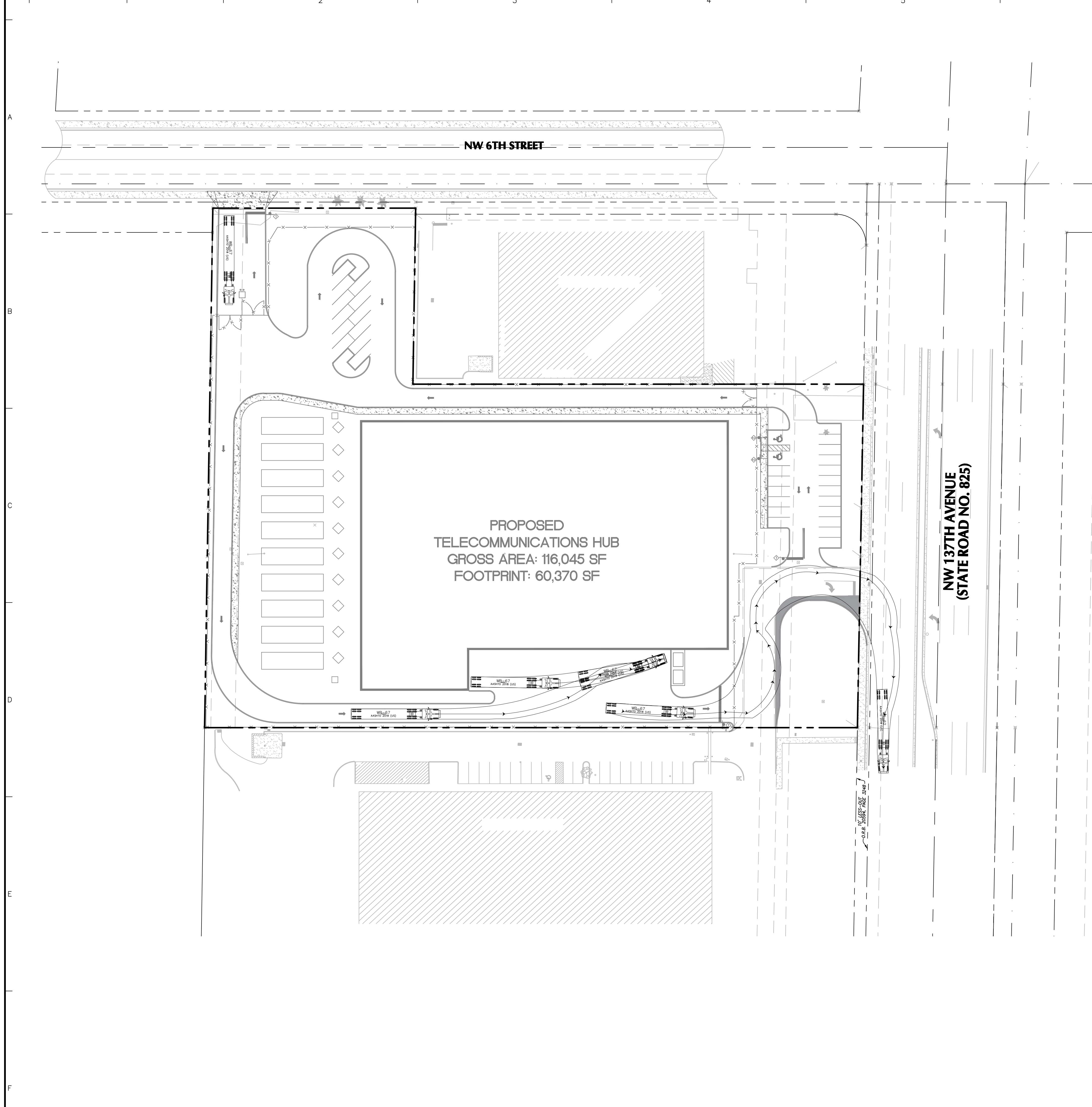
LEVEL 1

GROSS FLOOR AREA

LEVEL 1	
- TELECOMMUNICATION HUB	47,700SF
- OFFICE AREA	8,000SF
- DOCK STAGING	3,800SF
LEVEL 2	
- TELECOMMUNICATION HUB	56,545SF
- OFFICE AREA	0SF
- DOCK STAGING	0SF
TOTAL	
- TELECOMMUNICATION HUB	104,245SF
- OFFICE AREA	8,000SF
- DOCK STAGING	3,800SF

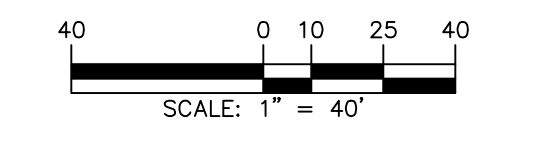
TOTAL BUILDING: 116,045SF
EMPLOYEE / SUPPORT GSF: 8,000SF (6.9%)

Date	Description	No.
Revisions		
<small>This seal has been digitally signed and sealed by Michael Carr, P.E. on the date indicated in the seal. Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</small>		
SIGNATURE		DATE SIGNED
MICHAEL CARR		
PROFESSIONAL ENGINEER FL Lic. No. 72424		
Langan Engineering and Environmental Services, LLC 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com FBPE Registry No. 00006601/LB8172/LB8198		
Project		
TELECOMMUNICATIONS HUB 500 NW 137th AVENUE MIAMI MIAMI-DADE COUNTY FLORIDA		
Drawing Title		
<h1>FLOOR PLAN</h1>		
Project No.	Drawing No.	
330147201	<h2>A-100</h2>	
Date		
Drawn By		
Checked By		
OCTOBER 2024	JAM	MPC



WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



Date	Description	No.
------	-------------	-----

Revisions

This item has been digitally signed and sealed by Michael Carr, P.E. on the date indicated to the right.

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

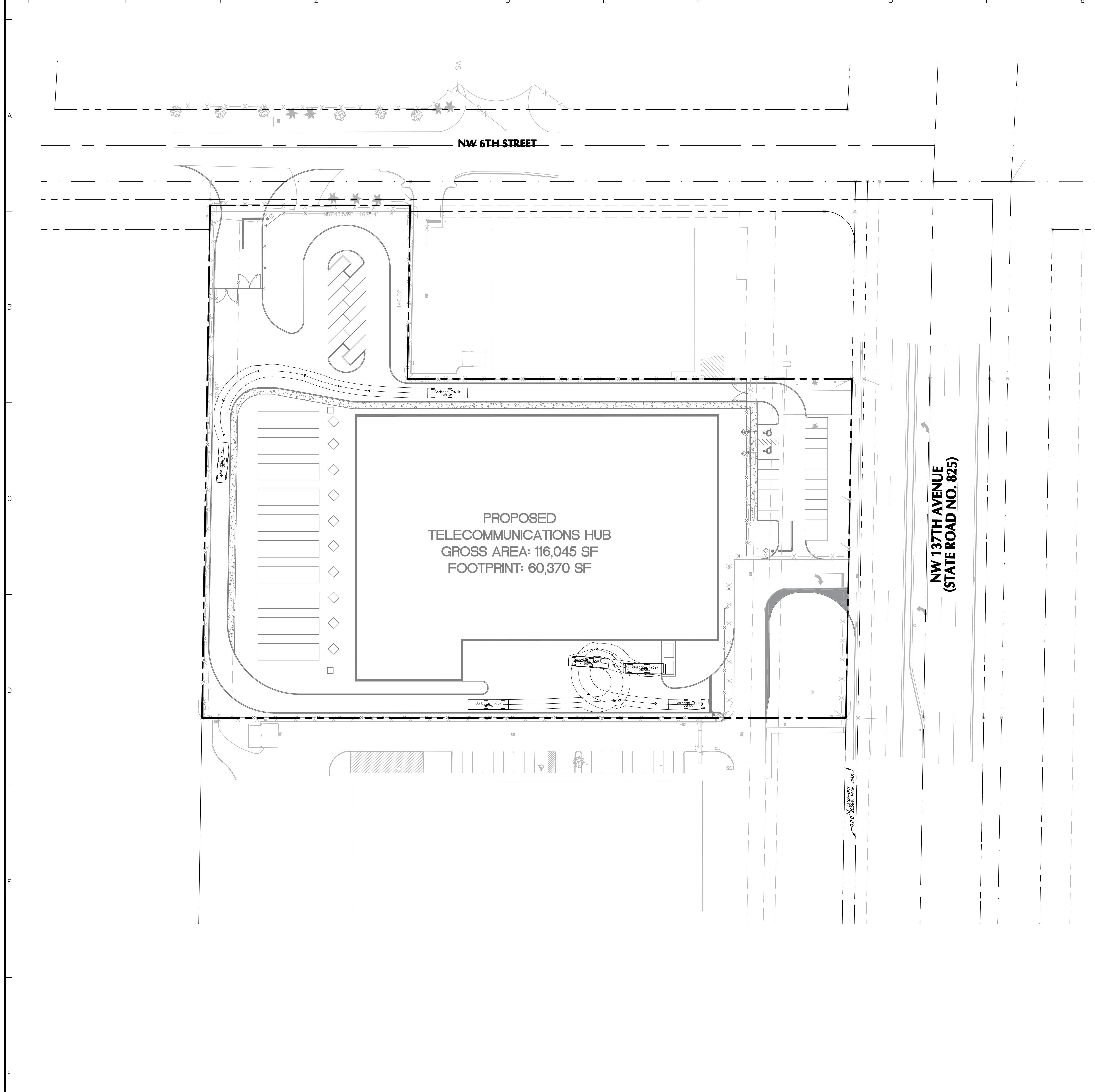
SIGNATURE MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

LANGAN
Langan Engineering and Environmental Services, LLC
110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
FBPE Registry No. 00006601LB8172LB8198

