



FINAL AGENDA

Community Zoning Appeals Board 10
 Kendall Village Center, Civic Pavilion, 8625 SW 124 Avenue, Miami, FL
 Tuesday, December 9, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

1.	Z2024000081	D Homes Investment, LLC	24-81	54-40-17	N
2.	Z2025000065	Wellness Stay, LLC	25-65	54-41-08	N
3.	Z2025000154	Evelio Garcia and Jodi Garcia	25-154	54-40-27	N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10
MEETING OF DECEMBER 9, 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.

NOTICE

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

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

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

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

PH: Z24-081

December 9, 2025

Item No.1

Recommendation Summary	
Commission District	10
Applicant	D Homes Investment LLC
Summary of Requests	The applicant seeks to allow an existing single-family residence to be setback less than required from the rear and interior property lines. Additionally, the applicant also seeks to permit an existing swimming pool to be located closer to the front property line than required by Code.
Location	10460 SW 26 Terrace, Miami-Dade County, Florida.
Property Size	0.18 Acre
Existing Zoning	RU-1, Single-Family Residential District, 7,500 sq. ft.
Existing Land Use	Single-Family Residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 du (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUESTS:

- (1) NON-USE VARIANCE to permit an existing single-family residence to setback a minimum of 12'-7" (15' required for 50% of the lineal footage width of the house, and 25' required for the balance) from the rear (south) property line, and to setback 6'-8" (7'-6" required) from the interior side (east) property line.
- (2) NON-USE VARIANCE to permit an existing swimming pool to setback 44'-11" (75' required) from the front (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Window Replacement", as prepared by VMS Architecture & Development, LLC, consisting of 3 sheets, and plans entitled, "Remodeling of Existing Swimming Pool for D Homes Investment LLC", as prepared by GIA Swimming Pool Designs, consisting of 4 sheets, all dated stamped received 7/24/2025, for a total of 7 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing one (1)-story, 2,200 sq. ft. single-family residence on an interior lot, with an existing swimming pool located on the side of the 0.18-acre subject property that fronts along SW 26 Terrace. The existing single-family residence encroaches a minimal 0.84' into the interior side (east) setback area and is setback 12'-7" from the rear (south) property line. Likewise, the existing swimming pool is situated 44'-11" from the front (north) property line where

a minimum of 75' is otherwise required by Code. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate existing landscaping and a 6' high metal fence located all along the rear and interior side property lines.

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

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence that is on a 8,000 sq. ft., RU-1, Single-Family Residential District, zoned interior lot, located at 10460 SW 26 Terrace. The surrounding area is characterized by existing single-family residences, also developed under the RU-1, Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to legalize reduced setbacks for an existing single-family residence and a swimming pool that is located on the subject property. Staff opines that since the rear yard area is enclosed with a 6' high metal fence, together with the existing landscaping on the property, any visual impact that the single-family residence and swimming pool may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.18-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states that *the residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. Staff opines that the approval of the requests for reduced setbacks sought in the application for an existing single-family residence and swimming pool will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicant are not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low-Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the requests to permit an existing single-family residence to setback 12'-7" (15' required for 50% of the lineal footage width of the house, and 25' required for the balance) from the rear (south) property line, and to setback 6'-8" (7'-6" required) from the interior side (east) property line (request #1), and to permit an existing swimming pool to setback 44'-11" (75' required) from the front (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 the existing single-family residence on an interior lot, with an existing swimming pool located towards the side of the principal residence. The single-family residence encroaches into the rear and interior side setback areas, whereas the swimming pool is located closer from the front property line than is permitted under the zoning standards. Staff supports the requests and opines that approval with conditions of these non-variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans and photographs submitted by the applicant as well as the County's Geographic Information System (GIS) that any impact of the request is adequately mitigated by existing landscaping and shade trees, as well as an existing 6' high metal fence that is located all along the rear and interior side property lines. Staff opines that the existing encroachments by the single-family residence and swimming pool are internal to the site, and would be adequately mitigated by the aforementioned existing 6' high metal fence as well as the existing landscaping, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the east, west and south of the subject property. Staff recommends as a condition for approval that the said 6-foot-high metal fence that is currently located along the property lines of the subject site be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence or CBS wall at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area did not find similar approvals within the neighborhood for variances of the setback requirements for single-family residences and swimming pools. Notwithstanding, staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setbacks will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the 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 no objections. Furthermore, staff opines that the architectural style and scale of the single family residence and swimming pool are designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of requests #1 and #2**

under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

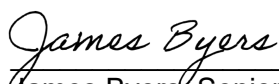
RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Window Replacement", as prepared by VMS Architecture & Development, LLC, consisting of 3 sheets, and plans entitled, "Remodeling of Existing Swimming Pool for D Homes Investment LLC", as prepared by GIA Swimming Pool Designs, consisting of 4 sheets, all dated stamped received 7/24/2025, for a total of 7 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which confirm to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the 6' high metal fence located along the rear and interior sides property lines of the subject site, be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a cbs wall or opaque fence at 6' in height or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:PM:JH



James Byers, Senior Division Chief
On behalf of
Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

D Homes Investment LLC

PH: Z24-081

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

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

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

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

D Homes Investment LLC

PH: Z24-081

Sec. 33-49. <i>- Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes</i>	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min. Bldg. Size (Cu. Ft.)
	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)
	RU-1	1	New sub.-75'	7,500	40%	8,500
Sec. 33-50. <i>- Table of setback lines in residential and estate districts.</i>	District/ Families	Front (Ft.)	Rear (Ft.)	Interior Side (Ft.)	Side Street (Ft.)	
	RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	10% lot width min.—5' max.—7½'	15	

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

D HOMES INVESTMENT,
LLC/ECHEVARRIA, ELIZABETH

10460 SW 26 TER
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000081

DATE

HEARING NUMBER

FOLIO No: 30-4017-009-1600

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 8, 2025

NEIGHBORHOOD REGULATIONS OPEN:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Case No. 20230223055B was opened on 07/19/2023. A Notice of Violation was issued on 07/19/2023 for *“Failure to obtain required building permit(s) prior to commencing work on: New doors and windows to include modification to the structure, new durafence, new electrical, new plumbing, new drywall, new attached structure to include electrical, mini-split AC, HVAC condensing unit removed, new plumbing and electrical for pool, detached structure at the rear of property in setbacks.”*. Since compliance was not met, the following citations were issued on 09/12/2024, P054341” **SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK DUE TO: Structure modifications at front of main residence to include new door/windows, new ac and electrical. Attached structure to include windows, electrical, mini-split, new plumbing. New plumbing and electrical for pool.**”, P054342 **“SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK Detached structure at rear.”**”, P054343 **“SECTION 115.3 OF THE FLORIDA BUILDING CODE: FAILURE TO COMPLY WITH A LAWFUL STOP WORK ORDER WHEN ISSUED.”** Citations were paid on 09/16/2024. There are no outstanding fees.

VIOLATOR:

D HOMES INVESTMENT, LLC/ECHEVARRIA, ELIZABETH

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: November 21, 2025

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

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

Subject: Z2024000081-2nd Review
D Homes Investment LLC
10460 SW 26th Terrace
Non-Use Variance for setback requirements for existing single-family residence and proposed pool
(RU-1) (0.18 acres)
17-54-40

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

Potable Water Service and Wastewater Disposal

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

Conditions of Approval: None

Water Control Review

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

Site grading 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 "Window Replacement" prepared by Victor M. Santana, R.A., and dated as received by Miami-Dade County on March 10, 2025, was submitted with the subject application and indicates that tree resources onsite will not be removed.

Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: August 13, 2025

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

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

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

Subject: Zoning Application Comments - D Homes Investment, LLC
Application No. Z2024000081 - Revision # 1

Maria Valdes

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: D Homes Investment, LLC

Location: The proposed project is located on approximately 0.18 acres at 10460 SW 26th Terrace, with Folio No. 30-4017-009-1600, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Non-Use Variance for the swimming pool setbacks encroachment at the existing Single-Family Residence (SFR).

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

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

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

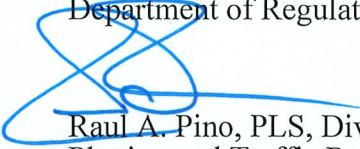
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov

Memorandum



Date: April 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: Z2024000081
Name: D Homes Investment LLC (Elizabeth Echevarria Valdes)
Location: 10460 SW 26 Terrace
Section 17 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 Lots 6 & 7, Block 10, Plat Book 29, Page 17. A Unity of Title approved by the Platting and Traffic Review Section is required, contact Claudia Luna at Claudia.Luna@miamidade.gov.

This application does not generate any additional vehicle trips.

Standard Conditions:

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

Memorandum



Date: July 25, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000081

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 07/24/2025. Single family home.

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

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

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

Memorandum



Date: April 1, 2025

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

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

Subject: Zoning Review Z2024 – 00081 D Homes Investment, LLC

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

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

BU-1

SW 105TH CT

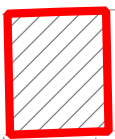
SW 105TH AVE

SW 25TH ST

SW 26TH ST

SW 26TH TER

RU-1



SW 104TH CT

SW 27TH ST

SW 105TH AVE



SW 28TH ST

MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000081



Legend

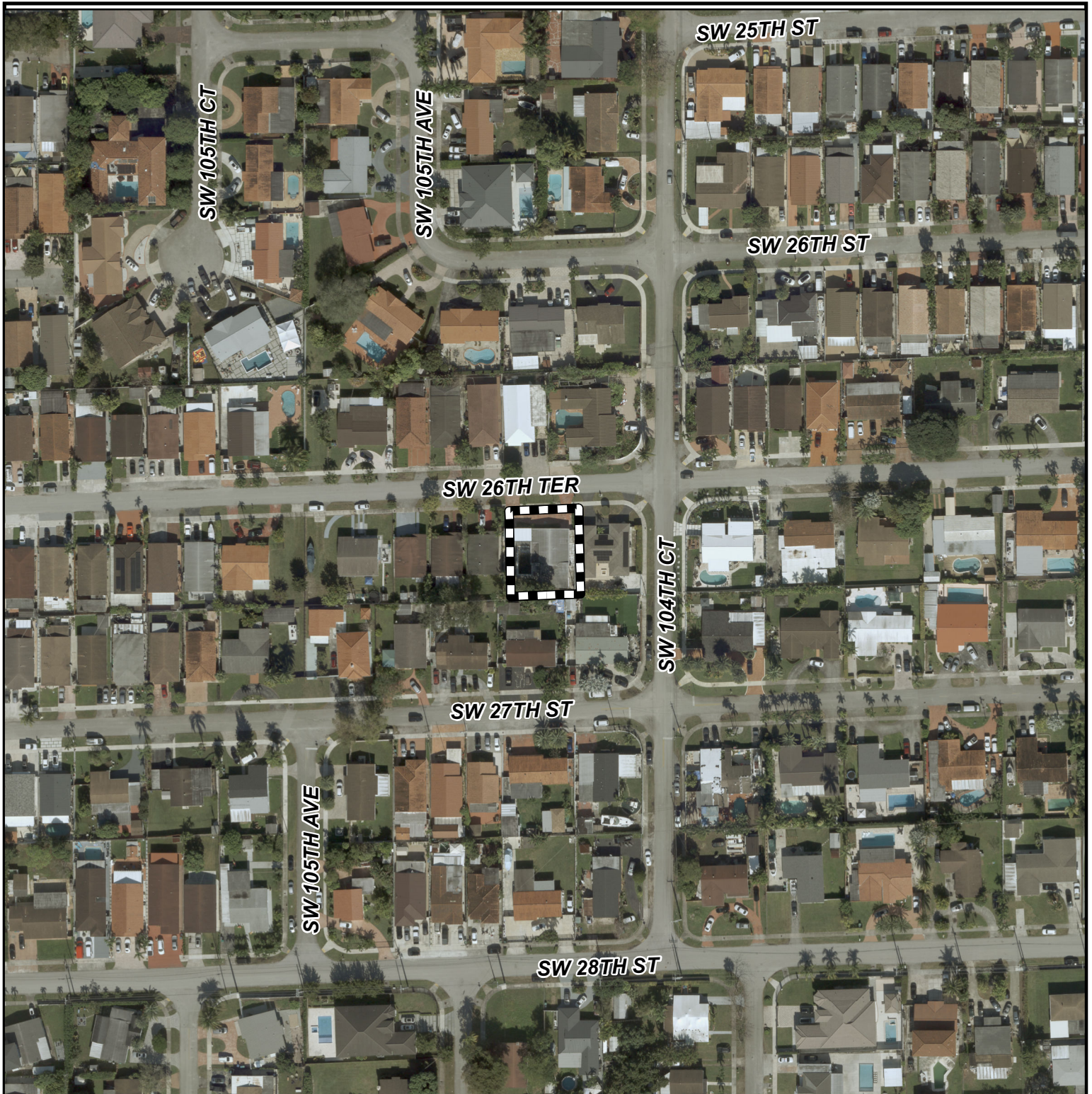
-  Subject Property Case
-  Zoning

Section: 17 Township: 54 Range: 40
 Applicant: D HOMES INVESTMENT LLC
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS




SKETCH CREATED ON: Wednesday, March 12, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000081

Legend
 Subject Property

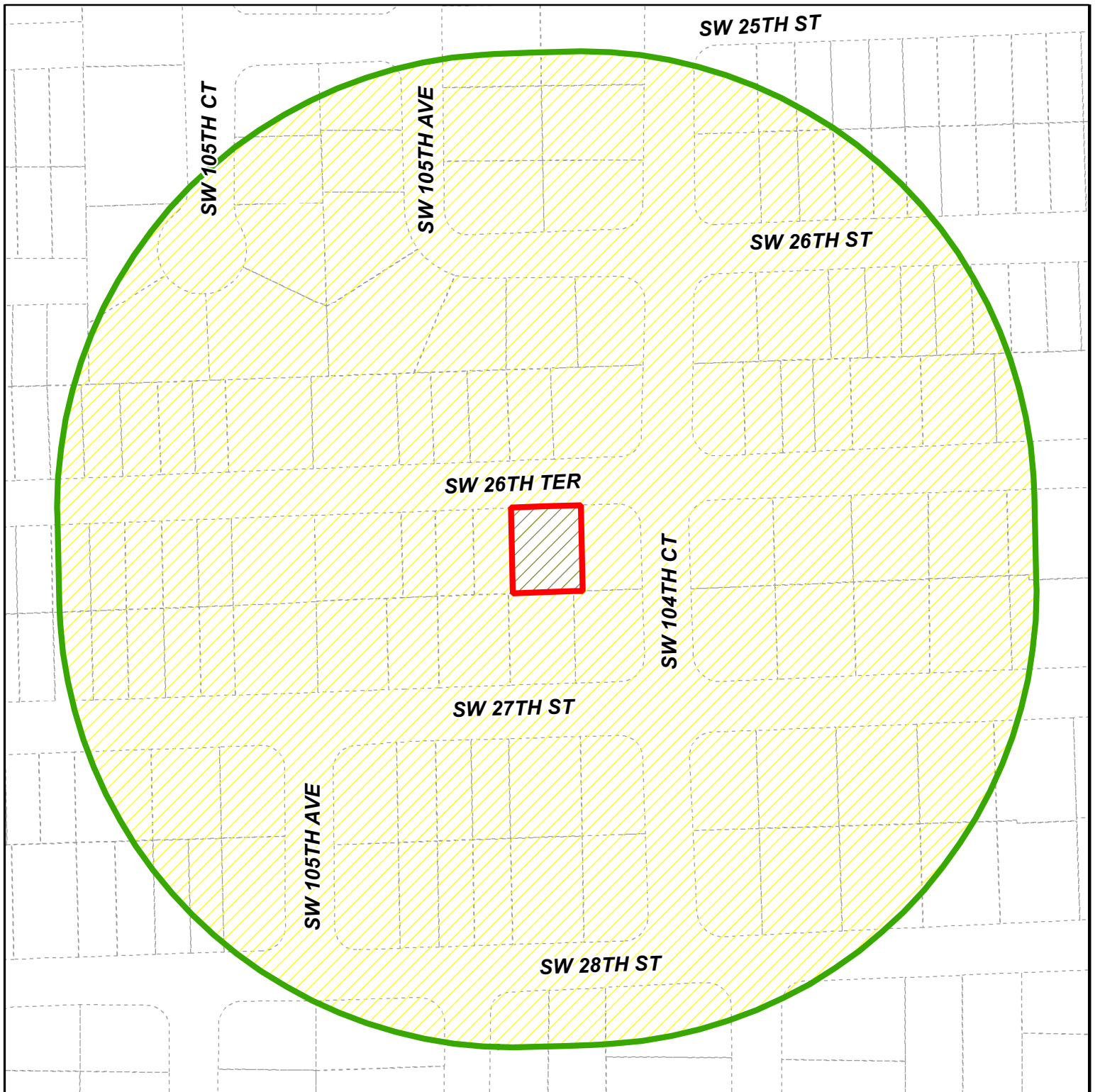


Section: 17 Township: 54 Range: 40
Applicant: D HOMES INVESTMENT LLC
Zoning Board: C10
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Wednesday, March 12, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 17 Township: 54 Range: 40
 Applicant: D HOMES INVESTMENT LLC
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000081
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, March 12, 2025

REVISION	DATE	BY

**BUSINESS
AND OFFICE**

SW 25TH ST

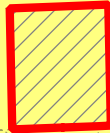
SW 105TH CT

SW 105TH AVE

SW 26TH ST

LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

SW 26TH TER



SW 104TH CT

SW 27TH ST

SW 105TH AVE

SW 28TH ST

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000081



Legend

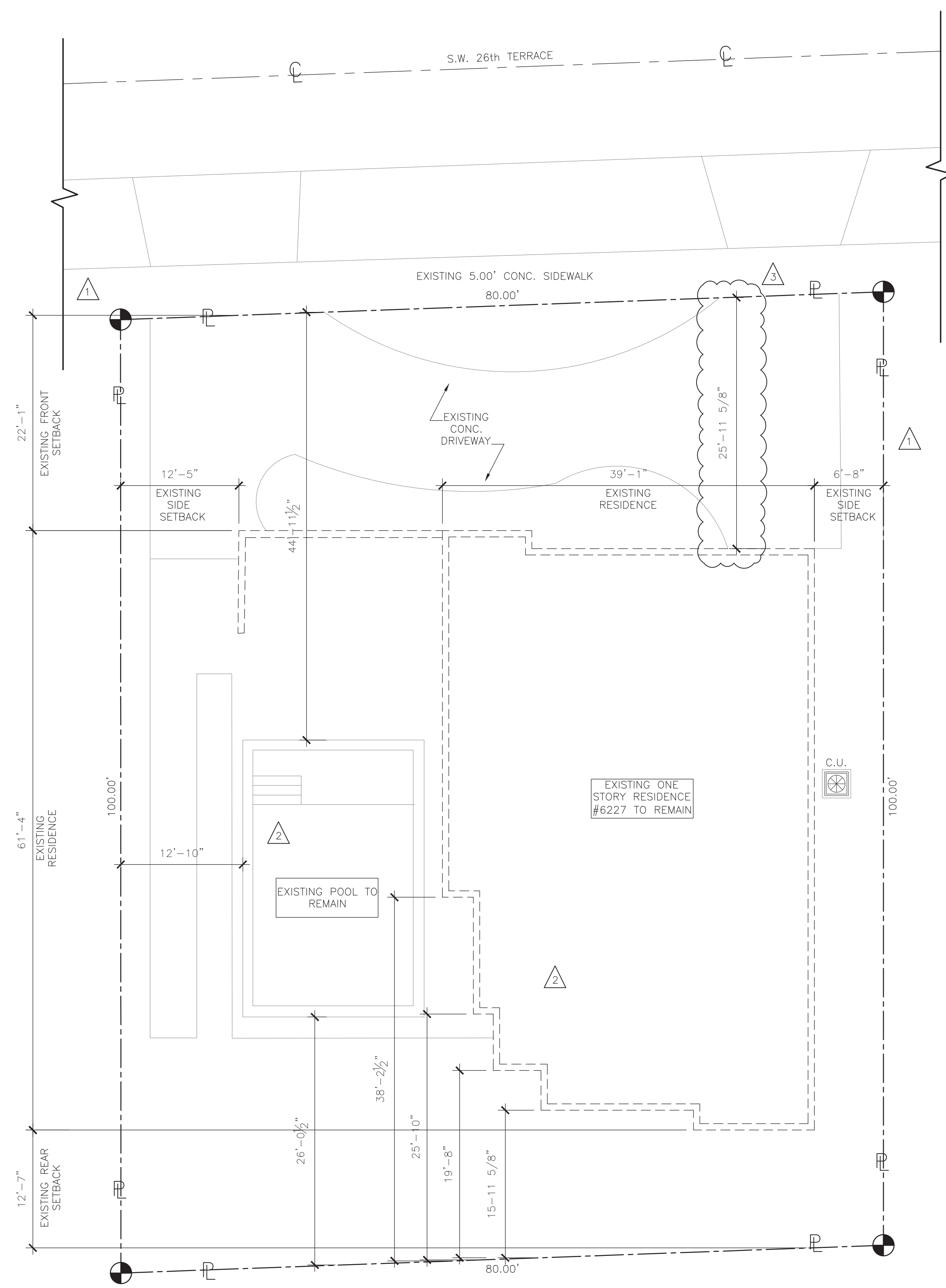
 Subject Property Case

Section: 17 Township: 54 Range: 40
Applicant: D HOMES INVESTMENT LLC
Zoning Board: C10
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Wednesday, March 12, 2025

REVISION	DATE	BY



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

LEGAL DESCRIPTION

REFER TO ATTACHED CURRENT SURVEY FOR COMPLETE AND ACCURATE LEGAL DESCRIPTION.

