



FINAL AGENDA

Community Zoning Appeals Board 10
Kendall Village Center, Civic Pavilion, 8625 SW 124 Avenue, Miami, FL
Tuesday, July 22, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

1.	Z2024000030	ARC Property Holdings, LLC	24-30	54-40-10	N
2.	Z2024000100	Cesar Vellilla	24-100	54-39-14	N
3.	Z2024000161	River of Hope Presbyterian Church Inc.	24-161	54-40-20	N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10
MEETING OF JULY 22, 2025

KENDALL VILLAGE CENTER, CIVIC PAVILION
8625 SW 124 AVENUE, MIAMI, FLORIDA.

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 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.

SWEARING IN OF WITNESSES

1. ARC PROPERTY HOLDINGS, LLC. Z2024000030

Area 10/District 10

The application is to permit a rezoning of the subject parcel from RU-1 (Single-family residential District) to RU-5A (Semi-professional Office District). Additionally, the applicant seeks to modify a condition of a prior resolution, only as it applies to the subject property, in order to allow the submission of a revised site plan for a proposed office use. In addition, the application seeks to reduce the required setbacks along the rear and interior side property lines, permit a narrower one-way driveway than required by code, provide less than the required parking lot buffer, and waive the buffer and screening requirements along the rear property line where the site abuts existing residential uses.

- (1) DISTRICT BOUNDARY CHANGE from RU-1, Single-Family Residential District to RU-5A, Semi-professional Office District.
- (2) MODIFICATION of Condition #2 of Resolution No. 4-ZAB-321-91, passed and adopted by the Metropolitan Dade County Zoning Appeals Board, only as it applies to the subject property, 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 "Site Pan," as prepared by Garcia Perron Architects, dated 9-19-91."

TO: "2. That said property shall be developed substantially in accordance with that submitted for the hearing entitled "Addition & Interior Improvements for: ARC Private Provider Services" as prepared by Modis Architects, LLC., consisting of sheet A0-3 dated stamped received 6/2/2025, sheet A0-6 dated stamped received 3/18/2025, sheets A1.1 and A2.2 dated stamped received 11/4/2024, for a total of 4 sheets. Any future additions on the property which conform to zoning Code requirements will not require further public hearing action."

The purpose of request #2 is to allow the applicant to modify the condition of a prior resolution only as it applies to the subject property in order to submit a new site plan with a proposed office use.

- (3) NON-USE VARIANCE of the setback requirements to permit the office building to setback 23.6' (25' required; 23.32' previously approved) from the rear (north) property line, to setback a minimum of 12.62' from the interior side (west) and to setback 13.95' from the interior side (east) property lines (15' required; 8.76' previously approved for both sides).
- (4) NON-USE VARIANCE to permit a one-way drive 9' (14' required).
- (5) NON-USE VARIANCE to permit the parking lot buffer with a width of 5'-11" (7' required).
- (6) NON-USE VARIANCE to waive the requirement that buffers between dissimilar land uses shall include trees planted at a maximum average spacing of thirty-five (35) feet on center along the rear side (north) property line.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

3. RIVER OF HOPE PRESBYTERIAN CHURCH, INC. Z2024000161 Area 10/District 10

The application seeks to permit the installation of a 150' high wireless supported facility and ancillary service equipment .

UNUSUAL USE to permit a 150' high wireless supported facility and ancillary service equipment.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "HOPE CHAPEL TOWER", prepared by Kimley Horn, and consisting of the following sheets: T-1, C-1, L-1, and C-2, dated stamped received 4/23/2025; CP-1, dated stamped received 3/5/2025; and C-3 dated stamped received 9/6/2024, for a total of 6 sheets. Plans may be modified at public hearing.

LOCATION: 4101 SW 107 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: ±5.75 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.

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

PH: Z24-030

July 22, 2025

Item No. 1

Recommendation Summary	
Commission District	10
Applicant	Arc Property Holdings, LLC.
Summary of Requests	The applicant seeks approval of a district boundary change from RU-1 (Single-family residential) to RU-5A (Semi-professional Office District). Additionally, the applicant seeks to modify a condition of a prior resolution, only as it applies to the subject property, in order to allow the submission of a revised site plan for a proposed office use. In addition, the application seeks to reduce the required setbacks along the rear and interior side property lines, permit a narrower one-way driveway than required by code, provide less than the required parking lot buffer, and waive the buffer and screening requirements along the rear property line where the site abuts existing residential uses.
Location	7945 SW 24 Street, Miami-Dade County, Florida.
Property Size	0.17-Acres
Existing Zoning	RU-1, Single-Family Residential District- 7,500 sq. ft. net
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Office/Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations and Section 33-311(A)(7) Generalized Modification Standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 through #6.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from RU-1, Single-Family Residential District, to RU-5A, Semi-professional Office District.
- (2) MODIFICATION of Condition #2 of Resolution No. 4-ZAB-321-91, passed and adopted by the Metropolitan Dade County Zoning Appeals Board, only as it applies to the subject property, 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 "Site Pan," as prepared by Garcia Perron Architects, dated 9-19-91."

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dated stamped received 3/18/2025, sheets A1.1 and A2.2 dated stamped received 11/4/2024, for a total of 4 sheets. Any future additions on the property which conform to zoning Code requirements will not require further public hearing action."

The purpose of request #2 is to allow the applicant to modify the condition of a prior resolution only as it applies to the subject property in order to submit a new site plan with a proposed office use.

- (3) NON-USE VARIANCE of the setback requirements to permit the office building to setback 23.6' (25' required; 23.32' previously approved) from the rear (north) property line, to setback a minimum of 12.62' from the interior side (west) and to setback 13.95' from the interior side (east) property lines (15' required; 8.76' previously approved).
- (4) NON-USE VARIANCE to permit a one-way drive 9' (14' required).
- (5) NON-USE VARIANCE to permit the parking lot buffer with a width of 5'-11" (7' required).
- (6) NON-USE VARIANCE to waive the requirement that buffers between dissimilar land uses shall include trees planted at a maximum average spacing of thirty-five (35) feet on center along the rear side (north) property line.

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:

In 1991, pursuant to Resolution No. 4-ZAB-321-91, the subject parcel was part of a zoning hearing involving nine lots that were granted a use variance to permit all RU-5A uses, with the exception of medical and dental office uses. The resolution also approved additional variances, including reduced lot areas, setbacks, fewer parking spaces, and narrower than permitted two-way ingress/egress driveways.

As part of this application, the applicant seeks to rezone the subject parcel to RU-5A, Semi-Professional Office District. The request also includes a modification of a condition from a prior resolution, only as it applies to the subject property, to allow the submission of a revised site plan for a proposed office use. Additionally, the applicant is requesting several variances: a reduction in the required rear and interior side setbacks, approval of a narrower one-way driveway than required by code, a reduction in the required parking lot buffer, and a waiver of buffer and screening requirements along the rear property line where the site abuts existing residential uses. The submitted site plan indicates the applicant's intent to repurpose the existing one-story residence for use as a permitting and consulting service office. The proposed conversion incorporates adequate buffering and site design measures to ensure compatibility with the surrounding area.

The existing building has a maximum height of 10'-3" and maintains the single-family residential scale commonly found in the surrounding area. The site plan depicts a proposed addition to the office building that matches the height of the existing structure. The addition will comprise 643 square feet, bringing the total building area to 2,084.54 square feet. It is located toward the southern portion of the property, away from the adjoining single-family parcel to the north. The required parking spaces meet the code minimums and are located fronting SW 24 Street as well as along the rear (north) property line. The proposed floor plan for the interior of the building

provide for regular offices, break/kitchen area, conference room, restrooms, as well as a reception area. The submitted landscape plan depicts ample landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel, while street trees with shrubs have been provided along SW 24 Street roadway. Furthermore, an existing 6' high concrete wall along the rear (north) property line would serve as a dissimilar use buffer to the adjoining RU-1 zoned residential property.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1, single family residence	Office/Residential
North	RU-1, single family residence	Low Density Residential (2.5 to 6 dua)
South	RU-1, duplex	Low Density Residential (2.5 to 6 dua)
East	RU-1, office building	Office/Residential
West	RU-1, office building	Office/Residential

NEIGHBORHOOD COMPATIBILITY:

The ±0.17-acre subject property, located at 7945 SW 24 Street (Coral Way), is zoned RU-1 and currently developed with an existing 1-story single-family residence. The surrounding area consists of properties also zoned RU-1, with a single-family residence to the north, a duplex to the south, and office buildings to the east and west.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to establish the office use previously approved with an additional 643.04 sq. ft. for an overall building coverage of 2,084.54 sq. ft. to provide additional office use along SW 24 Street, which is a section line road and a main east/west roadway. Although staff notes that there are existing office and commercial facilities immediately abutting the subject property to the west and east on the same block face on which the subject property is located, approval of same could potentially increase the traffic impacts on the properties within the surrounding area. However, the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) notes in their memorandum that the application will generate approximately 3 PM peak hour vehicle trips, which does not exceed the acceptable level of service for the surrounding roadways.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated **Office/Residential**. Uses allowed in the *Office/Residential* category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional offices to large-scale office parks. The applicant seeks a district boundary change from RU-1 to RU-5A. The RU-5A zoning district allows uses such as attorneys and real estate offices, doctor's offices, accountants, adult daycare uses and other professional office uses. The plans submitted depicted the proposed office building complying with most of the guidelines outlined in the RU-5A zoning district, except for the requested ancillary non-use variances to permit reduced setbacks, narrower one-way driveway, less parking lot buffer, and the waiving of the buffer and screening requirements. Staff notes that parking will be provided on the north and south portion of the site, with landscaping surrounding the subject property. Staff further notes that the existing building on the

subject property will remain one story in height and maintain the single-family residential scale commonly found in a residential density area. Therefore, staff opines that approval of the proposed office use with the ancillary non-use variances would be **consistent** with the CDMP Land Use Element interpretative text for properties designated Office/Residential, and Office uses on the LUP map.

ZONING ANALYSIS:

The applicant seeks approval of a district boundary change from RU-1, Single-Family Residential District, to RU-5A, Semi-Professional Office District for the ±0.17-acre subject parcel. Staff opines that the proposed rezoning is compatible with the surrounding area and is appropriate when considering the necessity and reasonableness of the request in relation to the present and future development of the neighborhood. The request meets the criteria set forth in Section 33-311 of the Code of Miami-Dade County, which seeks to promote public health, safety, convenience, and general welfare by encouraging development patterns that reflect the character and suitability of the area. Staff also supports the proposed zoning change because, as previously mentioned, the subject parcel has been approved for office use since 1991, pursuant to Resolution No. 4-ZAB-321-91, which granted a use variance for office use along with various ancillary variances. Giving the prior approval, the proposed development remains consistent with CDMP. As further detailed in the CDMP analysis, the proposed rezoning is **consistent** with the property's "Office/Residential" land use designation on the CDMP Land Use Plan (LUP) map. Additionally, staff notes that as part of this application, the applicant has proffered a Declaration of Restrictions limiting the uses of the site to the uses permitted under RU-5A with the exception that medical and dental office usage are not permitted, and that the owner agrees not to increase density as provided by the Senate Bill 102 (Live Local Act) and will adhere to the maximum density allowed under the Miami-Dade County Comprehensive Development Master Plan.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the application will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) does not object to the request, noting that the application meets traffic concurrency criteria and is projected to generate approximately 3 PM peak hour vehicle trips, remaining within the acceptable LOS. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum indicate that the application meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water service, wastewater disposal, and flood protection. In addition, the memoranda submitted by the Miami-Dade Fire Rescue Department and the Water and Sewer Department indicate no objection to the application as well. Based on the aforementioned department memoranda, staff opines that approval of the applicant's request for a district boundary change will not unduly burden the abutting roadways, will not have an unfavorable impact on the environmental resources of the County, or cause undue or excessive burden on public facilities.

As such, staff opines that approval of the request to rezone the subject parcel to RU-5A, subject to the acceptance of the proffered covenant, would not be out of character with the area and would be **compatible** with same, when considering the necessity and reasonableness of the zone change in relation to the present and future development of the area. **Therefore, staff recommends approval of request #1, subject to the Board's acceptance of the proffered covenant, under Section 33-311, District Boundary Change.**

To implement the proposed development on the subject property, the applicant seeks approval to modify a previously approved site plan to allow the submission of a revised plan reflecting a proposed permitting and consulting services office building (Request #2). Staff notes that the property received approval in 1991 for the development of an office building that was never constructed. The current proposal seeks to repurpose the existing one-story residence for use as a permitting and consulting services office. When the request to modify Condition #2 of Resolution No. 4-ZAB-321-91, passed and adopted by the Metropolitan Dade County Zoning Appeals Board the subject property is analyzed under the Generalized Modification Standards, Section. 33-311(A)(7), staff opines that approval with conditions would be compatible with the surrounding area. Staff opines that the approval with conditions of the applicant request to modify the previously approved plans, will not generate excessive noise or traffic, and will not create other hazards to the surrounding area or be incompatible with same, when considering the necessity for and reasonableness of the modifications in relation to the present and future development of the area concerned. Staff's review of the County's aerial photographs for the surrounding area, indicates that the subject property is surrounded by similar office uses along SW 24 Street. In addition, as a condition of approval, staff recommends that as shown on the Site plan, the applicant maintains that proposed Pitch Apple Shrubs with a minimum height of 36 inches located on the rear (north) side property line as part of the dissimilar land use buffer. **Therefore, staff recommends approval with conditions of the application, under Generalized Modification Standards, Section. 33-311(A)(7).**

The applicant is also seeking ancillary non-use variances to permit the office building to setback 23.6' (25' required; 23.32' previously approved) from the rear (north) property line, to setback a minimum of 12.62' from the interior side (west) and to setback 13.95' from the interior side (east) property lines (15' required; 8.76' previously approved) (request #3), to permit a one-way drive 9' (14' required) (request #4), to permit the parking lot buffer with a width of 5'-11" (7' required) (request #5) and to waive the requirement that buffers between dissimilar land uses shall include trees planted at a maximum average spacing of thirty-five (35) feet on center along the rear side (north) property line (request #6).

When analyzed under Section. 33-311(A)(4)(b), Non-Use Variance (NUV) Standards, staff is of the opinion that approval of these requests would be compatible with the surrounding area and would not negatively impact the community's appearance. Staff also notes that similar variances were previously approved for the subject property by the Metropolitan Dade County Zoning Appeals Board pursuant to Resolution No. 4-ZAB-321-91. For example, the previously approved rear setback of 23.32' is nearly identical to the current 23.6' request, and the interior side setbacks now proposed are less intense than those previously approved. As such, staff supports the requested variances. Additionally, the Department of Transportation and Public Works and the Platting and Traffic Review Section have raised no objections to the proposed 9-foot one-way drive. Staff also located prior approvals under the same resolution permitting reduced-width two-way driveways, further supporting the current request. With respect to the request to permit a parking lot buffer with a width of 5'-11" (7' required), staff supports the variance. The primary intent of the parking lot buffer is to minimize the visual impact of parked vehicles from adjacent public rights-of-way and surrounding properties by providing adequate landscaping and screening. Although the proposed buffer is slightly narrower than required by code, the applicant has mitigated this reduction by incorporating additional landscape elements, including enhanced street tree plantings within the 5'-11" buffer area and within the existing parkway along the frontage. These design improvements are intended to preserve and enhance the streetscape while maintaining compatibility with the surrounding area. Therefore, staff finds that the reduced buffer, as designed, meets the intent of the Code and will not negatively affect the aesthetic or functional quality of the site or its surroundings.