Project
TELECOMMUNICATIONS HUB
500 NW 137th AVENUE
MIAMI
MIAMI-DADE COUNTY FLORIDA

Drawing Title
WB-67 TRUCK MOVEMENTS

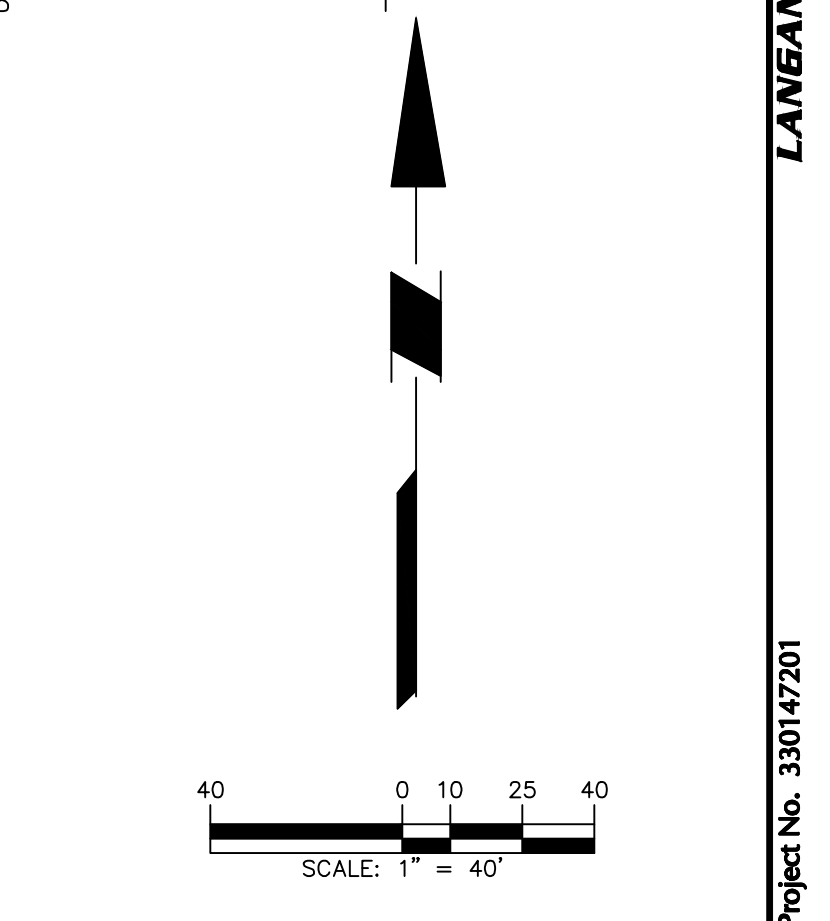
Project No. 330147201	Drawing No. C-901
Date FEBRUARY 2025	
Drawn By JAM	
Checked By MPC	



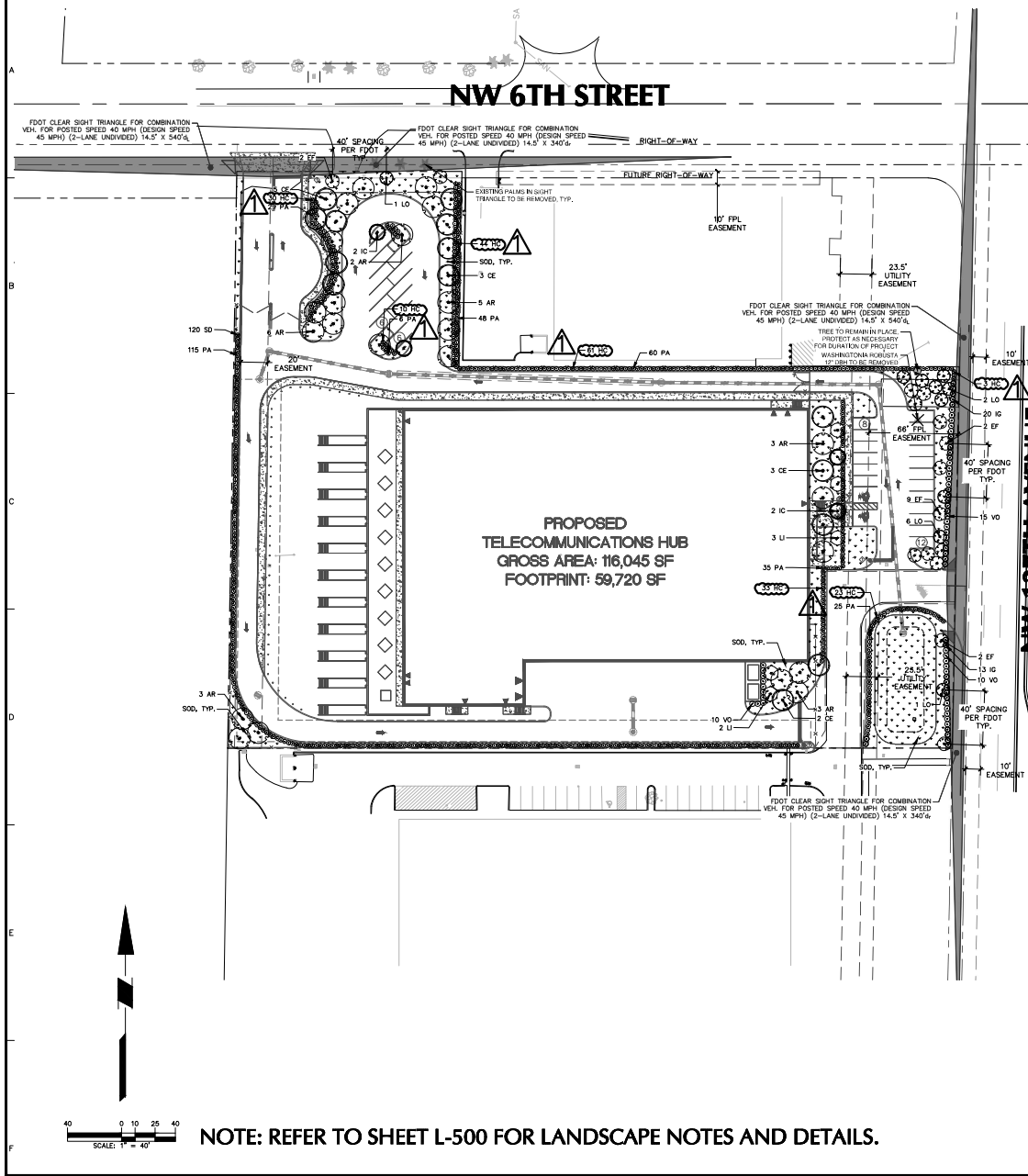
Garbage Truck

Width : 8.20
Track : 7.84
Lock to Lock Time : 6.0
Steering Angle : 41.8

feet



Date	Description	No.
Revision		
SIGNATURE		
MICHAEL CARR PROFESSIONAL ENGINEER FL Lic. No. 72424		
Langan Engineering and Environmental Services, LLC 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com FBPE Registry No. 00006601LB8172LB8198		
Project		
TELECOMMUNICATIONS HUB 500 NW 137th AVENUE MIAMI MIAMI-DADE COUNTY FLORIDA		
Drawing Title		
GARBAGE TRUCK MOVEMENTS		
Project No.	Drawing No.	
330147201	C-902	
Date		
October 2024		
Drawn By		
Checked By		
JAM		
MPC		



NOTE: REFER TO SHEET L-500 FOR LANDSCAPE NOTES AND DETAILS.

PLANT SCHEDULE

SYMBOL	KEY	CITY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT / SPREAD	REMARKS	
(Symbol)	AR	33	AZER RUBRUM / RED MAPLE	2" CAL.	BAR	10' HT.	NATIVE	
(Symbol)	CE	14	CONOCARPUS ERECTUS / BUTTWOOD	2" CAL.	BAR	10' HT.	NATIVE	
(Symbol)	EF	15	EUGENIA FOETIDA / SPASH STOPPER	1.5" CAL.	BAR	12' HT.	NATIVE, MAINTAIN AT 14' HT. MAX.	
(Symbol)	IC	4	ILEX CASINE / DAWDOL HOLLY	1.5" CAL.	BAR	8' HT.	NATIVE	
(Symbol)	LI	5	LAGERSTROEMIA INDICA / CRAWF WYRLE	1.5" CAL.	BAR	8' HT.	NON-NATIVE	
(Symbol)	LO	10	LAGERSTROEMIA INDICA X FAUCI 'DORADO' / CONARCHE CRAWF WYRLE	1.5" CAL.	BAR	12' HT.	NATIVE, MAINTAIN AT 14' HT. MAX.	
(Symbol)	HC	324	HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH	1 GAL.	CONTAINER	18" HT.	NATIVE	
(Symbol)	SL	35	ILEX GLABRA / SMOKEY HOLLY	3 GAL.	CONTAINER	36" HT.	NATIVE	
(Symbol)	PA	318	PLUMBAGO AGRICOLAETA / BLUE PLUMBAGO	1 GAL.	CONTAINER	18" HT.	NON-NATIVE	
(Symbol)	VO	35	VERBANUM COORATISSIMUM / SWEET VERBANUM	3 GAL.	CONTAINER	36" HT.	NON-NATIVE	
(Symbol)	SYMBOL	KEY	CITY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT / SPREAD	REMARKS
(Symbol)	SD	3088 SF	PAFALUM NOTATUM 'ARZENTINE' / ARGENTINE BANANASS	500				

NW 137TH AVENUE
(STATE ROAD NO. 825)

