



FINAL AGENDA

Community Zoning Appeals Board 10
 Kendall Village Center, Civic Pavilion, 8625 SW 124 Avenue, Miami, FL
 Tuesday, February 24, 2026 at 6:30 pm

PREVIOUSLY DEFERRED

A.	Z2023000505	Valemar Holding, LLC	23-505	54-39-15	N
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APPEALS

CURRENT

- | | | | | | |
|----|-------------|-------------------------|--------|----------|---|
| 1. | Z2024000094 | Freddy Antonio Caicedo | 24-94 | 54-40-16 | N |
| 2. | Z2025000164 | Eduardo & Evelyn Macias | 25-164 | 54-40-26 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10
MEETING OF FEBRUARY 24, 2026

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

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 P.M., AND
ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

A. VALEMAR HOLDING, LLC. Z2023000505

Area 10/District 11

The applicant seeks approval to rezone the subject property from RU-5 (Residential and Semi-Professional Office District) to RU-4 (50 units per net acre) to permit the development of a four-story, 40-unit multi-family residential building. In conjunction with the rezoning, the applicant requests deletion of a recorded Declaration of Restrictions and a recorded Modification of Declaration of Restrictions that currently limits the property's permitted uses and maximum number of units. The application further seeks approval to reduce the required common open space, allow the building to be located closer to the front property line, and permit off-street parking spaces within 25 feet of the right-of-way along SW 147 Avenue.

(1) DISTRICT BOUNDARY CHANGE from RU-5, Residential-Semi-Professional Office District, to RU-4, High Density Apartment House District.

(2) DELETION of a Declaration of Restrictions, recorded in Official Records Book 21417, Pages 3910-3915, and Modification of Declaration of Restrictions Recorded at Official Records Book 21417, Pages 3910-3915, as recorded in Official Records Book 25570, Pages 4757-4764, both as they apply solely to the Property.

The purpose of this request is to remove restrictions tying the site to specific uses and a limited number of units, thereby allowing the applicant to submit plans for a 40-unit multi-family residential development within a four (4)-story building.

(3) NON-USE VARIANCE to permit 29.67% of common open space (40% required).

(4) NON-USE VARIANCE to permit a front setback of 25' (26'-6" required).

(5) NON-USE VARIANCE to permit off-street parking spaces to setback closer than 25 feet to the right-of-way (not permitted).

Plans are on file with the Department of Regulatory and Economic Resources entitled "Valemar Apartments" as prepared by J. Antonio Rodriguez Tellaheche, Architect, consisting of Sheet A-0.1, date-stamped received October 7, 2025; Sheets A-1.1, A-1.2, A-2.1, G-1.1, G-1.2, and the trash truck route, date-stamped received August 26, 2025; and landscape plan Sheets L-1 and L-2, as prepared by Enrique D. Nunez, ASLA, Landscape Architect, date-stamped received October 30, 2025, for a total of 9 sheets. Plans may be modified at the public hearing.

LOCATION: Lying at the southeast corner of SW 147th Avenue and theoretical SW 28th Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: ±1.41-gross (±1.10-net) Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 through #5.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Deferred from January 27, 2026

1. FREDDY ANTONIO CAICEDO Z2024000094

Area 10/District 10

The application is to permit an existing addition to a single-family residence to be located closer to the rear property line than required by Code.

NON-USE VARIANCE to permit an existing addition to a single-family residence to setback a minimum of 20' (25' required for 50% of the lineal footage of the entire width of the house and 15' required for the balance) from the rear (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Zoning Hearing to Legalize Next Generation Unit", as prepared by Arshad Viqar P.E., dated stamped received 10/15/2025, and consisting of a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 3101 SW 92 Avenue, Miami-Dade County, Florida

SIZE OF PROPERTY: 0.18 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

2. EDUARDO & EVELYN MACIAS Z2025000164

Area 10/District 06

The application is to permit an existing detached pergola to be located closer to the interior side property line than required by Code.