DRAWING INDEX

- A-0 SITE PLAN & NOTES
- A-1 FLOOR PLAN

ZONING INFORMATION

ZONING CATEGORY: RU-1
 PRIMARY LAND USE: RESIDENTIAL SINGLE FAMILY
 NET LOT AREA: 8,000 S.F.
 ALLOWED BUILDING LOT COVERAGE: 40% OR 3,200 S.F. MAX.
 PRINCIPAL BUILDING LOT COVERAGE: 2,230 S.F. OR 27%

PRINCIPAL BUILDING SETBACKS:
 FRONT: 25'-0" (REQUIRED) / 22'-1" (EXISTING)
 REAR: 25'-0" (REQUIRED) / 12'-7" (EXISTING)
 INTERIOR SIDE: 7'-6" (REQUIRED) / 6'-8" (EXISTING)
 INTERIOR SIDE: 7'-6" (REQUIRED) / 12'-5" (EXISTING)

GENERAL NOTES

1. ALL WORK SHALL BE IN COMPLIANCE WITH THE 2023 F.B.C. AND ALL APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT.
2. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED. LUMBER SHALL BE SOUTHERN PINE OR DOUGLAS FIR, GRADE #2 U.O.N.
3. BIDDER MUST REVIEW ALL PLANS PRIOR TO BIDDING WORK. ARCHITECT SHALL ASSUME NO RESPONSIBILITY WHEN BIDDER HAS NOT VIEWED THE NATURE OF THE WORK. IF DOUBT EXISTS IN THE MIND OF THE BIDDER AS THE TRUE MEANING OF ANY PART OF THE CONTRACT DOCUMENTS HE MUST REQUEST THIS INFORMATION IN WRITING. ARCHITECT SHALL RESPOND TO ANY INQUIRIES IN LETTER FORM.
4. QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AND HAVE ALL NECESSARY INSURANCES.
5. CONTRACTOR AND SUBCONTRACTORS SHALL COMPLY WITH THE 2020 F.B.C. OSHA AND LOCAL CODES.
6. EXISTING CONDITIONS: CONTRACTOR, BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PROFESSIONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF THE EXISTING CONDITIONS, THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE, IN ORDER THAT HE MAY INCLUDE IN HIS PRICE ALL COST PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.
7. IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
8. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY ARCHITECT.
9. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE PROJECT THROUGH INSPECTION OF THE SITE, THE DRAWINGS AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE NATURE AND SCOPE OF THE WORK. VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK INVOLVED. ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, IN WRITING, IMMEDIATELY PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL.
10. OMISSIONS: IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED AND SHALL BE INCLUDED AS PART OF THE BID SUBMISSION.
11. PERMITS: CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING AND SECURING ALL NECESSARY BUILDING PERMITS TO CARRY OUT THE WORK DESCRIBED IN THE DRAWINGS.
12. PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT AREAS OF THE EXISTING BUILDING AND AREAS DIRECTLY ADJACENT TO THE AREAS UNDER RENOVATION, FROM DAMAGE DURING ALL PHASES OF DEMOLITION AND RENOVATION, AND BE LIABLE FOR SAME.
13. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HOLD HARMLESS THE OWNER, AND ARCHITECT FOR ANY PERSONAL INJURY OR DAMAGE TO THE JOB OR TO ADJACENT PROPERTIES.



VMS ARCHITECTURE & DEVELOPMENT, LLC
 10375 SOUTHWEST 68th LANE
 MIAMI, FLORIDA 33173
 FL REGISTRATION NO. AA26003424

OWNER:
D. Homes Investments LLC

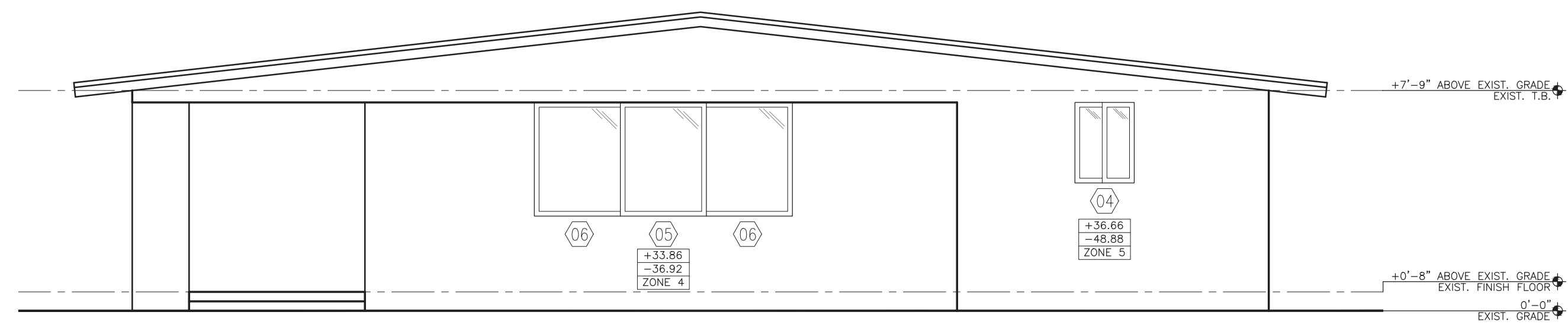
PROJECT:
**WINDOW REPLACEMENT
 10460 SW 26th TR.
 MIAMI, FLORIDA 33165**

DATES:
 PERMIT APP. 03.25.24
 BLDG. DPT. COMMENTS 07.12.24
 BLDG. DPT. COMMENTS 12.08.24
 BLDG. DPT. COMMENTS 07.08.25

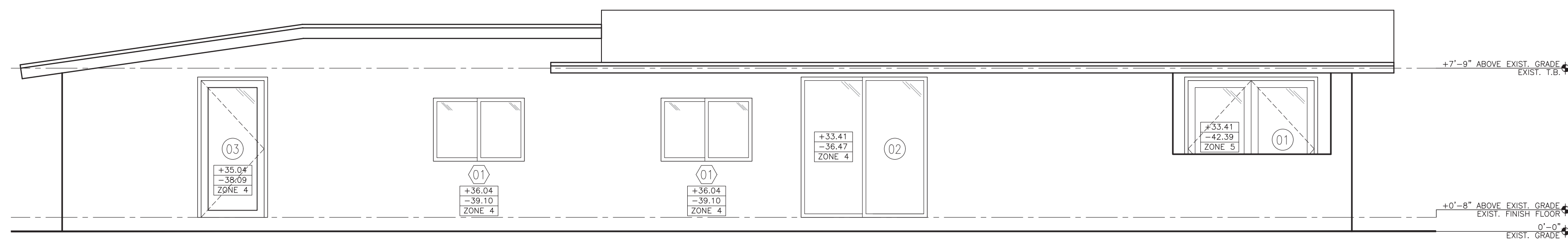
SEAL:
 VICTOR MANUEL SANTANA III FL REGISTRATION NO. AR92946

 Digitally signed by Victor M. Santana
 Date: 2025.07.08 17:55:52 -04'00'

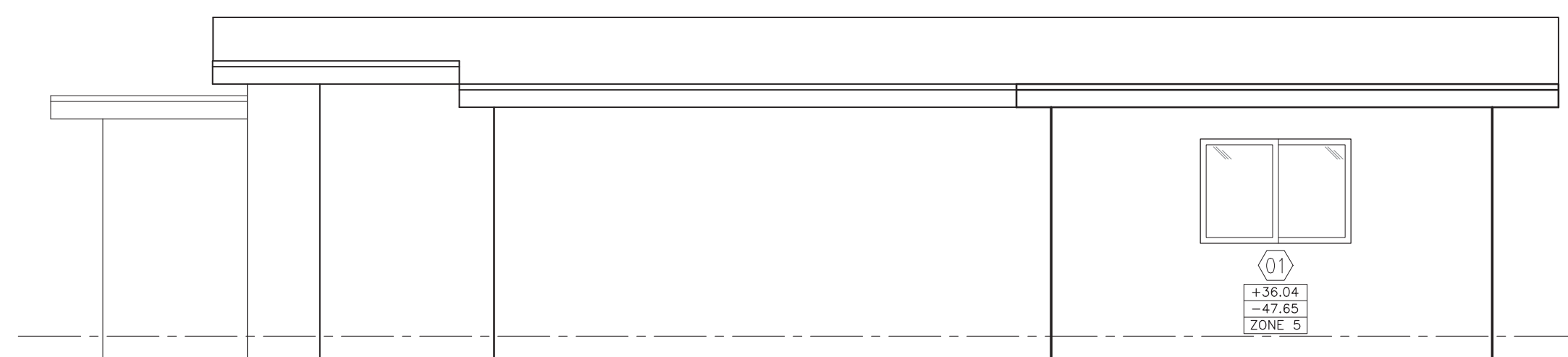
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SITE PLAN
 SHEET NO:
A-0



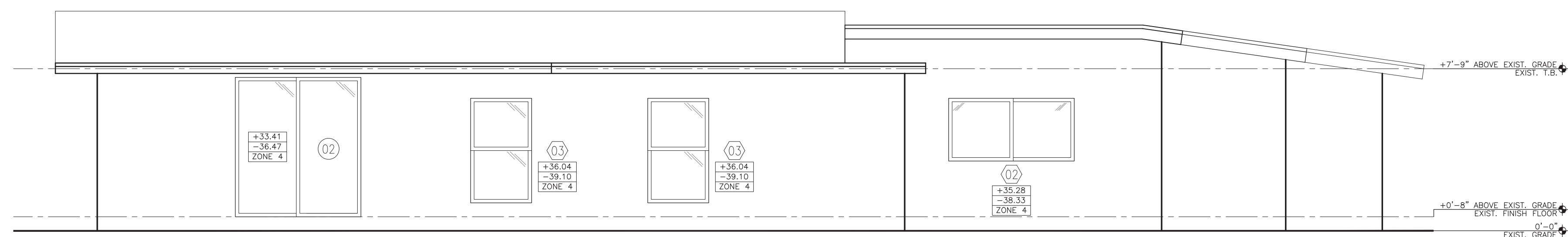
1 FRONT ELEVATION (NORTH)
A-2 SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION (EAST)
A-2 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION (SOUTH)
A-2 SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION (WEST)
A-2 SCALE: 1/4" = 1'-0"



ARCHITECTURE & DEVELOPMENT, LLC

VMS ARCHITECTURE & DEVELOPMENT, LLC
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MIAMI, FLORIDA 33173
FL REGISTRATION NO. AA26003424

OWNER:

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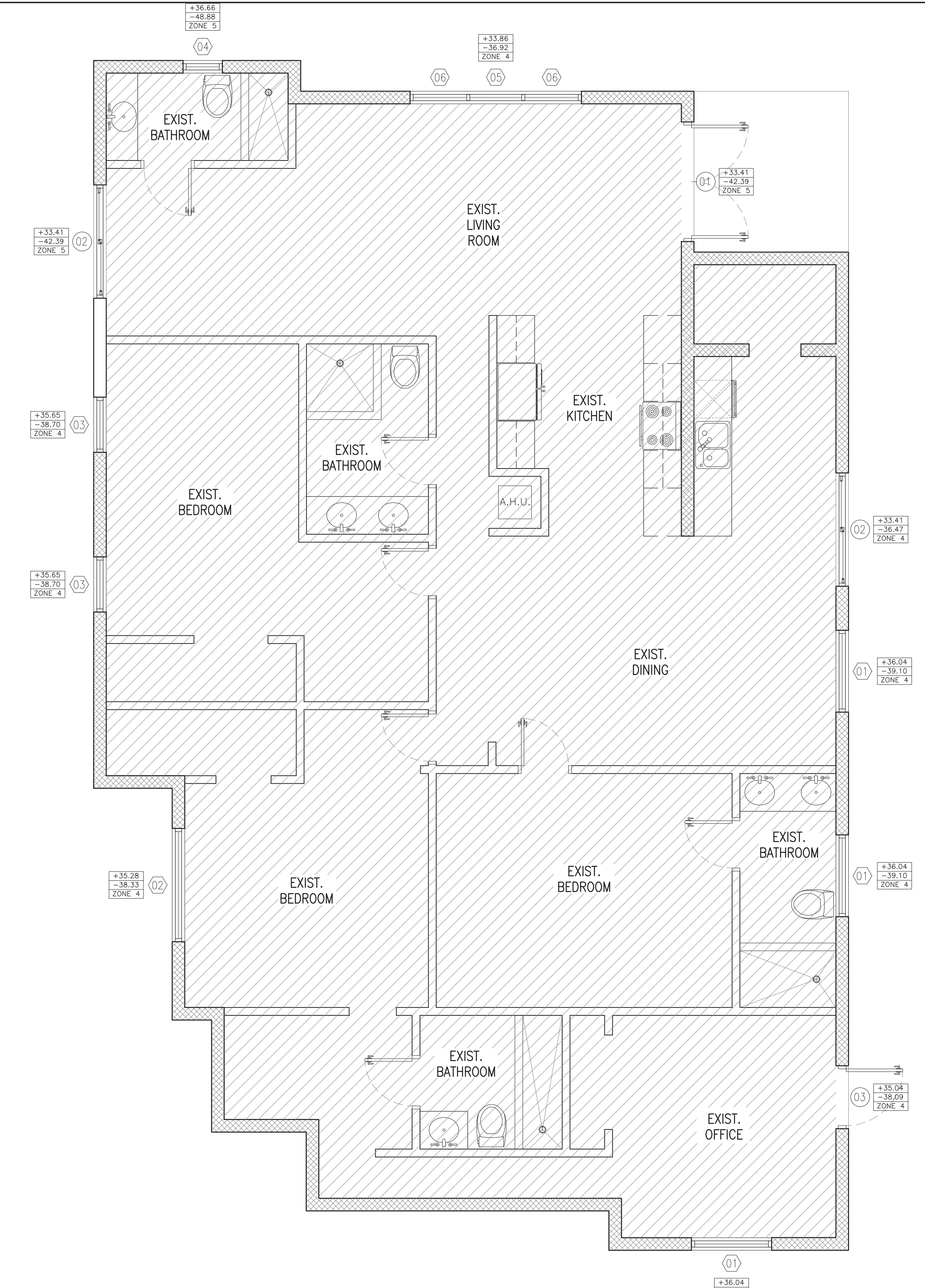
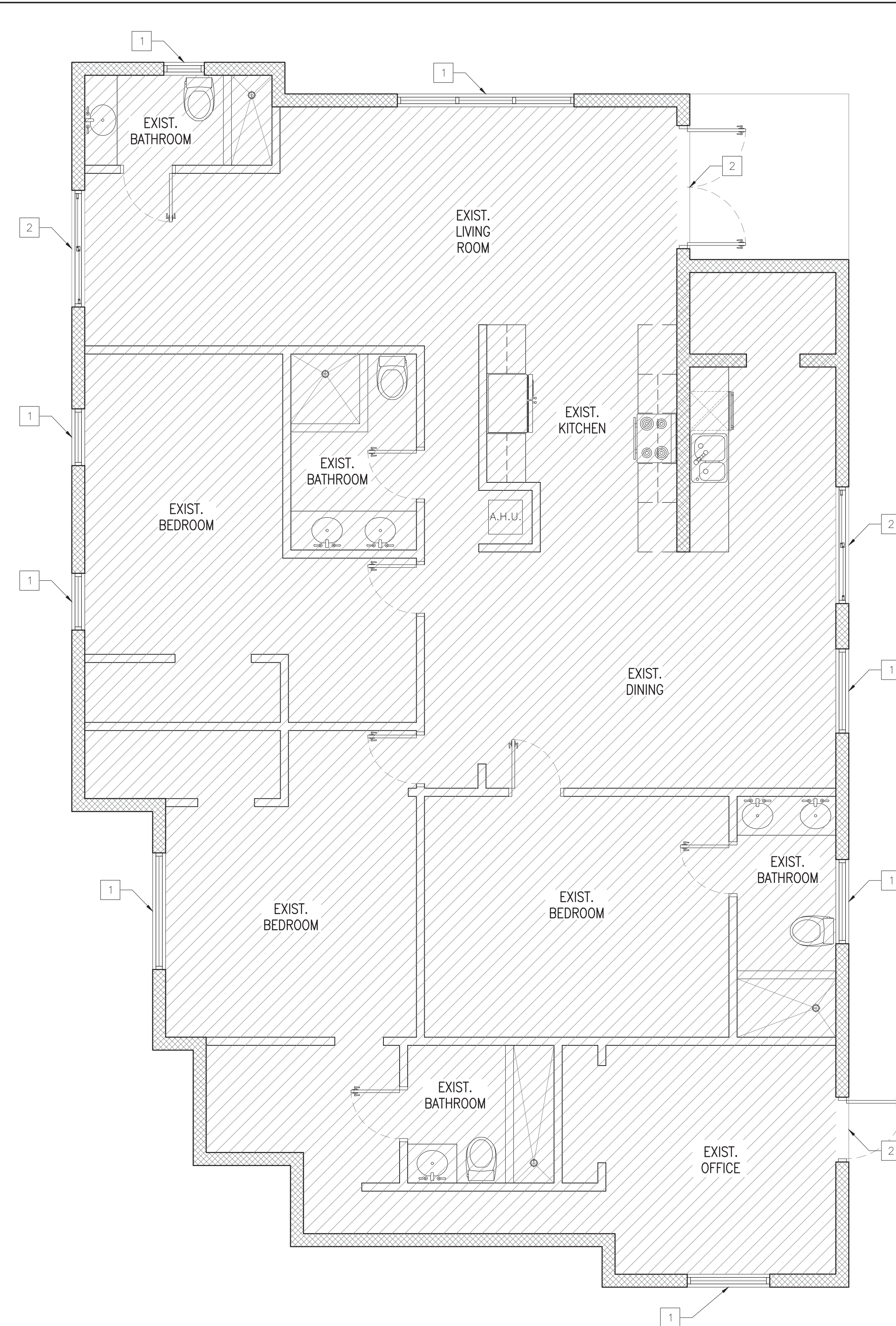
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by Victor M
Santana
Date:
2025.07.08
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ELEVATIONS

SHEET NO:

A-2



1 DEMOLITION PLAN
A-1 SCALE: 1/4" = 1'-0"

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

DEMOLITION PLAN GRAPHIC LEGEND

1	REMOVE EXISTING WINDOW. OPENING TO REMAIN FOR FUTURE USE
2	REMOVE EXISTING DOOR. OPENING TO REMAIN FOR FUTURE USE

- DEMOLITION GENERAL NOTES
- OWNER SHALL NOT AUTHORIZE ANY IMPROVEMENT AND OR DEMOLITION WORK UNTIL PERMIT IS SECURED FROM AGENCIES HAVING JURISDICTION.
 - DEMOLITION CONTRACTOR SHALL COMPLY WITH THE 2024 F.B.C. AND ALL APPLICABLE LOCAL, STATE & FEDERAL REGULATIONS.
 - COORDINATE ALL DEMOLITION W/NEW CONSTRUCTION PLANS FOR PHASING PURPOSES.
 - PROPER DISPOSAL OF ALL WASTE MATERIALS SHALL BE BY THE GENERAL CONTRACTOR. ALL INDIVIDUAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF WASTE MATERIALS DUE TO THEIR RESPECTIVE ACTIVITIES.
 - ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE RESPONSIBILITY OF THE CONTRACTOR. ALL NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING.

