



FINAL AGENDA

Community Zoning Appeals Board 8
 Dr. Martin Luther King, Jr. Center, Conference Rooms 1-4, 2525 NW 62 Street, Miami, FL
 Wednesday, February 4, 2026 at 7:00 pm

PREVIOUSLY DEFERRED

A.	Z2022000252	Agustin Fernandez, Ayin Cepero and Swany Fernandez	22-252	52-41-33	N
B.	Z2023000072	Kerwin Hankerson	23-72	53-41-02	N
C.	Z2023000126	Beatriz Eugenie Valencia Pabon & Diego Buendia	23-126	52-41-13	N
D.	Z2024000091	The Arbour Townhouse Condominium Association, Inc.	24-91	52-42-19	N
E.	Z2025000023	Edwin Ambrocio Reyes	25-23	53-41-15	N

APPEALS

CURRENT

1.	Z2022000100	Yanick Desgranges	22-100	52-42-20	N
2.	Z2024000101	Alfa Y Omega La Hermosa Corp.	24-101	53-41-03	N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF FEBRUARY 4, 2026

MARTIN LUTHER KING, JR., CENTER, CONFERENCE ROOMS 1 - 4

2525 NW 62 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.

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

Deferred from January 7, 2026

**D. THE ARBOUR TOWNHOUSE CONDOMINIUM ASSOCIATION, INC. Z2024000091
Area 08/District 02**

The applicant seeks to modify a condition of a prior resolution, only as it applies to the subject property, in order to submit a new site plan reflecting the existing covered terrace addition to one unit of an existing multi-family building. Additionally, the application is to allow the existing covered terrace addition to be located closer to the interior side property line than required by Code.

(1) MODIFICATION of Condition #3 of Resolution #4-ZAB-441-78, passed and adopted by Metropolitan Dade County Zoning Appeals Board, only as it applies to the subject site, and reading as follows:

From: "3. That all proposed enclosures and fences not exceed the 6 feet setback from all interior side property lines."

To: "3. That all proposed enclosures and fences do not exceed the 6 feet setback from all interior side property lines, except for Unit 9-D, which will not exceed a 4 feet setback from the interior side (north) property line."

The purpose of the request is to allow the applicant to modify a previously approved resolution, only as it applies to the subject site, in order to submit a revised site plan showing the existing covered terrace addition to one unit of an existing multi-family building.

(2) NON-USE VARIANCE to permit an existing covered terrace addition to one unit of an existing multi-family building to setback 4' (15' required, 6' previously approved) from the interior side (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Rosario Rodriguez", as prepared by Solver Structural Partnership, Inc., dated stamped received 8/28/2025 consisting of 9 sheets. Plans may be modified at public hearing.

LOCATION: 14216 NE 3 Court Unit:9-D, Miami-Dade County, Florida.

SIZE OF PROPERTY: ±0.29-gross (±0.24-net) Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

Deferred from January 7, 2026

E. EDWIN AMBROCIO REYES Z202500023

Area 08/District 03

The application seeks to modify the condition of a prior resolution in order to submit revised site plan that indicates a conversion from a single-family residence to a duplex. Additionally, the application seeks to allow the duplex to be located closer to the front and rear property lines, and for it to cover a larger area on the lot than permitted by Code.

1) MODIFICATION of Condition #2 of Resolution No. CZAB8-10-12, passed and adopted by the Community Zoning Appeals Board 8, and reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity, "as prepared by Thomas & Calzadilla, dated stamped received 3/12/12, consisting of 2 sheets."

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Zoning hearing for proposed DUPLEX addition, as prepared by AIP Design, Inc. dated stamped received 9/19/2025, for a total of 4 sheets."

The purpose of request #1 is to modify the condition of a previously approved resolution in order to submit revised site plan that indicates a conversion from a single-family residence to a duplex.

2) NON-USE VARIANCE to permit a duplex to setback 15' (25' required for 50% of the lineal footage of the entire width of the house and 15' required for the balance) from the front (south) and the rear (north) property lines.

3)NON-USE VARIANCE to permit the duplex residence with a lot coverage of 39.4% (30% maximum permitted).

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

LOCATION: 1879 NW 62 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.16 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

Deferred from January 7, 2026

1. YANICK DESGRANGES Z2022000100

Area 08/District 02

The application seeks to modify conditions of prior resolutions in order to submit revised plans showing a reduction in lot size by removing the school use from lot 1 and a reduction in the approved children count from 130 to 80. In addition, the application seeks to permit the existing building to be closer to the property lines and to permit less parking and auto stacking than required by code.

(1) MODIFICATION of Condition #2 and #6 of Resolution No. 4-ZAB-338-86, passed and adopted by the Metropolitan Dade County Zoning Appeals Board and last modified by Resolution No. CZAB2-2-97, passed and adopted by the Metropolitan Dade County Zoning Appeals Board 2, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Day Care Center' as prepared by Ford Armenteros & Manucy, Inc., dated last revised 3-11-97"

TO: "2. That the property shall be developed substantially in accordance with that submitted for the hearing entitled "SITE PLAN FOR: YANICK DESGRANGES" as prepared by ARCON ENGINEERING GROUP, INC., dated stamped received 11/3/2025 consisting of sheets SP-1, A-1, L-1, L-2 and ADA-1 along with building elevations entitled "FARAH'S ANGEL DAY CARE", as prepared by DE LA LLAMA & ASSOCIATES, INC., dated stamped received 2/13/2023 consisting of 2 sheets, for a total of 7 sheets."

FROM: "6. That the use shall be restricted to a maximum number of 130 children"

TO: "6. That the use shall be restricted to a maximum number of 80 children"

The purpose of requests #1 is to allow the applicant to modify conditions of prior resolutions in order to submit revised plans showing a reduction in lot size by removing the school use from lot 1, allowing Lot 1 to revert to the uses permitted under the RU-2 zoning district and a reduction in the approved student count from 130 to 80.

(2) NON-USE VARIANCE to permit the existing day care center to setback a minimum of 30.84' (50' required) from the rear (west) property line and a minimum of 15' (50' required) from the interior side (north) property line.

(3) NON-USE VARIANCE to permit the existing day care center with 5 parking spaces (7 spaces required).

(4) NON-USE VARIANCE to permit the existing day care center with 0 auto stacking (5 required).

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

LOCATION: 1184 NE 151 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.66 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

2. ALFA Y OMEGA LA HERMOSA, CORP. Z2024000101

Area 08/District 02

The applicant is requesting a special exception to allow the expansion of an existing religious facility onto additional property to the east, and to modify a condition of a prior resolution to allow the applicant to submit revised plans showing the religious facility expanding onto additional property to the east and to show an existing congregation hall addition. Additionally, the applicant seeks to allow the addition to the existing religious facility to setback less than required from property line and to allow for additional parking to be within 25' of NW 23 Avenue.

1. SPECIAL EXCEPTION to permit the expansion of the religious facility onto additional property to the east.

2. MODIFICATION of condition #2 of Resolution #4-ZAB-351-86, passed and adopted by Community Zoning Appeals Board, and reading as follows:

From: "6. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Holy Hill of Zion", prepared by S. H. F., dated 2-6-86."

To: "6. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Plans to obtain a Certificate of Use for an existing church in North Miami" as prepared by Joaquin Montesino, P.E., consisting of sheets A-1.0, A-2.0, SP-1 and SP-1.1 consisting of four (4) sheets, and sheets LP-1 and LP-2 entitled "Alfa Y Omega" as prepared by Biolandis Landscape Architects and Contractors, consisting of two (2) sheets, all dated stamped received 9/26/2025, for a total of 6 sheets."

The purpose of request #2 is to allow the applicant to submit revised plans showing the religious facility expanding onto additional property to the east and to show an existing congregation hall addition.

3. NON-USE VARIANCE to permit the existing religious facility to setback a minimum of 17.66' (25' required) from the side street (north) property line, setback a minimum of 6.33' (50' required) from the interior side (south) property line and be spaced less than 75' from an existing residential building to the south.

4. NON-USE VARIANCE to permit parking area within 25' of an official right-of-way (not permitted).

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

LOCATION: 10055 NW 23 Avenue and 2270 NW 101 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: ±0.55 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

NOTICE

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

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

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

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

NOTICE

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**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 8**

PH: Z22-252

February 4, 2026

Item No. A

Recommendation Summary	
Commission District	2
Applicant	Agustin Fernandez, Ayin Cepero and Swany Fernandez
Summary of Requests	The applicants seek to allow an existing single-family residence with a covered terrace addition to setback less than required from the interior side property line. Additionally, the applicants seek to allow 2 existing detached storage sheds on the property where only 1 is permitted by Code, and to allow one of the detached shed with an attached terrace to setback less than required from the rear and interior side property lines.
Location	10420 NW 35 Place, Miami-Dade County, Florida
Property Size	0.17 Acre
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

This application was unable to be heard at the January 7, 2025, meeting of Community Zoning Appeals Board (CZAB) #8 due to a lack of quorum.

The public hearing on this item was not held.

REQUESTS:

- (1) NON-USE VARIANCE to permit an existing single-family residence with a covered terrace addition to setback a minimum of 4.3' (7.5' required) from the interior (north) property line.
- 2) NON-USE VARIANCE to permit two (2) existing detached storage shed structures on the subject property (maximum 1 accessory use structure permitted for a single-family residence).
- 3) NON-USE VARIANCE to permit an existing detached storage structure #2 with an attached terrace to setback a minimum of 4.2' (5' required) from the rear (west) property line, and to setback a minimum of 6.4' (7.5' required) from the interior side (south) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Public Hearing" as prepared by Arshad Viqar, dated stamped received 9/18/2025, and consisting of a total of 4 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The submitted plans show an existing one (1)-story, 1,868 sq. ft. single-family residence with an existing covered terrace addition and located on a interior lot. The property also includes two (2) detached accessory use structures located towards the rear of the 0.17-acre subject site, with the storage structure #2 also having an attached terrace. The single-family residence with its covered terrace addition is setback 4.3’ from the interior side (north) property line where a minimum of 7.5’ is otherwise required by code, and the detached storage structure #2 with an attached terrace addition encroaching by a minimal 0.8’ into the rear and by 1.1’ into the interior side setback areas. Additionally, the applicants also seek to legalize having 2 detached storage sheds on the property where only 1 is otherwise permitted by Code. The submitted plans, photos, and the County’s Geographical Information System (GIS) aerial map indicate an existing 6’ high metal fence located along the rear and interior side property lines of the subject property.

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

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence that is on a 7,490 sq. ft., RU-1, Single-Family Residential District, zoned interior lot and located at 10420 NW 35 Place. The surrounding area is characterized by existing single-family residences, also developed under the RU-1, Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant the continued maintenance of 2-storage sheds on the property, and legalize reduced setbacks for the existing principal residence, as well as for one of the storage shed structures. Staff opines that since the rear yard area is enclosed with a 6’ high metal fence along the rear and both the interior side property lines, any visual impacts that the single-family residence and the 2-detached storage sheds may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.17-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 Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states that *the residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. Staff opines that the approval of the requests sought in the application legalizing 2-sheds, and for reduced setbacks for the existing residence and for one of the detached storage structures 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 single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the requests to permit an existing single-family residence with a covered terrace addition to setback a minimum of 4.3' (7.5' required) from the interior side (north) property line (request #1), and the request to permit two (2) detached accessory structures (maximum 1 accessory use structure permitted for a single family residence) (request #2), and the existing detached storage structure #2 with an attached terrace to setback 4.2' (5' required) from the rear (west) and to setback a minimum of 6.4' (7.5' required) from the interior side (south) property lines (request #3), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence with an attached covered terrace on an interior lot, and two detached accessory use structures located towards the rear of the subject property. The applicants seek approval for the 2 detached storage sheds where only 1 is otherwise permitted on the property by Code. Additionally, the existing single-family residence encroaches into the interior side setback area, whereas the detached storage structure #2 with an attached terrace is located closer to both the rear and interior side property lines than is permitted under the zoning standards. 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. Staff notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 6' high metal fence located along the rear and both the interior side property lines of the subject property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the north, south and west of the subject property. Staff further opines that the existing encroachments by the single-family residence and detached shed #2 are minimal in nature and internal to the site that is enclosed from view from the outside by the metal fences, and any significant visual impacts generated from the reduced setbacks on the properties to the north, south and west would be further mitigated by the 6' high fence that separates the site from the adjacent properties. Staff recommends as a condition for

approval that the said metal fence along the rear and both the interior side property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area did find a similar approval within the neighborhood for variances of the setback requirements for detached accessory structures located at 10368 NW 35 Avenue, as stated in RESO# CZAB 8-9-00 which approved a Non-Use variance for setback requirements to permit an existing open porch addition to a single-family residence to setback 12' (25' required) from the front property line and a bedroom and metal roof addition to setback 6.1' (25' required) from the rear (west) property line and a Non-Use variance of setback requirements to permit a utility building to setback 4' (5' required) from the rear (west) property line. Notwithstanding, staff notes that 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 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 no objections and would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the single-family residence and the two (2) detached accessory use structures are 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. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing, entitled, "Public Hearing" as prepared by Arshad Viqar, dated stamped received 9/18/2025, and consisting of a total of 4 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 applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the 6' high metal fence along the rear and interior side property lines of the subject property be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:JH

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Agustin Fernandez, Ayin Cepero and Swany Fernandez
PH: Z22-252

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

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

Low Density Residential (Pg. I-31)	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
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Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min. Bldg. Size (Cu. Ft.)
	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)
	RU-1	1	New sub.-75'	7,500	40%	8,500

Sec. 33-50. - Table of setback lines in residential and estate districts.	District/ Families	Front (Ft.)	Rear (Ft.)	Interior Side (Ft.)	Side Street (Ft.)
	RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	10% lot width min.—5' max.—7½'	15

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 8**

PH: Z22-252

January 7, 2026

Item No. 1

Recommendation Summary	
Commission District	2
Applicant	Agustin Fernandez, Ayin Cepero and Swany Fernandez
Summary of Requests	The applicants seek to allow an existing single-family residence with a covered terrace addition to setback less than required from the interior side property line. Additionally, the applicants seek to allow 2 existing detached storage sheds on the property where only 1 is permitted by Code, and to allow one of the detached shed with an attached terrace to setback less than required from the rear and interior side property lines.
Location	10420 NW 35 Place, Miami-Dade County, Florida
Property Size	0.17 Acre
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) NON-USE VARIANCE to permit an existing single-family residence with a covered terrace addition to setback a minimum of 4.3' (7.5' required) from the interior (north) property line.
- 2) NON-USE VARIANCE to permit two (2) existing detached storage shed structures on the subject property (maximum 1 accessory use structure permitted for a single-family residence).
- 3) NON-USE VARIANCE to permit an existing detached storage structure #2 with an attached terrace to setback a minimum of 4.2' (5' required) from the rear (west) property line, and to setback a minimum of 6.4' (7.5' required) from the interior side (south) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Public Hearing" as prepared by Arshad Viqar, dated stamped received 9/18/2025, and consisting of a total of 4 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The submitted plans show an existing one (1)-story, 1,868 sq. ft. single-family residence with an existing covered terrace addition and located on a interior lot. The property also includes two (2)

detached accessory use structures located towards the rear of the 0.17-acre subject site, with the storage structure #2 also having an attached terrace. The single-family residence with its covered terrace addition is setback 4.3' from the interior side (north) property line where a minimum of 7.5' is otherwise required by code, and the detached storage structure #2 with an attached terrace addition encroaching by a minimal 0.8' into the rear and by 1.1' into the interior side setback areas. Additionally, the applicants also seek to legalize having 2 detached storage sheds on the property where only 1 is otherwise permitted by Code. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' high metal fence located along the rear and interior side property lines of the subject property.

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

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence that is on a 7,490 sq. ft., RU-1, Single-Family Residential District, zoned interior lot and located at 10420 NW 35 Place. The surrounding area is characterized by existing single-family residences, also developed under the RU-1, Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant the continued maintenance of 2-storage sheds on the property, and legalize reduced setbacks for the existing principal residence, as well as for one of the storage shed structures. Staff opines that since the rear yard area is enclosed with a 6' high metal fence along the rear and both the interior side property lines, any visual impacts that the single-family residence and the 2-detached storage sheds may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.17-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 Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states that *the residential densities allowed in this*

category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses. Staff opines that the approval of the requests sought in the application legalizing 2-sheds, and for reduced setbacks for the existing residence and for one of the detached storage structures 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 single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the requests to permit an existing single-family residence with a covered terrace addition to setback a minimum of 4.3' (7.5' required) from the interior side (north) property line (request #1), and the request to permit two (2) detached accessory structures (maximum 1 accessory use structure permitted for a single family residence) (request #2), and the existing detached storage structure #2 with an attached terrace to setback 4.2' (5' required) from the rear (west) and to setback a minimum of 6.4' (7.5' required) from the interior side (south) property lines (request #3), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence with an attached covered terrace on an interior lot, and two detached accessory use structures located towards the rear of the subject property. The applicants seek approval for the 2 detached storage sheds where only 1 is otherwise permitted on the property by Code. Additionally, the existing single-family residence encroaches into the interior side setback area, whereas the detached storage structure #2 with an attached terrace is located closer to both the rear and interior side property lines than is permitted under the zoning standards. 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. Staff notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 6' high metal fence located along the rear and both the interior side property lines of the subject property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the north, south and west of the subject property. Staff further opines that the existing encroachments by the single-family residence and detached shed #2 are minimal in nature and internal to the site that is enclosed from view from the outside by the metal fences, and any significant visual impacts generated from the reduced setbacks on the properties to the north, south and west would be further mitigated by the 6' high fence that separates the site from the adjacent properties. Staff recommends as a condition for approval that the said metal fence along the rear and both the interior side property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area did find a similar approval within the neighborhood for variances of the setback requirements for detached accessory structures located at 10368 NW 35 Avenue, as stated in RESO# CZAB 8-9-00 which approved a Non-Use variance for setback requirements to permit an existing open porch addition to a single-family residence to setback 12' (25' required) from the front property line and a bedroom and metal roof addition to setback 6.1' (25' required) from the rear (west) property line and a Non-Use variance of setback requirements to permit a utility building to setback 4' (5' required) from the rear (west) property line. Notwithstanding, staff notes that 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 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 no objections and would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the single-family residence and the two (2) detached accessory use structures are 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. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing, entitled, "Public Hearing" as prepared by Arshad Viqar, dated stamped received 9/18/2025, and consisting of a total of 4 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 applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the 6' high metal fence along the rear and interior side property lines of the subject property be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:JH



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

ZONING RECOMMENDATION ADDENDUM

Agustin Fernandez, Ayin Cepero and Swany Fernandez
PH: Z22-252

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

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

<p>Low Density Residential (Pg. I-31)</p>	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
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Sec. 33-49.
 - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes

District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min. Bldg. Size (Cu. Ft.)
District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)
RU-1	1	New sub.-75'	7,500	40%	8,500

Sec. 33-50.
 - Table of setback lines in residential and estate districts.

District/ Families	Front (Ft.)	Rear (Ft.)	Interior Side (Ft.)	Side Street (Ft.)
RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	10% lot width min.—5' max.—7½'	15

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

AGUSTIN FERNANDEZ, AYIN CEPERO
AND SWANY FERNANDEZ 10420 NW 35 PL
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT	ADDRESS
Pending	Z2022000252

DATE	HEARING NUMBER
------	----------------

FOLIO: 30-2133-003-0510

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 15, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Building Support Case 20210206483-B was opened on December 4th, 2020 for failure to obtain required building permit(s) prior to commencing work on: additions and alterations, water heater and electric installed on porch with flat roof on north side, front attached addition to create extra living space with electrical, plumbing and mechanical. Attached 1/2 bathroom in addition at back of house, attached and detached timber terrace roofs and enclosure with electric and plumbing, existing bathroom tub replaced, and a/c units installed. Electric to building #2. Gate on side terrace with solid panels and picket fence. Notice of Violation recorded on December 15th, 2020, under Book 32236 and Page 3665; Total Pages: 1. Civil Violation P038444 P038445, P038446, P038447, P038448, and P038449 issued for non-compliance on the Notice of Violation. Final Notice of Intent to Lien/Demand for Payment Electronically Mailed on February 6th, 2023. Lien Recorded on March 28th, 2023 under Book 33638 and Page 4958; Total Pages: 2. Case referred to Unsafe Structures Unit. Case remains open, violation not corrected. A Compliance Consent Agreement was granted through 11/03/2025..

Building Support Case 20240226220-U was opened on December 7th, 2023 for **Structure A** - a 1.868 Sq Ft 1-story, single family, dwelling with addition to main dwelling, interior alterations, and attached additions built without permit. Structure A must have said addition and alterations legalized with engineers plans and the required permit, compliance will be verified with finalized Master permit for said work performed. An engineers letter stating that Structure A is safe to be occupied while said

repairs are made at its current occupancy is required. If structure B or C is demolished exterior walls of structure A must be repaired in accordance with Miami Dade County code for exterior walls; **Structure B** - a 400 Sq Ft attached opened terrace built without permit. Structure B must be legalized with the required permit, compliance will be verified with finalized permit for said work performed. If Structure B is demolished the adjoining exterior walls of structure A must be repaired in accordance with Miami Dade County code for exterior walls; **Structure C** - a 600 Sq Ft attached and detached timber terrace roofs and enclosure with electric and plumbing built without a permit. Structure C must be legalized with required permit, compliance will be verified with finalized permit for said work performed. If structure C is demolished the adjoining exterior walls of structure A must be repaired in accordance with Miami Dade County code for exterior walls; **Structure D** - a 200 SF detached shed structure with electrical connection built without a permit. Structure D must be demolished or legalized with required permit; compliance will be verified with finalized permit for said work performed. **Structure E** - 300 LF of 6ft high solid metal fence in rear of property and metal picket fence in the front of the property, built without permit. Structure E must be demolished or legalized with required permit; compliance will be verified with finalized permit for said work performed. If Structure A is demolished adjoining attached metal fence must be demolished. **Structure F** - 2,200 Sq Ft of concrete driveway and patio with deterioration which must be maintained. If structure A is demolished structure F must be demolished. Notice of Violation recorded on May 10th, 2024 under Book 34219 and Page 1637; Total Pages: 6. Case remains open, violation not corrected. There are no outstanding cost to date; additional costs may be incurred upon closure of the case

VIOLATOR:

AGUSTIN FERNANDEZ, AYIN CEPERO AND SWANY FERNANDEZ.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: December 19, 2025

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

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: Z2022000252-3rd Review
Agustin Fernandez, Ayin Cepero and Swany Fernandez
10420 NW 35th Place
NUV for setbacks requirements. Legalizing several structures at
single-family residence
(RU-1) (0.172 acres)
33-52-41

Miami Dade County has performed an environmental review of 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 Service and Wastewater Disposal

According to RER records, the property is currently connected to the public water supply system and is served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. Furthermore, pursuant to section 24-43.4 of the Code and based on the information submitted with this application RER staff has determined that public sewer lines are not located within feasible distance to the subject site. Pursuant to the Code, all structures being legalized are required to connect to public water and the OSTDS to the extent that they have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Water Control Review

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

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 "Public Hearing" prepared by Arshad Viqar, P.E., and dated as received by Miami-Dade County on March 03, 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 the County has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: October 14, 2025

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

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

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

Subject: Zoning Application Comments: Agustin Fernandez, Ayin Cepero and Swany Fernandez - Application No. Z2022000252 (Revision No. 3)

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

Application Name: Agustin Fernandez, Ayin Cepero and Swany Fernandez

Location: The proposed project is located at 10420 NW 35th Place with Folio No. 30-2133-003-0510, in unincorporated Miami-Dade County.

Proposed Development: Per letter of Intent dated September 21, 2022, the applicant is requesting a Non-Use Variance to legalize the existing structures at the above-mentioned single-family residence, without the required setbacks (Main house, a terrace, a storage and a second storage).

This project results in a no net increase for the water demand.

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

Sewer: The proposed development is located within the WASD's sewer service area. The subject property is currently on septic.


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

Memorandum



Date: April 9, 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: Z2022000252
Name: Agustin Fernandez, Ayin Cepero and Swany Fernandez
Location: 10420 NW 35 Place
Section 33 Township 52 South Range 41 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Lot 7, Block 20, Plat Book 45, Page 35.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned.

Standard Conditions:

- During the platting and/or permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources Platting Section for review. The set of plans shall be signed and sealed by an engineer in compliance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways as well as County Standards. Additional improvements may be required once the detailed set of plans are submitted to this Section.
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: October 01, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

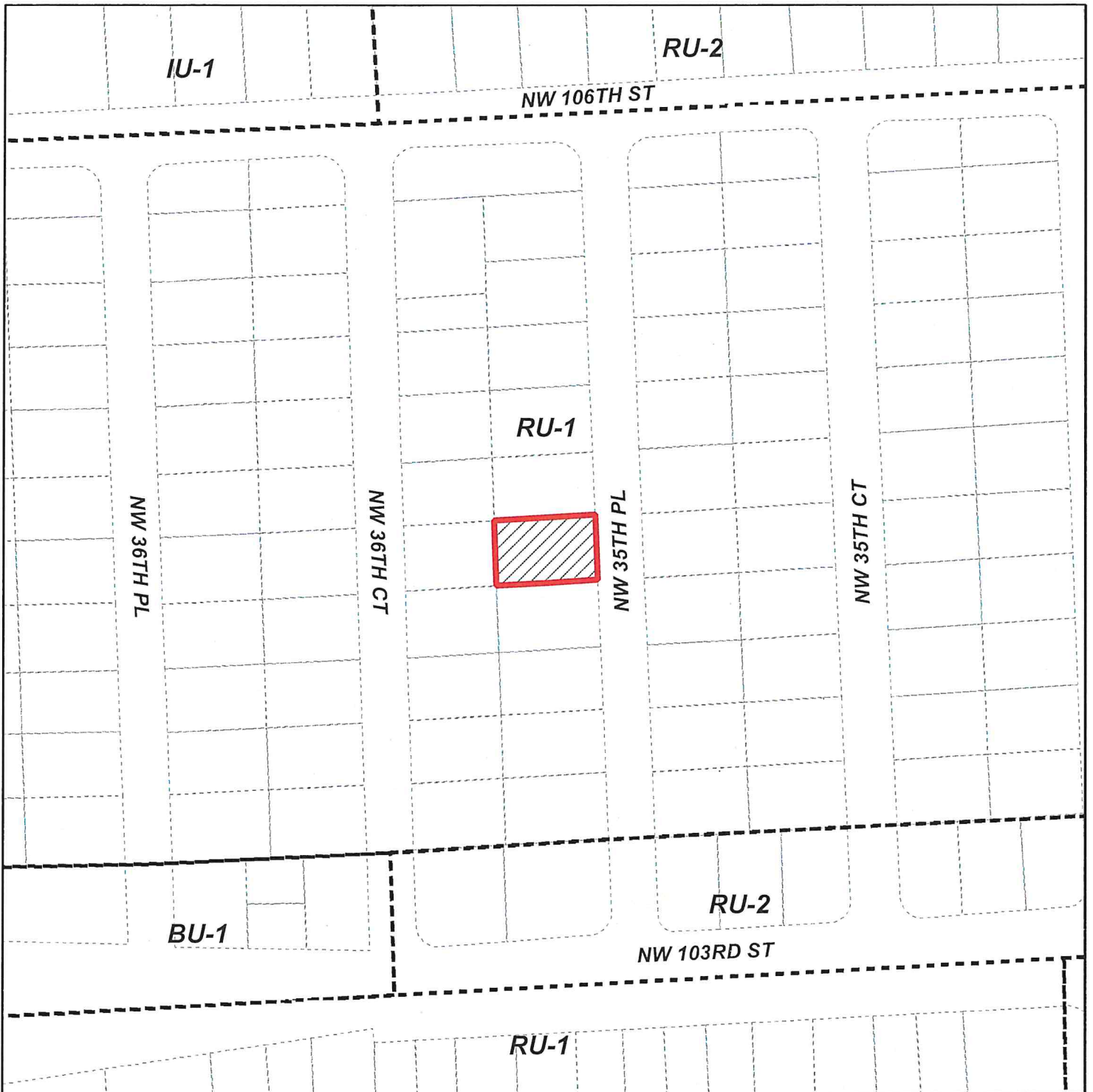
Subject: Z2022000252

The Miami-Dade Fire Rescue Department has **no objection** to site plan uploaded to "EnerGov" on 9/23/2025. Single family home.

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

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

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2022000252



Section: 33 Township: 52 Range: 41
 Applicant: Agustin Fernandez
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

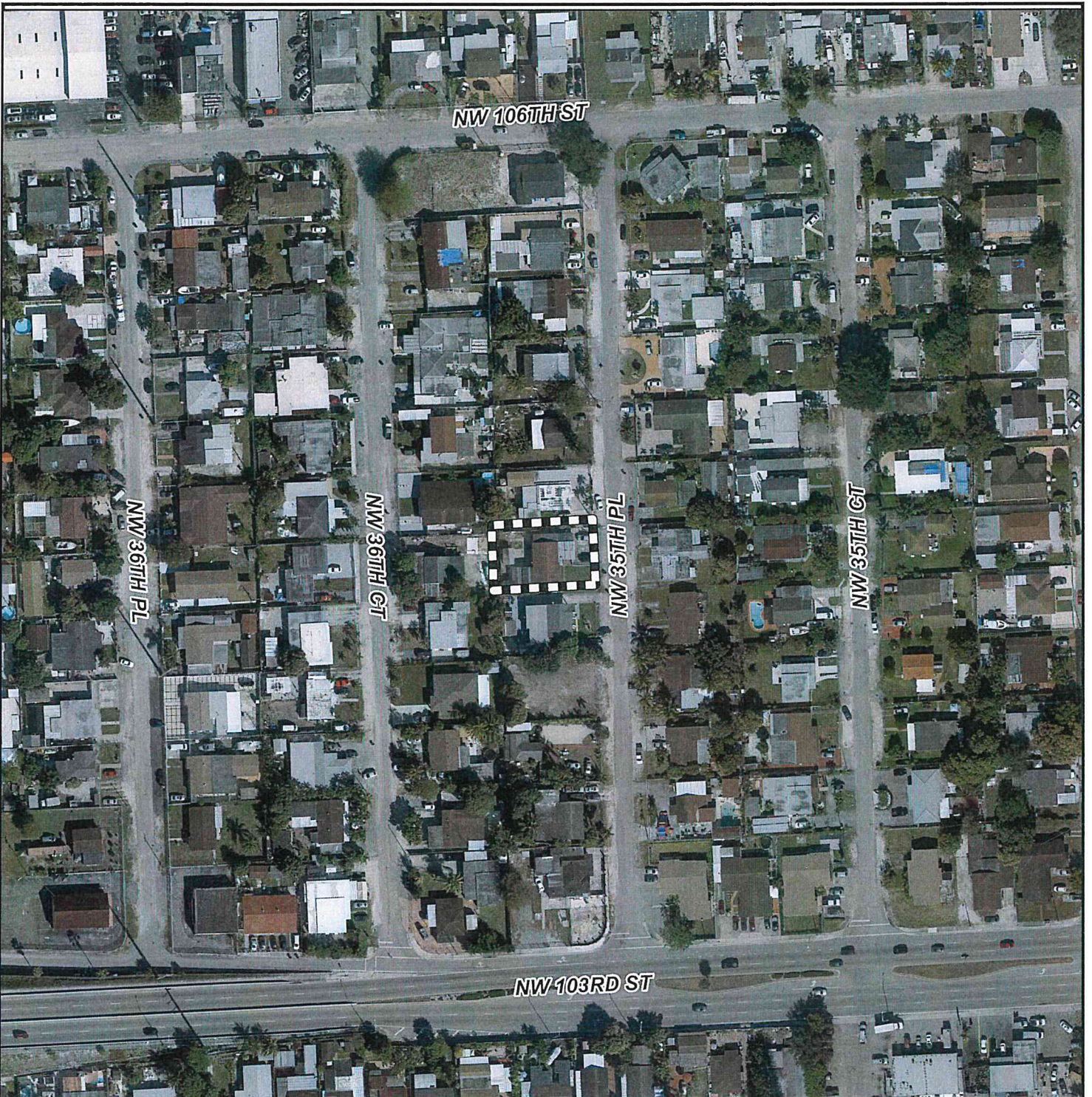
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-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, October 21, 2022

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2022000252

Legend
 Subject Property

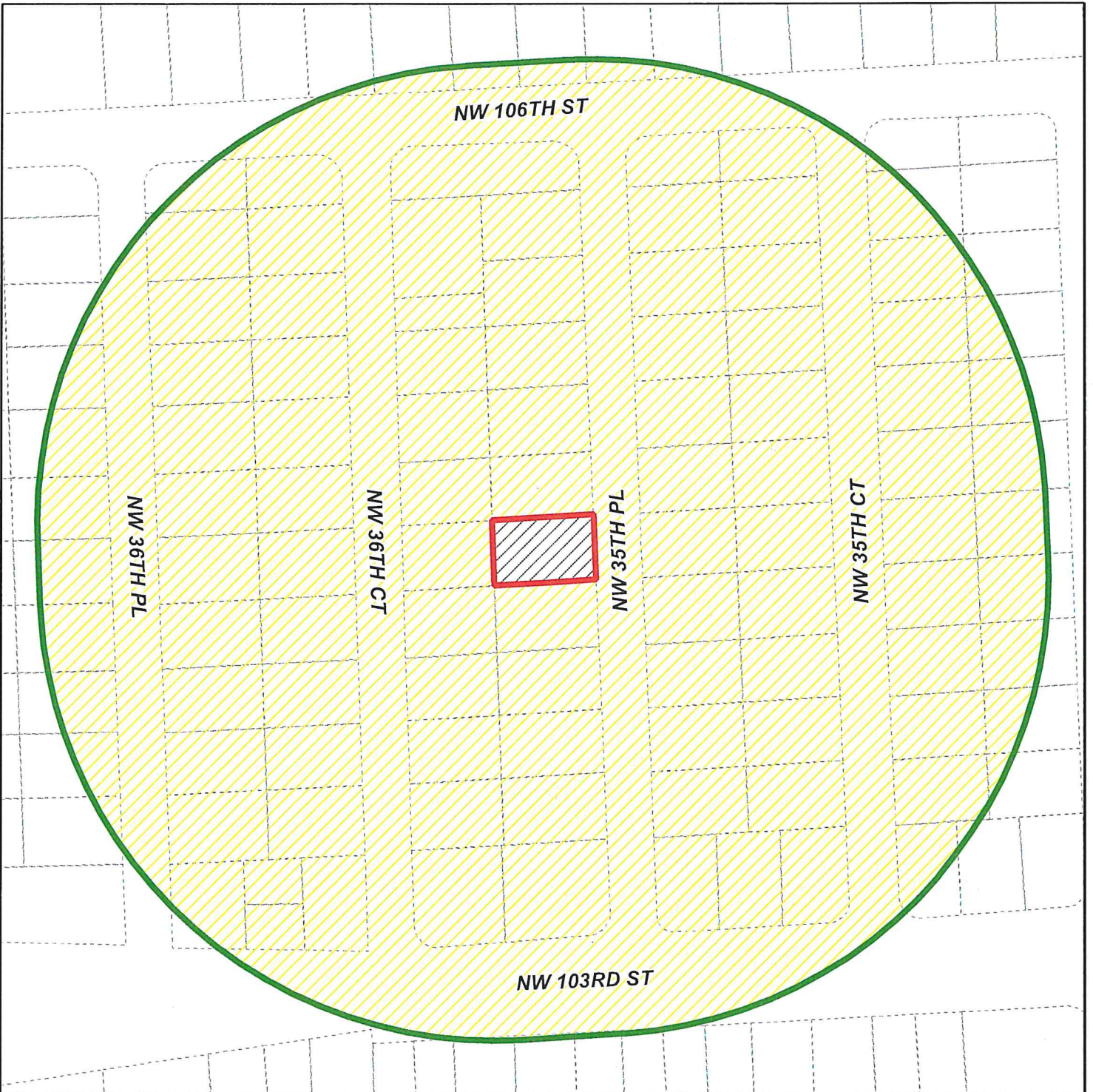


Section: 33 Township: 52 Range: 41
 Applicant: Agustin Fernandez
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, October 21, 2022

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 33 Township: 52 Range: 41
 Applicant: Agustin Fernandez
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2022000252
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, October 21, 2022

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2022000252

Section: 33 Township: 52 Range: 41
 Applicant: Agustin Fernandez
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



Legend

 Subject Property Case



SKETCH CREATED ON: Friday, October 21, 2022

REVISION	DATE	BY

MIAMI PERMITS.COM
Plans-Permits & Inspections Processing
e-File System
11865 SW 26 ST Suite J-7 Miami, FL 33175
Arshad Viqar Cert. Auth. #2797 PE #38863
TEL: 305-228-8900

10420 NW 35 PL. MIAMI, FLORIDA 33147

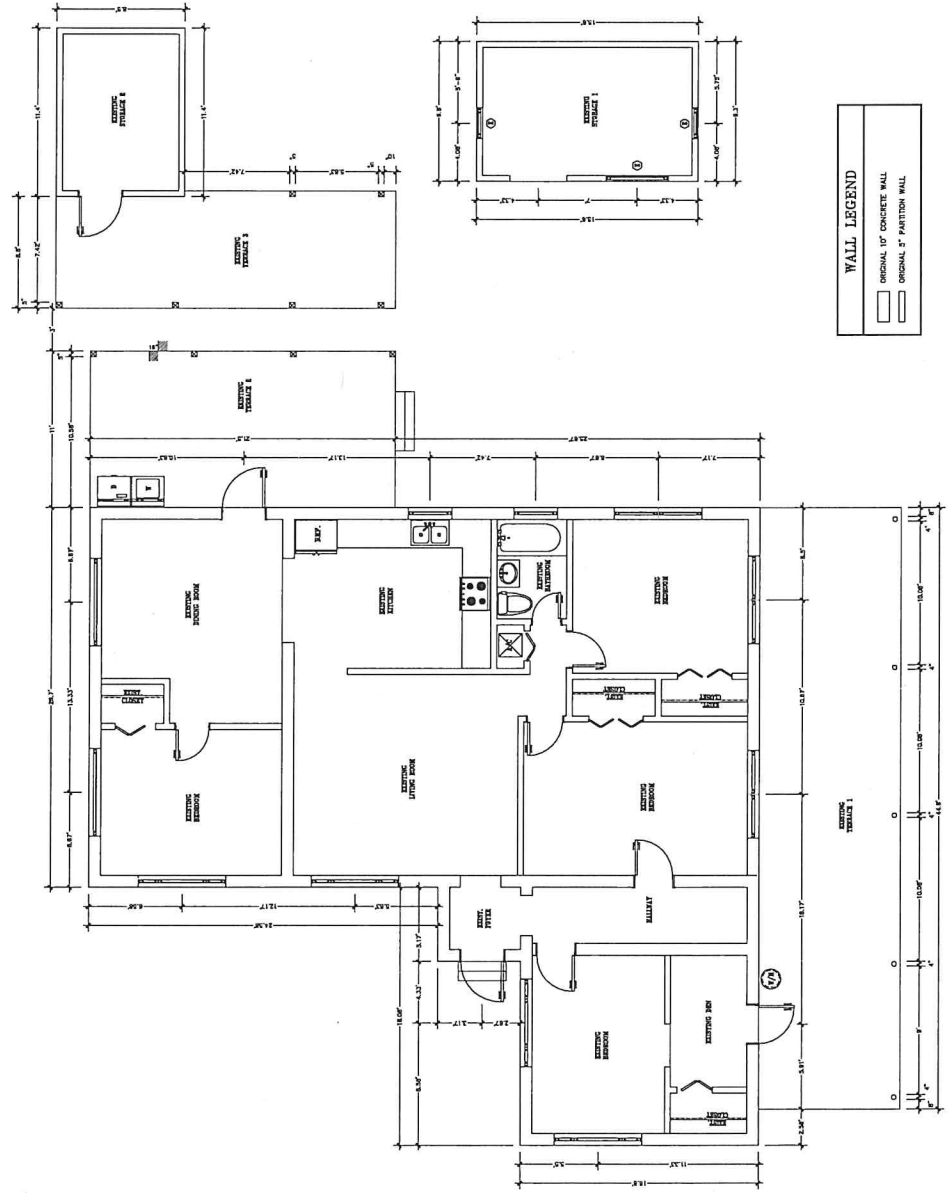
AGUSTIN FERNANDEZ

PUBLIC HEARING

NO.	DESCRIPTION	DATE
08-24-22		
REVISIONS		
WORK		
APPROVE		

SEAL
Arshad Viqar
Digitally signed
by Arshad Viqar
Date: 2025.09.18
11:46:54 -04'00'

SHEET NO.
A-1



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z22-252 DATE: SEP 18 2025 BY: ISA

MIAMI PERMITS.COM
Plans, Permits & Inspections Processing
E-File System
11865 SW 26 ST Suite J-7 Miami, FL 33175
Arshad Viqar Cert. Auth. #27947 PE #38653
PFI: 305-228-8900

10420 NW 35 PL. MIAMI, FLORIDA 33147

AGUSTIN FERNANDEZ

PUBLIC HEARING

Project ID#

Drawn By

Checked By

Scale

Date

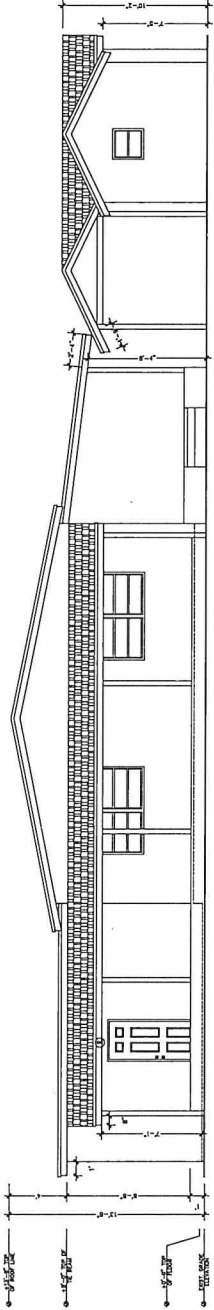
Sheet No.

Revisions

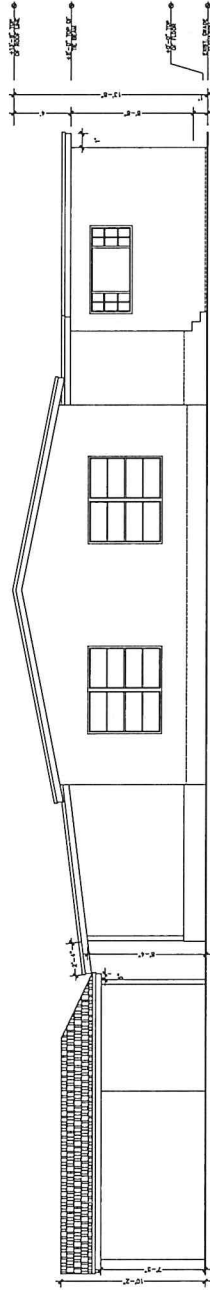
DESCRIPTION
DATE
08-24-22

SEAL
Arshad Viqar
Digitally signed
by Arshad Viqar
Date: 2025.09.18
11:45:34 -04'00'

SHEET NO.
A-2



SOUTH ELEVATION



NORTH ELEVATION

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z22-252 DATE: SEP 18 2025 BY: ISA

MIAMI PERMITS.COM
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Public System
11865 SW 26 ST Suite J7 Miami, FL 33175
Arland Viquez Crt. Auth. #27047 PE #38863
PH: 305-228-8900

10420 NW 35 PL. MIAMI, FLORIDA 33147

AGUSTIN FERNANDEZ

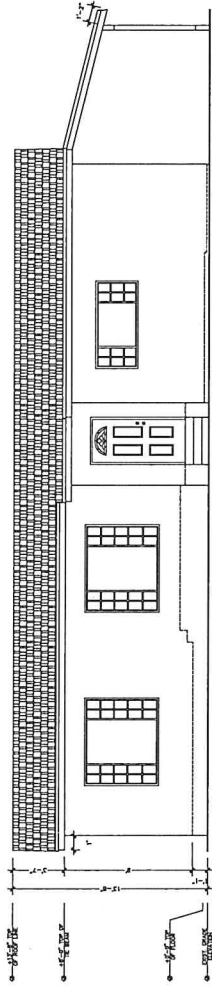
PUBLIC HEARING

REVISIONS

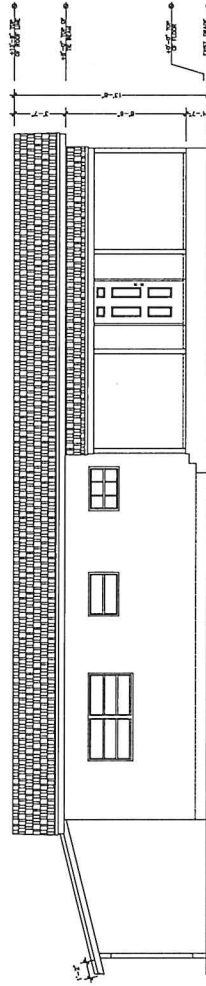
NO.	DESCRIPTION	DATE
01		08-24-22

SEAL

SHEET NO. A-3



WEST ELEVATION



EAST ELEVATION

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MIAMI-DADE COUNTY
PROCESS NO.: Z22-252
DATE: OCT 18 2022
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MIAMI-DADE COUNTY
PROCESS NO. 722-252
DATE: OCT 18 2022
BY: ISA



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MIAMI-DADE COUNTY
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DATE: OCT 18 2022
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DATE: OCT 18 2022
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MIAMI-DADE COUNTY
PROCESS NO.: Z22-257
DATE: OCT 18 2022
BY: USA



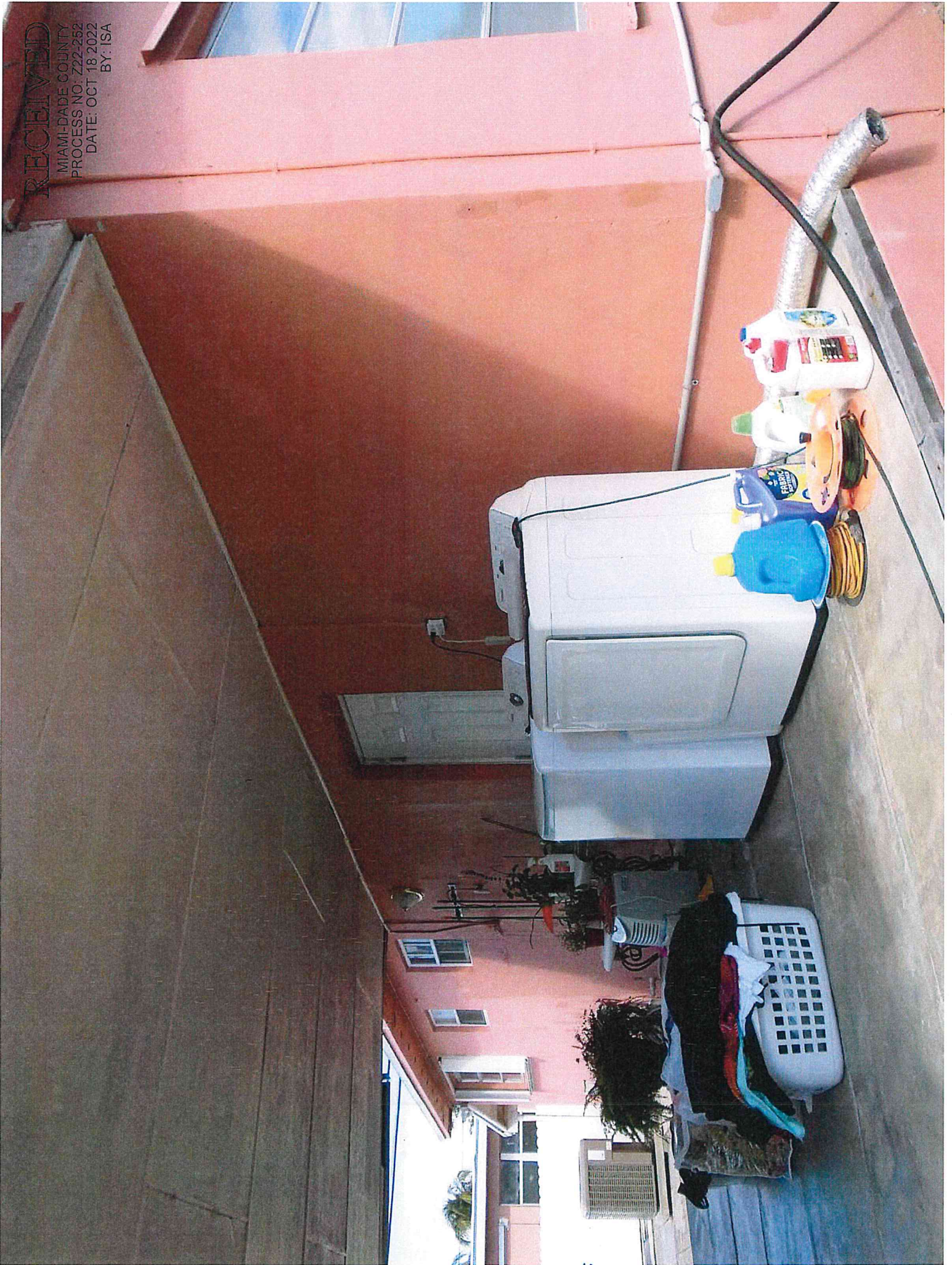
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MIAMI-DADE COUNTY
PROCESS NO. Z22-252
DATE: OCT 18 2022
BY: ISA



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PROCESS NO: Z22-252
DATE: OCT 18 2022
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PROCESS NO: Z22-252
DATE: OCT 18 2022
BY: ISA



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MIAMI-DADE COUNTY
PROCESS NO.: 722-252
DATE: OCT 18 2022
BY: ISA



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z22-252 DATE: MAR 3 2025



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MIAMI-DADE COUNTY PROCESS NO.: Z22-252 DATE: MAR 3 2025 BY: ISA

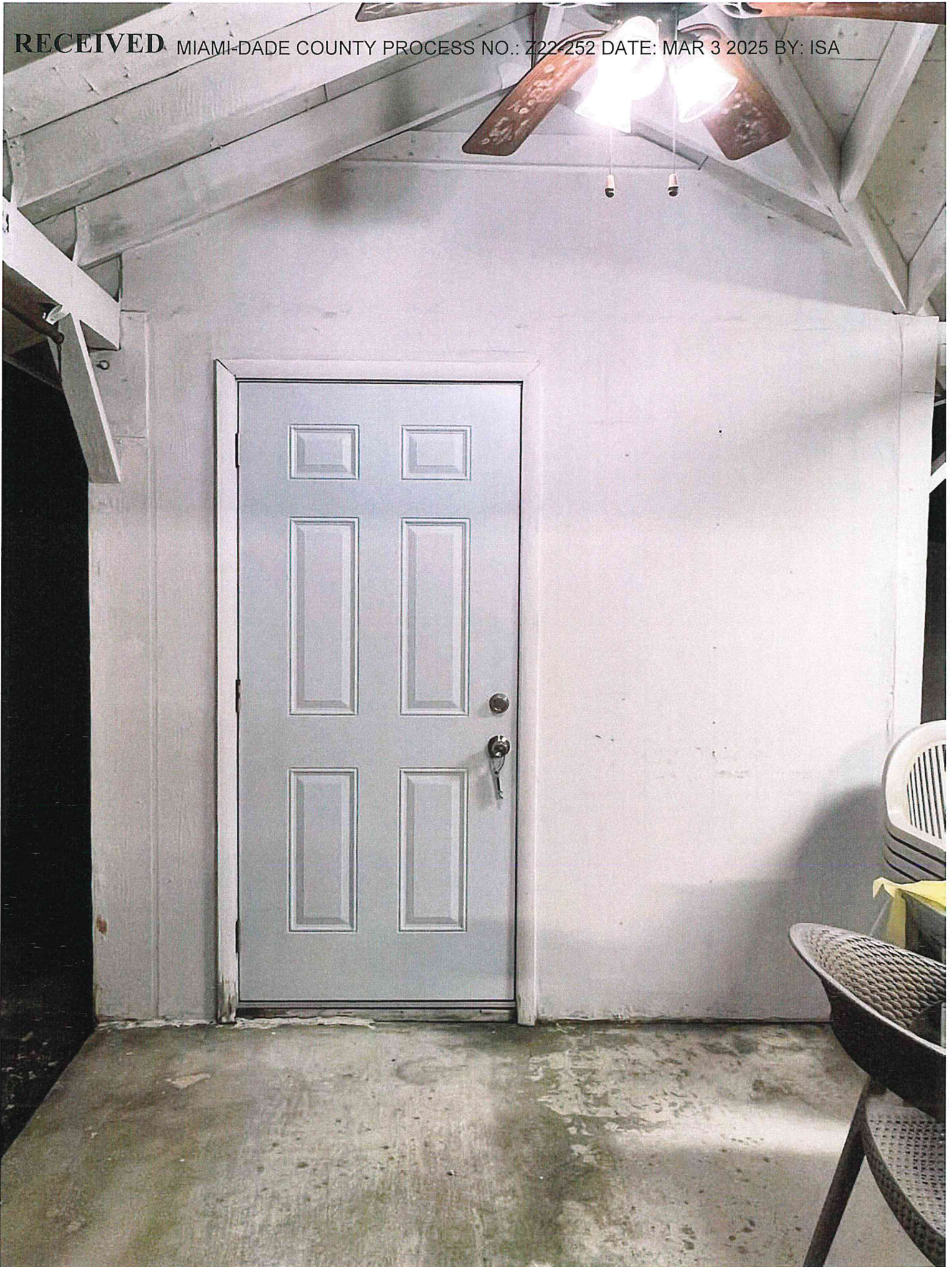


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CLATSOP COUNTY PROCESS NO.: Z22-252 DATE: MAR 3 2025 BY: ISA



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z22-252 DATE: MAR 3 2025 BY: ISA



**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 8**

PH: Z23-072

February 4, 2026

Item No. B

Recommendation Summary	
Commission District	2
Applicant	Kerwin Hankerson
Summary of Requests	The applicant seeks to permit an existing covered terrace addition to a single-family residence to setback less than required from the interior side and rear property lines. Additionally, the applicant seeks approval for an existing detached accessory shed structure that is located closer to the interior side property line than required by Code.
Location	1131 NW 89 Street, Miami-Dade County, Florida.
Property Size	±0.21 Acre
Existing Zoning	RU-1
Existing Land Use	Single-family residence district, 7,500 sq. ft. net
2030-2040 CDMP Land Use Designation	Low Density Residential, 2-5 to 6 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

This application was deferred from the December 15, 2025, meeting of Community Zoning Appeals Board (CZAB) #8 in order to allow the applicant to be present at the next meeting. Subsequently, this application was unable to be heard at the January 7, 2025, meeting of CZAB #8 due to a lack of quorum.