NON-USE VARIANCE to permit an existing detached pergola to setback 7.5' (20' required) from the interior side (east) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Variante (Zoning Hearing to Legalize Detached Pergola)", as prepared by

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

PH: Z23-505

February 24, 2026

Item No. A

Recommendation Summary	
Commission District	11
Applicant	Valemar Holding, LLC.
Summary of Requests	The applicant seeks approval of a district boundary change on the subject property from RU-5 (Residential and Semi-Professional Office District) to RU-4 (50 units per net acre) to permit the development of a four (4)-story, 40-unit multi-family residential building. In conjunction with the rezoning, the applicant requests deletion of a recorded Declaration of Restrictions and a recorded Modification of Declaration of Restrictions that currently limits the property's permitted uses and maximum number of units. The application further seeks approval to reduce the required common open space, allow the building to be located closer to the front property line, and permit off-street parking spaces within 25 feet of the right-of-way along SW 147 Avenue.
Location	Lying at the southeast corner of SW 147th Avenue and theoretical SW 28th Street, Miami-Dade County, Florida.
Property Size	±1.41-gross (±1.10-net) Acres
Existing Zoning	RU-5, Residential and Semi-Professional Office District
Existing Land Use	Vacant
2030-2040 CDMP Land Use Designation	Office/Residential <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, District Boundary Change, Section 33-311(A)(7) General Modification Standards, Section 33-311(A)(4)(b) Non-Use Variance from other than airport regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 through #5.

This item was deferred from the January 27, 2026, meeting of Community Zoning Appeals Board (CZAB) #10 in order to allow the item to be readvertised.

The public hearing on this item was not held.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from RU-5, Residential-Semi-Professional Office District, to RU-4, High Density Apartment House District.
- (2) DELETION of a Declaration of Restrictions, recorded in Official Records Book 21417, Pages 3910-3915, and Modification of Declaration of Restrictions Recorded at Official Records Book 21417, Pages 3910-3915, as recorded in Official Records Book 25570, Pages 4757-4764, both as they apply solely to the Property.

The purpose of this request is to remove restrictions tying the site to specific uses and a limited number of units, thereby allowing the applicant to submit plans for a 40-unit multi-family residential development within a four (4)-story building.

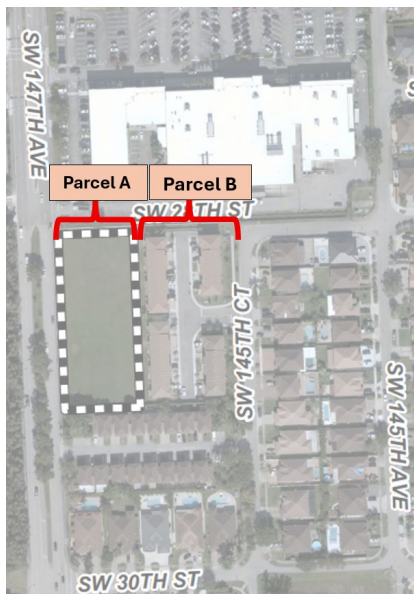
- (3) NON-USE VARIANCE to permit 29.67% of common open space (40% required).
- (4) NON-USE VARIANCE to permit a front setback of 25' (26'-6" required).
- (5) NON-USE VARIANCE to permit off-street parking spaces to setback closer than 25 feet to the right-of-way (not permitted).

Plans are on file with the Department of Regulatory and Economic Resources entitled "Valemar Apartments" as prepared by J. Antonio Rodriguez Tellaheche, Architect, consisting of Sheet A-0.1, date-stamped received October 7, 2025; Sheets A-1.1, A-1.2, A-2.1, G-1.1, G-1.2, and the trash truck route, date-stamped received August 26, 2025; and landscape plan Sheets L-1 and L-2, as prepared by Enrique D. Nunez, ASLA, Landscape Architect, date-stamped received October 30, 2025, for a total of 9 sheets. Plans may be modified at the public hearing.

PROJECT HISTORY AND PROJECT DESCRIPTION:

On April 14, 2003, the subject parcel (Parcel A) was part of a larger ±2.71-acre assemblage consisting of Parcel A and the adjoining parcel to the east (Parcel B) (Folio Nos. 30-4915-091-0010 and 30-4915-096-0001). The assemblage was rezoned to RU-5 (Residential/Semi-Professional Office District) pursuant to Resolution No. CZAB10-10-03 and was subject to a Declaration of Restrictions limiting uses to residential, office, or mixed office/residential and restricting residential density to a maximum of twenty-four (24) townhouse units with private garages. On January 10, 2006, the Declaration was amended pursuant to Resolution No. CZAB10-4-06 to allow non-rental apartments and townhouses.