Lastly, the applicant requests a waiver of the requirement to plant trees at an average spacing of thirty-five (35) feet on center along the rear (north) property line (request #6). This waiver is necessary due to a 12-foot-wide utility easement located along the northern and western property boundaries, with 6 feet of the easement encroaching onto the subject site. According to the Miami-Dade Water and Sewer Department, this easement must remain free of permanent structures, including trees or palms. Installing trees within this easement would violate these constraints and could hinder utility maintenance and operation. To mitigate the lack of trees in this area, the applicant has proposed alternative landscaping that includes shrubs with a minimum height of 36 inches, ensuring that the visual buffer remains effective while respecting utility requirements. Additionally, there is an existing six-foot-high concrete wall along the rear (north) property line, which belongs to the immediate northern neighbor and will remain in place to provide further buffering from the proposed dissimilar office use. **Therefore, staff recommends approval with conditions of requests #3 through #6 under Section. 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted plans show one-way vehicular ingress/egress point along the access road on SW 24 Street. The proposed site plan includes a total of six parking spaces, meeting the minimum requirements set by code.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered covenant AND approval with conditions of requests #2 through #6.

CONDITIONS FOR APPROVAL: For requests #2 through #6 only.

1. That all other conditions of Resolution No. 4-ZAB-321-91 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 "Addition & Interior Improvements for: ARC Private Provider Services" as prepared by Modis Architects, LLC., consisting of sheet A0-3 dated stamped received 6/2/2025, sheet A0-6 dated stamped received 3/18/2025, sheets A1.1 and A2.2 dated stamped received 11/4/2024, for a total of 4 sheets. Any future additions on the property which conform to zoning Code requirements will not require further public hearing action.
3. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
4. That the use be established and maintained in accordance with the approved plan.
5. That no medical or dental office usage be conducted the subject site.

6. That the landscape hedge located along the rear (north) property line be maintained as a visual buffer, and that if said landscape hedge is removed or destroyed, the applicant shall install new hedges.
7. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Department of Transportation and Public Works (DTPW) Traffic Engineering Division.

ES:JB:SS:EA

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Arc Property Holdings LLC
PH: Z24-030

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>
Department of Transportation and Public Works (DTPW)	<i>No objection*</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Office/Residential (Pg. I-43)</p>	<p><i>Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. Satellite telecommunications facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.</i></p> <p><i>Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively office use of the site.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors</p>
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	<p><i>the extent to which:</i></p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i>
<p>Section 33-311(A)(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>
<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 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>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

ARC PROPERTY HOLDINGS,
LLC/BERMUDEZ, RICARDO

7945 SW 24 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000030

DATE

HEARING NUMBER

FOLIO No: 30-4010-015-0830

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

February 18, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

ARC PROPERTY HOLDINGS, LLC/ BERMUDEZ, RICARDO

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees.

Memorandum

Date: July 14, 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: Z2024000030-2nd Review
ARC Property Holdings, LLC
7945 SW 24th Street
DBC from RU-1 to RU-5A to convert the existing residence into an office, as well as a proposed addition. Non-use variance of side and rear setbacks and lot coverage and EVSE requirements and modification to resolution 4ZAB32191.
(RU-1) (0.17 Acres)
10-54-40

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

Potable Water Supply and Wastewater Disposal

According to DERM records the existing 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 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

An aerial review of the subject property does not indicate the presence of tree resources. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

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: May 2, 2025

To: Eric Silva, AICP, Assistant Director
Development Services
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 - ARC Private Providers
Application No. Z2024000030 - Revision # 2 - (Pre-App. No. Z23P-282)

Maria Valdes

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. **The previous comment regarding the proposed concrete wall encroachment along the WASD 12-foot Utility Easement (6 feet within the property line) has been resolved. (Refer to Easement comments below).**

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: ARC Private Providers

Location: The proposed project is located on approximately 0.17 acres at 7945 SW 24th Street, with Folio No. 30-4010-015-0830, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a district boundary change from RU-1 (Single-Family Residential District) to RU-5A (Semi-Professional Office District) to change the use of the existing 1,441 sq. ft. Home to a 2,084 sq. ft. Office Building (proposed 643.07 sq. ft. addition), as per revised site plan submitted.

The water demand for the proposed office is 104 gallons per day (gpd), the existing SFR has a water demand of 210 gpd; therefore, there is a no-net-increase for water demand.

Easement: Please note that there is a 12-foot Utility Easement centered (6 feet within the property line) along the northern and western boundary of the property. The WASD 12-foot Utility Easement centered (6 feet within the property line) along the northern boundary of the property line is housing a 2-inch water main (water as-built No. EU1260-1) and an 8-inch sanitary gravity sewer (sewer as-built No. U386-1). **Per revised site plan (V4), a concrete wall along the utility easement is not proposed with this zoning application. The applicant is proposing shrubs along the Utility easement to comply with the buffer requirements and is requesting a variance for the required trees.**

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

The subject property is connected to water. However, the property is connected to an existing 2-inch water main at the rear of the site; and per WASD's Rules and Regulations, the proposed use may be

connected to an existing 8-inch water main abutting the property along SW 24th Street. Please note that per Verification Form (24-2024-L-VF-462) dated June 14, 2024, the property may connect to the abutting 8-inch water main as it met the criteria for the fire flow test.

A Water Supply Certification (WSC) will not be required for the proposed development as the water demand results in a non-net-increase.

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

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. There is an existing 10-inch sanitary sewer abutting the site along SW 24th Street.

There are sewer mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Services to existing customers cannot be interrupted.

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

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

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

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

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

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


Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

Memorandum



Date: December 9, 2024

To: ~~Erie 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: Z2024000030
Name: ARC Property Holdings, LLC
Location: 7945 SW 24 Street
Section 10 Township 54 South Range 40 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Lot 11, Block 21, Plat Book 60, Page 16.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **3 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9122	Coral Way west of SR 826	C	C

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

Notes: PM =Post Meridiem

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

Standard Conditions:

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

Memorandum



Date: February 13, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000030

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 1/31/2025. Proposed scope of work does not affect existing fire department access.

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

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

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

Memorandum



Date: 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 of Z2024000030
Applicant Name: ARC Property Holdings, LLC

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

PROJECT LOCATION:

The property is located at 7945 SW 24th Street in Miami-Dade County.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

1. This development is approved for a district boundary change to rezone from RU-1 to RU-5, along with the proposed addition of 643.07 square feet of office space. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.

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

Memorandum



Date: March 27, 2024
To: Eric Silva, Assistant Director for Development Services
Regulatory and Economic Resources Department
From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources
Subject: Zoning Application Z2024-000030 ARC Property Holdings, LLC

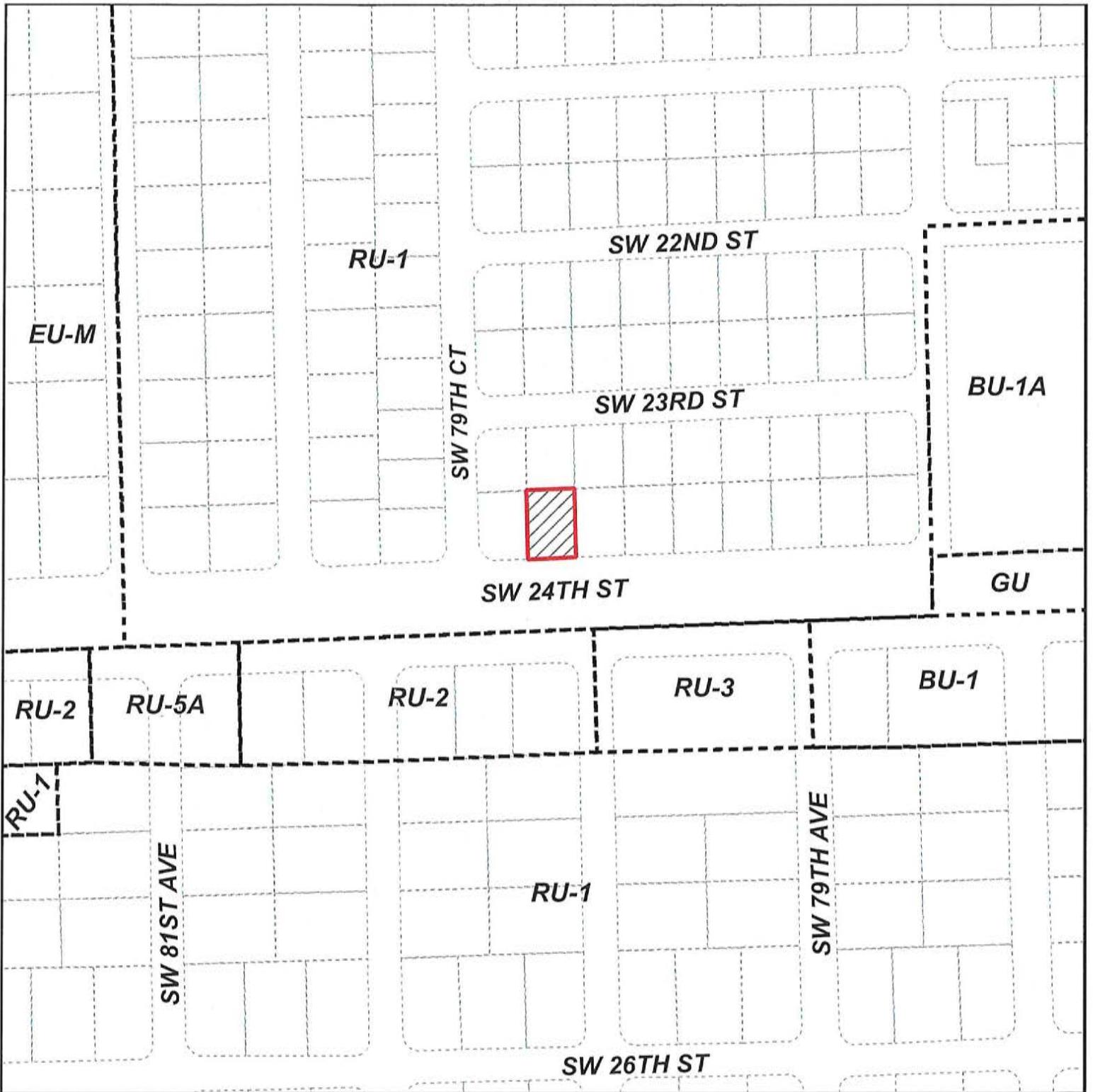
The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The OHP has identified one 1956 structure associated with folio 30-4010-015-0830 that meets the 50-year or older benchmark for historic resource eligibility. If slated to be demolished now or in the future, the applicant shall complete and submit a Florida Master Site File Historical Structure Form for each structure prior to demolition of the historic structure within the application area.

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. <https://dos.fl.gov/historical/preservation/master-site-file/>

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
Z2024000030

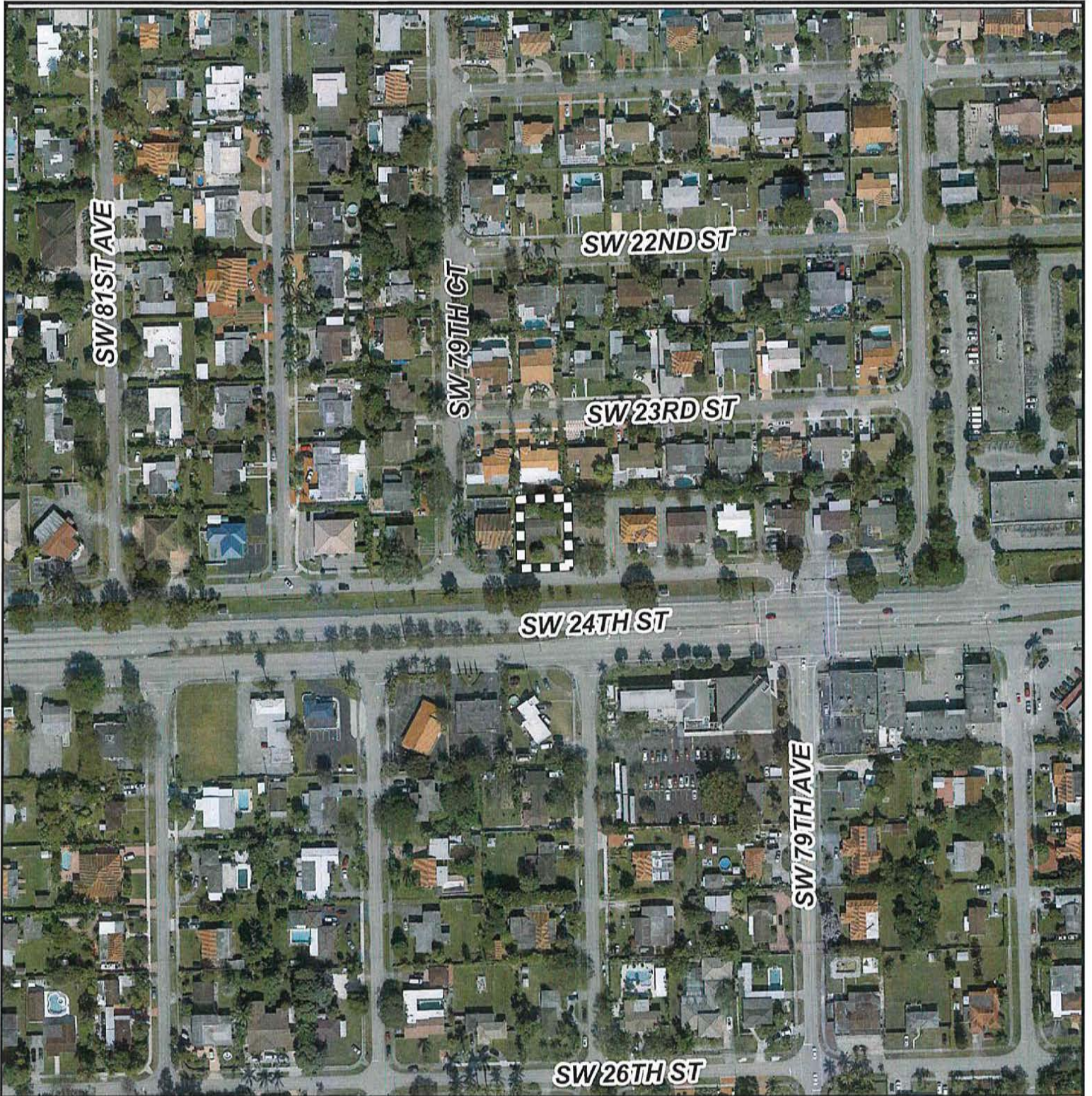
Section: 10 Township: 54 Range: 40
 Applicant: ARC Property Holdings, LLC
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