The public hearing on this item was not held.

REQUESTS:

- (1) NON-USE VARIANCE to permit an existing covered terrace addition to a single-family residence to setback a minimum of 20.2' (15' required for 50% of the lineal width of the house and 25' required for the balance) from the rear (north) property line, and to setback 2.9' (7.5' required) from the interior side (west) property line.
- (2) NON-USE VARIANCE to permit an existing detached shed to setback a minimum of 3.7' (7.5' required) from the interior (east) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Public hearing", as prepared by Arshad Viqar, dated stamped received 9/5/2025, consisting of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing one (1)-story, 3,028 sq. ft. single-family residence with attached covered terrace on an interior lot, with an existing detached metal shed located towards

the rear of the 0.21-acre subject property that fronts along NW 89 Street. The applicant seeks to permit the principal residence with its covered terrace encroaching into the interior side (west) and rear (north) setback areas. The applicant is also seeking to permit the existing detached metal shed to setback less than required from the interior side (east) property line. The submitted plans, photos, and the County’s Geographical Information System (GIS) aerial map indicate an existing 6’ high metal fence located along both the interior side property lines, as well as a 4’ high chain-link fence buffered with shrubs located along the rear property line of the subject property.

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

NEIGHBORHOOD COMPATIBILITY:

The 0.21-acre subject property consists of an existing single-family residence that is located on a RU-1, Single-Family Residential District, on an interior lot, located at 1131 NW 89 Street. The surrounding area is characterized by existing single-family residences, also developed under the RU-1, Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to legalize reduced setbacks for the existing principal residence and detached shed that is located on the subject site. Staff opines that since the rear yard area is enclosed with a 6’ high metal fence along the interior side property lines, and a 4-foot-high chain link fence that is buffered with shrubs along the rear property line, any visual impact that the existing residence and shed may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.21-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 Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states; “residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre”, and “is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses.” Staff opines that the approval of the requests for reduced setbacks sought in the application for the existing residence and detached shed 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 applicant is not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the requests to permit an existing covered terrace addition to a single-family residence to setback a minimum of 20.2' (15' required for 50% of the lineal width of the house and 25' required for the balance) from the rear (north) property line, and to setback 2.9' (7.5' required) from the interior side (west) property line (request #1), and to permit an existing detached shed to setback a minimum of 3.7' (7.5' required) from the interior side (east) property line (request #2), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence on an interior lot with an attached terrace addition towards its rear that encroaches into the rear and interior side (west) property lines. Staff notes that the County Geographical Information System (GIS) shows that the existing terrace addition to the principal residence was built around 2021. The plans also indicate an existing detached accessory metal shed structure located towards the rear of the subject property that encroaches into the interior side (east) property line than is permitted under the zoning standards. Staff supports the requests and opines that approval with conditions of these non-variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff further opines that any existing visual impact of these setback encroachments for requests #1 and #2 is mitigated by the existing 6' high metal fence along the side property lines and 4' high chain-link fence with landscape hedges with a total height of approximately 6' planted against it along the rear property line. Staff recommend as a condition for approval that the said fences along the rear and interior side property lines be maintained as a visual buffer, and, if either the fence is destroyed or removed, it must be replaced by a fence in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area found similar approvals within the neighborhood for variances of the setback requirements for single-family residences and their accessory structures. For example, a property located at 1071 NW Little River Drive was approved under Resolution #CZAB8-4-03 for a variance to permit a single-family residence setback 24.6' from the front (south) property line (25' required), permit a garage addition setback 12.5' (25' required) from the rear (north) property line, and to permit a family room addition to setback a minimum of 20' (25' required) from the rear (north) property line. Similarly, the property located at 8925 NW 9 Avenue was approved under Resolution #2-ZAB-406-62 for a variance to permit a bedroom addition to a single family residence to set back 15' (25' required) from rear (east) property line. Furthermore, staff opines that the architectural style and scale of the existing residence and the detached metal shed are 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. **As such, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), Non-Use Variances Standards From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

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 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. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Public hearing", as prepared by Arshad Viqar, dated stamped received 9/5/2025, consisting of 4 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 the applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the 6' high metal fence along both the interior side property lines and the 4' high chain-link fence buffered with hedges located along the rear property line be maintained as a visual buffer, and that if removed or destroyed, the applicant shall install a similar fence in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:PM

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Kerwin Hankerson
PH: Z23-072

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

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

<p>Low Density Residential (Pg. I-29)</p>	<p><i>The Adopted 2030 and 2040 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
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**Section
33-50**

The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:

District/Families	Front (Ft.)	Rear (Ft.)		Interior Side (Ft.)	Side Street (Ft.)
RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	—	10% lot width min.—5' max.—7½'	15
Acc. bldg.	75	5		same as RU-1 res.	equal to front setback requirements for principal structure on key lot, plus 5'; 20' where there is no key lot.
Canopy carport	5	5	—	2	5
RU-2: One				- same as RU-1 res. -	
Two singles: Front				- same as RU-1 res. -	
Rear				- same as RU-1 acc. bldg. -	
Duplex				- same as RU-1 res. -	
Acc. bldg.				- same as RU-1 acc. bldg. -	
Canopy carport	5	5	—	2	5

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

KERWIN HANKERSON

1131 NW 89 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2023000072

DATE

HEARING NUMBER

FOLIO No: 30-3102-014-0800

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 26, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases

VIOLATOR:

Kerwin Hankerson

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees

Memorandum

Date: October 7, 2025

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

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: Z2023000072-2nd Review
Kerwin Hankerson
1131 NW 89th Street
Non- use variance for setbacks requirements to legalize additions to
single-family residence
(RU-1) (0.21 acres)
02-54-31

RER-Code Coordination and Public Hearings Section 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 RER records, the property is currently connected to the public water supply system and is served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. Furthermore, pursuant to section 24-43.4 of the Code and based on the information submitted with this application County staff has determined that public sewer lines are not located within feasible distance to the subject site. Pursuant to the Code, all structures being legalized are required to connect to public water and the OSTDS to the extent that they have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Tree Preservation Review

While an aerial review of the subject property indicates the presence of tree resources, it does not appear that the requested setbacks and legalization of a structure will result in the removal of these tree resources. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. 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 for additional information or concerns regarding this review.

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: September 25, 2025

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

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

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

Subject: Zoning Application Comments - Kerwin Hankerson
Application No. Z2023000072 (Revision No. 2)

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

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

Application Name: Kerwin Hankerson

Location: The proposed project is located at 1131 NW 89th Street with Folio No. 30-3102-014-0800, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking the following non-use variance setbacks:

- 1) Rear setback for the main house of 24.3 feet where 25 feet is required,
- 2) Side setback for the main house of 2.9 feet where 7.5 feet is required
- 3) Tool shed side setback of 3.7 feet where 7.5 feet is required,

Please note that the subject property has a 5-foot Utility easement within and along the northern 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 proposed development is located within the WASD's sewer service area. The existing property is currently on septic. There is no sanitary gravity sewer system in close proximity to the subject property at the present time.

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 benram@miamidade.gov

Memorandum



Date: June 13, 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: Z2023000072
Name: Kerwin Hankerson
Location: 1131 NW 89 Street
Section 02 Township 53 South Range 41 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Lot 11, Block 4, Plat Book 53, Page 53.

This application does not generate any additional trips.

Standard Conditions:

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

Memorandum



Date: September 05, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

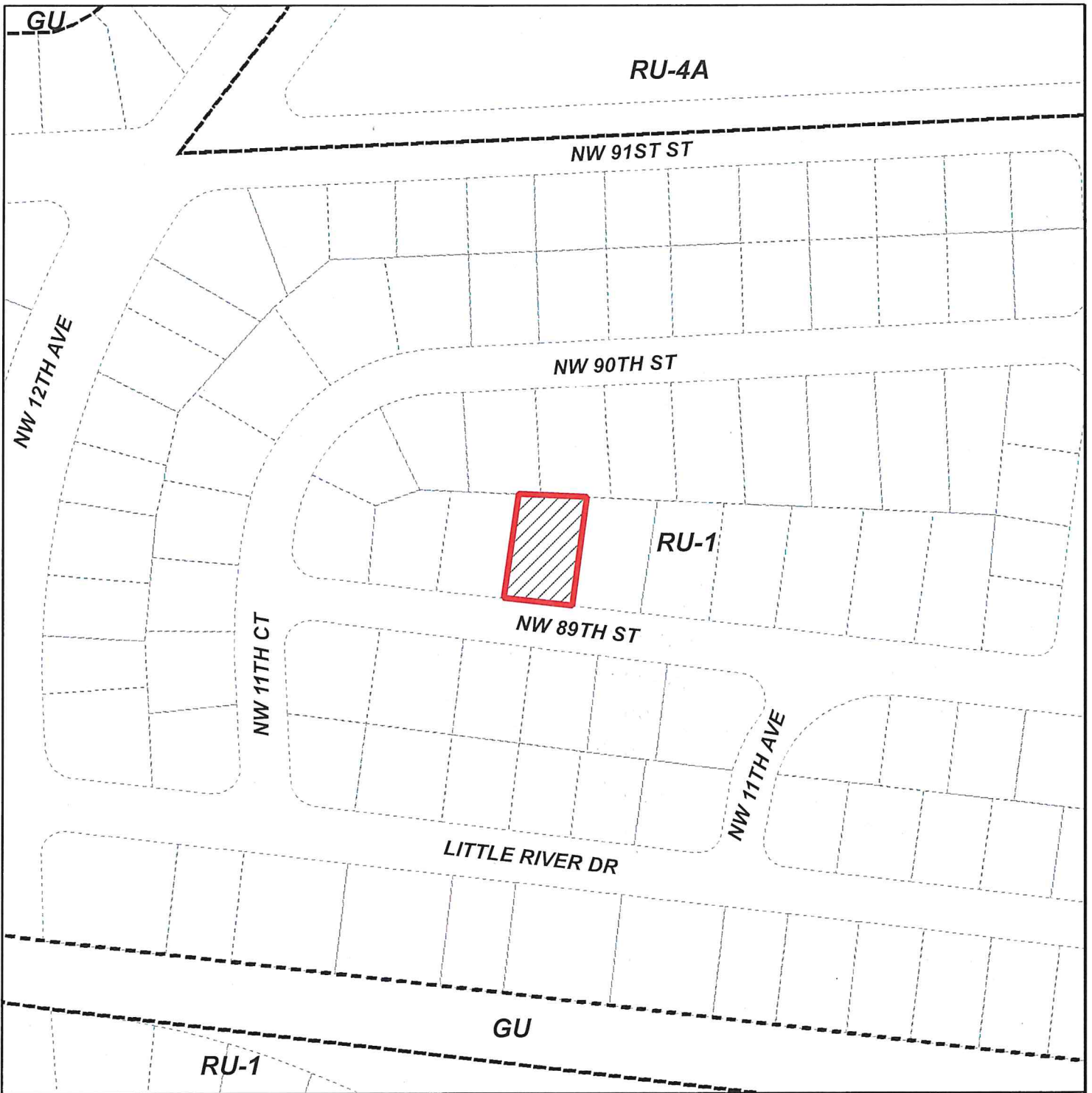
Subject: Z2023000072

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 9/5/2025. Single family home.

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

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

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000072



Section: 02 Township: 53 Range: 41
 Applicant: Kerwin Hankerson
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Monday, June 26, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000072

Legend
 Subject Property



Section: 02 Township: 53 Range: 41
 Applicant: Kerwin Hankerson
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, June 26, 2023

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 02 Township: 53 Range: 41
 Applicant: Kerwin Hankerson
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000072
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, June 26, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000072



Legend

 Subject Property Case

Section: 02 Township: 53 Range: 41
 Applicant: Kerwin Hankerson
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, June 26, 2023

REVISION	DATE	BY

MIAMI PERMITS.COM
 Plans-Permits & Inspections/Crossing
 Arshad Vigar Cert. Auth. #2797 PE #38863
 11865 SW 26 ST Suite J-7 Miami, FL 33175
 PH: 305-238-9900

PUBLIC HEARING
 KERWIN HANKERSON
 1131 NW 89TH STREET MIAMI, FLORIDA 33150

SEAL
Arshad Vigar
 Digitally signed
 by Arshad Vigar
 Date: 2025.09.04
 15:25:02 -04'00'

SHEET NO.
 SP-1

LEGAL DESCRIPTION	
ADDRESS: 1131 NW 89 TH STREET MIAMI-DADE COUNTY, FLORIDA	BLK: _____
LOT: _____	SECTION: _____
THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDINANCES OF THE MIAMI-DADE COUNTY PUBLIC RECORDS DEPARTMENT, MIAMI-DADE COUNTY, FLORIDA.	

HOUSE SETBACKS	
REQUIRED	PROPOSED
FRONT - 25.00'	FRONT - 25.00'
SIDE - 7.50'	SIDE - 7.50'
REAR - 15.00'	REAR - 15.00'
NET LAND AREA = 8,047.00 SQ. FT. LOT COVERAGE = 3,028.00 SQ. FT. R LOT COVERAGE = 33,401% (USE MAX) LANDSCAPE AREA = 8,038.00 SQ. FT.	

METAL SIDING SETBACKS	
REQUIRED	PROPOSED
FRONT - 75.00'	FRONT - 75.00'
SIDE - 3.00'	SIDE - 3.00'
REAR - 3.00'	REAR - 3.00'

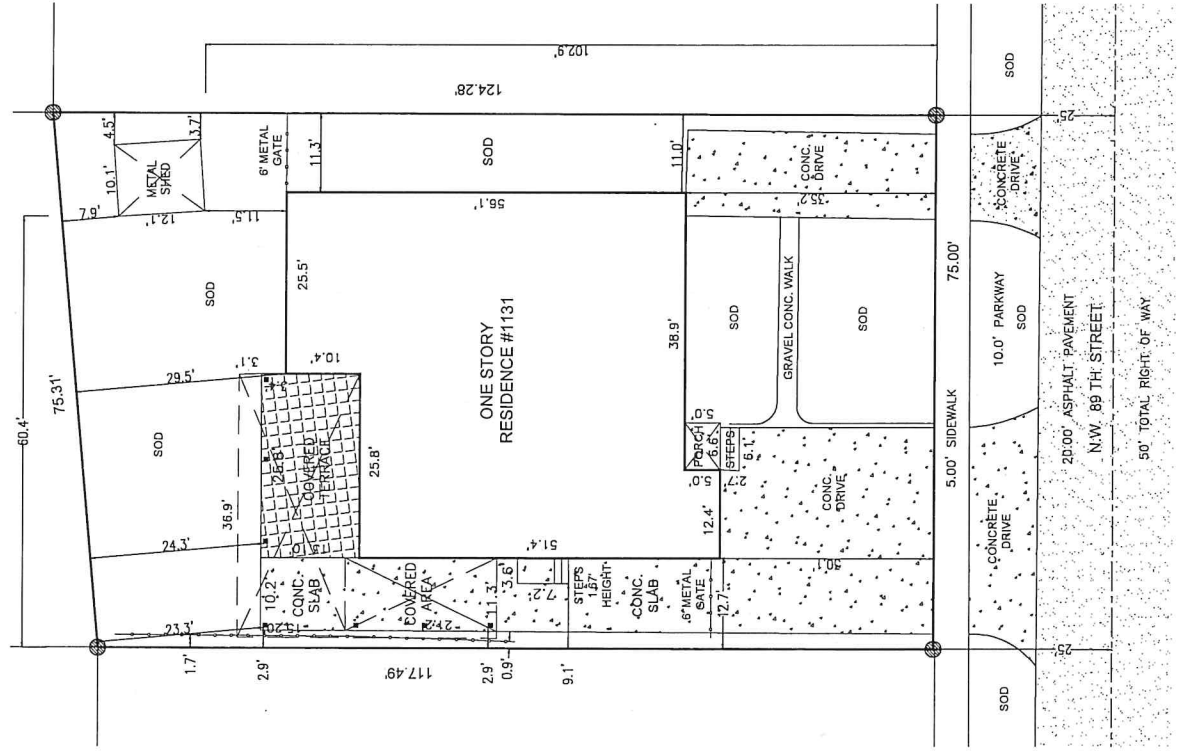
TERACES ARE OPEN AND THEY WILL REMAIN OPEN.

AREA ADJACENT TO LAKE OF CANAL TO BE GRASSED SO AS TO PREVENT EROSION. THE PROPOSED GRASSING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE APPLICANT SHALL PROVIDE EVIDENCE OF GRASSING PRIOR TO FINAL INSPECTION.

NOTICE:
 IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMITS RULES, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE MIAMI-DADE COUNTY RECORDS DEPARTMENT, MIAMI-DADE COUNTY, FLORIDA. THE APPLICANT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE COUNTY. SECTION 35.037 (10), FLORIDA STATUTES, EFFECTIVE 7/30/07.

APPLICANT:

ALL COUNTY WITH THE ORDINANCE 80-26 (SECTION 13-131) OF THE MIAMI-DADE COUNTY ORDINANCES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



SITE PLAN
 SCALE: 1/8" = 1'-0"

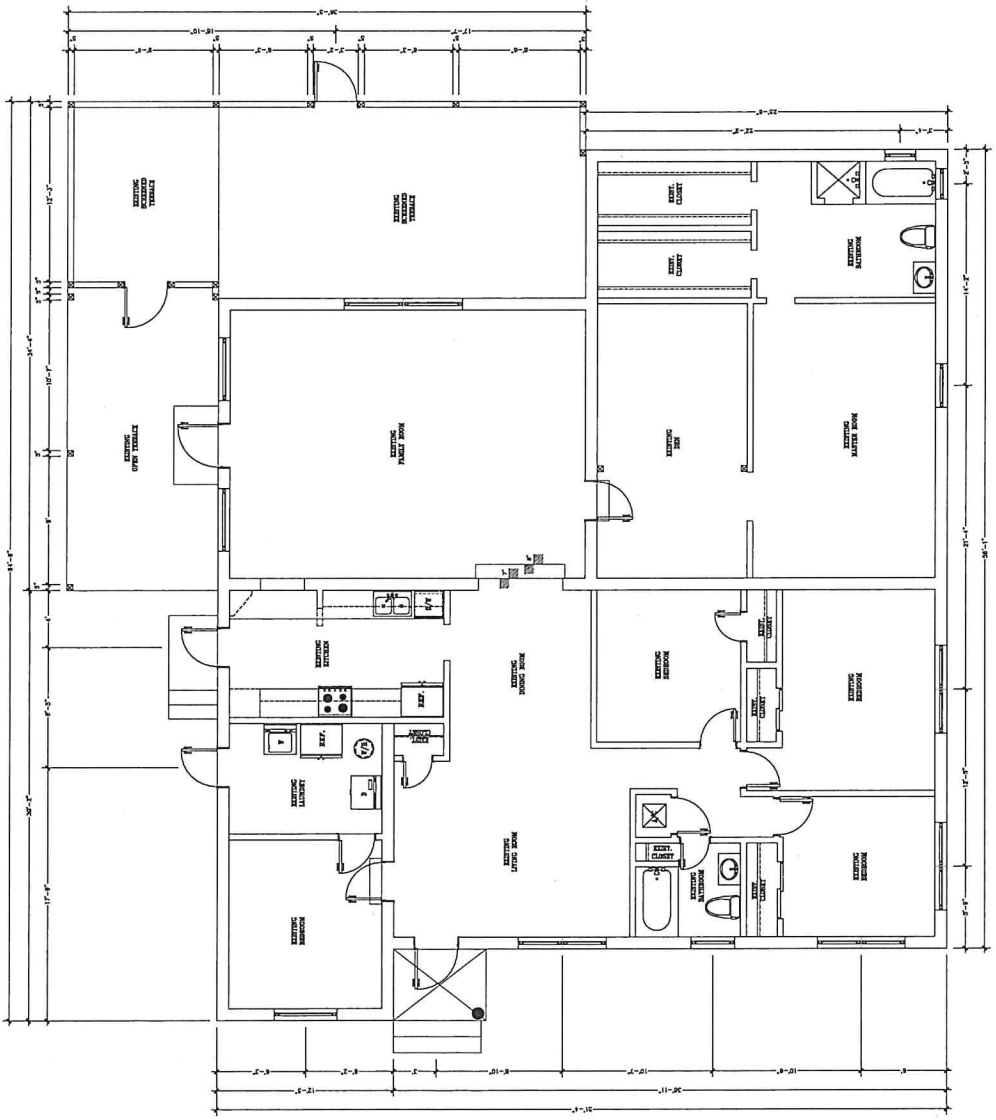
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z23-072 DATE: SEP 5 2025 BY: ISA

MAIAMI PERMITS.COM
Plans-Permits & Inspections Processing
E-File System
11865 SW 26 ST Suite J-7 Miami, FL 33175
Arshad Vigar Cert. Auth. #27947 PE #38863
PH: 305-228-8900

1131 NW 89th STREET, MIAMI, FLORIDA 33150	REVISIONS
PUBLIC HEARING	DESCRIPTION
KERWIN HANKERSON	DATE:
	07-06-24

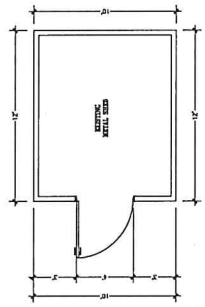
SEAL
Arshad Vigar
Digitally signed
by Arshad Vigar
Date: 2025.09.04
15:26:23 -04'00'

SHEET NO.
A-1



WALL LEGEND

[Symbol]	ORIGINAL 10" CONCRETE WALL
[Symbol]	ORIGINAL 5" PARTITION WALL



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

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

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO. 1223-072
DATE: JUL 11 2024
BY: CABR



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO. Z23-072
DATE JUL 11 2024
BY CABR



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z23-072
DATE: JUL 11 2024
BY: CABR



**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 8**

PH: Z23-126

February 4, 2026

Item No. C

Recommendation Summary	
Commission District	2
Applicant	Beatriz Eugenie Valencia Pabon & Diego Buendia
Summary of Requests	The applicants seek to allow an existing single-family residence with additions to setback less than required from the interior side property line. Additionally, the applicant also seeks to permit an existing detached gazebo structure to setback less than required from the interior side property line than permitted by Code.
Location	112 NW 158 Street , Miami-Dade County, Florida.
Property Size	0.92 Acre
Existing Zoning	RU-1, Single-Family Residential District, 7,500 sq. ft.
Existing Land Use	Single-Family Residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 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 Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

This application was unable to be heard at the January 7, 2025, meeting of Community Zoning Appeals Board (CZAB) #8 due to a lack of quorum.

The public hearing on this item was not held.

REQUESTS:

- (1) NON-USE VARIANCE to permit an existing single-family residence to setback a minimum of 2.5' (7.5' required) from the interior side (west) property line.
- (2) NON-USE VARIANCE to permit an existing detached gazebo structure to setback a minimum of 6.7' (7.5' required) from the interior side (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Public Hearing - Beatriz Valencia", as prepared by Arshad Viqar, consisting of 3 sheets dated stamped received 5/17/2023, and Sheet SP-1 dated stamped received 6/4/2025, for a total of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing one (1)-story, 1,624 sq. ft. single-family residence on an interior lot, with an existing detached gazebo structure located towards the rear of the principal

residence and on the side of the large 0.92-acre subject property that fronts along NW 158 Street. The existing single-family residence encroaches 5' into the interior side (west) setback area, whereas the existing detached gazebo structure encroaches a minimal 0.8' into the interior side (west) setback area. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate the existing 6' high wood and chain-link fences with heavy landscaping in the form of trees and hedges located along the property lines.

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

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence that is on a 40,128 sq. ft., RU-1, Single-Family Residential District, zoned interior lot, located at 112 NW 158 Street. The surrounding area is characterized by existing single-family residences, also developed under the RU-1, Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to legalize reduced setbacks for an existing single-family residence and a detached gazebo structure that is located on the subject property. Staff opines that since the rear yard area is enclosed with the existing 6' high wood and chain-link fences, along with landscaping in the form of hedges located along the property lines, any visual impact that the single-family residence and detached gazebo may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.92-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 Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states that *the residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. Staff opines that the approval of the requests for reduced setbacks sought in the application for an existing single-family residence and detached gazebo 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 single-family detached

use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the requests to permit an existing single-family residence to setback a minimum of 2.5' (7.5' required) from the interior side (west) property line (request #1), and to permit an existing detached gazebo structure to setback a minimum of 6.7' (7.5' required) from the interior side (west) property line (request #2), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence on an interior lot, with an existing detached gazebo structure located towards the rear of the principal residence and to the side of a large rear yard that includes an existing swimming pool. The single-family residence encroaches into the interior side setback area, whereas the detached terrace structure is located closer to the interior side property line than is permitted under the zoning standards. Staff supports the requests and opines that approval with conditions of these non-variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the request is adequately mitigated by existing heavily landscaping and shade trees, as well as the existing 6' high wood and chain-link fences with hedges located along the interior side (west) property. Staff opines that the existing encroachments by the single-family residence and detached terrace structure are internal to the site, and would be adequately mitigated by the aforementioned existing combination of the existing 6' high wood and chain-link fences with hedges located along the interior side (west) property line as well as the existing heavy landscaping, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the north and west of the subject property. Staff recommends as a condition for approval that the said existing 6' high wood and chain-link fences with hedges located along the interior side (west) property line of the subject site be maintained as a visual buffer, and, if either fence is destroyed or removed, it must be replaced by an opaque fence or CBS wall at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area did not find similar approvals within the neighborhood for variances of the setback requirements for single-family residences and detached terrace structures. Notwithstanding, staff notes that 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 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 no objections. Furthermore, staff opines that the architectural style and scale of the single family residence and detached gazebo structure are

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. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Public Hearing Beatriz Valencia", as prepared by Arshad Viqar, dated stamped received 2/5/2025 and 2 sheets dated stamped received 5/17/23 consisting of a total of 3 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 confirm 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 applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the existing 6' high wood and chain-link fences with hedges located along the interior side (west) property line of the subject site, be maintained as a visual buffer, and that if the existing fences are removed or destroyed, the applicant shall install a cbs wall or opaque fence at 6' in height or chain-link fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6', in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:JH

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Beatriz Eugenie Valencia Pabon Diego Buendia
 PH: Z23-126

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

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

<p>Low Density Residential (Pg. I-31)</p>	<p><i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
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<p>Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes</p>	<p>District</p>	<p>Families</p>	<p>Min. Width</p>	<p>Min. Lot Area (Sq. Ft.)</p>	<p>Max. Lot Coverage (% of Lot Area)</p>	<p>Min. Bldg. Size (Cu. Ft.)</p>
	<p>District</p>	<p>Families</p>	<p>Min. Width</p>	<p>Min. Lot Area (Sq. Ft.)</p>	<p>Max. Lot Coverage (% of Lot Area)</p>	<p>Min Bldg. Size (Cu Ft)</p>
	<p>RU-1</p>	<p>1</p>	<p>New sub.-75'</p>	<p>7,500</p>	<p>40%</p>	<p>8,500</p>
<p>Sec. 33-50. - Table of setback lines in residential and estate districts.</p>	<p>District/ Families</p>	<p>Front (Ft.)</p>		<p>Rear (Ft.)</p>	<p>Interior Side (Ft.)</p>	<p>Side Street (Ft.)</p>
	<p>RU-1: One</p>	<p>15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages</p>		<p>15 for 50% of the lineal footage of the width of the house and 25 for balance</p>	<p>10% lot width min.—5' max.—7½'</p>	<p>15</p>

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 8**

PH: Z23-126

January 7, 2026

Item No. 2

Recommendation Summary	
Commission District	2
Applicant	Beatriz Eugenie Valencia Pabon & Diego Buendia
Summary of Requests	The applicants seek to allow an existing single-family residence with additions to setback less than required from the interior side property line. Additionally, the applicant also seeks to permit an existing detached gazebo structure to setback less than required from the interior side property line than permitted by Code.
Location	112 NW 158 Street , Miami-Dade County, Florida.
Property Size	0.92 Acre
Existing Zoning	RU-1, Single-Family Residential District, 7,500 sq. ft.
Existing Land Use	Single-Family Residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 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 Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUESTS:

- (1) NON-USE VARIANCE to permit an existing single-family residence to setback a minimum of 2.5' (7.5' required) from the interior side (west) property line.
- (2) NON-USE VARIANCE to permit an existing detached gazebo structure to setback a minimum of 6.7' (7.5' required) from the interior side (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Public Hearing - Beatriz Valencia", as prepared by Arshad Viqar, consisting of 3 sheets dated stamped received 5/17/2023, and Sheet SP-1 dated stamped received 6/4/2025, for a total of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing one (1)-story, 1,624 sq. ft. single-family residence on an interior lot, with an existing detached gazebo structure located towards the rear of the principal residence and on the side of the large 0.92-acre subject property that fronts along NW 158 Street. The existing single-family residence encroaches 5' into the interior side (west) setback area, whereas the existing detached gazebo structure encroaches a minimal 0.8' into the interior side (west) setback area. The submitted plans, photos, and the County's Geographical Information

System (GIS) aerial map indicate the existing 6' high wood and chain-link fences with heavy landscaping in the form of trees and hedges located along the property lines.

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

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence that is on a 40,128 sq. ft., RU-1, Single-Family Residential District, zoned interior lot, located at 112 NW 158 Street. The surrounding area is characterized by existing single-family residences, also developed under the RU-1, Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to legalize reduced setbacks for an existing single-family residence and a detached gazebo structure that is located on the subject property. Staff opines that since the rear yard area is enclosed with the existing 6' high wood and chain-link fences, along with landscaping in the form of hedges located along the property lines, any visual impact that the single-family residence and detached gazebo may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.92-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 Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states that *the residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. Staff opines that the approval of the requests for reduced setbacks sought in the application for an existing single-family residence and detached gazebo 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 single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the requests to permit an existing single-family residence to setback a minimum of 2.5' (7.5' required) from the interior side (west) property line (request #1), and to permit an existing detached gazebo structure to setback a minimum of 6.7' (7.5' required) from the interior side (west) property line (request #2), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence on an interior lot, with an existing detached gazebo structure located towards the rear of the principal residence and to the side of a large rear yard that includes an existing swimming pool. The single-family residence encroaches into the interior side setback area, whereas the detached terrace structure is located closer to the interior side property line than is permitted under the zoning standards. Staff supports the requests and opines that approval with conditions of these non-variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the request is adequately mitigated by existing heavily landscaping and shade trees, as well as the existing 6' high wood and chain-link fences with hedges located along the interior side (west) property. Staff opines that the existing encroachments by the single-family residence and detached terrace structure are internal to the site, and would be adequately mitigated by the aforementioned existing combination of the existing 6' high wood and chain-link fences with hedges located along the interior side (west) property line as well as the existing heavy landscaping, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the north and west of the subject property. Staff recommends as a condition for approval that the said existing 6' high wood and chain-link fences with hedges located along the interior side (west) property line of the subject site be maintained as a visual buffer, and, if either fence is destroyed or removed, it must be replaced by an opaque fence or CBS wall at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area did not find similar approvals within the neighborhood for variances of the setback requirements for single-family residences and detached terrace structures. Notwithstanding, staff notes that 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 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 no objections. Furthermore, staff opines that the architectural style and scale of the single family residence and detached gazebo structure are 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. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Public Hearing Beatriz Valencia", as prepared by Arshad Viqar, dated stamped received 2/5/2025 and 2 sheets dated stamped received 5/17/23 consisting of a total of 3 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 confirm 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 applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the existing 6' high wood and chain-link fences with hedges located along the interior side (west) property line of the subject site, be maintained as a visual buffer, and that if the existing fences are removed or destroyed, the applicant shall install a cbs wall or opaque fence at 6' in height or chain-link fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6', in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:JH



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

ZONING RECOMMENDATION ADDENDUM

Beatriz Eugenie Valencia Pabon Diego Buendia
 PH: Z23-126

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

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

<p>Low Density Residential (Pg. I-31)</p>	<p><i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
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<p>Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes</p>	<p>District</p>	<p>Families</p>	<p>Min. Width</p>	<p>Min. Lot Area (Sq. Ft.)</p>	<p>Max. Lot Coverage (% of Lot Area)</p>	<p>Min. Bldg. Size (Cu. Ft.)</p>
	<p>District</p>	<p>Families</p>	<p>Min. Width</p>	<p>Min. Lot Area (Sq. Ft.)</p>	<p>Max. Lot Coverage (% of Lot Area)</p>	<p>Min Bldg. Size (Cu Ft)</p>
	<p>RU-1</p>	<p>1</p>	<p>New sub.-75'</p>	<p>7,500</p>	<p>40%</p>	<p>8,500</p>
<p>Sec. 33-50. - Table of setback lines in residential and estate districts.</p>	<p>District/ Families</p>	<p>Front (Ft.)</p>		<p>Rear (Ft.)</p>	<p>Interior Side (Ft.)</p>	<p>Side Street (Ft.)</p>
	<p>RU-1: One</p>	<p>15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages</p>		<p>15 for 50% of the lineal footage of the width of the house and 25 for balance</p>	<p>10% lot width min.—5' max.—7½'</p>	<p>15</p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

DIEGO BUENDIA, BEATRIZ EUGENIE
VALENCIA PAVON 112 NW 158 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2023000126

DATE

HEARING NUMBER

FOLIO: 30-2218-002-1990

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 10, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Building Support Case 20190199010-B was opened on 06/14/2019. A Notice of Violation was issued on 06/14/2019 for "Failure to obtain required building permit(s) prior to commencing work on: open terrace at rear of house." Since the violation remained, Civil Violation Notice **P032970** was issued on 11/17/2020 for "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on open terrace at rear of property." Citation was paid on 12/02/2020. A Lien was recorded on 08/20/2024 under book 34368/page 3644. A settlement payment was made under process no. P2025048715. **There are no outstanding fees.**

Building Support Case 20240225206-U was opened on 10/31/2023 due to the following unsafe structures: Structure A is a 2,502 Sq. Ft 2-Bedroom / 1-Bath RESIDENTIAL - SINGLE FAMILY : 1 UNIT built in 1935 that observed modified later with a side enclosed carport, a rear terrace, a pool, a detached partially enclosed structure, and windows and doors replacement. All work done without permit. Therefore, structure A needs to be repaired. Structure B is a 650 sq. ft. west side attached carport that was enclosed in 2021 without permit . Structure C is a 876 sq. ft. of rear attached open terrace that was discovered being built without permit. The legalization of the rear attached terrace was unsuccessfully attempted under PROCESS NO. C2020012792. Structure D is a 1600 sq. ft. detached

partially enclosed terrace built in the rear of the property in 2020 without permit. Structure E is a 50 X 20 X 4 ft pool constructed in 2020 under current PERMIT NO. 2020005204 BLDG CAT 0055. Therefore, this permit needs to be finalized to legalized to put this structure in compliance. Structure F is a 500 sq. ft. slab on grade driveway, walkway, and apron that was observed with some deteriorations shown by cracks. Therefore, structure F needs to be repaired. Structure G is an 870 lf of multi material concrete, wrought iron, chain link, and wood fence that was observed with some deteriorations. Therefore, structure G needs to be repaired. Notice of violation issued on 03/04/2024. Notice of Violation recorded by the Clerk of Courts on 04/16/2024 under book 34180 Page: 2618 Total Pages: 7. USS Panel Hearing scheduled on 12/13/2024 and order was recorded on 12/19/2024 under book 34541/page 2618. Invoice Q2025051075 was paid on 09/02/2025. **There are no outstanding fees.**

Case No. A2025002521X was opened on 06/11/2025. A Notice of Violation was issued on 06/14/2025 for the expiration of permit no. 2024067653. Since compliance was not met, Civil Violation Notice **P074186** was issued on 09/20/2025 for "*FAILURE TO MAINTAIN A BUILDING OR STRUCTURE IN A SAFE CONDITION OR FAILURE TO MAINTAIN DEVICES OR SAFEGUARDS IN GOOD WORKING ORDER DUE TO FAILURE TO OBTAIN MANDATORY INSPECTIONS FOR THE SCOPE OF WORK UNDER PERMIT NUMBER 2024067653.*" Citation was voided on 09/26/2025. **Case is closed.**

Case No. A2025003244X was opened on 07/11/2025. A Notice of Violation was issued on 07/11/2025 for the expiration of permit no. 2024073945. Violation was corrected on 09/26/2025. **Case is closed.**

VIOLATOR:

DIEGO BUENDIA, BEATRIZ EUGENIE VALENCIA PAVON

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: December 19, 2025

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

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: Z2023000126-3rd Review
Beatriz Eugenie Valencia Pabon & Diego Buendia
112 NW 158th Street
NUV for setbacks requirements. Applicant seeks to legalize an
open terrace at rear of house
(RU-1) (0.92 acres)
13-52-41

Miami Dade County has performed an environmental review of 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 RER records, the property is currently connected to the public water supply system and is served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. Furthermore, pursuant to section 24-43.4 of the Code and based on the information submitted with this application RER staff have determined that public sewer lines are not located within feasible distance to the subject site. Pursuant to the Code, the structure to be legalized is required to connect to public water and to the OSTDS to the extent that it will have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Tree Preservation Review

While an aerial review of the subject property indicates the presence of tree resources, it does not appear that the request to legalize the existing structure and the variance for side setbacks will result in the removal of these tree resources. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. 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 for additional information or concerns regarding this review.

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

A concurrency review has been conducted for this application and the County 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 25, 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 - Beatriz Valencia
Application No. Z2023000126 - Revision No. 2

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: Beatriz Valencia

Location: The proposed project is located on approximately 0.92 acres at 112 NW 158th Street, with Folio No. 30-2218-002-1990, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting a Non-Use Variance to permit and legalize a Terrace without the required setbacks on the existing Single-Family Residence (SFR).

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

Water: The proposed development is located within the City of North Miami Beach's water service area. Please consult with the Utility Department of the City of North Miami Beach for any infrastructure that they may have in their service area. Also, a Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of North Miami Beach's water service area and the water supply will be provided by the North Miami Beach Utility.

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

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

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The existing property is currently on septic. There is no sanitary sewer system in close proximity to this project at the present time.


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: July 7, 2025

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

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

Subject: Z2023000126
Name: Beatriz Eugenie Valencia Pabon
Location: 112 NW 158 Street
Section 18 Township 52 South Range 42 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Lot 205, Plat Book 40, Page 41.

This application does not generate any additional trips.

Standard Conditions:

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

Memorandum



Date: February 14, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

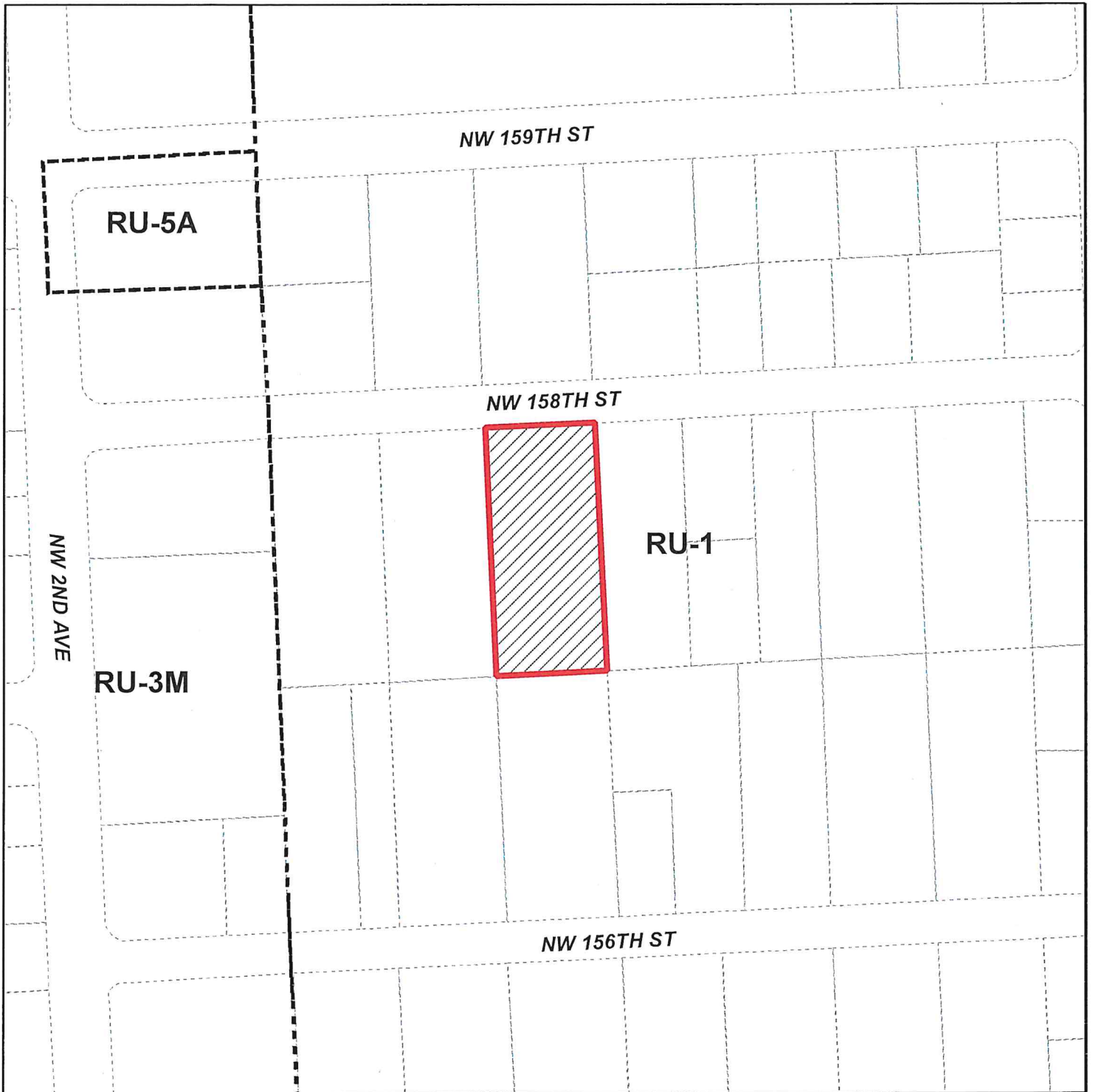
Subject: Z2023000126

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 02/05/2025. 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.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000126



Section: 13 Township: 52 Range: 41
 Applicant: Beatriz Eugenie Valencia Pavon & Diego Buendia
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, May 19, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000126

Legend
 Subject Property



Section: 13 Township: 52 Range: 41
 Applicant: Beatriz Eugenie Valencia Pavon & Diego Buendia
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, May 19, 2023

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2023000126
 RADIUS: 500

Section: 13 Township: 52 Range: 41
 Applicant: Beatriz Eugenie Valencia Pavon & Diego Buendia
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

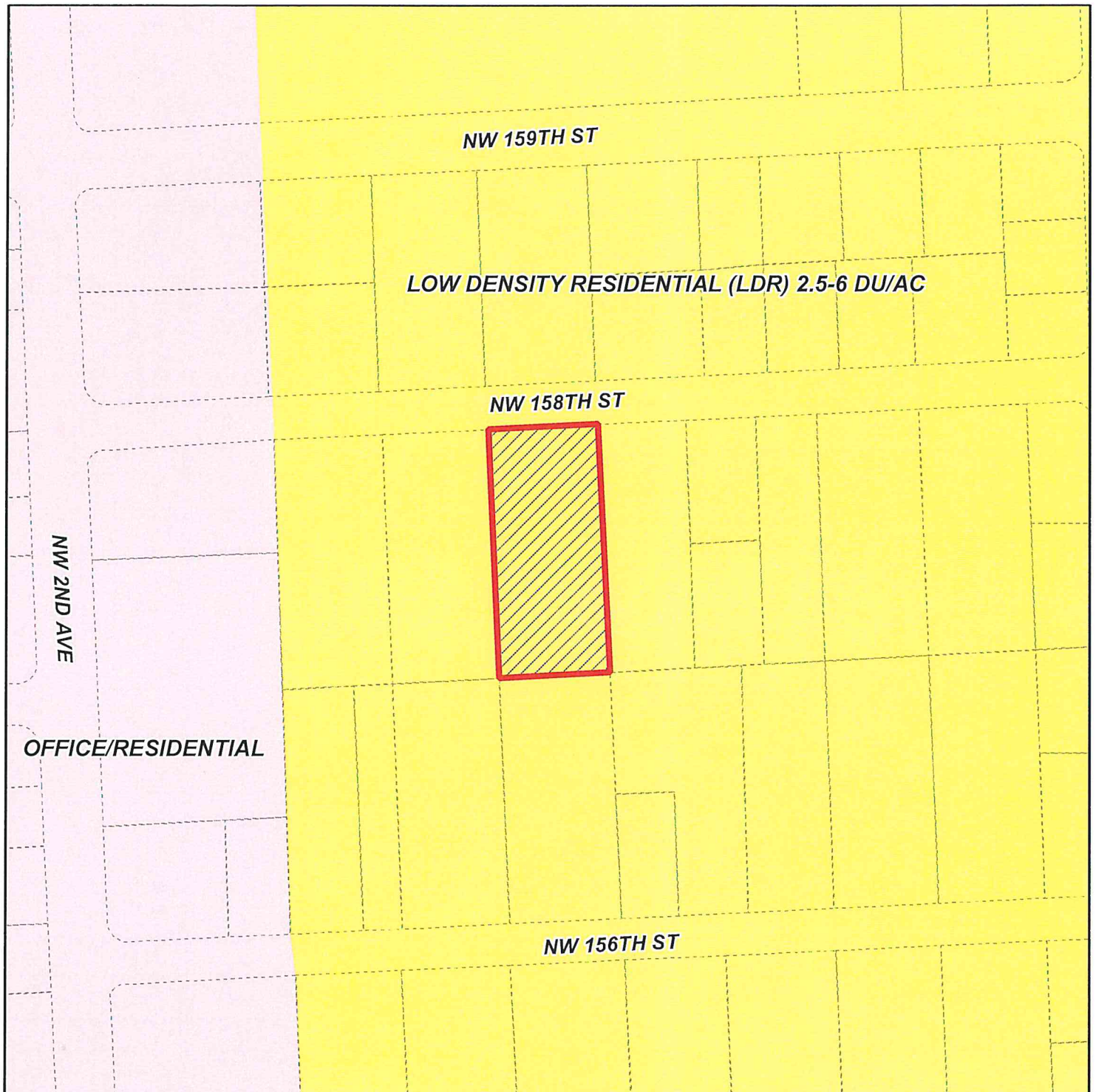
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, May 19, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000126



Section: 13 Township: 52 Range: 41
 Applicant: Beatriz Eugenie Valencia Pavon & Diego Buendia
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, May 19, 2023

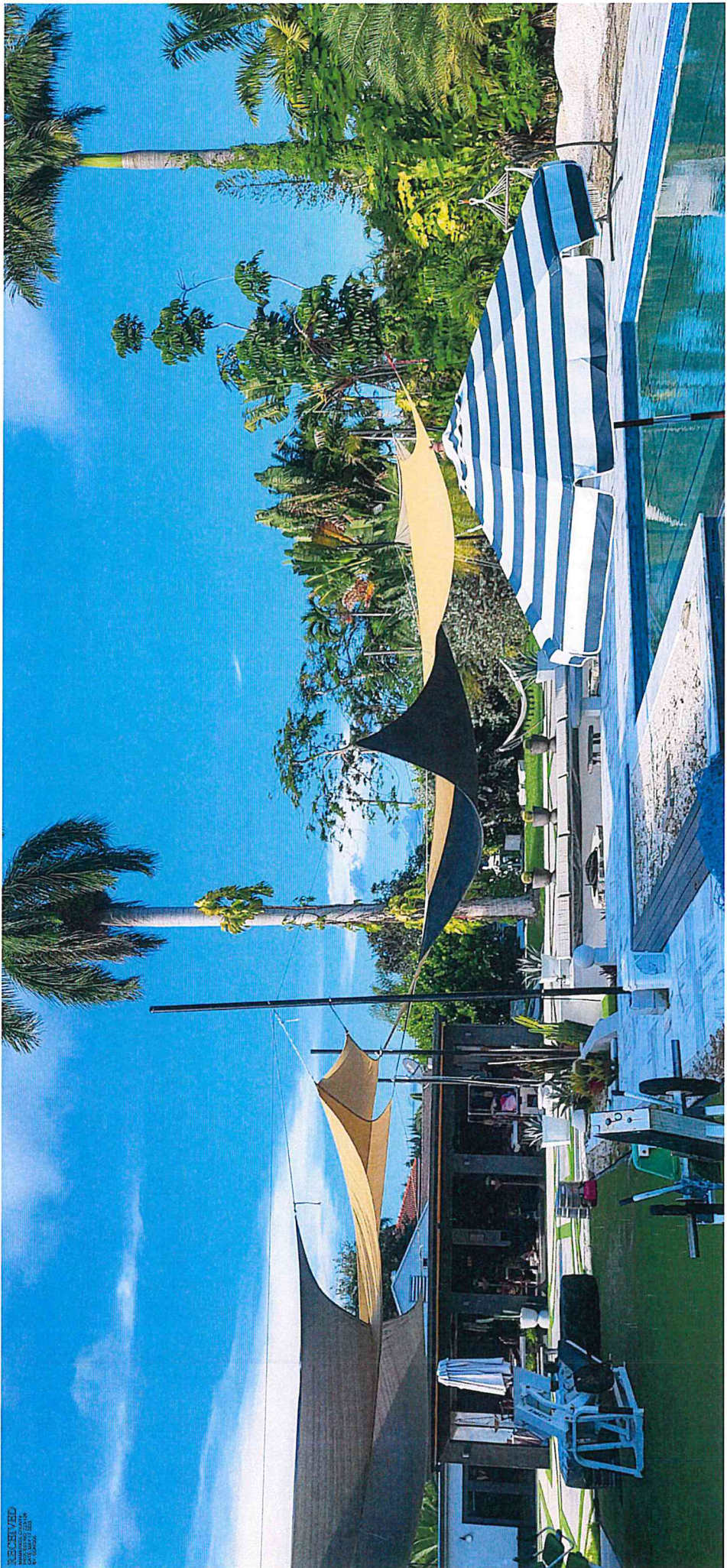
REVISION	DATE	BY



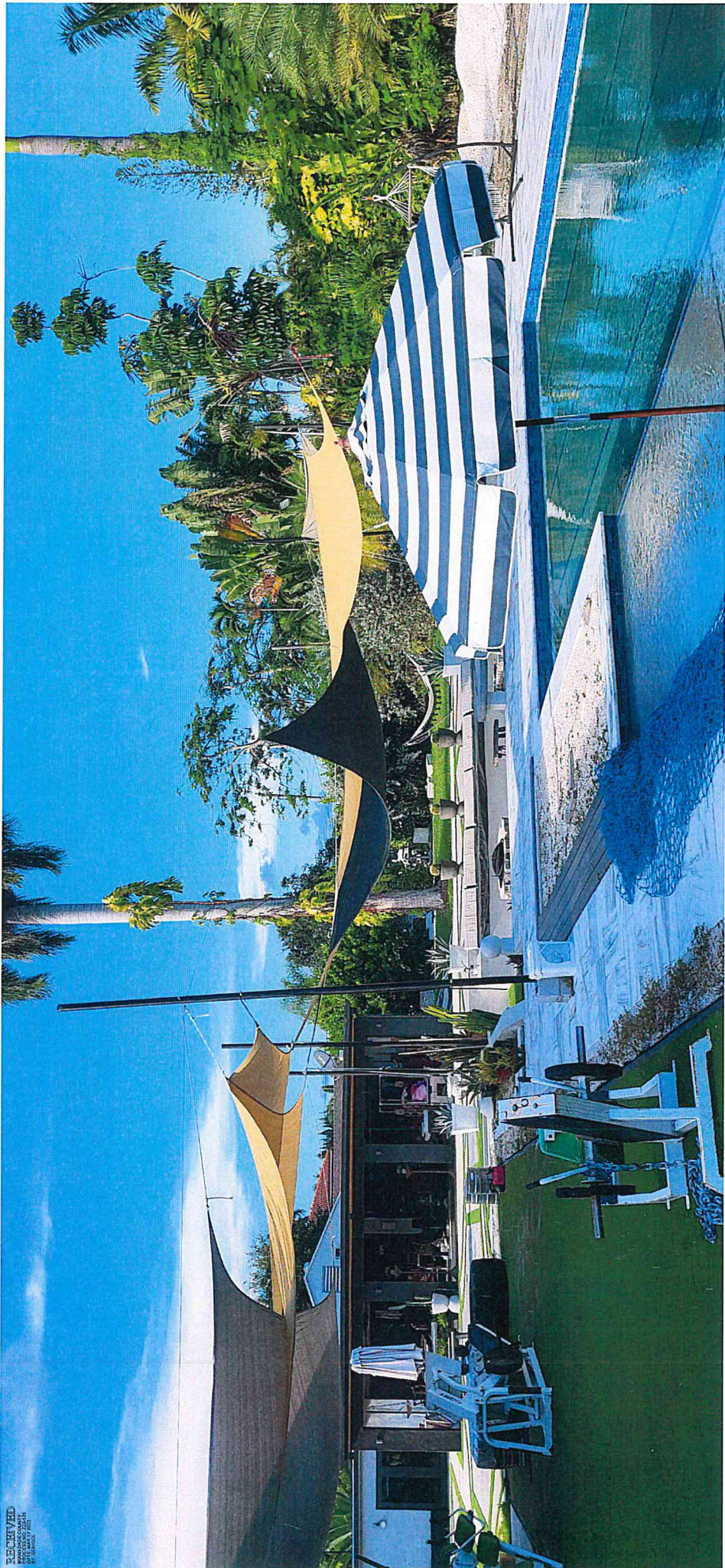
FOR SALE / ED
KAY C. SMITH / ED
301 W. WASHINGTON ST.
TAMPA, FL 33606



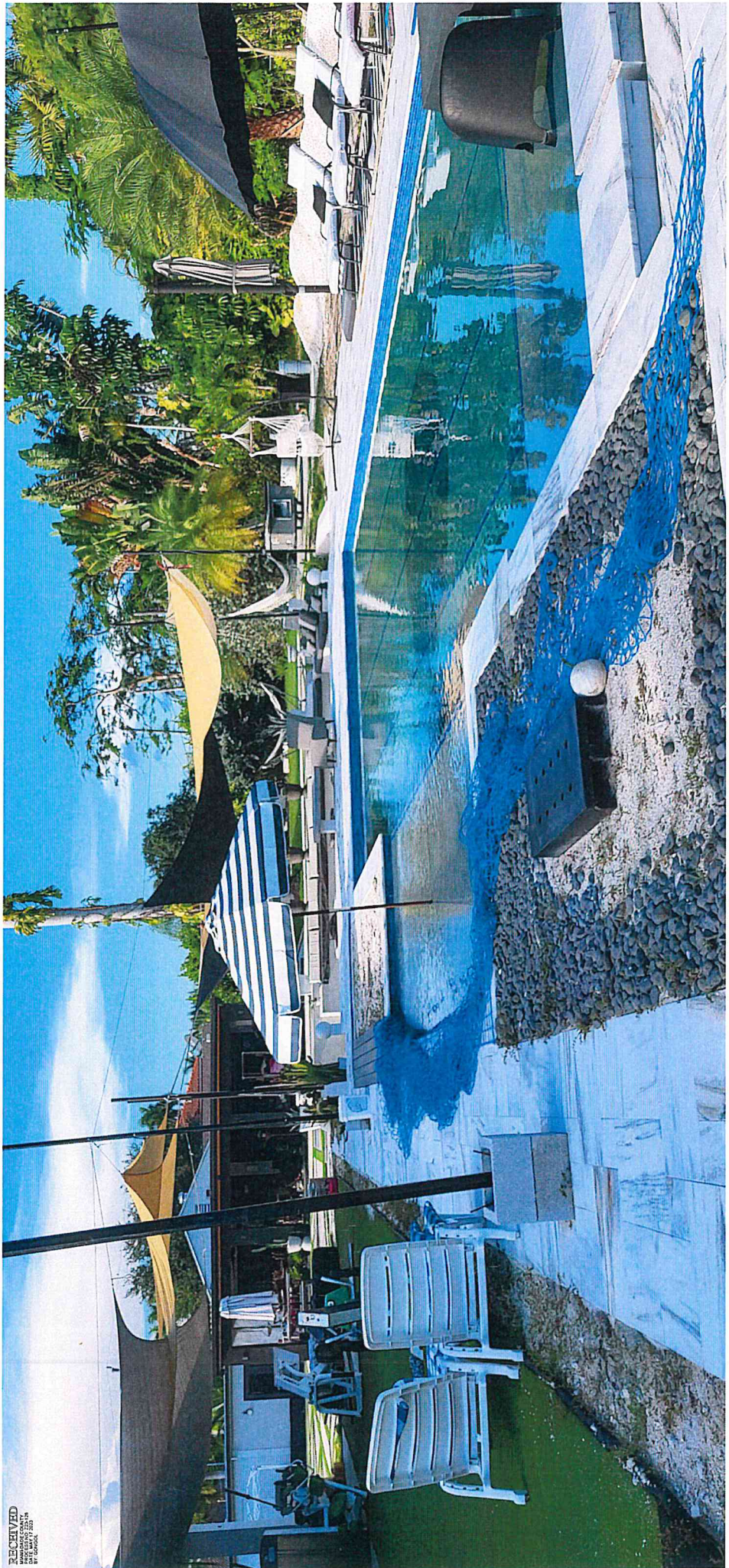
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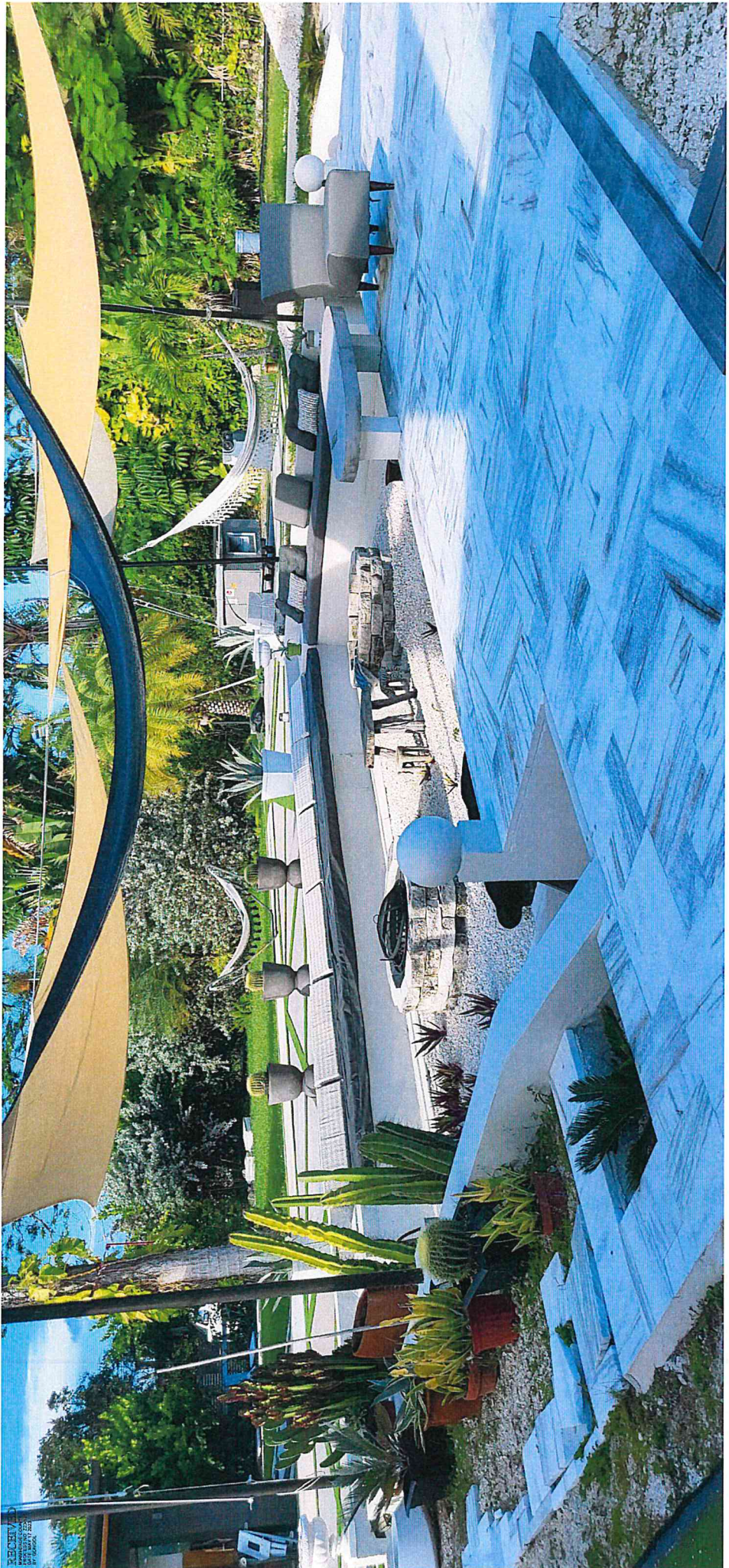