WINDOW SCHEDULE

MARK	DESCRIPTION	ROUGH OPENING	FRAME	GLAZING	N.O.A./FL. APPROVAL	REMARKS
01	HOR. ROLLER	W: 52" X H: 36"	ALUM.	CLEAR	FL17595-R2	IMPACT RESISTANT CAT. II SAFETY GLASS
02	HOR. ROLLER	W: 72" X H: 36"	ALUM.	CLEAR	FL17595-R2	IMPACT RESISTANT
03	SINGLE HUNG	W: 37" X H: 60"	ALUM.	CLEAR	FL17597-R2	IMPACT RESISTANT
04	HOR. ROLLER	W: 25" X H: 34"	ALUM.	CLEAR	FL17595-R2	IMPACT RESISTANT CAT. II SAFETY GLASS
05	HOR. ROLLER	W: 33" X H: 48"	ALUM.	CLEAR	FL17595-R2	IMPACT RESISTANT
06	FIXED	W: 33" X H: 48"	ALUM.	CLEAR	FL17583-R2	IMPACT RESISTANT

DOOR SCHEDULE

MARK	DOOR LEAF				DOOR FRAME		THRESHOLD		N.O.A./FL. APPROVAL	REMARKS
	WIDTH	HT.	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH		
01	6'-0"	6'-8"	ALUM./GLASS	FACTORY PAINTED	ALUM.	FACTORY PAINTED	ALUMINUM	MILL	FL29477-R1	HARDWARE BY OWNER
02	6'-0"	6'-8"	ALUM./GLASS	FACTORY PAINTED	ALUM.	FACTORY PAINTED	ALUMINUM	MILL	FL17596-R2	HARDWARE BY OWNER CAT. II SAFETY GLASS
03	3'-0"	6'-8"	ALUM./GLASS	FACTORY PAINTED	ALUM.	FACTORY PAINTED	ALUMINUM	MILL	FL29477-R1	HARDWARE BY OWNER

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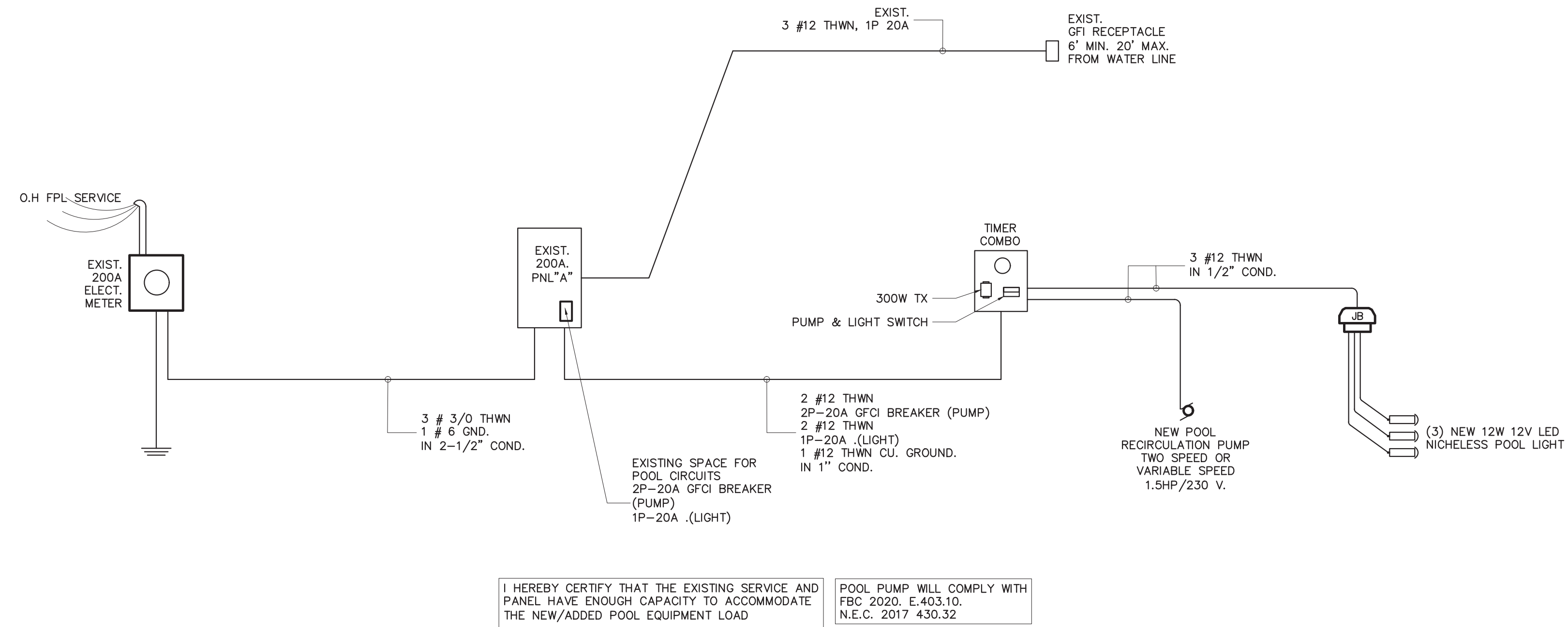
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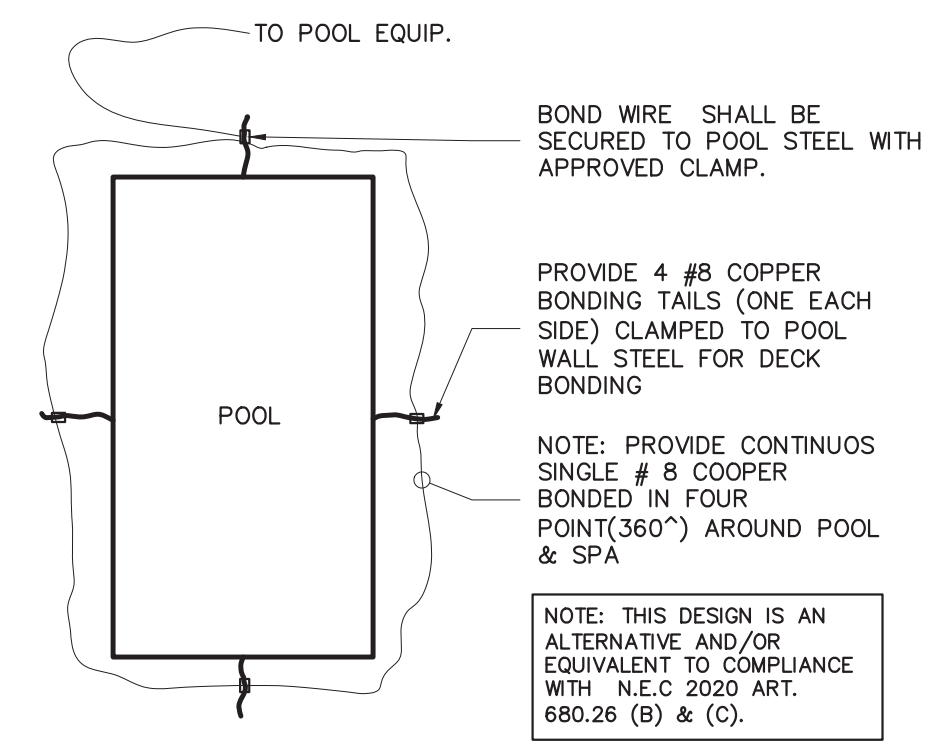
Digitally signed
by Victor M
Santana
Date:
2025.07.08
17:56:28 -04'00'

SHEET NAME:
**DEMOLITION PLAN
& FLOOR PLAN**
SHEET NO.:

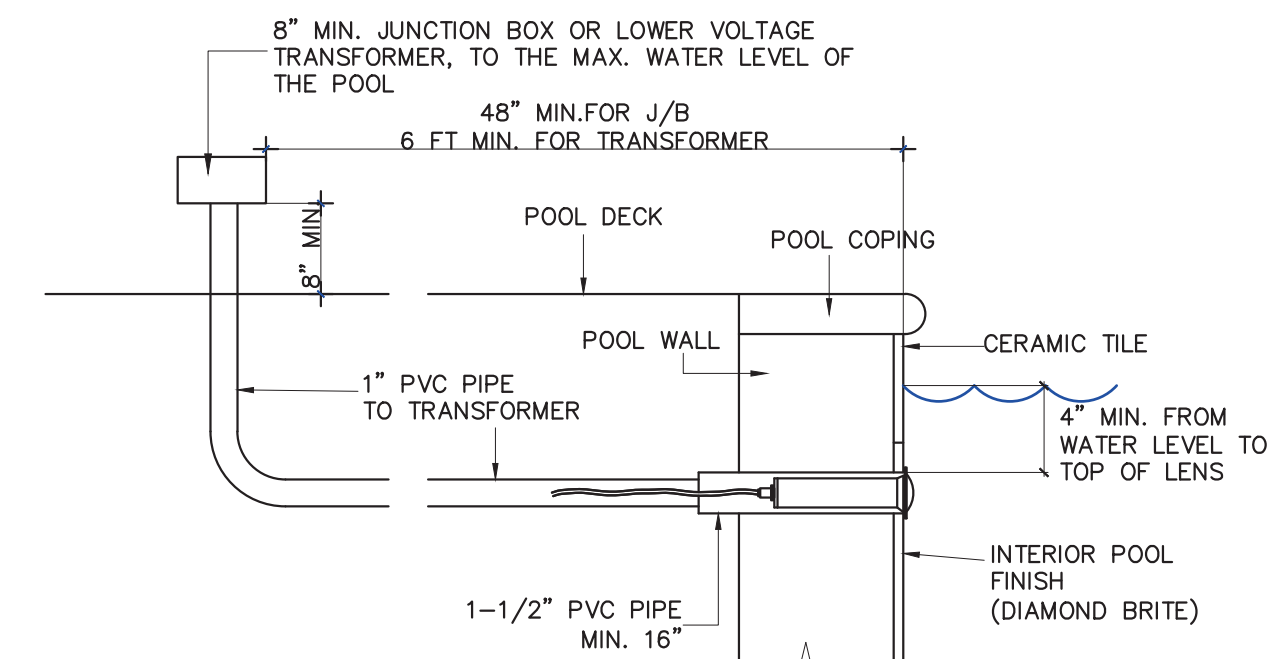
A-1



ELECTRICAL RISER DIAGRAM



POOL BOND SCHEMATIC
NO SCALE



NICHELESS LIGHT DETAIL
NO SCALE

REMODELING OF EXISTING SWIMMING POOL FOR:
D HOMES INVESTMENT LLC
 10460 SW 26TH TERRACE, MIAMI, FL 33165, USA

JORGE CRESPO, P.E.
 LICENSE# 60753
 10441 SW 46TH ST
 MIAMI, FL 33165
 786-325-3996

REVISIONS	
NO.	DATE

SHEET:
E01

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JORGE CRESPO ON THE DATE ADJACENT TO THE SEAL USING A AUTHENTICATION CODE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Jorge A Crespo Digitally signed by Jorge A Crespo
 Date: 2025.06.10 14:03:56 -04'00'

OUTDOOR SWIMMING BARRIER COMPLYING WITH EIGHTH EDITION (2023)
 R4501.17.1.1 THROUGH R4501.17.1.14

- INDIVIDUAL COMPONENT VERTICAL SUPPORT POSTS SHALL BE CAPABLE OF RESISTING A MINIMUM OF 52 POUNDS (229 N) OF HORIZONTAL FORCE PRIOR TO BREAKAGE WHEN MEASURED AT A 36-INCH (914 MM) HEIGHT ABOVE GRADE. VERTICAL POSTS OF THE CHILD MESH SAFETY BARRIER SHALL EXTEND A MINIMUM OF 3 INCHES (76 MM) BELOW DECK LEVEL AND SHALL BE SPACED NO GREATER THAN 36 INCHES (914 MM) APART.
- THE MESH UTILIZED IN THE BARRIER SHALL HAVE A MINIMUM TENSILE STRENGTH ACCORDING TO ASTM D 5034 OF 100 POUNDS PER FOOT (149 KG/M), AND A MINIMUM BALL BURST STRENGTH ACCORDING TO ASTM D 3787 OF 150 POUNDS PER FOOT (223 KG/M). THE MESH SHALL NOT BE CAPABLE OF DEFORMATION SUCH THAT A 1/4" (6.4 MM) ROUND OBJECT COULD PASS THROUGH THE MESH.
 THE MESH SHALL RECEIVE A DESCRIPTIVE PERFORMANCE RATING OF NO LESS THAN TRACE DISCOLORATION-OR SLIGHT DISCOLORATION-WHEN TESTED ACCORDING TO ASTM G 53 (WEATHERABILITY, 1,200 HOURS).
- WHEN USING A MOLDING STRIP TO ATTACH THE MESH TO THE VERTICAL POSTS, THIS STRIP SHALL CONTAIN, AT A MINIMUM, #8 BY 1/2-INCH (12.7 MM) SCREWS WITH A MINIMUM OF TWO SCREWS AT THE TOP AND TWO AT THE BOTTOM WITH THE REMAINING SCREWS SPACED A MAXIMUM OF 6 INCHES (152 MM) APART ON CENTER.
- PATIO DECK SLEEVES (VERTICAL POST RECEPTACLES) PLACED INSIDE THE PATIO SURFACE SHALL BE OF A NONCONDUCTIVE MATERIAL.
- A LATCHING DEVICE SHALL ATTACH EACH BARRIER SECTION AT A HEIGHT NO LOWER THAN 45 INCHES (11 613 MM) ABOVE GRADE. COMMON LATCHING DEVICES THAT INCLUDE, BUT ARE NOT LIMITED TO, DEVICES THAT PROVIDE THE SECURITY EQUAL TO OR GREATER THAN THAT OF A HOOK AND EYE TYPE LATCH INCORPORATING A SPRING ACTUATED RETAINING LEVER (COMMONLY REFERRED TO AS A SAFETY GATE HOOK).
- THE BOTTOM OF THE CHILD MESH SAFETY BARRIER SHALL NOT BE MORE THAN 1 INCH (25 MM) ABOVE THE DECK OR INSTALLED SURFACE (GRADE).
- THE HEIGHT OF POOL BARRIER (48" MINIMUM ABOVE GRADE OR DECK) - FBC 4501.17.
- THE POOL MESH BARRIER SHALL BE LOCATED MINIMUM 20" AWAY FROM WATER'S EDGE (AND 36" FROM EGRESS WINDOWS OR DOORS)
- OPENINGS IN BARRIER SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE - FBC R4501.17.1.2.
- GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2" WITHIN 18" OF THE RELEASE MECHANISM - FBC R4501.17.1.8.
- ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS -FBC R4501.17.1.2.

STRUCTURE NOTES

- ALL WORK SHALL COMPLY WITH THE F.B.C. EIGHTH EDITION (2023), THE AMERICAN CONCRETE INSTITUTE ACI-318-19, ASCE 7-22 AND ALL OTHERS APPLICABLE CODES AND REGULATIONS.
- ALL POOL CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
 - ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.
 - ALL DECK CONCRETE (WHEN INSTALLED UNDER THESE PLANS) SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
 - THE DESIGN OF THIS PROJECT HAS INCORPORATED A RATIONAL DESIGN APPROACH BASED ON ACCEPTED ENGINEERING PRINCIPALS.
 - ALL REINFORCING STEEL SPLICES SHALL BE 18" IN LENGTH UNLESS OTHERWISE INDICATED ON THESE PLANS.
 - ALL REINFORCING STEEL BENDS SHALL BE BY HAND WITHOUT THE APPLICATION OF HEAT TO THE STEEL.

SOIL STATEMENT

A VISUAL INSPECTION AT JOB SITE SHOWED A SOIL COMPOSED OF SAND AND ROCK. A BEARING CAPACITY OF 2000 P.S.F. HAS BEEN ASSUMED. FURTHER MORE, UPON BREAKING OF GROUND, A LETTER SHALL BE SUBMITTED TO THE BUILDING OFFICIAL VERIFYING AND ATTESTING THAT THE SITE CONDITIONS ARE SIMILAR TO THOSE UPON THE DESIGN BASED.

GENERAL NOTES:

POOL CONTRACTOR OR OWNER MUST FOLLOW THE DESIGN OF THIS POOL AS PER APPROVED PLANS.

CHANGES: IF DURING CONSTRUCTION THE OWNER OR CONTRACTORS NEED TO MAKE SOME CHANGES TO THE APPROVED DESIGN, ALL WORK MUST BE STOPPED AND THE ENGINEER ON RECORD MUST BE NOTIFIED IN WRITING. ANY CHANGES DONE TO THE DESIGN DURING CONSTRUCTION WITHOUT APPROVAL OF ENGINEER AND MUNICIPALITY BUILDING DEPARTMENT IS SOLELY RESPONSIBILITY OF POOL CONTRACTOR OR OWNER.

SETBACKS: CONTRACTOR SHALL VERIFY ALL SETBACKS FROM PROPERTY LINES AND STRUCTURES PRIOR TO EXCAVATION. SHOULD ANY SETBACKS BE LESS THAN THE MINIMUM REQUIREMENTS, EITHER BY OWNER OR BUILDING OFFICIAL, THE ENGINEER SHALL BE NOTIFIED.

EMPTY POOL: WARNING TO EMPTY POOL AFTER CONSTRUCTION FOR REPAIRS OR ANY OTHER REASON, THE HYDROSTATIC UPLIFT PRESSURES BENEATH THE POOL MUST BE ELIMINATED TO PREVENT THE POOL FROM FLOATING UPWARD. THE OWNER MUST CONSULT AND POOL REPAIR CONTRACTOR EXPERIENCED IN ELIMINATING UPLIFT PRESSURES.

PLUMBING NOTES

(AS PER CHAPTER 45 FBC (8TH) EDITION PRIVATE SWIMMING POOLS)

- ALL POOL EQUIPMENT PIPING SHALL BE SCHEDULE 40, PVC-PW, NON-THREADED, NSF APPROVED SUPPORTED CONTINUOUSLY ON GROUND OR ON MAXIMUM 4'-0" CENTERS WITH CLEVIS HANGERS.
- ALL SUCTION PIPING SHALL BE 2" DIAMETER AND ALL PRESSURE PIPING 1-1/2" DIAMETER UNLESS OTHERWISE NOTED.
- POOL WATER DISPOSAL SHALL BE IN ACCORDANCE WITH LOCAL BUILDING DEPARTMENT REQUIREMENTS.
- ANTI VORTEX MAIN DRAINS SHALL HAVE ITS PLATE SECURELY FASTENED WITH TAMPERPROOF SCREWS.
- POOL VACUUM SHALL HAVE SPRING LOADED CAP IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
- ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-PLUMBING SECTION 309 AS IT PERTAINS TO BUOYANCY.
- THE WATER VELOCITY THROUGH ALL SUCTION PIPING SHALL BE LESS THAN 8 FEET PER SECOND.
- THE WATER VELOCITY THROUGH ALL PRESSURE PIPING SHALL BE LESS THAN 10 FEET PER SECOND.
- ALL PIPING SHALL BE SUITABLE FOR EXPOSURE TO ULTRA VIOLET RADIATION AND NORMAL OPERATING TEMPERATURES.
- R4501.7.1 STRAINER: POOL CIRCULATING PUMPS SHALL BE EQUIPPED ON THE INLET SIDE WITH AN APPROVED-TYPE HAIR AND LINT STRAINER WHEN USED WITH A PRESSURE FILTER.