REVISION	DATE	BY
		20



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2024000030

Legend
 Subject Property

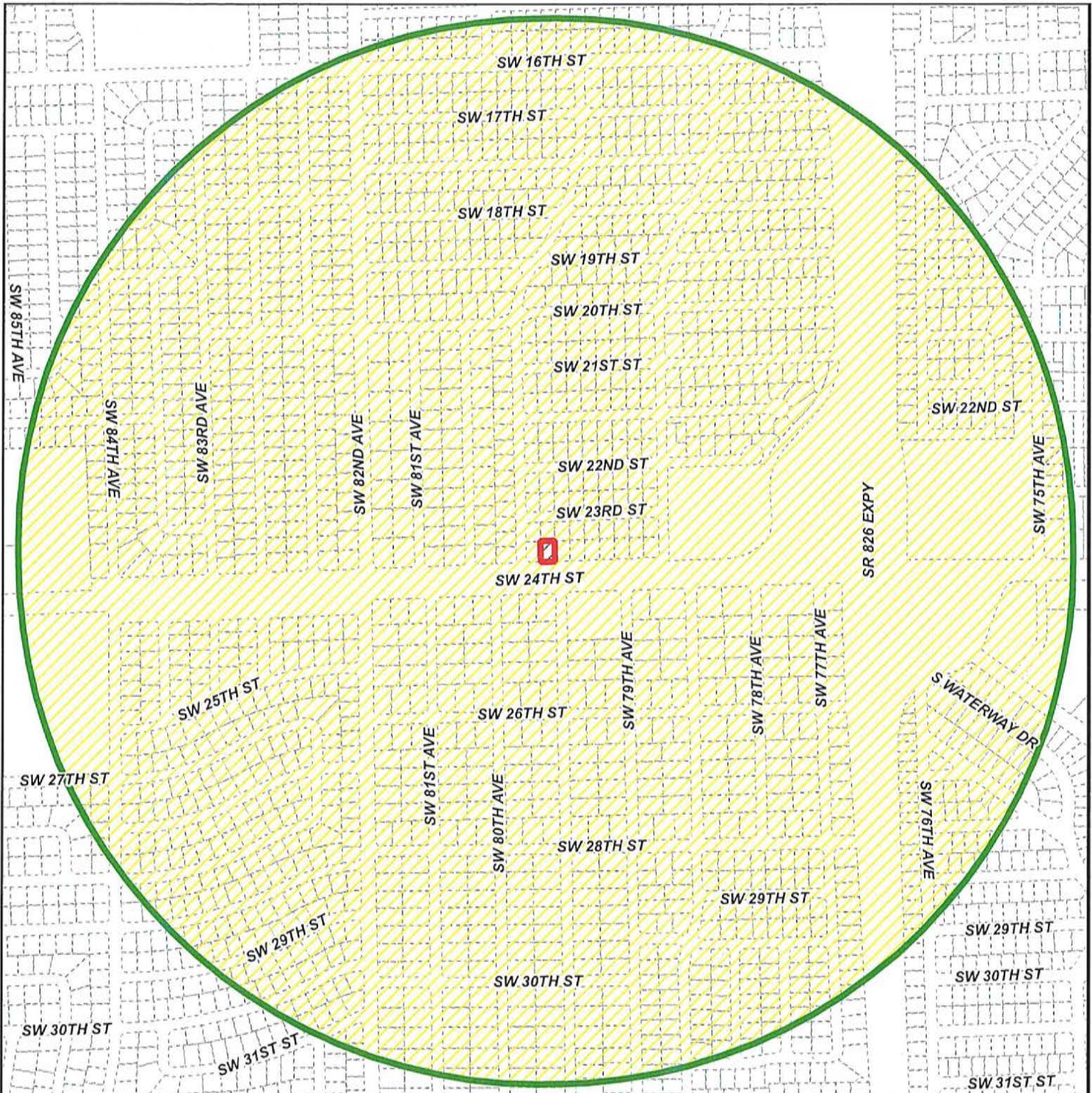


Section: 10 Township: 54 Range: 40
 Applicant: ARC Property Holdings, LLC
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, February 23, 2024

REVISION	DATE	BY
		21






**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 10 Township: 54 Range: 40
 Applicant: ARC Property Holdings, LLC
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

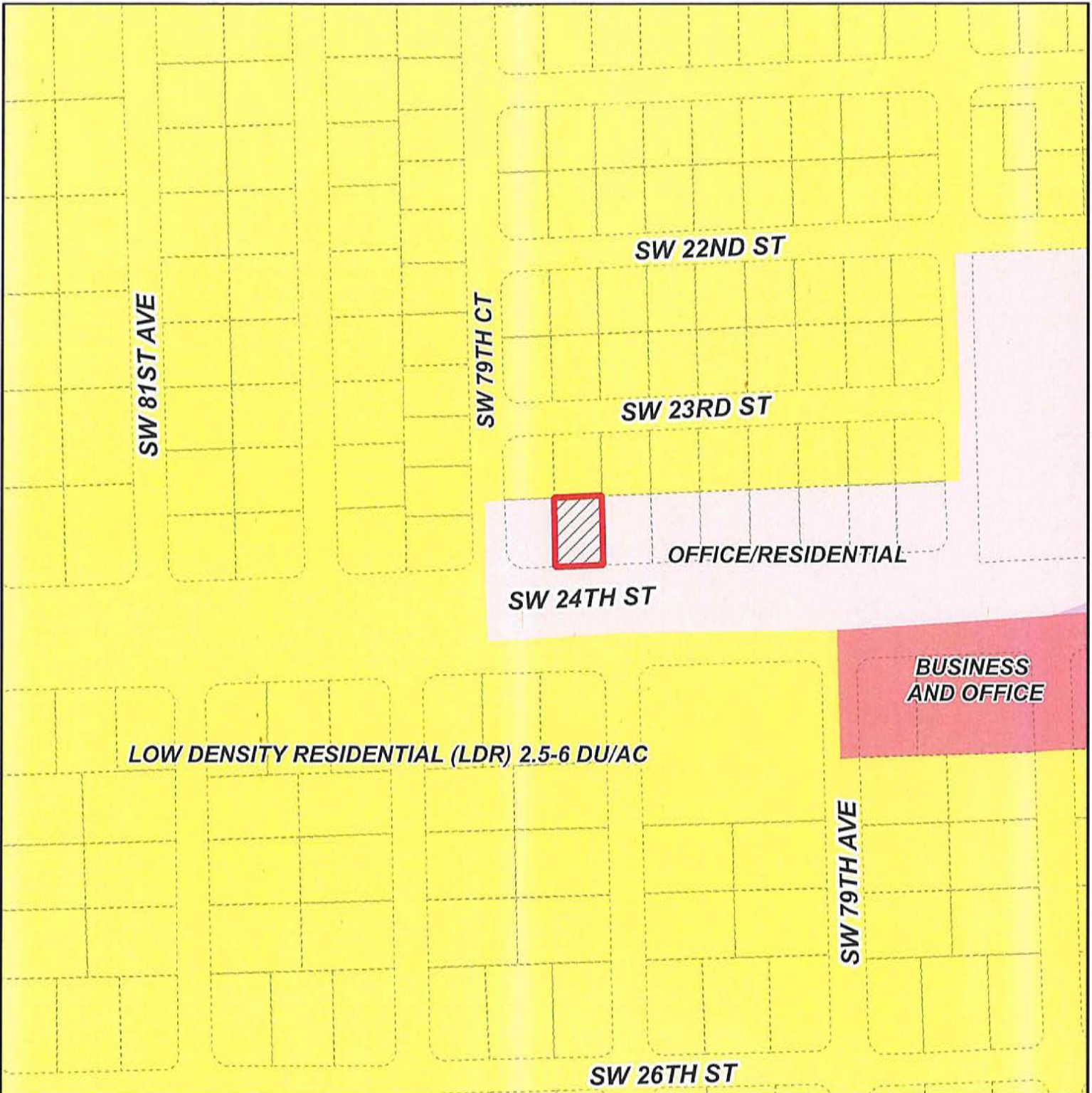
Process Number
Z2024000030
 RADIUS: 2640

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



REVISION	DATE	BY
		22



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000030

Section: 10 Township: 54 Range: 40
 Applicant: ARC Property Holdings, LLC
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



REVISION	DATE	BY
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MIAMI-DADE COUNTY

PROCESS NO.: Z24-030

DATE: FEB 20 2024

BY: ISA



24

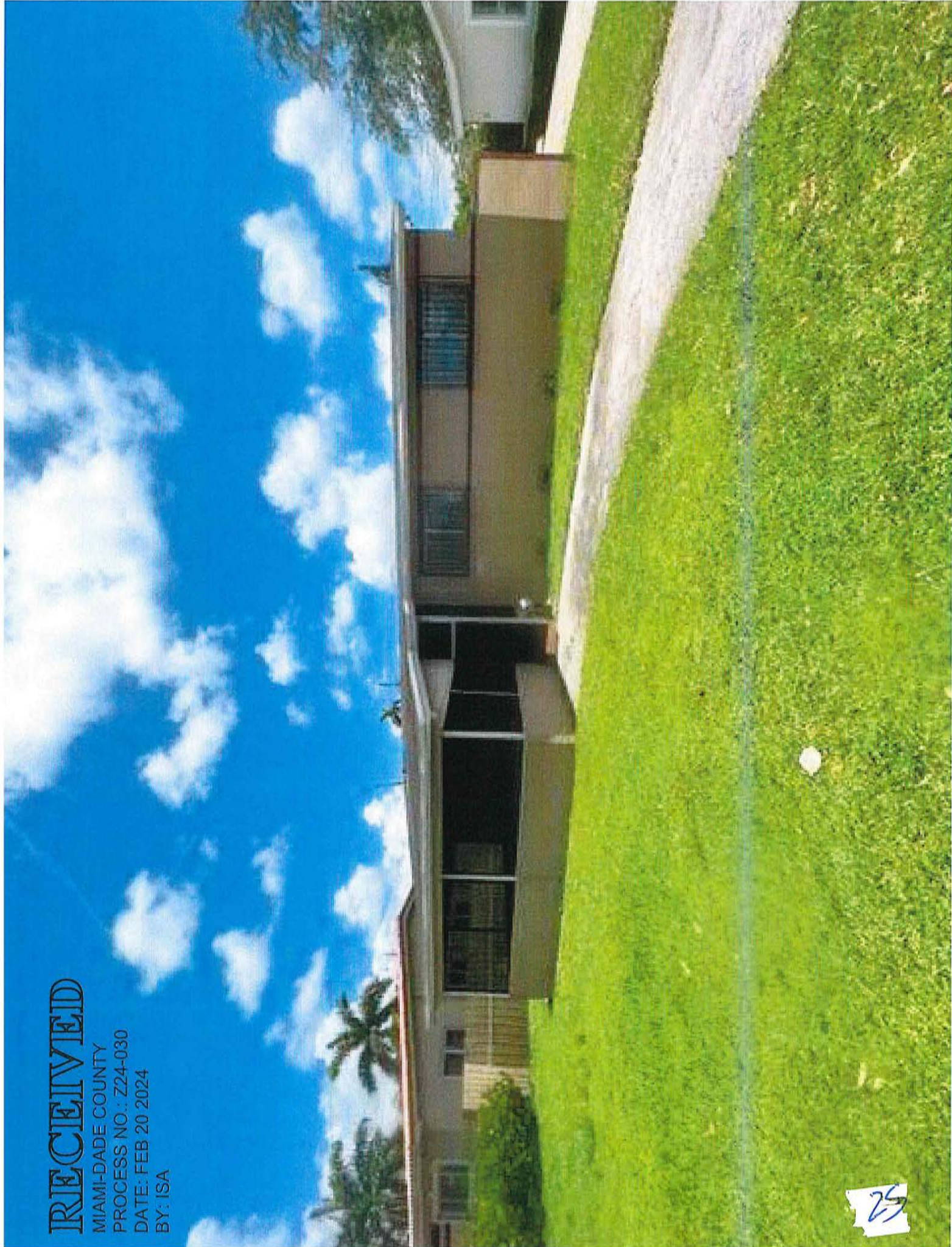
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MIAMI-DADE COUNTY