BEACHVIEW
HAWAIIAN RESORT
1000 W. MAUI AVE
MAUI, HI 96753



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DATE: [illegible]
BY: [illegible]





BEAUTY
PARKWAY
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RECEIVED
MAY 10 2011
MAY 10 2011



RECEIVED
COMMUNITY CENTER
1000 N. W. 10th St.
Fort Lauderdale, FL 33304



RECEIVED
FARM CREDIT BANK
10000 W. 100th St.
Overland Park, KS 66214













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MAY 10 2011
10:00 AM



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BY THE
MAY 14 2014
BY GADSDEN



BEAUTYVIEW
HOMES & LAND
3050 N. W. 10th St.
Miami, FL 33136
305.555.1234







RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z23-1126

DATE: FEB 5 2025

BY: B1DS

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 8**

PH: Z24-091

February 4, 2026

Item No. D

Recommendation Summary	
Commission District	2
Applicant	The Arbour Townhouse Condominium Association, Inc.
Summary of Requests	The applicant seeks to modify the condition of a previously approved resolution, in order to submit a new site plan reflecting an existing covered terrace addition to one unit of an existing multi-family structure located on the subject site. Additionally, the applicant seeks to allow the covered terrace addition to setback less than required from the interior side property line than permitted by Code.
Location	14216 NE 3 Court Unit: 9-D, Miami-Dade County, Florida
Property Size	±0.29-gross (±0.24-net) Acre
Existing Zoning	RU-3M, Minimum Apartment House District
Existing Land Use	Multi-family residence unit
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)(7), Generalized Modification Standards. Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

This application was unable to be heard at the January 7, 2025, meeting of Community Zoning Appeals Board (CZAB) #8 due to a lack of quorum.

The public hearing on this item was not held.

REQUESTS:

- (1) MODIFICATION of Condition #3 of Resolution #4-ZAB-441-78, passed and adopted by Metropolitan Dade County Zoning Appeals Board, only as it applies to the subject site, and reading as follows:

From: "3. That all proposed enclosures and fences not exceed the 6 feet setback from all interior side property lines."

To: "3. That all proposed enclosures and fences do not exceed the 6 feet setback form all interior side property lines, except for Unit 9-D, which will not exceed a 4 feet setback from the interior side (north) property line."

The purpose of the request is to allow the applicant to modify a previously approved resolution, only as it applies to the subject site, in order to submit a revised site plan showing the existing covered terrace addition to one unit of an existing multi-family building.

- (2) NON-USE VARIANCE to permit an existing covered terrace addition to one unit of an existing multi-family building to setback 4' (15' required, 6' previously approved) from the interior side (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled “Rosario Rodriguez”, as prepared by Solver Structural Partnership, Inc., dated stamped received 8/28/2025 consisting of 9 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND HISTORY:

In December 1978, pursuant to Resolution #4-ZAB-441-78, the subject property was part of a multi-family development that was approved by the Metropolitan Dade County Zoning Appeals Board to allow enclosures and fences to setback less than required from certain property lines than permitted by code.

The applicant now seeks to modify condition #3 of the aforementioned Resolution, only as it applies to the subject property, in order to submit revised plans showing the modification to the previously approved site plan in the form of a covered terrace addition to one of the units of an existing multi-family building. The submitted plans depict the ±0.29-gross (±0.24-net)-acre subject property with an existing two (2)-story high multi-family residence, along with the existing covered terrace addition that is to be located towards the rear and side of the multi-family structure. Additionally, the plans show that the existing covered terrace addition results in an encroachment into the interior side setback area than is otherwise permitted by code. The submitted plans, photos, and the County’s Geographical Information System (GIS) aerial map indicate an existing 6’ high wood fence located along the rear (west) and interior side (north) property lines of the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-3M, multi-family residences	Low-Medium Density Residential, 6-13 du/ac
North	RU-3M, multi-family residence	Low-Medium Density Residential, 6-13 du/ac
South	RU-3M, multi-family residence	Low-Medium Density Residential, 6-13 du/ac
East	RU-1, single-family residences	Low-Medium Density Residential, 6-13 du/ac
West	RU-3M, multi-family residences	Low-Medium Density Residential, 6-13 du/ac

NEIGHBORHOOD COMPATIBILITY:

The subject ±0.29-gross (±0.24-net)-acre property is located at 14216 NE 3 Court Unit:9-D and consists of an existing 2-story multi-family residence building. The property is surrounded by existing multi-family residence buildings to the north, south and west, whereas single-family residences are located to the east of the subject site.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to legalize a reduced setback and maintenance of a covered terrace addition for a unit which is part of a multi-family residence structure that would provide a recreational area for one of the multi-family residential units. Staff opines that since the rear yard area is enclosed with a 6’ high wood fence along the rear and interior side property lines, together with existing landscaping in form of tall hedges, any visual

impact that the covered terrace addition may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.29-gross (±0.24-net)-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 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. Staff opines that the approval of the requests to modify the condition of a previously approved resolution in order to submit revised plans that show an existing covered terrace addition to one unit of an existing multi-family building with a reduced setback sought in the application 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 additional dwelling units or changing the multi-family use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low-Medium Density Residential designation of the CDMP LUP map.

ZONING ANALYSIS:

When the request to modify condition #3 of Resolution #4-ZAB-441-78, in order to submit a new site plan showing an existing covered terrace addition to one of the units of an existing multi-family building (request #1) is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the ±0.29-gross (±0.24-net)-acre subject property with an existing two (2)-story high multi-family residence, along with the existing covered terrace addition that is to be located towards the rear and side of the multi-family structure. Additionally, the plans show that the existing covered terrace addition encroaches into the interior side setback area. Staff notes that in December 1978, the subject property was included in a public hearing that approved setback variances for existing additions to the multi-family buildings within the development. However, the covered terrace was constructed after that hearing and does not comply with the approved condition requiring a 6' interior side setback for all proposed screen enclosures and fences. The applicant now intends to legalize an existing covered terrace addition to one unit of an existing multi-family structure which would require modification to the previously approved plans to indicate said changes to the existing structure. Staff supports the request and opines that the approval with conditions of the applicant's request to modify the previously approved plans will not generate excessive noise or traffic, create other hazards to the surrounding area or be incompatible with same, when considering the necessity for and reasonableness of the modifications in relation to the present and future development of the area concerned. Staff opines that the architectural style and scale of the multi-family residence unit with its existing addition are compatible with the surrounding multi-family residence structures and with the aesthetic character of the immediate vicinity, and as such, would not be out of character or detrimental to the neighborhood and will not have significant visual impact on the adjacent properties, and would be **compatible** with same.

Staff's research of the surrounding area did not find any similar approvals within the neighborhood for variances of the setback requirements for covered terrace additions to any other units of the

existing multi-family development. Notwithstanding, staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setback 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 they have no objections on the subject site. Therefore, staff opines that approval with conditions of the requested modification (request #1) would be compatible with the area concerned, when considering the necessity and reasonableness of the modifications or in relation to the present and future development of the area. **Based on the foregoing analysis, staff recommends approval with conditions of request #1, under Generalized Modification Standards, Section 33-311(A)(7).**

When request #2 to permit an existing covered terrace addition to one unit of an existing multi-family building to setback 4' (15' required, 6' previously approved) from the interior side (north) property line (request #2) is analyzed under the Non-Use Variance Standards, Section 33-311(A)(4)(b), staff opines that approval of this request would be **compatible** with the surrounding area, and would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff supports the request and opines that approval with conditions of this non-use variance would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impacts generated from the request would be adequately mitigated by the existing 6' high wood fence located along the rear and interior side property lines of the subject property as well as existing landscaping in the form of tall hedges, which, staff opines, buffers any visual intrusion of the encroachment on the surrounding properties, especially to the parcel to the north of the subject property. Staff recommends as a condition for approval that the existing 6' high wood fence along the interior side property line be maintained as a visual buffer, and, if said wall is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Furthermore, staff opines that the architectural style and scale of the covered terrace addition 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 setback 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 request #2, 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 COMMENTS: See attached.

OTHER: Not applicable

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all other conditions of Resolution No. 4-ZAB-441-78 remain in full force and effect except as herein modified.
2. 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.
3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Rosario Rodriguez", as prepared by Solver Structural Partnership, Inc., dated stamped received 8/28/2025 consisting of 9 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.
4. That the existing 6' high wood fence along the rear (west) and interior side (north) property lines be maintained as a visual buffer, and, if said wall is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department as indicated in the attached 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

The Arbour Townhouse Condominium Association, Inc.
(PH: Z24-091)

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>RER-Code Coordination and Public Hearing Section</i>	<i>No objection</i>
<i>Fire Department</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Water and Sewer Department</i>	<i>No objection*</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Low-Medium Density Residential (Pg. I-29)</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>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
<p>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>

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 8**

PH: Z24-091

January 7, 2026

Item No. 3

Recommendation Summary	
Commission District	2
Applicant	The Arbour Townhouse Condominium Association, Inc.
Summary of Requests	The applicant seeks to modify the condition of a previously approved resolution, in order to submit a new site plan reflecting an existing covered terrace addition to one unit of an existing multi-family structure located on the subject site. Additionally, the applicant seeks to allow the covered terrace addition to setback less than required from the interior side property line than permitted by Code.
Location	14216 NE 3 Court Unit: 9-D, Miami-Dade County, Florida
Property Size	±0.29-gross (±0.24-net) Acre
Existing Zoning	RU-3M, Minimum Apartment House District
Existing Land Use	Multi-family residence unit
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)(7), Generalized Modification Standards. Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUESTS:

- (1) MODIFICATION of Condition #3 of Resolution #4-ZAB-441-78, passed and adopted by Metropolitan Dade County Zoning Appeals Board, only as it applies to the subject site, and reading as follows:

From: "3. That all proposed enclosures and fences not exceed the 6 feet setback from all interior side property lines."

To: "3. That all proposed enclosures and fences do not exceed the 6 feet setback form all interior side property lines, except for Unit 9-D, which will not exceed a 4 feet setback from the interior side (north) property line."

The purpose of the request is to allow the applicant to modify a previously approved resolution, only as it applies to the subject site, in order to submit a revised site plan showing the existing covered terrace addition to one unit of an existing multi-family building.

- (2) NON-USE VARIANCE to permit an existing covered terrace addition to one unit of an existing multi-family building to setback 4' (15' required, 6' previously approved) from the interior side (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Rosario Rodriguez", as prepared by Solver Structural Partnership, Inc., dated stamped received 8/28/2025 consisting of 9 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND HISTORY:

In December 1978, pursuant to Resolution #4-ZAB-441-78, the subject property was part of a multi-family development that was approved by the Metropolitan Dade County Zoning Appeals Board to allow enclosures and fences to setback less than required from certain property lines than permitted by code.

The applicant now seeks to modify condition #3 of the aforementioned Resolution, only as it applies to the subject property, in order to submit revised plans showing the modification to the previously approved site plan in the form of a covered terrace addition to one of the units of an existing multi-family building. The submitted plans depict the ±0.29-gross (±0.24-net)-acre subject property with an existing two (2)-story high multi-family residence, along with the existing covered terrace addition that is to be located towards the rear and side of the multi-family structure. Additionally, the plans show that the existing covered terrace addition results in an encroachment into the interior side setback area than is otherwise permitted by code. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' high wood fence located along the rear (west) and interior side (north) property lines of the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-3M, multi-family residences	Low-Medium Density Residential, 6-13 du/ac
North	RU-3M, multi-family residence	Low-Medium Density Residential, 6-13 du/ac
South	RU-3M, multi-family residence	Low-Medium Density Residential, 6-13 du/ac
East	RU-1, single-family residences	Low-Medium Density Residential, 6-13 du/ac
West	RU-3M, multi-family residences	Low-Medium Density Residential, 6-13 du/ac

NEIGHBORHOOD COMPATIBILITY:

The subject ±0.29-gross (±0.24-net)-acre property is located at 14216 NE 3 Court Unit:9-D and consists of an existing 2-story multi-family residence building. The property is surrounded by existing multi-family residence buildings to the north, south and west, whereas single-family residences are located to the east of the subject site.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to legalize a reduced setback and maintenance of a covered terrace addition for a unit which is part of a multi-family residence structure that would provide a recreational area for one of the multi-family residential units. Staff opines that since the rear yard area is enclosed with a 6' high wood fence along the rear and interior side property lines, together with existing landscaping in form of tall hedges, any visual impact that the covered terrace addition may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.29-gross (±0.24-net)-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 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. Staff opines that the approval of the requests to modify the condition of a previously approved resolution in order to submit revised plans that show an existing covered terrace addition to one unit of an existing multi-family building with a reduced setback sought in the application 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 additional dwelling units or changing the multi-family use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low-Medium Density Residential designation of the CDMP LUP map.

ZONING ANALYSIS:

When the request to modify condition #3 of Resolution #4-ZAB-441-78, in order to submit a new site plan showing an existing covered terrace addition to one of the units of an existing multi-family building (request #1) is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the ±0.29-gross (±0.24-net)-acre subject property with an existing two (2)-story high multi-family residence, along with the existing covered terrace addition that is to be located towards the rear and side of the multi-family structure. Additionally, the plans show that the existing covered terrace addition encroaches into the interior side setback area. Staff notes that in December 1978, the subject property was included in a public hearing that approved setback variances for existing additions to the multi-family buildings within the development. However, the covered terrace was constructed after that hearing and does not comply with the approved condition requiring a 6' interior side setback for all proposed screen enclosures and fences. The applicant now intends to legalize an existing covered terrace addition to one unit of an existing multi-family structure which would require modification to the previously approved plans to indicate said changes to the existing structure. Staff supports the request and opines that the approval with conditions of the applicant's request to modify the previously approved plans will not generate excessive noise or traffic, create other hazards to the surrounding area or be incompatible with same, when considering the necessity for and reasonableness of the modifications in relation to the present and future development of the area concerned. Staff opines that the architectural style and scale of the multi-family residence unit with its existing addition are compatible with the surrounding multi-family residence structures and with the aesthetic character of the immediate vicinity, and as such, would not be out of character or detrimental to the neighborhood and will not have significant visual impact on the adjacent properties, and would be **compatible** with same.

Staff's research of the surrounding area did not find any similar approvals within the neighborhood for variances of the setback requirements for covered terrace additions to any other units of the existing multi-family development. Notwithstanding, staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setback 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 they have no objections on the subject site. Therefore, staff opines that approval with conditions of the requested modification (request #1) would be compatible with the area concerned, when considering the necessity and reasonableness of the modifications or in relation to the present and future development of the area. **Based on the foregoing analysis, staff recommends approval with conditions of request #1, under Generalized Modification Standards, Section 33-311(A)(7).**

When request #2 to permit an existing covered terrace addition to one unit of an existing multi-family building to setback 4' (15' required, 6' previously approved) from the interior side (north) property line (request #2) is analyzed under the Non-Use Variance Standards, Section 33-311(A)(4)(b), staff opines that approval of this request would be **compatible** with the surrounding area, and would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff supports the request and opines that approval with conditions of this non-use variance would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impacts generated from the request would be adequately mitigated by the existing 6' high wood fence located along the rear and interior side property lines of the subject property as well as existing landscaping in the form of tall hedges, which, staff opines, buffers any visual intrusion of the encroachment on the surrounding properties, especially to the parcel to the north of the subject property. Staff recommends as a condition for approval that the existing 6' high wood fence along the interior side property line be maintained as a visual buffer, and, if said wall is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Furthermore, staff opines that the architectural style and scale of the covered terrace addition 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 setback 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 request #2, 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 COMMENTS: See attached.

OTHER: Not applicable

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all other conditions of Resolution No. 4-ZAB-441-78 remain in full force and effect except as herein modified.
2. 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.
3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Rosario Rodriguez", as prepared by Solver Structural Partnership, Inc., dated stamped received 8/28/2025 consisting of 9 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.
4. That the existing 6' high wood fence along the rear (west) and interior side (north) property lines be maintained as a visual buffer, and, if said wall is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department as indicated in the attached 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

The Arbour Townhouse Condominium Association, Inc.
(PH: Z24-091)

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>RER-Code Coordination and Public Hearing Section</i>	<i>No objection</i>
<i>Fire Department</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Water and Sewer Department</i>	<i>No objection*</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Low-Medium Density Residential (Pg. I-29)</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>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
<p>33-311(A)(4)(b) Non-use variances from other than airport regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

RODRIGUEZ, ROSARIO

14216 NE 3 CT 9-D
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000091

DATE

HEARING NUMBER

FOLIO No: 30-2219-058-0360

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 28, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

RODRIGUEZ, ROSARIO

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: December 19, 2025

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

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: Z2024000091-4th Review
Rosario Rodriguez
14216 NE 3rd Court
NUV for setbacks requirements to legalize a screened terrace in a
townhome.
(RU-3M) (0.027 acres)
19-52-42

Miami Dade County has performed an environmental review of 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 subject property is currently connected to public water and sanitary sewers. Pursuant to the Code, the structures to be 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

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources, however, the site plan entitled "Rosario Rodriguez" prepared by Denis K. Solano, P.E., and dated as received by Miami-Dade County on August 28, 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

The subject property has no open and one (1) 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.

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: September 17, 2025

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

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

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

Subject: Zoning Application Comments - Rosario Rodriguez
Application No. Z2024000091 - Revision # 2

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

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

Application Name: Rosario Rodriguez

Location: The proposed project is located on approximately 0.25 acres at 14216 NE 3rd Court Unit 9-D, with Folio No. 30-2219-058-0360, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a modification of the previously approved plans in order to permit and legalize an existing covered terrace at the existing townhome.

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

Please note that the subject property has a 6 feet Utility Easement within and along the western boundary of the property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

Water: The proposed development is located within the City of North Miami's water service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area. Also, a Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of North Miami's water service area and the water supply will be provided by the Utility of North Miami.

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

For more information about our Water Conservation Program, please go to:
<http://www.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 City of North Miami's sewer service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area.

North Miami is a Volume Sewer Customer of WASD. WASD will be the Utility providing sewer services for treatment and disposal of the wastewater at the North District Wastewater Treatment Plant (NDWWTP). The NDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

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.

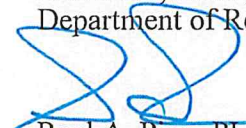
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benram@miamidade.gov.

Memorandum



Date: October 16, 2025

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

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

Subject: Z2024000091
Name: Rosario Rodriguez .
Location: 14216 NE 3 Court
Section 19 Township 52 South Range 42 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 9, Block 1, Plat Book 90, Page 14.

This application does not generate any additional trips.

Standard Conditions:

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

Memorandum



Date: September 03, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000091

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 8/28/2025. The proposed scope of work does not affect existing fire department access.

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

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

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

Memorandum



Date: December 22, 2025

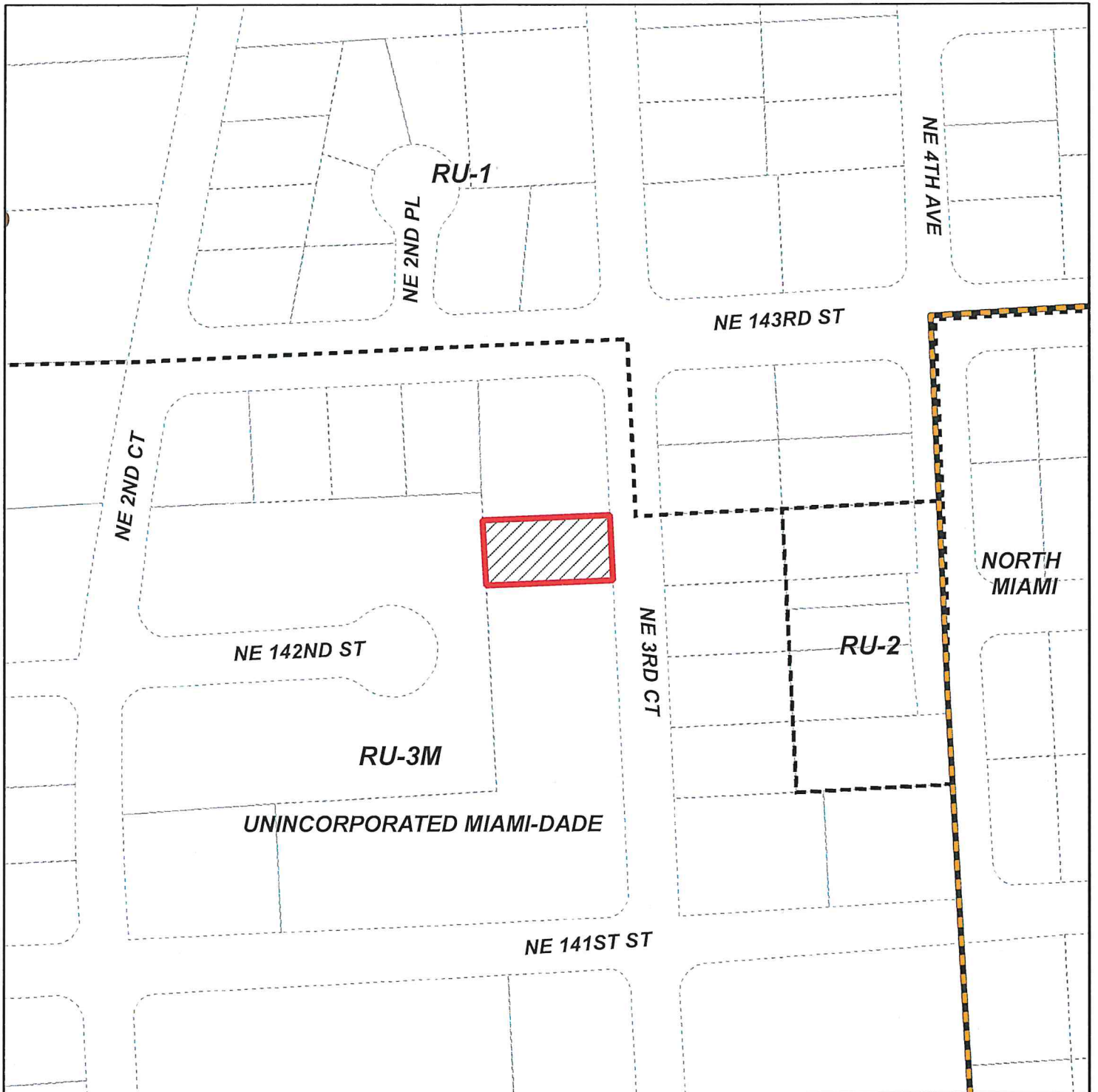
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Application Z2024-000091 The Arbour Townhouse Condominium Association, Inc.

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

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000091



Section: 19 Township: 52 Range: 42
 Applicant: The Arbour Townhouse
 Condominium Association, Inc.
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

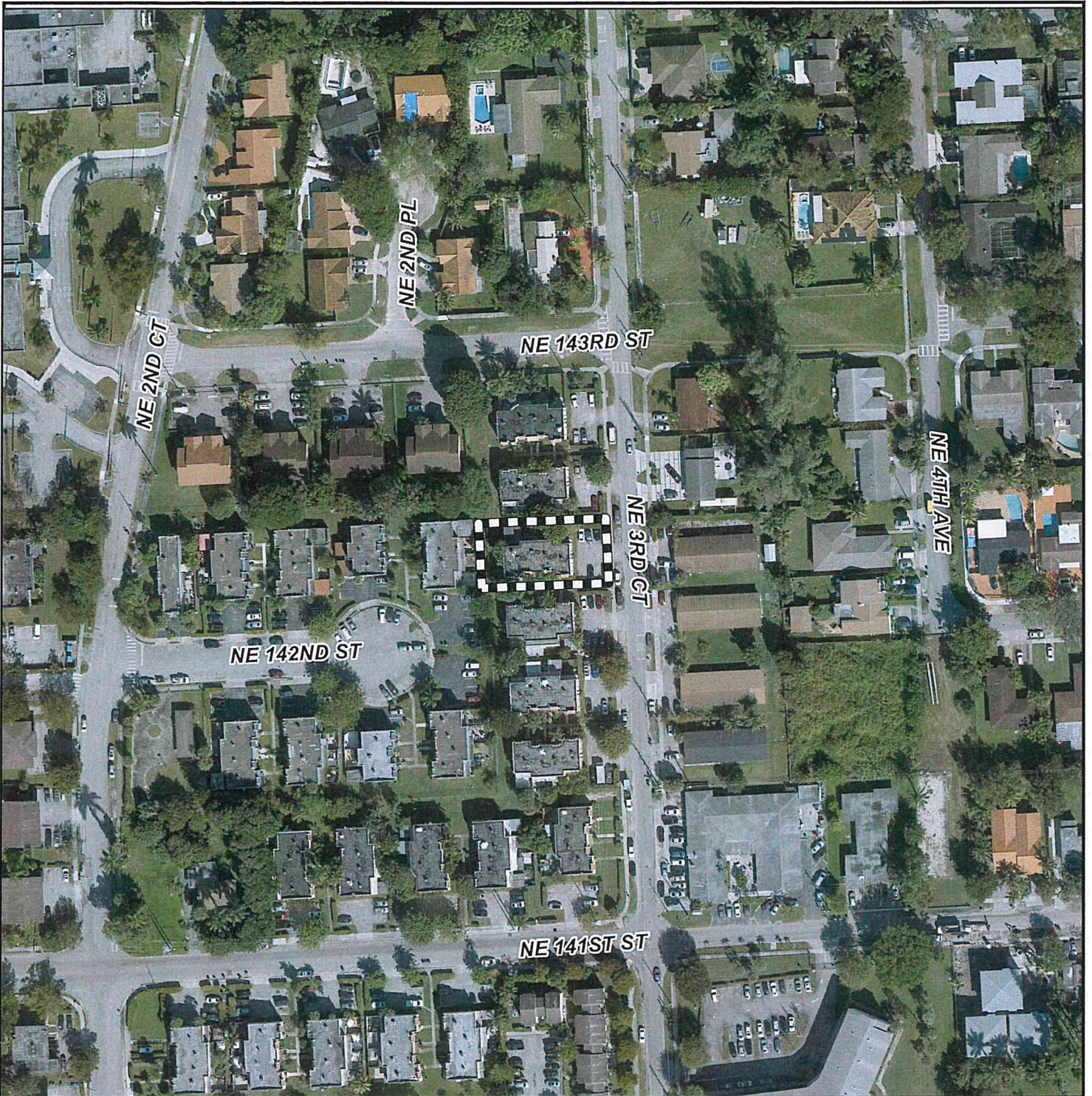
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, August 16, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2023

Process Number
Z2024000091

Legend
 Subject Property



Section: 19 Township: 52 Range: 42
 Applicant: The Arbour Townhouse
 Condominium Association, Inc.
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, August 16, 2024

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 19 Township: 52 Range: 42
 Applicant: The Arbour Townhouse
 Condominium Association, Inc.
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000091
 RADIUS: 500

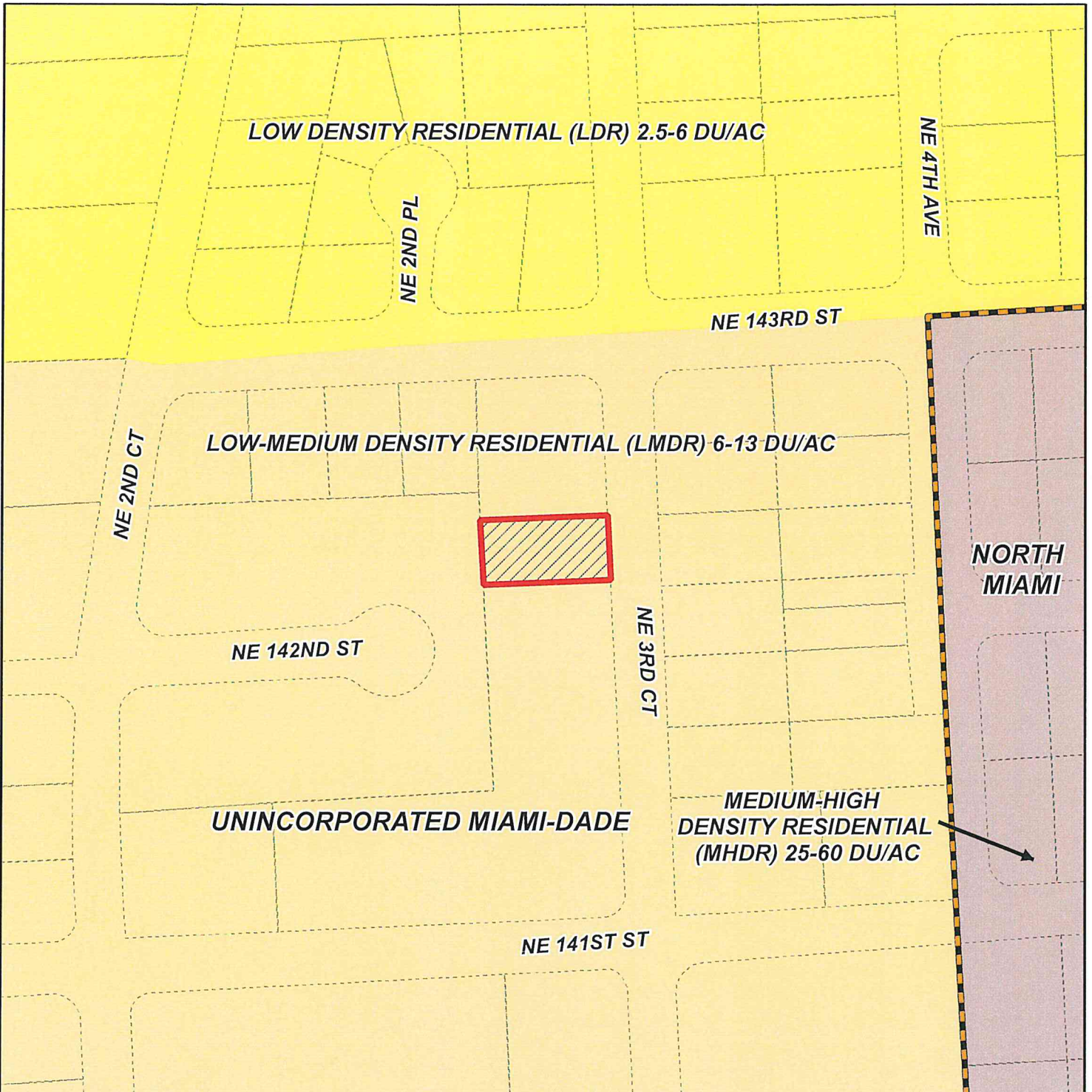
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, August 16, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000091



Section: 19 Township: 52 Range: 42
 Applicant: The Arbour Townhouse
 Condominium Association, Inc.
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, August 16, 2024

REVISION	DATE	BY

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO : 224-091

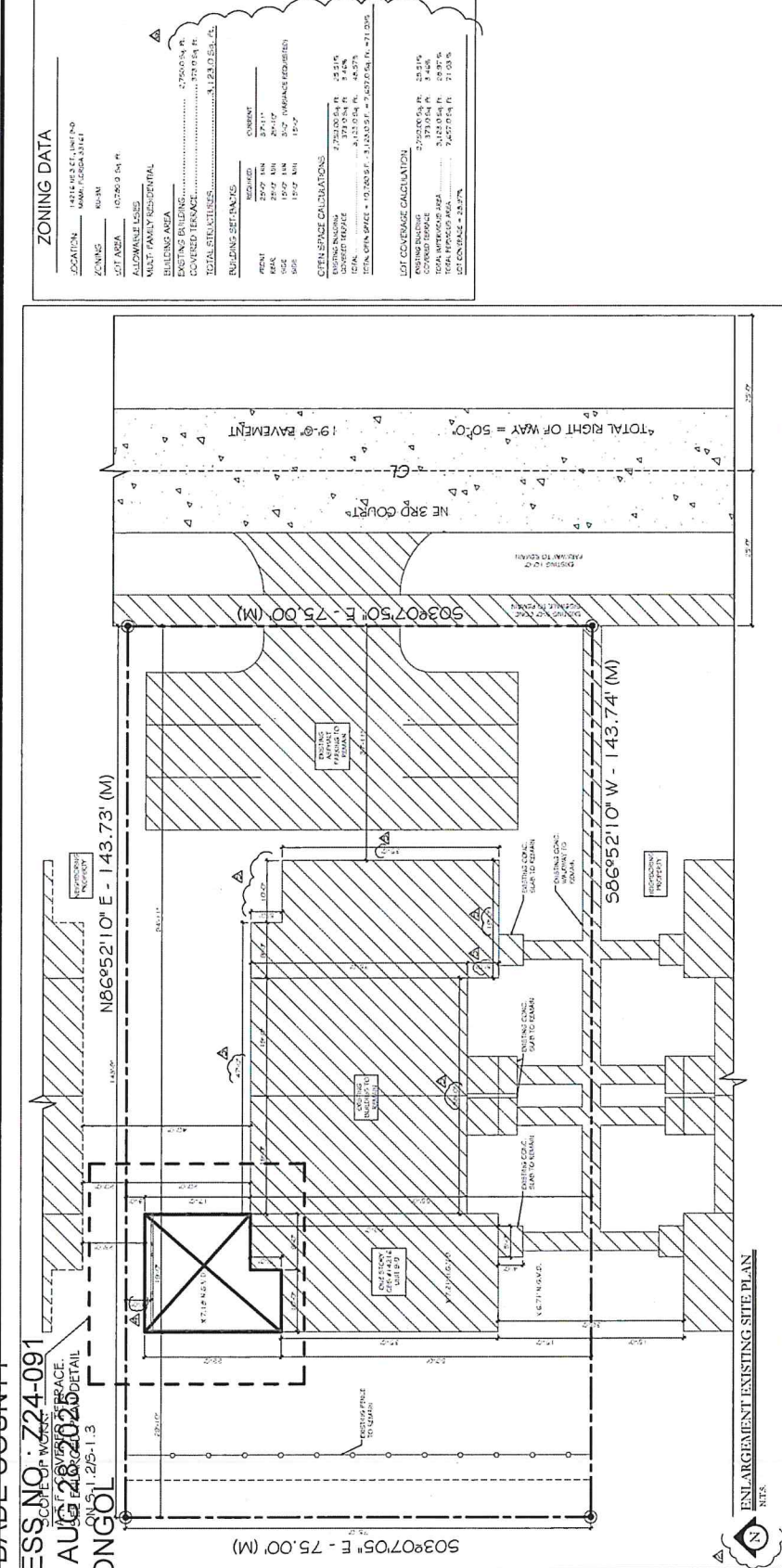
DATE: AUG 28 2025

BY: GONGOL

DATE: AUG 28 2025

DATE: AUG 28 2025

DATE: AUG 28 2025



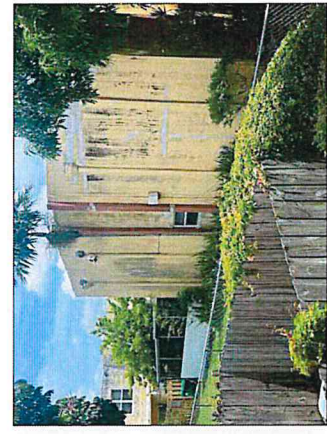
EXISTING CONDITIONS



PICTURE #1



PICTURE #2



PICTURE #3

ZONING DATA

LOCATION	14216 NE 3 COURT, UNIT 9-D MIAMI, FL 33161
ZONING	RS-M
LOT AREA	10,286.9 Sq. Ft.
ALLOWABLE USES	MULTI-FAMILY RESIDENTIAL
BUILDING AREA	2,790.0 Sq. Ft.
EXISTING BUILDING	379.0 Sq. Ft.
COVERED TERRACE	379.0 Sq. Ft.
TOTAL STRUCTURES	3,124.0 Sq. Ft.
BUILDING SETBACKS	
FRONT	5'-0"
REAR	5'-0"
SIDE	5'-0"
STREET	15'-0"
CITY SPACE CALCULATIONS	
EXISTING BUILDING	379.0 Sq. Ft.
COVERED TERRACE	379.0 Sq. Ft.
TOTAL STRUCTURE	758.0 Sq. Ft.
LOT COVERAGE	7.37%
LOT COVERAGE CALCULATION	
EXISTING BUILDING	379.0 Sq. Ft.
COVERED TERRACE	379.0 Sq. Ft.
TOTAL STRUCTURE	758.0 Sq. Ft.
LOT COVERAGE	7.37%

PROJECT NO: A2024-10-23-24
A2024-10-23-24
A2024-10-23-24
A2024-10-23-24

CONSULTANTS:
SOLANO RODRIGUEZ PARTNERSHIP, INC.
14216 NE 3 COURT, UNIT 9-D
MIAMI, FL 33161
TEL: (305) 445-6622
FAX: (305) 445-6622

JOB NAME: ROSARIO RODRIGUEZ
14216 NE 3 COURT UNIT 9-D
MIAMI FL, 33161
EXISTING SITE PLAN

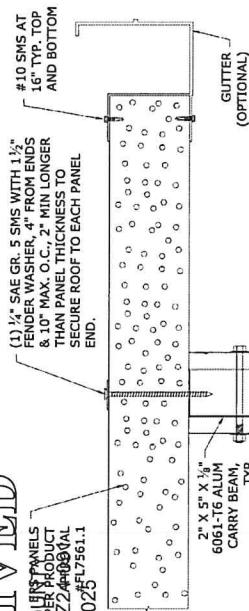
DATE: 05-07-2024
DRAWN: L.G.B.
CHECKED: D.K.S.
PROJECT NO.: 2024-10-23-24
14216 NE 3 CT.

SHEET NO.: S-1.1
2 of 9

Digitally signed
by Denis K Solano
Date: 2025.08.14 16:28:44 -0400
Solano P.E. 56902
Denis K. Solano
S.I. 2046
C.O.A. 000009095

RECEIVED

MIAMI-DADE COUNTY PANELS
 PROCESS NO.: Z244091CT
 DATE: AUG 28 2025
 BY: GONBOL



(1) 1/2\" SAE GR. 5 SMS WITH 1 1/2\" FENDER WASHER, 4\" FROM ENDS & 10\" MAX. O.C., 2\" MIN LONGER THAN PANEL THICKNESS TO SECURE ROOF TO EACH PANEL END.

2\" X 5\" X 1/8\" 6061-T6 ALUM CARRY BEAM, TYP

GUTTER (OPTIONAL)

ATTACH BEAM TO POST WITH (2) 3/8\" Ø 304 SS THRU-BOLTS WITH WASHERS EACH LEG, TYP.

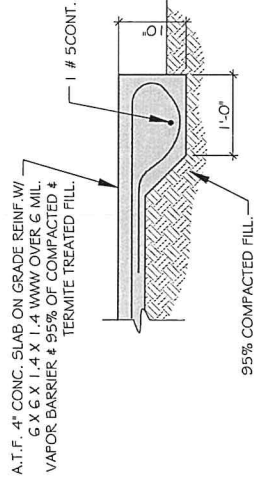
3\" X 3\" X 1/8\" 6061-T6 ALUM POST

(4) 3/8\" POWERS WEDGE-BOLT+ WITH 3\" EMBED TO CONCRETE W/ 1 1/2\" MIN. SPACING AND 3\" MIN EDGE DISTANCE

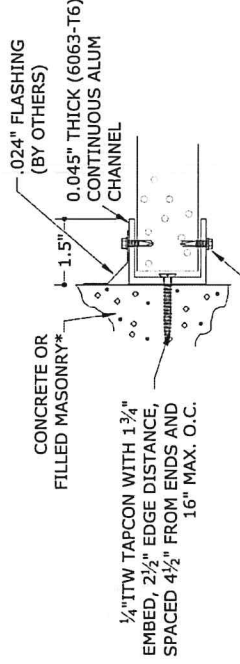
2 1/2\" X 2 1/2\" X 2\" X 1/8\" 6061-T6 ALUM COLUMN BRACKET ATTACHED TO POST W/ (4) 3/8\" Ø 304 SS THRU-BOLTS

PARTIAL NEW CONCRETE FOOTING.

A PANEL, BEAM & POST ATTACHMENT
 S-2.1 N.T.S.



TYPICAL THICKENED SLAB EDGE (TSE) DETAIL
 N.T.S.



CONCRETE OR FILLED MASONRY*

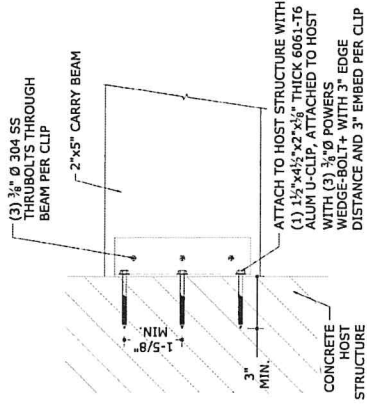
0.045\" THICK (6063-T6) CONTINUOUS ALUM CHANNEL

1.5\"

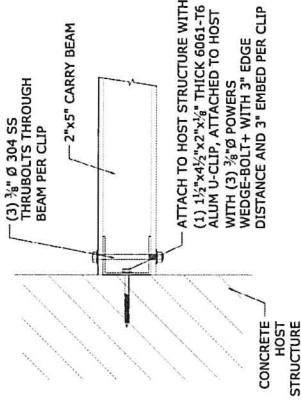
1/4\" ITW TAPCON WITH 1 3/4\" EMBED, 2 1/2\" EDGE DISTANCE, SPACED 4 1/2\" FROM ENDS AND 16\" MAX. O.C.

8 SAE GR. 5 SMS AT 8\" O.C. (TOP AND BOTTOM) AND 4\" FROM ENDS HEAVY ADHESIVE CAULK TOP & BOTTOM CONTINUOUS

C PANEL TO POST STRUCTURE ATTACHMENT
 S-2.1 N.T.S.



ELEVATION VIEW



PLAN VIEW

B BEAM TO POST STRUCTURE ATTACHMENT
 S-2.1 N.T.S.

revisions:

CONSULTANTS:

Solver Structural Partnership, Inc.
 300 N.W. 22nd Ave.
 Ft. Lauderdale, FL 33309
 Phone: (954) 543-6699
 Fax: (954) 543-6692
 E-Mail: info@solverstructural.com
 DESIGN - INSPECTION - INVESTIGATION - REPORTS

job name: ROSARIO RODRIGUEZ
 14216 NE 3 COURT UNIT 9-D
 MIAMI FL, 33161
 Title: TYP. DETAILS

date: 08-07-2024
 issued: _____
 drawn: I.G.B.
 checked: D.K.S.
 project no.: MISC-23
 14216 NE 3 CL

sheet no. S-2.1
 6 of 9

Denis K. Solano
 P.E. 56902
 S.L. 2046
 C.O.A. 00000905

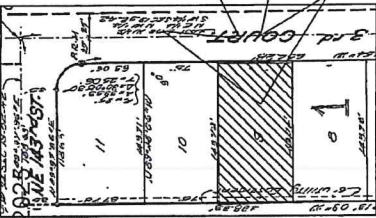
RECEIVED

MIAMI-DADE COUNTY

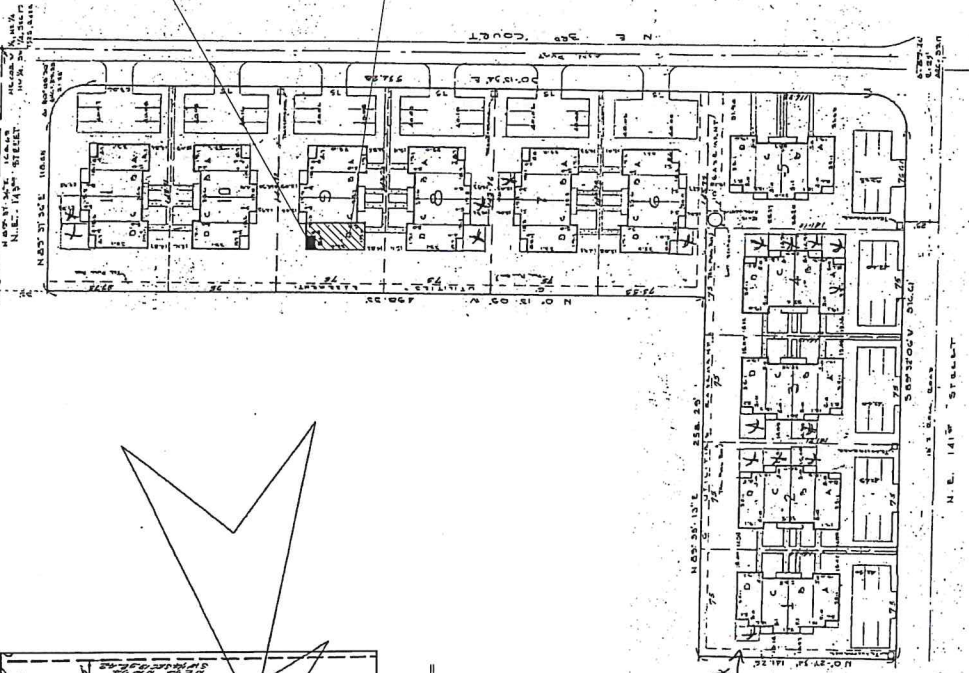
PROCESS NO.: Z24-091

DATE: AUG 28 2005

BY: GONGOL

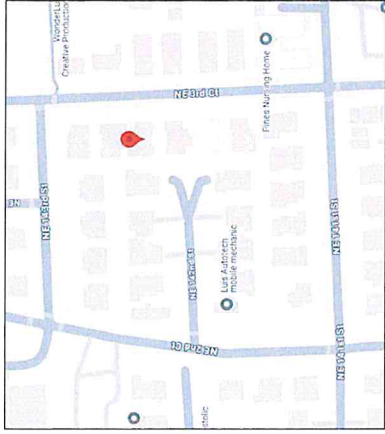


LOCATION SKETCH
NTS



LOCATION OF NEW COVERED
TERRACE TO BE LEGALIZED.
SEE ENLARGED EXISTING
SITE PLAN ON S-1.1

EXISTING ONE STORY CBS
BLDG # 14216. APT. UNIT 9D.



LOCATION MAP
NTS



ENLARGED LOCATION MAP
NTS

Revisions:
A BDC-08-28-24
B BDC-10-22-24
C BDC-01-29-25

CONSULTANTS:
Soler Structural Partnership, Inc.
DESIGN - INSPECTION - INVESTIGATION - REPORTS
500 N.W. 22 ND AVE
P.O. Box 3125
Phone (305) 43-4599
Fax (305) 64-4592

job name: ROSARIO RODRIGUEZ
14216 NE 3 COURT UNIT 9-D
MIAMI FL, 33161
EXISTING SURVEY

date: 08-07-2024
issued: []
drawn: L.G.B.
checked: D.L.S.
project no.: MSC-23
14216 NE 3 Ct.

sheet no.
S-0.1
1 of 9

Denis K. Solano
P.E. 56902
S.I. 2046
C.O.A. 00009095

THE ARBOUR TOWNHOUSE, A CONDOMINIUM (EXISTING SURVEY)
NTS

RECEIVED
 10/28/2025
 10:41 AM

MIAMI-DADE COUNTY
 PROCESS NO.: Z24-09
 DATE: AUG 28 2025
 BY: GONGOL

THIS PLAN IS BASED ON THE RECOMMENDATIONS OF CIVIL/EEH ENGINEERING
 CONSULTANTS, INC. DATED MAY 11, 2021, BUILDING CODE: 2025 (7TH EDITION).

FOUNDATION SYSTEM CONSISTS OF SPREAD FOOTINGS DESIGNED FOR AN
 ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. ALL AGGREGATE TO SUPPORT
 THESE FOUNDATIONS SHALL BE 3/4" MAX. AGGREGATE TO SUPPORT
 THESE FOUNDATIONS. ALL FOUNDATIONS SHALL BE CONCRETE AND SHALL
 BE REINFORCED WITH 4#4 BARS. ALL FOUNDATIONS SHALL BE CONCRETE
 LETTER WILL BE SUBMITTED BY THE ARCHITECT ON THE ENGINEER ATTESTING
 THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE
 SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON.