PROPOSED
TELECOMMUNICATIONS HUB
GROSS AREA: 116,045 SF
FOOTPRINT: 59,720 SF

SECTION	DESCRIPTION	REQUIRED	PROPOSED	COMPLIANCE
19A-4-C	General Tree Replacement Min. 10' Ht., 2" Cal at planting (exception: 30% of trees required can be native trees with Min. 8" or 1.5" Cal.)	Required Lost Trees (1 to 4, 200 Acres) - 01 Trees	Proposed Lost Trees - 01 Shade Trees - 01 Trees	Complies
TREES	Shade Trees under 20' tall: A minimum height of eight (8) feet, a minimum caliper of one and one-half (1 1/2) inches at base of planting, and shall meet the following requirements: 1. Single trunk trees (no bare branches or four (4) feet and/or multiple trunks or tree trunks, as referenced in the Landscape Manual, placed at a height of four (4) feet. 2. A maximum average spacing of twenty-five (25) feet on center. 3. A minimum tree height and spread not exceeding within the 15 feet of overhead power distribution lines. Under high voltage (20kV and above) transmission lines installed independent of overhead distribution lines, tree height and spread shall not exceed the minimum clearance distances specified in the latest ANSI (American National Standards Institute) Z112.1 Standards, as referenced in the Landscape Manual. Minimum number of Cal. Trees: 10 Trees / Acre (More to 100+ in Wetlands)	1. Required Shade Trees (2.5" LF Min. 8" DBH) (See: 441 LF - 3 Trees) 2. LF (2.5" LF Min. 8" DBH) (See: 441 LF - 3 Trees) 3. 1" Cal. Trees 4. 1" Cal. Trees	Proposed Shade Trees - 01 Shade Trees - 01 Trees	Complies
TREE REPLACEMENT	Canopy Replacement can be satisfied by planting Florida Grade #1 or better quality trees from the categories below: Shade Tree 1 Shade Tree 2 Publ. 1 Publ. 2	No replacement necessary as the one (1) palm removed from site is a maintenance species	Replacement trees were provided as there was no loss of canopy removal	Complies
TREE SPECIES	Min. 30% native, 30% low maintenance through 10 years, 30% tall, 30% low maintenance through 10 years. Master Plan and/or the University of Florida's Low Maintenance Landscape Plants for South Florida.	More than 50% native More than 50% low maintenance through 10 years More than 80% from UF List for South Florida region	More than 50% native More than 50% low maintenance through 10 years 100% of plantings are from the UF List for South Florida region	Complies
SHRUBS	Min. 30" height at installation, 10 per required tree, Min. 30% native, 30% low maintenance through 10 years in Wetlands Grade #1 trees Master Plan and/or the University of Florida's Low Maintenance Landscape Plants for South Florida. Visual screens, hedges, or hedges may vary, spacing at 30" or center if placed at a max. height of 30", max. height of 40" if center and shall be maintained for one (1) year from planting, unless otherwise specified within one (1) year after time of planting.	80' min. height at installation 10 per required tree More than 30% native More than 50% low maintenance through 10 years More than 80% from UF List for South Florida region Min. area spacing of 30" x 30" or 36" x 36" or 48" x 48"	80' min. proposed height 10 per required tree More than 30% native More than 50% low maintenance through 10 years More than 80% from UF List for South Florida region Min. area spacing of 30" x 30" or 36" x 36" or 48" x 48"	Complies
GROUND COVER	Ground cover plants used in lieu of grass, in whole or in part, shall be planted in such a manner as to present a neat appearance and reasonably complete coverage within one (1) year after planting.	See Landscape and Plant Schedule	See Landscape and Plant Schedule	Complies
LANDSCAPED AREA	Max. lawn area: 20% of required landscaped area (except wetland grasses shall be covered wetland grasses)	Max. lawn area = 20% of landscaped area	100% of proposed grass will be completed	Complies
PARKING	For 100 spaces, four (4) landscaped spaces are required (one (1) shall be provided within a parking lot, in order to maintain the distribution of shade, trees and shrubs throughout the site) in order to provide for a minimum canopy of one (1) tree per eight (8) square feet of landscaped area, exclusive of parking lot buffer. Planting areas for each tree shall have a minimum width of ten (10) feet, and one of the ends of the driveway and shall be planted or covered with other landscape materials. This requirement also applies to any applicable required open space required in Chapter 33 of the Code of Miami-Dade County or applicable municipal code.	32 Proposed Planting Spaces x 10 Sq. Ft. = 320 Sq. Ft. of Landscaped Area 320 Sq. Ft. x 80 Sq. Ft. = 25,600 Sq. Ft. of Landscaped Area = 4 Shade Trees	See Landscape and Plant Schedule See Landscape and Plant Schedule 100% of proposed grass will be completed	Complies

06/16/2025 REVISED PER ZONING REPORT 1

Date	Description	No.
	Revisions	

THOMAS G. MEAD DATE SIGNED
FL. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. LA6667354

LANGAN
Langan Engineering and Environmental Services, LLC
110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.330.2100 F: 954.330.2101
www.langan.com

Project: TELECOMMUNICATIONS HUB
500 NW 137th Avenue
MIAMI FLORIDA

Drawing Title: LANDSCAPE PLAN

Project No. 330147201
Drawing No. L-100

Date: OCTOBER 2024
Drawn By: LLBC
Checked By: LTM

RECEIVED

****AMENDED** DISCLOSURE OF INTEREST***

MIAMI-DADE COUNTY

PROCESS NO: Z24-255

DATE: MAY 15 2025

By: GONGOL

If a **LIMITED LIABILITY COMPANY** 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].

LIMITED LIABILITY COMPANY NAME: MB Sweetwater Site LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
See attached Exhibit	

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>

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>Percentage of Interest</u>

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO: 224-255

DATE: MAY 15 2025

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]. BY: GONGOL

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.

MB SWEETWATER SITE LLC,
a Florida limited liability company

BY: MB Sweetwater Partners, LLC
Its: Sole Owner

By: Scott A Couzens
Name: Scott Couzens
Its: Authorized Signatory

RECEIVED


MIAMI-DADE COUNTY
PROCESS NO.: Z24-255
DATE: MAY 15 2025
BY: GONGOL

STATE OF Florida)
)
COUNTY OF Miami Dade)

SS:

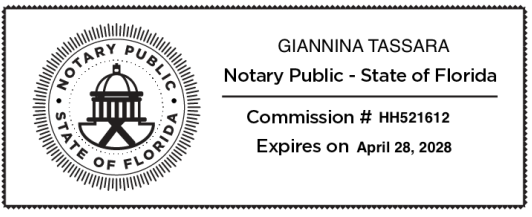
Scott A Couzens

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 7th day of May, 2025, by ~~RYAN SHEA~~ Ryan Shea, as Authorized Signatory, of MB SWEETWATER SITE, LLC, a Florida limited liability company, on behalf of the Company. He is personally known to me or has produced DRIVER LICENSE as identification.

Sign Name: 
Giannina Tassara
Print Name: NOTARY PUBLIC
HH521612
Serial No. (none, if blank): _____

My Commission Expires: 04/28/2028

[NOTARIAL SEAL]



Notarized remotely online using communication technology via Proof.

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

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z24-255
 DATE: MAY 15 2025
 BY: GONGOL

EXHIBIT A
MB Sweetwater Partners, LLC
Disclosure of Interest

	MB Sweetwater Partners, LLC Ownership	SubCompany Ownership	
Calbay Development Partners, Inc	0.64%		
Ryan Shea		100.0%	880 Apollo St Ste 329, El Segundo CA 90245
Corey M. Beaubien	0.64%		281 Warrington Rd Bloomfield Hills MI 48304
Edmond C. Cicotte	0.64%		5050 Tootmoor Rd. Bloomfield Hills, MI 48302
Edward B Hanley and Karen D Hanley Family Trust	0.64%		
Edward Hanley		50.0%	3500 E Coast Hwy 100, Corona del Mar, CA 92625
Karen Hanley		50.0%	3500 E Coast Hwy 100, Corona del Mar, CA 92625
Frey Family Trust dated 01/29/2013, John C Frey and Kristi V Frey, TTEE:	32.05%		
John Frey		50.0%	125 Manhattan Blvd, Manhattan Beach, CA 90266
Kristi Frey		50.0%	126 Manhattan Blvd, Manhattan Beach, CA 90266
JEA Investments LLC	4.81%		
John Anderson		100.0%	117 Fox Creek Rd., Ketchum, ID 83340
Jeffrey Lefko	0.64%		16655 Via Lago Azul ; Rancho Santa Fe, CA 92067
Jonathan E. Fielding Living Trust	9.62%		
Jonathan Fielding		100.0%	12735 Hanover St Los Angeles CA 90049
JPA GT Investments LLC	3.21%		
James Anderson		100.0%	2001 W Club Blvd, Durham, NC 27705
Advanta IRA Administration, LLC FBO Jessica Kellett IRA #1529143	1.60%		
Jessica Kellett		100.0%	PO Box 13005, Jackson, WY 83002
KSA GT Investments LLC	3.21%		
Kevin Anderson		100.0%	413 7th Street, Manhattan Beach, CA 90266
La Plata Holdings	0.96%		
Thomas A Maloof		45.0%	115 W. California Blvd., #466, Pasadena, CA 91105
Robin A Maloof		45.0%	115 W. California Blvd., #466, Pasadena, CA 91105
Thomas A Maloof III		10.0%	115 W. California Blvd., #466, Pasadena, CA 91105
Lee Enterprise LLC	0.64%		
Jack Cline		100.0%	1201 N Main Street, Los Angeles, CA 90012
Piran Adil Adi 2012 Irrevocable Trust	1.60%		
Piran Adi		100.0%	6433 Sudbury Rd, Plano, TX 75024
PM2K Group, LLC Solo 401K	1.28%		
Patrick Lam		100.0%	1718 Capitol Ave. Cheyenne, WY 82001
Sarosh Adil Adi 2012 Irrevocable Trust	1.60%		
Sarosh Adi		100.0%	6433 Sudbury Rd, Plano, TX 75024
The Sinnott 2019 Trust	32.05%		
John Sinnott		100.0%	11999 San Vicente Blvd., Ste 240, Los Angeles, CA 90049
The Eric Tracy Revocable Living	1.60%		
Eric Tracy		100.0%	716 James Lane, Incline Village, NV 89451
The William and Jeannette Asher 2009	0.64%		
William Asher		50.0%	6 Bell Pasture Road, Ladera Ranch, CA 92694
Jeannette Asher		50.0%	6 Bell Pasture Road, Ladera Ranch, CA 92694
Venture Mint, LLC	0.32%		
Alejandro Maldonado		100.0%	2111 Crystal Dr., Mission TX 78572
Verbest Revocable Trust	1.28%		
Charles Helfrich		100.0%	820 S Bayside Dr, Tampa, FL 33609
VVK HOLDINGS, LLC	0.32%		
Vincent Korth		100.0%	2341 Michigan Ave Santa Monica CA 90404