ELECTRICAL NOTES

- ALL POOL ELECTRICAL WORK ELECTRICAL EQUIPMENT WIRING AND INSTALLATION, INCLUDING THE BONDING AND GROUNDING OF POOL COMPONENTS SHALL COMPLY WITH CHAPTER 27 OF THE FLORIDA BUILDING CODE, (8TH EDITION) BUILDING.
- ALL POOL ELECTRICAL WORKS, GROUNDING AND BONDING MUST BE CONFORM WITH THE NEC 2020 ART. 680
- AT LEAST ONE GFCI PROTECTED, 125-VOLT RECEPTACLE OUTLET IS REQUIRED BETWEEN 6 AND 20 FEET OF THE INSIDE WALL OF THE POOL. NEC 680.22(A)(1)(RESIDENTIAL AND COMMERCIAL)
- THE EQUIPMENT GROUNDING CONDUCTOR MUST BE A MINIMUM 12 AWG COPPER. NEC 680.21(A)(1); 680.23(F)(2);680.25(B)(1)
- EQUIPOTENTIAL BONDING TO COMPLY WITH 2014 NEC 680.26(B) SHALL BE INSTALLED IN OR UNDER PAVED WALKING SURFACES FOR THREE FEET HORIZONTALLY BEYOND THE WALLS OF THE POOL. NEC 680.26(C) [4 POINTS & DECK BONDING (360 DEGREES)]
- RECEPTACLE/OUTLETS ARE NOT PERMITTED WITHIN 6 FEET OF THE INSIDE WALLS OF A POOL. NEC 680.22(A)(2)
- POOL PUMP MOTOR CIRCUITS, MUST BE PROVIDED WITH GFCI PROTECTION. NEC 680.21(C)
- LIGHTING OUTLETS MUST BE LOCATED A MINIMUM OF 5 FEET FROM THE INSIDE WALL OF A POOL OR MOUNTED A MINIMUM OF 12 FEET ABOVE THE MAXIMUM WATER LEVEL. NEC 680.22(8)(1).
- OVERHEAD CONDUCTORS ARE NOT PERMITTED OVER THE POOL OR WITHIN 10 FEET HORIZONTALLY FROM THE EDGE OF THE POOL. FBC 424.1.4.2.4
- OVERHEAD CONDUCTORS SHALL NOT BE PERMITTED OVER THE POOL OR WITHIN 10 FEET HORIZONTALLY FROM THE EDGE OF THE POOL UNLESS PROVIDED WITH CLEARANCE TO COMPLY WITH NEC 680.8.
- A CONDUCTIVE ELEMENT THAT IS PART OF THE POOL BONDING SYSTEM MUST BE IN DIRECT CONTACT WITH THE POOL WATER. IN THE ABSENCE OF RAILS, LADDERS OR NICHES, A WATER BONDING SHALL MEET THE REQUIREMENT. NEC 680.26(C)
- ALL METAL PARTS WITHIN 5 FEET OF THE POOL MUST BE BONDED TO A COMMON BONDING GRID. NEC 680.26(8)(5)
- OUTLETS SUPPLYING POOL PUMP MOTORS CONNECTED TO SINGLE-PHASE 120-VOLT THROUGH 240-VOLT BRANCH CIRCUITS, WHETHER BY RECEPTACLE OR BY DIRECT CONNECTION, AND OUTLETS SUPPLYING OTHER ELECTRICAL EQUIPMENT AND UNDERWATER LUMINAIRES OPERATING AT VOLTAGES GREATER THAN THE LOW VOLTAGE CONTACT LIMIT, CONNECTED TO SINGLE-PHASE, 120 VOLT THROUGH 240 VOLT BRANCH CIRCUITS, RATED 15 OR 20 AMPERES, WHETHER BY RECEPTACLE OR BY DIRECT CONNECTION, SHALL BE PROVIDED WITH GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL

SOIL MANAGEMENT NOTES:

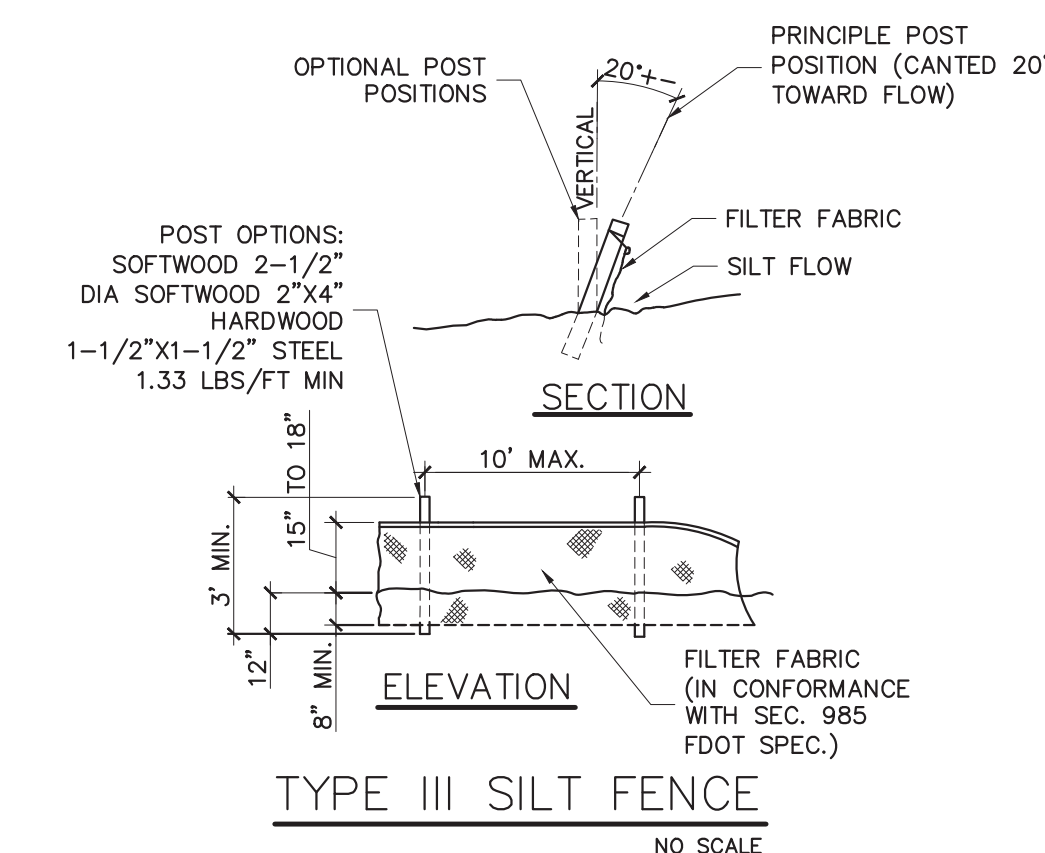
- ALL MATERIAL REMOVED DURING EXCAVATION HAVE TO BE DISPOSED IN A LANDFILL BY POOL CONTRACTOR.
- REMOVE EXISTING MATERIAL 1' BELOW THE REQUIRED DEPTH AND FILL WITH NEW MATERIAL (FILL MUST BE CLEAN, NON-ORGANIC SOIL, SAND OR LIMEROCK MATERIAL COMPACTED TO 95% MODIFIED PROCTOR DENSITY AS PER ASTM D-1557 IN LIFTS NOT EXCEEDING 12" IN DEPTH.
- ALL EXCAVATED SOILS BELOW 2FT SHALL REQUIRE DISPOSAL TO A PERMITTED CLASS 1 LANDFILL.
- EXCAVATED SOILS IF NOT DIRECTLY UNLOADED INTO TRUCKS, SHALL BE TEMPORARILY STOCKPILED ON A DOUBLE LAYER OF AT LEAST 6-MIL THICK POLYETHYLENE.
- DUST CONTROL MEASURES TO ADDRESS FUGITIVE DUST PARTICLES MUST BE IN PLACE DURING THE HANDLING OF EXCAVATED SOILS (E.G., MISTING, COVERING STOCKPILED SOILS, ETC.).
- ANY IMPORTED SOIL SHALL BE FROM A DERM APPROVED QUARRY.
- WITHIN THIRTY (30) DAYS OF COMPLETION OF CONSTRUCTION, AN ENGINEERING CONTROL REPORT (ECRR), SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER, SHALL BE SUBMITTED TO DERM ALONG WITH THE DISPOSAL DOCUMENTATION OF ALL EXCAVATED SOILS (TRANSPORTATION TICKETS)

HEALTH AND SAFETY PLAN:

- NO UNAUTHORIZED PERSONAL SHOULD HAVE ACCESS TO THE CONSTRUCTION AREA AT ANY TIME.
- ALL WORKERS HAVE TO WEAR PROTECTIVE GEAR AT ALL TIMES (GLOVES, HELMET, BOOTS AND GLASSES).

ENGINEERING NOTES:

- PROVIDE SILT FENCE AT PROPERTY LINE IN THE AREA ADJACENT TO PROPOSED WORK
- CONTRACTOR TO SECURE AND PROTECT ALL MATERIAL BROUGHT ON SITE.
- CONTRACTOR TO RESTORE ALL AREAS IMPACTED BY PROPOSED WORK TO EXISTING CONDITION OR BETTER.
- CONTRACTOR SHALL NOT IMPACT DRAINAGE/LAKE MAINTENANCE EASEMENT IN ANY WAY WITHOUT EASEMENT OWNER CONSENT.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JORGE CRESPO ON THE DATE ADJACENT TO THE SEAL USING A AUTHENTICATION CODE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

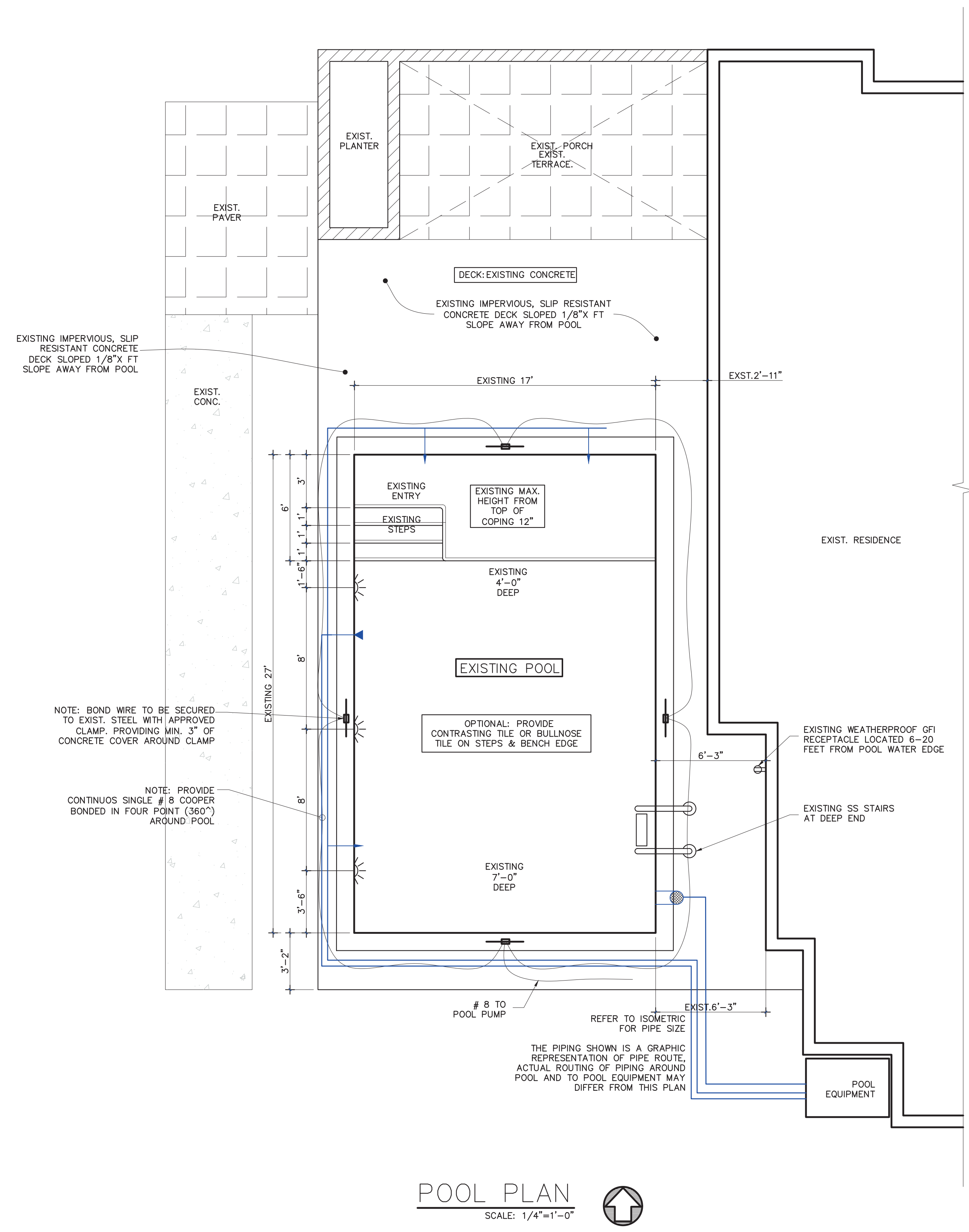
Digitally signed by Jorge A Crespo
 Date: 2025.06.10 14:04:20 -04'00'

REMODELING OF EXISTING SWIMMING POOL FOR:
D HOMES INVESTMENT LLC
 10460 SW 26TH TERRACE, MIAMI, FL 33165, USA

JORGE CRESPO, P.E.
 LICENSE# 60753
 10441 SW 46TH ST
 MIAMI, FL 33165
 786-325-3996

REVISIONS	
NO.	DATE

SHEET:
 N01

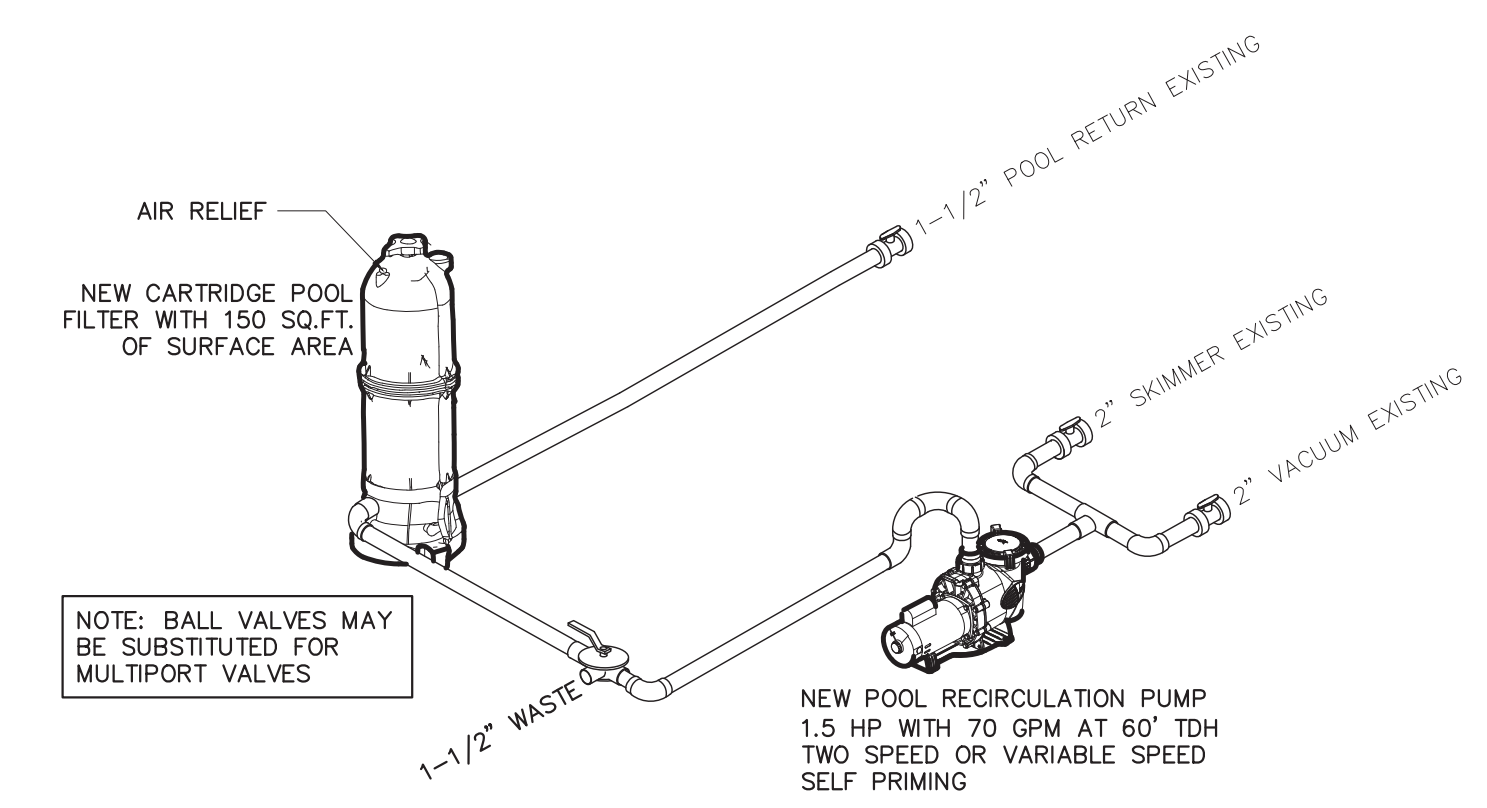


LEGEND

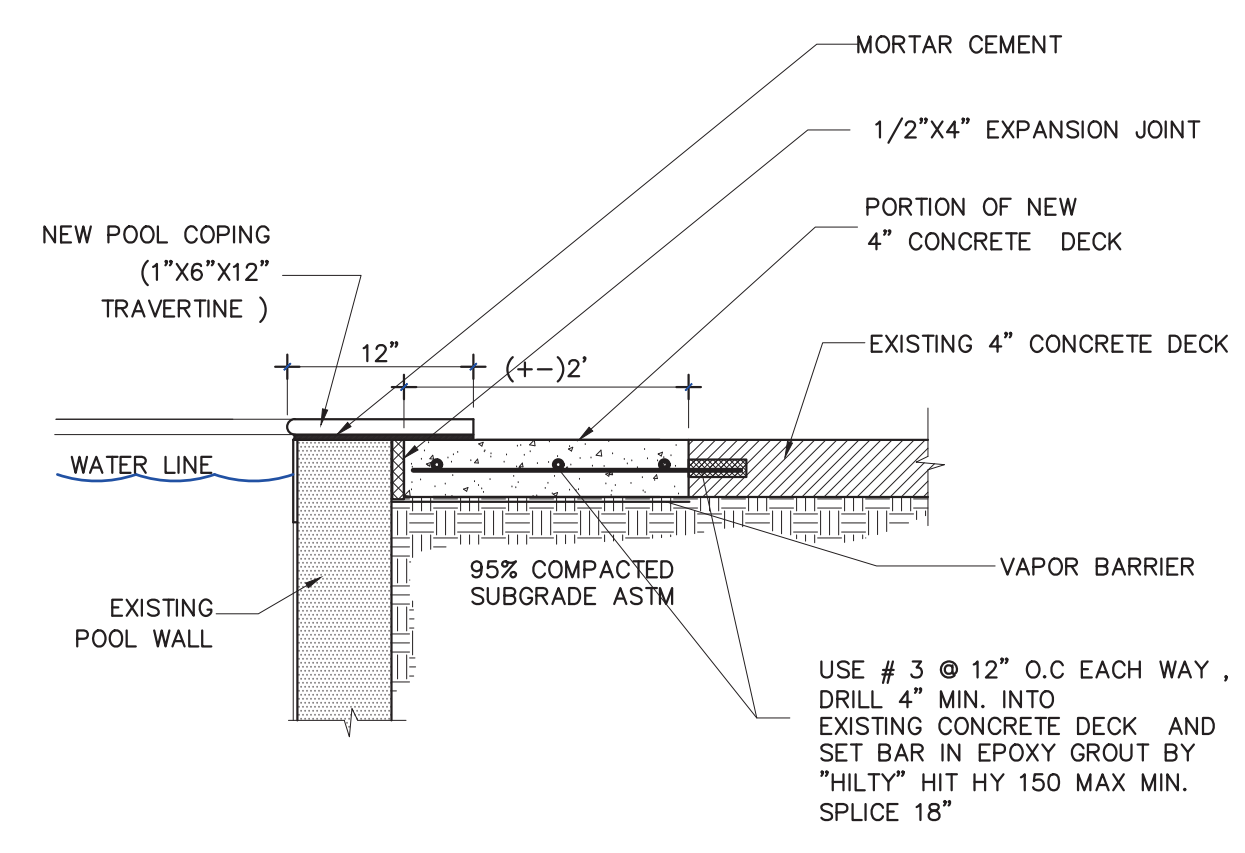
SYMBOL	DESCRIPTION	QTY
	EXISTING RETURN	3
	EXISTING VACUUM W/ SPRING LOADED COVER	1
	EXISTING SKIMMER	1
	NEW 12V 12V LED NICHELESS LIGHT	3