2. GENERAL:
 - A. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2025 (7TH EDITION), AND THE BUILDING CODE OF THE ACT 316-14. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND ENGINEER.
 - B. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS OF EXISTING STRUCTURES AFFECTING NEW CONSTRUCTION BEFORE COMMENCING ANY WORK. ANY VARIATIONS IN ACTUAL FIELD CONDITIONS FROM THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR DETERMINING THE NEED OF REVISION FROM THE CONTRACTOR. SUBMITTAL OF SHOP DRAWINGS FOR REVIEW. ALL SHOP DRAWINGS SHALL BE MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE EXISTING SLABS, STUDS, DOORS, WINDOWS, PARTITIONS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, OUTLIES, RECESSES, OPENINGS, REGLES, BOIT SETTINGS, SHEATHS, ETC. DESCRIPTIONS SHALL BE KNOWN TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR APPROVAL. ALL UTILITIES SHALL BE PROTECTED TO REMAIN UNHARMED. ALL AFFECTED PARTIES, THE ARCHITECT/ENGINEER, SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, OUTLIES, RECESSES, OPENINGS, REGLES, BOIT SETTINGS, SHEATHS, ETC. DESCRIPTIONS SHALL BE KNOWN TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR APPROVAL. ALL UTILITIES SHALL BE PROTECTED TO REMAIN UNHARMED.
 - C. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, OUTLIES, RECESSES, OPENINGS, REGLES, BOIT SETTINGS, SHEATHS, ETC. DESCRIPTIONS SHALL BE KNOWN TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR APPROVAL. ALL UTILITIES SHALL BE PROTECTED TO REMAIN UNHARMED.
 - D. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, OUTLIES, RECESSES, OPENINGS, REGLES, BOIT SETTINGS, SHEATHS, ETC. DESCRIPTIONS SHALL BE KNOWN TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR APPROVAL. ALL UTILITIES SHALL BE PROTECTED TO REMAIN UNHARMED.
 - E. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, OUTLIES, RECESSES, OPENINGS, REGLES, BOIT SETTINGS, SHEATHS, ETC. DESCRIPTIONS SHALL BE KNOWN TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR APPROVAL. ALL UTILITIES SHALL BE PROTECTED TO REMAIN UNHARMED.
 - F. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, OUTLIES, RECESSES, OPENINGS, REGLES, BOIT SETTINGS, SHEATHS, ETC. DESCRIPTIONS SHALL BE KNOWN TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR APPROVAL. ALL UTILITIES SHALL BE PROTECTED TO REMAIN UNHARMED.
 - G. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, OUTLIES, RECESSES, OPENINGS, REGLES, BOIT SETTINGS, SHEATHS, ETC. DESCRIPTIONS SHALL BE KNOWN TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR APPROVAL. ALL UTILITIES SHALL BE PROTECTED TO REMAIN UNHARMED.
 - H. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, OUTLIES, RECESSES, OPENINGS, REGLES, BOIT SETTINGS, SHEATHS, ETC. DESCRIPTIONS SHALL BE KNOWN TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR APPROVAL. ALL UTILITIES SHALL BE PROTECTED TO REMAIN UNHARMED.
3. CONCRETE:
 - A. ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-2010 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
 - B. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 5000 PSI FOR GRADE BEAMS, WALLS, AND SLABS. CONCRETE COMPRESSIVE STRENGTH AT 7 DAYS SHALL BE 3500 PSI FOR GRADE BEAMS, WALLS, AND SLABS.
 - C. FORMWORK SHALL COMPLY WITH ACI 308-14.1.1.1. RECOMMENDED PRACTICE FOR CONCRETE WORK.
 - D. THE WATER/CEMENT RATIO SHALL BE 0.45. THE MAXIMUM FREE WATER SHALL BE 235 LBS PER CUM YARD OF CONCRETE. THE MAXIMUM FREE WATER SHALL BE 235 LBS PER CUM YARD OF CONCRETE. THE MAXIMUM FREE WATER SHALL BE 235 LBS PER CUM YARD OF CONCRETE.
 - E. CONCRETE SHALL BE PLACED AND COMPACTED TO THE FULL DEPTH OF THE FORMWORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, OUTLIES, RECESSES, OPENINGS, REGLES, BOIT SETTINGS, SHEATHS, ETC. DESCRIPTIONS SHALL BE KNOWN TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR APPROVAL. ALL UTILITIES SHALL BE PROTECTED TO REMAIN UNHARMED.
 - F. CONCRETE SHALL BE PLACED AND COMPACTED TO THE FULL DEPTH OF THE FORMWORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, OUTLIES, RECESSES, OPENINGS, REGLES, BOIT SETTINGS, SHEATHS, ETC. DESCRIPTIONS SHALL BE KNOWN TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR APPROVAL. ALL UTILITIES SHALL BE PROTECTED TO REMAIN UNHARMED.
 - G. CONCRETE SHALL BE PLACED AND COMPACTED TO THE FULL DEPTH OF THE FORMWORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, OUTLIES, RECESSES, OPENINGS, REGLES, BOIT SETTINGS, SHEATHS, ETC. DESCRIPTIONS SHALL BE KNOWN TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR APPROVAL. ALL UTILITIES SHALL BE PROTECTED TO REMAIN UNHARMED.
4. DESIGN CRITERIA:
 - A. ROOF LOADS: 20 PSF
 - B. FLOOR LOADS: 40 PSF
 - C. WIND LOADS: WIND VELOCITY: 175 MPH EXPOSURE 'C' CATEGORY 'II'

ALUMINUM CONSTRUCTION GENERAL NOTES:

1. ALL CONSTRUCTION AND ALUMINUM FABRICATION AND ERECTION, SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES, (IN DADE COUNTY WITH THE FLORIDA BUILDING CODE, 2020 7TH EDITION).
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT AND FOR THE ENGINEER OF RECORDS OF ANY DISCREPANCY.
3. CONCRETE FOR ALL WORKS EXCEPT AS SPECIFIED NOTES $P_c = 8,000$ PSI MINIMUM 28 DAYS STRENGTH, SUMP 4-6 INCHES MAXIMUM. ALL ADJUSTURES SHALL BE CONFORM TO A.S.T.M. C-494 TYPE 'D' WITH A CEMENT FACTOR OF SIX (6) SACKS BY CUBIC YARD MINIMUM BY OTHER. (CONCRETE BY ROCKITE)
4. ALL STRUCTURAL ALUMINUM MUST COMPLY WITH THE SPECIFIC DESIGN ALUMINUM ALLOY, AS PER PLANS SPECIFICATIONS, AND TO BE FABRICATED, DETAILED AND ERECTED IN ACCORDANCE WITH THE ALUMINUM ASSOCIATION STANDARDS.
5. ALL WELDED CONNECTIONS, SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY STANDARDS, AND THE ALUMINUM ASSOCIATION STANDARDS.
6. ALL CONSTRUCTION SHALL BE DONE USING ALUMINUM ALLOY 6061-T6.
7. ALL EMBEDDED POST HOLES TO BE COORDINATED W/ C. STEEL REBAR APPLICABLE BUILDING CODE: FBC, 2020 7TH EDITION.

APPLIED LOADS

- WIND DESIGN LOADS AS PER A.S.C.E. 7-16
- WIND VELOCITY: 175 MPH
- EXPOSURE 'C'
- ID=85

IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE, 7TH EDITION (2020).

IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE, 7TH EDITION (2020).

revisions:

CONSULTANTS:

30301
 350 N.W. 22 AVE.
 MIAMI, FL 33125
 Phone (305) 462-9699
 Fax (305) 462-9699
 Civil/Structural
 Design-Inspection-Reports



JOB NAME: ROSARIO RODRIGUEZ
 14216 NE 3 COURT UNIT 9-D
 MIAMI FL, 33161
 STRUCTURAL NOTES

DATE: 08-07-2024
 DRAWN: J.G.B.
 CHECKED: D.L.S.
 PROJECT NO.: MISC-23
 14216 NE 3 CT.

SHEET NO.: S-4.1
 9 OF 9

Denis K. Solano
 P.E. 56902
 S.I. 2046
 C.O.A. 00009095

RECEIVED

MIAMI-DADE COUNTY

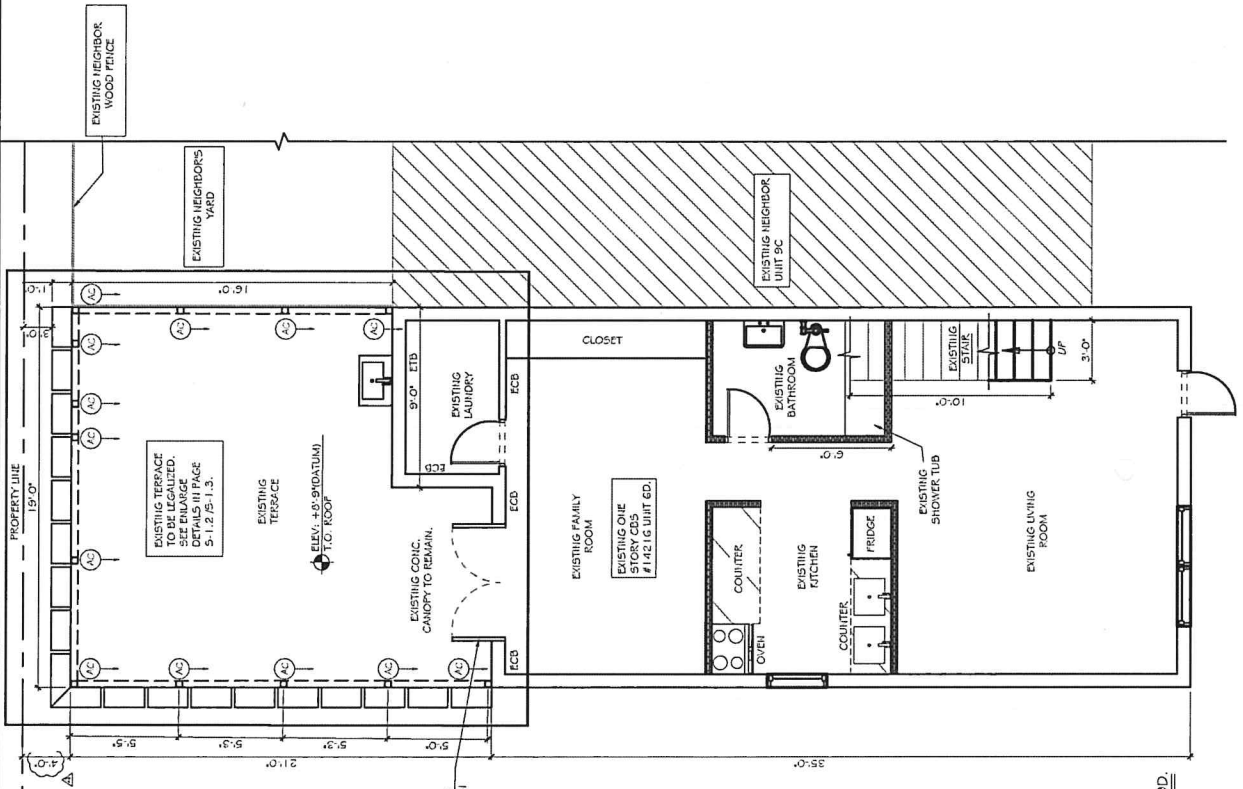
PROCESSION NO.: Z24-091

DATE: AUG 28 2025

BY: GONGOL

LEGEND

- ETB EXISTING CONC. BEAM / TIE BEAM TO REMAIN.
- A.T.F. 2"X30"X8' GGG-1-16 ALUM. CARRY BEAM.
- EXISTING 4" DIVISOR WALL TO REMAIN
- AFTER THE FACT.
- EXISTING WINDOW TO REMAIN.
- EXISTING DOOR TO REMAIN.
- EXISTING LAUNDRY TO REMAIN.



revisions:
 A BCC-03-2 L-25

CONSULTANTS:
 Solter Structural Partnership, Inc.
 300 N.W. 22nd Ave. Room 1001
 Fort Lauderdale, FL 33309
 Phone: (954) 562-9929
 Fax: (954) 562-9928
 Email: info@solter.com
 EARTH RETENTION - INVESTIGATION - REPORTS

job name: ROSARIO RODRIGUEZ
 14216 NE 3 COURT UNIT 9-D
 MIAMI FL, 33161
 EXISTING FLOOR PLAN

date: 08.07.2024
 issued: _____
 drawn: L.G.B.
 checked: D.K.F.
 project no.: MISC-22
 14216 NE 3 Ct.

sheet no.
 S-1.1.A
 3 of 9

Digitally signed by Denis K Solano
 Date: 2025.08.14 16:30:30 -0400
 P.E. 56902
 S.I. 2046
 C.O.A. 00000905

RECEIVED
 MIAMI-DADE COUNTY
 PROCESS NO.: Z24-091
 DATE: AUG 28 2025
 BY: GONBOL

revisions:
 A. EDCO3.2.1.25

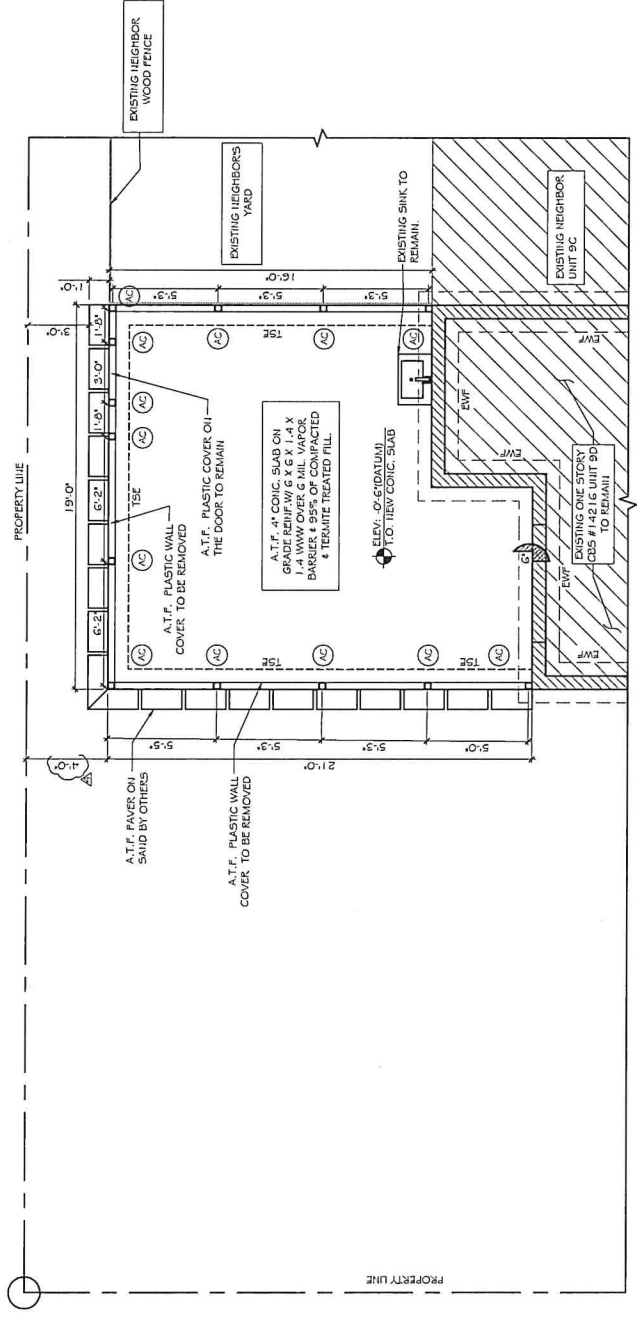
CONSULTANTS:
 Solvet Structural Partnership, Inc.
 500 N.W. 22nd Ave. Phone (305) 434-6699
 Suite 1000, Ft. Lauderdale, FL 33311 Fax (305) 644-8222
 DESIGN - INSPECTION - INVESTIGATION - REPORTS

job name: **ROSARIO RODRIGUEZ**
 14216 NE 3 COURT UNIT 9-D
 MIAMI FL 33161
 title: **FOUNDATION/GROUND FLOOR PLAN**

date: 06.07.2024
 issued _____
 drawn _____
 checked _____
 project no.: MISC-23
 14216 NE 3 Ct.

sheet no.
S-1.2
 4 of 9

Denis K. Solano
 P.E. 56902
 S.I. 2046
 C.O.A. 00009095



EXISTING/PROPOSED FOUNDATION/GROUND FRAMING PLAN
 SCALE: 1/4" = 1'-0"

- LEGEND**
- ⊕ A.T.F. 3"X3"X4" 606 116 ALUMI. COL.
 - ⊖ A.T.F. THICKENED SLAB EDGE (TSE) SEE TYP. DETAIL ON S-2.1.
 - ▨ EXISTING 8" CAU WALL TO REMAIN.
 - EWFF EXISTING WALL FOOTING TO REMAIN.
 - A.T.F. AFTER THE FACT.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-091
DATE: AUG 28 2025
BY: GONSOLO

revisions:
A.B.C.C.03.2.1.25

CONSULTANTS:
Soler Structural Partnership, Inc.
500 N.W. 22 ND AVE. Phone (305) 842-6699
Miami, Florida 33125 Fax (305) 842-6622
Email: info@solerstructural.com
www.solerstructural.com
DESIGN - INSPECTION - INVESTIGATION - REPORTS

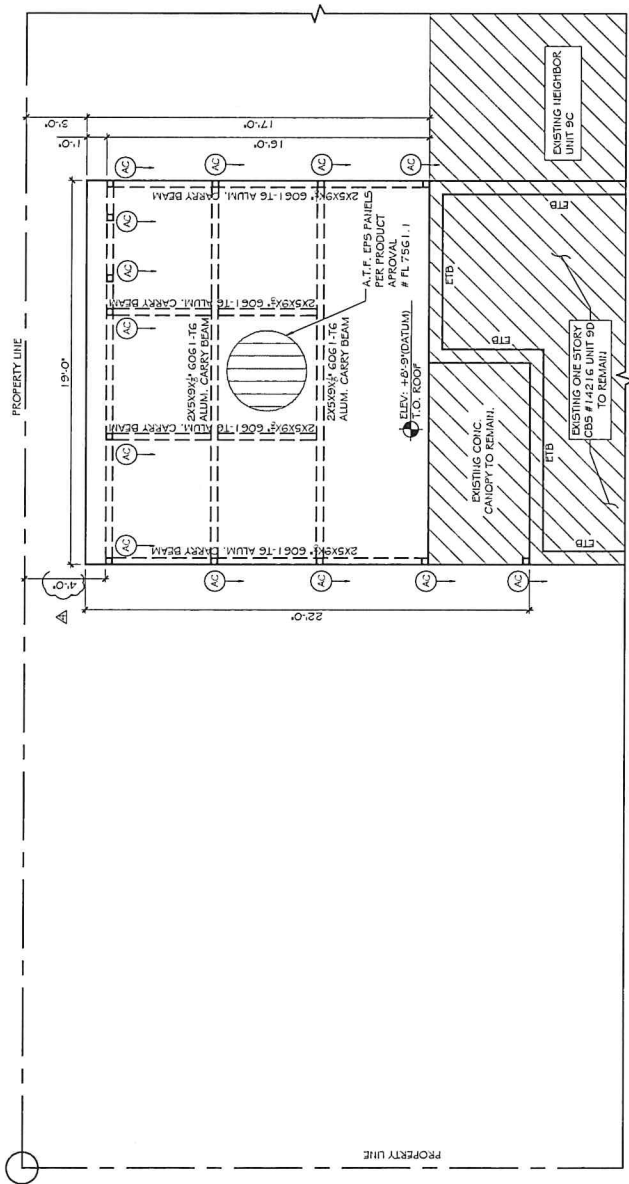


job name: ROSARIO RODRIGUEZ
14216 NE 3 COURT UNIT 9-D
MIAMI FL, 33161
title: ROOF PLAN

date: 08-07-2024
issued
drawn: J.G.B.
checked: D.K.S.
project no.: MEC-23
14216 NE 3 CT.

sheet no.
S-1.3
5 of 9

Denis K. Solano
P.E. 56902
S.I. 2046
C.O.A. 00000905



EXISTING/PROPOSED ROOF FRAMING PLAN.
SCALE: 1/4" = 1'-0"

- LEGEND
- AC: A.T.F. ALUM. COL. BEHIND BELOW.
- ETB: EXISTING CONIC. BEAM / TIE BEAM TO REMAIN.
- : A.T.F. 2X5X9 1/2" 6061-T6 ALUM. CARRY BEAM.
- A.T.F.: AFTER THE FACT.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-091
DATE: AUG 28 2025
BY: GONGOL

requirements:
A B C C 03 21 25

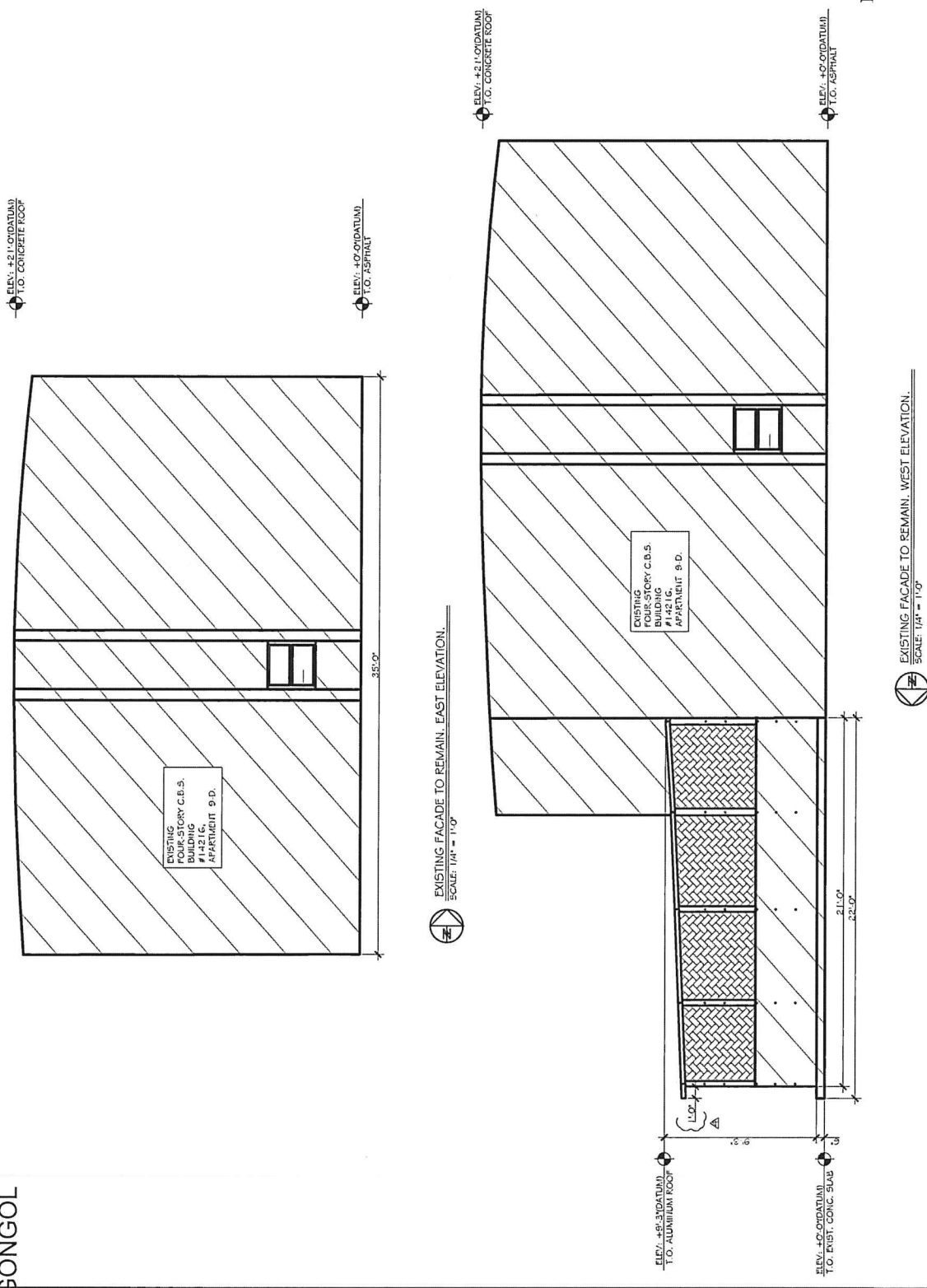
CONSULTANTS:
SOLVER STRUCTURAL PARTNERSHIP, INC.
300 N.W. 25th Ave. Miami, FL 33135
Phone: (305) 582-2929
Fax: (305) 582-2922
E-mail: info@solverstructural.com
DESIGN, CONSTRUCTION, INVESTIGATION, REPAIRS

job name: ROSARIO RODRIGUEZ
14216 NE 3 COURT UNIT 9-D
MIAMI FL, 33161
ELEVATION PLAN EAST & WEST

date: 08-07-2024
checked: D.K.S.
drawn: L.G.B.
project no.: 2025.08.14
14216 NE 3 CT.

sheet no.
S-3.1
7 of 9

Digitally signed by Denis K Solano
Date: 2025.08.14 16:28:38 -0400
P.E. 56902
S.I. 2046
C.O.A. 00000095



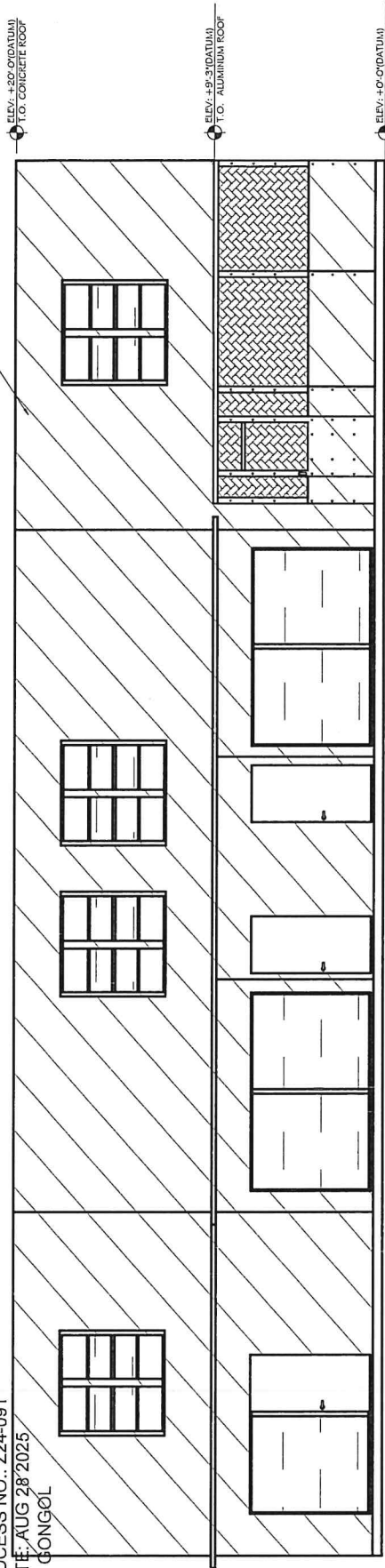
EXISTING FACADE TO REMAIN, EAST ELEVATION.
SCALE: 1/4" = 1'-0"

EXISTING FACADE TO REMAIN, WEST ELEVATION.
SCALE: 1/4" = 1'-0"

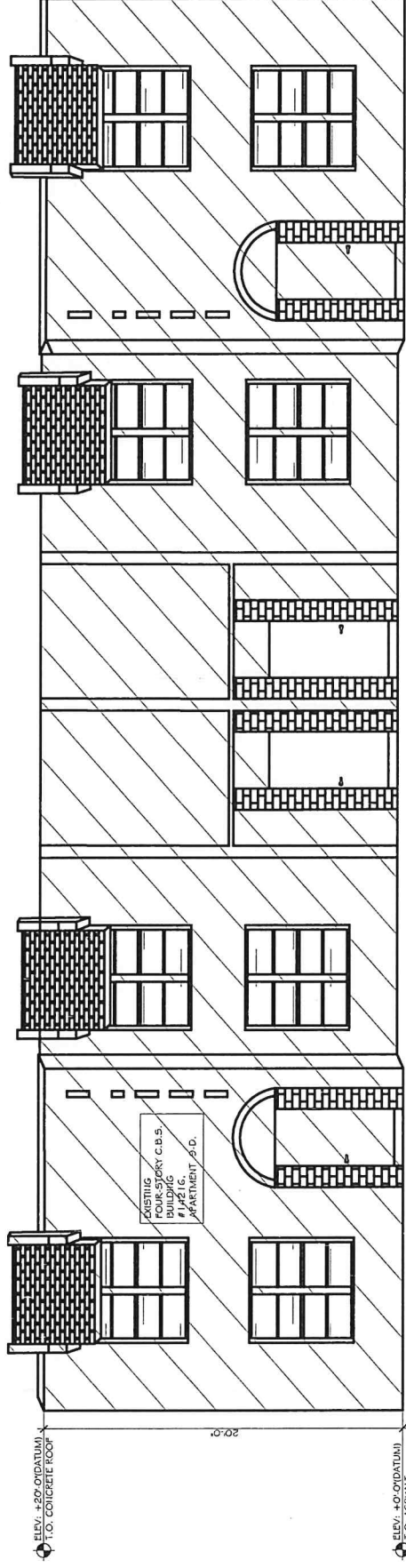
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-091
DATE: AUG 28 2025
BY: GONGØL

EXISTING FOUR-
STORY C.B.S.
BUILDING
#1421G,
APARTMENT 9-D.



EXISTING FACADE TO REMAIN, NORTH ELEVATION.
SCALE: 1/4" = 1'-0"



EXISTING FACADE TO REMAIN, SOUTH ELEVATION.
SCALE: 1/4" = 1'-0"

revisions:

CONSULTANTS:
Soler Structural Partnership, Inc.
550 N. ZEE AVE. Phone (305) 432-6699
Miami, Florida 33132 Fax (305) 432-6622
Email: info@solerstructural.com
DESIGN - INSPECTION - INVESTIGATION - REPORTS

job name: ROSARIO RODRIGUEZ
14216 NE 3 COURT UNIT 9-D
MIAMI FL, 33161
ELEVATION PLAN NORTH & SOUTH

date: 08.07.2024
issued:
drawn: L.G.B.
checked: D.L.S.
project no.: MISC-23
14216 NE 3 Ct.

sheet no.
5-3.2
B of 9

Denis K. Solano
P.E. 56902
S.I. 2046
C.O.A. 00009095

RECEIVED

MIAMI-DADE COUNTY

Disclosure of Interest*

PROCESS NO. Z24-091

DATE: APR 3 2025

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

CORPORATION NAME: THE ARBOUR TOWNHOUSE CONDOMINIUM ASSOCIATION INC. P.O. BOX 610-155 NORTH MIAMI, FL 33261-0155

Table with 2 columns: NAME AND ADDRESS, PERCENTAGE OF STOCK. Rows include Title P WILLIAM P SCHNAP, Title Director ANGELA GONZALEZ, Title VP DIAN STEWART, Title Secretary DELANA BENN.

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

TRUST/ESTATE NAME:

Table with 2 columns: NAME AND ADDRESS, PERCENTAGE OF INTEREST. Multiple blank rows for entry.

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

Table with 2 columns: NAME AND ADDRESS, PERCENTAGE OF OWNERSHIP. Multiple blank rows for entry.

*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.



**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 8**

PH: Z25-023

February 4, 2026

Item No. E

Recommendation Summary	
Commission District	3
Applicant	Edwin Ambrocio Reyes
Summary of Requests	The applicant seeks to modify the condition of a prior resolution in order to submit revised site plan that indicates a conversion from a single-family residence to a duplex. Additionally, the applicant seeks to allow the duplex to setback less than required from the front and rear property lines, and for it to have more lot coverage than permitted by Code.
Location	1879 NW 62 Terrace, Miami-Dade County, Florida.
Property Size	0.16 Acre
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low-Medium Density Residential, 6 to 13 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

This application was unable to be heard at the January 7, 2025, meeting of Community Zoning Appeals Board (CZAB) #8 due to a lack of quorum.

The public hearing on this item was not held.

REQUESTS:

1) MODIFICATION of Condition #2 of Resolution No. CZAB8-10-12, passed and adopted by the Community Zoning Appeals Board 8, and reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity, "as prepared by Thomas & Calzadilla, dated stamped received 3/12/12, consisting of 2 sheets."

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Zoning hearing for proposed DUPLEX addition, as prepared by AIP Design, Inc. dated stamped received 9/19/2025, for a total of 4 sheets."

The purpose of request #1 is to modify the condition of a previously approved resolution in order to submit revised site plan that indicates a conversion from a single-family residence to a duplex.

2) NON-USE VARIANCE to permit a duplex to setback 15' (25' required for 50% of the lineal footage of the entire width of the house and 15' required for the balance) from the front (south) and the rear (north) property lines.

3) NON-USE VARIANCE to permit the duplex residence with a lot coverage of 39.4% (30% maximum permitted).

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

PROJECT HISTORY AND DESCRIPTION:

In June, 2012, pursuant to Resolution No. CZAB8-10-12, the subject property was approved by the by the Community Zoning Appeals Board 8 permitting a proposed single-family residence to setback 15’ (25’ required) from the rear (north) property line. Additionally, the aforementioned resolution had tied the subject site to the approved plans which depict the proposed single-family residence located towards the eastern portion of the lot whereas the western portion remained open/vacant.

Under the current zoning application, the applicant seeks to modify the site plan condition #2 of Resolution No. CZAB8-10-12 in order to submit revised site plan that indicates a conversion from a single-family residence to a duplex on the RU-2 zoned lot. Additionally, the applicant seeks to allow the duplex to setback less than required from the front and rear property lines, and for it to have more lot coverage than permitted by Code. The submitted plans show that the existing one (1)-story, 1,050 sq. ft. single-family residence shall continue to stay on the eastern portion of the subject site and the proposed attached addition on the western side of the 0.16-acre property which will create the proposed duplex addition. The proposed duplex addition would be setback 15’ from the front (south) and from the rear (north) property lines whereas 25’ is required for 50% of the lineal footage of the entire width of the house and 15’ required for the balance. The proposed addition also results in a lot coverage of 39.4%, where 30% is otherwise the maximum lot coverage permitted by code. The submitted plans, photos, and the County’s Geographical Information System (GIS) aerial map indicate an existing 6’ high CBS wall along the rear, and 6’ high wood fence located along the interior side property lines of the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)
North	RU-2; single-family residences	Low-Medium Density Residential (6 to 13 dua)
South	RU-2; single-family residence, vacant lot	Low-Medium Density Residential (6 to 13 dua)
East	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)
West	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence on a 7,200 sq. ft. interior lot that is zoned RU-2, Two-Family Residential District, and located at 1879 NW 62 Terrace. The

surrounding area is characterized by existing single-family residences, that are also zoned as RU-2, Two-Family Residential District.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to modify the site plan condition of a previously approved resolution and allow the addition of a second unit to the existing single-family residence, and to permit the duplex with a reduced setback from the front and rear property lines and to cover more area on the lot than otherwise permitted by zoning regulations. Staff opines that since the rear yard area is enclosed with a 6' high CBS wall and a 6' wood fence is located along the interior side property lines, any visual impact that the duplex addition may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.17-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 *the residential densities allowed in this category shall range from a minimum of 6 to a maximum of 13 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. This allows the applicant to develop the 0.16-acre subject site with a total of 2 residential units as the maximum density allowed under the CDMP Low-Medium Density Residential threshold on the LUP map. The applicants are requesting to add an additional dwelling unit and change the single-family use on the property to a duplex. Staff opines that the approval of the requests sought in the application for the modification of a condition of a prior resolution, the reduced front and rear setbacks and the larger lot coverage for the proposed duplex addition will not add additional dwelling units to the RU-2 zoned subject site beyond what is allowed by the LUP map of the CDMP. As such, 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:

When the request to modify condition #2 of Resolution No. CZAB8-10-12, in order to submit revised site plan that indicates a conversion from a single-family residence to a duplex (request #1) is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict that the existing single-family residence shall continue to stay on the eastern portion of the subject site, and the proposed addition would be attached to the existing building on the western side of the 0.16-acre property which will create a duplex addition. This would require modification to the previously approved plans to indicate said changes to the existing single-family building. Staff supports the request and opines that the approval with conditions of the applicant's request to modify the previously approved plans will not generate excessive noise or traffic, create other hazards to the surrounding area or be incompatible with same, when considering the necessity for and reasonableness of the modifications in relation to the present and future development of the area

concerned. Staff opines that the architectural style and scale of the duplex residence would be **compatible** with the surrounding structures and with the aesthetic character of the immediate vicinity, and as such, would not be out of character or detrimental to the neighborhood and will not have significant visual impact on the adjacent properties, and would be **compatible** with same.

Staff's research of the surrounding area did not find any similar approvals within the neighborhood for request to convert the single-family residences on the RU-2 zoned properties to duplexes. Notwithstanding, staff notes that based on memoranda from the departments reviewing this application, any impacts from the modification of condition #2 from a prior resolution, the front and rear reduced setback and larger lot coverage 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 would generate 1 additional daily peak hour trips, and 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 no objection. Therefore, staff opines that approval with conditions of the requested modification (request #1) would be compatible with the area concerned, when considering the necessity and reasonableness of the modifications or in relation to the present and future development of the area. **Based on the foregoing analysis, staff recommends approval with conditions of request #1, under Generalized Modification Standards, Section 33-311(A)(7).**

When the requests to permit a duplex to setback 15' (25' required for 50% of the lineal footage of the entire width of the house and 15' required for the balance) from the front (south) and the rear (north) property lines (request #2), and to permit the duplex residence with a lot coverage of 39.4% (30% maximum permitted) (request #3), are analyzed under the Non-Use Variance Standards, Section 33-311(A)(4)(b), staff opines that approval of these requests would be **compatible** with the surrounding area, and would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff supports the requests and opines that approval with conditions of this non-use variance would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 6' high CBS wall located along the rear property line and the existing 6' high wood fence located along the interior side property lines of the subject property, which, staff opines, buffers any visual intrusion of the rear setback encroachment on the surrounding properties, especially to the parcels to the south of the subject property. Staff further opines that the greater lot coverage by the proposed duplex addition would be internal to the site that is enclosed from view from the outside by the CBS wall and wood fence any significant visual impacts generated from the duplex on the single-family residences to the north, east and west would be further mitigated by the NW 62 Terrace right-of-way that separates the site from the properties located across from the street. Staff recommends as a condition for approval that the said wood fence along the interior property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area did find similar approvals within the neighborhood for variances of the setbacks and lot coverage. The abutting property to the north, located at 1866

NW 63 Street, was approved under Resolution #CZAB8-20-10 for the single-family residence to setback of 15'-2" (25' required) from the rear (south) property line, and for a lot coverage of 35.8% (35% permitted). Also another property to the north of the subject site and located at 1862 NW 63 Street was approved under Resolution #CZAB8-15-11 to allow a parcel of land with a lot frontage of 40' (75' required) and with a lot area of 3,600 sq. ft. (7,500 sq. ft required). Additionally, non-use variance requests to permit a single-family residence to setback 15'-3" (25' required) from the rear (south) property line, and to have a lot coverage of 35.87% (35% permitted) were also approved under the same resolution. Furthermore, staff opines that the architectural style and scale of the proposed duplex 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 and lot coverage 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. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing, entitled "Zoning hearing for proposed DUPLEX addition, as prepared by AIP Design, Inc. dated stamped received 9/19/2025, for a total of 4 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 applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources within 90 days.
5. That the 6' high wood fence along the interior sides of the property lines of the subject property be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

Edwin Ambrocio Reyes

Z25-023

Page | 6

ES:JB:SS:PM:JH

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Edwin Ambrocio Reyes

PH: Z25-023

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

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

<p>Low Medium Density Residential (Pg. I-31)</p>	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Medium Density Residential. The residential densities allowed in this category shall range from a minimum of 6 to a maximum of 13 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 7.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>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>
---	--

Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min. Bldg. Size (Cu. Ft.)
	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)
	RU-2	1	New sub.-75'	7,500	40%	8,500

Sec. 33-50. - Table of setback lines in residential and estate districts.	District/ Families	Front (Ft.)	Rear (Ft.)	Interior Side (Ft.)	Side Street (Ft.)
	RU-2: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	10% lot width min.—5' max.—7½'	15

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 8**

PH: Z25-023

January 7, 2026

Item No. 4

Recommendation Summary	
Commission District	3
Applicant	Edwin Ambrocio Reyes
Summary of Requests	The applicant seeks to modify the condition of a prior resolution in order to submit revised site plan that indicates a conversion from a single-family residence to a duplex. Additionally, the applicant seeks to allow the duplex to setback less than required from the front and rear property lines, and for it to have more lot coverage than permitted by Code.
Location	1879 NW 62 Terrace, Miami-Dade County, Florida.
Property Size	0.16 Acre
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low-Medium Density Residential, 6 to 13 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- 1) MODIFICATION of Condition #2 of Resolution No. CZAB8-10-12, passed and adopted by the Community Zoning Appeals Board 8, and reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity, "as prepared by Thomas & Calzadilla, dated stamped received 3/12/12, consisting of 2 sheets."

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Zoning hearing for proposed DUPLEX addition, as prepared by AIP Design, Inc. dated stamped received 9/19/2025, for a total of 4 sheets."

The purpose of request #1 is to modify the condition of a previously approved resolution in order to submit revised site plan that indicates a conversion from a single-family residence to a duplex.

- 2) NON-USE VARIANCE to permit a duplex to setback 15' (25' required for 50% of the lineal footage of the entire width of the house and 15' required for the balance) from the front (south) and the rear (north) property lines.
- 3) NON-USE VARIANCE to permit the duplex residence with a lot coverage of 39.4% (30% maximum permitted).

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

PROJECT HISTORY AND DESCRIPTION:

In June, 2012, pursuant to Resolution No. CZAB8-10-12, the subject property was approved by the by the Community Zoning Appeals Board 8 permitting a proposed single-family residence to setback 15' (25' required) from the rear (north) property line. Additionally, the aforementioned resolution had tied the subject site to the approved plans which depict the proposed single-family residence located towards the eastern portion of the lot whereas the western portion remained open/vacant.

Under the current zoning application, the applicant seeks to modify the site plan condition #2 of Resolution No. CZAB8-10-12 in order to submit revised site plan that indicates a conversion from a single-family residence to a duplex on the RU-2 zoned lot. Additionally, the applicant seeks to allow the duplex to setback less than required from the front and rear property lines, and for it to have more lot coverage than permitted by Code. The submitted plans show that the existing one (1)-story, 1,050 sq. ft. single-family residence shall continue to stay on the eastern portion of the subject site and the proposed attached addition on the western side of the 0.16-acre property which will create the proposed duplex addition. The proposed duplex addition would be setback 15' from the front (south) and from the rear (north) property lines whereas 25' is required for 50% of the lineal footage of the entire width of the house and 15' required for the balance. The proposed addition also results in a lot coverage of 39.4%, where 30% is otherwise the maximum lot coverage permitted by code. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' high CBS wall along the rear, and 6' high wood fence located along the interior side property lines of the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)
North	RU-2; single-family residences	Low-Medium Density Residential (6 to 13 dua)
South	RU-2; single-family residence, vacant lot	Low-Medium Density Residential (6 to 13 dua)
East	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)
West	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence on a 7,200 sq. ft. interior lot that is zoned RU-2, Two-Family Residential District, and located at 1879 NW 62 Terrace. The surrounding area is characterized by existing single-family residences, that are also zoned as RU-2, Two-Family Residential District.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to modify the site plan condition of a previously approved resolution and allow the addition of a second unit to the existing single-family residence, and to permit the duplex with a reduced setback from the front and rear property lines and to cover more area on the lot than otherwise permitted by zoning regulations. Staff opines that since the rear yard area is enclosed with a 6' high CBS wall and a 6' wood fence is located along the interior side property lines, any visual impact that the duplex addition may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.17-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 *the residential densities allowed in this category shall range from a minimum of 6 to a maximum of 13 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. This allows the applicant to develop the 0.16-acre subject site with a total of 2 residential units as the maximum density allowed under the CDMP Low-Medium Density Residential threshold on the LUP map. The applicants are requesting to add an additional dwelling unit and change the single-family use on the property to a duplex. Staff opines that the approval of the requests sought in the application for the modification of a condition of a prior resolution, the reduced front and rear setbacks and the larger lot coverage for the proposed duplex addition will not add additional dwelling units to the RU-2 zoned subject site beyond what is allowed by the LUP map of the CDMP. As such, 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:

When the request to modify condition #2 of Resolution No. CZAB8-10-12, in order to submit revised site plan that indicates a conversion from a single-family residence to a duplex (request #1) is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict that the existing single-family residence shall continue to stay on the eastern portion of the subject site, and the proposed addition would be attached to the existing building on the western side of the 0.16-acre property which will create a duplex addition. This would require modification to the previously approved plans to indicate said changes to the existing single-family building. Staff supports the request and opines that the approval with conditions of the applicant's request to modify the previously approved plans will not generate excessive noise or traffic, create other hazards to the surrounding area or be incompatible with same, when considering the necessity for and reasonableness of the modifications in relation to the present and future development of the area concerned. Staff opines that the architectural style and scale of the duplex residence would be **compatible** with the surrounding structures and with the aesthetic character of the immediate vicinity, and as such, would not be out of character or detrimental to the neighborhood and will

not have significant visual impact on the adjacent properties, and would be **compatible** with same.

Staff's research of the surrounding area did not find any similar approvals within the neighborhood for request to convert the single-family residences on the RU-2 zoned properties to duplexes. Notwithstanding, staff notes that based on memoranda from the departments reviewing this application, any impacts from the modification of condition #2 from a prior resolution, the front and rear reduced setback and larger lot coverage 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 would generate 1 additional daily peak hour trips, and 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 no objection. Therefore, staff opines that approval with conditions of the requested modification (request #1) would be compatible with the area concerned, when considering the necessity and reasonableness of the modifications or in relation to the present and future development of the area. **Based on the foregoing analysis, staff recommends approval with conditions of request #1, under Generalized Modification Standards, Section 33-311(A)(7).**

When the requests to permit a duplex to setback 15' (25' required for 50% of the lineal footage of the entire width of the house and 15' required for the balance) from the front (south) and the rear (north) property lines (request #2), and to permit the duplex residence with a lot coverage of 39.4% (30% maximum permitted) (request #3), are analyzed under the Non-Use Variance Standards, Section 33-311(A)(4)(b), staff opines that approval of these requests would be **compatible** with the surrounding area, and would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff supports the requests and opines that approval with conditions of this non-use variance would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 6' high CBS wall located along the rear property line and the existing 6' high wood fence located along the interior side property lines of the subject property, which, staff opines, buffers any visual intrusion of the rear setback encroachment on the surrounding properties, especially to the parcels to the south of the subject property. Staff further opines that the greater lot coverage by the proposed duplex addition would be internal to the site that is enclosed from view from the outside by the CBS wall and wood fence any significant visual impacts generated from the duplex on the single-family residences to the north, east and west would be further mitigated by the NW 62 Terrace right-of-way that separates the site from the properties located across from the street. Staff recommends as a condition for approval that the said wood fence along the interior property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area did find similar approvals within the neighborhood for variances of the setbacks and lot coverage. The abutting property to the north, located at 1866 NW 63 Street, was approved under Resolution #CZAB8-20-10 for the single-family residence to setback of 15'-2" (25' required) from the rear (south) property line, and for a lot coverage of 35.8% (35% permitted). Also another property to the north of the subject site and located at 1862 NW 63

Street was approved under Resolution #CZAB8-15-11 to allow a parcel of land with a lot frontage of 40' (75' required) and with a lot area of 3,600 sq. ft. (7,500 sq. ft required). Additionally, non-use variance requests to permit a single-family residence to setback 15'-3" (25' required) from the rear (south) property line, and to have a lot coverage of 35.87% (35% permitted) were also approved under the same resolution. Furthermore, staff opines that the architectural style and scale of the proposed duplex 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 and lot coverage 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. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing, entitled "Zoning hearing for proposed DUPLEX addition, as prepared by AIP Design, Inc. dated stamped received 9/19/2025, for a total of 4 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 applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources within 90 days.
5. That the 6' high wood fence along the interior sides of the property lines of the subject property be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

Edwin Ambrocio Reyes
Z25-023
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ES:JB:SS:PM:JH

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Edwin Ambrocio Reyes
 PH: Z25-023

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

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

Low Medium Density Residential (Pg. I-31)	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Medium Density Residential. The residential densities allowed in this category shall range from a minimum of 6 to a maximum of 13 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 7.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
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<p>Sec. 33-49. <i>- Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes</i></p>	<p>District</p>	<p>Families</p>	<p>Min. Width</p>	<p>Min. Lot Area (Sq. Ft.)</p>	<p>Max. Lot Coverage (% of Lot Area)</p>	<p>Min. Bldg. Size (Cu. Ft.)</p>
	<p>District</p>	<p>Families</p>	<p>Min. Width</p>	<p>Min. Lot Area (Sq. Ft.)</p>	<p>Max. Lot Coverage (% of Lot Area)</p>	<p>Min Bldg. Size (Cu Ft)</p>
	<p>RU-2</p>	<p>1</p>	<p>New sub.-75'</p>	<p>7,500</p>	<p>40%</p>	<p>8,500</p>
<p>Sec. 33-50. <i>- Table of setback lines in residential and estate districts.</i></p>	<p>District/ Families</p>	<p>Front (Ft.)</p>		<p>Rear (Ft.)</p>	<p>Interior Side (Ft.)</p>	<p>Side Street (Ft.)</p>
	<p>RU-2: One</p>	<p>15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages</p>		<p>15 for 50% of the lineal footage of the width of the house and 25 for balance</p>	<p>10% lot width min.—5' max.—7½'</p>	<p>15</p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

EDWIN AMBROCIO REYES & ANA MARIA RODRIGUEZ 1879 NW 62 TER
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2025000023

DATE

HEARING NUMBER

FOLIO: 30-3115-005-3980

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 8, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

EDWIN AMBROCIO REYES & ANA MARIA RODRIGUEZ

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: March 17, 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: Z2025000023-1st Review
Edwin Reyes
1879 NW 62nd Terrace
Non-Use Variance for setbacks and lot coverage requirements for a proposed addition to an existing single-family residence to develop a duplex.
(RU-2) (0.165 acres)
15-53-41

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 existing single-family residence is connected to public water and sanitary sewers. 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.

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.

Please be advised, 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 proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Water Control Review

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year storm event.

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

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

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources; however, the landscape plan entitled "Proposed Attached Duplex" prepared by Ernesto Gonzalez-Chavez, L.E., and dated as received by Miami-Dade County on February 21, 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@miamidadegov 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: October 10, 2025

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

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

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

Subject: Zoning Application Comments - Edwin A. Reyes and Ana M. Rodriguez
Application No. Z2025000023 (Revision No. 2)

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.

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement and/or a Verification Form will be required.

Application Name: Edwin A. Reyes and Ana M. Rodriguez

Location: The proposed project is located on approximately 0.17 acres at 1879 NW 62nd Terrace, with Folio No. 30-3115-005-3980, in unincorporated Miami-Dade County.

Proposed Development: The Applicant intends to convert the existing Single-Family Residence (SFR) of 1,050 sq. ft. (Living Area; per Property Appraiser) into a Duplex (2 Units), as per site plan submitted on August 19, 2025.

The water demand associated with the existing SFR totals 210 gallons per day (gpd). The total water demand associated with the new Duplex (2 units) totals 300 gpd. Therefore, the subject project results in an increase of 90 gpd for water demand.

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.

The subject property is connected to water. If a new connection is required, there is an existing 6-inch water main (E8435-22) along SW 62nd Terrace, abutting the southern boundary of the property to where the developer may connect to provide water service to the proposed development. Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required

consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

The subject property is connected to sewer. If a new connection is required, there is an existing 8-inch gravity sewer system (ES149-13) along SW 62nd Terrace, abutting the southern boundary of the property to where the developer may connect to provide sewer service to the proposed development. *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.*

The sewage flows from the proposed development will be transmitted to Pump Station (P.S.) No. 107 and P.S. No. 1. Both pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. No. 107

Existing NAPOT: 3.85 hrs.

Proposed Development: 90 gpd

Proposed Projected NAPOT: 3.85 hrs.

P.S. No. 1

Existing NAPOT: 5.97 hrs.

Proposed Development: 90 gpd

Proposed Projected NAPOT: 5.97 hrs.

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

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders,

consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

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

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

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

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

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

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


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

Memorandum



Date: April 2, 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: Z2025000023
Name: Edwin Ambrocio Reyes
Location: 1879 NW 62 Terrace
Section 15 Township 53 South Range 41 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 32 and 33, Block 14, Plat Book 7, Page 79. A Unity of Title approved by the Platting and Traffic Review Section will be required, contact Claudia Luna at Claudia.Luna@miamidade.gov.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. It will generate approximately an additional **1 PM** peak hour vehicle trips.