Below is the Location Map Identifying Parcel A (Subject Property) and Parcel B (Adjoining Parcel to the East):



In August 2006, an Administrative Site Plan Review approved an office building on Parcel A and a 22-unit multifamily development on Parcel B, although only 20 units were constructed. In April 2007, a non-use variance was approved to allow a three-story office building on Parcel A. In January 2021, a substantial compliance determination approved the enclosure of certain common open space areas serving the multifamily development on Parcel B. Despite these approvals, Parcel A remains underdeveloped.

As part of this application, the applicant now seeks approval of a zoning district boundary change from RU-5, Residential/Semi-Professional Office District to RU-4, High-Density Apartment House District, together with the release of the existing Declaration of Restrictions and Modification of Declaration as they apply solely to the subject property. In addition, the applicant seeks companion non-use variances to permit 29.67 percent of common open space where 40 percent is required, allow a front setback of 25 feet where 26 feet 6 inches is required, and permit off-street parking spaces to be located closer than 25 feet from the public right-of-way.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-5; vacant	Office/Residential
North	BU-1A; shopping center/retail	Business and Office
South	RU-5; townhomes	Office/Residential
East	RU-5; multi-family	Office/Residential
West	RU-1MB; vacant land	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The ±1.41-gross (±1.10-net) acres subject parcel is currently vacant and is located at the southeast corner of SW 147th Avenue and theoretical SW 28th Street. The surrounding area consists of a BU-1A zoned shopping center/retail use to the north, RU-5 zoned townhomes to the south and multi-family to the east, and RU-1MB zoned vacant land to the west.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property in order to provide additional housing in this area of the County, which may bring more traffic into the area. Based on memoranda from the departments reviewing this application, staff opines that approval of same will not create any significant traffic or environmental impacts on the surrounding area. Staff notes that the Platting and Traffic Review Section of the Department of Regulation and Economic Resources (RER) indicates in their memorandum that the application does meet the traffic concurrency criteria for an Initial Development Order and will generate approximately 38 PM peak hour vehicle trips. In addition, the traffic distribution of these trips to the adjacent roadways reveals that the new trips do not exceed the acceptable level of services.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated **Office/Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. Uses allowed in the *Office/Residential* category include both professional and clerical offices, hotels, motels, and residential uses. Residential

uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher.

Additionally, a Planning Interpretation Letter dated October 28, 2025, issued under Application No. CL2025000042 and entitled *Expedited Letter of Interpretation re: Folio No. 30-4915-091-0010 in Unincorporated Miami-Dade County*, confirms that the subject property is located within 660 feet of a Major Corridor, SW 147th Avenue, and is designated Office/Residential. Accordingly, the property may be rezoned to permit vertical or horizontal mixed-use development at up to 36 dwelling units per acre (50 units total) and a maximum floor area ratio (FAR) of 1.5, consistent with CDMP provisions governing horizontal mixed-use development along Major Corridors (Response to Question 1). The Planning Interpretation further confirms that the subject property may be developed with up to 72,135 square feet of single-use residential development at the applicable 1.5 FAR, consistent with the aforementioned CDMP provisions. Therefore, the mixed-use development designation applies to the subject property.

The applicant seeks approval of a zoning district boundary change from RU-5 to RU-4. While the RU-4 district permits a maximum residential density of up to 50 dwelling units per net acre, which could theoretically allow up to 55 dwelling units on the subject property, the applicant has proffered a covenant that, among other conditions, limits the residential density to a maximum of 40 dwelling units and requires development in substantial compliance with the plans approved at public hearing.

Therefore, subject to acceptance of the proffered covenant, staff finds that approval of the requested rezoning to RU-4 is **consistent** with the density thresholds established by the CDMP LUP map designation and the interpretative text of the CDMP Land Use Element applicable to **Office/Residential** and **Mixed-Use Development** designation.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change on the subject parcel from RU-5, Residential-Semi-Professional Office District, to RU-4, High Density Apartment House District (request #1). For the reasons stated above and below, staff opines that when the request to rezone the ±1.41-gross (±1.10-net) acres parcel to RU-4 is analyzed under Section 33-311, District Boundary Change, the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County and would be **compatible** with the surroundings when considering the necessity and reasonableness in relation to the present 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 supports the district boundary change and opines that based on the Comprehensive Development Master Plan land use designations of **Office Residential and Mixed-Use Development**, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to RU-4, subject to the acceptance of the proffered covenant is **consistent** with the CDMP designation of the parcel on the CDMP Land Use Plan map, and **compatible** with the natural transition of residential zoning trend of development in the surrounding area.