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-255

DATE: MAY 15 2025

BY: GONGOL
(Space reserved for Clerk)

****AMENDED** OWNERSHIP AFFIDAVIT FOR LIMITED LIABILITY COMPANY**

STATE OF Florida

Public Hearing Review No. _____

COUNTY OF Miami Dade

Before me, the undersigned authority, personally appeared Scott Couzens, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the Authorized Signatory of MB SWEETWATER PARTNERS, LLC, the Sole Owner of MB SWEETWATER SITE LLC, with the following address: 18117 Biscayne Boulevard, Ste. 1452, Aventura, FL 33160.
2. The limited liability company owns the property, which is the subject of the proposed hearing.
3. The subject property is legally described as: attached on Exhibit A
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted through this application.

[Signature page follows]

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-255
DATE: MAY 15 2025
BY: GONGOL

WITNESSES:

Alana L Bonhomme

Signature

Alana L Bonhomme

Print Name

Mariana Frias

Signature

Mariana Frias

Print Name

MB SWEETWATER SITE LLC,
a Florida limited liability company

BY: MB Sweetwater Partners, LLC

Its: Sole Owner

Scott A Couzens

By:

Name: Scott Couzens

Its: Authorized Representative

STATE OF Florida)
)
COUNTY OF Miami Dade)

SS:

Sworn to (or affirmed) and subscribed before me by means of () physical presence or (✓) online notarization, this 7th day of May, 2025, by Scott Couzens, as Authorized Representative of MB SWEETWATER PARTNERS, LLC, the Sole Owner of MB SWEETWATER SITE LLC, a Florida limited liability company. He is personally known to me or produced a DRIVER LICENSE as identification.

Giannina Tassara

Sign Name: _____

Print Name: _____

Giannina Tassara

NOTARY PUBLIC

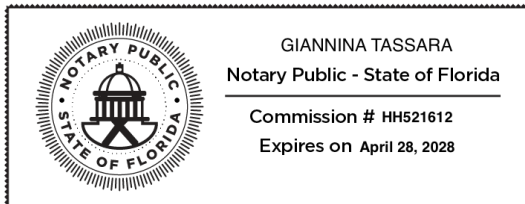
My Commission Expires:

04/28/2028

Serial No. (none, if blank): _____

HH521612

[NOTARIAL SEAL]



Notarized remotely online using communication technology via Proof.

Exhibit A

Parcel 1 (Fee Simple):

A portion of Tract 1, Everglades Gardens, according to map or plat thereof as recorded in Plat Book 8, Page 14, Public Records of Miami-Dade County, Florida, more particularly described as follows:
The West 167.00 feet of the North 165.00 feet of the East 1/4 of the NE 1/4 of Section 3, Township 54 South, Range 39 East, and less the North 15 feet thereof for road right of way.

And Less:

The North 5 feet of a portion of Tract 1, Everglades Gardens, according to map or plat thereof as recorded in Plat Book 8, Page 14, Public Records of Miami-Dade County, Florida, more particularly described as follows:

The West 167.00 feet of the North 165.00 feet of the East 1/4 of the NE 1/4 of Section 3, Township 54 South, Range 39 East, AND LESS the North 15 feet thereof for road right of way, as conveyed to Miami-Dade County Expressway Authority in Warranty Deed recorded in Official Records Book 22506, Page 1373, Public Records of Miami-Dade County, Florida.

Parcel 2 (Fee Simple):

The South 102 feet of the North 267 feet of the East 1/4 of the NE 1/4 of Section 3, Township 54 South, Range 39 East, less the East 120 feet thereof, a portion of Tract 1, Everglades Gardens, according to plat thereat as recorded in Plat Book 8, Page 14, of the Public Records of Miami- Dade County, Florida.

Less any portion taken by the Eminent Domain Proceedings in Case No. 2003-18155 CA 11 (Miami-Dade County vs Lowe's Home Centers, Inc.) recorded in Final Judgment as to Parcel 15, in Official Records Book 27176, page 422.

Parcel 3 (Fee Simple):

The South 39.92 feet of the North 306.92 feet of the East 1/4 of the NE 1/4 of Section 3, Township 54 South, Range 39 East, less the East 120 feet thereof, a portion of Tract 1, Everglades Gardens, according to the map or plat thereof: as recorded in Plat Book 8, Page 14, Public Records of Miami- Dade County, Florida.

Less any portion taken by the Eminent Domain Proceedings in Case No. 2003-18155 CA 11 (Miami-Dade County vs Lowe's Home Centers, Inc.) recorded in Final Judgment as to Parcel 15, in Official Records Book 27176, page 422.

Parcel 4 (Fee Simple):

The South 141 feet of the North 447.92 feet of the East 1/4 of the Northeast 1/4 of Section 3, Township 54 South, Range 39 East, less the East 120 feet thereof, a Portion of Tract 1, of "Everglades Gardens" according to the map or plat thereof, as recorded in Plat Book 8, Page 14, of the Public Records of Miami-Dade County,

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-255

DATE: MAY 15 2025

Florida.

Less any portion taken by the Eminent Domain Proceedings in Case No. 2003-18155 CA 11 (Miami-Dade County vs Lowe's Home Centers, Inc.).

Parcel 5 (Easement):

Together with non-exclusive easement for access purposes, by and between Stor-All NW 137th Ave., LLC a Florida limited liability company, LJP, LLC, a Florida limited liability company, FABCS, LLC, a Florida limited liability company, and Action Cappa, LLC, a Florida limited liability company, pursuant to that certain Easement Agreement of record in Official Records Book 31720, page 2057.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 5**

PH: Z24-274

**July 8, 2025
Item No. 2**

Recommendation Summary	
Commission District	13
Applicant	Jose L. Hernandez
Summary of Requests	The applicant seeks to allow existing additions to a single-family residence to setback less than required from the front and rear property lines, and with a greater lot coverage than permitted by Code.
Location	8909 NW 188 Terrace, Miami-Dade County, Florida.
Property Size	±0.11-acre
Existing Zoning	RU-1Z, Single-Family Zero-Lot-Line Development Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low-Medium Density Residential, 6 to 13 dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUESTS:

- 1) NON-USE VARIANCE to permit an existing single-family residence and terrace additions to setback 13.91' (20' required) from the front (south) property line, and setback 3.33' (5' required) from the rear (north) property lines.
- 2) NON-USE VARIANCE of zoning requirements to permit the existing single-family residence with a lot coverage 57.2% (50% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Zoning Hearing Jose L. Hernandez", as prepared by Unknown, dated stamped received 5/16/2025 and consisting of a total of 2 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

On July 6, 1993, pursuant to ASPR #93-042, the subject property was part of a larger tract of land that was administratively developed under the RU-1Z, Single-Family Zero Lot Line Development Residential District regulations, as part of the project entitled "Lakes on the Green Glynn West 3". Pursuant to the aforementioned administrative approval the property was allowed a front setback of 20' and a rear setback of 5'.

The submitted plans show the ±0.11-acre parcel with an existing one (1)-story, 2,853 sq. ft. zero lot line single-family residence located on an interior lot, with its existing additions encroaching into the front and rear setback areas. Under the current zoning application, the applicant seeks to permit the existing single-family residence to setback 13.91', where 20' is required from the front (south), and setback 3.33' where 5' is required from the rear (north) property line (request #1). The applicant also seeks to allow a lot coverage of 57.2% for the existing structure, where a maximum of 50% is otherwise permitted by code (request #2). The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6-foot

concrete block structure (CBS) wall located along the rear (north) property line, and wood fencing located along the east and west side property lines of the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1Z; single-family residence	Low-Medium Density Residential, 6-13 du/ac
North	RU-1Z; single-family residence	Low-Medium Density Residential, 6-13 du/ac
South	RU-1Z; single-family residence	Low-Medium Density Residential, 6-13 du/ac
East	RU-1Z; single-family residence	Low-Medium Density Residential, 6-13 du/ac
West	RU-1Z; single-family residence	Low-Medium Density Residential, 6-13 du/ac

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence situated on a 4,879-square-foot interior lot zoned Zero Lot Line Developments (ZLL), located at 8909 SW 188 Terrace. The surrounding area is developed with single family residences to the north, south, east, and west, all of which are also developed under the Zero Lot Line Developments (ZLL) zoning regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to legalize existing single-family residence and terrace additions that encroach into the required front (south) and rear (north) setback areas and increases the lot coverage. Staff opines that since the rear (north) and sides (east and west) are enclosed with a 6' CBS wall and wood fences, and due to the existing landscaping on the property, any visual impact from the encroachments may have on the surrounding properties is minimal and would be sufficiently mitigated. In addition, staff opines that based on the memoranda submitted by the departments reviewing the application, approval of the requests will not create any new impacts on County resources in the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.11-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low-Medium Density Residential**. The CDMP Land Use Element interpretative text for Low-Medium Density Residential states that *this density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 6 to a maximum of 13 dwelling units per gross acre.* Staff opines that the approval of the requests for reduced setbacks and increased lot coverage sought in the application for the existing single-family residence with its additions located on the property will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicants are not requesting to add additional dwelling units or change the ZLL single-family detached use on the property, staff opines that approval of the application

with conditions would be **consistent** with the Low-Medium Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