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

Notes: PM =Post Meridiem

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

Standard Conditions:

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

Memorandum



Date: October 01, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

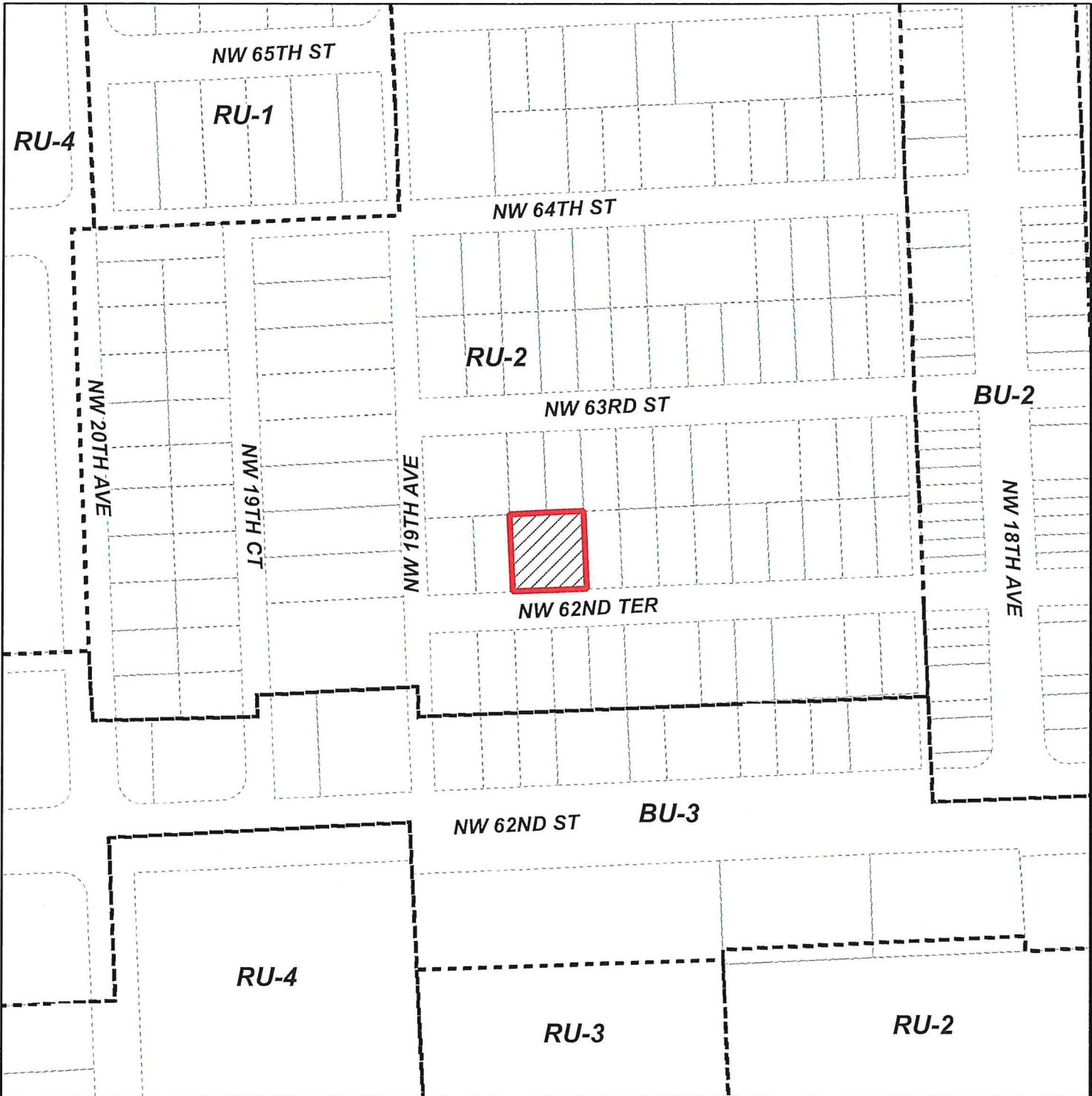
Subject: Z2025000023

The Miami-Dade Fire Rescue Department has **no objection** to site plan uploaded to "EnerGov" on 9/19/2025.

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

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

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



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000023



Section: 15 Township: 53 Range: 41
 Applicant: Edwin Ambrocio Reyes
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

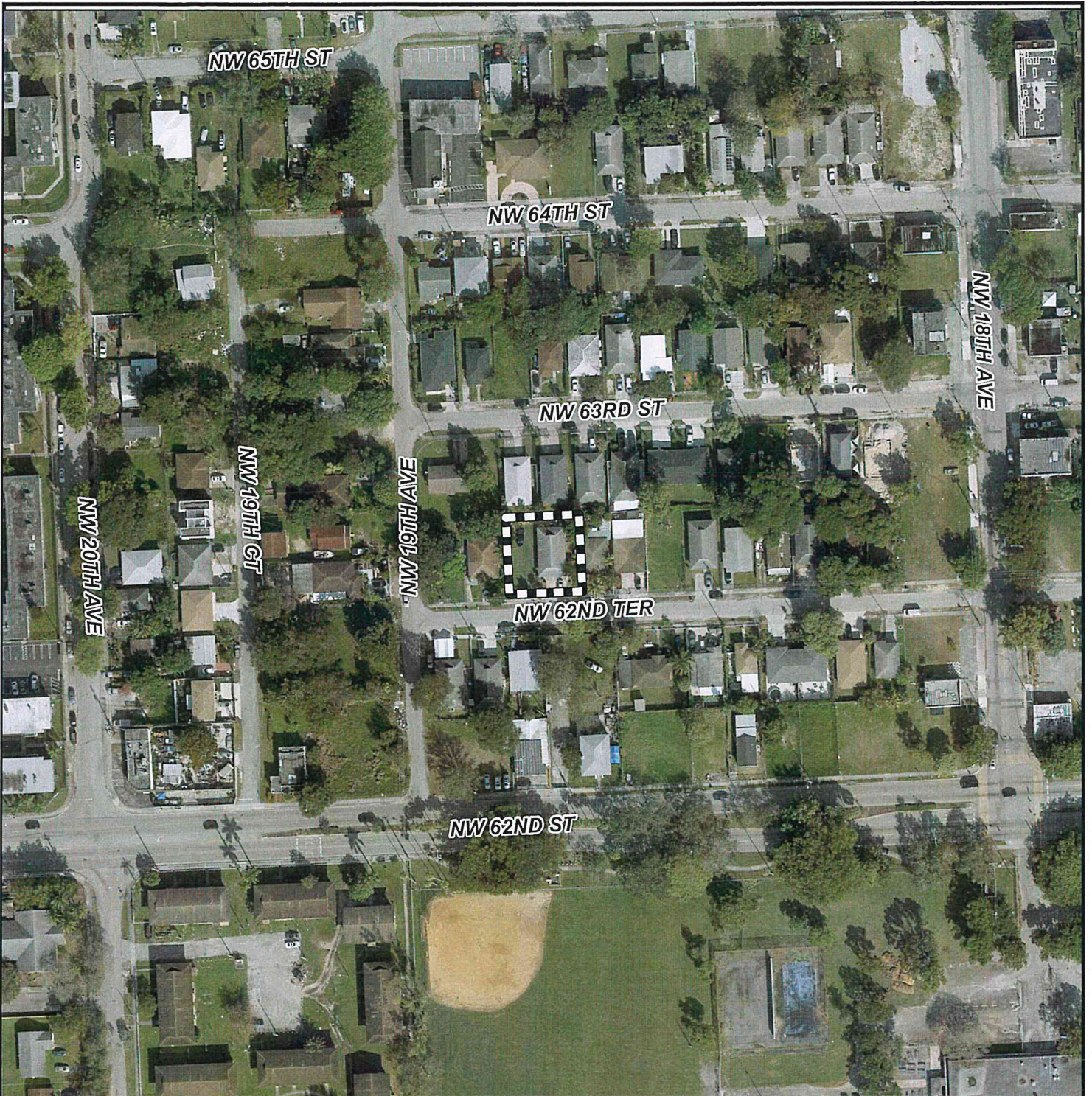
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Tuesday, February 25, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000023

Legend
 Subject Property

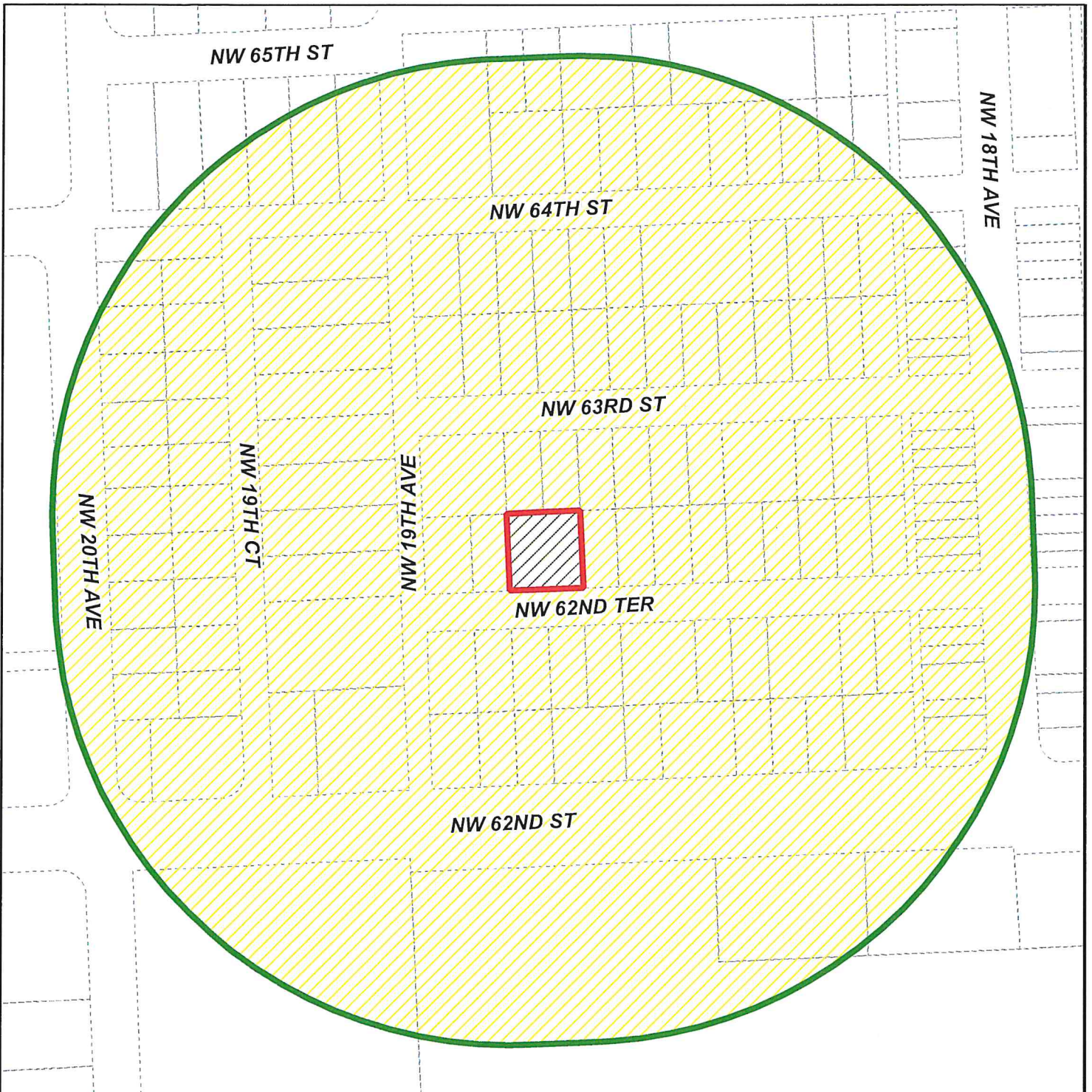


Section: 15 Township: 53 Range: 41
 Applicant: Edwin Ambrocio Reyes
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, February 25, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 15 Township: 53 Range: 41
 Applicant: Edwin Ambrocio Reyes
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000023
 RADIUS: 500

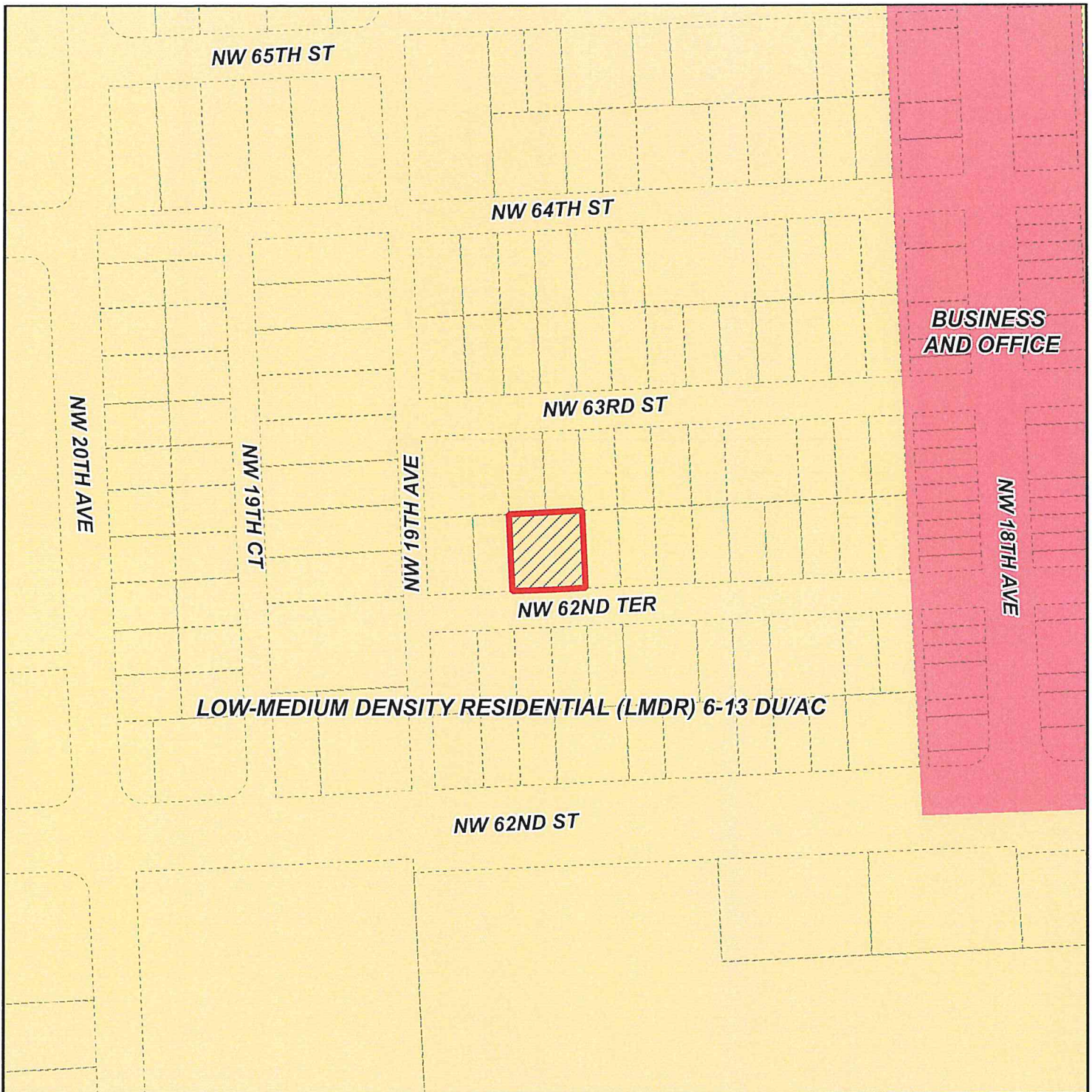
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, February 25, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2025000023



Legend

 Subject Property Case

Section: 15 Township: 53 Range: 41
 Applicant: Edwin Ambrocio Reyes
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

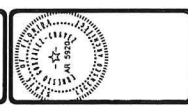


SKETCH CREATED ON: Tuesday, February 25, 2025

REVISION	DATE	BY


AIP Design, Inc.
 Professional Construction Management, Planning and Interiors
 3075 NW 11th St, Suite 202
 Miami, FL 33136
 Phone: (305) 571-1177
 Fax: (305) 571-1178
 Email: info@aipdesign.com

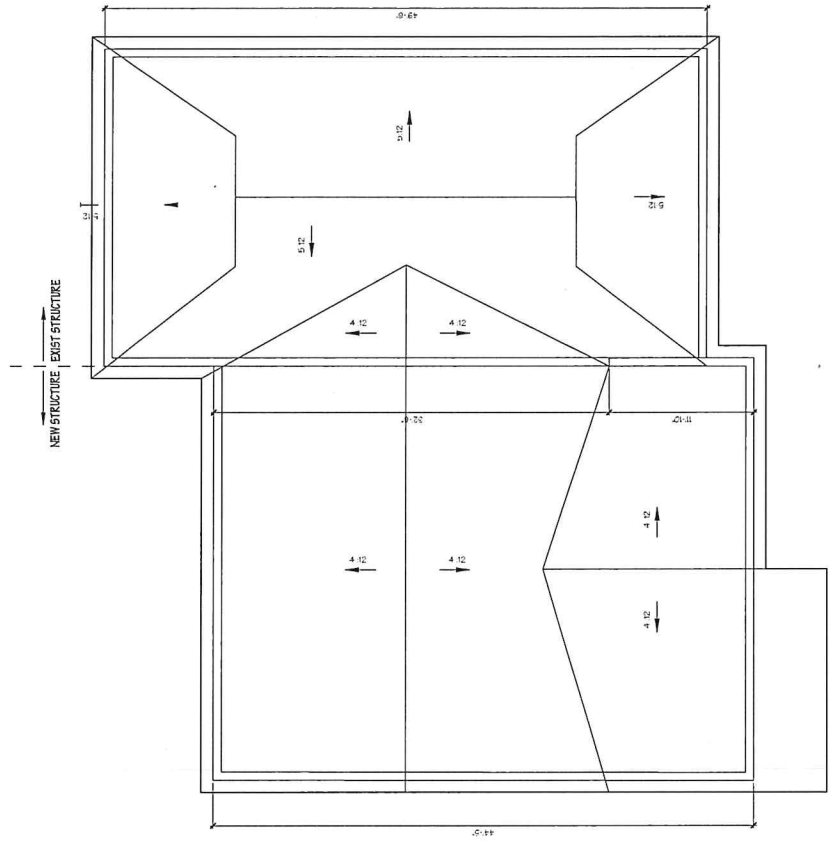
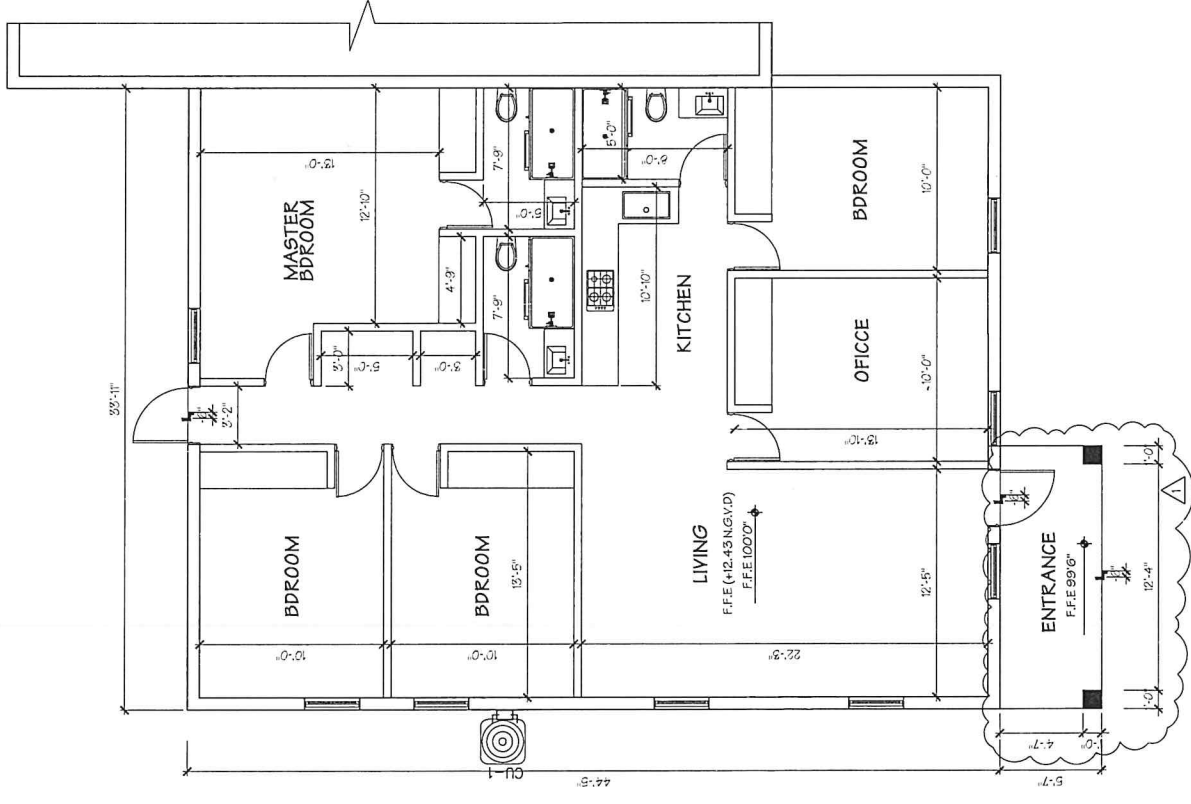
PERMIT SET
 Issue Date: _____



REVISIONS	
No.	Date
1	09/12/2025

Zoning hearing for proposed DUPLEX addition
 ADDRESS: 1879 NW 62 TER
 MIAAMI, FL 33147
 OWNER: ANA MARIA RODRIGUEZ
 EPWIN AMBROCIO REYES

Title: _____
 RBD Number: _____
 Drawn: _____
 Checked: _____
 SHEET NO. **AO-01**



Zoning hearing for proposed DUPLEX addition

AP Design, Inc.
 Architecture, Construction Management, Planning and Interiors
 13450 SW 15th St, Suite 100
 Miami, FL 33187
 Phone: (305) 555-1234
 Fax: (305) 555-1235
 Email: info@apdesign.com

PERMIT SET
 Issue Date: _____



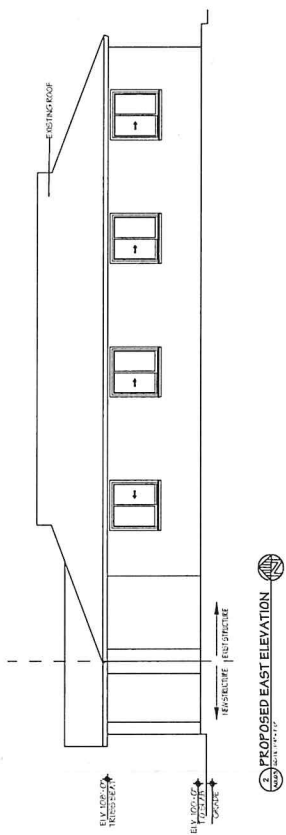
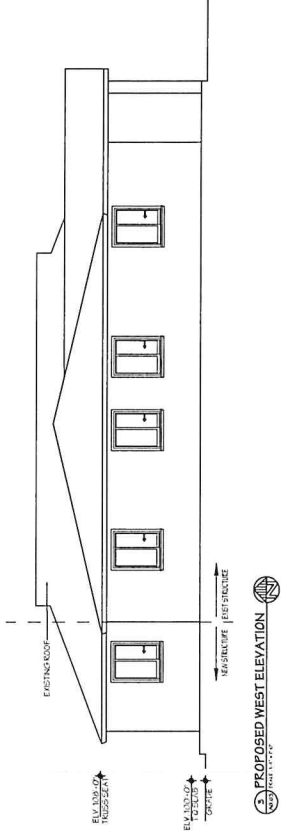
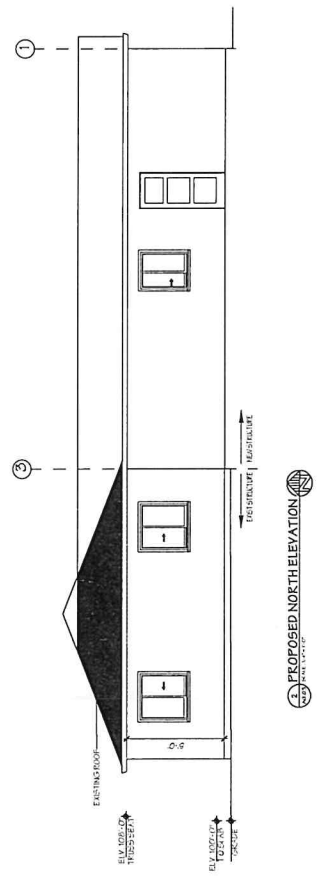
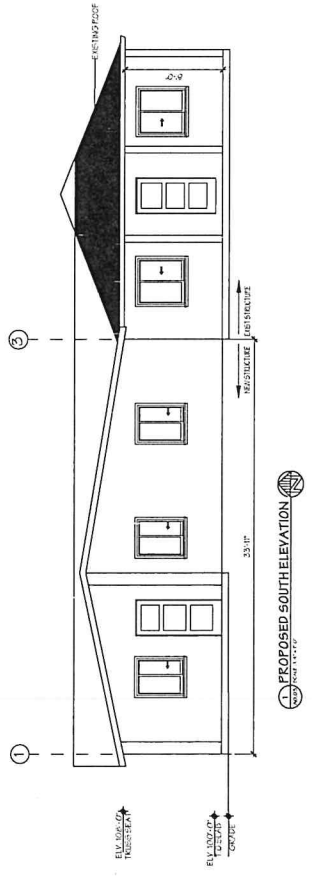
Mark	Date	REVISIONS
1	09/19/2025	

Zoning hearing for proposed DUPLEX addition
 OWNER: ANA MARIA RODRIGUEZ
 EPM: AMARCO REYES
 ADDRESS: 1879 NW 62 TER
 MIAMI, FL 33147

Title: _____

Job Number: _____
 Drawn: _____
 Checked: _____

Sheet No. **AO-02**



Zoning hearing for proposed DUPLEX addition

AP Design, Inc.
 1101 NW 13th St
 Suite 200
 Miami, FL 33135
 Phone: (305) 571-1111
 Fax: (305) 571-1112

PERMIT SET
 Issue Date: _____

REVISIONS

MARK	DATE	DESCRIPTION
1	04/22/2025	

Zoning hearing for proposed DUPLEX addition
 OWNER: ANA MARIA RODRIGUEZ
 EDWIN AMORCICIO REYES
 ADDRESS: 1879 NW 62 TER
 MIAMI, FL 33147

108

108 Number
 Drawn: _____
 Checked: _____

Sheet No.
LS-01

LEYLEND:

- EXIST. STRUCTURE TO REMAIN NOT ALTERATIONS
- NEW STRUCTURE
- NEW CONCRETE PAVERS
- SOD

LANDSCAPE LEGEND

(THIS INFORMATION IS REQUIRED TO BE PERMANENTLY AFFIXED TO THE PLAN)
 ZONING DISTRICT: RD-5, NET LOT AREA: 7650, ACRES: .316, SQUARE FEET: 2939

A. Square feet of open space required by Charter 33, as indicated on site plan: **2160**
 Net Lot area: 7600 (Square feet) x 30% = 2160 square feet.

B. Square feet of parking lot open space required by Charter 19A, on site plan: **1067**
 The number of parking spaces: 8 x 10 square feet per parking space

C. Total square feet of open space required by Charter 33, A + B: **3227**

LAWN AREA CALCULATION:

A. Total square feet of landscaped open space required by Charter 33: **2550**
 B. Minimum lawn area (St. Augustine sod) permitted: 33%
855.0

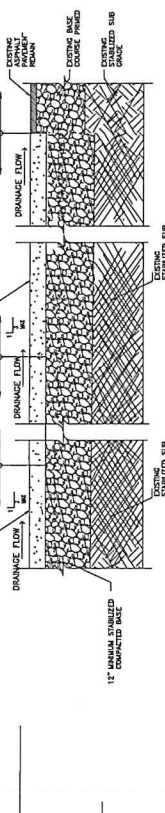
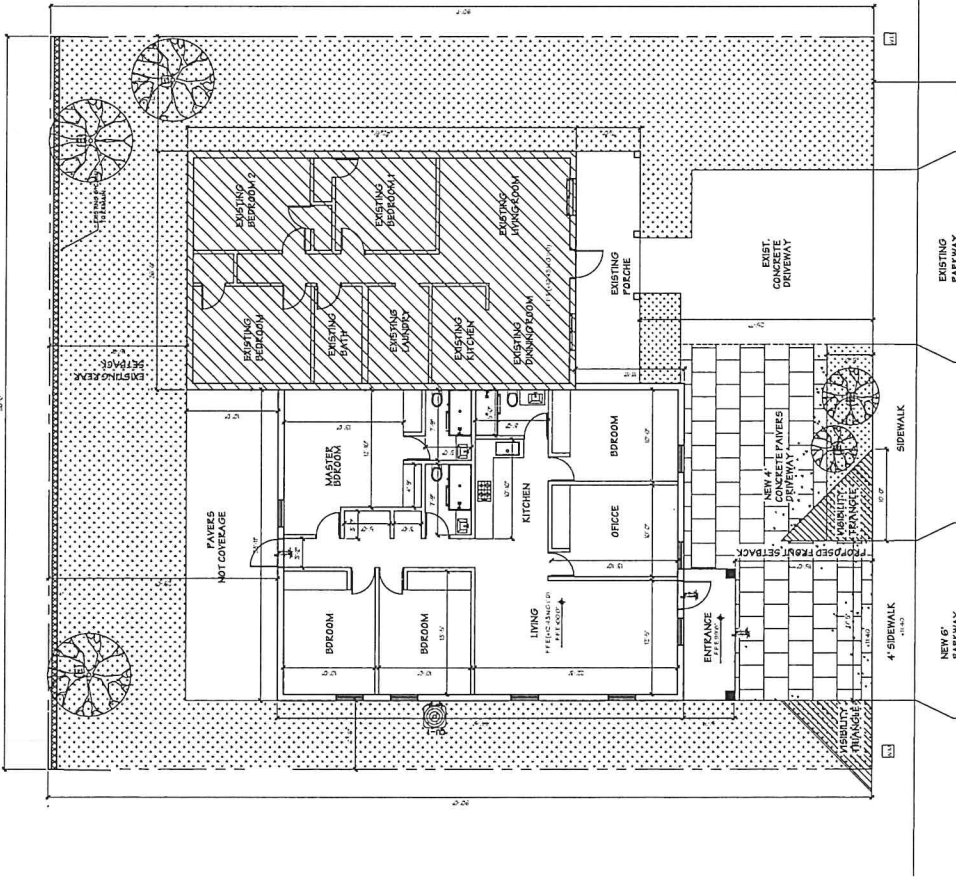
TREES:

A. The number of trees required per net lot acre: **3**
 B. The number of trees that meet minimum requirements: **3**
 C. 30% Palms allowed (Two palms-one tree) Palms provided: **1**
 D. Percentage of native trees required = the number of trees provided x 30% = **1**
 E. Street trees (max. average spacing of 35' oc, 120' linear feet along street/25' oc, 120' linear feet along driveway/25' oc) provided: **1**
 F. Street trees located directly beneath power lines (max. average spacing of 25' oc): **3**
 G. Linear feet along street/25' = **6**
 H. Total number of trees provided: **5**

SHRUBS:

A. The total number of trees required x 10 = number of shrubs required: **10**
 B. The number of shrubs required x 30% = the number of native shrubs required: **10**
 C. The number of native shrubs provided: **10**
 D. The number of native shrubs provided x 30% = the number of native shrubs required: **10**
 E. The number of native shrubs provided - the number of native shrubs required: **0**
 F. The number of native shrubs provided - the number of native shrubs required: **0**

Ingration Plan Required by Charter 33, Auto-Integration: _____ or hose bib: _____ provided



DRIVEWAY SECTION (PROPOSED)

1\"/>

OPEN TREE NOTE:
 THESE TREES AND TREES THAT HAVE TO BE REMOVED OR REPLACED FOR THIS CONSTRUCTION PROJECT ALL EXISTING PLANTS AND LANDSCAPE SHALL BE REMAIN.

CONCRETE DRIVEWAY AND DRIVEWAY SHALL BE 8\"/>

1 LANDSCAPING PLAN
 SCALE: 3/16\"/>

N.W. 62 TERRACE
 5.87 ASPHALT PAVEMENT
 (40' TOTAL R/W)

EXISTING PARKWAY
 NEW 6\"/>



**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 8**

PH: Z22-100

February 4, 2026

Item No. 1

Recommendation Summary	
Commission District	2
Applicant	Yanick Desgranges
Summary of Requests	The applicant seeks to modify the conditions of a previously approved resolution in order to submit revised plans showing a reduction in the lot size by removing the school use from lot 1, and a reduction in the approved children count from 130 to 80. In addition, the applicant seeks to permit the existing day care building to setback less than required from the property lines, and to permit less parking spaces and for providing no auto stacking on the site as required by Code.
Location	1184 NE 151 Street, Miami-Dade County, Florida.
Property Size	0.66 acres
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Day Care Center
2030-2040 CDMP Land Use Designation	Low Density Residential 2.5-6 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7), Generalized Modification Standards, Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) MODIFICATION of Condition #2 and #6 of Resolution No. 4-ZAB-338-86, passed and adopted by the Metropolitan Dade County Zoning Appeals Board 2 and last modified by Resolution No. CZAB2-2-97, passed and adopted by the Metropolitan Dade County Zoning Appeals Board 2, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Day Care Center' as prepared by Ford Armenteros & Manucy, Inc., dated last revised 3-11-97."

TO: "2. That the property shall be developed substantially in accordance with that submitted for the hearing entitled "SITE PLAN FOR: YANICK DESGRANGES" as prepared by ARCON ENGINEERING GROUP, INC., dated stamped received 11/3/2025 consisting of sheets SP-1, A-1, L-1, L-2 and ADA-1 along with building elevations entitled "FARAH'S ANGEL DAY CARE", as prepared by DE LA LLAMA & ASSOCIATES, INC., dated stamped received 2/13/2023 consisting of 2 sheets, for a total of 7 sheets."

FROM: "6. That the use shall be restricted to a maximum number of 130 children."

TO: "6. That the use shall be restricted to a maximum number of 80 children."

The purpose of requests #1 is to allow the applicant to modify conditions of prior resolutions in order to submit revised plans showing a reduction in lot size by removing the school use from lot 1, allowing Lot 1 to revert to the uses permitted under the RU-2 zoning district and a reduction in the approved student count from 130 to 80.

- (2) NON-USE VARIANCE to permit the existing day care center to setback a minimum of 30.84' (50' required) from the rear (west) property line and a minimum of 15' (50' required) from the interior side (north) property line.
- (3) NON-USE VARIANCE to permit the existing day care center with 5 parking spaces (7 spaces required).
- (4) NON-USE VARIANCE to permit the existing day care center with 0 auto stacking (5 required).

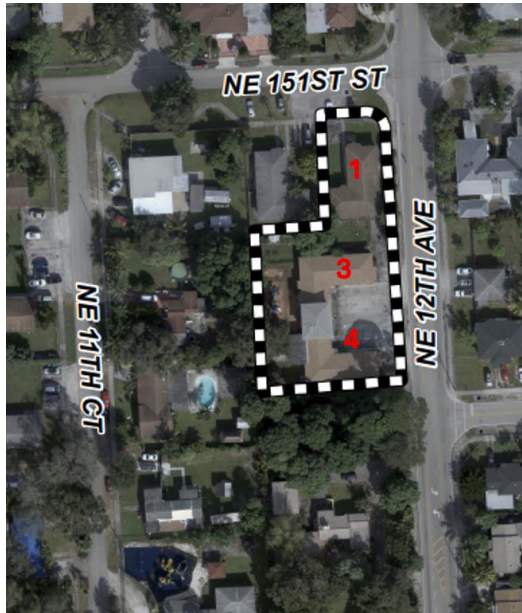
The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

PROJECT HISTORY AND PROJECT DESCRIPTION:

The 0.66-acre subject property has been the subject of a series of public hearings related to the establishment and expansion of a day care center. In 1964, Resolutions #3-ZAB-421-64 and #Z-211-64 were approved to rezone the property to RU-2. In 1986, Resolution #4-ZAB-338-86 was approved for Lot 4 (Parcel C), granting an Unusual Use to permit a day care center, along with non-use variances for setbacks and parking requirements. A subsequent application under Resolution #4-ZAB-317-89 was denied without prejudice for the expansion of the day care center into Lot 3 (Parcel B), modifications to the site plan, an increase in student enrollment, and additional non-use variances for setbacks. However, later actions under Resolutions #Z-253-89 and #4-ZAB-323-91 were approved for the subject site, allowing the expansion of the day care center into Lots 3 and 4. Most recently, Resolution #CZAB2-2-97 approved the expansion of the day care center into Lot 1 (Parcel A), together with site plan modifications, an increase in the number of students, and non-use variances for setbacks, parking, classroom area, and related requirements. As part of this expansion, a Unity of Title was recorded in Official Records Book 17705, Pages 0886 through 0899, unifying Lots 1, 3, and 4. Lastly, in 2008, building permit #2008003627 was approved for a new addition of approximately 1,620 square feet, which included office and reception areas.

The applicant now seeks to modify Conditions #2 and #6 of the prior Resolution #CZAB2-2-97 in order to remove Lot 1 (Parcel A) from the previously approved development (request #1). This request would be accomplished by revising the previously approved site plan to reflect a reduced lot area and a reduction in student enrollment, thereby reverting the development parameters and conditions back to those that were approved under Resolution #4-ZAB-323-91. Additionally, the application also seeks approval of ancillary non-use variances for building setbacks so that the existing site conditions associated with structures that were previously approved are accurately reflected on the official records for the subject site. Staff notes that no new building additions are being proposed and that the requested variances are intended solely to formally incorporate all required setback variances into the current application. Additional non-use variances for parking requirements are also requested that seek to permit less parking (request #3), and to permit zero (0) auto stacking spaces on the subject site (request #4).

Below is the Location Map Identifying Lot 1 (Parcel A), Lot 3 (Parcel B) and Lot 4 (Parcel C) as described in the Unity of Title recorded under Official Records Book 17705 at Pages 0886 through 0899:



NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; day care center	Low Density Residential (2.5 to 6 dua)
North	City of North Miami Beach; single-family residence	Low Density Residential (2.5 to 6 to dua)
South	RU-2; single-family residence	Low Density Residential (2.5 to 6 dua)
East	RU-2; single-family residences	Low Density Residential (2.5 to 6 dua)
West	RU-2; single-family residences and duplex	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The existing 0.66-acre day care center is zoned RU-2 and is located at 1184 NE 151 Street, Miami-Dade County, Florida. The surrounding area is characterized predominantly by single-family residential uses, with a single-family residence located within the City of North Miami Beach to the north, RU-2 zoned single-family residences to the south and east, and RU-2 single-family residences and duplexes located to the west of the subject site.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to continue the day care use on Lots 3 and 4, while allowing Lot 1 to revert back to the uses permitted under the RU-2 zoning district. According to the Platting and Traffic Section of the Department of Regulatory and Economic Resources, the

application will not generate any additional traffic. Staff further notes that the proposal includes a reduction in the approved student enrollment from 130 to 80, which, in conjunction with the removal of Parcel 1 from the day care operation, is expected to result in a reduction in traffic impacts on the surrounding area, while continuing to provide child care services to the community.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.66-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 Density Residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single family, e.g. single family detached, cluster, and townhouses. The CDMP Land Use Element Interpretative text under *Residential Communities* also permits *neighborhood and community services including **schools, daycare centers** and houses of worship, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.* Additionally, a section of the CDMP Land Use Element Interpretative text also indicates that *some existing lawful uses and zoning classifications are not specifically depicted on the LUP map*, however, all such existing lawful uses and zoning are deemed to be **consistent** with the Land Use Plan Map.

Staff further notes that the day care center is an existing lawful use on the property and has been the subject of multiple zoning approvals, as previously discussed. The applicant is requesting to reduce the extent of the day care use by allowing Lot 1 to revert to the uses permitted under the RU-2 zoning district, while maintaining the existing day care use on the remainder of the site. As previously noted, the day care center is an existing use, and approval of the requests associated with this application will allow the day care use to continue on Lots 3 and 4, while permitting Lot 1 to revert to the uses allowed under the RU-2 zoning district. For the reasons set forth in the zoning analysis below, staff opines that the proposed modification of the previously approved site plan, reflecting a reduced lot area and a reduction in student enrollment, satisfies the **compatibility** criteria set forth in the **CDMP Land Use Element, Policy LU-4A**. Based on the foregoing analysis, staff further opines that approval of the application is **compatible** with the surrounding area **and therefore consistent** with the **CDMP Land Use Element Interpretative Text for Residential Communities** and the **Low Density Residential** land use designations on the CDMP Land Use Plan Map.

ZONING ANALYSIS:

The subject property is developed with an existing day care center serving children from one (1) through five (5) years of age. The applicant is requesting to modify the conditions of Resolution #4-ZAB-338-86, as last modified by Resolution #CZAB2-2-97, in order to permit a reduction in the approved lot size by removing the day care use from Lot 1, thereby allowing Lot 1 to revert to the uses permitted under the RU-2 zoning district, and to allow a reduction in the approved student enrollment from 130 to 80 (Request #1). When the aforementioned request is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of the request, subject to appropriate conditions, would be compatible with the surrounding area. The proposed reduction in lot area and reduction in student enrollment from 130 to 80 children is not expected to generate additional traffic; rather, it is anticipated to reduce overall traffic volumes, particularly during peak drop-off and pick-up periods typically associated with day care operations. In addition, allowing Lot 1 to revert to the residential uses permitted under the RU-2 zoning district is expected to generate fewer vehicular trips than the previously approved day care use. The

proposal will not create excessive overcrowding, provoke a nuisance, or otherwise adversely impact adjacent properties, and will remain **consistent** with the character of the surrounding residential neighborhood.

The submitted plans depict an existing to remain day care center on lots 3 and 4 with a maximum number of 80 children, as approved back in 1991 under Resolution #4-ZAB-323-91. Staff also notes that the plan submitted for this application remain largely unchanged when compared to prior approval with the exception of lot 1 which is being removed as part of this application. Based on the memoranda submitted by other departments reviewing the application, approval of the application would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) does not object to the application and indicate in their memorandum, that the application will not generate any additional traffic. In addition, the memorandum submitted by the Miami-Dade Fire Rescue Department and the Water and Sewer Department, indicate no objection to the application as well. Although the memorandum from The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) recommending denial is included in this report, staff anticipates receiving a revised memorandum from DERM prior to the hearing, evaluating compliance with the required wastewater disposal system for Lot 1. Based on the foregoing, staff opines that the approval of request #1 would be **compatible** with the area and would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, as it affects the stability and appearance of the neighborhood. **Therefore, staff recommends approval with conditions of request #1, under Section 33-311(A)(7), Generalized Modification Standards.**

Similarly, when the requests to permit the existing day care center to maintain a minimum rear setback of 30.84 feet where 50 feet is required from the rear (west) property line, and a minimum interior side setback of 15 feet where 50 feet is required from the interior side (north) property line (Request #2), to permit the existing day care center with 5 parking spaces where 7 spaces are required (Request #3), and to permit the existing day care center with zero (0) automobile stacking spaces where 5 auto stacking spaces are required (Request #4), are analyzed pursuant to Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that these requests are inextricably intertwined with Request #1, for which staff has recommended approval based on the submitted plans. Staff notes that the reduced setbacks under Request #2 are necessary to ensure consistency with the most recent site plan approved in 2008 under Building Permit #2008003627, which authorized an approximately 1,620-square-foot addition. With respect to parking, staff further notes that Request #3 represents a less intensive parking reduction than that approved in 1997 under Resolution #CZAB2-2-97, as the current request seeks a reduction of two (2) spaces, compared to a previously approved reduction of five (5) spaces, and that the site retains the physical capacity to accommodate additional parking if necessary.

Regarding Request #4, to permit zero (0) automobile stacking spaces, staff notes that the Miami-Dade County Department of Transportation and Public Works (DTPW), Traffic Engineering Division, has expressed concerns regarding the provision of auto stacking for facilities serving children up to and including six (6) years of age, as it is typically preferred by parents to exit their vehicles and personally escort children into the facility. Staff further notes that the subject day care center has historically operated without automobile stacking, and that the continuation of this existing operational pattern has not resulted in adverse traffic or circulation impacts. Additionally, the provision of auto stacking in this context may create additional traffic and circulation conflicts,

as parents may park or queue within stacking areas intended for short-duration drop-off activity, thereby impeding internal circulation and increasing localized congestion. As such, staff opines that approval of these requests would maintain the basic intent and purpose of the zoning, subdivision, and other land use regulations, which are intended to protect the general welfare of the public, particularly as it relates to the stability and appearance of the community, and that the requests will be otherwise compatible with the surrounding land uses and not detrimental to the community. **Based on the foregoing, staff recommends approval with conditions of requests #2 through #4 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan depicts direct vehicular and pedestrian access to the daycare center located along NE 12 Avenue. Parking and driveways are located towards the front of the existing building, with the parking provided as a surface parking lot.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all other conditions of resolution #4ZAB-338-86, modified by Resolution #4ZAB323-91, passed and adopted by the Zoning Appeals Board, last modified by Resolution #CZZAB2-2-97 remain in full force and effect, except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Site Plan For: Yanick Desgranges" as prepared by Arcon Engineering Group, Inc., dated stamped received 11/3/2025 consisting of sheets SP-1, A-1, L-1, L-2 and ADA-1 along with building elevations entitled "Farah's Angel Day Care", as prepared by DE LA LLAMA & ASSOCIATES, INC., dated stamped received 2/13/2023 consisting of 2 sheets, for a total of 7 sheets
3. That the applicant submits a request with the Department of Regulatory and Economic Resources for the partial release of Lot 1 (Parcel A) from the Unity of Title recorded under Official Records Book 17705 at Pages 0886 through 0899.
4. That Lot 1, Block 1, of "ERIC ESTATES," according to the plat thereof as recorded in Plat Book 92, Page 57, of the Public Records of Miami-Dade County, Florida, shall be reverted to the uses permitted under the RU-2 Zoning District.
5. That the applicant obtains a Certificate of Use from and promptly renew the same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
6. That the day care center use be limited to a maximum number of 80 children.

7. That the applicant considers incorporating additional parking spaces along NW 12 Avenue, as previously approved under Resolution #CZAB2-2-97 and building permit #2008003627, if needed.
8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources, as well as any other departments, as indicated in their respective memoranda.

ES:JB:SS:EA

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Yanick Desgranges
Z22-100

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

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

Low Density (Pg. I-31)	<i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
Uses and Zoning Not Specifically Depicted (Pg. I-35)	<i>Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled “Concepts and Limitations of the Land Use Plan map.” The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the parcel exists, including all the provisions for density averaging and definition of gross density.</i>
Residential Communities (Pg. I-27)	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different constructions systems. Also permitted in residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the “neighborhood” reflects the intensity and design of developments mix of land uses, and their relationship.</i>
Policy LU-4A (Page. I-9)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(7) Generalized	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except</i>
---	--

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

YANICK DESGRANGES

1184 NE 151 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2022000100

DATE

HEARING NUMBER

FOLIO: 30-2220-041-0010

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 1, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Building Support Case #F2012112449-U was opened 1/4/2013 for: RECERTIFY OR DEMOLITION - Structure (A) - (DADE COUNTY'S BLDG-1) a 4,145-SF, 1-Story commercial building missing its 40-year recertification. structural, electrical, and parking illumination reports have not been submitted. --- expired electrical permit #1992092585 needs to be renewed/cancelled --- an engineer's certification is required attesting to the electrical/structural integrity of this structure.

Notice of Violation (NOV) was issued and posted on 3/18/2013, recorded on 5/10/2013 under OR Book 28624 Page 3656. Due to NOV non-compliance the case was scheduled for an Unsafe Structures Board hearing on 6/19/2013. Panel Decision recorded on 8/5/2014 under OR Book 29257 Page 2618. Recertification reports approved on 3/21/2025. All outstanding enforcement cost paid on 3/24/2025. **The case was closed on 3/24/2025. Notice of Violation Cancellation recorded on 3/21/2025 under OR Book 34685 Page 2282 and the Board Decision Cancellation recorded on 3/31/2025 under OR Book 34685 Page 2283.**

Building Support Case #F2022011135-U was opened 6/27/2022 for: RECERTIFY OR DEMOLITION - Structure (A) - (DADE COUNTY'S BLDG-1) a 4,145-SF, 1 & 2-Story commercial building missing its

40-year recertification. structural, electrical, and parking illumination reports have not been submitted. Required reports have not been submitted --- an engineer's certification is required attesting to the electrical/structural integrity of this structure. This structure has not been previously recertified.

Notice of Violation (NOV) was issued and posted on 8/21/2023, recorded on 3/20/2024 under OR Book 34143 Page 1012. NOV compliance timeframe – Permits to be obtained by 11/29/2023 – Repairs to be completed by 3/28/2024. No permits obtained by 11/29/2023. NOV extension received and denied on 12/12/2023. Recertification reports approved on 9/12/2024. All outstanding enforcement cost paid on 3/25/2025. **The case was closed on 3/25/2025. Notice of Violation Cancellation recorded on 1/8/2025 under OR Book 34566 Page 3731.**

Case No. 20250237469B was opened on 03/21/2025. A Notice of Violation was issued on 03/21/2025 for *“FAILURE TO MAINTAIN PARKING AREAS AND ACCESS THERETO IN SAFE CONDITION. PARKING ILLUMINATION MUST COMPLY WITH MIAMI DADE COUNTY CODE SECTION 8C-3. MUST SUBMIT LETTER OF ILLUMINATION COMPLIANCE WITH SECTION 8C-3 FROM A PROFESSIONAL ENGINEER. AS REQUESTED BY BUILDING RECERTIFICATION CASE F2012112449. REFERRED BY ELECTRICAL SECTION.”* **This case is pending a compliance review.**

VIOLATOR:

YANICK DESGRANGES

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: July 31, 2025

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

From: Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources

Subject: Z2022000100-2nd Review
Yanick Desgranges
1184 NE 151st Street
Cancellation of unity of title
(RU-2)
20-52-42



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

Potable Water Service and Wastewater Disposal

The subject application is for a request for cancellation of the unity of title for the subject property. According to the survey submitted in support of this application, prepared by Gary Castel signed November 11, 2014, the legal description of this property is Lot 1, 3, and 4, Block 1 of “Eric Estates”, according to the Plat thereof as recorded in Plat Book 92, at Page 57 of the Public Records of Miami-Dade County, Florida. If the release of the unity of title is granted, the property could be subdivided into individual parcels.

The aforementioned survey submitted in support of this application depicts an existing school located on Lots 3 and 4, Block 1 of “Eric Estates”, according to the Plat thereof as recorded in Plat Book 92, at Page 57 of the Public Records of Miami-Dade County, Florida. The aforementioned survey depicts a duplex on Lot 1, Block of “Eric Estates”, according to the Plat thereof as recorded in Plat Book 92, at Page 57 of the Public Records of Miami-Dade County, Florida.

In order to determine compliance with the Code, the applicant shall provide documentation that all structures on the property are connected to public water and public sanitary sewers.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter at breast height of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of specimen tree resources.

The site plan entitled "Farah's Angel Day Care", prepared by Jorge A. De La Llama, R.A., 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, 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 Jennifer.Snell@miamidade.gov regarding any additional information or concerns with this review.

Conditions of Approval: None

Enforcement History

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: August 1, 2025

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

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

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

Subject: Zoning Application Comments - Yanick Desgranges
Application No. Z2022000100 - (Revision # 1) - (Pre-App. Z21P-336)

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

The subject application is within North Miami Beach's water service area and North Miami's sewer service area. At the time of development, the applicant is advised to consult with the respective Utility for any infrastructure that they may have in their service area.

Application Name: Yanick Desgranges

Location: The proposed project is located at 1184 N.E. 151st Street and 1500 N.E. 12th Avenue, Folio No. 30-2220-041-0010, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting to cancel the Unity of Title.

Water: The proposed development is located within the City of North Miami Beach's water service area. Please consult with the Utility Department of the City of North Miami Beach for any infrastructure that they may have in their service area. Also, a Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of North Miami Beach's water service area and the water supply will be provided by the North Miami Beach Utility.


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

Memorandum



Date: January 28, 2026

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

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

Subject: Z2022000100
Name: Yanick Desgranges
Location: 1500 NE 12 Avenue
Section 20 Township 52 South Range 42 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 1, 3 and 4, Block 1, Plat Book 92, Page 57.

This application does not generate any additional vehicle trips.

Standard Conditions:

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

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 City of North Miami's sewer service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area.

North Miami is a Volume Sewer Customer of WASD. At the time of development, an Ordinance letter will be required from WASD. WASD will be the Utility providing sewer services for treatment and disposal of the wastewater at the North District Wastewater Treatment Plant (NDWWTP). The NDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

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.

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: November 12, 2025

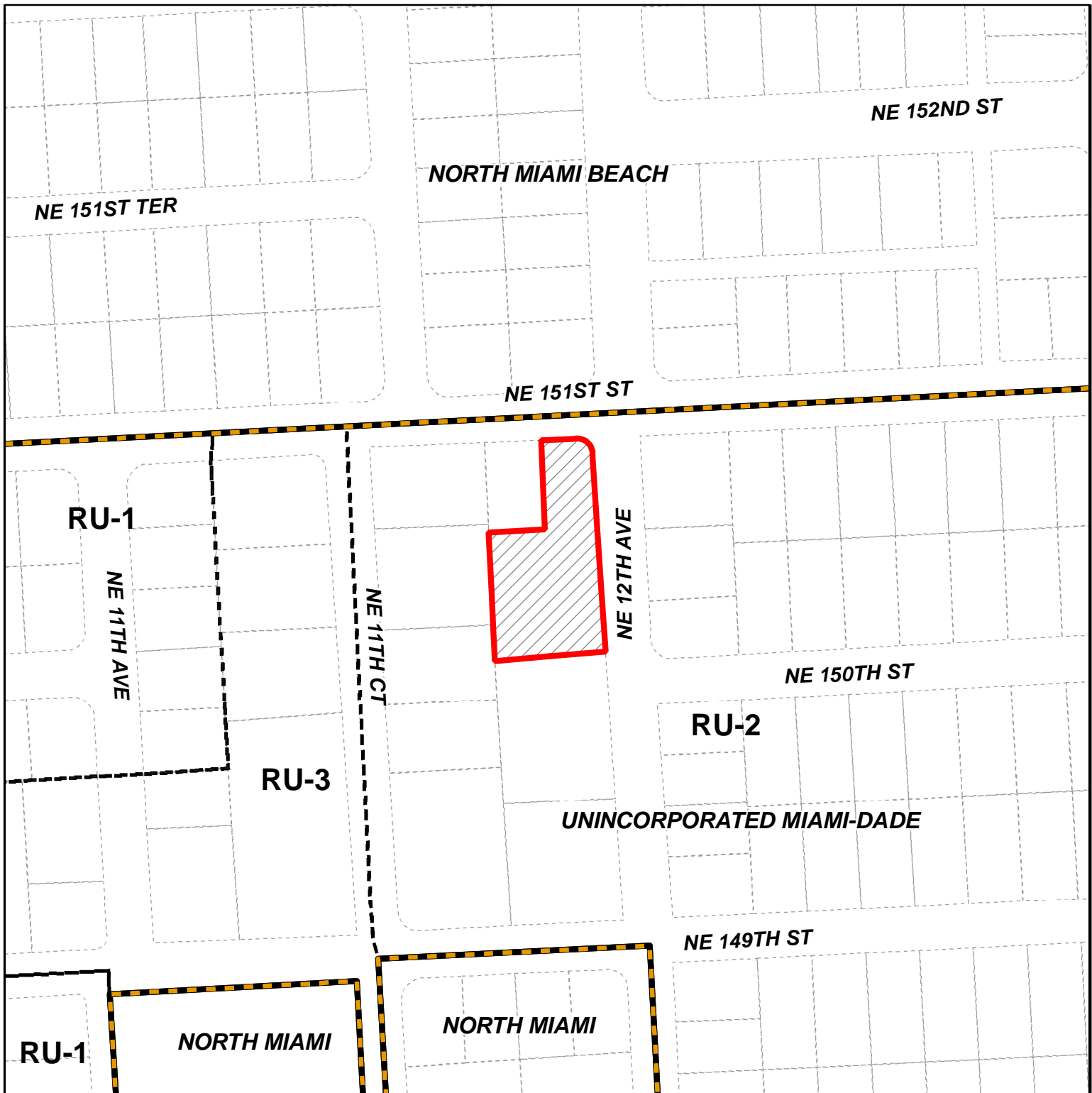
To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2022000100

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to EnerGov on 10/01/2025. The proposed scope of work does not affect existing fire department access.