PROCESS NO.: Z24-030

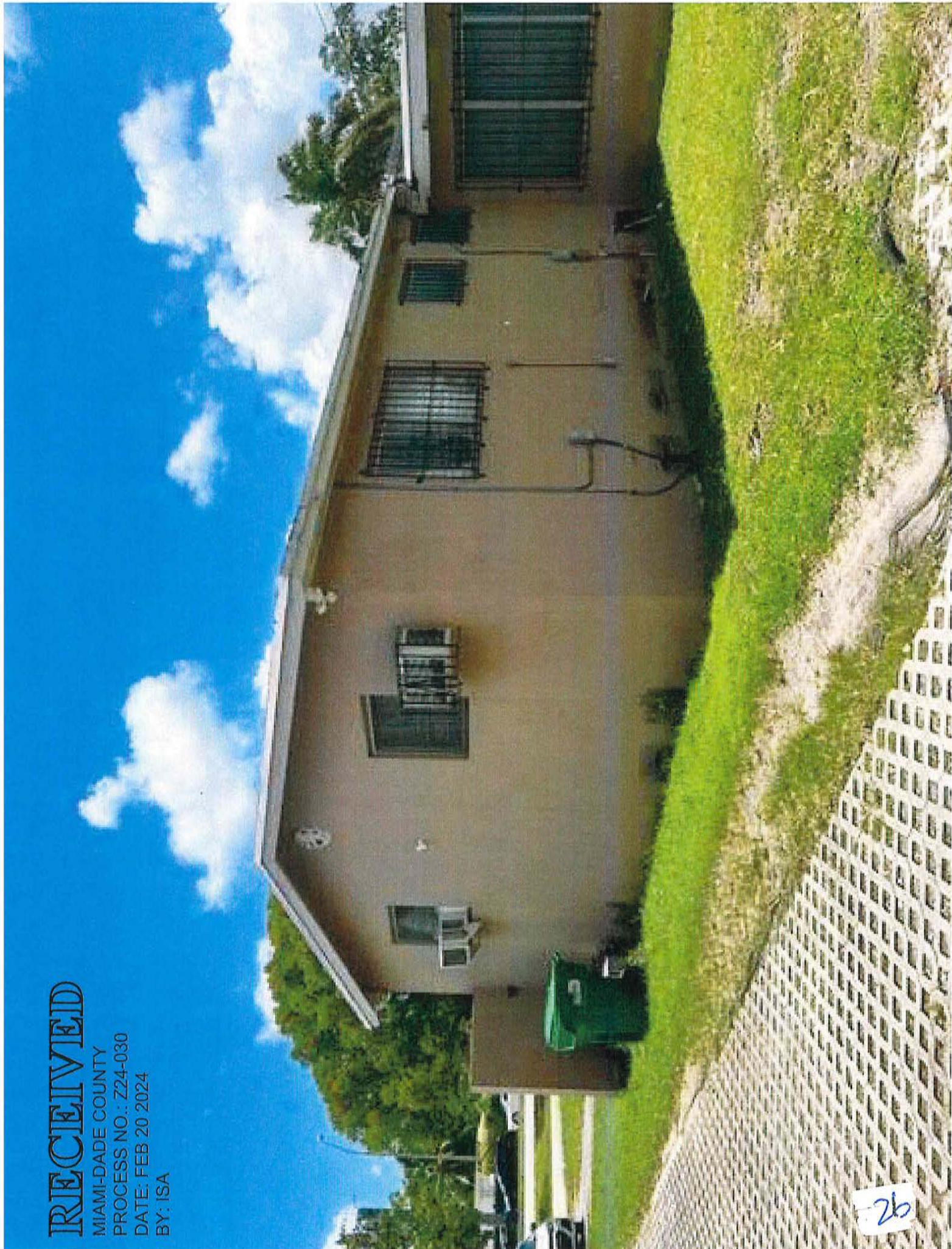
DATE: FEB 20 2024

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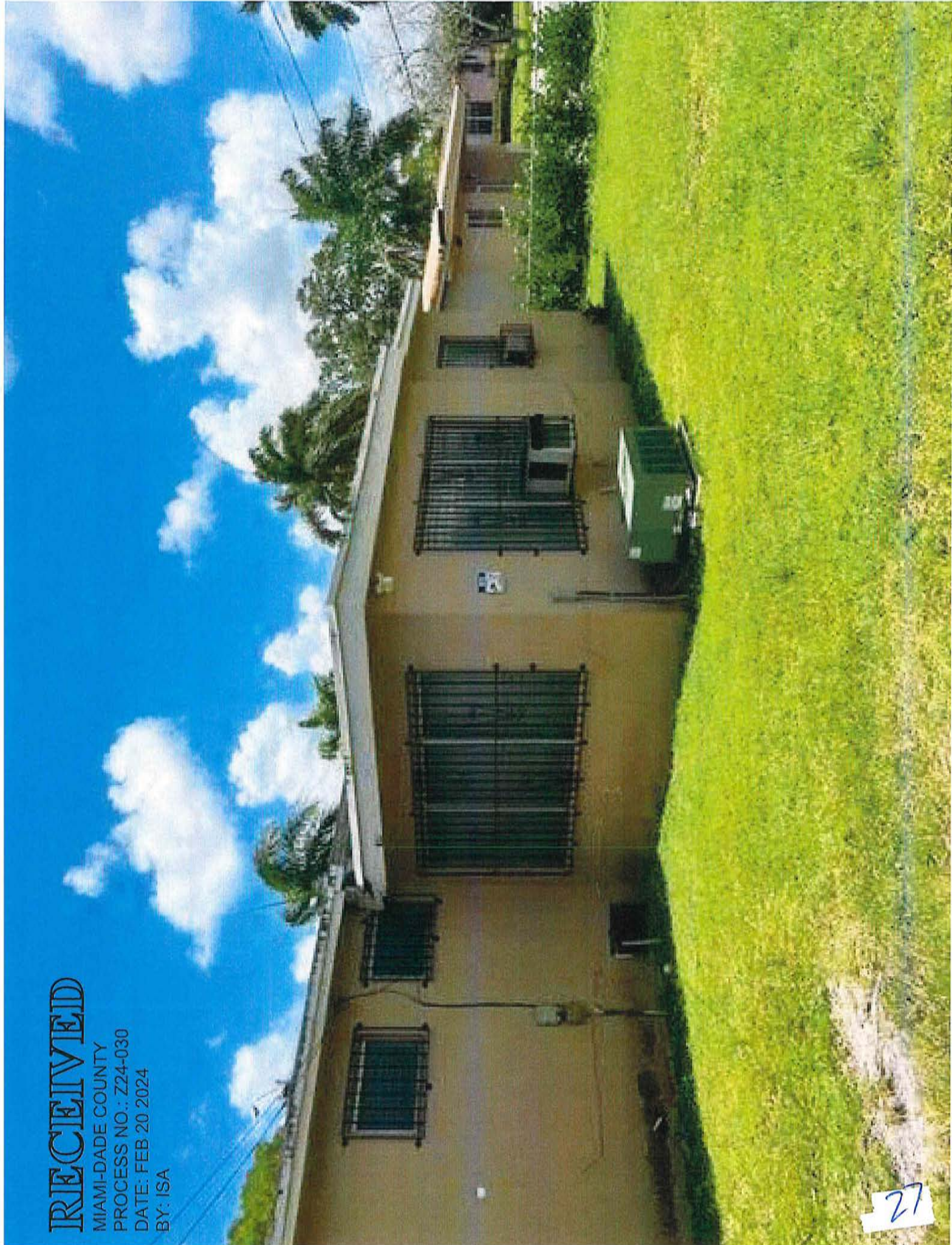
MIAMI-DADE COUNTY
PROCESS NO.: Z24-030
DATE: FEB 20 2024
BY: ISA



26

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-030
DATE: FEB 20 2024
BY: ISA



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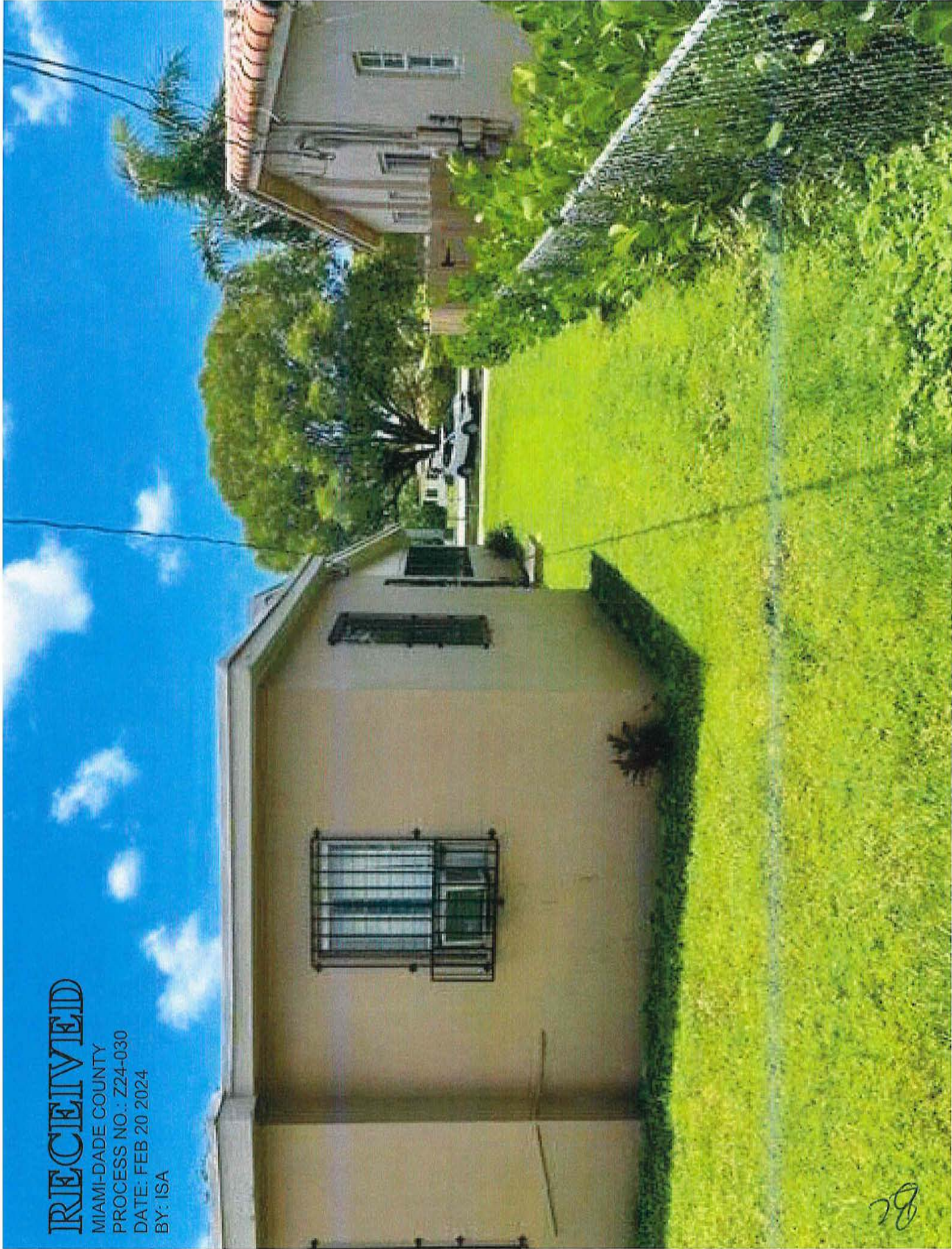
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MIAMI-DADE COUNTY

PROCESS NO.: Z24-030

DATE: FEB 20 2024

BY: ISA



RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-030

DATE: FEB 20 2024

BY: ISA



29

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

PH: Z24-100

July 22, 2025

Item No. 2

Recommendation Summary	
Commission District	11
Applicant	Cesar Velilla
Summary of Requests	The applicant seeks to permit an existing single-family residence and a detached guesthouse structure to setback less than required from the interior property line than is permitted by Code.
Location	4050 SW 128 Avenue, Miami-Dade County, Florida
Property Size	0.70 acre
Existing Zoning	AU, Agriculture District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 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 Variances 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 to setback 14.53' (15' required) from the interior side (south) property line.
- (2) NON-USE VARIANCE to permit an existing detached guest house structure to setback 5.77' (20' required) from the interior side (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, " Mr. Cesar Velilla: 4050 SW 128th Avenue, Miami FL 33175" as prepared by Wilfredo Agurto with Imagination Design Group PA., dated stamped received 1/15/2025 and consisting of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The 0.70-acre subject property is an interior lot, zoned AU, Agricultural District, and fronting along SW 128 Avenue. The submitted plan depicts an existing two (2)-story, 2,409 sq. ft. single-family residence located towards the front of the property, as well as a detached one (1)-story guest house structure located towards the rear of the subject site. The applicant seeks to permit the existing single-family residence to encroach into the interior side (south) setback area, and for the existing guest house to encroach into the interior side (south) setback area. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6-foot-high Concrete Brick Wall (CBW) located all along the periphery of the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; single-family residence	Estate Density Residential 1-2.5 du/ac
North	AU; single-family residence	Estate Density Residential 1-2.5 du/ac
South	BU-1A, Shopping Center	Business and Office
East	AU; single-family residence	Estate Density Residential 1-2.5 du/ac
West	AU; single-family residence	Estate Density Residential 1-2.5 du/ac

NEIGHBORHOOD COMPATIBILITY:

The ±0.70-acre subject property is located Inside Urban Development Boundary (UBD) and located at 4050 SW 128 Avenue. The surrounding area is characterized by AU, Agriculture District zoned parcels, that consist of single-family residences to the north, east, west and a shopping center to the south.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to legalize reduced setbacks for the existing residence and a detached guest house building encroaching into the interior side setback areas. Staff opines that since the rear and interior side areas are completely enclosed with an existing 6' high wall, any visual impact that the existing principal residence and guest house structure may have on the surrounding properties is minimal and would be sufficiently mitigated

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.70-acre subject property is located inside the Urban Development Boundary (UDB), and the Comprehensive Development Master Plan (CDMP) Adopted 2030–2040 Land Use Plan (LUP) map designates the site as **Estate Density Residential**. *This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. This density range is typically characterized by detached estates, which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per acre.* The Land Use Element of the CDMP designated as Estate Density Residential and accommodates uses necessary to support the residential community, and as such, staff opines that the existing single-family residence and detached guesthouse would be **consistent** with those criteria of the CDMP. Staff further opines that the approval of the requests for reduced setbacks sought in the application for the existing residence and guesthouse structure 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 Estate Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the requests to permit an existing single-family residence to setback 14.53' (15' required) from the interior side (south) property line (request #1), and the request to permit an existing detached guest house structure to setback 5.77' (20' required) from the interior side (north) 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 an existing two-story single-family residence and a one-story detached guesthouse. Pursuant to Section 33-50(a) of the County Code, the required interior side setback for principal structure is 15' and 20' for accessory structures. Staff opines that the existing single-family residence encroaching by 0.47' into the interior side (south) setback area is very minor, is likely due to a construction error and would not have any visual impacts on the abutting properties. The submitted plans also show an existing detached guesthouse structure that encroaches into the interior side (north) setback area more 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 concrete brick wall located all along the rear and 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 and south of the subject property. Staff recommends as a condition for approval that the said wall along the 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 like for like similar 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.

In addition, staff notes that the existing principal residence and detached guesthouse do not exceed the height or lot coverage of all existing structures on the property and nearby properties, and do not draw any attention or disrupting the compatibility among uses in the area. The proposal meets the basic intent of the AU residential zoning district, which is to ensure development remains consistent with the surrounding environment. Staff therefore finds that the request is not excessive, and **compatible** with the existing residential and agricultural uses, and contrary to the standards and limitations set forth by the AU zoning regulations.

Staff's research of the surrounding area found a similar approval within the neighborhood for variances of the setback requirements for principal residence and detached accessory structures. For example, pursuant to Resolution #4-ZAB-269-93, the adjacent property to the north of the subject site, was approved for an addition to setback 10' (15' required), and for an existing detached accessory structure to setback 10' (20' required). Staff further 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 Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval

will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates that approval of this application would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the principal residence and guest house 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 will *maintain the basic intent and purpose of the zoning, subdivision and other land use regulations* and that approval of same and 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.