The applicant seeks to maintain the existing single-family and terrace additions to a zero lot line single-family residence to setback 13.91' (20' required) front the front (south) property line and 3.33' (5' required) from the rear (north) property line (request 1) and a greater lot coverage of 57.2% (maximum 50% permitted) (request 2). When analyzed under the Non-Use Variances from Other Than Airport Regulations, Section 33-311(A)(4)(b), staff finds that approval with conditions of these requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing zero lot line single-family residence on an interior lot with terrace additions. The single-family and terrace additions encroach into the front (south) and rear (north) setback area property lines and the lot coverage is greater than is permitted under the zoning standards. Staff notes from plans and photographs submitted by the applicant as well as the County's Geographic Information System (GIS) that any impact of the request is adequately mitigated by the existing 6' CBS wall along the rear and wood fences on the interior side property lines together with the existing landscaping of the subject property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties. Staff further opines that the existing encroachments of the existing single-family residence and terrace additions towards the front and rear property lines are internal to the site and any negative visual impacts generated from the encroachments would be adequately mitigated by the existing 6' CBS wall together with the existing wood fences and landscaping along the rear (north) and side (east and west) property lines. Therefore, staff supports the requests and opines that approval with conditions of these non-use variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. As a condition of approval, staff recommends that the existing CBS wall at the rear and wood fences along the interior side property lines be maintained to ensure continued visual buffering. In the event that any portion of the wall or fencing is destroyed or removed, it shall be replaced with an opaque fence not to exceed 6 feet in height, in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area identified similar approvals for non-use variances related to setback requirements for principal structures. For instance, pursuant to Administrative Adjustment #V1997000012, the property located at 8958 NW 189 Terrace received approval for variances allowing a covered terrace addition to encroach 3 feet into the rear setback where 5 feet is required, and for a lot coverage of 55% where a maximum of 50% is permitted. Additionally, the property at 8918 NW 189 Terrace was granted administrative approval under Adjustment #V1996000034 for a covered terrace addition with a 3.25-foot rear setback, also where 5 feet is required. Staff notes that the aforementioned approvals were granted administratively pursuant to Section 33-36.1 of the County Code. The current requests included in this application similarly qualify for consideration under the Administrative Adjustment procedure, which allows a setback reduction of up to 50% and an increase in lot coverage of up to 15% for principal and/or accessory structures. However, such applications must be accompanied by the signed consent of all contiguous property owners, including those located across the street(s) from the subject property. In this case, the applicant was unable to obtain the necessary consent signatures. Therefore, the application is being processed through the public hearing procedure rather than administratively.

Based on memoranda from the departments reviewing this application, any impacts from the reduced setbacks will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates that approval of this application would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the terrace structure is designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) 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, and other requirements.
2. Plans are on file and may be examined in the Department of Regulatory and Economic Resources, "Zoning Hearing Jose L. Hernandez", as prepared by Unknown, dated stamped received 5/16/2025 and consisting of a total of 2 sheets. Plans may be modified at public hearing. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the existing covered terrace be not enclosed except with approved insect screen material.
5. That the wall located along the rear (north) and wood fences on the side (east and west) property lines be maintained as a visual buffer, and that if the wall is removed or destroyed,

the applicant shall install a CBS wall or opaque fence in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:EA:JH

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Jose L. Hernandez
(PH: Z24-274)

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Platting and Traffic Review Section (RER)	<i>No objection</i>
Division of Environmental Resources Management (RER)	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Fire Rescue Department	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
Office of Historic Preservation	<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>This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Sec. 33-36.1. - Administrative adjustment procedure</p>	<p>Zoning Districts</p>	<p>AU, GU, EU-1, EU-1C, EU-2, EU-S, EU-M, RU-1, RU-1Ma, RU-1Mb, RU-1Z, RU-2</p>
	<p>Setback - Maximum reduction</p>	<p>50% (i.e., if minimum required setback is 10 feet, then setback could not be reduced below 5 feet administratively)</p>
	<p>Lot Coverage - maximum increase for a principal and/or accessory structure</p>	<p>15% (i.e., if maximum lot coverage in the district is 30%, then total lot coverage that could be approved administratively is 34.5 percent)</p>
<p><i>(2)The application shall include:</i></p> <p><i>(a) a certified land survey, performed in accordance with Florida Administrative Code, dated within one year proceeding the filing date of the administrative adjustment application, providing such survey reflects all current conditions of the subject property;</i></p> <p><i>(b) accurately dimensioned plans showing the location of the proposed construction in relation to the existing structure(s) and the general location and use of existing structures on property adjacent to the subject property;</i></p> <p><i>(c) additional plans as may be required by the Director; and</i></p> <p><i>(d) a letter of intent explaining the reason and justification for the proposed administrative adjustment. It is provided however, that such survey shall not be required to depict municipal boundaries as required by Section 33-304(a).</i></p> <p><i>Except as otherwise provided in this subsection, the application shall be accompanied by the signed consent of all contiguous property owners, including those located across the street(s) from the subject site, shall be submitted by the applicant on a form prescribed by the Director, and</i></p>		

	<p>on the site plan submitted for consideration. Said consent shall not be required when a separating public right-of-way measures 70 feet or greater, nor shall consents be required when a body of water completely separates the subject parcel from another parcel.</p>
<p>Sec. 33-284.40.40 setback parameters.</p>	<p>All applications for Zero lot Line Developments (ZLL) shall comply with the following applicable development parameters as stated in 33-284.83 (c): Zero Lot Line Developments (ZLL) Principal Building setback. Front setback: 20' minimum distance from the front property line, for a minimum of fifty (50) percent of the width of the lot and shall be set back a minimum of ten (10) feet along the remaining width of the lot. Interior Side Setback: A minimum¹ interior side property line with a zero-setback and the dwelling unit setback on the other interior side property line shall be a minimum of 10' excluding the connecting elements such as fences, walls and trellis. It is provided, however, that units are not required to be placed on the zero-lot line property line when said units fall at the end of a sequential row of units and where said units cannot be placed on a separate zero lot line without attaching the unit to an adjacent unit. In that event a minimum spacing of ten (10) feet shall be provided from the residence on the adjacent zero lot line lot. Patios, pools, garden features and other similar elements shall be permitted within the ten-foot setback area; provided, however, no structure, with the exception of fences or walls shall be placed within easements required by Subsection (K). Rear setback. The minimum rear spacing between dwelling units shall be thirty (30) feet between two (2) story units or between a one (1) story and a two (2) story unit. The minimum rear spacing between one (1) story units shall be twenty (20) feet. Side street setback. The dwelling setback shall be a minimum of fifteen (15) feet from the side street property line. Principal Building setback structures shall comply with the following minimum setback requirements.</p>
<p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p>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.</p>
<p>ASPR #93-042 LAKES ON THE GREEN GLYNN WEST 3</p>	<p style="text-align: right;">4-52-40</p> <p>LAKES ON THE GREEN GLYNN WEST 3 PB. 144-51</p> <p style="text-align: right;">30-2004-010</p> <p>ASPR- 42</p> <p>SETBACKS : FRONT- 20' REAR- 5' (2 STORY 10') INT. SIDE - 10' SIDE STREET - 15' 30' REAR ON DOUBLE FRONTAGE</p> <p>3 TREES / LOT 6' WOOD FENCE 2 STORIES PERMITTED.</p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

HERNANDEZ, JOSE L.

8909 NW 188 TER
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2024000274

DATE

HEARING NUMBER

FOLIO: 30-2004-010-0020

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

March 10, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Case No. 20210208673 was opened on 03/31/2021. A Notice of Violation was issued on 04/02/2021 for "*Failure to obtain required building permit(s) prior to commencing work on: rear terrace*". Since compliance was not met, Civil Violation Notice P053789 was issued on 08/20/2024 for "**SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK ON attached structure in the rear to include electrical**". Citation was appealed and subsequently withdrawn. Citation P053789 was paid on 03/07/2025. There are no outstanding fees.

VIOLATOR:

HERNANDEZ, JOSE L.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: February 18, 2025

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

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



Subject: Z2024000274-1st Review
Jose Hernandez
8909 NW 188th Terrace, Miami, Florida
To legalize aluminum terrace roof.
(RU-1Z) (0.11 acres)
04-52-40

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

According to DERM records, the property is currently connected to public water and sewer. Pursuant to the Code, all structures being legalized 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 runoff generated by a 5-year storm event should be retained on site utilizing designed seepage or infiltration drainage system. Site grading shall not cause flooding of adjacent properties.

Conditions of Approval: None

Wetlands Review

The subject property does not currently contain wetlands as defined by section 24-5 of the Code; therefore, it is anticipated that a Class IV permit will not be required. For additional information please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled “Zoning Hearing” prepared by Jose L. Hernandez, P.E., and dated as received by Miami-Dade County on January 30, 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 Review

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

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: February 20, 2025

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

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

Subject: Zoning Application Comments - Jose L. Hernandez
Application No. Z2024000274

A handwritten signature in blue ink, appearing to be "M. Valdes", written over the "From:" field of the memorandum.

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: Jose L. Hernandez

Location: The proposed project is located at 8909 NW 188th Terrace, with Folio No. 30-2004-010-0020, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting a zoning hearing to permit a 461 sq. ft. open Aluminum Terrace at the existing 2,349.5 square feet single-family residence without the required setbacks, as per site plan submitted.