As noted earlier, the applicant seeks to rezone the subject parcel to RU-4 in order to develop the property with 40 multifamily dwelling units. The submitted plans depict a four (4)-story building with a maximum height of 38 feet 8 inches, which is only 3 feet 8 inches above the 35-foot height limit applicable to the adjacent residential parcels to the east and south and remains below the 45-foot height limit permitted to the north, thereby demonstrating that the proposed development is appropriately scaled and compatible with the surrounding area. The project also provides nine (9) surplus off-street parking spaces, which adequately mitigates any potential parking impacts to the surrounding infrastructure. In addition, the proposed development is designed in compliance with the RU-4 zoning district and incorporates several urban design elements that promote a walkable and well-integrated development pattern, including street-oriented building placement that reinforces the public right-of-way, a continuous internal pedestrian circulation system connecting building entrances, parking areas, bicycle racks, and sidewalks, and the placement of parking areas to the side and rear of the building to minimize their visual impact on the streetscape. The plan further includes ground-floor frontages oriented toward pedestrian areas, clearly defined internal vehicular circulation that does not conflict with pedestrian movement, integrated bicycle facilities, and landscaped buffers and planters that soften paved areas and define outdoor spaces. Accessibility features, including ADA-compliant routes and parking, are fully integrated, while utilities, service areas, and fire access are consolidated and screened, resulting in a compact, functional, and pedestrian-friendly urban design consistent with the Land Use Element of the Comprehensive Development Master Plan (CDMP), included in the Mixed Use Development provisions set forth on pages I-46 and I-47.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. 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 does meet the traffic concurrency criteria for an Initial Development Order and will generate approximately 38 PM peak hour vehicle trips. In addition, the traffic distribution of these trips to the adjacent roadways reveals that the new trips do not exceed the acceptable Level of Service (LOS) on the surrounding roadways. Further, the Department of Regulatory and Economic Resources - Division of Environmental Resources Management (DERM) in their memorandum, indicate that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection. Additionally, the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposed development will have a negative impact on fire rescue services in the area. Furthermore, the memorandum from Miami Dade County Public Schools indicates that it has no objection to this application and that at this time, all levels have sufficient capacity available to serve this application. **Therefore, staff recommends approval of request #1, subject to the Board's acceptance of the proffered covenant, under Section 33-311, District Boundary Change.**

Additionally, the applicant seeks to delete the prior Declaration of Declaration of Restrictions, recorded in Official Records Book 21417, Pages 3910-3915, and Modification of Declaration of Restrictions Recorded at Official Records Book 21417, Pages 3910-3915, as recorded in Official Records Book 25570, Pages 4757-4764, both as they apply solely to the subject property (Parcel

A) (request #2). Staff notes that the existing Declaration of Restrictions restricted the former ±2.71-acre parcel assemblage to be developed with residential, office, or mixed office and residential uses and limited residential density to no more than 24 non-rental apartments and townhouses. Staff further notes that Parcel B, which remains subject to the aforementioned covenants, has been developed with twenty-two (22) multifamily dwelling units and will continue to be regulated by the existing Declaration of Restrictions. The proposed deletion applies exclusively to Parcel A and will not affect the restrictions governing Parcel B.

Staff further notes that the Declaration of Restrictions, originally recorded in 2003 and last modified in 2006, predates significant amendments to the Comprehensive Development Master Plan (CDMP). Those amendments revised the Land Use Element to expressly allow increased residential density along designated Major Corridors through the Mixed-Use Development provisions, reflecting an updated County policy direction that promotes higher-density and corridor-oriented development. Given that the subject property is located along a Major Corridor and is eligible for mixed-use density pursuant to the CDMP, the existing covenant's density limitation is outdated. Accordingly, deletion of the covenant as it applies to Parcel A is advisable to allow development at densities now contemplated and supported by the CDMP, and to further current planning objectives and adopted land use policies. Therefore, when request #2 is analyzed Section 33-311(A)(7), Generalized Modification Standards, staff opines that this request is inexorably intertwined with request #1, which staff supports. Staff further finds that approval of the request to delete the prior covenant as it applies solely to the subject property would be compatible with the area concerned, when considering the necessity and reasonableness of the deletion in relation to the present and future development of the area. **Therefore, staff recommends approval with conditions of request #2 under Section 33-333(A)(7) Generalized Modification Standards.**