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. Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, " Mr. Cesar Velilla: 4050 SW 128th Avenue, Miami FL 33175" as prepared by Wilfredo Agurto with Imagination Design Group PA., dated stamped received 1/15/2025 and consisting 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 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 of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.
5. That the wall located along the rear (north) and (east and west) interior side property lines be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a 6' high CBS wall, opaque or "like for like" fence similar to the existing CBS wall 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

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>Fire Rescue</i>	<i>No objection</i>
<i>Water and Sewer Department</i>	<i>No objection</i>
<i>Department of Transportation and Public Works</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Agriculture (page I-71)</p>	<p>The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida (except that wineries may utilize imported products for winemaking), and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses that are directly supportive of agriculture but not ancillary to an on-site agricultural use may occur in this area where it can be demonstrated that the use is primarily addressing a need of the local agricultural industry or that the use significantly furthers agritourism to the agricultural area. Uses necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-3A. In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. Unless expressly permitted elsewhere in this section, no business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, agricultural processing facilities for produce grown in Florida and uses that promote ecotourism and agritourism consistent with Policy LU-1P are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area. Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion. The parking and storage of operable, non-disabled commercial motor vehicles may be considered for approval on properties ten acres or greater in the area east of the Urban Development Boundary, south of the theoretical extension of SW 236 Street, and north of SW 248 Street, as depicted on Figure 5.1, subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from the Division of Environmental Resources Management in the Department of Regulatory and Economic Resources and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked</p>
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only on paved impervious surfaces with county-approved drainage systems; (c) truck washing, mechanical repair, or maintenance of any kind shall be prohibited; (d) the storage, handling, use, discharge and disposal of liquid wastes or hazardous wastes shall be prohibited; and (e) a vegetative buffer shall be provided along the perimeter of the property to provide visual screening. I-71 A Bed and Breakfast establishment that is owner-occupied, owner-operated, and located on a parcel with a current agricultural classification, as determined by the Property Appraiser's Office, may be allowed. A designated historic structure that is owner-occupied and owner-operated may be converted to a Bed and Breakfast use. An agricultural classification is not needed for a Bed and Breakfast use designated as a historic structure. In an effort to enable compatible diversification of the economy of Agriculture areas and provide additional land use options for owners of properties that surround structures having historical significance, after such time as the County adopts procedures for the establishment of Thematic Resource Districts (TRDs) pursuant to Policy LU-6L, and a TRD including architectural and landscape design guidelines is established in an area designated Agriculture, additional uses may be authorized in such TRDs established in Agriculture areas. Such additional uses must be designed and developed in accordance with TRD standards, must promote ecotourism or agritourism activities in the Agriculture area, and must not be incompatible with nearby agricultural activities. Also included in the Agriculture area are enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities which predate this Plan. The grandfather provisions of the Miami-Dade County Zoning Code shall continue to apply in this area except that lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning: (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or with the CDMP as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". This paragraph does not, however, authorize the approval or expansion of any use inconsistent with this plan. To the contrary, it is the intent of this Plan to contain and prevent the expansion of inconsistent development in the Agriculture area. It is provided, however, that existing parcels that: a) have existing lawful zoning of IU-1 (Industry-Light) since November 29, 1988; and b) are bifurcated by the UDB; and c) have any portion of the parcel located within a designated urban center, may be developed with any of the industrial uses permitted in the IU-1 zoning district, as long as adequate buffering and drainage is provided to limit impacts to adjacent agriculturally-designated properties. Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Sec. 33-50. – Table of setback lines in residential and estate districts.</p>	<p>(a) <i>The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:</i></p>
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	District/Families	Front (Ft.)	Rear (Ft.)		Interior Side (Ft.)	Side Street (Ft.)													
	EU-M: One	25	25	—	15	25													
	Acc. bldg.	75	7½		20	30													
	Canopy carport	5	5	—	2	5													
	EU-1: One	50	25	—	15	25													
	Acc. bldg.				- same as EU-M accessory buildings -														
	Canopy carport	28	5	—	2	5													
Section 33-20(b)	<p><i>Permanent. Accessory buildings, structures or uses shall not be closer than seventy-five (75) feet to the front property line except where it is desired to place them closer than seventy-five (75) feet to the front property line; each side line offset distance required for such lot shall be increased by the number of feet less than seventy-five (75) feet above referred to, provided such setback from the front property line is at least fifteen (15) feet greater than the setback for a principal building in the same block and said front line setback is not less than fifty (50) feet. No permit shall be issued for an accessory building for any use unless the principal building exists on front of lot, or unless a permit is obtained simultaneously for both buildings and construction progress concurrently. Accessory buildings shall not occupy a greater percent of the rear yard area than the following:</i></p>																		
<table border="1"> <thead> <tr> <th>District</th> <th>Percent</th> </tr> </thead> <tbody> <tr> <td>EU-M</td> <td>20</td> </tr> <tr> <td>RU-1</td> <td>30</td> </tr> <tr> <td>RU-2</td> <td>30</td> </tr> <tr> <td>EU-1</td> <td>5</td> </tr> <tr> <td>EU-2</td> <td>2</td> </tr> <tr> <td>BU & IU</td> <td>30</td> </tr> </tbody> </table>		District	Percent	EU-M	20	RU-1	30	RU-2	30	EU-1	5	EU-2	2	BU & IU	30				
District	Percent																		
EU-M	20																		
RU-1	30																		
RU-2	30																		
EU-1	5																		
EU-2	2																		
BU & IU	30																		

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

ENFORCEMENT HISTORY

VELLILA, CESAR

4050 SW 128 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2024000100

DATE

HEARING NUMBER

FOLIO: 30-4914-001-3320

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

June 18, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

VELLILA, CESAR

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: June 26, 2025

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

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

Subject: Z2024000100-2nd Review
Cesar Velilla
4050 SW 128th Avenue
NUV for setback requirements for the legalization of a guesthouse
and a proposed addition to the existing single-family residence.
(AU) (0.70 acres)
14-54-39

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

Wellfield Protection

The subject property is located within West Wellfield Interim Wellfield Protection Area. Since the subject land use is for a residential development, a covenant prohibiting hazardous materials and hazardous waste is not required; however, all development shall comply with the requirements of section 24-43 of the Code.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

According to DERM records, 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 DERM staff has determined that public sewer lines are not located within feasible distance to the subject site. Pursuant to the Code, the structure to be legalized and the proposed addition shall connect to public water and to the OSTDS to the extent that they will have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Water Control Review

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day 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 site plan entitled "Residential Addition & Remodeling" prepared by Wilfredo A. Agurto, R.A., and dated as received by Miami-Dade County on July 22, 2024, 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

Pollution Remediation Review

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

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

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

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

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

Conditions of Approval: None

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: August 9, 2024

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

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

Subject: Zoning Application Comments - Velilla Residence
Application No. Z2024000100

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Velilla Residence

Location: The proposed project is located on approximately 0.70 acres at 4050 SW 128th Avenue, with Folio No. 30-4914-001-3320, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Non-Use Variance regarding setbacks to permit the remodeling of the existing single-family residence (main house plus guest house) of 3,625 sq. ft., as per Property Appraiser. The proposed total square footage under air conditioning for the single-family residence (main house plus guest house) is 4,952.28 sq. ft., as per site plan submitted.

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

Water: The proposed development is located within the WASD's water service area. The subject property is currently connected to water.

Sewer: The proposed development is located within the WASD's sewer service area. The subject site is currently on septic. There is no sanitary sewer system connection in close proximity to the subject site 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 Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

Memorandum



Date: June 18, 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: Z2024000100
Name: Cesar Velilla
Location: 4050 SW 128 Avenue
Section 14 Township 54 South Range 39 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 9, Block 15, Plat Book 46, Page 13.

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: July 26, 2024

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000100

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 7/22/2024. Single family home.

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

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

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

Memorandum



Date: August 8, 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 Z2024-000100

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
Z2024000100



Section: 14 Township: 54 Range: 39
 Applicant: Malena Morfa
 Zoning Board: C10
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

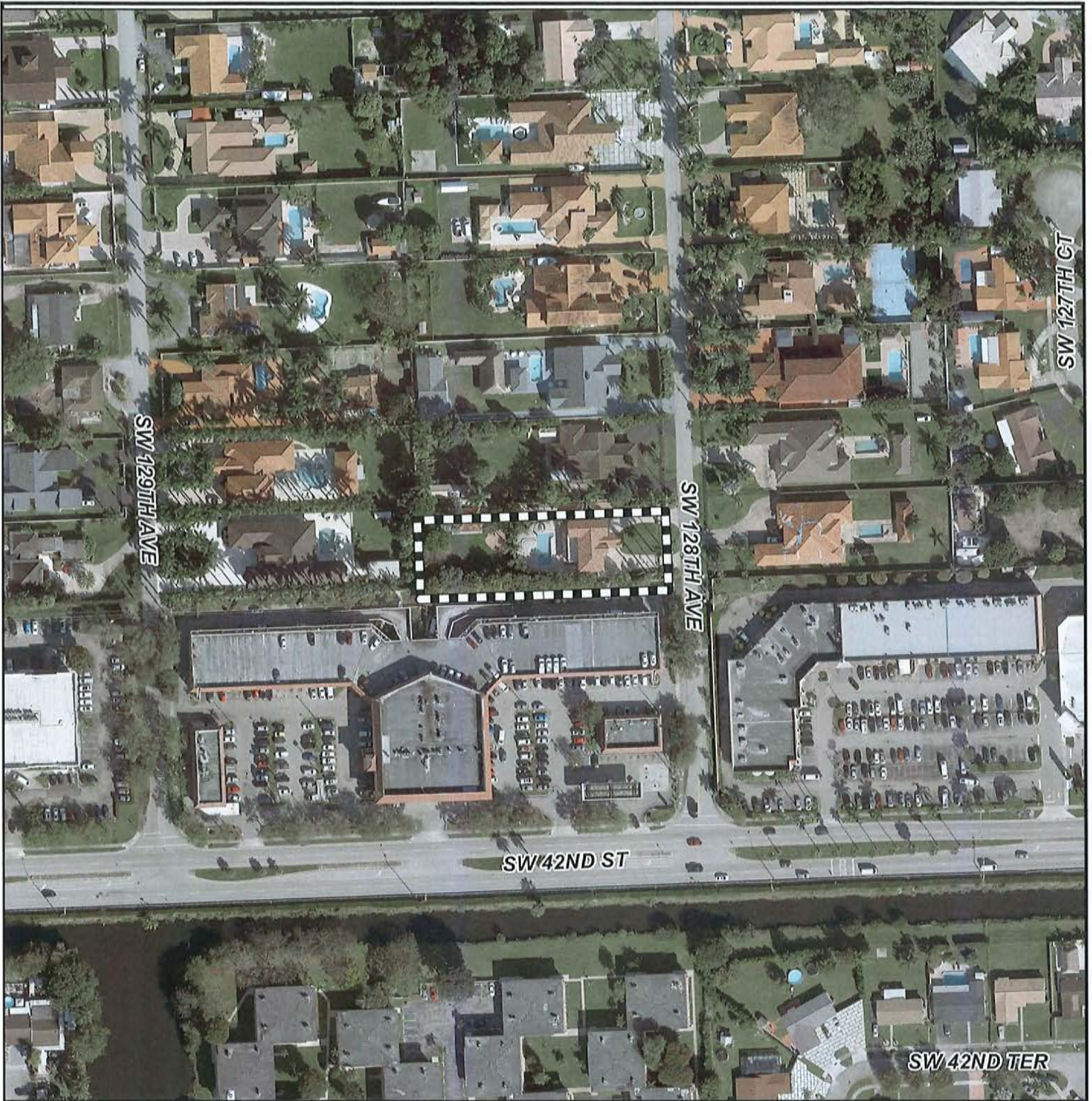
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Wednesday, July 24, 2024

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY
AERIAL YEAR 2023

Process Number
Z2024000100

Legend
 Subject Property



Section: 14 Township: 54 Range: 39
 Applicant: Malena Morfa
 Zoning Board: C10
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Wednesday, July 24, 2024

REVISION	DATE	BY
		19






MIAMI-DADE COUNTY
RADIUS MAP

Section: 14 Township: 54 Range: 39
 Applicant: Malena Morfa
 Zoning Board: C10
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000100
 RADIUS: 500

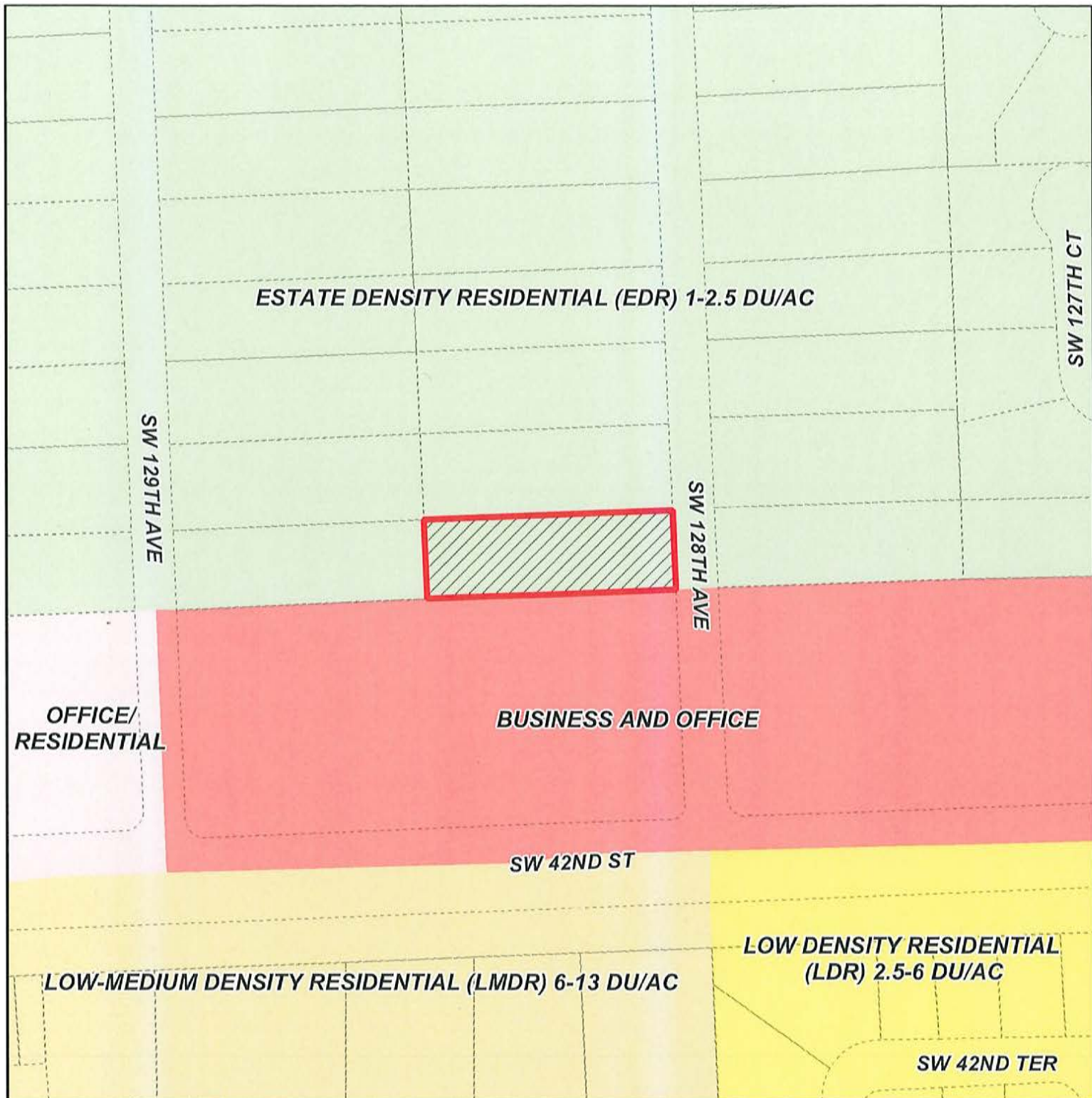
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, July 24, 2024

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000100

Section: 14 Township: 54 Range: 39
 Applicant: Malena Morfa
 Zoning Board: C10
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