This project results in a no-net-increase in the water demand

Please note that the subject property has a 10-foot Utility easement within and along the southern boundary of the property. In addition, there is a 4 feet easement within and along the eastern 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 subject site is located within the WASD's water service area. The subject property is currently being served by WASD.

Sewer: The subject site is located within the WASD's sewer service area. The subject property is currently being served by WASD.

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

Memorandum



Date: March 3, 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: Z2024000274
Name: Jose L. Hernandez
Location: 8909 NW 188 Terrace
Section 04 Township 52 South Range 40 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 33, Block 3, Plat Book 144, Page 51.

This application does not generate any 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: February 13, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000274

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 1/30/2025. Single family home.

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: February 21, 2025

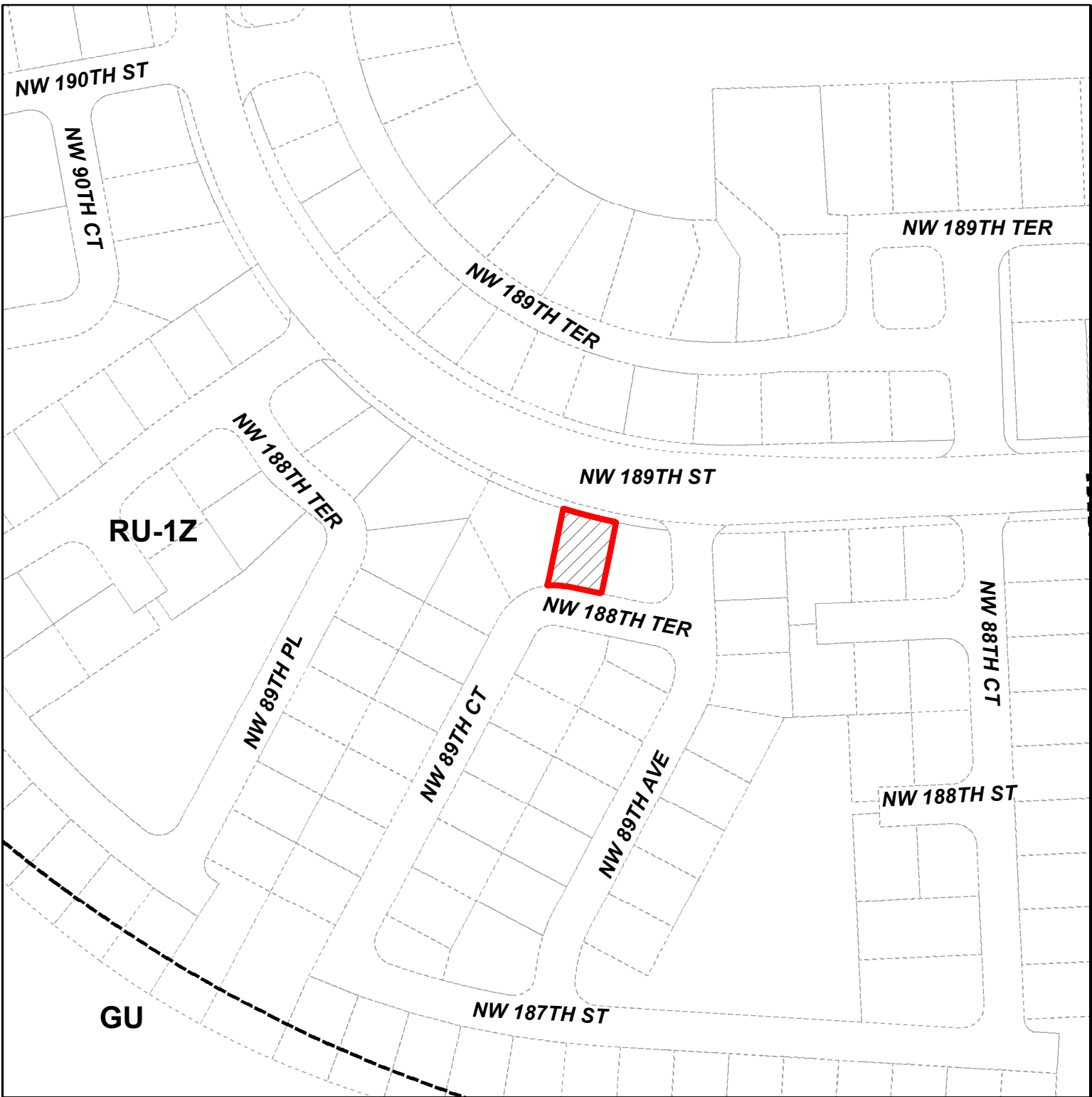
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Review Z2024-000274 Jose L. Hernandez

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



Section: 04 Township: 52 Range: 40
 Applicant: Jose L. Hernandez
 Zoning Board: C5
 Commission District: 13
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number

Z2024000274



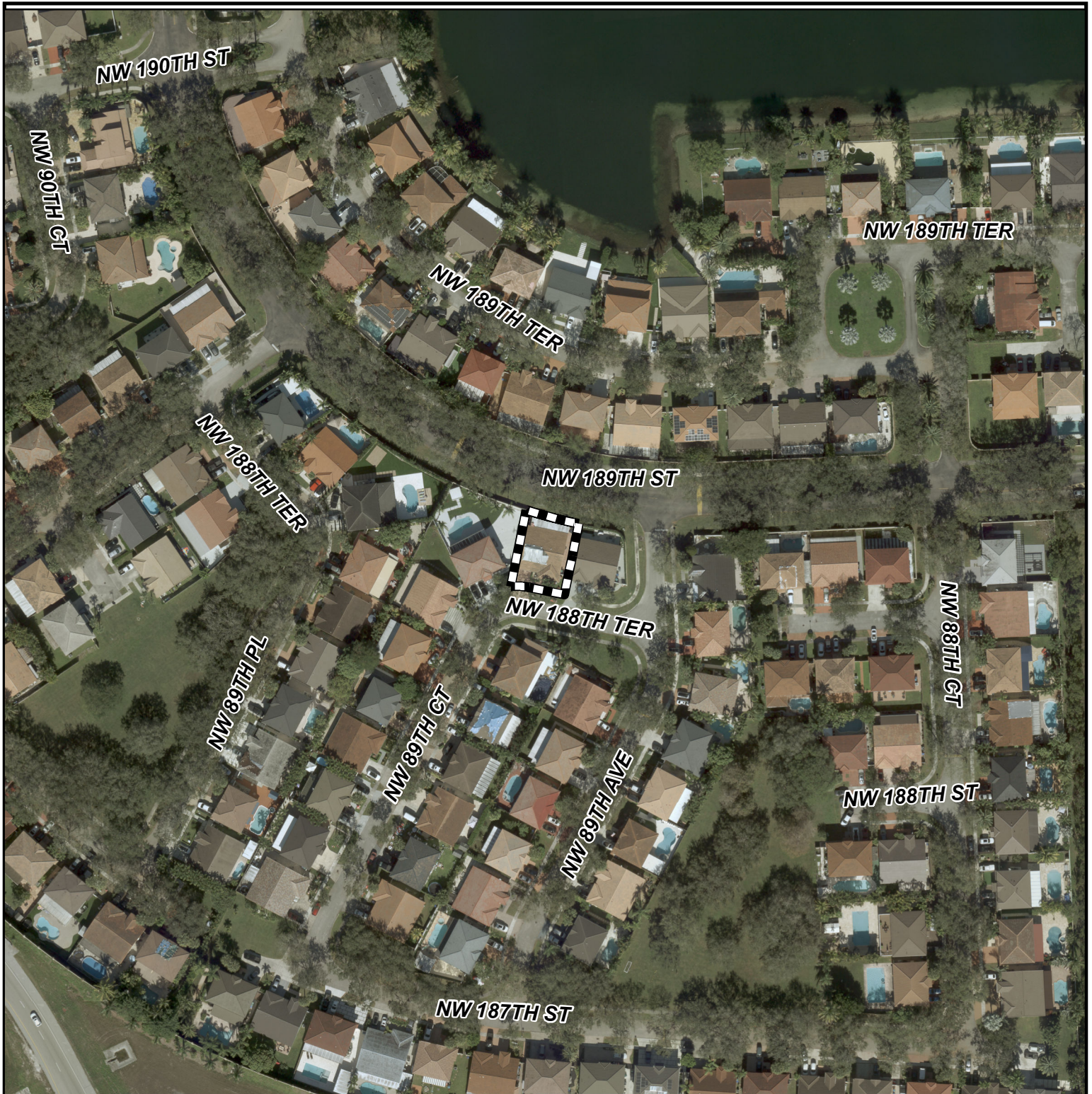
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, January 31, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000274