Additionally, the applicant seeks ancillary non-use variances for the proposed development, including a reduction in common open space to 29.67 percent where 40 percent is required (Request #3), a front setback of 25 feet where 26 feet 6 inches is required (Request #4), and permission for off-street parking spaces to be located closer than 25 feet to the public right-of-way (Request #5). When analyzed pursuant to Section 33-311(A)(4)(b), *Non-Use Variances From Other Than Airport Regulations*, staff finds that approval of these requests would be compatible with the surrounding area, would not be detrimental to the neighborhood, and would not adversely affect the appearance of the community. The submitted plans depict a four (4)-story building positioned closer to the street, which is appropriate given the property's location along a Major Corridor where a compact, pedestrian-oriented streetscape is encouraged. The reduced setbacks support an active street frontage, enhance walkability, and promote an urban form consistent with corridor development objectives, while the proposed site design, landscaping, and building orientation adequately mitigate potential impacts to adjacent properties.

With respect to the common open space variance, the requested reduction represents approximately 4,964 square feet, or 25.82 percent of the required amount. While this constitutes a measurable reduction, staff notes that the proposed site design preserves functional, usable, and well-distributed common open space areas. Additionally, with respect to the request to permit off-street parking spaces to be located closer than 25 feet to the public right-of-way, staff finds that the variance is necessary to ensure an adequate supply of parking for future residents and visitors. The submitted landscape plans further depict a landscaped buffer and hedge screening the parking areas along the street frontage, thereby minimizing visual impacts. **As such, staff recommends approval with conditions of requests #3 through #5 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted site plans indicate access to the site along SW 147 Avenue. The plans depict a total of 79 parking spaces, where 64 are required, therefore, the parking amounts comply with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 through #5.

CONDITIONS FOR APPROVAL: for requests #2 through #5 only.

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, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Valemar Apartments" as prepared by J. Antonio Rodriguez Tellaheche, Architect, consisting of Sheet A-0.1, date-stamped received October 7, 2025; Sheets A-1.1, A-1.2, A-2.1, G-1.1, G-1.2, and the trash truck route, date-stamped received August 26, 2025; and landscape plan Sheets L-1 and L-2, as prepared by Enrique D. Nunez, ASLA, Landscape Architect, date-stamped received October 30, 2025, for a total of 9 sheets. Except any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the restrictions recorded in Official Records Book 21417, Pages 3910-3915, and Modification of Declaration of Restrictions Recorded at Official Records Book 21417, Pages 3910-3915, as recorded in Official Records Book 25570, Pages 4757-4764, remain in full force and effect on the property that is not the subject of this application.
5. That the applicant submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) as indicated in their memorandum.

Valemar Holding, LLC.

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7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Department of Transportation and Public Works (DTPW) Traffic Engineering Division as indicated in their memorandum.
8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Parks, Recreation and Open Spaces Department (PROS) as indicated in their memorandum.

ES:JB:SS:EA

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Valemar Holding, LLC.
PH: Z23-505

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>
Parks, Recreation and Open Spaces	<i>No objection*</i>
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>Office/Residential (Pg. I-45)</p>	<p><i>Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plandesignated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.</i></p> <p><i>Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively office use of the site. When residential uses are mixed with office uses, the overall scale and intensity, including height and floor area ratio of the mixed-use development shall be no greater than that which would be approved if the parcel was developed in either office use only or residential use only, whichever is higher. Within the Office/Residential category, business uses ancillary and to serve the on-site use(s) may be integrated in an amount not to exceed 15 percent of the total floor area. However, the Office/Residential category does not authorize other business or commercial uses.</i></p> <p><i>The plan recognizes existing strip office development along roadways. Ribbons or strips of office use along roadway frontages are identified along one or both block faces fronting certain roadways. Where only one block face is indicated, this specifically provides that only that block face is intended for office use and is not to suggest that the opposite face is also included. The lateral boundary of the ribbon indicates the extent to which office uses may</i></p>
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ZONING RECOMMENDATION ADDENDUM