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2022000100



Section: 20 Township: 52 Range: 42
 Applicant: Yanick Desgranges
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

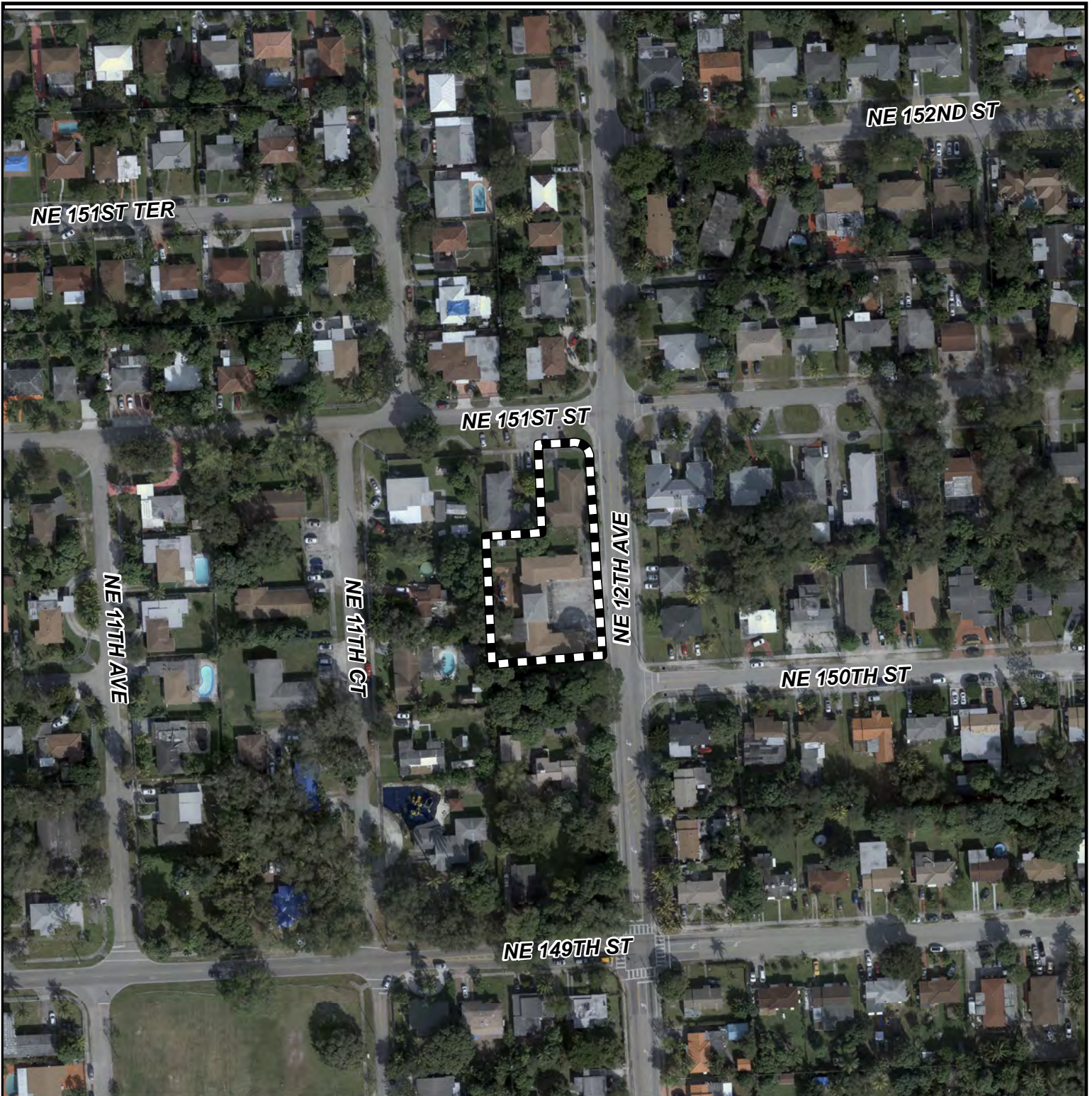
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, February 13, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2022000100

Legend



Subject Property

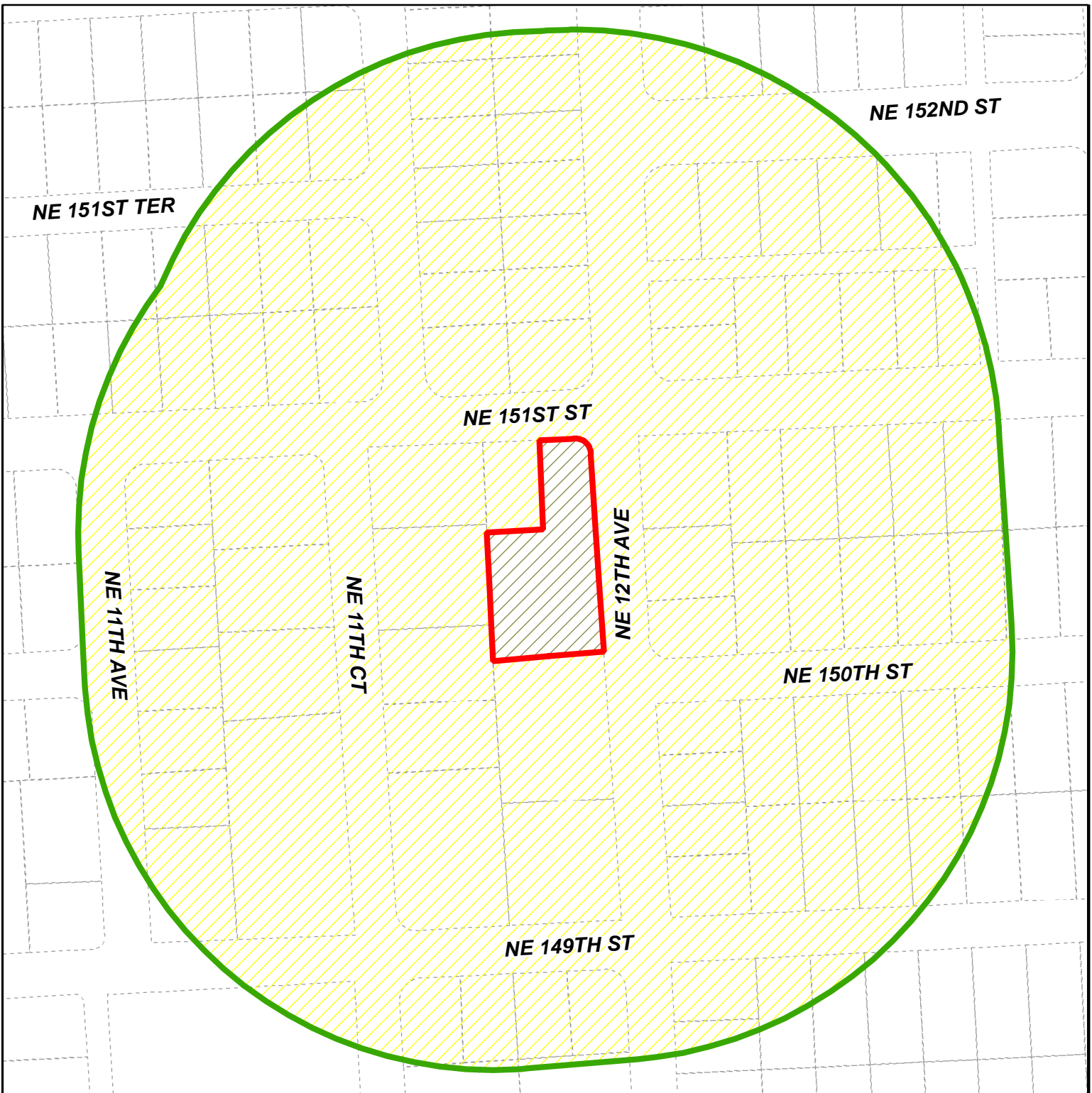


Section: 20 Township: 52 Range: 42
Applicant: Yanick Desgranges
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Monday, February 13, 2023

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 20 Township: 52 Range: 42
 Applicant: Yanick Desgranges
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2022000100
 RADIUS: 500

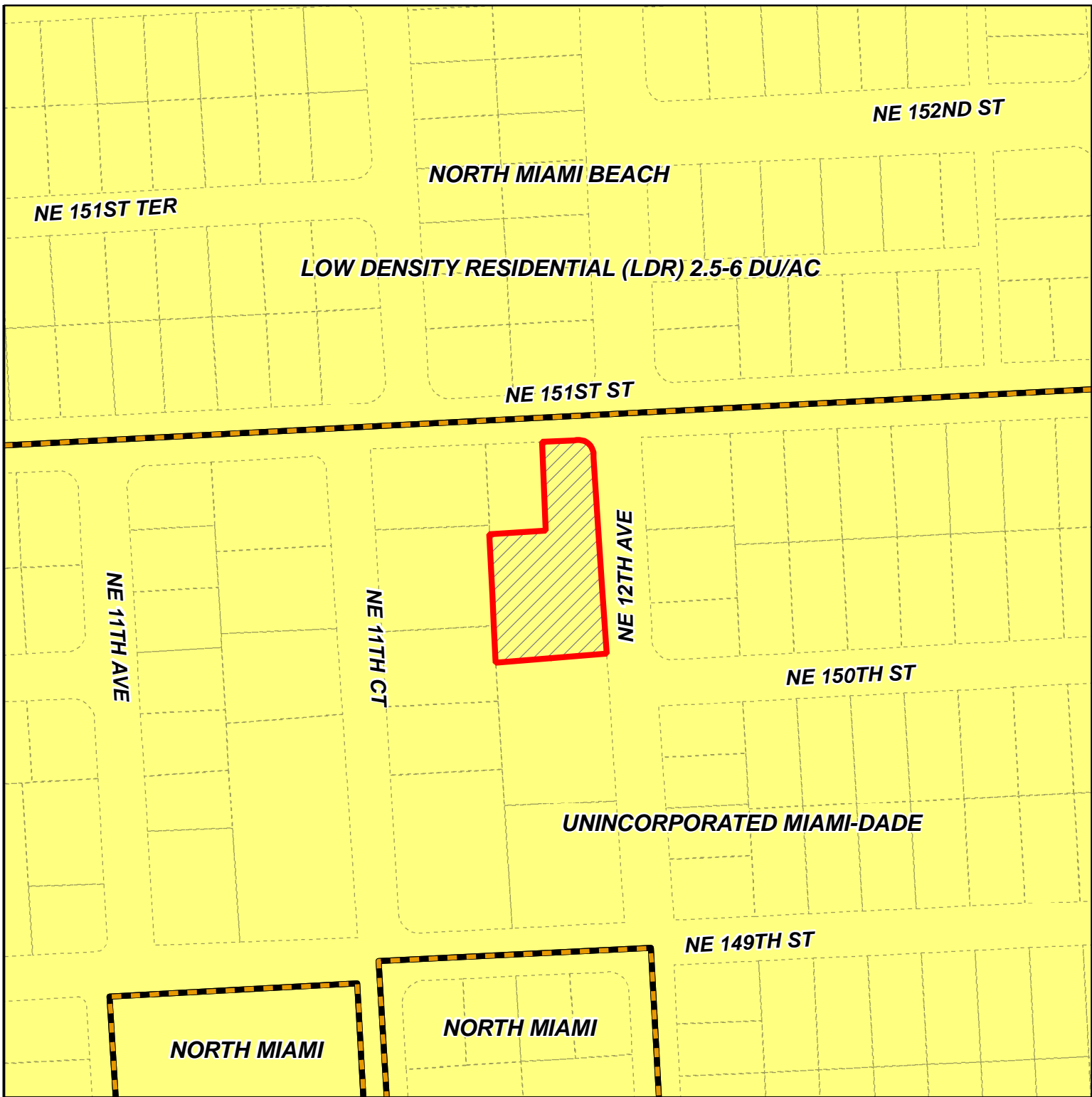
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, February 13, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2022000100



Section: 20 Township: 52 Range: 42
 Applicant: Yanick Desgranges
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, February 13, 2023

REVISION	DATE	BY

RAY STRAUSS, P.A.

ATTORNEY AT LAW

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO: Z22-100

DATE: FEB 13 2023

BY: CABR

17280 N.E 19TH AVENUE

NORTH MIAMI BEACH, FLORIDA 33162

305-940-7711

FAX 305-948-4800

E-mail: raystraus@bellsouth.net



July 14, 2022

Maggie Cabrera
Department of Regulatory and Economic Resources
Development Services Division
111 NW First Street, 11th FL
Miami, FL 33128

Re: Plans Corrections Report Z2022000100
Property Address: 1184 NE 151 St, Miami FL 33162
Parcel: 3022200410010
Applicant: Yanick Desgranges

Dear Ms. Cabrera:

Per your request I am enclosing 6 pictures. On the back of each picture is my client's explanation. Please set this matter down for hearing as soon as possible.

Very truly yours,
RAY STRAUSS, P.A.

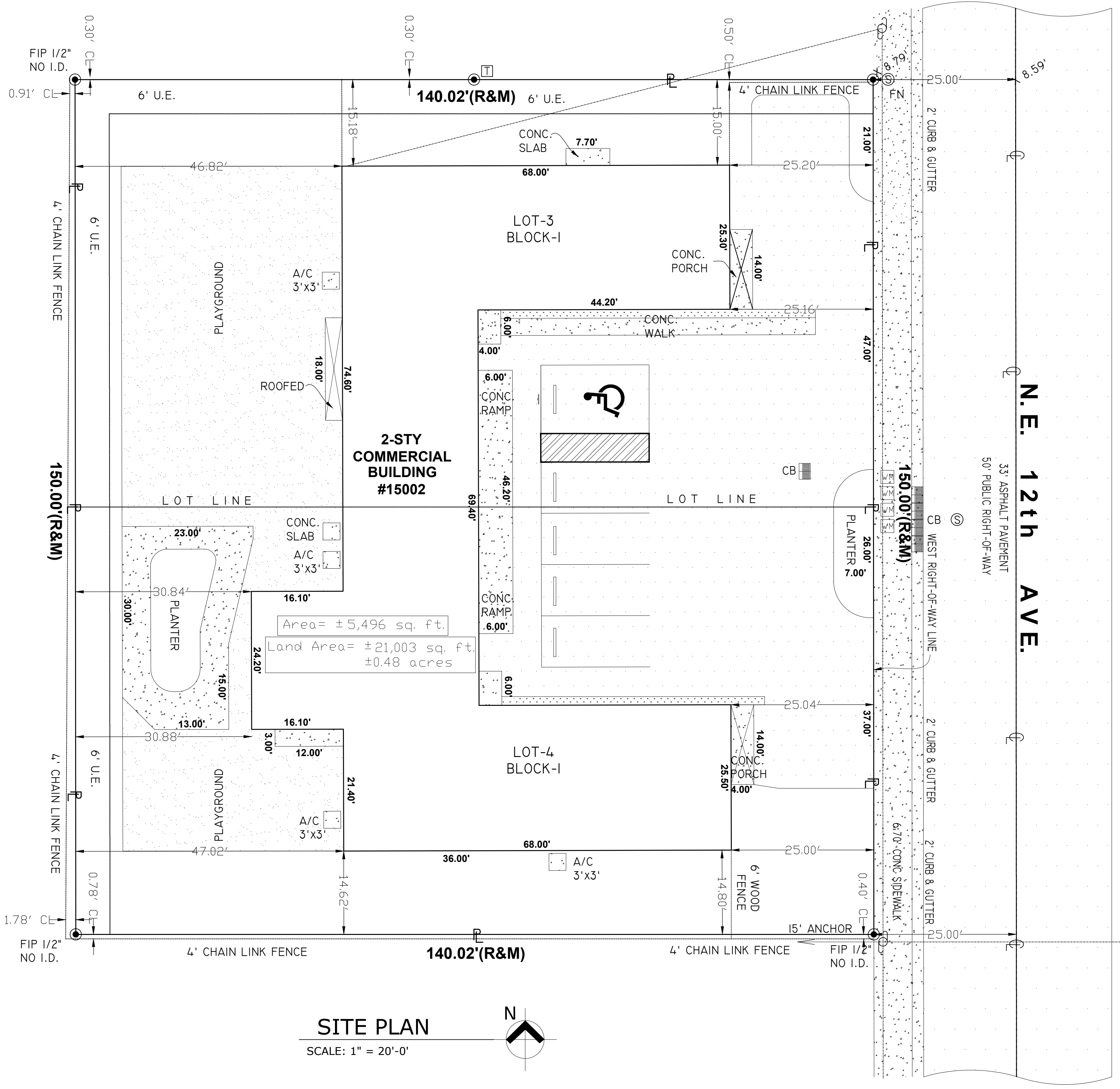
By: Ray

RAY STRAUSS

RS/hp

Encs.

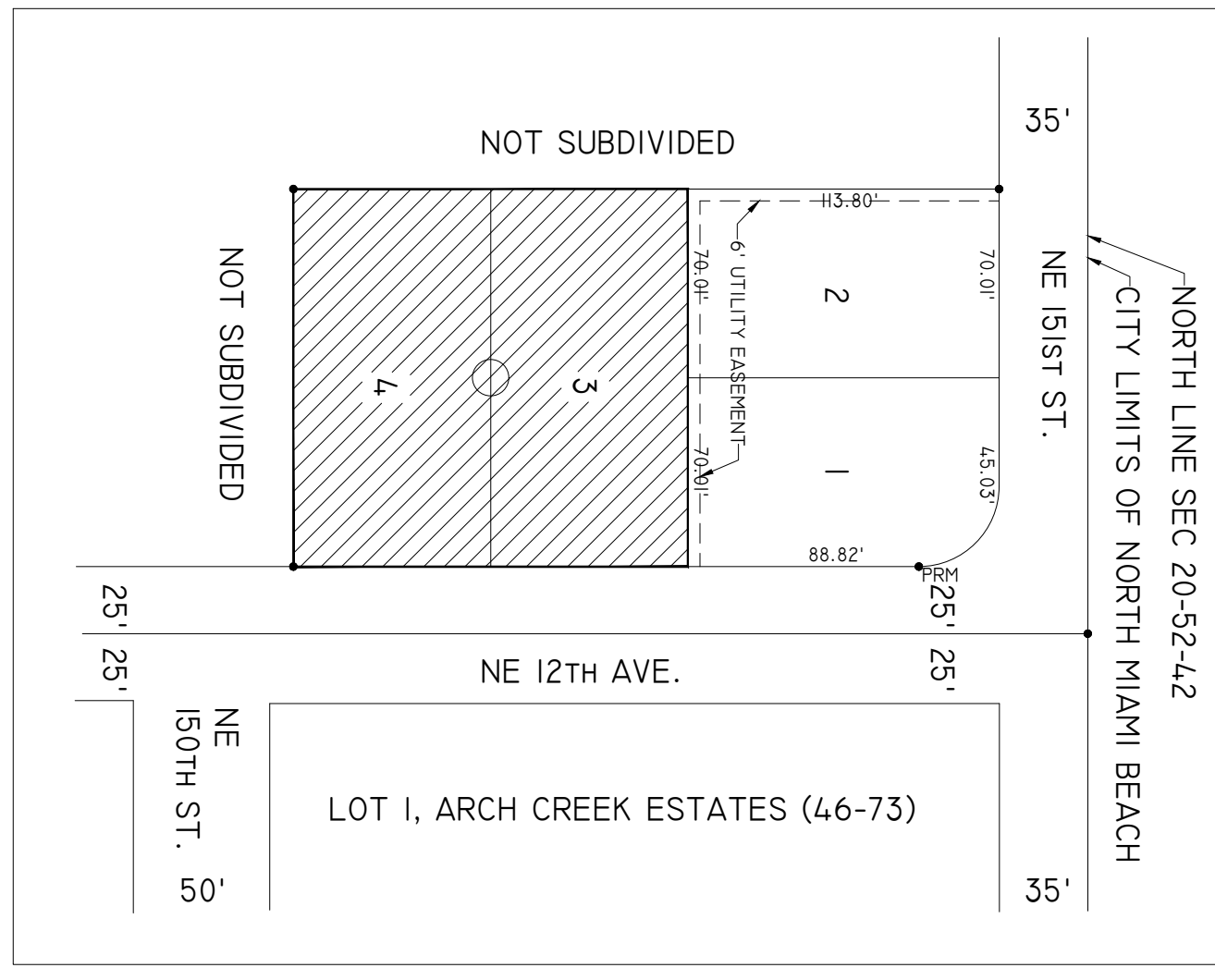
cc: Yanick Desgranges



SITE PLAN
SCALE: 1" = 20'-0"

PROPERTY ADDRESS:
1184 NE 151st STREET
NORTH MIAMI BEACH, FLORIDA 33162
(FOLIO NO.: 30-2220-041-0010)

LEGAL DESCRIPTION:
LOTS 1, 3 & 4, BLOCK 1, OF "ERIC ESTATES"
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 92, AT PAGE 57, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP

ZONING LEGEND:

ZONING:
EXISTING: RU-2
PROPOSED: RU-2

USE:
EXISTING: RESIDENTIAL
PROPOSED: RESIDENTIAL/DAYCARE

LAND AREA:
GROSS LAND AREA: 0.48 ACRES.
LESS R/W: 0.00 ACRES.
LESS WATER BODY: N/A
LESS OTHER AREA: N/A
NET LAND AREA: 0.48 ACRES.

LOT COVERAGE:
1) BUILDING STRUCTURES :
a) AREA OF BUILDING : 5,496 SQ.FT. 26.17%
b) PAVED AREAS : 5,187.71 SQ.FT. 24.70%
TOTAL LOT COVERAGE : 5,496 SQ.FT. 26.17%

NUMBER OF CLASSROOMS : 8
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA : 1,782 SQ.FT.
TOTAL SQUARE FOOTAGE OF NON-CLASSROOM SPACE : 2,2624 SQ.FT.
EXTERIOR RECREATIONAL/PLAY AREA : 4,269 SQ.FT.

PARKING SPACES:
PROVIDED : 5 SPACES
AUTOMOBILE STACKING : 4 CARS

TREES:
REQUIRED : 10
PROVIDED : 12

MAXIMUM HEIGHT OF BUILDING: EXISTING : 2 STORY OR 35 FEET.
EXISTING : 2 STORY OR 35 FEET.

FLOOR AREA RATIO:
TOTAL BUILDING COVERAGE / NET LAND AREA = 26.17%

REVISIONS

NO.	DATE	DESCRIPTION
△		
△		
△		
△		
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GENERAL CONTRACTOR NOTES

THESE DRAWINGS AND SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENT. PLEASE VERIFY ALL THE DETAILS WRITTEN ON EACH SHEET. FAILURE BY THE GENERAL CONTRACTOR TO FOLLOW THE DRAWING PLANS AND ITS SPECIFICATIONS SHALL NOT BE CAUSE FOR ADDITIONAL WORK BY THE ENGINEER. COORDINATION OF THE WORK AND OF THE SUBCONTRACTORS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

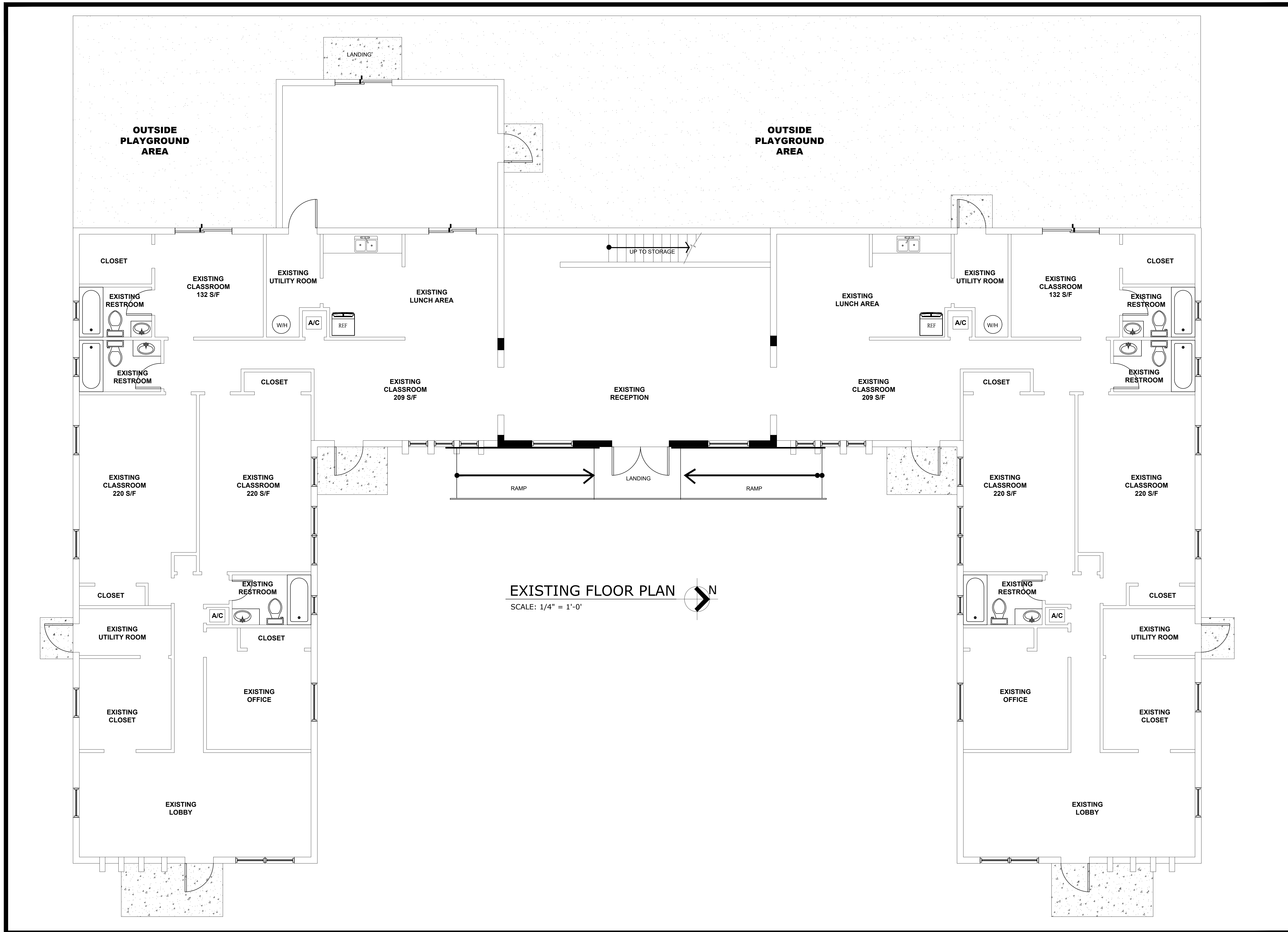
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ARCON ENGINEERING GROUP, INC.

1175 N.E. 125TH STREET SUITE 213
NORTH MIAMI, FL 33161
PHONE: (305) 899-9465
E.B. LIC.# 9101

PROJECT TITLE:
SITE PLAN
FOR: YANICK DESGRANGES
1184 NW 151st STREET
NORTH MIAMI BEACH, FLORIDA 33162
TEL:

DRAWN BY: A.C.
CHECKED BY: A.L.
DATE: 09/30/25
SCALE: AS SHOWN
SHEET TITLE:
SITE PLAN
DRAWING NUMBER:
SP-1
ENGINEER OF RECORD



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

REVISIONS

NO.	DATE	DESCRIPTION
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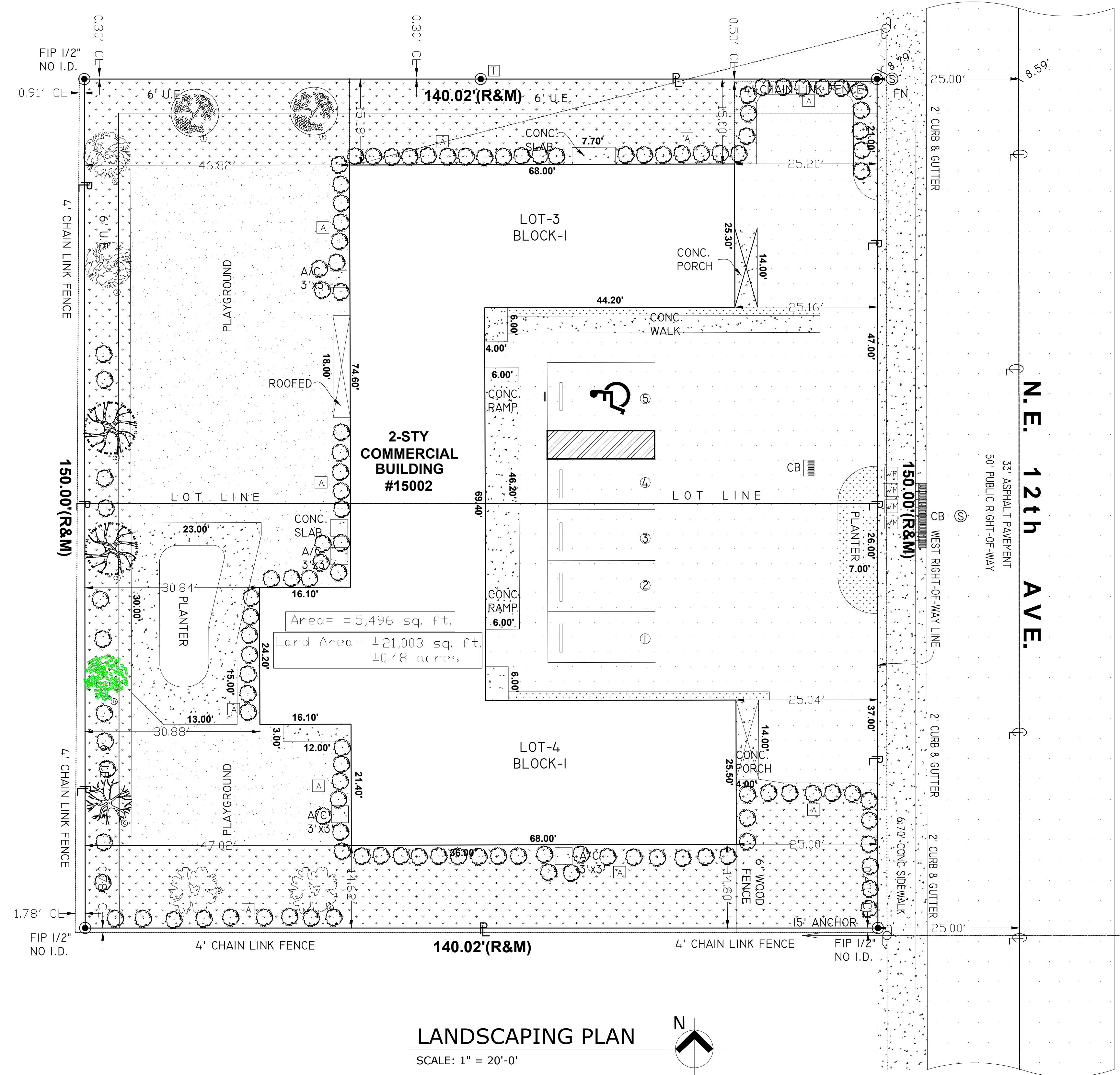
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ARCON
ENGINEERING GROUP, INC.
1175 N.E. 125TH STREET SUITE 213
NORTH MIAMI, FL, 33161
PHONE: (305) 859-0465
E.B. LIC.# 9101

PROJECT TITLE:
SITE PLAN
FOR: YANICK DESGRANGES
1184 NW 151st STREET
NORTH MIAMI BEACH, FLORIDA 33162
TEL:

DRAWN BY: A.C.
CHECKED BY: A.L.
DATE: 09/30/25
SCALE: AS SHOWN
SHEET TITLE:
EXISTING FLOOR PLAN
DRAWING NUMBER:
A-1
ENGINEER OF RECORD



LANDSCAPING PLAN
SCALE: 1" = 20'-0"

LEGEND (LANDSCAPE)

- DRAINAGE
- ELEVATION
- DENOTES TREE WITH ITS NUMBER TO BE IDENTIFIED IN THE TREE SCHEDULE IN THIS SHEET.

SCOPE OF WORK

1-NEW TREES AND SHRUBS WILL BE PLANTED INSIDE THE LOT

ZONING DATA

NET LAND AREA: 21,000.00 S.F. 0.48 ACRE
(IMPERVIOUS) ROOFED AREA: 5,493.74 S.F. (26%)
PERVIOUS AREA PROVIDED: 5,544.0 SF (GREEN AREA)

GREEN AREA CALCULATIONS:
GREEN AREA PROV.: 5,544.0 S.F. (26%)

LANDSCAPE NOTES-1

- LANDSCAPE TABLE MUST INDICATE THE PLANS SELECTED, THE QUANTITY, SIZE, THE QUALITY (FLORIDA GRADE #1) DEGREE OF DROUGHT TOLERANCE, WHETHER NATIVE OR NOT. 50% OF ALL PLANT MATERIAL MUST BE NATIVE TO SOUTH FLORIDA. 5% OF THE LOT MUST BE FLORIDA FRIENDLY LANDSCAPE MATERIAL, BASICALLY NATIVE GROUNDCOVER, SHRUBS AND TREES. TWO SHADE TREES REQUIRED OF TWO DIFFERENT SPECIES, ONE IN FRONT, PLANTED AT A MINIMUM OF 10 TO 12 FEET. NO TREE MAY BE PLACED UNDER A POWER LINE. A SMALLER TREE SUCH AS A SILVER BUTTWOOD CAN BE PLACED IN THE REAR YARD ADJACENT TO A POWER LINE. A MINIMUM OF TEN SHRUBS ARE REQUIRED. SHRUBS MUST BE PLANTED AT 18" AND SPACED A MAXIMUM OF 30". ALL THIS INFORMATION MUST BE IN THE FORM OF A LANDSCAPE TABLE. FOUNDATION PLANTING IS REQUIRED ALONG THE FRONT OF THE HOUSE IN THE FORM OF A GROUND COVER AND/ OR SHRUBS BUT SHALL NOT BLOCK ANY OPENINGS OR ENTRANCEWAYS.
- TURFGRASS AND GROUNDCOVER SHALL CONSTITUTE A MINIMUM OF 35% OF THE LOT SIZE. TOPSOIL SHALL BE FREE OF ROOTS, CLODS, STONES LARGER THAN THREE-FOURTHS INCH IN THE GREATEST DIMENSION, POCKETS OF COARSE SAND, NOXIOUS WEEDS, STICKS, LUMBER, BRUSH, AND OTHER LITTER. IT SHALL NOT BE INFESTED WITH UNDESIRABLE DISEASE-CAUSING ORGANISMS SUCH AS INSECTS AND PLANT PATHOGENS. THE TOPSOIL FOR ALL PLANTING AREAS SHALL BE COMPOSED OF A MINIMUM OF THIRTY PERCENT MUCK OR HORTICULTURALLY-ACCEPTABLE ORGANIC MATERIAL.
- EXCLUDING PALM TREES, ALL TREES SHALL BE PLANTED WITH TWELVE INCHES OF TOPSOIL AROUND THE ROOT BALL AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF TOPSOIL AROUND THE ROOT BALL. A MINIMUM OF TREE INCHES OF SHREDDED, APPROVED, ORGANIC MULCH OR GROUNDCOVER SHALL BE INSTALLED AROUND EACH TREE PLANTING, INCLUDING PALMS, FOR A MINIMUM OF THIRTY-SIX INCHES BEYOND ITS TRUNK IN ALL DIRECTIONS AND THROUGHOUT ALL HEDGE AND SHRUB PLANTING. A SIX INCH CLEAR AREA WILL BE MADE AROUND EACH TRUNK TO PREVENT ROOT ROT AND OTHER DAMAGING EFFECTS. THE USE OF CLEAN MULCH (I.E. SEEDS KILLED) EITHER RECYCLED OR OBTAINED FROM MELALEUCA, EUCALYPTUS, AUSTRALIAN PINE, OR OTHER NONOLD GROWTH HARDWOOD IS ENCOURAGED IN ORDER TO REDUCE IMPACTS ON THE ENVIRONMENT AND TO PRESERVE THE REMAINING NATIVE PLANTS COMMUNITIES.
- A LAYER OF ORGANIC MULCH THREE INCHES DEEP SHALL BE PLACED IN PLANT BEDS, EXCEPT ANNUAL BEDS, AND INDIVIDUAL TREES IN TURF AREAS. MULCH RINGS SHOULD EXTEND AT LEAST THREE FEET AROUND FREESTANDING TREES AND SHRUBS. MULCH SHOULD BE AT LEAST SIX INCHES AWAY FROM ANY PORTION OF A BUILDING OR STRUCTURE, OR THE TRUNKS OF TREES, AND AT LEAST THREE INCHES AWAY FROM THE BASE OF SHRUBS. PRIOR TO INSTALLATION, A PRE-INSPECTION OF THE SITE BY THE COUNTY IS REQUIRED TO DETERMINE CONDITIONS ON THE SUBJECT PROPERTY AND APPROPRIATE USE AND SELECTION OF LANDSCAPE MATERIAL.

LANDSCAPE NOTES-2

- ALL PLANT MATERIALS INSTALLED SHALL CONFORM TO, OR EXCEED, THE MINIMUM STANDARD FOR FLORIDA NUMBER ONE AS PROVIDED IN THE MOST CURRENT EDITION OF "GRADES AND STANDARD FOR NURSERY PLANTS, PART I AND II, PREPARED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- ALL GROUND COVER BEDS, SHRUBS BEDS, AND HEDGES SHALL BE MULCHED WITH A MINIMUM OF 3" DEPTH OF SHREDDED CYPRESS MULCH.
- ALL LANDSCAPE AREAS, INCLUDING SWALE, NOT PLANTED WITH SHRUBS, HEDGES, GROUND COVERS, ETC. TO BE PLANTED WITH SAINT AUGUSTINE FLORAM SOLID SOD. ALL SOD SHALL BE LAID ON A SMOOTH PLATING BASE WHICH HAS BEEN GRADED TO MEET THE DRAINAGE CHARACTERISTICS OF THE SITE. ALL SOD SHALL BE LAID WITH CLOSELY FITTED JOINTS, AND SHALL BE IN A GREEN AND HEALTHY GROWING CONDITION AT PLANTING. SOD INSTALLED ADJACENT TO CURBS, WALKS OR PAVING SHALL BE LAID SUCH THAT THE TOP OF SOD WHEN FRESHLY MOWED IS FLUSH WITH THE PAVEMENT AND DOES NOT IMPEDE THE FLOW OF DRAINAGE OFF THOSE PAVED SURFACES.
- ALL TREES OVER 12 FEET HEIGHT SHALL BE GUYED IN ACCORDANCE WITH SOUND NURSERY PRACTICE.
- THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED AS TO THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED AND AS TO BE REQUIREMENTS OF THE PLANS.
- ALL TREES SHALL BE DEFINED AS SELF SUPPORTING, WOODY, OR FIBROUS PERENNIAL PLANT WHICH NORMALLY GROWS TO A MIN. HEIGHT OF 20 FEET WITH A MATURE CROWN SPREAD OF 15 FEET OR GREATER IN BROWARD COUNTY AND HAVING A TRUNK WHICH CAN BE MAINTAINED WITH OVER EIGHT FEET OR CLEAR WOOD. ALL REQUIRED TREES SHALL HAVE A MINIMUM DIAMETER AT BREAST HEIGHT (FOUR AND ONE HALF FEET ABOVE GRADE) OF TWO INCHES AT PLANTING TIME AND BE A MINIMUM OF 12 FEET IN HEIGHT.
- ALL CODE REQUIRED SCREEN SHRUBS SHALL BE IN A MIN. OF 42" OF HEIGHT AT THE TIME OF PLANTING. ALL CODE REQUIRED SCREEN SHRUBS SHALL BE SPACED AT A MAX. OF 24" O.C. IN ORDER TO DEVELOP A SOLID SCREEN PLATING WITH IN ONE YEAR OF INSTALLATION.
- ALL LANDSCAPE AREAS AND SOD AREAS SHALL HAVE A AUTOMATIC IRRIGATION SYSTEM INSTALLED. COVERAGE SHOULD BE 100% TO ALL LANDSCAPE AND SOD AREAS AND SPRAY UPON PUBLIC SIDEWALKS, STREET AND ADJACENT PROPERTIES SHOULD BE MINIMISED. SODDED AREAS AND SHRUB BEDS SHOULD BE ON SEPARATE IRRIGATION ZONES FOR A MORE EFFICIENT SYSTEM. IRRIGATION SYSTEM SHALL BE INSTALLED WITH A RAIN SENSOR.
- PLANT MATERIALS WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PLAMS.
- TREES, WHICH ARE TO BE PRESERVED ON THE SITE, SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE BY BARRICATING AROUND THE OUTER EDGES OF THE DRIPUNE OF THE TREE. THIS MUST BE DONE AFTER ISSUANCE OF THE TREE REMOVAL PERMIT AND PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CITY PRIOR TO ANY LAND CLERING MUST INSPECT THIS.
- CONTRACTOR TO FIELD VERIFY THAT TREES THAT ARE PLANTED WITHIN THE UTILITY EASEMENT SHALL NOT CONFLICT WITH ANY EXISTING OR PROPOSED UTILITY LINES OR SERVICE. COORDINATE WITH THE ESS AND THE LANDSCAPE INSPECTOR.
- REMOVED BERLAP FROM THE TOP OF ROOT BALLS AT TIME OF PLANTING. TRESS ARE NOT TO BE PLANTED OVER THAN GRADE.
- TREES SHALL NOT BE LOCATED CLOSER THAN 15 FT FROM EACH OTHER.
- CONTRACTOR TO VERIFY TO PROVIDE ALL GRADING SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OR STORM WATER ONTO ADJACENT PROPERTIES.
- 6" OF TOP SOIL REQUIRED AROUND AND BENEATH THE ROOT BALL WITH A MIN. OF 3" OF SHREDDED, APPROVED ORGANIC MULCH FOR A MIN. OF 18" BEYOND THE TRUNK IN ALL DIRECTIONS AND THROUGHOUT ALL HEDGE AND PLANT MATERIAL.
- ALL TREES MUST BE GUYED AND STAKED.
- XERISCAPE PRINCIPLES ARE TO BE APPLIED AS PER SPECIFIED IN SOUTH FLORIDA WATER MANAGEMENT DISTRICT XERISCAPE PLANT GUIDE II.
- ALL MEDIUM SIZE TREES ARE TO BE SET BACK 20 FT MIN. FROM ANY OVERHEAD LINES.
- AMOUNT OF HEDGES ARE TO BE FIELD VERIFIED.

EXISTING TREE SCHEDULE

NO.	SYMBOL	EXISTING	SCIENTIFIC NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	TREE HEIGHT	QUANTITY	CONDITION PERCENTAGE	REMARKS
A		YES	MANGIFERA INDICA L.	MANGO TREE	12 IN.	12'	1	100% PERFECT	TO REMAIN
B		YES	MANGIFERA INDICA L.	MANGO TREE	24 IN.	10'	1	100% PERFECT	TO REMAIN
C		YES	FICUS AUREA	FICUS TREE	36 IN.	12'	1	100% PERFECT	TO REMAIN
D		YES	GENUS QUERCUS	OAK TREE	30 IN.	10'	1	100% PERFECT	TO REMAIN

PROPOSED SHRUBS SCHEDULE

NO.	SYMBOL	NEW	EXISTING	SCIENTIFICS. NAME	COMMON NAME	NATIVE SPECIES	HEIGHT INSTALLED (AT THE TIME OF PLANTING)	QUANTITY	DEGREE OF DROUGHT TOLERANCE
A		YES	-	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB	YES	18 IN. MIN.	120	HIGH

PROPOSED TREE SCHEDULE

NO.	SYMBOL	NEW	SCIENTIFICS. NAME	COMMON NAME	NATIVE SPECIES	CALIPER INSTALLED (AT THE TIME OF PLANTING)	HEIGHT INSTALLED	QUANTITY	DEGREE OF DROUGHT TOLERANCE
1		YES	BURSERA SIMARUBA	CUMBO LIMBO	YES	2 IN. MIN.	10 FT	2	HIGH
2		YES	LAGERSTROEMIA	CRAPE MYRTLE	NO	2 IN. MIN.	10 FT	2	HIGH
3		YES	CORDIA SEBESTENA	GEIGER TREE	YES	2 IN. MIN.	10 FT	2	HIGH

REVISIONS

NO.	DATE	DESCRIPTION
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GENERAL CONTRACTOR NOTES

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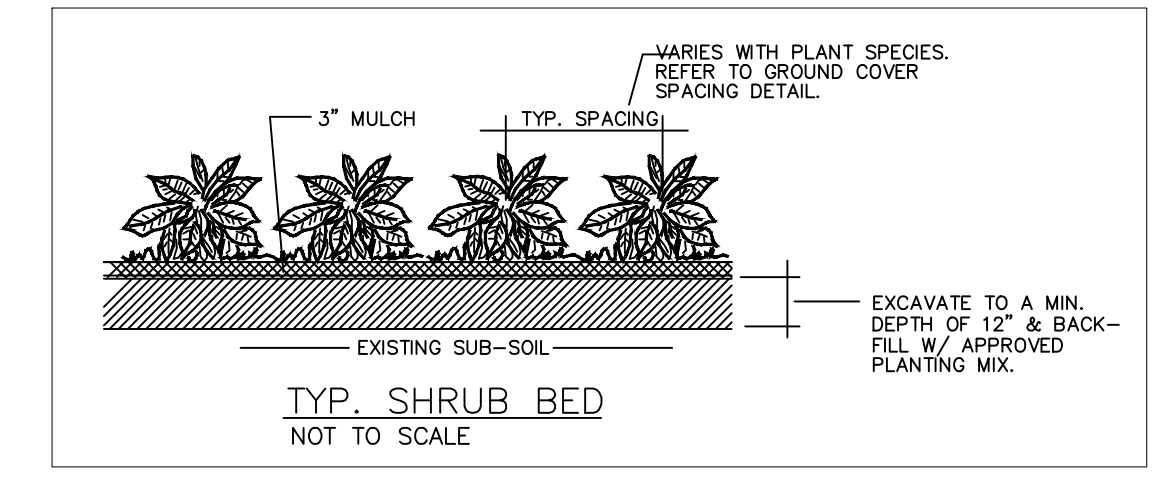
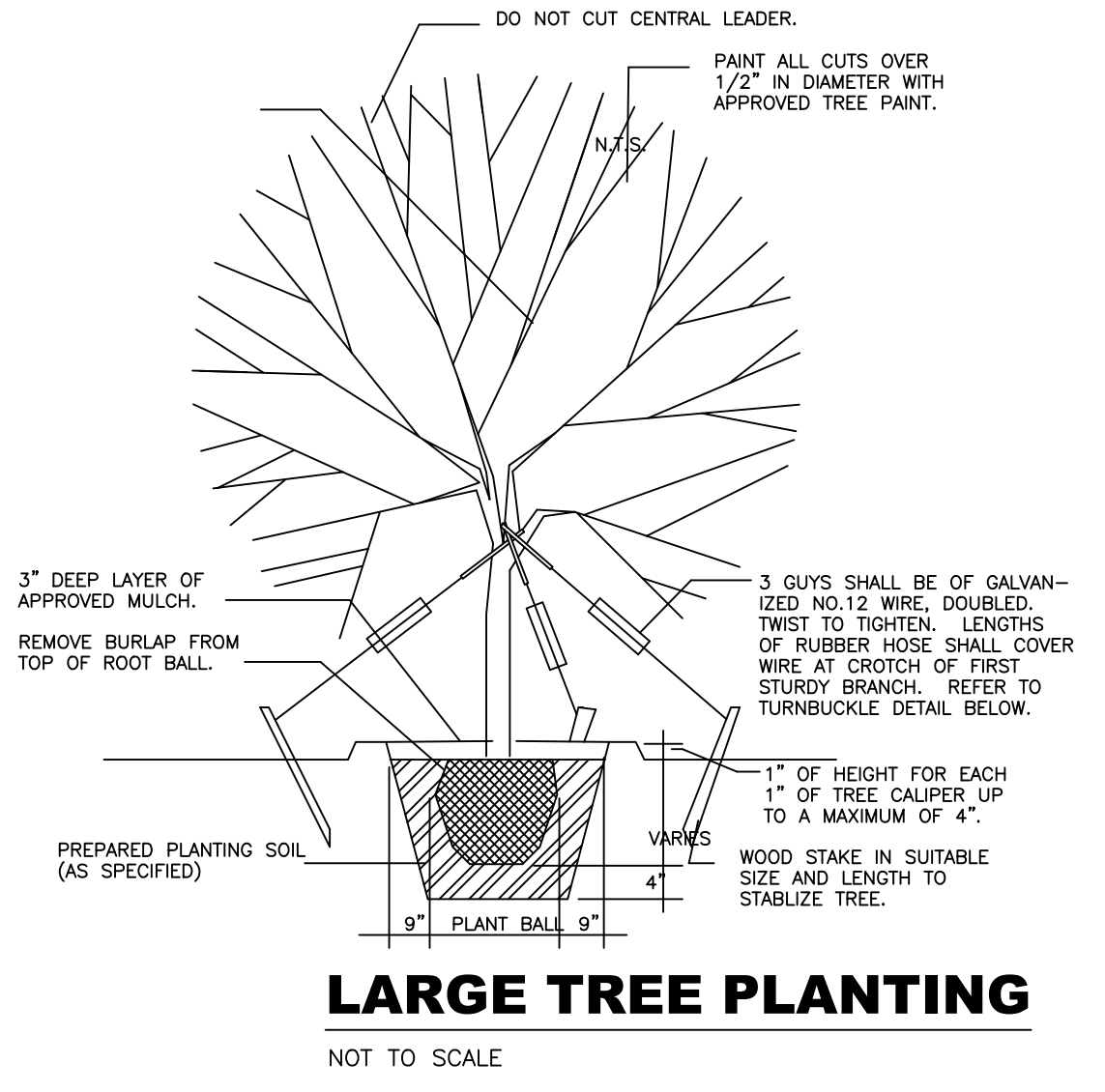
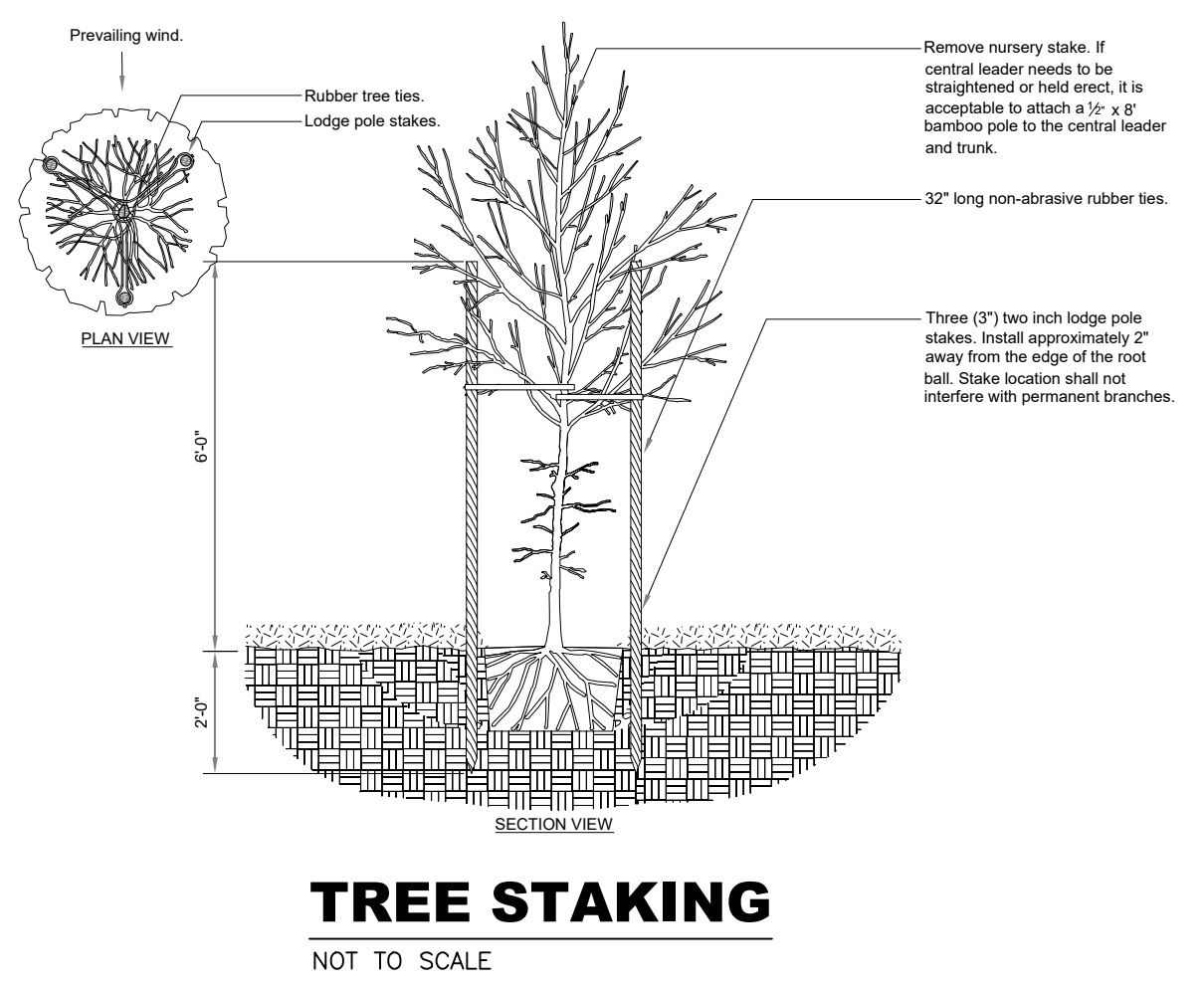
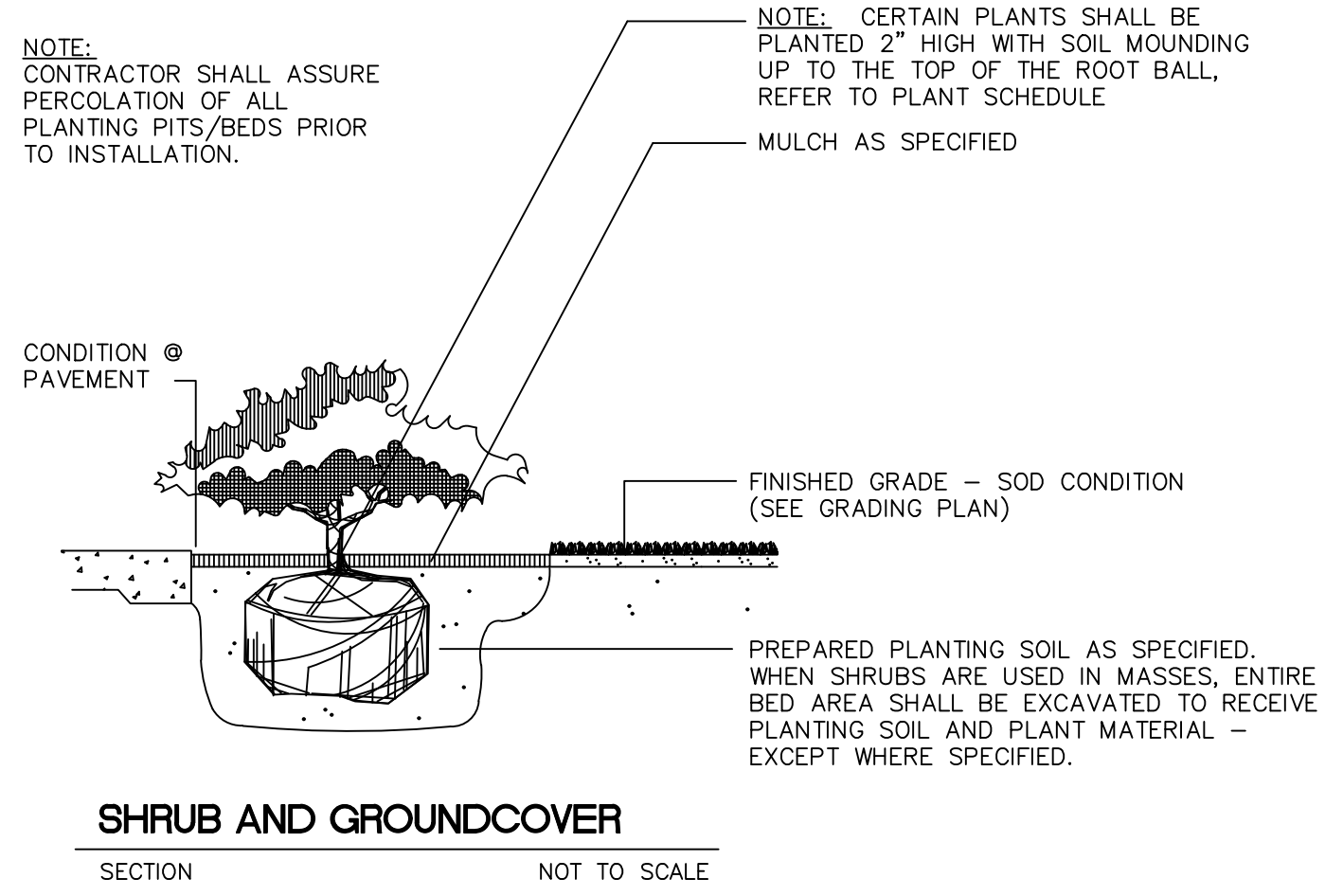
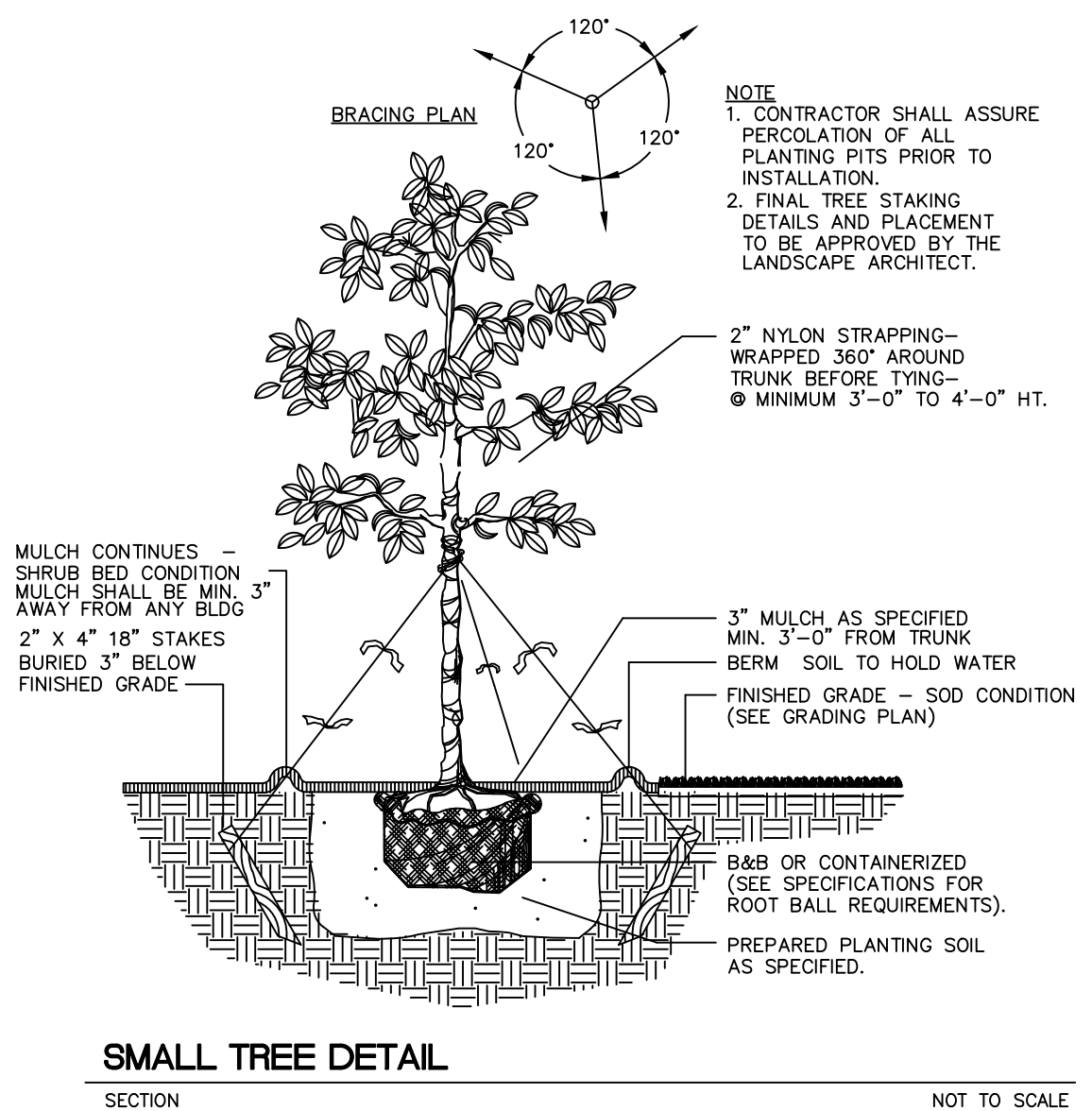
ARCON ENGINEERING GROUP, INC.
1175 N.E. 125TH STREET SUITE 213
NORTH MIAMI, FL 33161
PHONE: (305) 899-9465
E.B. LIC.# 9101