Legend
 Subject Property

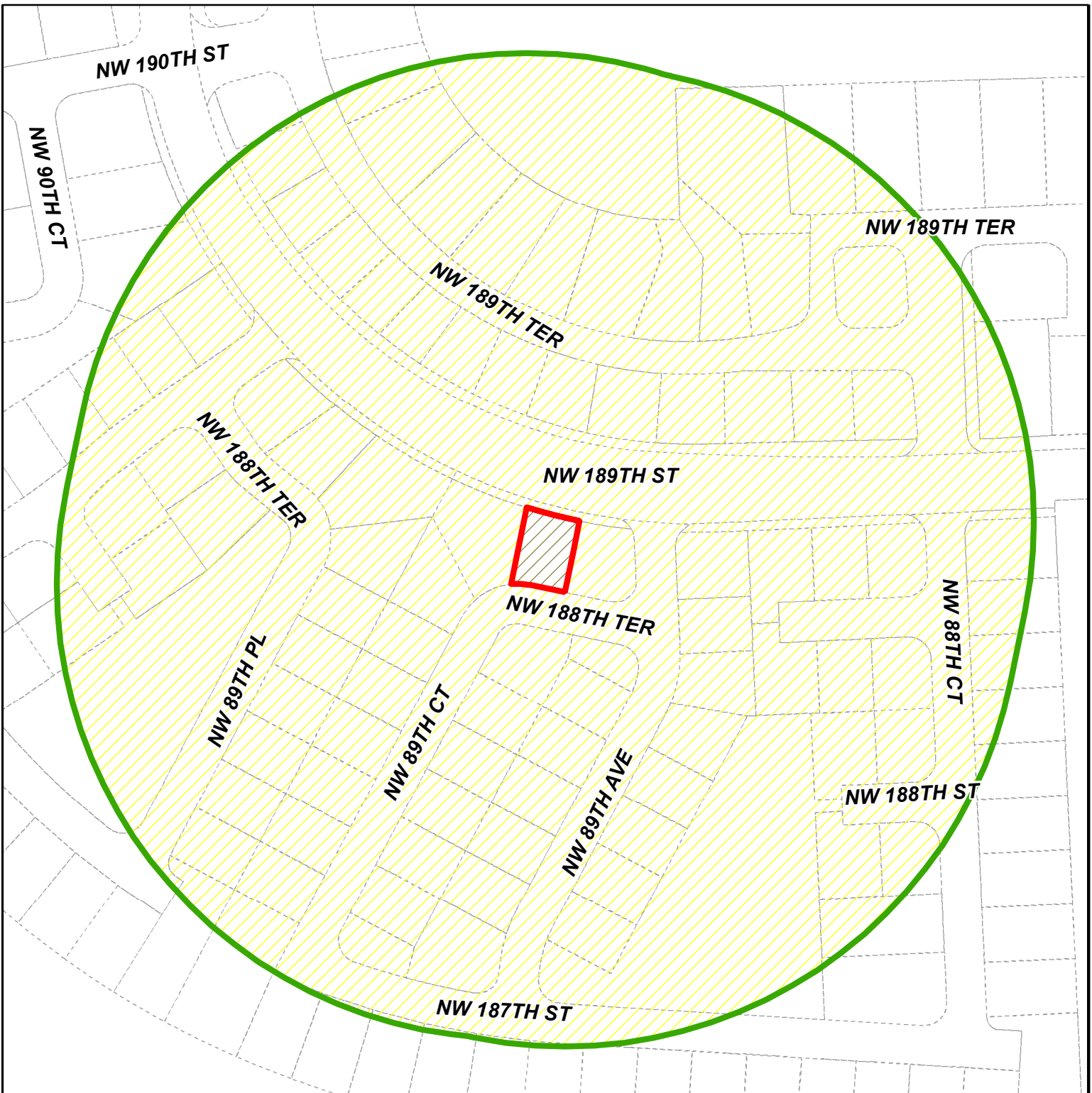


Section: 04 Township: 52 Range: 40
Applicant: Jose L. Hernandez
Zoning Board: C5
Commission District: 13
Drafter ID: EDUARDO CESPEDES
Scale: NTS



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MIAMI-DADE COUNTY
RADIUS MAP

Section: 04 Township: 52 Range: 40
 Applicant: Jose L. Hernandez
 Zoning Board: C5
 Commission District: 13
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000274
 RADIUS: 500

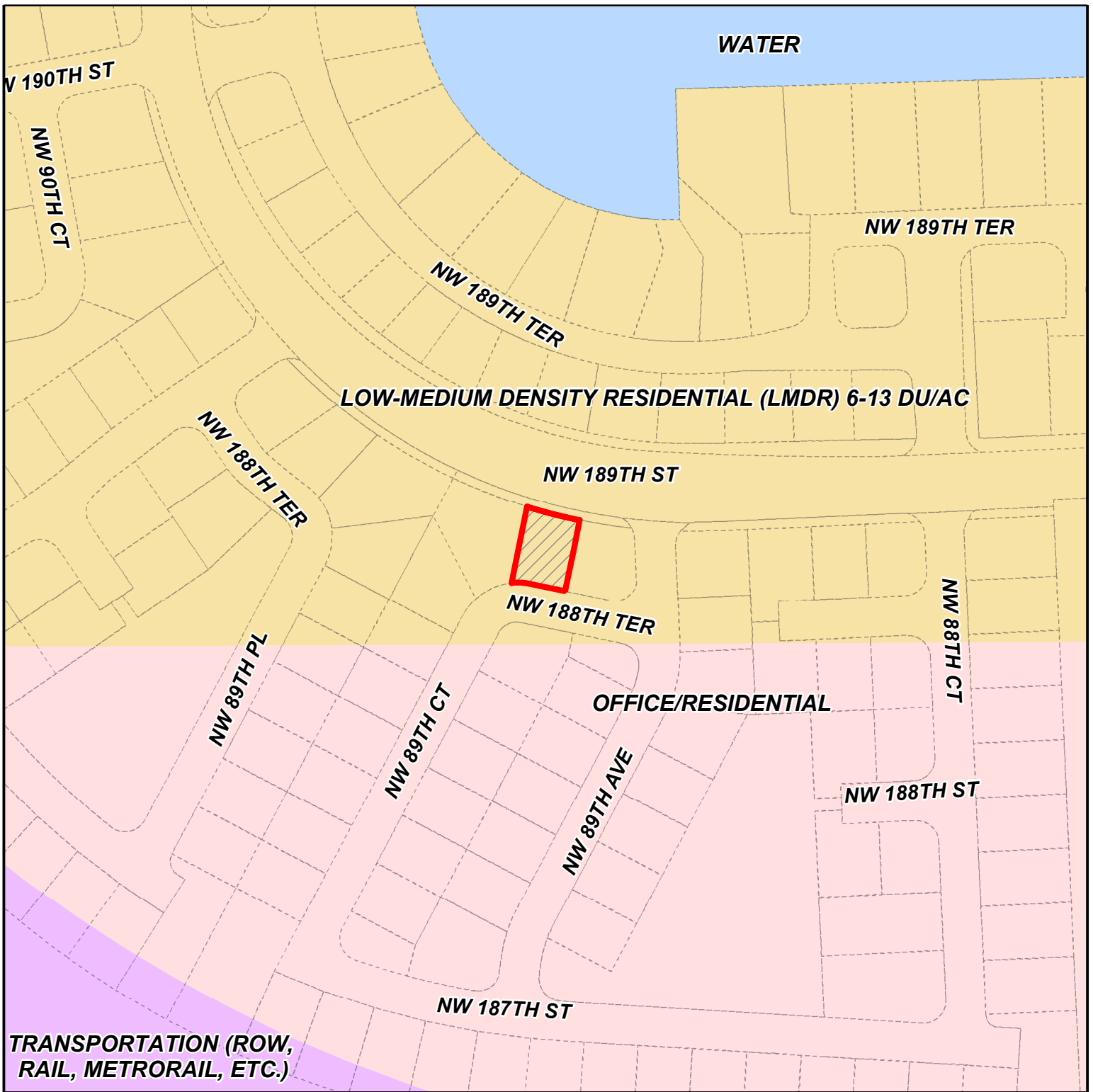
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, January 31, 2025

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MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000274

Section: 04 Township: 52 Range: 40
 Applicant: Jose L. Hernandez
 Zoning Board: C5
 Commission District: 13
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case

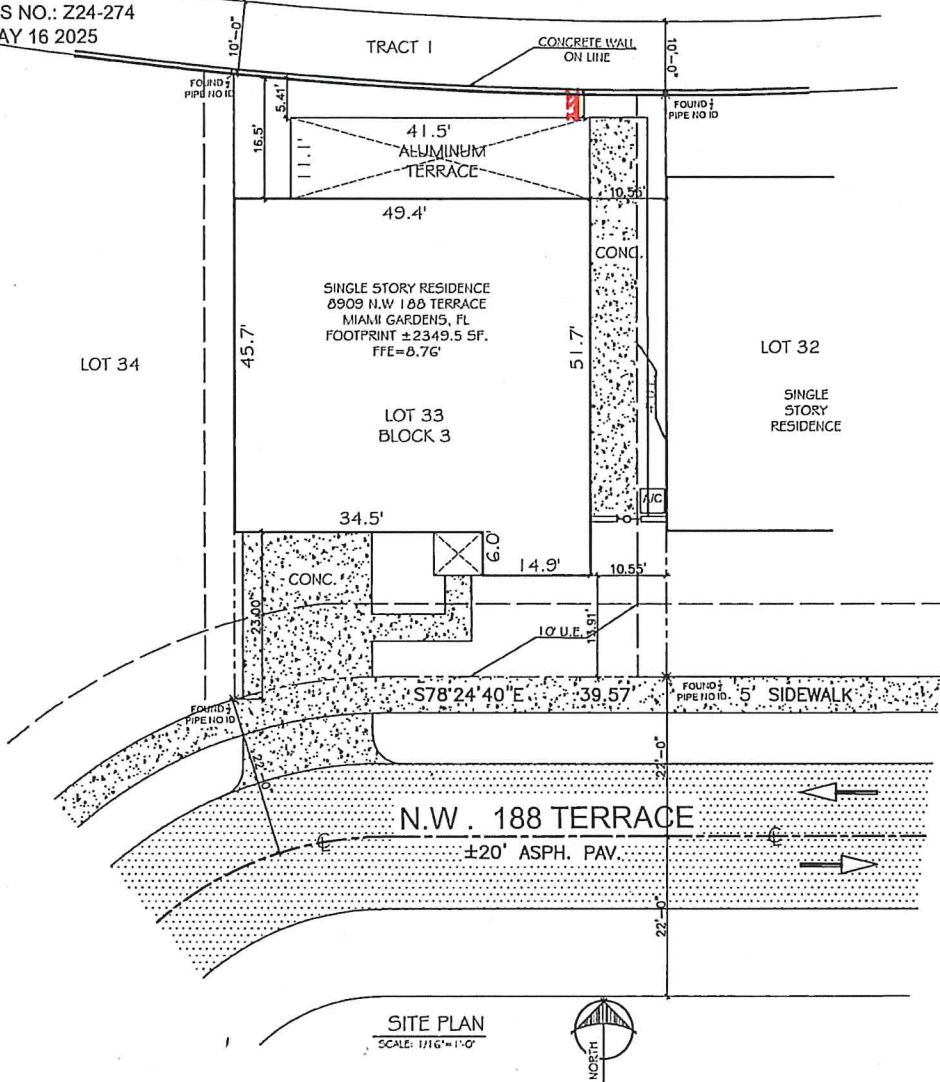


SKETCH CREATED ON: Friday, January 31, 2025

REVISION	DATE	BY

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z24-274
 DATE: MAY 16 2025
 BY: ISA



PROPERTY ADDRESS:
 FOLIO #: 30-2004-010-0020
 8909 NW 188 TER MIAMI, FL 33018-6277.