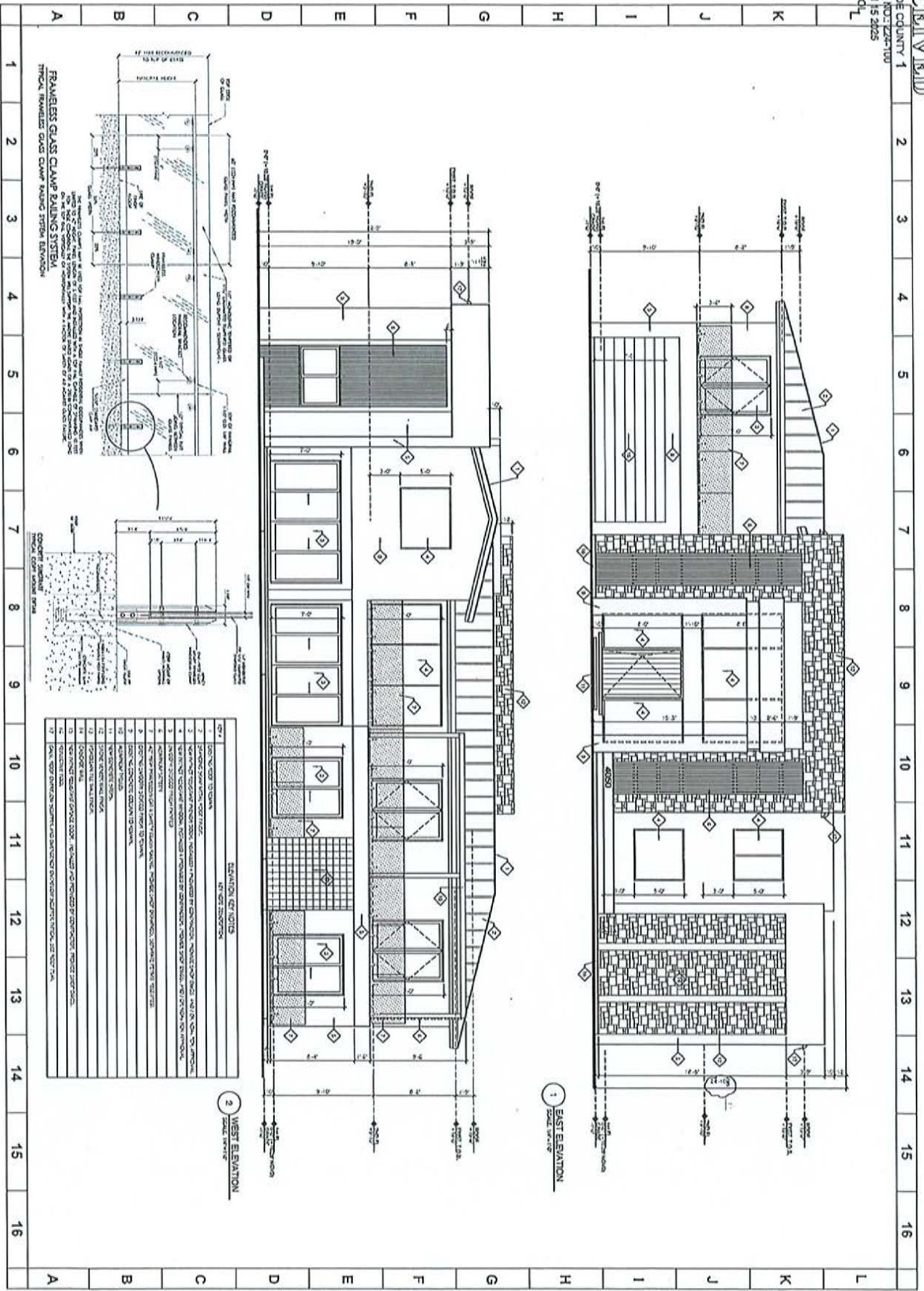
Legend

 Subject Property Case




SKETCH CREATED ON: Wednesday, July 24, 2024

REVISION	DATE	BY
		21



RESIDENTIAL ADDITION & REMODELING
 Mr. CESAR VELILLA
 4050 SW 128th AVENUE, MIAMI, FL 33175
 PHONE:

PROJECT NUMBER: ID23-443
ISSUE DATE: 09/06/23
SCALE: 1/8" = 1'-0"

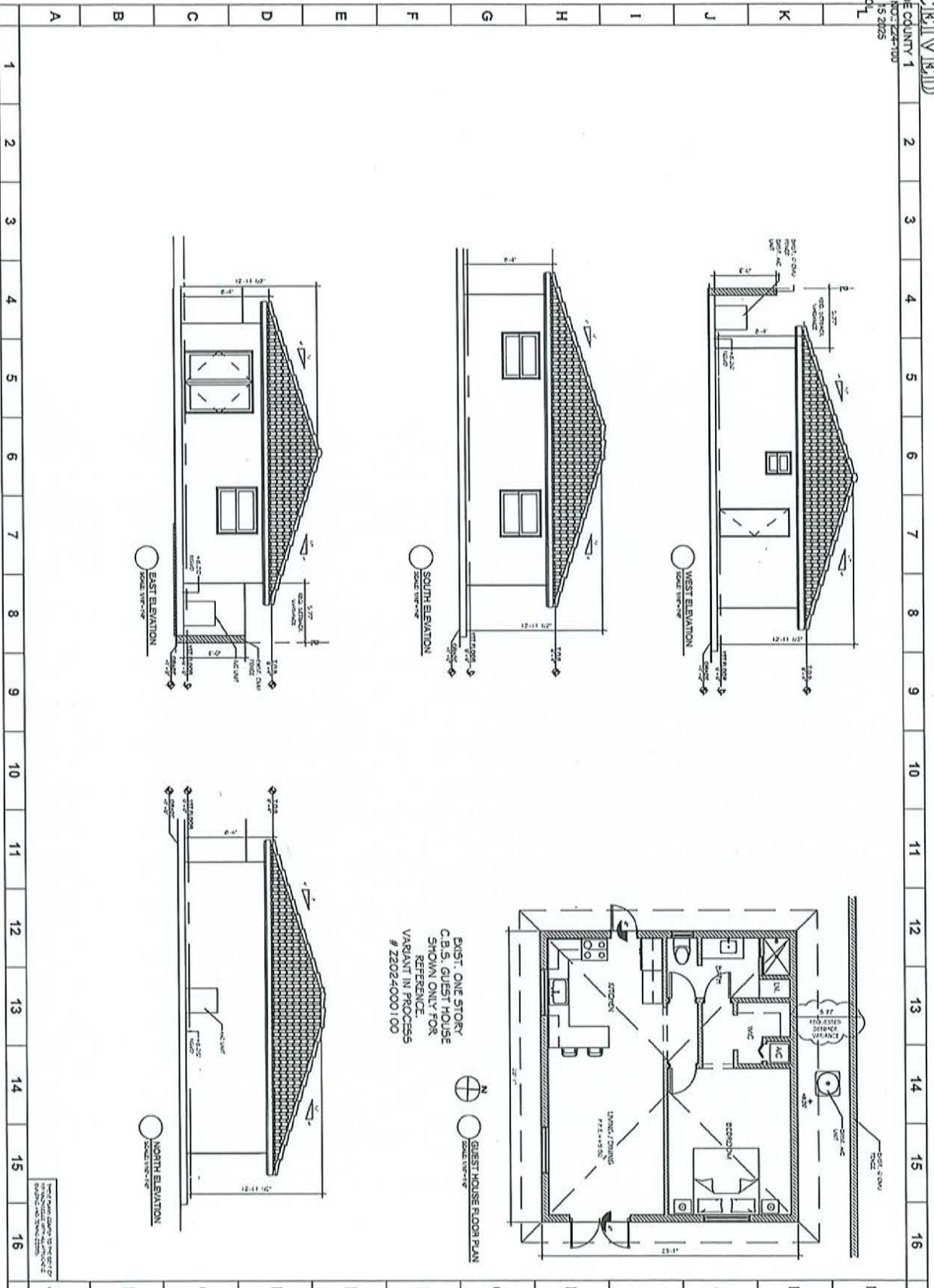
DATE: FEBRUARY 1, 2005
BY: GONCAL

BRANDING TITLE: EAST AND WEST ELEVATIONS

SHEET NUMBER: A-201

8 SET OF 12

RECEIVED
 MIAMI-DADE COUNTY 1
 PROCESS #2024-000100
 DATE JAN 15 2025
 BY: GONCALVES



	RESIDENTIAL ADDITION & REMODELING Mr. CESAR VELILLA 4050 SW 128th AVENUE, MIAMI, FL 33175 PHONE:
	PROJECT NUMBER: ID# 23443 ISSUE DATE: 09/06/23 DATE TO WHICH THIS DOCUMENT IS REFERRED: 09/06/23 DATE OF PREPARATION: 09/06/23 DATE OF REVISION: 09/06/23 DATE OF APPROVAL: 09/06/23 DATE OF EXPIRATION: 09/06/23
SHEET NUMBER: A-100.1 2 SET OF 12	DRAWING TITLE: GUEST HOUSE

24

RECEIVED

MIAMI-DADE COUNTY 1
PROCESS NO: 1224-100
DATE: JAN 15 2025
: 6095041



GUEST HOUSE CORNER VIEW
SCALE: N.T.S.



MAIN HOUSE RIGHT SIDE VIEW
SCALE: N.T.S.



MAIN HOUSE FRONT VIEW
SCALE: N.T.S.



GUEST HOUSE REAR VIEW
SCALE: N.T.S.



MAIN HOUSE REAR VIEW
SCALE: N.T.S.

PHOTO TAKEN COURTESY TO THE BEST OF
AN ARCHITECT'S BEST EFFORTS TO
RENDER AND RENDER ACCURATE

RESIDENTIAL ADDITION & REMODELING
Mr. CESAR VELILLA
4050 SW 128th AVENUE, MIAMI, FL 33175
PHONE:

REGISTRATION NUMBER: 2411
 ARCHITECTURE, ENGINEERING & PLANNING
 PROFESSIONAL CORPORATION
 2500 S.W. 10TH AVENUE, SUITE 200
 MIAMI, FL 33135
 TEL: (305) 551-1111
 WWW.CESARVELILLA.COM

Project Number: **ID23-43**
 Issue Date: **09/06/23**
 NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY ARCHITECT.
 DATE: **09/06/23**
 REVISIONS:
 DATE: **09/06/23**
 FOR: **CELSO VELILLA**
 BY: **CELSO VELILLA**

DRAWING TITLE: **PHOTOGRAPHS**
 SHEET NUMBER: **A-100.2**
 2 SET OF 12

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

PH: Z24-161

July 22, 2025

Item No. 3

Recommendation Summary	
Commission District	10
Applicant	River of Hope Presbyterian Church Inc.
Summary of Request	The applicant seeks approval to permit the installation of a 150' high wireless supported facility and ancillary service equipment.
Location	4101 SW 107 Avenue, Miami-Dade County, Florida.
Property Size	±5.75 acres
Existing Zoning	RU-1, Single-Family Residential District and RU-5A, Semi-Professional Office District
Existing Land Use	Religious facility
2030-2040 CDMP Land Use Designation	Low Density Residential (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)(3)(a), Unusual Uses For Wireless Supported Service Facilities (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUEST:

UNUSUAL USE to permit a 150' high wireless supported facility and ancillary service equipment.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "HOPE CHAPEL TOWER", prepared by Kimley Horn, and consisting of the following sheets: T-1, C-1, L-1, and C-2, dated stamped received 4/23/2025; CP-1, dated stamped received 3/5/2025; and C-3 dated stamped received 9/6/2024, for a total of 6 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND HISTORY:

The ±5.75-acre subject property was originally part of a larger ±8.8-acre parcel and has been the subject of several zoning actions over the years. In 1966, pursuant to Resolution No. Z-193-66, the Board of County Commissioners (BCC) approved a special permit for church and allied uses. That same year, under Resolution No. 3-ZAB-373-66, the BCC approved a district boundary change for the western portion of the property from RU-1 (Single-Family Residential District) to RU-5A (Semi-Professional Office District), along with a use variance for the expansion of a church building and a parking variance.

In 1968, pursuant to Resolution No. 3-ZAB-75-68, the Metropolitan Dade County Zoning Appeals Board approved a special exception to permit the expansion of the existing church onto an adjacent property, including a variance to allow reduced side setbacks (west) property line. In 1969, Resolution No. 4-ZAB-283-69 granted a variance to allow a church building height of 52 feet, where a maximum of 35 feet is permitted.

In 1982, under Resolution No. 4-ZAB-49-83, the Zoning Appeals Board approved, with conditions, an unusual use for a daycare and preschool center in connection with the existing church, and non-use variances to permit a 6 sq. ft. sign and 79 trees (135 required). A year later, through Resolution No. 4-ZAB-310-83, the Board rescinded and revoked the prior approval and instead granted a special exception for a proposed elementary school in conjunction with the church. It also approved non-use variances for a 75 sq. ft. sign (24 sq. ft. maximum permitted) and for 79 trees (135 required). Lastly, in 1985, Resolution No. 4-ZAB-263-85 approved, with conditions, an unusual use to permit a day nursery and kindergarten for 90 children, a continued variance for 79 trees (135 required), and a modification of Condition #3 of Resolution No. 4-ZAB-310-83 to reduce the number of students in the elementary school from 150 to 60.

As part of this application, the applicant seeks approval to construct a 150-foot cellular communication antenna support structure with a low-profile tower design. The submitted site plan shows the proposed antenna and associated equipment located along the rear (south) property line. The subject property is zoned RU-5A and RU-1 and is currently developed with a church. Surrounding uses include residential development to the east and south, and a daycare, preschool center, and commercial uses to the west. A Florida Power & Light (FPL) easement, varying from 140 to 160 feet in width, runs along the eastern and southern boundaries of the property and contains approximately eight (8) existing utility poles, each approximately 80 feet in height. Approval of this application would allow the applicant to enhance wireless service in an area of the County currently experiencing inadequate coverage. According to the submitted Radio Frequency Engineering Report, the signal levels between approximately SW 112th Avenue and SW 102nd Avenue, and from SW 30th Street to SW 47th Avenue, are too low to support advanced 5G services due to the distance from existing compatible towers.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1 & RU-5A; religious facility	Low Density Residential (2.5 to 6 dua)
North	BRCUAD; commercial and automotive uses	Business and Office
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 and BU-1A; commercial and elementary school	Business and Office & Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a ±5.75 parcel of land located at 4101 SW 107 Avenue that is being currently used as a church. The subject property is surrounded by a mix of residential, commercial, and institutional uses. To the north, the property abuts land zoned Bird Road Corridor Urban Center Area District (BRCUAD), developed with commercial and automotive uses. To the south and east, the adjacent properties are zoned RU-1 and developed with single-

family residences. To the west, the property is bordered by land zoned BU-1A and RU-1, which is developed with commercial uses and an elementary school.