PROJECT TITLE:
SITE PLAN
FOR: YANICK DESGRANGES
1184 NW 151st STREET
NORTH MIAMI BEACH, FLORIDA 33162
TEL:

DRAWN BY: A.C.
CHECKED BY: A.L.
DATE: 09/30/25

SCALE: AS SHOWN
SHEET TITLE:
LANDSCAPING PLAN
DRAWING NUMBER:
L-1
ENGINEER OF RECORD

ARSHAD VIQAR, P.E.
FLORIDA LIC. # 38863



ZONING DISTRICT RU-2 NET LOT AREA 0.48 ACRES 21,000.00 S.F.			
OPEN SPACE	REQUIRED	PROPOSED	
A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 29, AS INDICATED ON SITE PLAN: NET LOT AREA = 21,000.00 SF. X 20% = 4,200.0 SF.	4,200.0 S.F.		
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN: No. OF PARKING SPACES = 5 X 10 SF PER PARKING SPACE =	50.0 S.F.		
C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 29: A + B =	4,250.0 S.F.		
LAWN AREA CALCULATION			
A. 4,250.00 SF. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 29			
B. MAXIMUM LAWN AREA (ST. AUGUSTINE SOD) PERMITTED = 18% X 4,250.00 SF. =	765.0 S.F.		
TREES			
A. No. OF TREES REQUIRED PER NET LOT ACRE IS 28 TREES PER ACRE. LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENT = 4 EXISTING TREES	10 TREES	12 TREES	
*NOTE: THE TOTAL NUMBER OF TREES (12) HAS BEEN DETERMINED IN ACCORDANCE WITH THE APPROVED MIAMI-DADE COUNTY RESOLUTION NO. 4-2AB-353-91.			
B. 30% OF PALMS ALLOWED: (TWO PALMS=1 TREE) = 1 X OF PALMS PERMITTED TO COUNT AS STREET TREES =2 ON 1:1 BASIS X 30% =	0	0	
C. % NATIVES REQUIRED: No. OF TREES PROVIDED X 30% =	4	4	
D. PALM AS STREET TREES (MAXIMUM AVERAGE SPACING OF 25.0' O.C.) 40.00 LINEAR FEET ALONG STREET / 35 FT. =	0	0	
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25.0' O.C.)----LINEAR FEET ALONG STREET/25 FT. =	0	0	
F. TOTAL TREES REQUIRED A+D+E = -- TOTAL TREES	12	12	
SHRUBS			
A. No. OF TREES REQUIRED X 10 = No. OF SHRUBS ALLOWED	120	120	
B. No. OF SHRUBS ALLOWED X 30% = No. OF NATIVE SHRUBS REQUIRED IRRIGATION PLAN: IF REQUIRED BY CHAPTER 33			

REVISIONS		
NO.	DATE	DESCRIPTION
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LANDSCAPING DETAILS
DRAWING NUMBER:
L-2
ENGINEER OF RECORD

ARSHAD VIQAR, P.E.
FLORIDA LIC. #: 38863

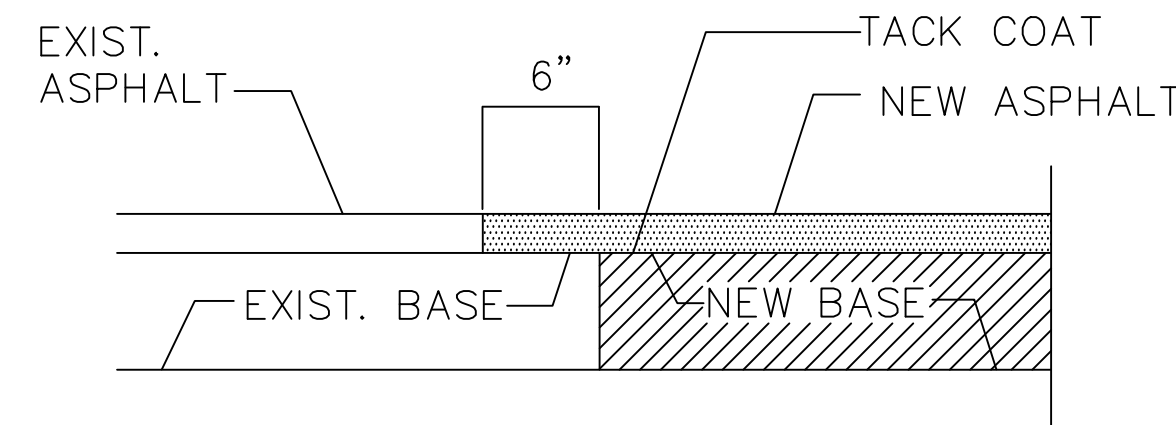
HANDICAP PARKING NOTES:

PARKING PROVIDED BY NONGOVERNMENTAL ENTITIES FOR CERTAIN DISABLED PERSONS.

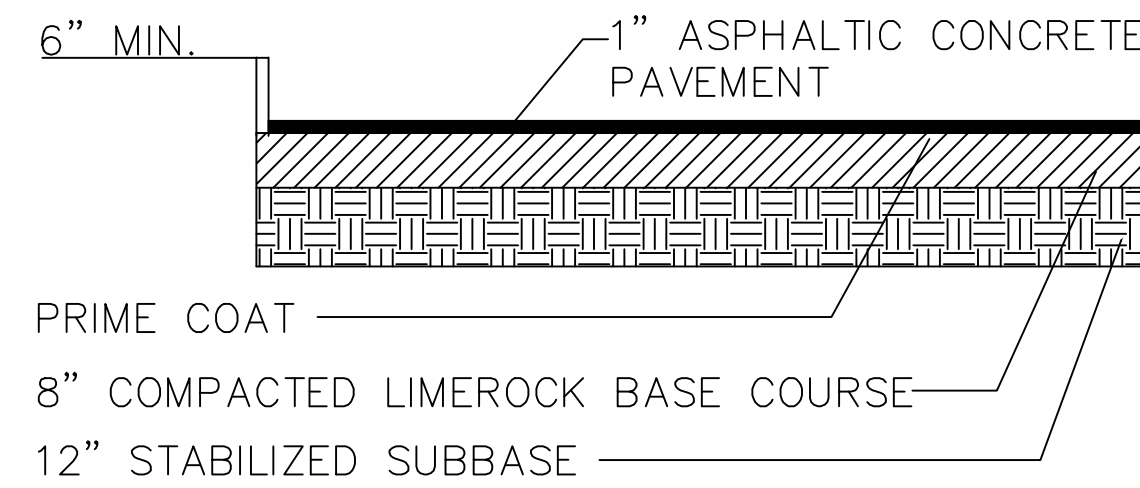
- a. ANY COMMERCIAL REAL ESTATE PROPERTY OWNER OFFERING PARKING FOR THE GENERAL PUBLIC SHALL PROVIDE SPECIALLY DESIGNED AND MARKED MOTOR VEHICLE PARKING SPACES FOR THE EXCLUSIVE USE OF PHYSICALLY DISABLED PERSONS WHO HAVE BEEN ISSUED PARKING PERMITS PURSUANT TO F.S. 316.1958 OR F.S. 320.0848. THE MINIMUM NUMBER OF SUCH PARKING SPACES SHALL BE AS PROVIDED IN THE PARKING LAYOUT.
- b. EACH SUCH PARKING SPACE SHALL CONFORM TO THE REQUIREMENT OF SFBC PARAGRAPH 515.6(a)(3) HEREIN, SHALL BE CONSPICUOUS OUTLINED IN BLUE PAINT AND SHALL BE POSED AND MAINTAINED WITH A PERMANENT, ABOVE GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THE CAPTION "PARKING BY DISABLED PERMIT ONLY", OR BEARING SUCH SYMBOL AND CAPTION. ALL HANDICAP PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION. IN ADDITION, EACH SUCH PARKING SPACE SHALL BE PROVIDED WITH A SIGN STATING "TOW AWAY ZONE AND FINE UP TO \$250.00."

ASPHALT PARKING PAVEMENT NOTES:

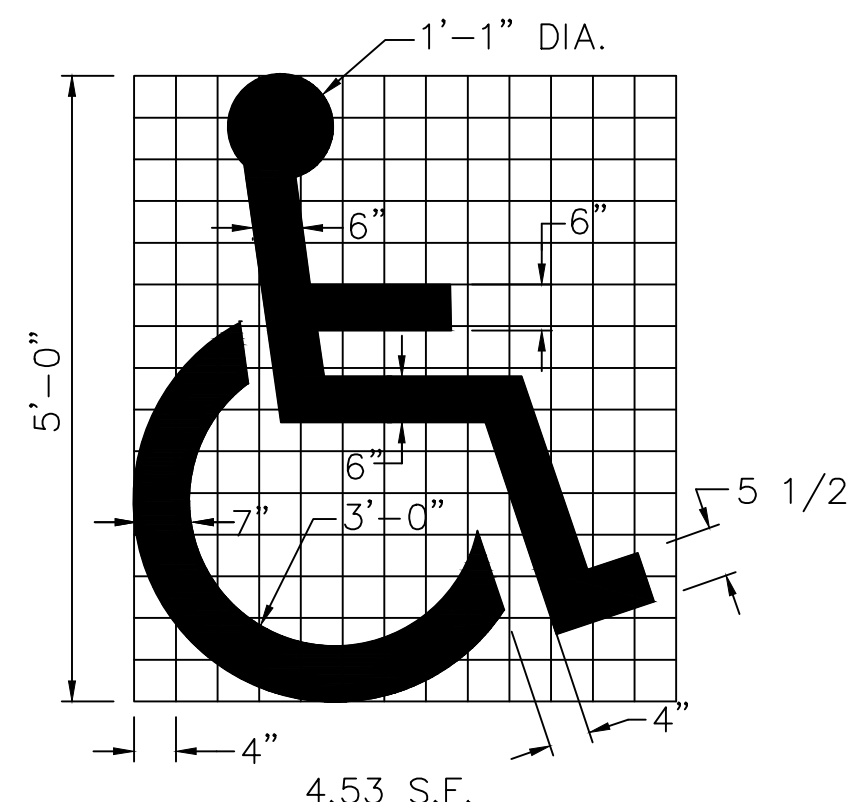
1. LIMEROCK BASE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 AND PRIMED
2. ASPHALT PAVEMENT SHALL BE TYPE S-1 AS SPECIFIED IN SECTION 331 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. SEE LAYOUT AND PAVING PLAN FOR WIDTHS OF DRIVES AND PARKING AREAS.
4. STABILIZED SUBBASE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180



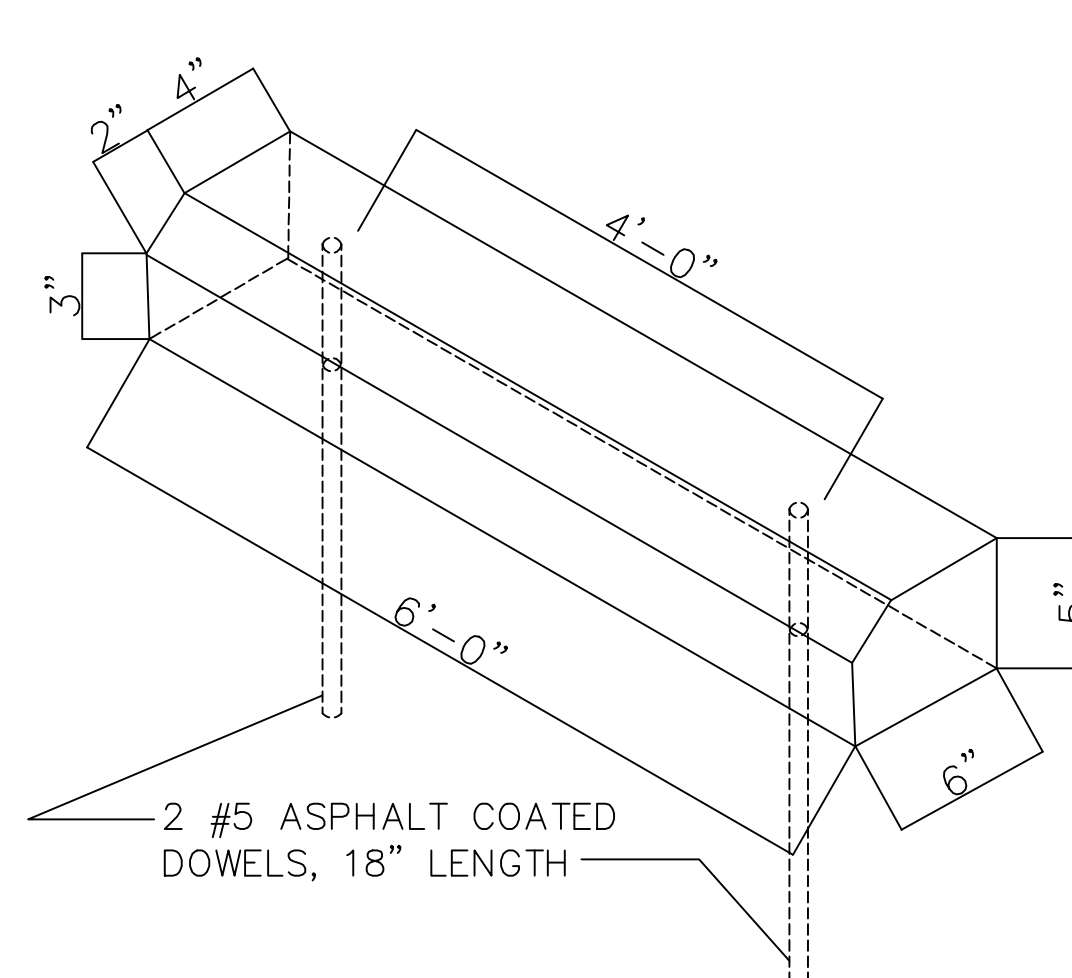
PAVEMENT MATCH DETAIL
N.T.S.



TYPICAL DRIVEWAY PAVEMENT
N.T.S.



HANDICAP SYMBOL PAINTING DETAIL
N.T.S.



PRECAST CONCRETE WHEEL STOP
N.T.S.

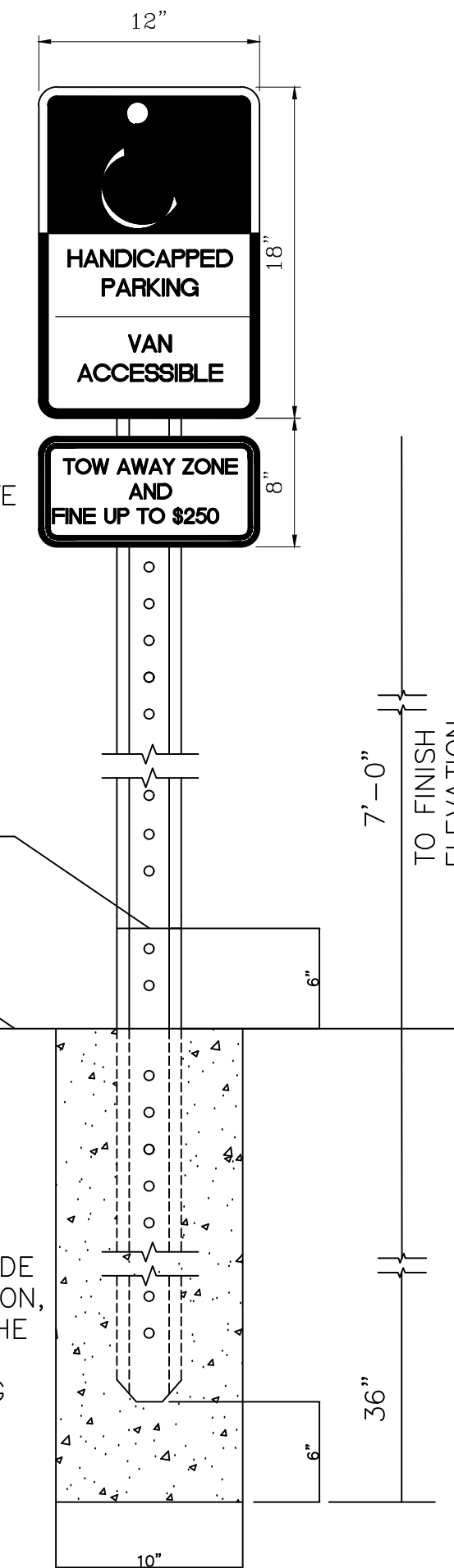
MOUNT: GALV. POST
LOCATION: AT EACH ACCESSIBLE PARKING SPACE

TOP PORTION SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER

BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER

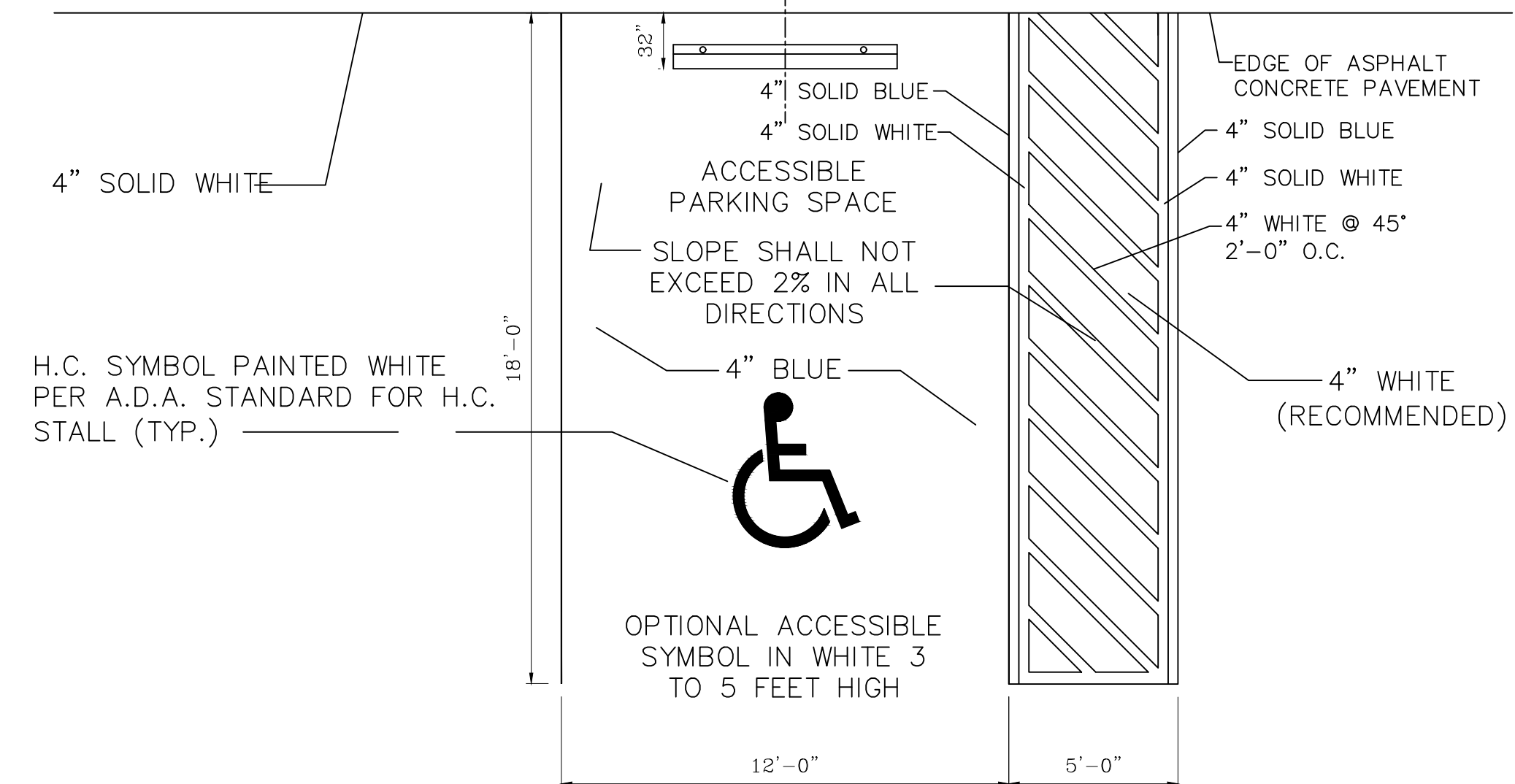
NOTE

SIGN SHALL COMPLY WITH FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, 1994 EDITION AND WITH THE LATEST REQUIREMENTS OF GOVERNING BODIES HAVING JURISDICTION



ACCESSIBLE PARKING SIGN DETAIL
NTS

ACCESSIBLE PARKING SIGN (7'-0" TO BOTTOM OF SIGN), SEE DETAIL HEREON



NOTE:

PROVIDE SIGNAGE F.T.P. 25 OR F.T.P. 26 (W/ BY PERMIT ONLY)

ACCESSIBLE PARKING SPACE DETAIL
NTS

REVISIONS

NO.	DATE	DESCRIPTION



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NORTH MIAMI, FL 33161
PHONE: (305) 899-9465
E.B. LIC.# 9101

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SITE PLAN

FOR: YANICK DESGRANGES

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NORTH MIAMI BEACH, FLORIDA 33162

TEL:

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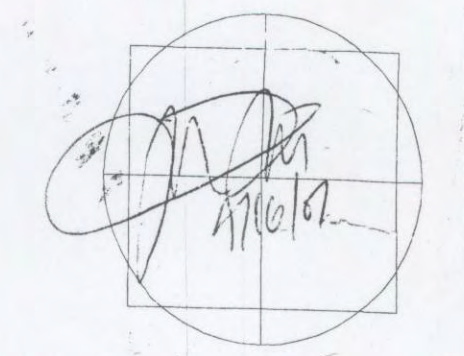
ADA PARKING DETAILS

DRAWING NUMBER:

ADA-1

ENGINEER OF RECORD

ARSHAD VIOAR, P.E.
FLORIDA LIC. #: 38863



PROJECT NAME
 REMODELING & ADDITION

FARAH'S ANGEL
 DAY CARE

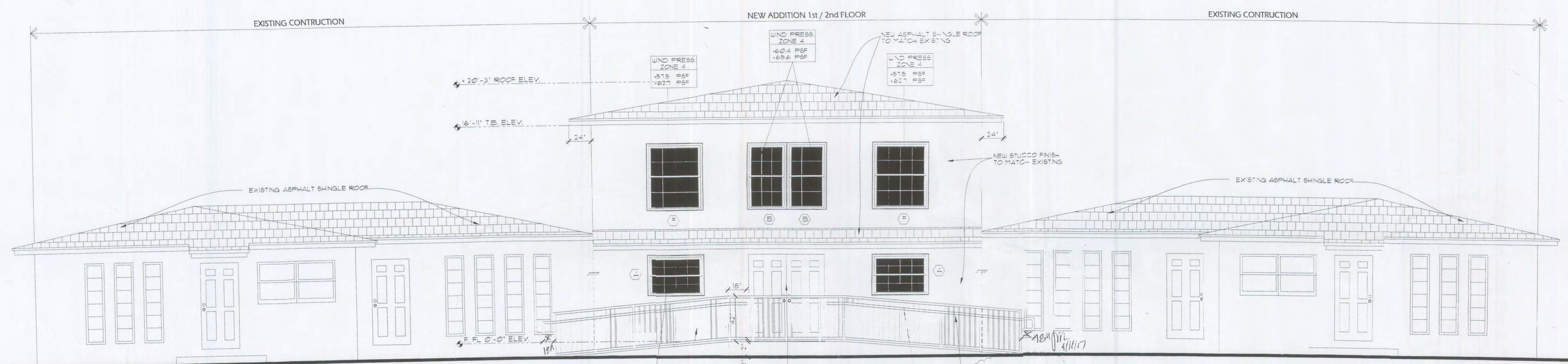
1184 & 1186 NE 10th AVE
 MIAMI FLORIDA

DRAWING NAME

DATE
 10 NOVEMBER 2006

REVISION	DATE	BY
	3/14/07	HANDICAP RAM DETAIL

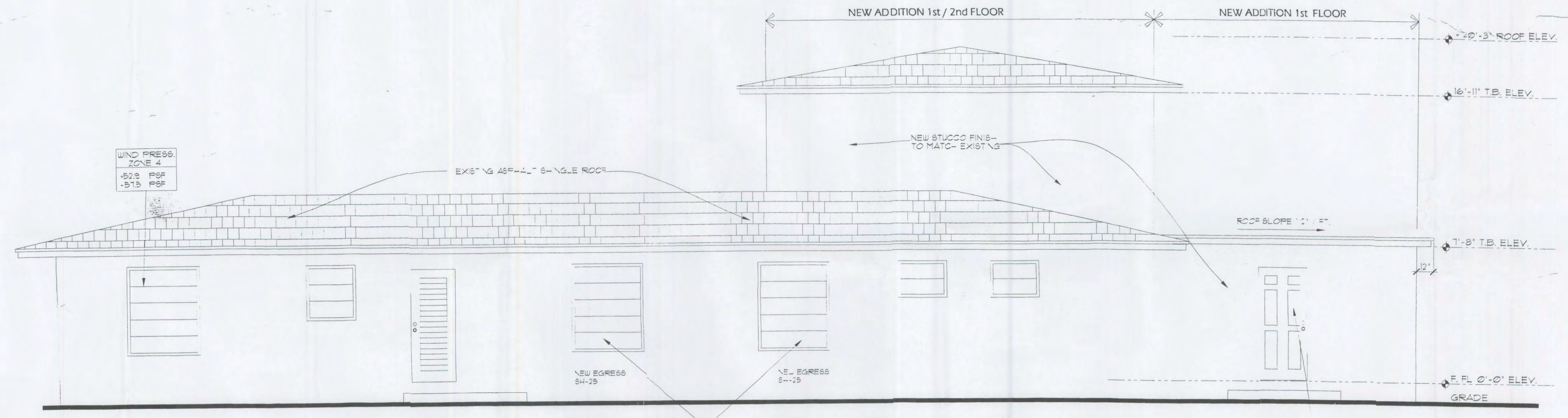
MIAMI-DADE COUNTY
 BUILDING DEPARTMENT
 BUILDING SECTION
 APPROVED BY:
 DATE: 04/16/07



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

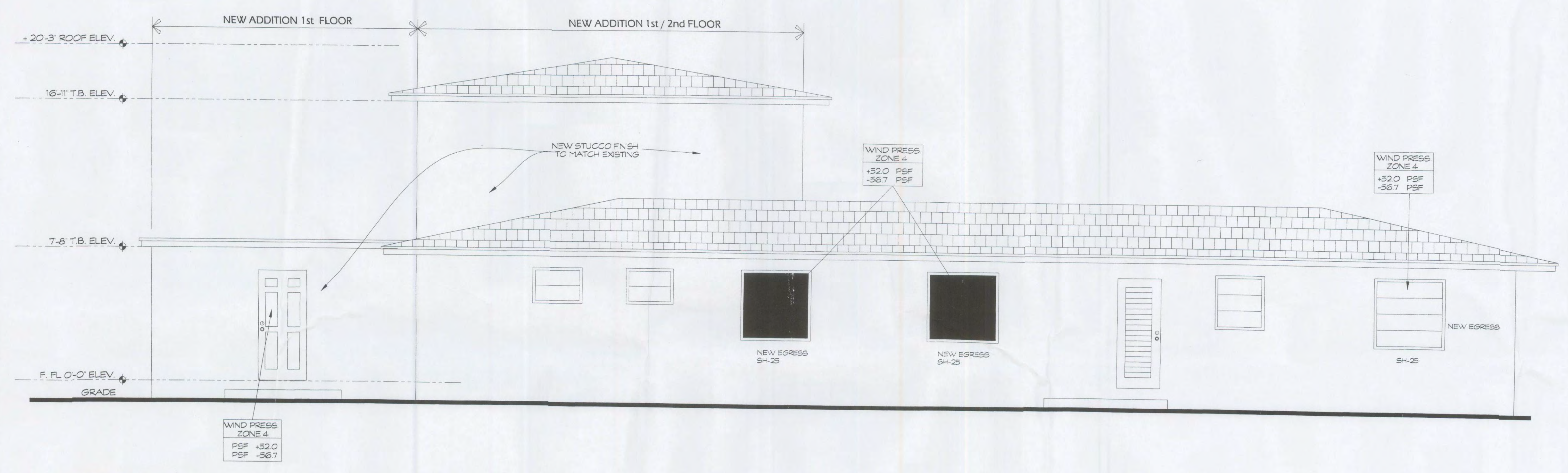


- HANDRAILS: IF A RAMP RUN HAS A RISE GREATER THAN 6 IN (150 MM) OR A HORIZONTAL PROJECTION GREATER THAN 12 IN (305 MM), THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLY WITH 416 AND SHALL HAVE THE FOLLOWING FEATURES:
- HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS. THE INSIDE HANDRAIL ON SWITCHBACK OR DOGLEG RAMPS SHALL ALWAYS BE CONTINUOUS.
 - IF HANDRAILS ARE NOT CONTINUOUS, THEY SHALL EXTEND AT LEAST 6 IN (152 MM) BEYOND THE TOP AND BOTTOM OF THE RAMP SEGMENT AND SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE (SEE 1).
 - THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1 - 1/2 IN (38 MM).
 - GRIPPING SURFACES SHALL BE CONTINUOUS.
 - TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34 IN AND 38 IN (865 MM AND 965 MM) ABOVE RAMP SURFACES.
 - ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL, OR POST.
 - HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS. (3/14/07)

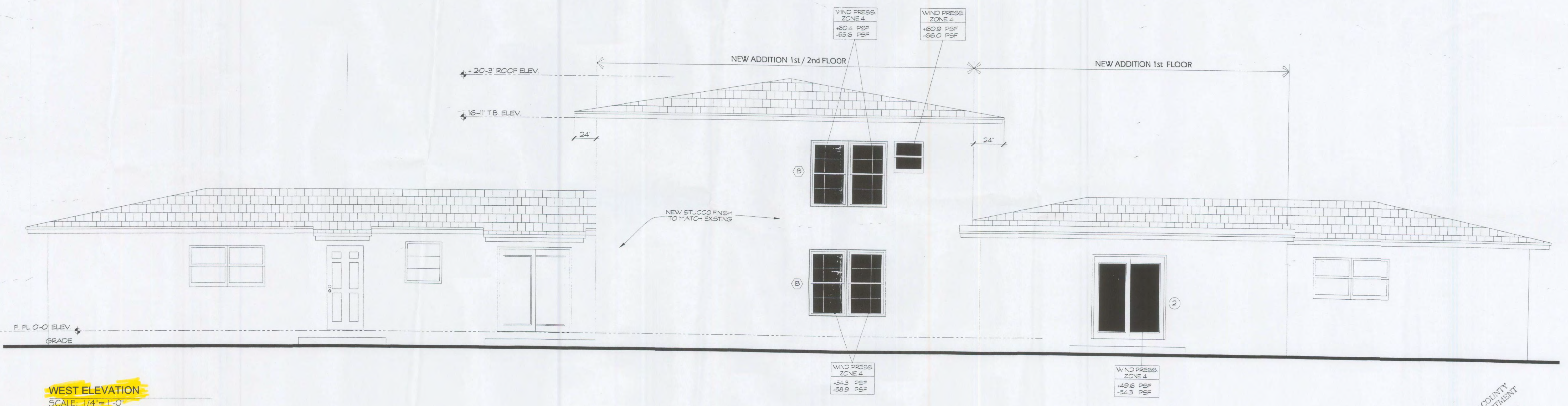


NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

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



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

DE LA LLAMA + ASSOCIATES

ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

JORGE A. DE LA LLAMA
 STATE OF FLORIDA - A07737 - AAC001737

522 MADERA CORAL GABLES, FLORIDA 33134
 (305) 461-0390 (305) 567-1425 FAX
 EMAIL: JAD@LLAARCH.COM

CONSULTANTS



PROJECT NAME
 REMODELING & ADDITION

FARAH'S ANGEL DAY CARE

1184 & 1186 NE 12th AVE.
 MIAMI FLORIDA

DRAWING NAME

DATE
 10 NOVEMBER 2006

REVISION	DATE	BY

FILENAME

COMMISSION NO.

SHEET NO.

MIAMI-DADE COUNTY
 BUILDING DEPARTMENT
 APPROVED BY:
 DATE: 2/13/23

A-4

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z22-100
DATE: FEB 13 2023
BY: CABR



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z22-100
DATE: FEB 13 2023
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BUILDING FRONT VIEW

06-03-22



BUILDING FRONT VIEW

06-03-22



BUILDING FRONT VIEW

06-03-22



BUILDING REAR VIEW

06-03-22



BUILDING ELECTRIC PANEL

06-03-22



A/C SAIDE VIEW

06-03-22

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 8**

PH: Z24-101

February 4, 2026

Item No. 2

Recommendation Summary	
Commission District	2
Applicant	Alfa Y Omega La Hermosa, Corp.
Summary of Requests	The applicant seeks to allow the expansion of an existing religious facility onto additional property to the east, and to modify a condition of a prior resolution in order to submit revised plans showing the expansion and for indicating an existing addition to the congregation hall. Additionally, the applicant seeks to allow the addition to the existing religious facility to setback less than required from property line, and to allow for the parking to be within 25' of NW 23 Avenue.
Location	10055 NW 23 Avenue and 2270 NW 101 Street, Miami-Dade County, Florida.
Property Size	±0.55 Acre
Existing Zoning	RU-2, Two-Family Residential District, 7,500 sq. ft. net
Existing Land Use	Religious facility
2030-2040 CDMP Land Use Designation	Low-Medium Density Residential, 6 to 13, dua (<i>see attached Zoning Recommendation Addendum</i>)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses, Section 33-311(A)(7), Generalized Modification Standards, Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUESTS:

- (1) SPECIAL EXCEPTION to permit the expansion of the religious facility onto additional property to the east.
- (2) MODIFICATION of condition #2 of Resolution #4-ZAB-351-86, passed and adopted by Community Zoning Appeals Board, and reading as follows:

From: "6. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Holy Hill of Zion", prepared by S. H. F., dated 2-6-86."

To: "6. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Plans to obtain a Certificate of Use for an existing church in North Miami" as prepared by Joaquin Montesino, P.E., consisting of sheets A-1.0, A-2.0, SP-1 and SP-1.1 consisting of four (4) sheets, and sheets LP-1 and LP-2 entitled "Alfa Y Omega" as prepared by Biolandis Landscape Architects and Contractors, consisting of two (2) sheets, all dated stamped received 9/26/2025, for a total of 6 sheets."

The purpose of request #2 is to allow the applicant to submit revised plans showing the religious facility expanding onto additional property to the east and to show an existing congregation hall addition.

(3) NON-USE VARIANCE to permit the existing religious facility to setback a minimum of 17.66' (25' required) from the side street (north) property line, setback a minimum of 6.33' (50' required) from the interior side (south) property line and be spaced less than 75' from an existing residential building to the south.

(4) NON-USE VARIANCE to permit parking area within 25' of an official right-of-way (not permitted).

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

PROJECT DESCRIPTION AND PROJECT HISTORY:

In September 1986, pursuant to Resolution #4-ZAB-351-86, the Metropolitan Dade County Zoning Appeals Board granted approvals for a special exception that allowed a religious facility on the RU-2, Two-Family Residential District zoned subject parcel. Ancillary non-use variance requests were also granted that allowed the religious facility on a parcel with less lot area, and for the proposed structure to have reduced building setbacks and to be spaced less than required from abutting residential buildings. Approvals were also granted for less number of parking spaces, and for the parking spaces to be located within 25' of the right-of-way line of NW 101 Street.

The applicant now seeks approval of a special exception to permit the expansion of the aforementioned religious facility's parking area onto additional property to the east, and for the modification of the previously approved 1986 Resolution in order to submit revised plans showing the expansion and for an existing addition to the congregation hall. The application also includes the ancillary non-use variance requests to permit parking within 25' of the NW 23 Avenue right-of-way, to permit reduced building setbacks, and to allow less spacing of the religious facility from other residential buildings.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; religious facility	Low-Medium-Density Residential (6-13 du/a)
North	RU-2; duplex	Low-Medium-Density Residential (6-13 du/a)
South	RU-2; duplex	Low-Medium-Density Residential (6-13 du/a)
East	RU-2; duplex	Low-Medium-Density Residential (6-13 du/a)
West	RU-2; single-family residences	Low-Medium-Density Residential (6-13 du/a)

NEIGHBORHOOD COMPATIBILITY:

The ±0.55-net acre subject property is a corner lot that has frontages on both on NW 101 Street and NW 23 Avenue, and consists of two lots with the larger lot containing the existing religious facility and the smaller lot to the east being currently vacant. The surrounding area is characterized by duplexes and single-family residences.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to expand the services offered within the religious facility. Based on memoranda from the departments reviewing this application, staff opines that approval of same will not create any significant impacts on the surrounding area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria because it lies within an urban infill area where traffic concurrency does not apply, and that the application will generate approximately an additional 5 PM peak hour vehicle trips. Staff further opines that any visual impacts from the existing addition have been appropriately mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.55-net 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 Low-Medium Density Residential designation allows a range in density of 6 to 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.* Further, the CDMP Land Use Element Interpretative text under *Residential Communities* also permits *neighborhood and community services including schools, daycare centers and houses of worship, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.* Staff notes that the subject property is currently zoned RU-2, two-Family Residential District and contains an existing previously approved religious facility.

For the reasons set forth in the zoning analysis below, staff opines that the development would satisfy the criteria for **compatibility** outlined in the CDMP Land Use Element, **Policy LU-4A** which states; “when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.” Based on the foregoing analysis, staff opines that the approval of the application is compatible with the area and **consistent** with the CDMP Land Use Element interpretative text for the **Residential Communities**, CDMP Land Use Element Policy LU-4, and the CDMP **Low Density Residential** Land Use Plan map designation.

Further, the CDMP Land Use Element interpretative text states that *existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map.* Said text further states that *all such lawful uses and zoning are deemed to be consistent with this Plan.* Staff notes that the approval of the application will not change the existing religious facility use on the subject property, but would allow the religious facility to expand onto the additional parcel to the east and legalize an existing addition to the congregation hall. As such, staff opines that the approval of the proposed expansion of the existing religious facility onto additional property, would be **consistent** with the CDMP Land Use interpretative text, goals, objectives and policies for the

Residential Communities and the CDMP Land Use Plan Map Low-Density Residential designation for the subject property.

ZONING ANALYSIS:

When analyzing request #1, to permit the expansion of the existing religious facility onto additional property to the east under Section 33-311(A)(3), Special Exception, Unusual Uses and New Uses, along with the analysis of the ancillary request to modify a condition of the prior resolution (request #2), under Section 33-311(A)(7), Generalized Modification Standards, staff opines that the approval of the requests with conditions would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area concerned, and for the reasons stated above.

Staff notes that the request of the special exception and modification is to allow the applicant to submit plans showing the religious facility expanding onto additional property to the east (request #1) and to show the existing congregation hall addition to the religious facility (request #2). The submitted plans depict the additional ±0.18-net acre vacant parcel, which is now a part of the subject property, utilized as additional parking for the religious facility. Additionally, the plans show the existing one-story congregation hall addition, with an approximately 1,565 sq. ft. footprint along the rear side of the existing religious facility. The existing addition is at a similar height to the existing building which is approximately 14' in height. Staff notes that the existing addition and parking area would be adequately buffered by a metal fence at a height of 6' along the interior side south property line, which in staff's opinion will provide an adequate buffer to mitigate the visual impact created by the existing congregation hall addition and parking spaces. However, as a condition of approval, staff recommends that the applicant install a 6' high solid fence along the south and east property lines, to mitigate any visual impact created by the existing congregation hall addition and parking abutting the residential buildings to the south and east, prior to final inspection. Additionally, staff opines that approval of same would not create any new visual impact on the surrounding properties, which are zoned RU-2, Two-Family Residential District to the south and east of the subject property, or on passerby along the abutting area roadways as the existing congregation hall addition will not be higher than the maximum permitted by the RU-2 zoning district. Further, staff opines that the overall design of the existing religious facility and existing congregation hall addition provides for a cohesive religious facility with sufficient parking spaces surrounding most of the building.

Furthermore, staff notes that based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the approval of the aforementioned requests will generate approximately an additional 5 PM trips and meets traffic concurrency for an initial development order. Additionally, staff notes that based on the memoranda from the other departments that reviewed this application, including the Division of Environmental Resource Management (DERM) of RER and the Miami-Dade Fire Rescue Department (MDFRD), approval of this application will 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. **Therefore, staff recommends approval with conditions of requests #1 under Section 33-311(A)(3), Special Exception, Unusual use and New Uses, and approval with conditions of request #2, under Section 33-311(A)(7), Generalized Modification Standards.**

When requests #3 and #4 are analyzed under the Non-Use Variance (NUV) Standards, 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval with conditions of these requests would maintain the basic intent and purpose of the zoning and subdivision regulations, will not affect the stability and appearance of the community and would be **compatible** with the surrounding area.

Based on the location of the property, as well as the existing building placement and layout, staff opines that the existing religious facility on the subject property would not adversely impact the surrounding properties. Staff notes that although the existing structure would not meet the setback and spacing requirements for a building of public assemblage (request #3), the existing development's overall massing, scale, building height, landscaping requirements, and lot coverage does not exceed the maximum intensities allowed on RU-2 parcels and fully complies with the Code minimums. Staff acknowledges that if the existing building was for residential use, the structure would meet the RU-2 district zoning setbacks from its property lines. However, pursuant to Section 33-17(1) of the Code, buildings for public assemblage with over fifty (50) occupants requires interior side setback of 50 feet from any abutting property line under different ownership, 25 feet to any property line which abuts on a public highway or alley, and a minimum of 75 feet from any existing residential building; and as such the existing religious use structure is subject to these larger setbacks. The existing one (1)-story building with an approximate height of 14' (maximum 35' allowed in RU-2) maintains the single-family residential look of the adjoining properties and the development will not result in an intensification of the development of the site beyond the scale of the surrounding area. Further, staff notes that the existing building is designed with the same architectural scale as the surrounding community and will be adequately buffered with a new 6' high metal along the interior side and rear property lines, which staff opines would lessen any adverse impacts of the existing use on the adjacent residential properties. Notably, the closest homes to the existing religious facility are spaced at a distance of approximately 40' (south) respectively from the existing structure, which staff opines, are adequate distances to not have any adverse impacts. For the aforementioned reasons, staff opines that approval with conditions of the existing structure will not have significant new visual impacts on the surrounding area and would be **compatible** with the same.

When the request to allow parking areas within 25' of the existing right-of-way of NW 23 Avenue (Request #4) is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards, staff supports the request and opines that the approval with conditions would be **compatible** with the surrounding area. Staff notes that the religious facility has been permitted said variance once before within 25' of the existing right-of-way of NW 101 Street, under Resolutions #4ZAB-351-86, and opines that this request will allow the applicant to extend the existing surface parking lot onto the western portion of the subject property. The parking area is situated towards the front of the subject site and adjacent to NW 23 Avenue. Further, the proposed parking expansion will contain adequate landscaping along the perimeter and any impact of this request would be adequately mitigated by the continuous row of trees as well as shrubs along the property line abutting the roadway. Staff notes that the Department of Transportation and Public Works and Planning and Traffic Review Section of the Department of Regulatory and Economic Resources do not object to this request. As such, staff opines that the design and location of the parking area extensions provide for a cohesive campus and the resulting right-of-way encroachments are not likely to have a major visual impact on the abutting properties.

Staff, therefore, opines that approval with conditions of requests #3 and #4 would 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 provided that the non-use variances will be otherwise **compatible** with the surrounding land uses and would not be detrimental to the community. **As such, staff recommends approval with conditions of requests #3 and #4, under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate access to the site along NW 101 Street and along NW 23 Avenue with adequate parking on-site.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all the other conditions of Resolution #4-ZAB-351-86 remain in full force and effect except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Plans to obtain a Certificate of Use for an existing church in North Miami" as prepared by Joaquin Montesino, P.E., consisting of sheets A-1.0, A-2.0, SP-1 and SP-1.1 consisting of four (4) sheets, and sheets LP-1 and LP-2 entitled "Alfa Y Omega" as prepared by Biolandis Landscape Architects and Contractors, consisting of two (2) sheets, all dated stamped received 9/26/2025, for a total of 6 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, except as may be otherwise be required by code.
3. 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.
4. That the use be established and maintained in accordance with the approved plan.
5. That the proposed 6' high metal fence located along the south and east property lines be maintained as a visual buffer, and that if the fence is removed or destroyed, the applicant shall install a fence and hedge in accordance with Section 33-11(h) of the County Code.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the attached memorandum.

7. 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.

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

Alfa Y Omega La Hermosa, Corp.
PH: Z24-101

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
RER-Code Coordination and Public Hearings Section	<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>
Miami-Dade Fire Rescue (MDFR)	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
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

Low-Medium Density Residential (Pg. I-29)	<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>
Residential Communities (Pg. I-26)	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different constructions systems. Also permitted in residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the “neighborhood” reflects the intensity and design of developments mix of land uses, and their relationship.</i>
Policy LU-4A (Page I-9)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
Policy LU-4D (Page. I-8)	<i>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

ENFORCEMENT HISTORY

ALFA Y OMEGA LA HERMOSA CORP 10055 NW 23 AVE
2270 NW 101 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2024000101

DATE

HEARING NUMBER

FOLIO: 30-3103-010-0460/30-3103-010-0461

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 20, 2025

NEIGHBORHOOD REGULATIONS:

Folio No: 30-3103-010-0460/30-3103-010-0461

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.: 30-3103-010-0460

Building support case: F2017003322-U was opened on 07/27/2018. Due to COMPLAINT RECEIVED FROM OTHER AGENCY . Building Recertification and Electrical Recertification Reports from 5/19/2017. NOTICE OF VIOLATION POSTED ON 08/03/2018 and mailed on 08/20/2018. NOTICE OF VIOLATION Recorded on Book: 31112 Page: 638 Total Pages: 6 on 08/23/2019. [NOTICE OF BOARD HEARING TO BE POSTED](#) and mailed certified 12/10/2018. E-RECORDING OF BOARD ORDER COMPLETED BY CLERK OF COURTS TICE OF BOARD HEARING posted 12/14/2018.UNSAFE STRUCTURE BOARD HEARING DEFERRED TO 02/13/2019 BOARD HEARING. BOARD ORDER COMPLETED BY CLERK OF COURTS AND Recorded on Book: 31342 Page: 2332 Total Pages: 3 ON 03/05/2019. [BOARD HEARING ORDER EXTENSION REQUEST REVIEWED APPROVED](#) ON 07/16/2019.NOTICE OF BOARD HEARINGPOSTED ON 08/19/2019 AND SENT CERTIFIED ON 08/09/2019.BOARD ORDER DECISION POSTED 09/26/2019. BOARD ORDER COMPLETED BY CLERK OF COURTS AND RECORDED on Book: 32156 Page: 3361 Total Pages: 3 ON 10/21/2020. NON-COMPLIANT AGREEMENT REQUEST RECEIVED 01/08/2024.