POOL DATA

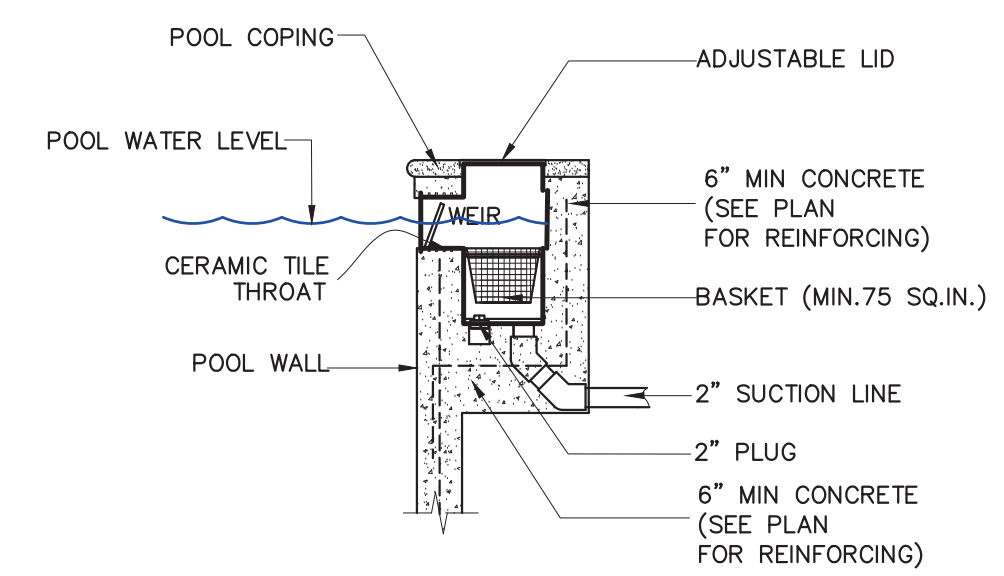
SURFACE AREA (SQFT)	460
AVERAGE DEPTH (FT)	4
VOLUME (GAL)	14,663
PUMP FLOW (GPM)	70
TURNOVER (HOUR)	3.49
PERIMETER (FT)	70
DECK AREA (SQFT)	431



ISOMETRIC



POOL DECK REPAIR DETAIL
scale: N.T.S



SKIMMER DETAIL
NO SCALE

POOL PLAN
SCALE: 1/4"=1'-0"

NOTE: CONTRACTOR SHALL VERIFY ALL SETBACKS FROM PROPERTY LINES AND STRUCTURES PRIOR TO EXCAVATION. SHOULD ANY SETBACKS BE LESS THAN THE MINIMUM REQUIREMENTS, EITHER BY OWNER OR BUILDING OFFICIAL, THE ENGINEER SHALL BE NOTIFIED.

WARNING: TO EMPTY POOL AFTER CONSTRUCTION FOR REPAIRS OR ANY OTHER REASON, THE HYDROSTATIC UPLIFT PRESSURES BENEATH THE POOL MUST BE ELIMINATED TO PREVENT THE POOL FROM FLOATING UPWARD. THE OWNER MUST CONSULT AND POOL REPAIR CONTRACTOR EXPERIENCED IN ELIMINATING UPLIFT PRESSURES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JORGE CRESPO ON THE DATE ADJACENT TO THE SEAL USING A AUTHENTICATION CODE.

Jorge A Crespo
Digitally signed by Jorge A Crespo
Date: 2025.06.10 14:04:08 -04'00'

REMODELING OF EXISTING SWIMMING POOL FOR:
D HOMES INVESTMENT LLC
10460 SW 26TH TERRACE, MIAMI, FL 33165, USA

JORGE CRESPO, P.E.
LICENSE# 60753
10441 SW 46TH ST
MIAMI, FL 33165
786-325-3996

REVISIONS

NO.	DATE

SHEET:
P01

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-081

DATE: MAR 10 2025

BY: ISA

Disclosure of Interest*

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

CORPORATION NAME: D HOMES INVESTMENT LLC

NAME AND ADDRESS	PERCENTAGE OF STOCK
ELIZABETH ECHEVARRIA VALDES	100%
555 NE 15 ST 27I, MIAMI, FL, 33132	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

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



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MIAMI-DADE COUNTY
PROCESS NO.: Z24-081

Disclosure of Interest

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

NAME OF PURCHASER: _____

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

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

_____	_____
_____	_____
_____	_____
_____	_____

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

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

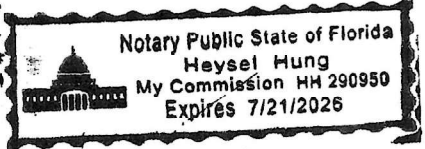
Signature

ELIZABETH ECHEVARRIA VALDES

Print Name

Sworn to and subscribed to before me on the 31 day of JULY, 2024

Affiant is personally known to me or has produced _____ as identification.



Notary:

[Stamp/Seal]

Commission expires: 07/21/2026

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

FORM REVISION 2019/3



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MIAMI-DADE COUNTY
PROCESS NO.: Z24-081
DATE: MAR 10 2025
BY: ISA



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DATE: MAR 10 2025

BY: ISA



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MIAMI-DADE COUNTY
PROCESS NO.: 724-081
DATE: MAR 10 2025
BY: ISA



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MIAMI-DADE COUNTY
PROCESS NO. 24-03
DATE: MAR 10, 2025
BY: ISA



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PROCESS NO.: Z24-081
DATE: MAR 10 2025
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PROCESS NO.: Z24-081
DATE: MAR 10 2025
BY: ISA



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

PH: Z25-065

December 9, 2025

Item No. 2

Recommendation Summary	
Commission District	6
Applicant	Wellness Stay, LLC.
Summary of Request	The applicant seeks to permit a rezoning of the subject site from RU-3B (Residential Uses, minimum 10,000 sq. ft. lots) and BU-2 (Business Uses) to MCD (Mixed-Use District), to allow the development of a mixed-use project incorporating both residential and commercial uses.
Location	Lying between SW 8 Street and SW 9 Street, approximately 255 feet west of SW 43 Avenue, aka 4350 SW 8 Street, Miami-Dade County, Florida.
Property Size	±0.98-gross (±0.73-net) Acres
Existing Zoning	RU-3B, Residential Uses, minimum 10,000 sq. ft. lots and BU-2, Business Uses
Existing Land Use	Vacant Land
2030-2040 CDMP Land Use Designation	Business and Office and located within 660 feet of SW 8th Street, a CDMP designated Major Roadway. <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section	Section 33-311, District Boundary Change <i>(See attached Zoning Recommendation Addendum)</i>
Recommendation	Approval.

REQUEST:

DISTRICT BOUNDARY CHANGE from RU-3B, Bungalow Court Residential District, and BU-2, Special Business District, to MCD, Mixed-Use Corridor District.

PROJECT DESCRIPTION:

The subject property is composed of two (2) parcels generally located between SW 8 Street and SW 9 Street, approximately 255 feet west of SW 43 Avenue, also known as 4350 SW 8 Street. The property currently has split zoning, with the northern portion abutting SW 8 Street designated as BU-2 (Special Business District) and the southern portion abutting SW 9 Street designated as RU-3B (Bungalow Court District). Staff notes that although the site was previously developed with a motel use, it is currently vacant.

The applicant seeks to permit a rezoning of the ±0.73-net acre subject parcel from RU-3B, Bungalow Court Residential District, and BU-2, Special Business District, to MCD, Mixed-Use Corridor District, in order to allow the development of a mixed-use project incorporating both residential and commercial uses on the subject site. Staff notes that no plans were submitted for the subject application, and that the zoning change could potentially allow the property to be developed under the provisions of the Live Local Act, which may permit up to 250 residential units per acre and additional height.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-3B & BU-2; vacant land	Business and Office

North	City of Miami	Business and Office
South	RU-3B & RU-2; mobile homes & multifamily	Business and Office & Low Density Residential, 2.5 - 6 dua
East	RU-3B & BU-2; duplex & commercial	Business and Office
West	RU-3B & BU-2; mobile homes & vacant land	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The ±0.73-acre subject property is located between SW 8 Street and SW 9 Street, approximately 255 feet west of SW 43 Avenue, also known as 4350 SW 8 Street, and is zoned RU-3B and BU-2, vacant land. The surrounding area consists of commercial uses within the City of Miami to the north; RU-3B and RU-2 zoned mobile homes and multifamily development to the south; RU-3B and BU-2 zoned duplexes and commercial uses to the east; and RU-3B and BU-2 zoned mobile homes and vacant land to the west.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property in order to develop the property with a mixed-use project. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that this application meets the traffic concurrency criteria and will generate approximately 1,743 PM peak hour vehicle trips. These trips were calculated based on the maximum allowable density and will be re-evaluated during the Site Plan Review process. Staff notes that the application requests will add to the population of the area, impact water and sewer services, and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.73-acre subject property is designated as **Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The Business and Office category accommodates a *full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Light industrial uses are also permitted in the Business and Office category within an approved Employment Center. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. Residential uses, and mixing of residential use with commercial, light industrial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal*

roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this 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 commercial use of the site.

The applicant seeks to rezone the parcel to MCD to allow for future development on the site as permitted in the Mixed-Use Development provisions of the CDMP. This application was also the subject of a CDMP Letter of Interpretation dated August 29, 2024 (CL2024000041) which confirms that the subject property is located within 660 feet of SW 8th Street, a CDMP designated Major Roadway, and may be rezoned for vertical or horizontal mixed-use development at up to 36 units per acre (26 units)/1.5 FAR in accordance with the CDMP's provisions for mixed use development along Major Corridors, subject to compatibility with the adjacent uses. Therefore, "[b]ased on the ±0.73-acre size of the Subject Property, it could be developed with a **mixed-use development** containing both residential (a maximum of **26 residential units**) / and non-residential components." As such, approval of the application could allow the applicant to develop the ±0.73-acre parcel with a vertical mixed-use development containing a maximum of **26 residential units** and at least 15% of the total floor area of the development for a non-residential use which would be **consistent** with the CDMP. In addition, the residential component must be at least 20 percent of the total floor area but no more than 85 percent of the total floor area. As such, approval of the requested district boundary change would be **consistent** with the CDMP Land Use Element interpretative text for Mixed Use Developments.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from RU-3B, Bungalow Court Residential District, and BU-2, Special Business District. For the reasons stated above and below, staff opines that when the request to rezone the ±0.73-acre subject parcel to MCD is analyzed under Section 33-311, District Boundary Change, approval of the application would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses.

Staff notes that approval of the applicant's request to rezone the subject property will be **consistent** with the Mixed-Use Development provisions of the CDMP. Further, staff opines that approval of the request for rezoning will not have a significant impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Their memorandum indicates that the application meets the traffic concurrency criteria because it lies within the urban infill area and will generate 1,743 PM peak hour vehicle trips. These trips were calculated based on the maximum allowable density and will be re-evaluated during the Site Plan Review process. However, it is important to note that although the CDMP permits a maximum residential density of 26 units per acre with a 1.5 FAR and/or up to 2,142,456 square feet of single-use commercial development at a maximum FAR of 2.0, achieving these theoretical maximums is not realistic on this site due to required setbacks, circulation, parking, open-space requirements, and other development standards that

substantially limit the buildable envelope. Further, The Department of Regulatory and Economic Resources (RER) in their memorandum dated November 21, 2025, indicate that the application meets all applicable Level of Service (LOS) standards for an initial development order for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Traffic Engineering Section of the Department of Transportation and Public Works, the Miami-Dade School Board, Miami-Dade Fire Rescue Department and the Water and Sewer Department, do not object to the application. Based on the aforementioned department memoranda, staff opines that approval of the request for rezoning on the subject site will not have an unfavorable effect on the economy Miami-Dade County, Florida. Further, approval would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed, or which are planned and budgeted for construction.

As noted earlier, the applicant seeks to rezone the subject parcel to MCD to allow development of a mixed-use project. Staff notes that the northern portion of the subject property abutting SW 8 Street is designated BU-2, Special Business District, which already permits a combination of business and residential uses within the same building, with the residential portion limited to no more than 50% of the building's floor area. The southern portion of the property, abutting SW 9 Street, is designated RU-3B, Bungalow Court District. Pursuant to Article XVII of Chapter 33 of the Miami-Dade County Code, the RU-3B district has been repealed due to concerns that such development leads to overcrowding, undue population concentration, and is contrary to the public health, safety, and welfare of the County. However, properties previously zoned RU-3B retain their zoning classification and associated rights until they are lawfully rezoned.

Under the MCD district, density and Floor Area Ratio (FAR) are determined by the CDMP, with a maximum residential height of six stories, and the August 29, 2024, Letter of Interpretation (CL2024000041) confirms the property may be rezoned for mixed-use development at up to 36 units per acre (26 units) or 1.5 FAR. FAR is a measure of building intensity that represents the total floor area of a building divided by the lot area, controlling how much building can be constructed on a site. The residential portion of a vertical mixed-use project must represent between 20% and 85% of the total floor area, and existing land-use analysis within ¼ mile shows 72.71% residential, 23.69% commercial, 2.91% institutional, and 0.68% industrial, making the property ineligible for single-use residential but eligible for substantial single-use commercial, institutional, or industrial development. The property is also located within the County's Urban Infill Area, which permits a maximum FAR of 2.0.

As previously noted, approval of the rezoning could potentially allow the property to be developed under Senate Bill 102 (Live Local Act), which permits densities as high as 250 units per acre and additional building height, subject to statutory criteria. However, it is important to clarify that the northern portion of the site abutting SW 8 Street, designated BU-2 and consisting of approximately 0.39 acres, already qualifies for Live Local development "by right," as it is considered a commercial district. Only the southern portion, approximately 0.34 acres and abutting SW 9 Street, is zoned RU-3B and does not currently allow the additional density and intensity under the Live Local Act. Additionally, the applicant has not indicated any intent to utilize the Live Local Act for increased density and/or intensity.

Based on the foregoing, staff opines that the proposed rezoning would be compatible with surrounding land uses, including adjacent commercial, residential, and mixed-use areas, and that potential impacts on traffic, water and sewer services, and neighborhood character can be appropriately mitigated. Staff concludes that approval of the requested district boundary change

would be **consistent** with the CDMP Land Use Element and would provide an appropriate mix of residential and non-residential uses in a manner **compatible** with the surrounding community. Although no site plan was submitted with this application, the Administrative Site Plan Review process will ensure compliance with Article XLV, Mixed-Use Corridor District (MCD) standards. This includes building placement standards, such as a minimum 30-foot setback above the second story when adjoining single-family parcels, as well as street-type development parameters to ensure pedestrian and vehicular connectivity. Compliance with these standards, including building scale and landscaping requirements, will produce a development **compatible** with the surrounding neighborhood. As such, staff opines that approval of the request to rezone the subject parcel to MCD would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Therefore, staff recommends approval of the application for a district boundary change to MCD, Mixed-Use Corridor District, under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

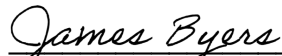
NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

JB:ES:JB:SS:EA



James Byers, Senior Division Chief

On behalf of

Eric Silva, AICP, Assistant Director

Development Services Division

Miami-Dade County Department of

Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Wellness Stay, LLC
PH: Z25-065

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>
Miami-Dade County Public Schools	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Business and Office (Pg. I-42)</p>	<p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Light industrial uses are also permitted in the Business and Office category within an approved Employment Center. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant Policies LU-90 and LU-9P, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas. Residential uses, and mixing of residential use with commercial, light industrial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this 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 commercial use of the site.</i></p>
<p>Mixed Use Development (Pg. I-46)</p>	<p><i>Mixed-use development allows a mix of compatible uses in a high quality pedestrian-oriented street environment. This form of development includes permitted uses mixed within the same building (vertical) or in separate buildings on the same site or within a 5-minute walk (one-quarter mile) (horizontal). The section of this element, entitled "Urban Centers," addresses mixed-use development occurring within designated urban centers. The purpose of this section is to address the mixed-use projects that are to be located outside of the designated urban centers and outside of areas otherwise addressed by the Rapid Transit Zone Development Standards pursuant to Chapter 33C of the Code of Miami-Dade County.</i></p>

ZONING RECOMMENDATION ADDENDUM

Wellness Stay, LLC.
PH: Z25-065

Horizontal mixed-use development is hereby defined as the horizontal mix of uses, such as single use buildings on the same site or within one-quarter mile. Such uses may only be permitted in accordance with the following: 1) A single use building is located on a site that contains a mix of uses or multiple sites containing a mix of uses joined through a unity of title; or 2) Where the saturation of a single use, including residential or commercial, does not currently or would not be caused to exceed 70% of the total building area within one-quarter mile of the application site. Vertical mixed-use development is hereby defined as projects that contain both residential and non-residential components, such as live-work spaces, neighborhood and specialty retail, convenience services, entertainment, other businesses providing for day-to-day living needs, institutional and civic uses, and professional offices. The residential component must be at least 20 percent of the total floor area but no more than 85 percent of the total floor area. Hotels and apartment hotels, governmental offices, civic uses, and schools may be exempt from these mix requirements. Vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located in: 1. Corridors with a maximum depth of 660 feet that are located along 'Major Roadways' as identified on the adopted Land Use Plan map and in areas designated Residential Communities (with the exception of Estate Density and Low Density), Business and Office, and Office/Residential; or 2. Corridors designated as mixed-use corridors in an area plan that has been accepted by the Board of County Commissioners; or 3. Rapid Transit Activity Corridors which includes the areas within one-half mile of the existing Metrorail corridor and the following proposed SMART Plan corridors: Kendall Drive, Beach Corridor, North Corridor, Northeast Corridor, and the South Dade Transitway Corridor. It also includes the area within one mile of the proposed East-West SMART Plan Corridor. Appropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed-use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. Intensities are generally measured as floor area ratios (FARs), which for a particular property is the square footage of the buildings (not counting parking structures or covered pedestrian walkways that are open to the street), divided by the net land area of the parcel. The maximum intensities and densities shall be the greater of those provided in the table below or the maximum intensities and densities of the underlying land use designation. However, the entire development must fit within the building envelope established by the floor area ratio.

Mixed-Use Developments Located Within:	Floor Area Ratio Range	Maximum Residential Density (dwelling units)
Major Corridors	from 1.0 to 1.5	36
Mixed-use Corridors identified in an area plan	Up to 2.0	60
<i>Rapid Transit Activity Corridors</i>		
Within one-quarter mile	Up to 2.0	60
Between one-quarter and one-half mile	Up to 1.5	36
Between one-half and one mile (East-West Corridor)	Up to 1.25	18

ZONING RECOMMENDATION ADDENDUM

Wellness Stay, LLC.
PH: Z25-065

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Sec. 33-207.1. - Repeal of RU-3B District</p>	<p><i>Article XVII of Chapter 33 of the Code of Miami-Dade County, Florida, entitled "RU-3B, Bungalow Court District" is hereby repealed, as it is the finding of County Commission that the use of property within the unincorporated area for bungalow court use, as provided in such article, provokes the overcrowding of property, an undue concentration of population, and is against the public health, morals, safety and welfare of the County; provided that any lots, parcels, tracts or areas heretofore zoned RU-3B shall retain such zoning classification and rights derived thereunder, until the same are rezoned in accordance with law.</i></p>
<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 the extent to which:</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>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

WELLNESS STAY, LLC

4350 SW 8 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000065

DATE

HEARING NUMBER

FOLIO: 30-4108-015-0010/30-4108-030-0050

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 24, 2025

NEIGHBORHOOD REGULATIONS:

Folio No.: 30-4018-015-0010

Case No. 202306002175 was opened on 06/15/2023. Citation T113270 was issued on 06/15/2023 for "FAILURE TO PERFORM LOT MAINTENANCE AND/OR REMOVE SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1) & (A)(2), TO WIT: PREVIOUS CASE 202106005020; OVERGROWTH PROPERTY WITH JUNK AND TRASH (BLACK TRASH BAG, TIRE, WOOD PALLET, PALM FRONDS, AND OTHER MISC. ITEMS)". A Notice of Intent to Lien was issued on 05/14/2025. A payment plan was fulfilled on 05/30/2025. **Case is closed.**

Folio No.: 30-4018-030-0050

There are no open/closed in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-4108-015-0010/30-4108-030-0050

There are no open/closed cases in BSS.