SUMMARY OF THE IMPACTS:

Approval of this application would allow the applicant to permit a proposed 150-foot cellular communication antenna support structure on the subject site, intended to enhance wireless coverage in this area of the County. While a 150-foot unipole antenna may have a visual impact on surrounding uses, the applicant proposes to mitigate this impact by providing adequate setbacks and enhanced landscaping. As indicated on the submitted plans, the structure will be designed with a low-profile to reduce visual prominence. A low-profile cellular communication antenna is a compact, streamlined structure specifically designed to minimize its visibility while delivering essential wireless coverage in a manner that blends more harmoniously with the surrounding environment.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±5.75-acre subject property is located inside 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 applicant is requesting approval to permit a proposed 150' high wireless supported facility within an existing religious facility. The **Low Density Residential** category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. *The types of housing found in the areas designated low-medium density residential are characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses and low-rise apartments, provided that the maximum gross density is not exceeded.*

The applicant has submitted documentation, as further detailed in the zoning analysis below, explaining the need for the proposed tower. According to the **Statement of Need**, the proposed structure is intended to enhance wireless service in the area to better meet the needs of the community. The tower would support a wide range of wireless services, including voice communication and high-speed data, for both indoor and outdoor use. In addition, the Statement of Needs explains that overall 5G signal levels are inadequate in the area due mainly to network capacity challenges, the high volume of daily users cannot reliably access advanced services such as high-speed data, navigation and other real-time applications. The applicant further indicated in **Radio Frequency (RF) Engineering Report** that approval of the proposed wireless facility will improve the coverage and service quality in an area in Miami from approximately SW 112 Avenue in the east and from SW 30 Street in the north to SW 47 Avenue in the South, where currently, overall signal levels are not sufficient to support advanced 5G services. The Report analysis further states that an existing unipole tower ±1.1 miles of the subject site. Per the Report, *"there are no existing structures of sufficient height or that can be upgraded to meet the network 5G requirements within the search ring radius." Based on the distances between the current 5G compatible facilities there is a network deficiency.*

Further, staff notes that the Land Use Element interpretative text for **Institutions and Utilities** states; *"[n]eighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A."* Said

text also states; “[c]o-location of communication and utility facilities are encouraged”, and “[m]ajor utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility.”

For the reasons discussed above and below, staff opines that the aforementioned information adequately explains the **public need and the public interest** for locating the proposed utility use in an area designated Low Density Residential on the CDMP LUP map. As such, staff opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text pertaining to the Low Density Residential designation of the subject property on the CDMP LUP map and interpretative text of the CDMP.

ZONING ANALYSIS:

The submitted plans illustrate the proposed 150-foot cellular communication antenna support structure with a low-profile tower design, to be located toward the rear (south) property line. The structure will be setback approximately 562'-1" from the front (north) property line, which abuts SW 40 Street, and 196'-2" from the rear (south) property line, where existing overhead power lines ranging from 72 to 80 feet in height are located. The antenna is also proposed to be 447' from the interior side (west) property line adjacent to SW 107 Avenue and 171'-9" from the interior side (east) property line abutting single-family residences. Notably, each of these setbacks significantly exceeds the minimum required setback of 166'-6" inches, as established by the Miami-Dade County Code. This substantial separation from all property lines helps to reduce potential visual and land use impacts on surrounding properties.

When the application, to permit a proposed 150' high wireless supported antenna is analyzed under Section 33-311(A)(3)(a), (Unusual Uses for Wireless Supported Service Facilities), staff opines that approval of the request would be **compatible** with the surrounding area. *Section 33-311(A)(3)(a)(i)* of the Code requires the applicant *to demonstrate that the proposed tower will cure signal interference problems, or the applicant's lack of wireless service coverage or capacity in the area intended to be served by the proposed wireless supported service facility.* The applicant is required to demonstrate that the proposed site will cure interference problems or the lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility. The applicant has provided staff with coverage prediction and population service improvement maps that demonstrate a lack of service coverage or capacity in this area. Additionally, the County's Information Technology Department (ITD) has reviewed the documents submitted and confirmed that they meet the technical standards to continue the process of permitting the site.

Additionally, staff notes that the subject site provides adequate ingress, egress, parking, and loading areas, ensuring that servicing the facility will not obstruct vehicular or pedestrian traffic on adjacent streets. A **Zero Fall Radius Report** prepared by a licensed structural engineer has also been submitted, confirming that the proposed antenna support structure is designed to collapse within its own footprint or a designated containment area in the event of structural failure. This design ensures the structure will not impact adjacent properties, further supporting compatibility with the surrounding area.

Staff opines that based on the memoranda submitted by the Departments concerned with reviewing this application, including the Platting and Traffic Review Section and the Division of

Environmental Resource Management of the Department of Regulatory and Economic Resources (RER), approval with standard conditions of this application will not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance.

Staff notes that the applicant has submitted elevation plans along with a line of sight simulation, which indicates that, although the proposed 150' wireless supported antenna will be visible from the surrounding properties, any visual impact will be minimal since the proposed wireless facility will be spaced adequately from all property line and the structure will be designed with a low-profile. Additionally, it is important to note that this request underwent evaluation by the Miami-Dade Aviation Department (MDAD), which conducted an Airspace/Land Use analysis and revealed that the proposed structure does not exceed obstruction standards and would not be a hazard to air navigation. Therefore, staff opines that approval would be compatible with the area concerned, when considering the necessity and reasonableness of the applied for use in relation to the present and future development of the area concerned and the compatibility of the applied for use with such area and its development. **Therefore, staff recommends approval with conditions under Section 33-311(A)(3)(a), Unusual Uses for Wireless Supported Service Facilities.**

ACCESS, CIRCULATION AND PARKING: The submitted site plans indicate access to the site from SW 40 Street through a 20' wide access drive, to the proposed facility for service vehicles.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

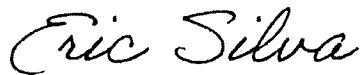
Approval with conditions.

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 "HOPE CHAPEL TOWER", prepared by Kimley Horn, and consisting of 6 sheets dated stamped received 06/05/2025.
3. That the use be established and maintained in accordance with the approved plan.
4. That the landscaping indicated on the submitted plans be installed prior to the issuance of a Certificate of Use for the proposed tower and be maintained as a visual buffer.
5. That the applicant obtains a Certificate of Use for the wireless supported service facility from 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 150' high wireless supported facility and ancillary service equipment be designed to allow collocation of other telecommunication service operators.
7. That the 150' high wireless supported facility and ancillary service equipment comply with all FAA and FCC lighting requirements and all Federal and State regulations governing the up-lighting of the United States flag.

ES:JB:SS:EA



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

ZONING RECOMMENDATION ADDENDUM

*River of Hope Presbyterian Church, Inc.
PH. Z24-161*

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

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

Low Density <i>(Pg. I-31)</i>	<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>
Institutions, Utilities and Communications <i>(Pg. I-64)</i>	<i>Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.</i>
Policy LU-4A <i>(Page I-9)</i>	<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 Sec. 33-62. - Height and Setback.	<i>No part of any tower, pole or mast shall be higher than ninety (90) percent of the horizontal distance from its foundation at ground elevation to the nearest point on adjacent property under another ownership or to the nearest edge of a highway right-of-way. It is provided, however, that in the BU-3 or IU zoning districts, the following structures 150 feet or less in height above ground elevation shall not be subject to the required setback: (a) radio towers where incidental to a business or industrial use on the premises, or (b) wireless supported service facilities whether a principal or incidental use; provided, however, that such installation under (a) or (b) shall conform to the provisions of all airport zoning regulations contained herein.</i>
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<p>Section 33-63.2(c)(2)(B) Wireless Supported Facilities</p>	<p>(c) Permitted Districts and Criteria for Antenna Support Structures.</p> <p>(2) Criteria.</p> <p>(B) Zoning District. Antenna Support Structures considered for approval under section 33-311(A)(18) of this Code shall meet each of the following requirements, as applicable, except as alternative development options may be approved pursuant to section 33-311(A)(18)(b).</p> <p>2. In the AU zoning district and the GU zoning district with an agricultural trend determination:</p> <ul style="list-style-type: none"> a. non-camouflaged Antenna Support Structures shall be located on a minimum five (5) gross acre parent tract, and b. no Antenna Support Structures shall exceed 200 feet in height.
<p>Section 33-311(A)(3)(a) Unusual uses for Wireless Supported Facilities</p>	<p>Hear application for and grant or deny unusual uses for Wireless Supported Service Facilities, which by the regulations are only permitted upon approval after public hearing; provided the applied for use, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for use in relation to the present and future development of the area concerned and the compatibility of the applied for use with such area and its development, provided that:</p> <ul style="list-style-type: none"> i. The applicant shall demonstrate that the proposed Wireless Supported Service Facility will cure: <ul style="list-style-type: none"> a. signal interference problems; or b. the applicant's lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility ii. The applicant shall provide information to permit independent verification of factual data relied upon by the applicant to establish 3(a)(i) above, including, but not limited to the following: <ul style="list-style-type: none"> a. the purpose for the proposed Wireless Supported Service Facility; and b. the following technical data for the proposed Wireless Supported Service Facility and for each existing, authorized, pending and proposed adjacent facility: <ul style="list-style-type: none"> i. site name or other reference; ii. facility latitude and longitude; iii. site elevation; iv. for each antenna at each of the included facilities: <ul style="list-style-type: none"> 1. height of antenna radiation center; 2. antenna type and manufacturer; 3. maximum effective radiated output power, including the maximum total power radiated from all channels;

	<p>4. azimuth of main antenna lobe; and</p> <p>5. beam tilt and null-fill of each antenna.</p> <p>c. a complete up- and down-link power budget for the proposed Wireless Supported Service Facility, including any differences that may exist with the power budgets of the adjacent facilities, to ensure that all of the gain and loss factors used by the applicant are included in a verification analysis.</p> <p>d. complete descriptions of methodology, formulas, data presented in appropriate parameter data units (e.g., Erlangs, Watts, dBm, ft.), existing traffic studies and trend analyses if the proposed facility is intended to cure a lack of capacity, and any other information necessary for an independent engineer to verify statements concerning signal interference or lack of capacity or coverage; and</p> <p>e. identification of any equipment that differs from industry standards.</p> <p>iii. that the applicant shall reimburse the department for fees charged to the department for independent verification of factual data relied upon by the applicant, as required pursuant to paragraph 3 a ii above.</p>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

RIVER OF HOPE PRESBYTERIAN
CHURCH INC.

4101 SW 107 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000161

DATE

HEARING NUMBER

FOLIO No: 30-4020-000-0020

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 24, 2024

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases

BUILDING SUPPORT REGULATIONS OPEN:

There are no closed cases

BUILDING SUPPORT REGULATIONS CLOSED:

Building Support Case# F2021009466-U, Case was opened on 8/9/2023 as structure A is a 10,886 sq. ft. 1-story CBS building missing its 40-year Recertification—required reports have not been submitted an engineer’s report addressing the integrity of this structure is required. This structure was previously recertified in 2011. Notice of Violation posted on 8/21/2023. Case updated 3/1/2024 to review for closing as structural and electrical reports were approved. Bill was generated on 3/1/2024. Said bill was notarized and mailed on 3/5/2024. 40-year final enforcement costs paid 3/18/2024. Building Recertification issued and case closed on 3/27/2024. Notice of Violation Cancellation recorded on 3/30/2024 under Book: 34157 Page: 2373 Total Pages: 1. Case is closed. No outstanding costs

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees.

Memorandum



Date: July 14, 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 *Lisa Spadafina*

Subject: Z2024000161-2nd Review
Hahn Towers Inc
4101 SW 107th Avenue
Unusual use to construct a 150' monopole wireless communication tower along the south side of a property.
(RU-5A) (5.75 Acres)
20-54-40

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

Wellfield Protection Review

The subject property lies within the Maximum and Average Wellfield Protection Area of the Alexander Orr Wellfield. The proposed monopole wireless communication tower lies within the average wellfield protection area of the property.

The subject property has properly executed covenant running with the land in favor of Miami-Dade County recorded under Miami-Dade County Official Records Book 27585, Page 995, as required by section 24-43(5)(d) of the Code, which provides that hazardous wastes shall not be used, generated, handled, discharged, disposed of, or stored on the subject property. Compliance with the conditions of this covenant is required.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

According to the letter of intent and site plans submitted with this application, the applicant seeks to install an unmanned 150-foot monopole communications tower and corresponding fence on the south side of the property. The property is currently connected to public water and public sanitary sewer. 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.

All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Conditions of Approval: None

Water Control Review

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff 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 "Hope Chapel Tower" prepared by Kristen E. Alexa, P.L.A., and dated as received by Miami-Dade County on September 06, 2024, 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: September 12, 2024

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

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

Subject: Zoning Application Comments - Hope Chapel Communications Tower
Application No. Z2024000161 - (Pre-App. No. Z22P-268)

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: Hope Chapel Communications Tower

Location: The proposed project is located on approximately 5.75 acres at 4101 SW 107th Avenue, with Folio No. 30-4020-000-0020, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting an unusual use approval to allow the construction of a 150 feet monopole wireless communications tower and corresponding compound on the south side of the Hope Chapel property.

Water/Sewer: The proposed development is located within the WASD's water and sewer service area. Connection to water and sewer are not proposed with this zoning application.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov

Memorandum



Date: September 27, 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: Z2024000161
Name: Hahn Towers, Inc.
Location: 4101 SW 107 Avenue
Section 20 Township 54 South Range 40 East

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

The property complies with Chapter 28 of the Miami-Dade County Code.

This application does not generate any trips.

Standard Conditions:

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

Memorandum



Date: April 24, 2025
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2024000161

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 04/23/2025.

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

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

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

Memorandum



Date: September 27, 2024

To: Eric Silva
Development Services Division
Department of Regulatory and Economic Resources

From: Ammad Riaz, P.E., Chief of Aviation Planning
Aviation Department *A.R.*

Subject: Hahn Towers, Inc.
Proposed 150' AGL Communications Tower
Z2024000161
MDAD DN-24-09-4504

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has reviewed the applicant's request for an unusual use to permit a 150' AGL (Above Ground Level) monopole wireless communications tower and corresponding compound located at 4101 SW 107th Avenue in Miami-Dade County, Florida (Folio No. 30-4020-000-0020).

Based upon the information provided, MDAD has determined that a proposed monopole with an elevation of 150 feet Above Ground Level (AGL) at the referenced location conforms to the Code of Miami-Dade County, Chapter 33 as it pertains to Airport Zoning. A MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure reaching or exceeding 200 feet Above Ground Level (AGL). A MDAD-issued Permissible Crane Height Determination is required for any construction crane reaching or exceeding 200 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed at: https://www.miami-airport.com/facilities_development.asp

A Federal Aviation Administration (FAA) Determination is required to coordinate frequency activation and verify that no interference is caused to FAA facilities prior to beginning any transmission from the site. The applicant must e-file FAA Form 7460-1 which is available on the FAA's Website (<https://oeaaa.faa.gov>).