Valemar Holding, LLC.
PH: Z23-505

	<p><i>be allowed to expand along the roadway frontage. The depth of the ribbon for office development and other uses permitted by the Office/Residential land use category is more generalized. In general, the depth should be limited to the norm for the strip, but may be approved at such other depth that will provide a logical transition to adjacent uses or accommodate vehicular parking to serve an adjacent use, provided that site planning or design features are used, to furnish compatibility with any adjoining and adjacent residential uses that exist or are designated on the Land Use Plan map, in keeping with the Plan's policies. Extension of the strip depth beyond the mid-block to the frontage of an interior street does not necessarily authorize vehicular access on that interior street, and such access may be prohibited if it would be incompatible with neighboring development. Intervening areas between ribbons along a highway face may be used only for the uses permitted in the designated land use category. Further lateral extension of the ribbon beyond that shown on the Plan map will require a Plan amendment. As indicated in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map", some existing lawful uses and zoning are not specifically depicted on the LUP map. That text, titled Uses and Zoning Not Depicted, applies equally to office uses and zoning</i></p>
<p>Mixed Use Development (Pg. I-46 & I-47)</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. 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.</i></p> <p><i>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</i></p>

ZONING RECOMMENDATION ADDENDUM

Valemar Holding, LLC.
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<p><i>(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.</i></p>		
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
Rapid Transit Activity Corridors		
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

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors 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</i>
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ZONING RECOMMENDATION ADDENDUM

Valemar Holding, LLC.
PH: Z23-505

	<p><i>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 highway.</i></p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
<p>Sec. 33-127. - Districts where parking area permitted between setback line and right-of-way.</p>	<p><i>No parking areas including driveways except for minimum ingress and egress drives in the RU, EU, AU, GU and RU-5 (with the exception of RU-5A), Districts shall be located closer than twenty-five (25) feet to an official right-of-way except parking areas for single-family, two-family, three- and four-unit apartment uses.</i></p>
<p>Sec. 33-211. - Apartment setback requirements</p>	<p><i>The setbacks shall be as follows:</i></p> <p style="padding-left: 40px;"><i>(1) Front setback. For structures not exceeding thirty-five (35) feet in height, the minimum setback shall be twenty-five (25) feet; for structures over thirty-five (35) feet in height the setbacks shall be increased by forty (40) percent of the additional height provided, however, that the required front setback shall not exceed fifty (50) feet.</i></p>
<p>Sec. 33-216. - Open space.</p>	<p><i>On each lot there shall be provided an open space equal to a minimum of forty (40) percent of the total lot area. Said open space shall be unencumbered with any structure or off-street parking, and shall be landscaped and well maintained with grass, trees, and shrubbery, excepting only areas used as pedestrian walks and ingress and egress drives provided that such drives shall not exceed the minimum width required to serve the parking area.</i></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

VALEMAR HOLDING, LLC/ALVAREZ, JOSE N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2023000505

DATE

HEARING NUMBER

FOLIO: 30-4915-091-0010

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

July 28, 2025

NEIGHBORHOOD REGULATIONS:

Case No. 202403004068 was opened on 12/07/2024. Citation **T126001** was issued on 12/07/2024 for "FAILURE TO REMOVE SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS AS STATED IN 19-14(A)(2), TO WIT: A PILE OF TREE TRIMMINGS, DEBRIS, AND SHOPPING CARTS WAS OBSERVED ON THE SW CORNER OF THE LOT." Citation T126001 was paid on 01/17/205 and compliance met on 03/05/2025. A settlement payment was received on 03/28/2025. **Case is closed.**

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

VALEMAR HOLDING LLC/ALVAREZ, JOSE

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: September 18, 2025

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

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

Subject: Z2023000505-4th Review
Valemar Holding, LLC
SW 147th Avenue and SW 28th Street
DBC from RU-5 to RU-4M to develop a residential development
(RU-5) (1.4 acres)
15-54-39

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

Wellfield Protection

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

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

According to DERM records, public water and public sanitary sewers are currently abutting the subject property. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas. Please note that this development will need to obtain water and sanitary sewer extension permits prior to DERM 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 DERM to allow an alternative means of domestic wastewater disposal.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawing for the sewer extension permit required for connection to the abutting force main will need to be approved by Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER prior to approval of final development orders.

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 DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

Please be advised, RER-Environmental Plan Review 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

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

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

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 Interim travel time contour of the West 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

Wetlands Resources

The subject property does not currently contain wetlands as defined by section 24-5 of the Code. Therefore, it is anticipated that a Class IV permit will not be required for this property.