VIOLATOR:

WELLNESS STAY, LLC

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: November 21, 2025

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

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

Subject: Z2025000065-3rd Review
Wellness Stay, LLC
4350 SW 8 Street
DBC from RU-3B/BU-2 to MCD to develop the property as mixed
used development featuring medical offices, hotel, and possible
retail or residential components.
(BU-2) (0.73 acres)
08-54-41

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

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the requested district boundary change, the future development is within feasible distance to connect to public water and public sanitary sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain water and sanitary sewer extension permits prior to RER approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

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

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by RER 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, RER will evaluate and may reserve sanitary sewer capacity, through the Environmental Plan Review Section sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

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

Conditions of Approval: None

Water Control Review

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

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 properties indicates the presence of tree resources. The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

The subject application, which requests a district boundary change from RU-3B and BU-2 to MCD could result in tree removal/relocation activity to trees. Because the subject application does not include a proposed site plan, it cannot be determined at this time whether the applicant's future plans for the

properties, which are yet to be submitted--would comply with specimen tree standards. **This approval of the district boundary change shall not be interpreted as RER approval of removal or relocation of tree resources.**

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

Conditions of Approval: None

DERM Enforcement History Review

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

Folio No. 30-4108-030-0050: RESORTS OF DADE, INC (DERM Closed Case Nos. NORC-1227 and NORC-4495)

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: May 8, 2025

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

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

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

Subject: Zoning Application Comments - Wellness Stay
Application No. Z2025000065 - (Pre-App. Z24P-220)

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

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

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

Application Name: Wellness Stay

Location: The proposed project is located on approximately 0.73 acres at 4350 SW 8th Street with Folio Nos. 30-4108-015-0010 and 30-4108-030-0050, in unincorporated Miami-Dade County.

Proposed Development: The applicant of the subject application is seeking a District Boundary Change from RU-3B (Bungalow Court District) and BU-2 (Special Business Use) to MCD (Mixed-Use Corridor).

A site plan was not provided with this application and thus the water/sewer flows for future development can not be calculated at this time.

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.

For the property with Folio No. 30-4108-015-0010, there is a 16-inch water main (E11702-17) along SW 8th Street, abutting the northern boundary of the site, to where the developer may connect to provide service to the proposed project.

The property with Folio No. 30-4108-030-0050 is connected to water; however, it is connected to a 2-inch water main, and per WASD's Rules and Regulations, a mixed-use development must be connected to a minimum 12-inch water main. Therefore, there is an existing 12-inch water main located at the intersection of SW 44th Avenue and SW 9th Street to where the developer may connect and extend a 12-inch water main easterly along SW 9th Street to the southeast corner of the subject folio to provide water service.

Please note that there is an existing 2-inch water line within a 12-15 feet Alley abutting the southern parcel with Folio No. 30-4108-015-0010 and the northern boundary of Folio No. 30-4108-030-0050. If the Alley is to be abandoned, a 12-foot WASD easement must be provided for the existing 2-inch water main. **In addition, please note that overhead utilities or structures may only cross or be within the vertical projection of WASD's easements if a minimum of twenty-five (25) feet clearance is provided.**

Also, please note that there is an existing 2-inch water line that appears to be adjacent to the western boundary of the property line of (Folio No. 30-4108-030-0050), any future development must not encroach on any existing or future easement for the 2-inch water main. A minimum clearance of 6-feet centered on the water main must be maintained, clear of any encroachment. In addition, no trees or palms should be planted within five (5) feet of any WASD facility.

Any public water main extension within the property shall be 12-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection. Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.

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

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

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

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

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

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. The CDWWTP is 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.

There is an existing 10-inch sanitary gravity sewer (ES5431-31) along SW 8th Street, partially abutting the property with Folio No. 30-4108-015-0010, to where the developer may connect to provide service to the proposed development. Also, per WASD's Rules and Regulations, the property is connecting to sewer for the first time, and a gravity sewer must be fully abutting one side of the property. Therefore, the developer may connect to the above mentioned 10-inch gravity sewer and extend a 10-inch gravity sewer westerly along SW 8th Street to the northwest corner of the property. **For the property with Folio No. 30-4108-030-0050, there is no gravity sewer in the vicinity of the site. Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered.**

If unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 112 and PS No. 1. **Currently, PS No. 112 is in FN (No Allocation - Last Mart > 10 Hrs) Code Status and Allocation is NOT Allowed.** Pump Station No. 1 is in OK Moratorium Code Status.

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

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

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

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

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

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

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

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

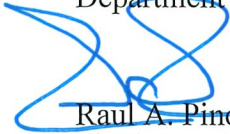
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: May 23, 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: Z2025000065
Name: Wellness Stay, LLC c/o Edward Martos
Location: 4350 SW 8 Street
Section 08 Township 54 South Range 41 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 1-4, Block 1 of Plat Book 15, Page 57 and Lots 11-15, Block 1 of Plat Book 18, Page 52.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. It will generate approximately **1,743 PM** peak hour vehicle trips

(*) Traffic concurrency is based on the max density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

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.

From: [HERRERA, ANA I](#)
To: sherbello@wsh-law.com
Cc: [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(RER\)](#)
Subject: Preliminary School Concurrency Analysis for Wellness Stay, LLC (Z2025000065) (PH3025041800216)
Date: Wednesday, May 7, 2025 2:12:00 PM
Attachments: [Wellness Stay, LLC \(Z2025000065\) \(PH3025041800216\).pdf](#)

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (School Planning Level Review).

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 25 units, which generate 5 students (3 at the elementary, 0 at the middle, and 2 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval. Should you have any questions, please feel free to contact our office at 305-995-7285.

Regards,



Ana Herrera

**District Coordinator
Growth Management**

Office of Governmental Affairs and Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4603



Concurrency Management System (CMS)
Miami-Dade County Public Schools

Miami-Dade County Public Schools

**Concurrency Management System
Preliminary Concurrency Analysis**

MDCPS Application Number: **PH3025041800216**
 Date Application Received: **4/18/2025 10:14:40 AM**
 Type of Application: **Public Hearing**
 Applicant's Name: **Wellness Stay, LLC**
 Address/Location: **4350 SW 8 ST**
 Master Folio Number: **3041080150010**
 Additional Folio Number(s): **3041080150010,**

Local Government (LG): **Miami-Dade**
 LG Application Number: **Z2025000065**
 Sub Type: **Zoning**

PROPOSED # OF UNITS **25**
 SINGLE-FAMILY DETACHED UNITS: **25**
 SINGLE-FAMILY ATTACHED UNITS: **0**
 MULTIFAMILY UNITS: **0**



CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
961	CORAL GABLES PREPARATORY ACADEMY (ELEM COMP)	12	3	3	YES	Current CSA
962	CORAL GABLES PREPARATORY ACADEMY (MID COMP)	-3	0	0	YES	Current CSA
7071	CORAL GABLES SENIOR	-63	2	0	NO	Current CSA
7071	CORAL GABLES SENIOR	-3	2	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
7721	SOUTH MIAMI SENIOR	564	2	2	YES	Adjacent CSA

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

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

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

Memorandum



Date: May 5, 2025

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

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

Subject: Z205000065- Wellness Stay LLC (assoc. application: Z2024P00220)

Applicant Name: Edward Martos on behalf of Wellness Stay, LLC

Project Location: The applicant site is located on .73 acres located at 4350 SW 8th Street, in unincorporated Miami-Dade County (Folios: 30-4108-015-0010 and 30-4108-030-0050).

Proposed Development: The applicant seeks a District Boundary Change to rezone the subject property from BU-2 (Special Business District) and BU-3B (Bungalow Court District) to MCD. The applicant hopes to redevelop the subject property for use as a mixed-use development featuring medical office and hotel uses; along with a small retail or residential component.

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 2 (PBD 2) are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

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

NAME	ADDRESS	CLASS	ACRES	TYPE
CORAL VILLAS PARK	6398 SW 35 ST	MINI-PARK	0.36	LOCAL
SAN JACINTO PARK	4430 SW 15 TERR	MINI-PARK	0.92	LOCAL
SCHENLEY PARK	2750 SW 57 AVE	NEIGHBORHOOD PARK	2	LOCAL

Impact and Demand: The applicant has not supplied a development program, therefore an analysis of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space has not been conducted. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. As shown in Table A, there are no Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area. The site is in PBD 2 which currently meets park concurrency requirements.

Recommendation: PROS offers the following recommendations for future development:

- **Please provide a detailed site plan** to include proposed hardscape versus landscaped materials and any proposed recreational amenity. Please provide details of proposed private recreational amenities in all plans and letter of intent. Amenities include but are not limited to rooftop deck, multipurpose room, indoor recreation room, fitness equipment, outdoor seating, lighted walking amenities, play areas, safe picnicking/leisure areas, clear areas to allow group exercises, grills, and/or pet waste bins through the ground floor of the development.

- **Provide a detailed landscape plan that includes planting schedule**, preferably native plantings, and tree-lined streets on pedestrian pathways to provide more shaded and walkable areas per the Great Streets Vision identified in the Miami-Dade County OSMP.
- PROS recommends that the applicant plant shade trees with a large canopy along SW 8th Street to complement the ground level design of the development, offer immediate shade, aid in mitigation of the urban heat island effect, contribute to cooler public areas within the subject site, and act as a natural rainwater filter.
- PROS recommends that future development includes bicycle racks to promote non-motorized pedestrian connectivity.

These recommendations are based on the following Recreation and Open Space policies and objectives in the CDMP:

Objective ROS-1 Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

Objective ROS-2 Require the availability of adequate local recreation open space as a condition for the approval of residential development orders, and maintain an adequate inventory of recreational areas and facilities through 2017.

Objective ROS-8 The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

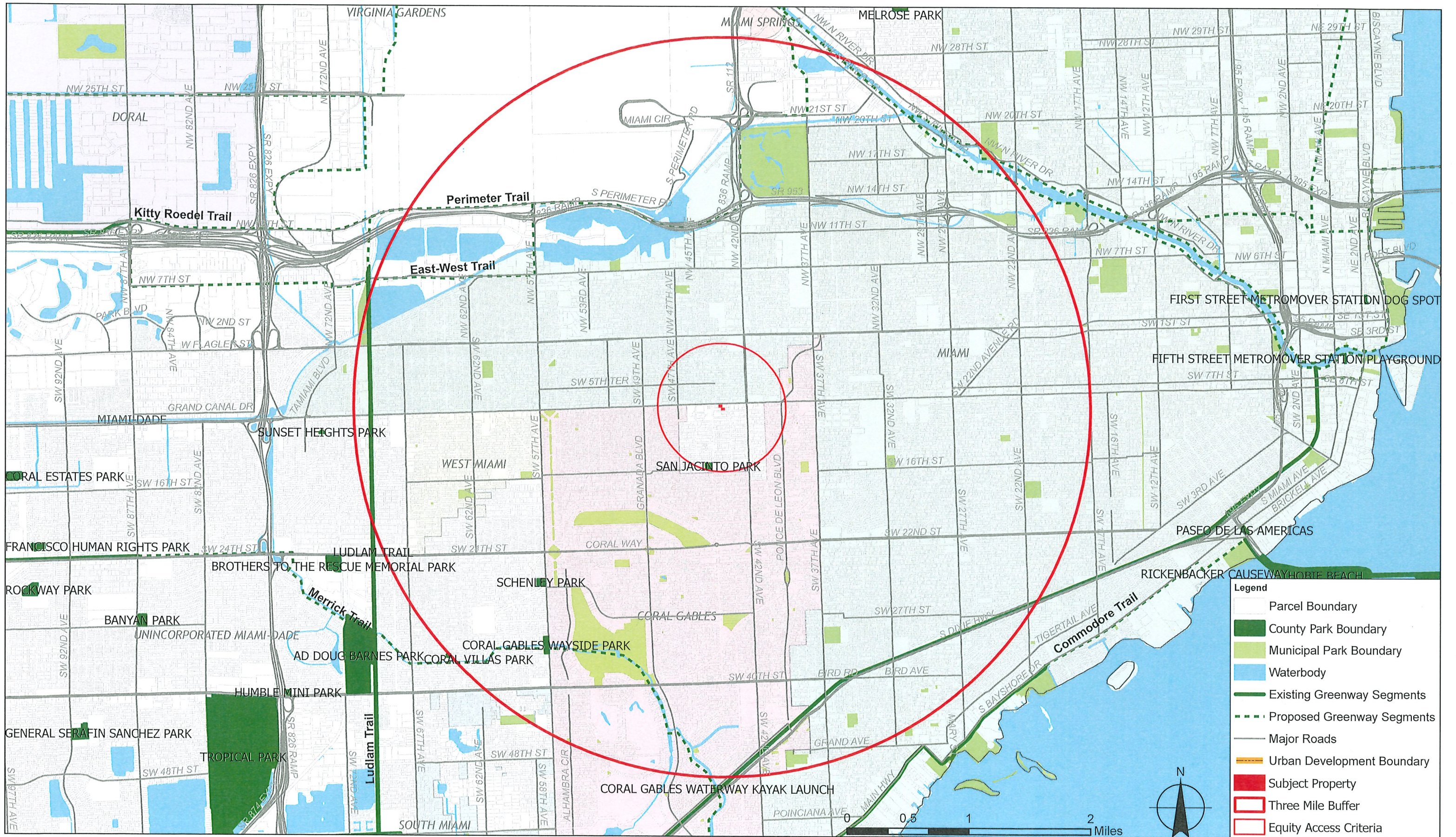
Based on our findings described herein, **PROS has no objection to the request for District Boundary Change. Any future development will require further review.** Please provide the requested information and PROS will offer further review.

Should you need additional information or clarification on this review, please contact Alexandra Dreybus, Park Planner 2, by email at alexandra.dreybus@miamidade.gov

AZ: at ad

Attachment

FIGURE 1: A2025000065- WELLNESS STAY LLC MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS





**Department of Regulatory and Economic Resources
Planning Division, Metropolitan Planning Section**

111 NW 1 Street • 12th Floor
Miami, Florida 33128-1902
Telephone: 305-375-2835
www.miamidade.gov/planning

August 29, 2024

Mr. Edward Martos
Weiss Serota Helfman Cole & Bierman
2800 Ponce DeLeon Boulevard, 12th Floor
Coral Gables, Florida 33134

Subject: CL24-41 - Expedited Letter of Interpretation re. Folio Nos. 30-4108-015-0010 and -030-0050 in Unincorporated Miami-Dade County (Subject Property)

Dear Mr. Martos:

This letter is in response to your August 8, 2024, request (paid August 21, 2024) for an expedited interpretation of Miami-Dade County's Comprehensive Development Master Plan (CDMP) as it applies to the ±0.73-acre Subject Property. Specifically, you ask for: 1) a saturation analysis to determine if single-use development, including residential or commercial, may occur on the Subject Property in accordance with CDMP provisions for horizontal mixed-use development in Major Roadway Corridors (Question 1), and; 2) confirmation that the maximum Floor Area Ratio (FAR) for mixed use development on the Subject Property is 2.0 (Question 2).

The Subject Property is located within 660 feet of SW 8th Street, a CDMP designated Major Roadway, and may be rezoned for vertical or horizontal mixed-use development at up to 36 units per acre (26 units)/1.5 FAR in accordance with the CDMP's provisions for mixed use development along Major Corridors, subject to compatibility with the adjacent uses. Please note that the residential component of a vertical mixed-use development must comprise at least 20 percent (%) but no more than 85% of the total floor area of the vertical mixed-use development. In response to Question 1, our review of existing land uses within ¼ mile of the Subject Property (Subject Property Area) indicates that 72.71% of the building area in the Subject Property Area is residential, 23.69% is commercial, 2.91% is institutional and 0.68% is industrial. Therefore, the Subject Property is not eligible to be rezoned for single use residential development but may be rezoned to allow up to 2,142,456 sq. ft. of single use commercial development, 3,104,983 sq. ft. of single use institutional development or 3,207,466 sq. ft. of single use industrial development in accordance with the afore-mentioned horizontal mixed-use provisions. In response to Question 2, the Subject Property is located inside the County's Urban Infill Area, which allows a maximum FAR of 2.0.

This letter is provided in response to your request for interpreting the provisions of the CDMP and does not constitute a departmental recommendation on any pending or future requests for development approval. This interpretation is based upon the policies and provisions of the CDMP currently in effect, and the uses and limitations specified in your August 8, 2024, letter. If you have any questions regarding this review, please contact me at (305) 375-2835 or Jerry.Bell@miamidade.gov.

Sincerely,

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

Jerry Bell, AICP
Assistant Director for Planning

JB/gr/rd/ljb

Memorandum



Date: April 24th, 2025

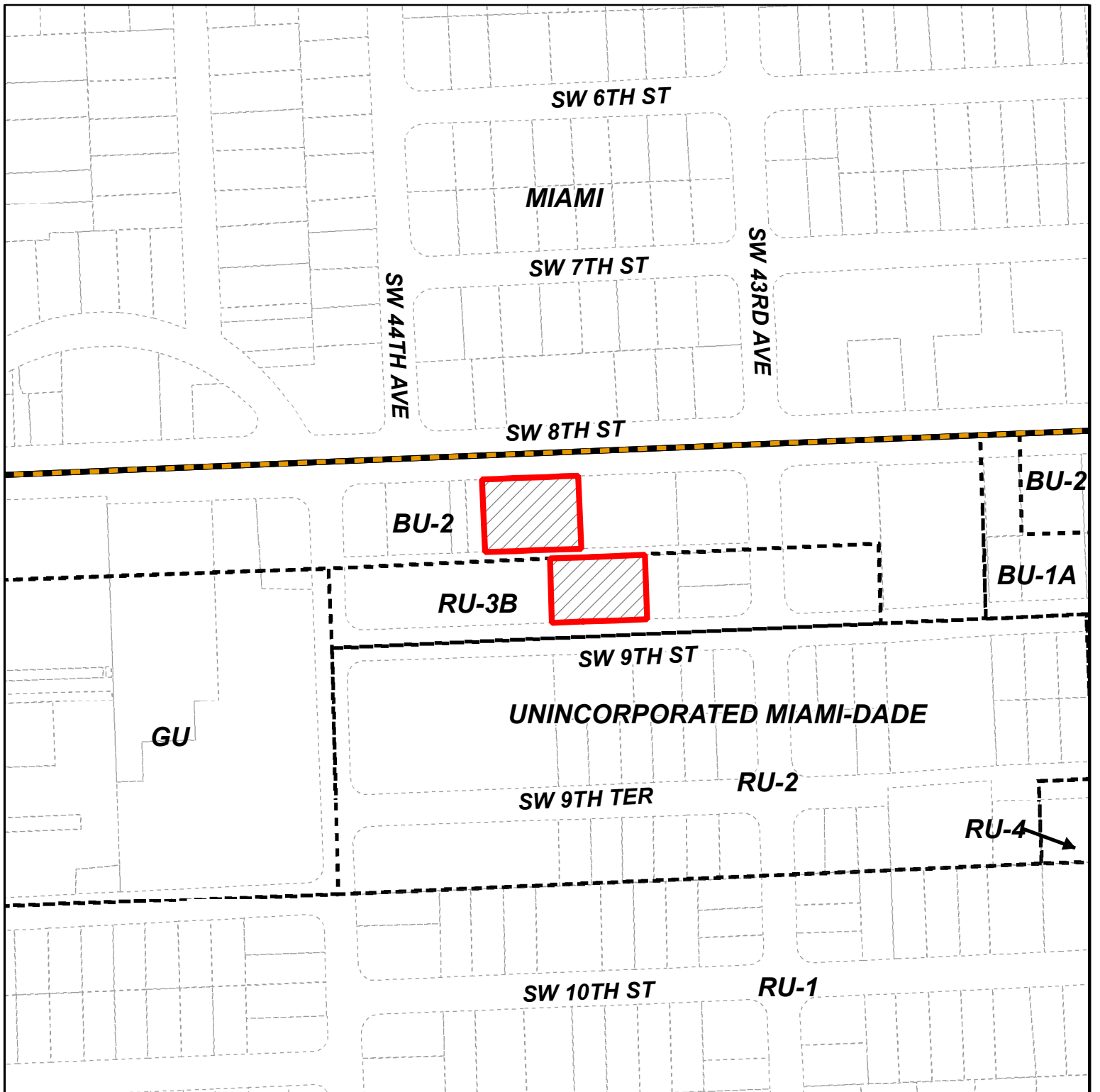
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Review Z2025 – 000065