INTERNAL AGREEMENT APPROVED BY FUS AND MAILED ON 01/1/2024. SIGNED INTERNAL AGREEMENT AND PAYMENT RECEIVED AND APPROVED ON 02/06/2024. Executed Agreement emailed to customer. ON 02/06/2024. INTERNAL BILLING SUBMITTED TO FUS ON 11/08/2024 As of today, the cost is \$3,017.01 this amount includes \$300.00 for the agreement's process fee. PROPOSED AGREEMENT EMAILED TO OWNER'S REP ON 11/08/2024. INTERNAL AGREEMENT EXECUTED Invoice Number(s) generated: Q2025046162 The Agreement provided 365 days from 11/25/2024 to obtain the required permits, complete all the work/repairs and obtain final inspection approval on all building permits by November 25, 2025. Internal agreement executed on 11/25/2024 In addition, an engineer's, or architect's revised Recertification report(s) shall be submitted within this same time indicating that the structure(s), as repaired, qualifies for Recertification. Executed Internal Agreement Mailed 11/25/2024. Executed Agreement sent to customer by email. Per Agreement, second payment is due by May 24, 2025. Payment to be made under process/invoice number Q2025046162. There are no outstanding fees at this time.

Folio No. 303103-010-0461

There are no open/closed cases in BSS.

VIOLATOR:

ALFA OMEGA LA HERMOSA CORP

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: August 11, 2025

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

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

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

Subject: Z2024000101-2nd Review
Alfa Y Omega La Hermosa Corp.
10055 NW 23rd Avenue and 2270 NW 101st Street
Non-Use Variance for setback and parking requirements for the
legalization of an existing addition to a church and to merge two folios
(RU-2) (0.37 acres)
03-53-41

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 service and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to DERM records, the existing church is currently connected to the public water supply system and is served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. Furthermore, pursuant to section 24-43.4 of the Code and based on the information submitted with this application, DERM staff has determined that public sewer lines are not located within feasible distance to the subject property. Pursuant to the Code, the addition to be legalized is required to connect to public water and the OSTDS to the extent that they have plumbing connections for potable water and/or wastewater.

As per the site plans submitted with this application, no new construction besides the addition being legalized is proposed. In accordance with the Code, DERM will evaluate the feasibility of connecting to the public sanitary sewer system prior to DERM approval of any future development order (zoning site plan, plat, building permit) that proposes development on the subject properties.

Pursuant to section 24-43.1(4) of the Code, DERM can approve the interim use of an OSTDS as a means for the disposal of domestic liquid waste, if the non-residential use meets the sewage loading requirements in the Code, it will not generate a liquid waste other than domestic sewage, and that the property owner has executed a covenant running with the land in favor of Miami-Dade County as required by the Code. Based on the information submitted with this application, the use (church) complies with the sewage loading requirements and based on the floor plan submitted the church is not expected to generate liquid waste other than domestic.

In addition, the subject property has a properly executed covenant running with the land which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into an OSTDS. This covenant is recorded in Miami-Dade County Official Records Book 33847, Page 3827.

This analysis is based on the sanitary sewer infrastructure as it exists at the time of this application. Please be advised that sanitary sewer system infrastructure is constantly changing, and future applications related to this property will be reanalyzed based on the infrastructure that exists at the time of such future applications.

Conditions of Approval: None

Water Control Review

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

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

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

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "Plans to Obtain a Certificate of Use for an Existing Church in North Miami" prepared by Joaquin Montesino, P.E., 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: October 16, 2025

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

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

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

Subject: Zoning Application Comments - Alfa & Omega La Hermosa
Application No. Z2024000101 - Revision # 3 - (Pre-App. No. Z18P-006)

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.

A WASD Verification Form No. 18-2018L-VF-186 was issued on December 12, 2019, with Process Number No. C2024031374, for the legalization of the addition to the existing church included with this application.

Application Name: Alfa & Omega La Hermosa

Location: The proposed project is located on approximately 0.56 acres at 10055 NW 23rd Avenue and 2270 NW 101st Street, with Folio Nos. 30-3103-010-0460 and 30-3103-010-0461, respectively, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking to legalize an existing 1,634 sq. ft. addition to the existing 2,340 sq. ft. church. Also, the Applicant is seeking to merge the adjacent Folio No. 30-3103-010-0461 with Folio No. 30-3103-010-0460 into one folio to expand the church in the future (Additional development is not being proposed with this application). In addition, the Applicant is seeking modification of Condition No. 2 of Resolution 4-ZAB-351-86 and a variance to permit required setbacks.

The proposed legalization of 1,634 sq. ft. addition to the existing church results in an increase in water demand of 163 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 System (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

The subject property is connected to water. There is an existing 6-inch water main (E8222-12) along NW 23rd Avenue and an existing 4-inch water main (E8222-26) along NW 101st Street. There is a WASD Verification Form No. 18-2018L-VF-186 that was issued on December 12, 2019, with active Process Number No. C2024031374, for the proposed legalization of the addition to the existing project.

Please note that any future development on the proposed property will require to be connected to a minimum 8-inch water main, per WASD's Rules and Regulations. Therefore, a water main extension will

be required. There is an existing 8-inch water main (E8222-7) located at the intersection of NW 101st Street and NW 22nd Avenue to where the developer may connect and extend a minimum 8-inch water main westerly along NW 101st Street to the northwest corner of the property, interconnecting to an existing 4-inch water main (E8222-26) at that location.

A Water Supply Certification (WSC) was issued for the proposed development through WASD Verification Form No. 18-2018L-VF-186. 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 existing facility is currently on septic. There is no gravity sewer within close proximity to the site.


Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavaldd@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

Memorandum



Date: August 26, 2024

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: Z2024000101
Name: Alfa Y Omega La Hermosa Corp.
Location: 10055 NW 23 Avenue and 2270 NW 101 Street
Section 03 Township 54 South Range 41 East

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

This land 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 meets the traffic concurrency criteria because it lies within a urban infill area where traffic concurrency does not apply. The proposed addition to the existing church facility will generate approximately an additional **5 PM** peak hour vehicle trips.

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

Notes: PM =Post Meridiem

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

Standard Conditions:

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

Memorandum



Date: October 03, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000101

The Miami-Dade Fire Rescue Department has **no objection** to site plan uploaded to "EnerGov" on 09/26/2024.

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

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

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

Memorandum



Date: Wednesday, May 7, 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 Type: Z2024000101
Applicant Name: Alfa Y Omega La Hermosa Corp.

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

PROJECT LOCATION:

The property is located at 10055 NW 23rd Avenue, Miami, Florida.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

1. This development has been approved to expand the existing church onto additional property. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. As trash collection is proposed within the public right-of-way, a covenant executed through RER (Claudia Luna) must be submitted, restricting trash collection to off-peak hours—specifically outside of 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM. Please contact Claudia Luna (claudia.luna@miamidade.gov) to complete the required covenant. Additionally, the plans must include a note specifying that no garbage collection activities associated with the project shall occur between 7:00 AM and 9:00 AM and between 4:00 PM and 6:00 PM.

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: May 29, 2024

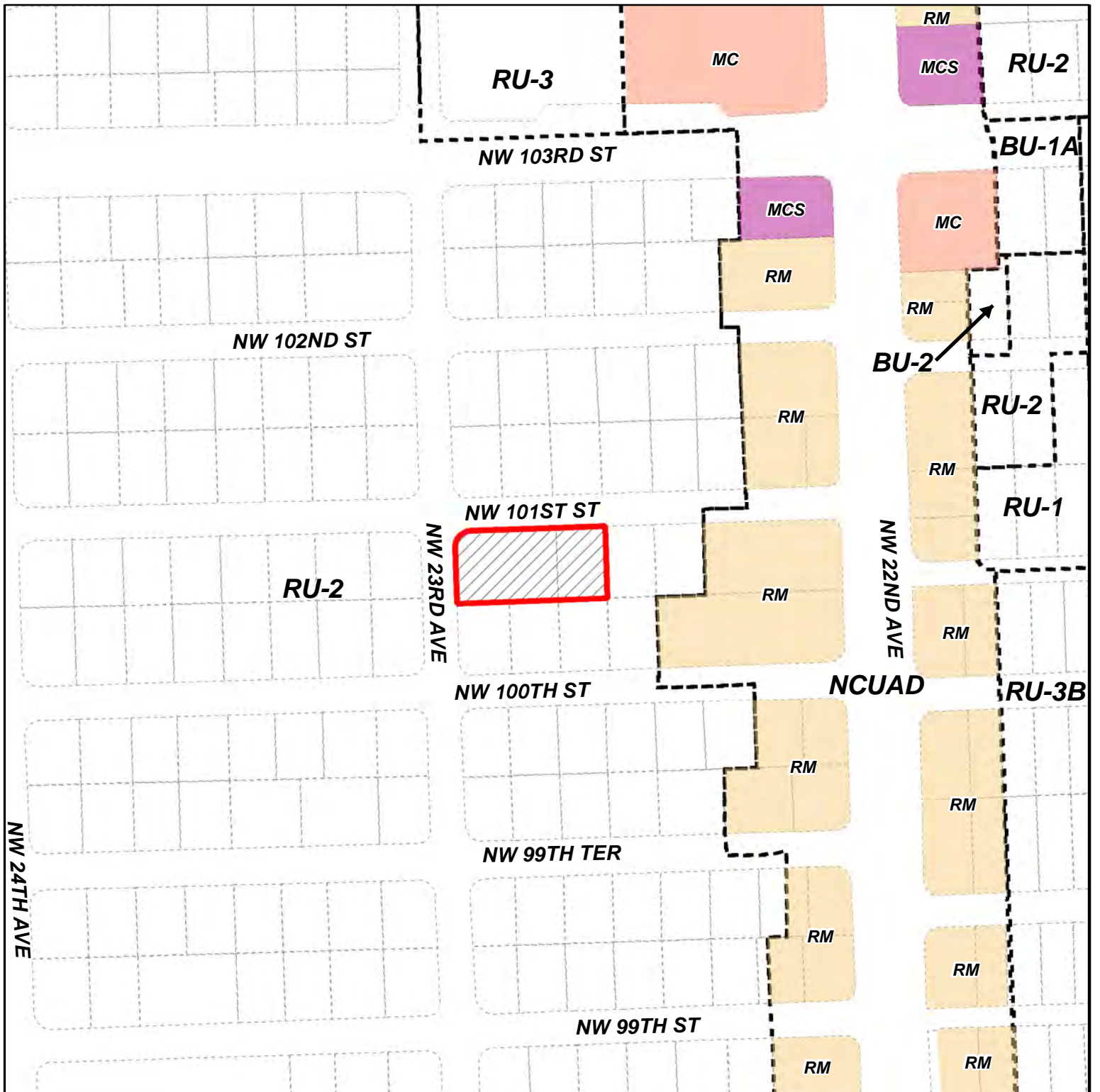
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Application Z2024-000101 Alfa Y Omega La Hermosa Corp

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

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



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000101



Section: 03 Township: 53 Range: 41
 Applicant: Alfa Y Omega La Hermosa Corp.
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

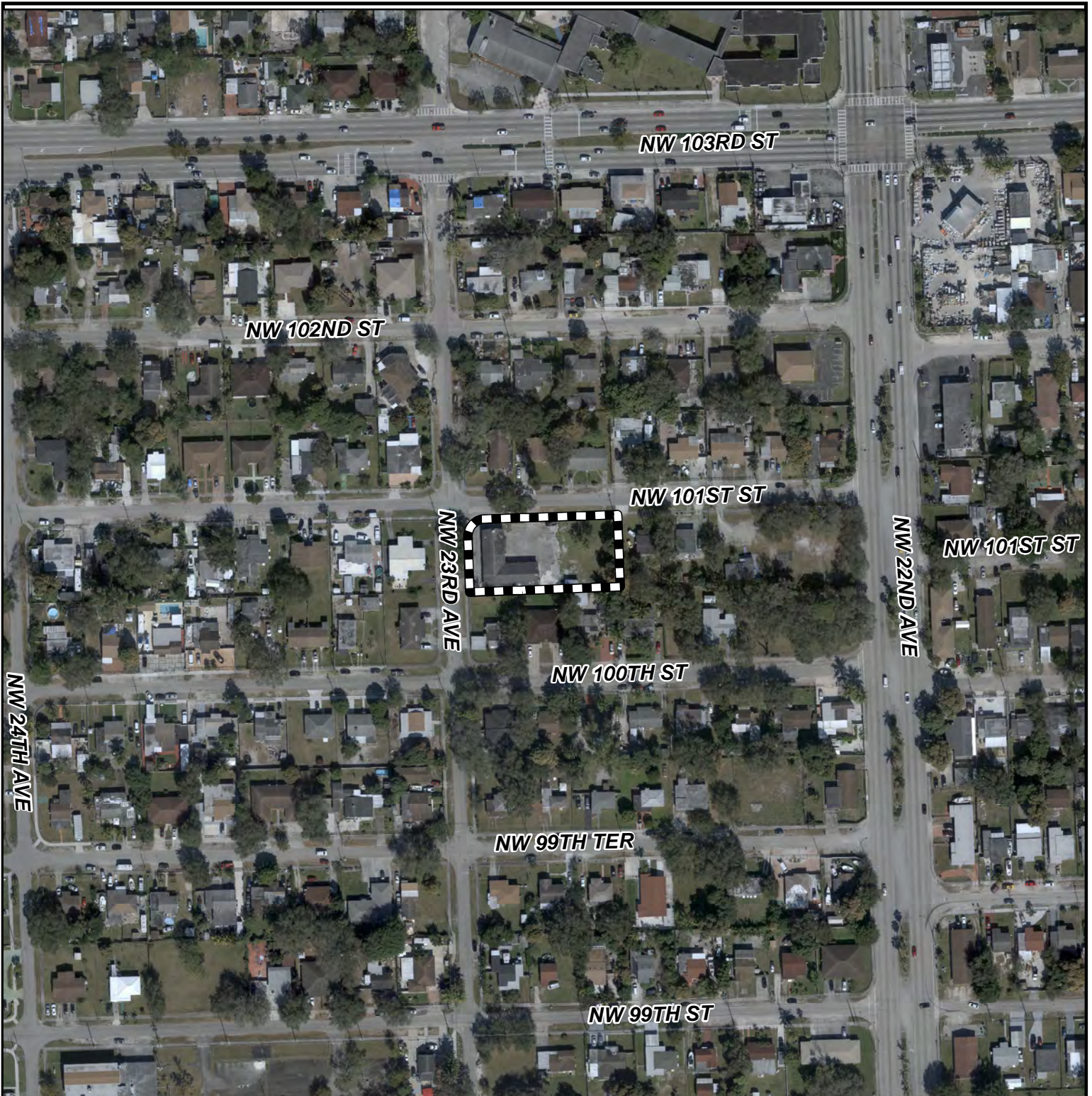
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Thursday, May 30, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2024000101

Legend
 Subject Property



Section: 03 Township: 53 Range: 41
Applicant: Alfa Y Omega La Hermosa Corp.
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Thursday, May 30, 2024

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 03 Township: 53 Range: 41
 Applicant: Alfa Y Omega La Hermosa Corp.
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000101
 RADIUS: 2640

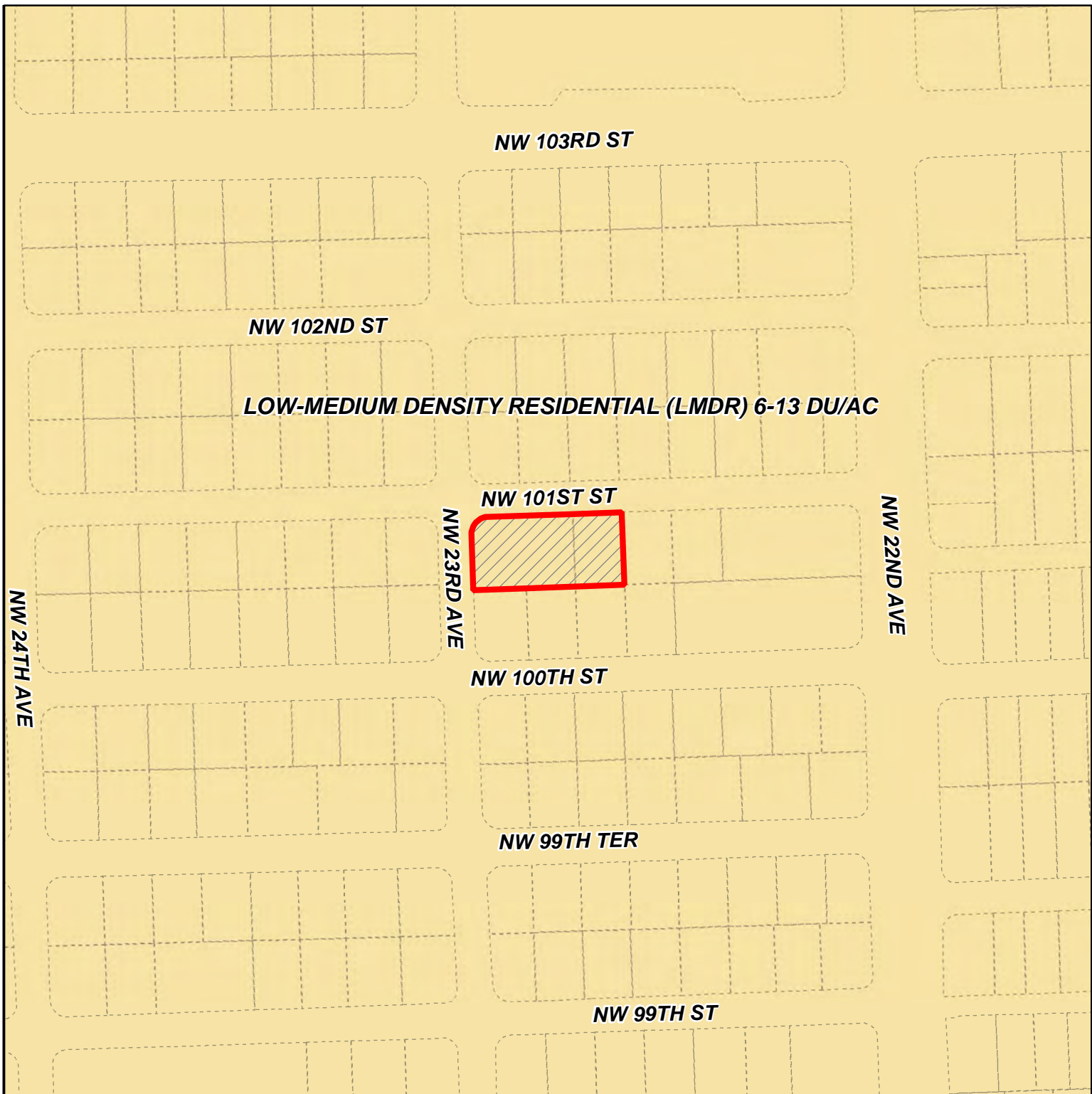
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, May 30, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000101

Section: 03 Township: 53 Range: 41
 Applicant: Alfa Y Omega La Hermosa Corp.
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



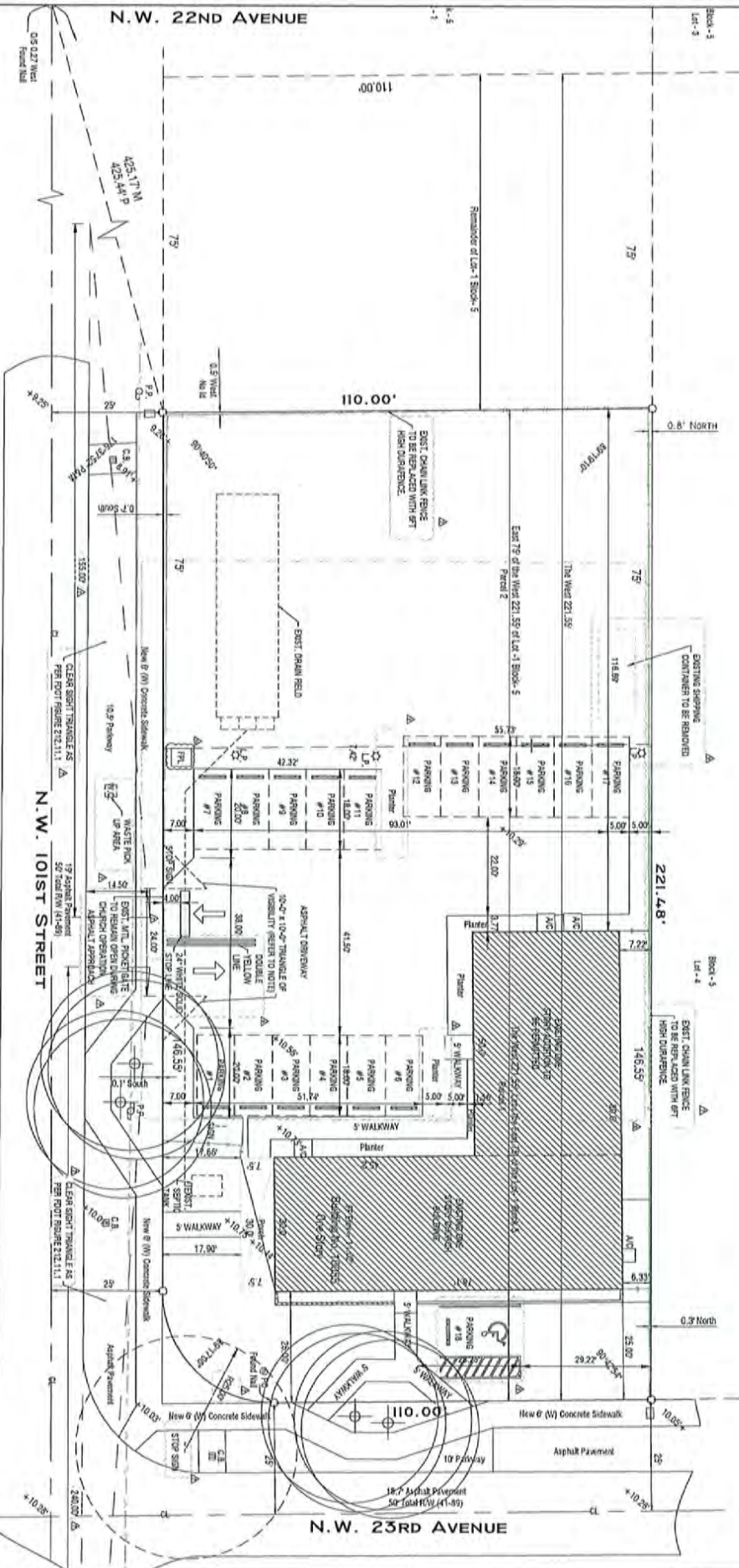
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 Subject Property Case



SKETCH CREATED ON: Thursday, May 30, 2024

REVISION	DATE	BY



VISIBILITY TRIANGLE NOTE:
 VISIBILITY TRIANGLES ARE SHOWN AT ALL INTERSECTIONS. ALL VEHICLE OPERATORS SHALL BE RESPONSIBLE FOR MAINTAINING CLEAR VISIBILITY TRIANGLES AT ALL INTERSECTIONS. VISIBILITY TRIANGLES SHALL BE MAINTAINED AT ALL TIMES. VISIBILITY TRIANGLES SHALL BE MAINTAINED AT ALL TIMES.

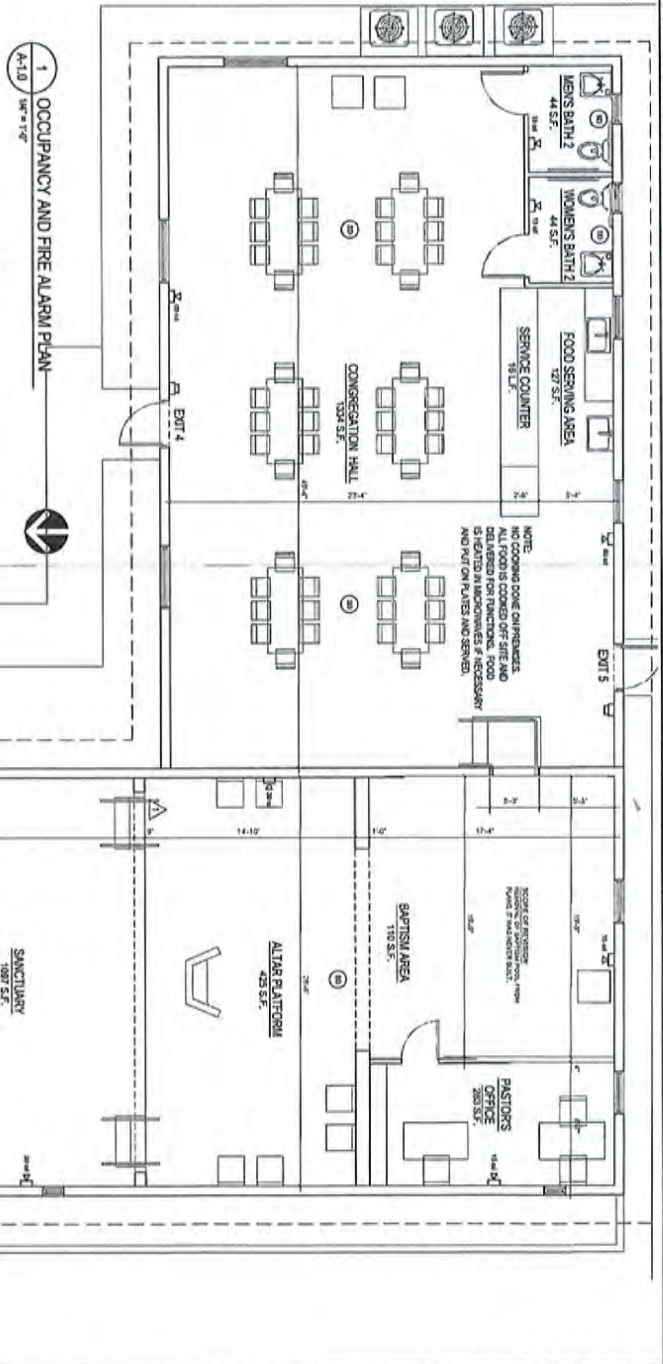
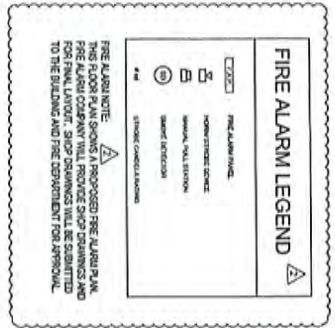


PROJECT NO.	SP-1
DATE	04/29/2024
SCALE	AS SHOWN

PLANS TO OBTAIN A CERTIFICATE OF USE FOR AN EXISTING CHURCH IN NORTH MIAMI
 10055 HW 23 AVE MIAMI, FL 33147

JOAQUIN MONTESINO
 P.E. LIC. 69969
 6219 SW 131 PL, UNIT 102, MIAMI, FL 33183
 CELL 786-252-2768

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS
5	ISSUED FOR PERMITS
6	ISSUED FOR PERMITS
7	ISSUED FOR PERMITS
8	ISSUED FOR PERMITS
9	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS



OCCUPANCY CLASSIFICATION F.B.C.(B) 303.4 ASSEMBLY GROUP A-3

ROOM SPACE	USE OF SPACE	CONTENTS OF SPACE	OCCUPANCY CLASSIFICATION	ASBNS.F.	OCCUPANT LOAD AS PER F.B.C. (B) 303.4	OCCUPANT LOAD AS PER N.F.P.A. 101 (2009) 7.2.1.2
ENTRY	ENTRY	NONE	ASSEMBLY A-3 PLACE OF RELIGIOUS WORSHIP	56 S.F.	1/7 S.F.	8
SANCTUARY	RELIGIOUS WORSHIP SERVICES	FIXED ROW SEATING 14 TOTAL ROWS	ASSEMBLY A-3 PLACE OF RELIGIOUS WORSHIP	1087 S.F.	8 SEATS/PERSON	84
ALTAIR PLATFORM	RELIGIOUS WORSHIP SERVICES	PLAINT, 64 CHAIRS	ASSEMBLY A-3 PLACE OF RELIGIOUS WORSHIP	425 S.F.	1/15 S.F.	29
BAPTISM AREA	RELIGIOUS WORSHIP SERVICES	NONE	ASSEMBLY A-3 PLACE OF RELIGIOUS WORSHIP	110 S.F.	1/7 S.F.	16
BAPTISM TUB	RELIGIOUS WORSHIP SERVICES	BAPTISM TUB	ASSEMBLY A-3 PLACE OF RELIGIOUS WORSHIP	90 S.F.	1/50 S.F.	2
DISCOURSE OFFICE	DISCOURSE OFFICE	DISCOURSE OFFICE	ASSEMBLY A-3 PLACE OF RELIGIOUS WORSHIP	204 S.F.	1/100 S.F.	2
CONGREGATION HALL	CONGREGATION HALL	CONGREGATION HALL	ASSEMBLY A-3 PLACE OF RELIGIOUS WORSHIP	1334 S.F.	1/17 S.F.	79
FOOD SERVING AREA	FOOD SERVING AREA	FOOD SERVING AREA	ASSEMBLY A-3 PLACE OF RELIGIOUS WORSHIP	201 S.F.	1/100 S.F.	2
MEN'S BATH 1	BATHROOM	U.M., TOILET	ASSEMBLY A-3 PLACE OF RELIGIOUS WORSHIP	31 S.F.	N/A	1
WOMEN'S BATH 1	BATHROOM	U.M., TOILET	ASSEMBLY A-3 PLACE OF RELIGIOUS WORSHIP	31 S.F.	N/A	1
MEN'S BATH 2	BATHROOM	U.M., TOILET	ASSEMBLY A-3 PLACE OF RELIGIOUS WORSHIP	44 S.F.	N/A	1
WOMEN'S BATH 2	BATHROOM	U.M., TOILET	ASSEMBLY A-3 PLACE OF RELIGIOUS WORSHIP	44 S.F.	N/A	1
TOTAL OCCUPANCY						300

NOTE: F.B.C. (B) 303.4 ACCESSORY RELIGIOUS EDUCATIONAL ROOMS AND MULTIPURPOSE ROOMS SHALL BE USED FOR BIBLE STUDY CLASSES AND NOT CONSIDERED SEPARATE OCCUPANCIES. DURING A SERVICE, ONLY THE PASTOR AND THE PERSON GETTING BAPTIZED ARE ALLOWED IN THE TUB.

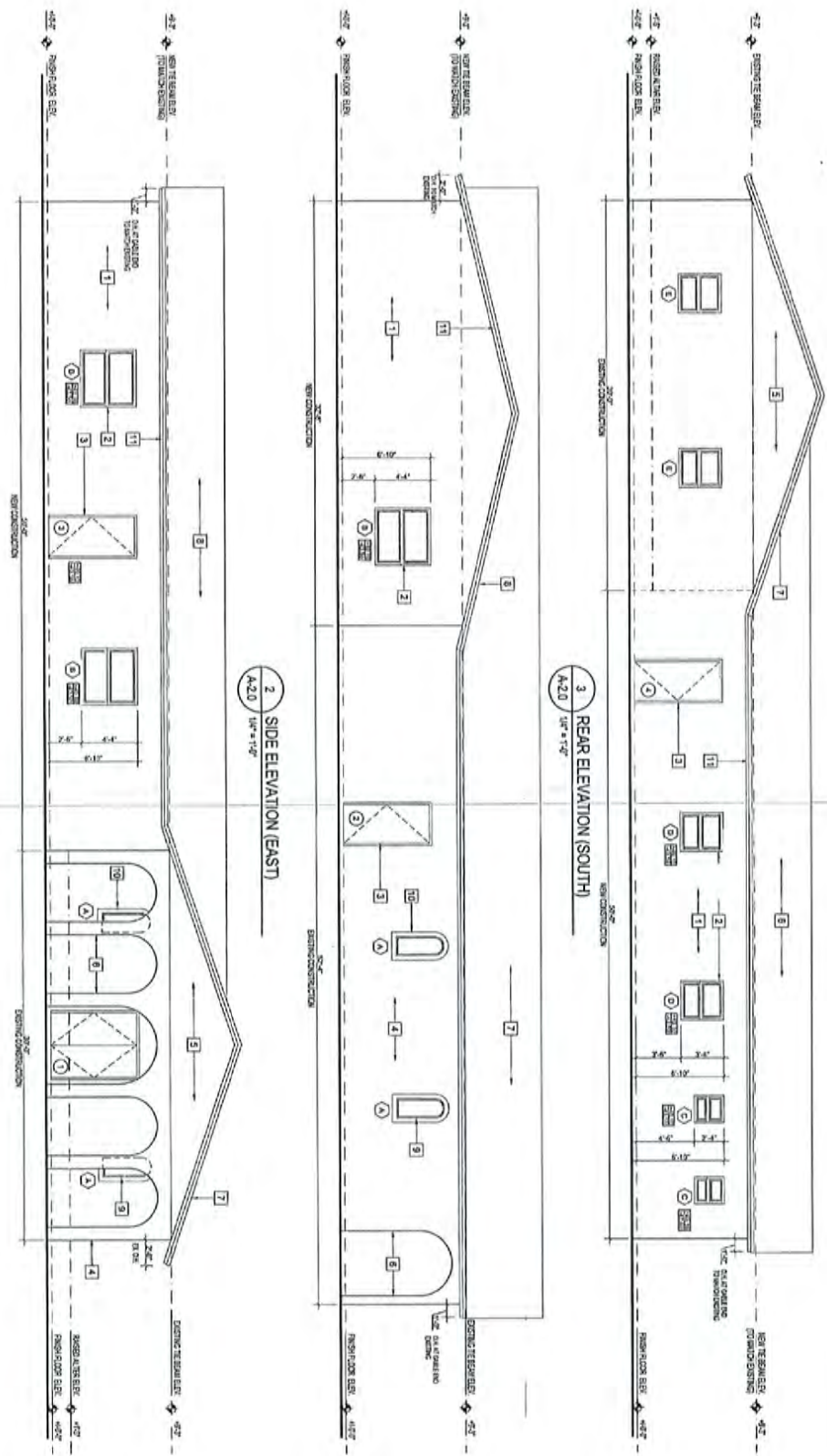


JOAQUIN MONTESINO
P.E. LIC. 69969
6219 SW 131 PL, UNIT 102, MIAMI, FL 33183
CELL 786-262-2766

PLANS TO OBTAIN A CERTIFICATE OF USE FOR AN EXISTING CHURCH IN NORTH MIAMI
10055 NW 23 AVE MIAMI, FL 33147

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/20/2024
2	REVISED PER PERMITS	08/20/2024
3	REVISED PER PERMITS	08/20/2024
4	REVISED PER PERMITS	08/20/2024
5	REVISED PER PERMITS	08/20/2024
6	REVISED PER PERMITS	08/20/2024
7	REVISED PER PERMITS	08/20/2024
8	REVISED PER PERMITS	08/20/2024
9	REVISED PER PERMITS	08/20/2024
10	REVISED PER PERMITS	08/20/2024



- ELEVATION NOTES**
1. STUCCO FINISH TO MATCH EXISTING.
 2. FINISH WORKING SEE WINDOW SCHEDULE FOR FINISHES.
 3. FINISH WORKING SEE WINDOW SCHEDULE FOR FINISHES.
 4. EXISTING FINISH TO MATCH EXISTING.
 5. EXISTING ROOF TO MATCH EXISTING.
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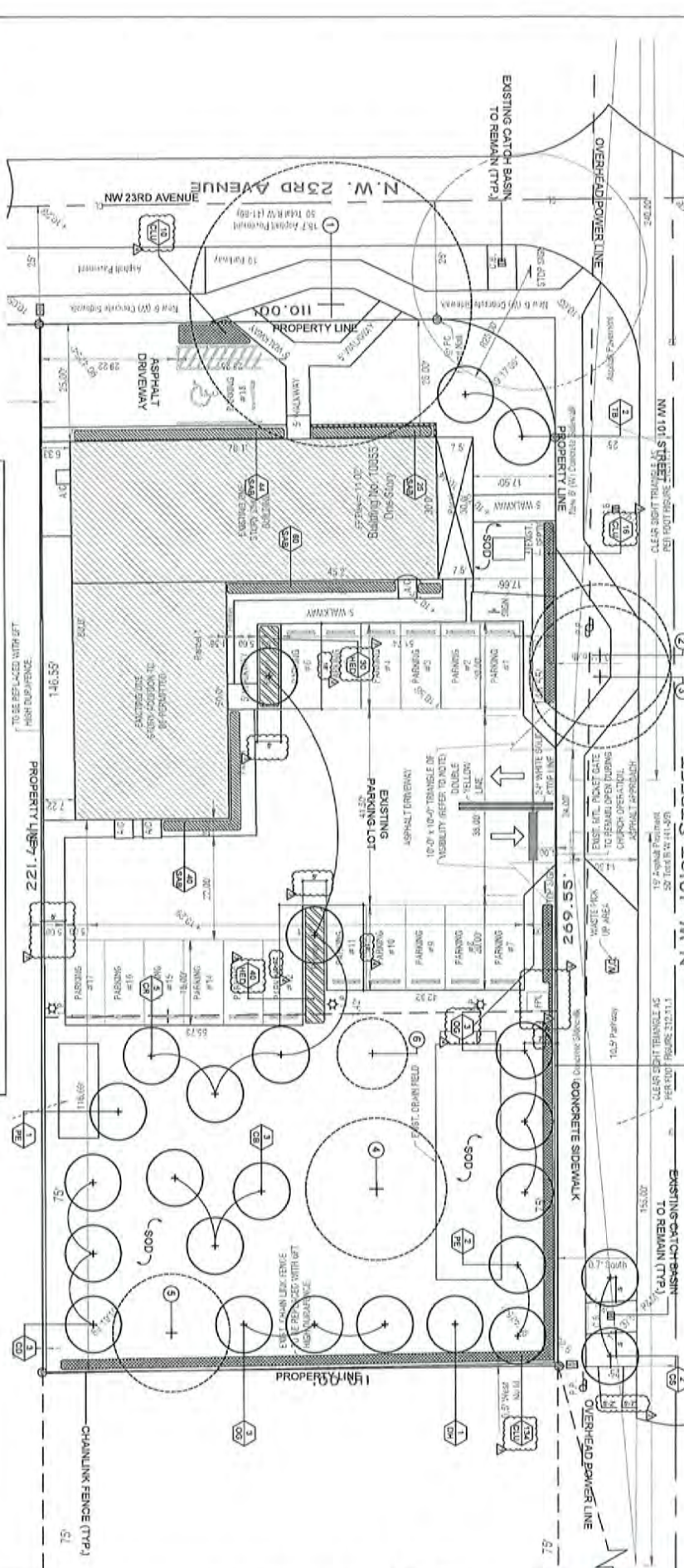


DATE: 04/08/2024
 SHEET: A-20
 PROJECT: EXISTING CHURCH IN NORTH MIAMI

PLANS TO OBTAIN A CERTIFICATE OF USE FOR AN EXISTING CHURCH IN NORTH MIAMI
 10055 NW 23 AVE MIAMI, FL 33147

JOAQUIN MONTESINO
 P.E. LIC. 69969
 6219 SW 131 PL, UNIT 102, MIAMI, FL 33183
 CELL 786-252-2768

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	04/08/2024
2	REVISIONS	
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18	REVISIONS	
19	REVISIONS	
20	REVISIONS	



LANDSCAPE DESIGN (This information is required to be permanently affixed to the final plan.)

GENERAL NOTES:

1. All plant materials to be installed shall be of the highest quality and shall be suitable for the site conditions.
2. All plant materials shall be installed in accordance with the specifications and quantities shown on the plan.
3. All plant materials shall be installed in accordance with the specifications and quantities shown on the plan.
4. All plant materials shall be installed in accordance with the specifications and quantities shown on the plan.
5. All plant materials shall be installed in accordance with the specifications and quantities shown on the plan.
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9. All plant materials shall be installed in accordance with the specifications and quantities shown on the plan.
10. All plant materials shall be installed in accordance with the specifications and quantities shown on the plan.

PLANT LIST

SYMBOL	PLANT NAME	SIZE	QUANTITY
1	SPYRUS PALM	12"	10
2	SPYRUS PALM	18"	10
3	SPYRUS PALM	24"	10
4	SPYRUS PALM	30"	10
5	SPYRUS PALM	36"	10
6	SPYRUS PALM	42"	10
7	SPYRUS PALM	48"	10
8	SPYRUS PALM	54"	10
9	SPYRUS PALM	60"	10
10	SPYRUS PALM	66"	10

PLANT LIST	SYMBOL	PLANT NAME	SIZE	QUANTITY
1	SPYRUS PALM	12"	10	10
2	SPYRUS PALM	18"	10	10
3	SPYRUS PALM	24"	10	10
4	SPYRUS PALM	30"	10	10
5	SPYRUS PALM	36"	10	10
6	SPYRUS PALM	42"	10	10
7	SPYRUS PALM	48"	10	10
8	SPYRUS PALM	54"	10	10
9	SPYRUS PALM	60"	10	10
10	SPYRUS PALM	66"	10	10

PROJECT NAME: ALFA Y OMEGA

PROJECT ADDRESS: 10055 NW 23RD AVENUE, MIAMI FL 33147

BIOLANDIS

MADE IN THE USA

SCALE: 1"=10'

DATE: 2025

PROJECT NO.: 2025-001

DESIGNER: ALFA Y OMEGA

CHECKER: ALFA Y OMEGA

GENERAL LANDSCAPE GUIDELINES

PHASE 1: SITE PROTECTION & PRE-CONSTRUCTION REQUIREMENTS
 Final Grading: Contractor is responsible for the final grading of all areas to be planted. 24" Channel: After grading, soil should be added to a depth of 6 inches to remove rocks, debris, and non-deep materials.
 Soil Depth Requirements:
 Trees & Shrubs: Minimum of 12" soil surrounding the root zone.
 Groundcover: Minimum of 6"
 Soil: Minimum of 2"

PHASE 2: TREE PRESERVATION & TREE RELOCATION GUIDELINES
 Tree Protection: Contractor shall install and maintain a tree protection zone (TPZ) around all trees to be preserved. The TPZ shall be established by staking and strapping. Any damage to utility lines or adjacent site improvements caused by the contractor must be fully repaired at no additional cost to the owner.
 Notification Before Digging: The contractor must notify Sunshine State One Call of Florida, Inc. at 1-800-452-0770 at least two full business days prior to excavation or any digging.
 Tree Protection Barriers: The contractor shall install a tree protection barrier around all trees to be preserved. The barrier shall be constructed of heavy-duty polyethylene material and shall be secured to the ground with heavy-duty metal spikes. The barrier shall be maintained at all times during construction.
 Tree Relocation: If a tree must be relocated, the contractor shall follow the guidelines of the Florida Department of Agriculture and Consumer Services (FDACS) regarding tree relocation. The contractor shall provide a written plan for tree relocation, including the species, size, and location of the tree to be relocated, and the proposed location for the relocated tree. The contractor shall also provide a written plan for the preservation of the tree's root system and soil during relocation.
 Tree Preservation: The contractor shall take all necessary measures to preserve the health and vitality of all trees to be preserved. This includes, but is not limited to, providing adequate water, mulch, and shade during construction. The contractor shall also take measures to prevent soil compaction and root damage during construction.
 Tree Removal: If a tree must be removed, the contractor shall follow the guidelines of the Florida Department of Agriculture and Consumer Services (FDACS) regarding tree removal. The contractor shall provide a written plan for tree removal, including the species, size, and location of the tree to be removed, and the proposed method of removal. The contractor shall also provide a written plan for the disposal of the removed tree and any debris.

PHASE 3: TREE RELOCATION & COMPLIANCE STANDARDS
 Compliance: All tree relocation and preservation work must comply with the Florida Department of Agriculture and Consumer Services (FDACS) guidelines for tree relocation and preservation. The contractor shall provide a written plan for tree relocation and preservation, including the species, size, and location of the trees to be relocated and preserved, and the proposed methods of relocation and preservation. The contractor shall also provide a written plan for the disposal of the removed trees and any debris.
 Tree Relocation: If a tree must be relocated, the contractor shall follow the guidelines of the Florida Department of Agriculture and Consumer Services (FDACS) regarding tree relocation. The contractor shall provide a written plan for tree relocation, including the species, size, and location of the tree to be relocated, and the proposed location for the relocated tree. The contractor shall also provide a written plan for the preservation of the tree's root system and soil during relocation.
 Tree Preservation: The contractor shall take all necessary measures to preserve the health and vitality of all trees to be preserved. This includes, but is not limited to, providing adequate water, mulch, and shade during construction. The contractor shall also take measures to prevent soil compaction and root damage during construction.
 Tree Removal: If a tree must be removed, the contractor shall follow the guidelines of the Florida Department of Agriculture and Consumer Services (FDACS) regarding tree removal. The contractor shall provide a written plan for tree removal, including the species, size, and location of the tree to be removed, and the proposed method of removal. The contractor shall also provide a written plan for the disposal of the removed tree and any debris.

PHASE 4: POST-CONSTRUCTION MAINTENANCE & WARRANTY
 Maintenance: The contractor shall provide a written plan for the maintenance of all trees to be preserved and relocated. This plan shall include, but is not limited to, the frequency and method of watering, mulching, and pruning. The contractor shall also provide a written plan for the removal of any debris and the restoration of the site to its original condition.
 Warranty: The contractor shall provide a written warranty for the preservation and relocation of all trees to be preserved and relocated. This warranty shall include, but is not limited to, the contractor's obligation to provide maintenance and repair services for a period of one year after the completion of the project.

PHASE 5: REGULATIONS & STANDARDS
 Regulations: The contractor shall comply with all applicable local, state, and federal regulations regarding tree preservation and relocation. This includes, but is not limited to, the Florida Department of Agriculture and Consumer Services (FDACS) guidelines for tree relocation and preservation, and the Miami-Dade County Ordinance regarding tree preservation and relocation.
 Standards: The contractor shall adhere to the following standards for tree preservation and relocation:
 - All trees to be preserved shall be watered and mulched during construction.
 - All trees to be relocated shall be watered and mulched during relocation.
 - All trees to be removed shall be removed in a safe and controlled manner.
 - All debris shall be disposed of in a responsible and legal manner.

PHASE 6: FERTILIZATION & WARRANTY
 Fertilization: The contractor shall provide a written plan for the fertilization of all trees to be preserved and relocated. This plan shall include, but is not limited to, the frequency and method of fertilization. The contractor shall also provide a written plan for the disposal of any fertilizer and the restoration of the site to its original condition.
 Warranty: The contractor shall provide a written warranty for the fertilization of all trees to be preserved and relocated. This warranty shall include, but is not limited to, the contractor's obligation to provide maintenance and repair services for a period of one year after the completion of the project.

PHASE 7: PLANTING & QUALITY
 Planting: The contractor shall provide a written plan for the planting of all trees to be preserved and relocated. This plan shall include, but is not limited to, the species, size, and location of the trees to be planted, and the proposed methods of planting. The contractor shall also provide a written plan for the disposal of any debris and the restoration of the site to its original condition.
 Quality: The contractor shall provide a written quality control plan for the planting of all trees to be preserved and relocated. This plan shall include, but is not limited to, the contractor's obligation to inspect and verify the quality of all trees to be planted, and the proposed methods of quality control.

PHASE 8: PLANTING & QUALITY
 Planting: The contractor shall provide a written plan for the planting of all trees to be preserved and relocated. This plan shall include, but is not limited to, the species, size, and location of the trees to be planted, and the proposed methods of planting. The contractor shall also provide a written plan for the disposal of any debris and the restoration of the site to its original condition.
 Quality: The contractor shall provide a written quality control plan for the planting of all trees to be preserved and relocated. This plan shall include, but is not limited to, the contractor's obligation to inspect and verify the quality of all trees to be planted, and the proposed methods of quality control.

PHASE 9: PLANTING & QUALITY
 Planting: The contractor shall provide a written plan for the planting of all trees to be preserved and relocated. This plan shall include, but is not limited to, the species, size, and location of the trees to be planted, and the proposed methods of planting. The contractor shall also provide a written plan for the disposal of any debris and the restoration of the site to its original condition.
 Quality: The contractor shall provide a written quality control plan for the planting of all trees to be preserved and relocated. This plan shall include, but is not limited to, the contractor's obligation to inspect and verify the quality of all trees to be planted, and the proposed methods of quality control.

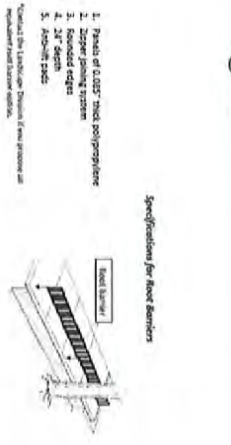
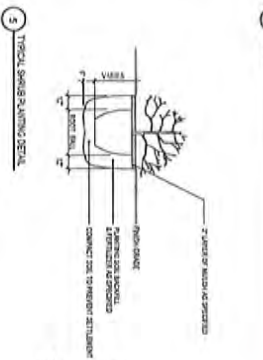
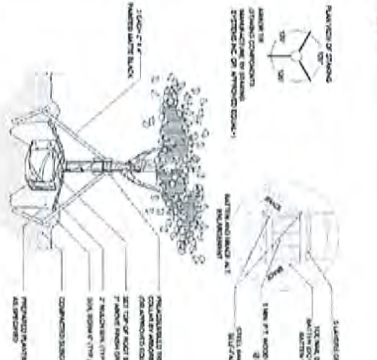
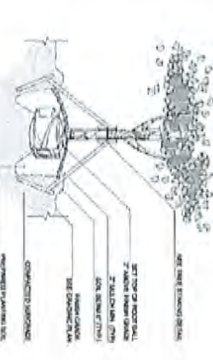
PHASE 10: PLANTING & QUALITY
 Planting: The contractor shall provide a written plan for the planting of all trees to be preserved and relocated. This plan shall include, but is not limited to, the species, size, and location of the trees to be planted, and the proposed methods of planting. The contractor shall also provide a written plan for the disposal of any debris and the restoration of the site to its original condition.
 Quality: The contractor shall provide a written quality control plan for the planting of all trees to be preserved and relocated. This plan shall include, but is not limited to, the contractor's obligation to inspect and verify the quality of all trees to be planted, and the proposed methods of quality control.

PHASE 11: PLANTING & QUALITY
 Planting: The contractor shall provide a written plan for the planting of all trees to be preserved and relocated. This plan shall include, but is not limited to, the species, size, and location of the trees to be planted, and the proposed methods of planting. The contractor shall also provide a written plan for the disposal of any debris and the restoration of the site to its original condition.
 Quality: The contractor shall provide a written quality control plan for the planting of all trees to be preserved and relocated. This plan shall include, but is not limited to, the contractor's obligation to inspect and verify the quality of all trees to be planted, and the proposed methods of quality control.

PHASE 12: PLANTING & QUALITY
 Planting: The contractor shall provide a written plan for the planting of all trees to be preserved and relocated. This plan shall include, but is not limited to, the species, size, and location of the trees to be planted, and the proposed methods of planting. The contractor shall also provide a written plan for the disposal of any debris and the restoration of the site to its original condition.
 Quality: The contractor shall provide a written quality control plan for the planting of all trees to be preserved and relocated. This plan shall include, but is not limited to, the contractor's obligation to inspect and verify the quality of all trees to be planted, and the proposed methods of quality control.

PHASE 13: PLANTING & QUALITY
 Planting: The contractor shall provide a written plan for the planting of all trees to be preserved and relocated. This plan shall include, but is not limited to, the species, size, and location of the trees to be planted, and the proposed methods of planting. The contractor shall also provide a written plan for the disposal of any debris and the restoration of the site to its original condition.
 Quality: The contractor shall provide a written quality control plan for the planting of all trees to be preserved and relocated. This plan shall include, but is not limited to, the contractor's obligation to inspect and verify the quality of all trees to be planted, and the proposed methods of quality control.

PHASE 14: PLANTING & QUALITY
 Planting: The contractor shall provide a written plan for the planting of all trees to be preserved and relocated. This plan shall include, but is not limited to, the species, size, and location of the trees to be planted, and the proposed methods of planting. The contractor shall also provide a written plan for the disposal of any debris and the restoration of the site to its original condition.
 Quality: The contractor shall provide a written quality control plan for the planting of all trees to be preserved and relocated. This plan shall include, but is not limited to, the contractor's obligation to inspect and verify the quality of all trees to be planted, and the proposed methods of quality control.



BOLANDIS
 LANDSCAPE ARCHITECTS
 10055 NW 23RD AVENUE, MIAMI FL 33147
 (305) 551-1234
 www.bolandis.com

ALFA Y OMEGA
 10055 NW 23RD AVENUE, MIAMI FL 33147

PROJECT NAME:	ALFA Y OMEGA
PROJECT ADDRESS:	10055 NW 23RD AVENUE, MIAMI FL 33147
NO. OF PLANTING AREAS:	NO
PLANTING DETAILS AND SPECIFICATIONS:	SEE DRAWINGS
DATE:	09/26/25
BY:	ISA
SCALE:	AS SHOWN
PROJECT NO.:	250
DRAWING TITLE:	PLANTING DETAILS
DATE:	09/26/25
BY:	ISA
SCALE:	AS SHOWN
PROJECT NO.:	250
DRAWING TITLE:	PLANTING DETAILS

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DATE: MAY 28 2024

BY: ISA

Disclosure of Interest*

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

CORPORATION NAME: ALFA-Y-OMEGA (LA HERMOSA)

Table with 2 columns: NAME AND ADDRESS, PERCENTAGE OF STOCK. Entry: JEOMAR RODRIGUEZ 10055 NW 23 AVE, MIAMI, FL 33147 100%

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

TRUST/ESTATE NAME:

Table with 2 columns: NAME AND ADDRESS, PERCENTAGE OF INTEREST. (Empty rows)

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

Table with 2 columns: NAME AND ADDRESS, PERCENTAGE OF OWNERSHIP. (Empty rows)

*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.

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Disclosure of Interest

MIAMI-DADE COUNTY

PROCESS NO. Z24-101

DATE: MAY 29 2024

BY: ISA

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

NAME OF PURCHASER: _____

NAME AND ADDRESS

PERCENTAGE OF INTEREST

Table with 2 columns: NAME AND ADDRESS, PERCENTAGE OF INTEREST. Multiple empty rows for data entry.

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

Table with 2 columns: NAME AND ADDRESS, PERCENTAGE OF INTEREST. Multiple empty rows for data entry.

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

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

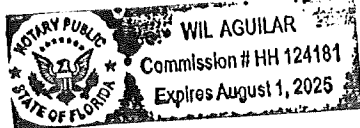
Signature: [Handwritten Signature]

Print Name: JEOMAR RODRIGUEZ

Sworn to and subscribed to before me on the 1st day of MAY, 2024

Affiant is personally known to me or has produced Personally Known as identification.

Notary: [Handwritten Signature]



[Stamp/Seal]

Commission expires: August 1, 2025

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

FORM REVISION 2019/3

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