Please be advised that the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045) may require permits for the proposed project. It is the applicant's responsibility to contact these agencies. Please contact Jackelyn Alberdi at Jackelyn.alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Tree Preservation

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

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: October 20, 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 - Valemar Holdings
Application No. Z2023000505 - Revision # 4

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

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

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: Valemar Holdings

Location: The proposed project is located on approximately 1.10 net acres on the east side of SW 147th Avenue, approximately 80 feet north of SW 29th Terrace with Folio No. 30-4915-091-0010, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a district boundary change from RU-5 (Residential-Semi-Professional Office District) to RU-4 (High-Density Apartments House District) in order to develop the property with a 4-story multi-family Apartment development consisting of 40 dwelling units.

The estimated total water demand for the proposed project will be 5,400 gallons per day (gpd).

Please note that the subject property has a 10 feet Utility Easement within and along the northern, western, and southern boundary of the property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

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

The subject property is connecting to WASD water system for the first time. The developer may connect to any of the followings:

1. An existing 16-inch water main (E3742-4) along SW 147th Avenue, abutting the western boundary of the property.

2. An existing 12-inch water main (E11201-1) within a WASD easement, close to the northern boundary of the property.

The developer is responsible for obtaining access to the existing water system either by Right-of-Way (R/W) dedication and/or an easement.

Any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.

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

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

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. 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 South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

The subject property is connecting to WASD sewer system for the first time. There is an existing 8-inch gravity sewer (ES7835-1) within a WASD easement close to the northern boundary of the property, to where the developer may connect to provide sewer service to the proposed development. Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant request connection to the sewer infrastructure.

The developer is responsible for obtaining access to the existing sewer system either by R/W dedication and/or an easement.

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 (P.S.) No. 241 and P.S. No. 536. Both pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for said pump stations.

P.S. No. 241

Existing NAPOT: 2.76 hrs.

Proposed Development: 5,400 gpd

Proposed Projected NAPOT: 3.01 hrs.

P.S. No. 536

Existing NAPOT: 5.74 hrs.

Proposed Development: 5,400 gpd

Proposed Projected NAPOT: 5.74 hrs.

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

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

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

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

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

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

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

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

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

Memorandum



Date: October 1, 2025

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

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

Subject: Z2023000505
Name: Valemar Holding, LLC
Location: Southwest Corner of SW 147 Avenue and SW 28 Street
Section 15 Township 54 South Range 39 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Tract A, Plat Book 169, Page 55.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **38 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9825	SW 147 Avenue south of SW 24 Street	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: October 09, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z20230000505

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 10/01/2025. Fire Department set up site equivalency must be requested and approved by the Fire Marshal prior to approval of the site access permit.

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

Memorandum



Date: Monday, November 17, 2025

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

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

Subject: Review of Z2023000505
Applicant Name: Valemar Holding, LLC

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

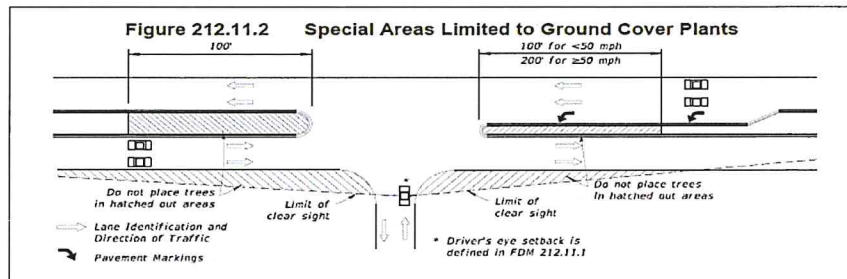
PROJECT LOCATION:

The property is located at the southwest corner of the intersection of SW 147th Avenue and SW 28th Street in unincorporated Miami-Dade County.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

1. According to the Letter of Intent (LOI), the applicant is proposing to construct a four-story multi-family apartment building with 40 dwelling units. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. Please ensure compliance with the latest FDOT FDM Manual, Section 212.11.6, which specifies that trees may not be placed within the hatched areas of the sight triangles, as illustrated in the figure below.