OWNER:
 JOSE L HERNANDEZ

SITE INFORMATION:
 ZONING: RU-12.5 (Single-Family Residential, Zero Lot
 Line 4-500 ft² lot)

LEGAL DESCRIPTION:
 LAKES ON THE GREEN GLYNN WEST 3
 P3 144-51 T-164-00
 LOT 33 BLK 3
 LOT SIZE 4879 SQ FT
 P/LN/ 30-2004-000-0030
 OR 16780-3231 0595 1 COC 23566-0032 CG
 2005 1

OCCUPANCY:
 RESIDENTIAL - SINGLE FAMILY

SCOPE OF WORK:
 ZONING HEARING, REAR SETBACK NORTH (3.3') FOR ALUMINUM TERRACE

CODE ANALYSIS:
 APPLICABLE CODE: FLORIDA BUILDING CODE 2023, 6th EDITION.

SET BACKS MAIN BUILDING:

	REQUIRED	PROPOSED
FRONT (SOUTH): 20/50% LOT WIDTH	13.91'	
10' BALANCE LOT		
REAR (NORTH): 10' ONE-STORY UNIT	3.3'	
15' TWO-STORY UNIT		
1-5 (EAST): 0' OR 10.0'	10.55'	
1-5 (WEST): 0' OR 10.0'	0.00'	

ZONING LEGEND
 Single Family & Duplex

ZONING:	REQUIRED	PROVIDED
Height (to ridge of roof)	12'	12'
Net Land Area	4878 SF	4878 SF
Lot Coverage (everything under roof)	2439 SF	2439 SF

RETRACES:	REQUIRED	PROVIDED
FRONT	4' MIN	10.55'
SIDE STREET	5.00'	0.00'
REAR	3.00'	3.30'

Area adjacent to lake or canal to be graded so as to prevent direct overland discharge of stormwater into lake or canal.

Lot will be graded so as to prevent direct overland discharge of stormwater onto adjacent property. Applicant will provide certification prior to final inspection.

ANY APPLICABLE RESOLUTIONS: _____

NOTICE:
 In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County, Section 633.70(10), Florida Statutes, effective 7/10/87.

Applicant: Must comply with Section 13-13.1 of the Miami-Dade County Code, (notice of rock mining operations where blasting is permitted) - prior to starting construction.

A separate permit will be required for all driveway approaches onto public right-of-way. Contact Public Works Department at (305) 315-3142.

The height of fences, walls and hedges shall not exceed 25 feet in height within 10 feet of the edge of any driveway leading to a right-of-way.

The height of fences is measured from grade. Grade = Elevation of public sidewalk or crown of road.



LOCATION MAP
 N.T.S.

LEGEND:

- PROPERTY LINE
- WOOD FENCE

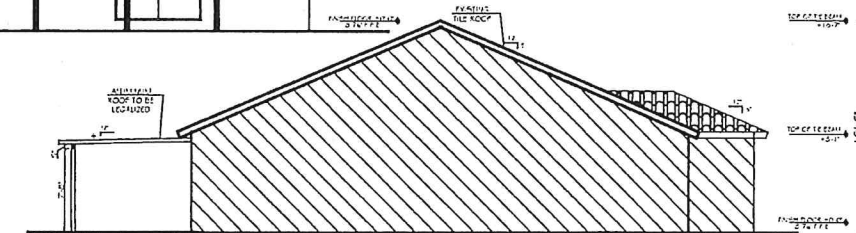
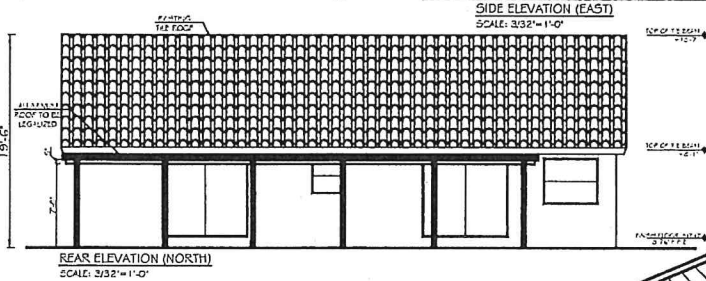
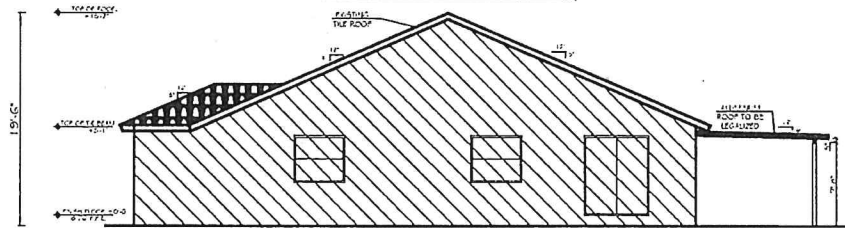
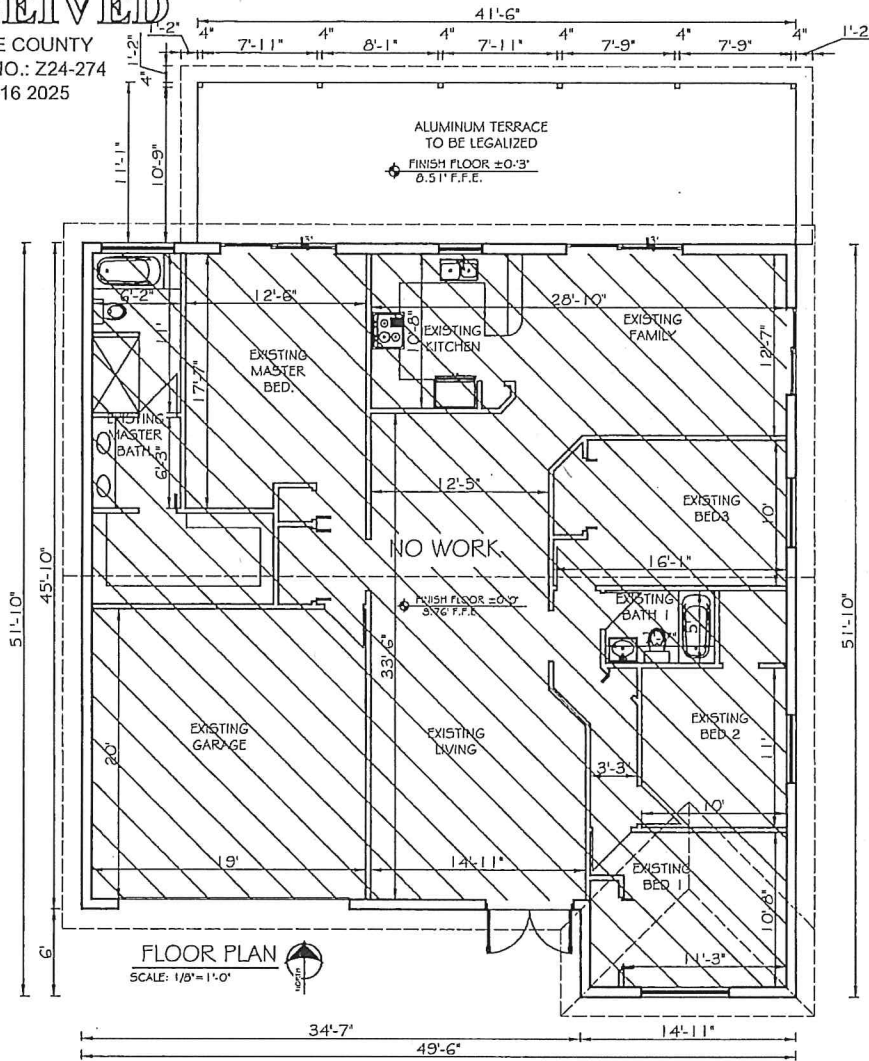
DRAWN BY
 ALL CHECKED
 DATE
 SCALE
 SHEET 8P

SITE PLAN

ZONING HEARING
 JOSE L HERNANDEZ,
 8909 NW 188 TER MIAMI FL 33018FOLIO:
 30-2004-010-0020

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z24-274
 DATE: MAY 16 2025
 BY: ISA



TERRACE AREA: 461.50 FT²

LEGEND:
 - EXISTING FLOORING TO BE LEGALIZED
 - EXISTING ROOF TO BE LEGALIZED
 - EXISTING WALLS TO BE LEGALIZED
 - NO WORK

DRAWN BY	ISA
CHECKED BY	ISA
DATE	15/05/2024
SCALE	AS SHOWN
JOB NO.	274
SHEET	8P

SITE PLAN

ZONING HEARING
 JOSE L. HERNANDEZ,
 8909 NW 188 TER MIAMI FL 33018 FOLIO:
 30-2004-010-0020