This determination is based, in part, on the description provided to us by the applicant, which includes specific locations and structure heights. Any changes in structure location/layouts or heights will void this determination. Any future construction or alteration, including an increase to heights requires a separate notice to the FAA and MDAD.

This determination expires one year from the date of issuance unless extended, revised or terminated by MDAD's Aviation Planning, Land-Use and Grants Division. Any requests for an extension of the effective period of this determination must be submitted by the applicant prior to the expiration date. At such time, staff will re-evaluate the application or structure to determine if any significant changes to the structure and/or to the review criteria have occurred. MDAD's Aviation Planning, Land-Use and Grants Division will then decide if the determination in this memo may be eligible for an extension of the effective period.

Should you have any questions, please feel free to contact me at 305-876-7036.



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

RECEIVED
 Aeronautical Study No. 2024 ASO-1224 OE

MIAMI-DADE COUNTY
 PROCESS NO.: Z24-161
 DATE: SEP 5 2024
 BY: GONGOL

Issued Date: 05/10/2023

Michael Hahn
 Hahn Towers
 1199 S FEDERAL HWY
 SUITE 249
 Boca Raton, FL 33432

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Hope Chapel Tower
 Location: Miami, FL
 Latitude: 25-43-50.39N NAD 83
 Longitude: 80-21-58.37W
 Heights: 7 feet site elevation (SE)
 156 feet above ground level (AGL)
 163 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 11/10/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

MIAMI-DADE COUNTY
PROCESS NO: Z24-161
DATE: SEP 5 2024
BY: GONZ

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact Terri Johnson, at (404) 305-5540, or teresa.ctr.johnson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASO-328-OE.

Signature Control No: 567165961-584798225
Mike Helvey
Manager, Obstruction Evaluation Group

(DNE)

Attachment(s)
Case Description
Frequency Data
Map(s)

cc: FCC

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Construct a 150' cell tower with a 6' lightning rod and antennas.

MIAMI-DADE COUNTY

PROCESS NO.:Z24-161

DATE: SEP 5 2024

BY: GONGOL

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LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	MIAMI-DADE COUNTY PROCESS NO.: Z24-161 DATE: SEP 5 2024 BY: GONGOL
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

20

Memorandum



Date: October 23, 2024

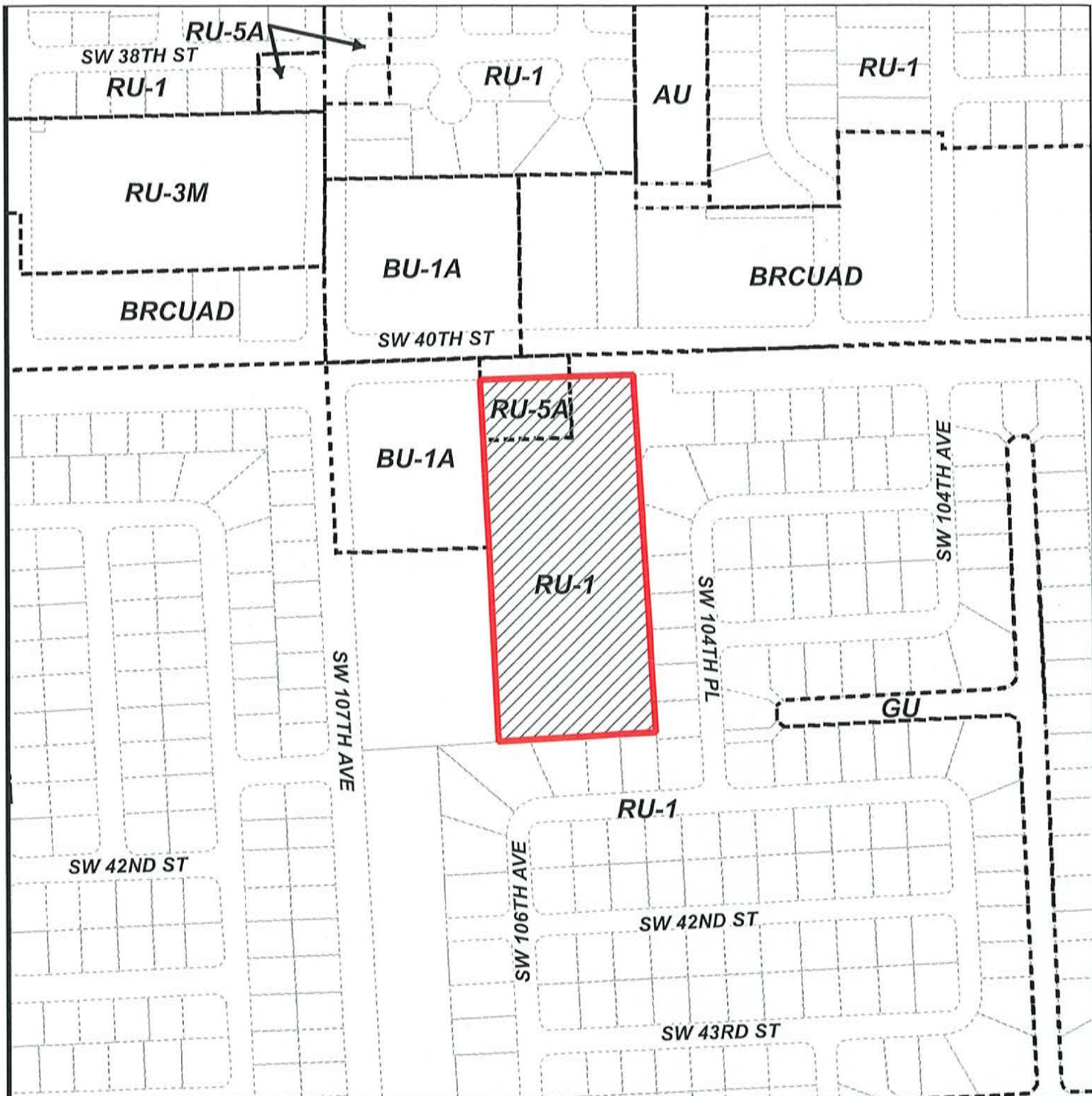
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Application Z2024-000161 Hahn Towers, 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

Z2024000161

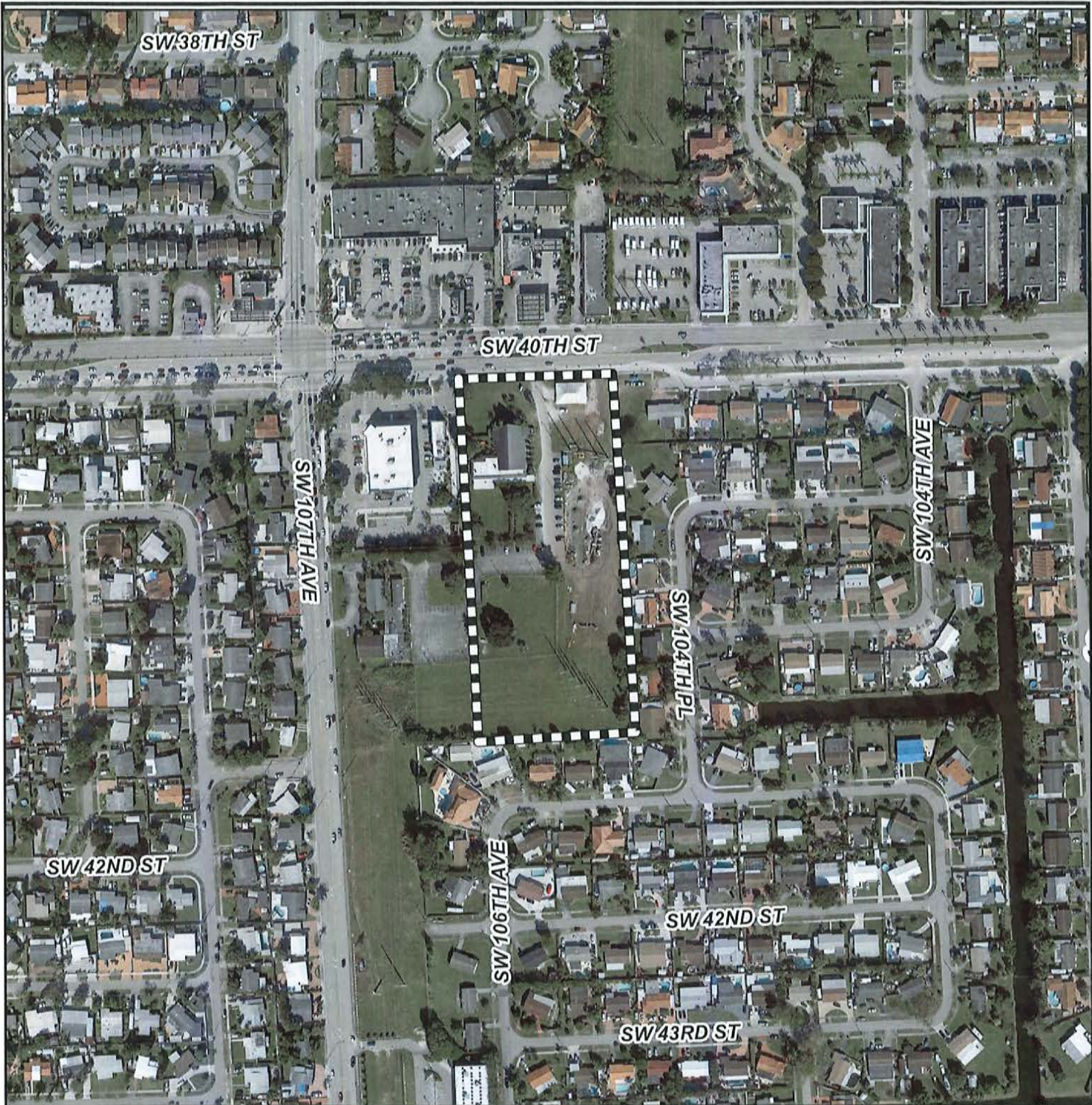
Section: 20 Township: 54 Range: 40
 Applicant: River of Hope Presbyterian Church Inc.
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



REVISION	DATE	BY
		23



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000161

Legend
 Subject Property

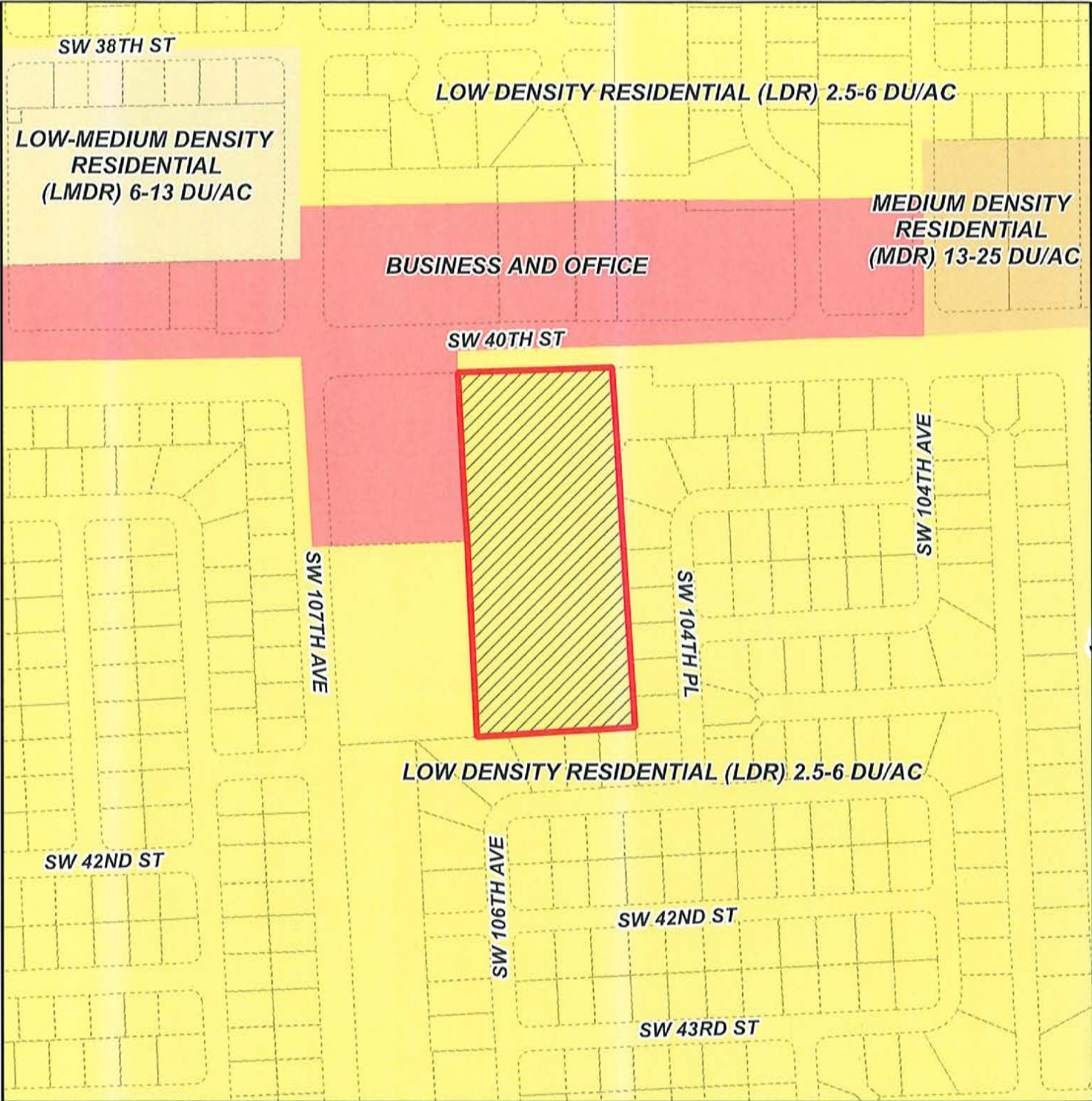


Section: 20 Township: 54 Range: 40
 Applicant: River of Hope Presbyterian Church Inc.
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, April 11, 2025

REVISION	DATE	BY
		24




MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2024000161

Section: 20 Township: 54 Range: 40
 Applicant: River of Hope Presbyterian Church Inc.
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, April 11, 2025

REVISION	DATE	BY
		26

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DISCLOSURE OF INTEREST*

MIAMI-DADE COUNTY
PROCESS NO.: Z24-161

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

CORPORATION NAME: River of Hope Presbyterian Church Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Rev. Matthew A. Dubocq, 10600 SW 40th St, Miami, FL 33165</u>	<u>100</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

TRUST/ESTATE NAME:

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

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

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MIAMI DADE COUNTY
PROFESSIONAL REGISTRATION
Z24-161
DATE: 03/12/2025
BY: GONGOL

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

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

Signature: *Paul Matthew O'Day* (Applicant)

Sworn to and subscribed before me this 10 day of MARCH, 2025. Affiant is personally known to me or has produced Florida Drivers License as identification.

[Signature]
(Notary Public)



My commission expires 8/27/27

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