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
Z2025000065



Section: 08 Township: 54 Range: 41
 Applicant: Wellness Stay, LLC
 Zoning Board: C10
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

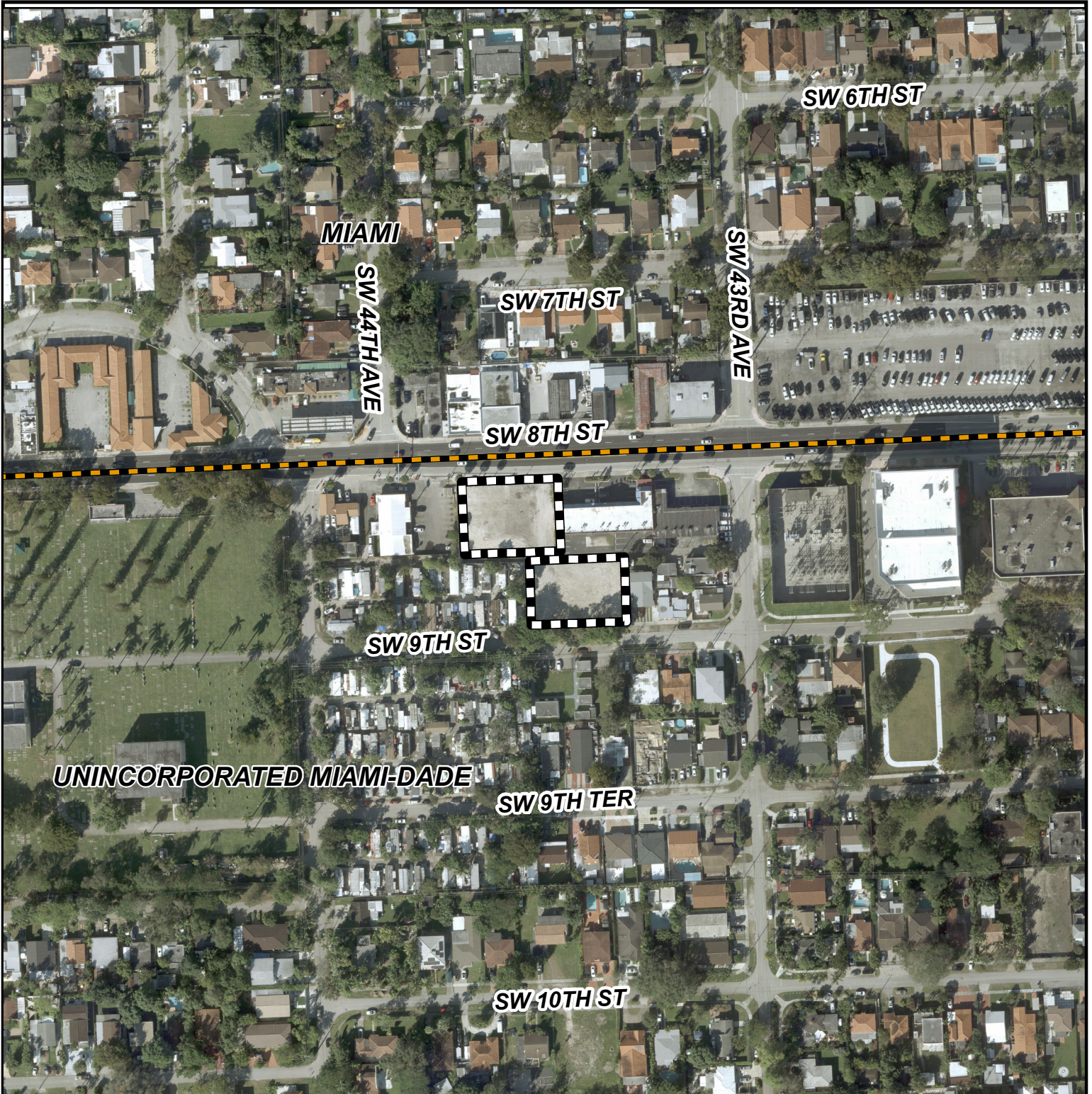
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Tuesday, May 20, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000065

Legend
 Subject Property



Section: 08 Township: 54 Range: 41
Applicant: Wellness Stay, LLC
Zoning Board: C10
Commission District: 6
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Tuesday, May 20, 2025

REVISION	DATE	BY

SW 6TH ST
LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 6-13 DU/AC

MIAMI

SW 7TH ST

SW 44TH AVE

SW 43RD AVE

SW 8TH ST

BUSINESS AND OFFICE

SW 9TH ST

UNINCORPORATED MIAMI-DADE

MEDIUM DENSITY
RESIDENTIAL
(MDR) 13-25 DU/AC

SW 9TH TER

LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

SW 10TH ST

MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000065

Section: 08 Township: 54 Range: 41
Applicant: Wellness Stay, LLC
Zoning Board: C10
Commission District: 6
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, May 20, 2025

REVISION	DATE	BY

DISCLOSURE OF INTEREST*

Florida Limited Liability Company

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].

Florida Limited Liability Company
CORPORATION NAME: Wellness Stay, LLC, a Florida Limited Liability Company

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Luis R. Jardon 8141 Sw 54 Ave. Miami FL 33143</u>	<u>64 %</u>
<u>Enitel Jardon 8141 Sw 54 Ave Miami FL 33143</u>	<u>36 %</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>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

NAME OF PURCHASER: _____

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:

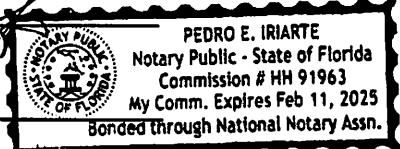
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 5 day of April, 2024. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)



My commission expires _____

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



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

PH: Z25-154

December 9, 2025

Item No. 3

Application Summary	
Commission District	6
Applicants	Evelio Garcia and Jodi Garcia
Summary of Requests	The applicants seek to allow a garage structure to be larger in size than permitted, and for it to occupy more area of the rear yard of the subject property than is otherwise permitted by code.
Location	5890 SW 79 Court, Miami-Dade County, Florida
Property Size	1.15 Acres
Existing Zoning	EU-1, Single-Family One Acre Estate District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 du <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 have a rear yard area coverage of 9.86% (5% maximum permitted).
- (2) NON-USE VARIANCE to permit a detached garage with an area of 1,610 sq. ft. (500 sq. ft. maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Garcia's residence," as prepared by Florida Building Plans, dated stamped received 10/8/25, consisting of 4 sheets and 1 sheet dated stamped received 7/15/25 for a total of 5 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show a proposed two (2)-story, 15457 sq. ft. single-family residence to be located on an interior lot, and which is currently under construction under permit number 2025034838. Plans also indicate a proposed detached accessory use (garage and storage) building is to be located towards the rear of the 1.15-acre subject property that fronts along SW 97 Court roadway. The proposed detached structure will be a total of 2,250 sq. ft. in size and includes a garage parking space that is more than what the code allows for a detached garage structure. The parking space area within the structure is approximately 1,610 sq. ft., whereas the remaining 640 sq. ft is designated for storage use as per the floor plan that was submitted for the application. Additionally, due to the size of the proposed structure, as well as another detached structure in the form of a 177 sq. ft. cabana that shall be on constructed on the property, the total combined lot coverage area of structures located on the rear yard will be in excess of what the code otherwise allows. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate existing landscaping in the form of trees, hedges and a

combination of 6' high concrete fence located along the front, as well as a wood fence and chain-link fence located along the interior side property lines.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-1; single-family residence currently being developed.	Estate Density Residential (1 to 2.5 dua)
North	EU-1; single-family residences	Estate Density Residential (1 to 2.5 dua)
South	EU-1; single-family residence	Estate Density Residential (1 to 2.5 dua)
East	EU-1; single-family residence	Estate Density Residential (1 to 2.5 dua)
West	EU-1; single-family residences	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD CHARACTERISTICS:

The 1.15-acre subject property is an interior lot that is zoned EU-1, Single-Family One Acre Estate District, located at 5890 SW 79 Court, on SW 79 Court, and is to be improved with a proposed 2-story-high single-family residence. The surrounding area is characterized by existing single-family residences, also developed under the EU-1, Single-Family One Acre Estate District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicants the use of a proposed detached garage and storage structure on the subject site that is to be located towards the rear of a single-family residence, and which is larger in area and covers more of the rear yard than currently permitted. Staff opines that since the rear yard area is enclosed with a combination 6' high wood and chain-link fence along the interior side property lines, and with a 6-foot-high concrete block wall and chain-link fence along the front property lines, together with the existing landscaping on the property in form of trees and hedges, any visual impact that the proposed garage and storage structure may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±1.1-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as ***Estate Density Residential***. The CDMP Land Use Element interpretative text for Estate Density Residential states that *the residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This would allow the applicant to develop the ±1.15 net-acres (± 1.22 gross-acres) subject site with a total of 3 residential units as the maximum density allowed under the CDMP Estate Density Residential threshold on the LUP map.* Staff opines that the approval of the requests for the proposed garage and storage structure to be 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 a rear yard area coverage of 9.86% (5% maximum permitted) (request #1), and to permit a detached garage with an area of 1,610 sq. ft. (500 sq. ft. maximum permitted) (request #2), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that approval with conditions will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, and for the reasons stated below, would be **compatible** with the surrounding area, and would not be detrimental to the neighborhood and would not affect the appearance of the community and should be approved.

The plans submitted in conjunction with this application depict a single-family residence is currently under construction and is to be located towards the front of an interior lot, and that a proposed detached accessory use (garage and storage) building is to be located towards the rear of the 1.15-acre subject property that fronts along SW 97 Court roadway. The proposed detached structure will be a total of 2,250 sq. ft. in size and includes a garage parking space at 1,610 sq. ft. that is more than what the code allows for a detached garage structure. The remaining approximately 640 sq. ft. is designated for storage use as per the floor plan that was submitted for the application. Additionally, there is another detached structure in the form of a 177 sq. ft. cabana that is being proposed on the property, which combined with the garage/storage structure, results in a rear yard lot coverage area of 9.86% that is in excess of what is permitted under the zoning standards. Staff opines that these variances are internal to a large site and that approval with conditions of these non-variance requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes that the subject property is more than 1 acre in size, and the rear area also includes a cabana and a swimming pool and that all these structures meet the required setbacks from the front, rear and interior side property lines. Staff further notes from plans 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 existing landscaping in the form of trees, hedges and a combination of 6' high concrete fence located along the front, as well as a wood fence and chain-link fence located along the interior side property lines of the subject property, which, staff opines, buffers any visual intrusion from the proposed requests on the surrounding properties. Staff recommends as a condition for approval that the said fences 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 or CBS wall at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area did not find any similar approvals within the neighborhood for variances of the area requirements for detached accessory structures. Notwithstanding, staff notes that, based on memoranda from the departments reviewing this application, any impacts from the reduced setbacks will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does generate 1 daily peak hour trips, and the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates they have no objections as it would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the proposed detached

garage/storage structure, as well as the detached cabana, 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 variances 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 requests #1 and #2 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

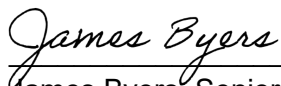
OTHER: Not applicable.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping and other requirements.
2. That in approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Garcia's residence," as prepared by Florida Building Plans, dated stamped received 11/13/2025, consisting of 5 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property.
3. That the use be established and maintained in accordance with the approved plan.
4. That all existing 6' high fence on the rear and interior sides and the existing hedges located along all property lines be maintained as a visual buffer, and that if the fence and or hedge is removed or destroyed, the applicants shall install a 6' high cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

JB:ES:JB:SS:PM



James Byers, Senior Division Chief
On behalf of
Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Evelio Garcia and Jodi Garcia
PH: Z25-154

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resources Management (RER)	No objection
Water and Sewer	No objection
Platting and Traffic Review Section (RER)	No objection
Miami-Dade County Office of Historic Preservation	No objection
Building and Neighborhood Compliance (BNC)	No objection

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

Estate Density (Pg. I-31)	<i>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 gross acre. the expansion of inconsistent development in the Agriculture area.</i>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

Sec. 33-1. Definitions.	<i>(49) Garage, private. A structure not larger than five hundred (500) square feet in area for the private use solely for the owner or occupant of the principal building on a lot or of his family or domestic employees for the storage of noncommercial motor vehicles, and which has no public shop or mechanical service in connection therewith.</i>										
Sec. 33-20. Accessory structures and ancillary uses.	<p><i>(b)Permanent.</i></p> <p><i>(3) Accessory buildings shall not occupy a greater percent of the rear yard area than the following:</i></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 60%;">District</th> <th>Percent</th> </tr> </thead> <tbody> <tr> <td>EU-M</td> <td style="text-align: center;">20</td> </tr> <tr> <td>RU-1, RU-1Z, RU-1M(a) & RU-1M(b)</td> <td style="text-align: center;">30</td> </tr> <tr> <td>RU-2</td> <td style="text-align: center;">30</td> </tr> <tr> <td>EU-1</td> <td style="text-align: center;">5</td> </tr> </tbody> </table>	District	Percent	EU-M	20	RU-1, RU-1Z, RU-1M(a) & RU-1M(b)	30	RU-2	30	EU-1	5
District	Percent										
EU-M	20										
RU-1, RU-1Z, RU-1M(a) & RU-1M(b)	30										
RU-2	30										
EU-1	5										

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

Memorandum

MIAMI-DADE
COUNTY

Date: August 11, 2025

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

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

Subject: Z2025000154-1st Review
Evelio and Jodi Garcia
5890 SW 79th Court
NUV for setbacks and lot coverage requirements for proposed
detached garage, cabana and ancillary pool structures in the rear of
a proposed single-family residence.
(EU-1) (1.15 acres)



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 the Basic Wellfield Protection Area of the Alexander Orr Wellfield. Specifically, the site is situated within the 210-day travel time contour of said Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code.

Section 24-43(4)(a) of the Code provides sewage loading restrictions for properties located within the basic wellfield protection area of any public utility potable water supply well. According to this section of the Code, for residential uses in the 210-day travel time contour of the Alexander Orr wellfield protection area, to be served by an onsite sewage treatment and disposal system (OSTDS) as means for the disposal of domestic wastewater and using public water supply and not having indigenous sandy substrata, the maximum sewage loading shall not exceed 850 gallons per day per acre.

According to the information submitted with this request, the subject property contains a gross area of approximately 1.15 acres, and utilizing the sewage flow rates in the Code, the proposed development would generate a wastewater flow of approximately 510 gallons per day. This flow translates into a sewage loading rate of 443 gallons per day per acre, which complies with the aforementioned Code requirements for a residential property to be served by public water and an OSTDS.

Conditions of Approval: None

Potable Water Supply

According to DERM records, public water is currently abutting the subject property. Pursuant to the Code and based on the proposed site plan, the proposed development shall connect to public water in accordance with Code requirements.

Existing public water 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.

Conditions of Approval: None

Wastewater Disposal

Based on feasible distance requirements of the Code and the site plan submitted with this application, the property is not currently within feasible distance to connect to the public sanitary sewer system; consequently, any proposed development would have to be served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste.

In accordance with section 24-43.1(3) of the Code, no zoning action shall be approved if a proposed residential land use is to be served by an OSTDS and any source of water until it is determined that the proposed development complies with this section of the Code and public sanitary sewers are not within feasible distance. The minimum lot size for a single-family residence to be served by public water and an OSTDS shall be 15,000 square feet (gross). Based on the survey submitted with this application, stamped received by Miami Dade County on July 15, 2025, the total gross area of the subject property is 50,160 square feet. Therefore, the subject property complies with this section of the Code. Pursuant to the Code, all proposed structures (the cabana and garage) are required to connect to public water and the OSTDS to the extent that they have plumbing connections for potable water and/or wastewater.

This analysis is based on sanitary sewer infrastructure as it exists at the time of this application. Please be advised that sanitary sewer system infrastructure is constantly changing, and future applications related to this property will be reanalyzed based on the infrastructure that exists at the time of such future applications. This analysis is based on the Subject Property as a single plot and parcel of land as described in the aforementioned survey.

Conditions of Approval: None

Water Control Review

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

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

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

The proposed development is located within the 210-travel time contour of the Alexander Orr Wellfield Protection Area. Pursuant to section 24-43(5)(c)(iv) of the Code baffles must be installed at the exfiltration trenches and no weep hole is allowed inside the drainage structures.

Conditions of Approval: None

Tree Preservation Review

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

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

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

Conditions of Approval: None

DERM Enforcement History Review

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 6, 2025

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

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

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

Subject: Zoning Application Comments - Garcia's Residence
Application No. Z2025000154

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

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no 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: Garcia's Residence

Location: The proposed project is located at 5890 SW 79th Court, with Folio No. 30-4027-005-2030, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting a non-use variance to allow the construction of a cabana and ancillary pool structures (323 square feet) and a garage (2,250 square feet) at the rear of the Property, as per site plan and letter of Intent submitted with this Application.

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

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

There is an active WASD Verification Form No. 25-2025-L-VF – 2820 for the subject property, that was issued on February 20, 2025, for a Single-Family Residence over 5,000 square feet. The subject property is connected to water. If a new connection is required, there is an existing 8-inch water main (E11009-2) abutting the property along SW 79th Court, to where the developer may connect to provide service to the proposed development.

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 and 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 subject property is currently on septic. There is no sanitary gravity sewer in the vicinity of the subject property.

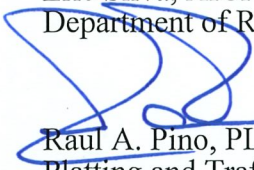
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: September 2, 2025

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

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

Subject: Z2025000154
Name: Linda Cuadot
Location: 14221 SW 172 Terrace
Section 34 Township 55 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 32, Block 11, Plat Book 40, Page 95.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **1 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
9262	SW 56 Street 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: July 24, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000154

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 7/15/2025. Single Family home.

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

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

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

Memorandum



Date: July 24th, 2025

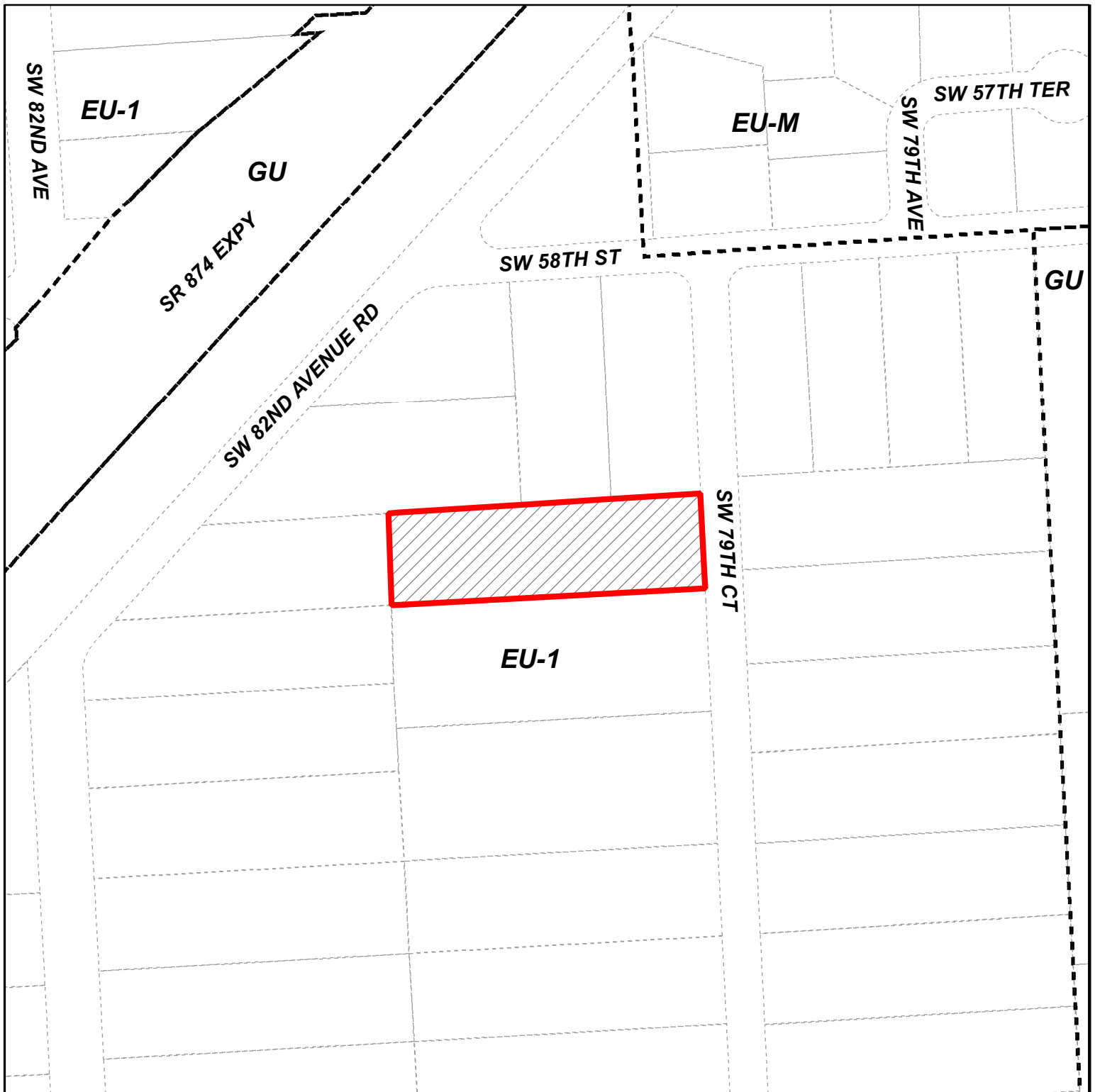
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Review Z2025 – 000154 Evelio Garcia and Jodi Garcia

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
Z2025000154



Section: 27 Township: 54 Range: 40
 Applicant: Evelio & Jodi Garcia
 Zoning Board: C10
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Tuesday, July 22, 2025


REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000154

Legend
 Subject Property

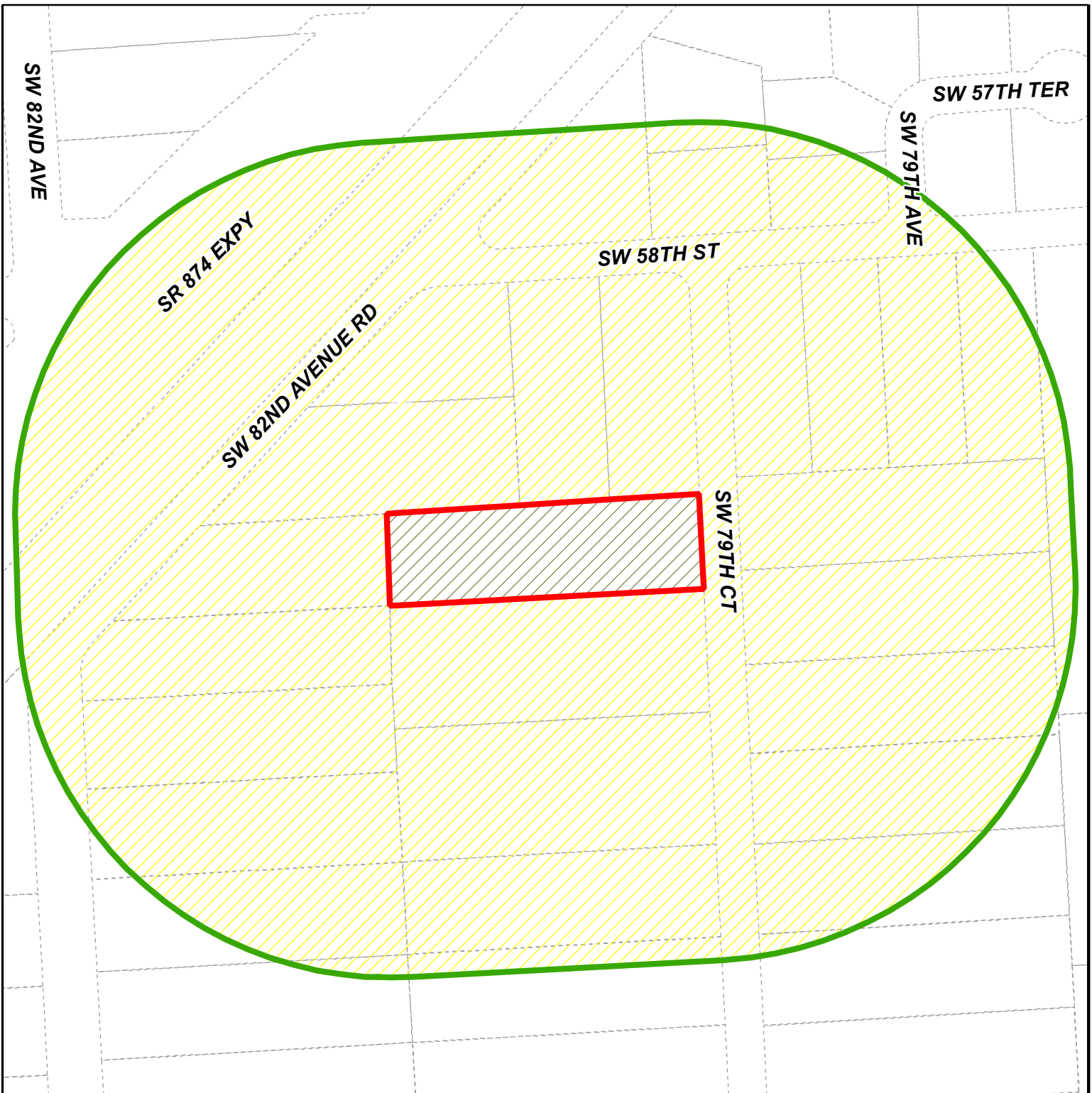


Section: 27 Township: 54 Range: 40
Applicant: Evelio & Jodi Garcia
Zoning Board: C10
Commission District: 6
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Tuesday, July 22, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 27 Township: 54 Range: 40
 Applicant: Evelio & Jodi Garcia
 Zoning Board: C10
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000154
 RADIUS: 500

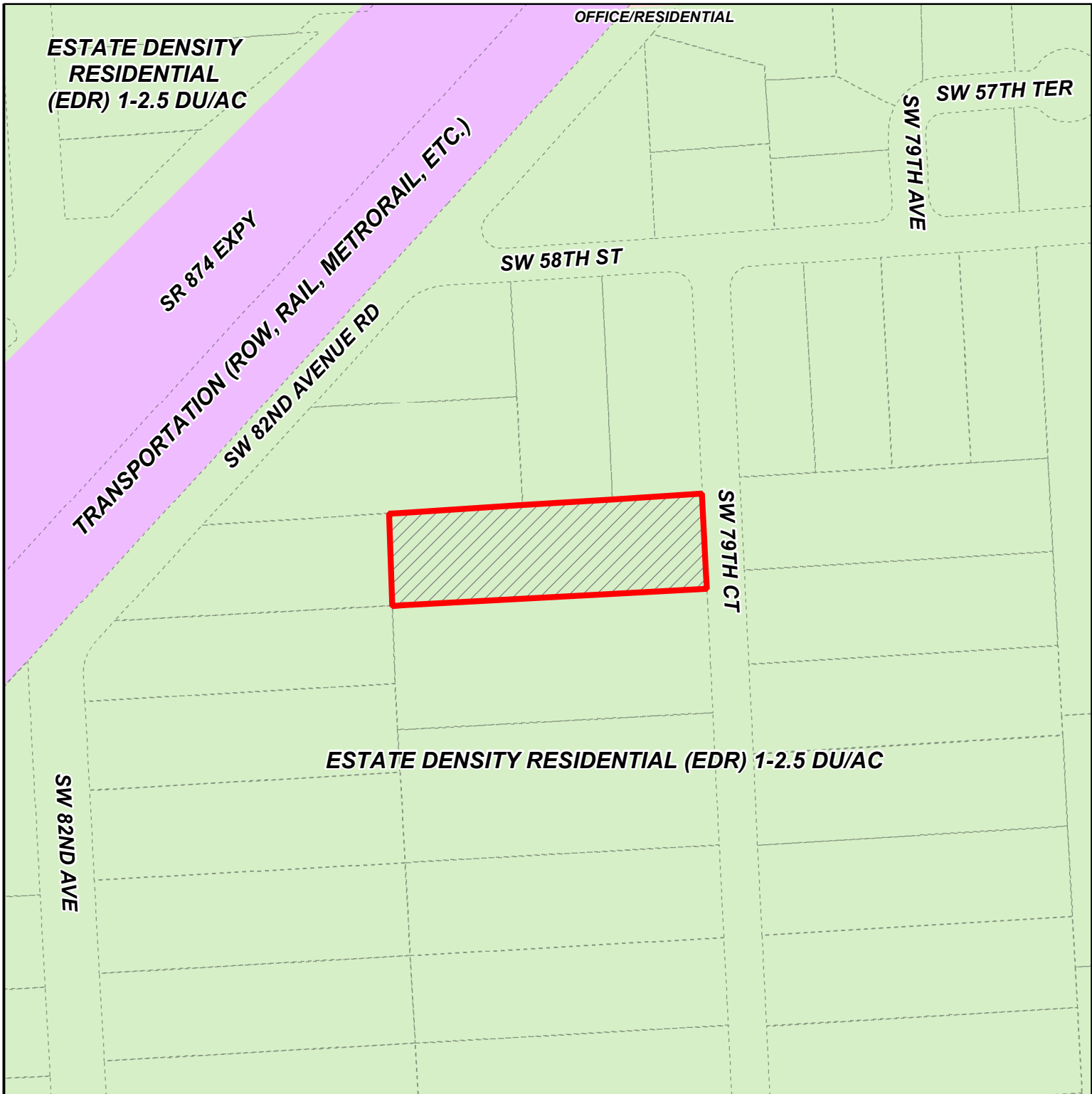
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, July 22, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000154

Section: 27 Township: 54 Range: 40
 Applicant: Evelio & Jodi Garcia
 Zoning Board: C10
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, July 22, 2025

REVISION	DATE	BY

FLORIDA BUILDING LEAH
 7550 W 2ND CT, HALEAH, FL 33014
 (305)699-5093 E. keyplaneng@gmail.com

No.	Description	Date

THIS DRAWING OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT OR THE ENGINEER. THE PERSON SO USING SHALL BE HELD TO THE ARCHITECT FOR ALL CONSEQUENCES. THE ARCHITECT AND ENGINEER HAVE NOT PROVIDED THIS DRAWING TO ANY OTHER PARTY. THE ARCHITECT OR THE ENGINEER ARE THE PROPERTY OF THE ARCHITECTS AND ENGINEERS. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS AND ENGINEERS.

FBC 107.2.1. Scope of Work -
 1. Main Structure

Digitally signed by Victor R Vega Sanabria
 DN: c=US, o=VRVS-ARO-FL, dnQualifier=A01410, cn=Victor R Vega Sanabria
 Date: 2025.10.06 21:44:18 -04'00'

THIS HAS BEEN DIGITALLY SIGNED AND SEALED BY VICTOR VEGA SANABRIA ON THE DATE INDICATED IN THE SEAL.
 VICTOR VEGA SANABRIA, A.F.T.P. PROFESSIONAL ARCHITECT

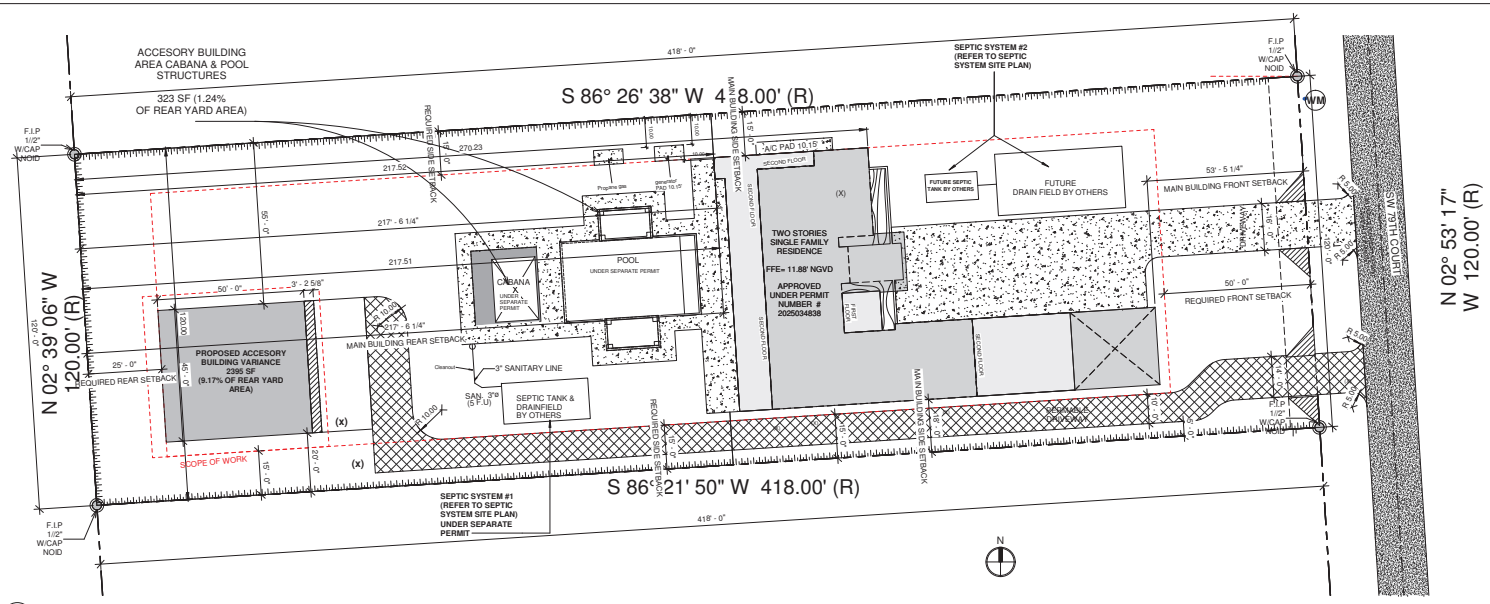
Evelio Garcia's Residence
 5890 SW 9th Ct. Miami, FL 33143

ZONING COMPLIANCE

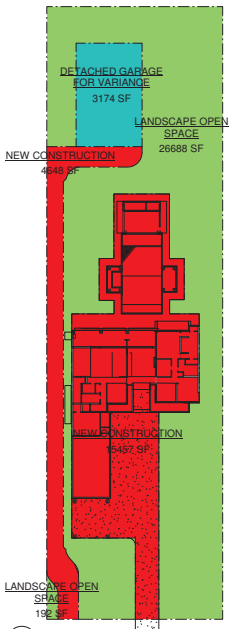
ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS DIVISION.

Project Number:	Issue Date:
Date:	Author:
Drawn By:	Checker:
Scale:	As Indicated:
10/3/2025 3:54:52 PM	

A7.0 Permit Process
 DRWG. NO.



7 FIRST FLOOR PLAN
 Scale: 1" = 20'-0"



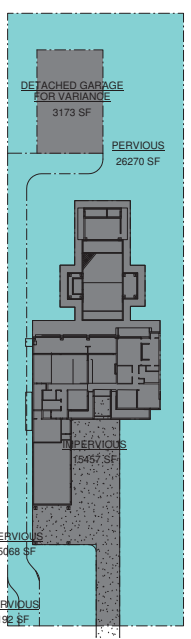
Area Schedule (Landscape open space)		
Name	Area	(Area / Property Gross Area) %
DETACHED GARAGE FOR VARIANCE	3174 SF	6.33%
LANDSCAPE OPEN SPACE	26880 SF	53.59%
NEW CONSTRUCTION	20106 SF	40.08%
Grand total	50160 SF	100.00%

Color Legend

- DETACHED GARAGE FOR VARIANCE
- LANDSCAPE OPEN SPACE
- NEW CONSTRUCTION

PROPERTY GROSS AREA = 50160 SF

6 (01) - Earth
 Scale: 1" = 40'-0"

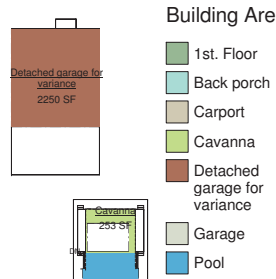


Area Schedule (Lawn vs Impervious)		
Name	Area	(Area / Property Gross Area) %
DETACHED GARAGE FOR VARIANCE	3173 SF	6.33%
IMPERVIOUS	15467 SF	30.82%
PERVIOUS	31520 SF	62.86%
Grand total	50160 SF	100.00%

Color Legend

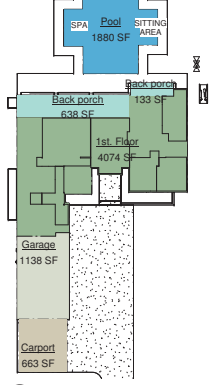
- DETACHED GARAGE FOR VARIANCE
- IMPERVIOUS
- PERVIOUS

5 (01) - Earth
 Scale: 1" = 40'-0"



Building Area Legend

- 1st. Floor
- Back porch
- Carport
- Cavanna
- Detached garage for variance
- Garage
- Pool



1 1ST FLOOR
 Scale: 1" = 20'-0"

PROPERTY GROSS AREA = 50160 SF

GROSS BUILDING AREA MAIN HOUSE (GBA)

In accordance with ANSI/American National Standard Institute SQUARE FOOTAGE - METHOD FOR CALCULATING - ANSI Z390

Number	Name	Finished GBA (air Conditioned)	Unfinished GBA (Balconies & Porches)	Total GBA	(Area / Property Gross Area) %
(01) - EARTH					
1	1st. Floor	3983 SF	4074 SF	8057 SF	16.06%
2	Back porch	638 SF	638 SF	1276 SF	2.54%
3	Garage	1138 SF	1138 SF	2276 SF	4.54%
6	Back porch	133 SF	133 SF	266 SF	0.53%
7	Carport	663 SF	663 SF	1326 SF	2.64%
Grand total					
		3983 SF	2666 SF	6649 SF	13.25%
(02) - 2ND FLOOR					
4	Second floor	3698 SF	3698 SF	7396 SF	14.74%
5	Terrace	902 SF	902 SF	1804 SF	3.61%
		3698 SF	902 SF	4600 SF	9.17%
Grand total					
		7681 SF	3568 SF	11249 SF	22.42%

PROPERTY GROSS AREA = 50160 SF

GROSS BUILDING AREA ACCESSORY (GBA)

In accordance with ANSI/American National Standard Institute SQUARE FOOTAGE - METHOD FOR CALCULATING - ANSI Z390

Number	Name	Finished GBA (air Conditioned)	Unfinished GBA (Balconies & Porches)	Total GBA	(Area / Property Gross Area) %
(01) - EARTH					
1	Cavanna	253 SF	0 SF	253 SF	0.51%
Grand total					
		253 SF	0 SF	253 SF	0.51%

ACCESSORIES BUILDING COVERAGE (UNDER SEPARATE PERMIT)

Rear Yard net area (217.52 X 120) = 26102.4 SF

COVERAGE (CABANA & POOL STRUCTURES)	ALLOWED (5%)	PROPOSED
1305.12 SF	323 (1.24%)	323 (1.24%)
GARAGE VARIANCE	2250 (8.62%)	2250 (8.62%)
TOTAL PROPOSED AREA = 9.86%		

* Apply variance for an addition of 4.6% more of rear yard coverage area allowed