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

RODRIGUEZ, IVAN M

From: RODRIGUEZ, IVAN M
Sent: Tuesday, March 11, 2025 2:52 PM
To: j.marioalvarez@icloud.com; Alberto.Torres@hklaw.com
Cc: Simon, Nathaly; Garcia, Jeannette C.; Concurrency Management; Stillings, Noel (RER); HERRERA, ANA I; Connally, Ronald (RER)
Subject: School Concurrency Determination for Valemar Holding, LLC (Z2023000505) (SP3024041700424)
Attachments: Valemar Holding, LLC (Z2023000505) (SP3024041700424).pdf

Dear Applicant,

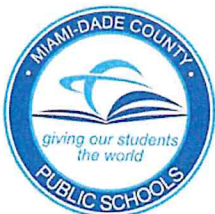
We have processed your request to extend the school concurrency capacity reservation for the above-referenced application, under Master Concurrency Number MA3024041700424. The school capacity reservation for this Site Plan application will expire on March 6, 2026.

Concurrency reservation may be extended for additional one-year periods, provided 1) Miami-Dade County confirms the application is still valid; 2) you request an extension at least 120 days prior to the expiration date, via email address concurrency@dadeschools.net, and 3) the total reservation period does not exceed six years from the original effective date of this certificate.

Failure to request an extension at least 120 days prior to the expiration date will result in revocation of the reservation, and a new application must be submitted. Extensions will be granted, upon payment of the corresponding review fee and acknowledgement from the local government. The reservation period may not exceed the term of the development approval issued by Miami-Dade County.

Should you have any questions, please feel free to contact us at 305-995-7285.

Thank you.
Best Regards,



Ivan M. Rodriguez

Director
Growth Management
Office of Governmental Affairs & Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4501



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination

MDCPS Application Number: **SP3024041700424** Local Government (LG): **Miami-Dade**
 Date Application Received: **4/17/2024 10:59:38 AM** LG Application Number: **Z2023000505**
 Type of Application: **Site Plan** Sub Type: **Redevelopment**

Applicant's Name: **Valemar Holding, LLC**
 Address/Location: **The southeast corner of SW 147 Ave and SW 28 Street**
 Master Folio Number: **3049150910010**
 Additional Folio Number(s):

PROPOSED # OF UNITS **40**

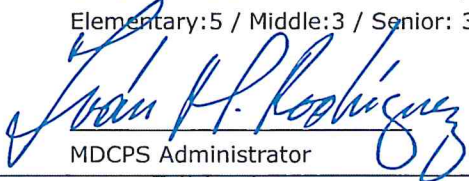

SINGLE-FAMILY DETACHED UNITS: **0**

SINGLE-FAMILY ATTACHED UNITS: **0**

MULTIFAMILY UNITS: **40**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
2261	GREENGLADE ELEMENTARY	281	5	5	YES	Current CSA
6901	W R THOMAS MIDDLE	448	3	3	YES	Current CSA
7051	G HOLMES BRADDOCK SENIOR	1448	3	3	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
*An Impact reduction of 33.68% included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number: MA3024041700424	Total Number of Units: 39
Issue Date: 3/6/2025 4:00:36 PM	Expiration Date: 3/6/2026 4:00:36 PM
Capacity Reserved: Elementary:5 / Middle:3 / Senior: 3	
 MDCPS Administrator	 MDCPS Authorized Signature

Memorandum



Date: September 3, 2025

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

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

Subject: Z2023000505– Valemar Apartments v2 (based on revised plans submitted 8/26/25)

Applicant Name: Rafael E. Ramon on behalf of Valemar Holding, LLC

Project Location: The property consists of approximately 1.4-Acres and the property is located at the southwest corner of SW 147th Avenue and SW 28th Street, in unincorporated Miami-Dade County (Folio No.: 30-4915-091-0010).

Proposed Development: The applicant seeks a zoning hearing for a proposed district boundary change from RU-5 (Residential- Semi-Professional Office District) to RU-4 (High-Density Apartment House District), (2) the release of a Declaration of Restrictions recorded in Official Record Book 21417, Pages 3910-2915, and (3) modification of those restrictions as it applies to the property, and (4) the approval of development plans for a four story multi-family apartment development consisting of 40 units. Additionally, the applicants seeks several non-use variances to (1) allow the Site Plan to provide 29.67% of common open space instead of the required 40% under RU-4 zoning regulations; (2) allow a front setback of 25' where 26'-6" is required; and (3) allow off-street parking spaces to setback closer than 25 feet to right of way.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 2 are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A.

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

NAME	ADDRESS	CLASS	ACRE	TYPE
BENT TREE PARK	13850 SW 47 ST	Neighborhood park	5.68	Local
BIRD BASIN PARK	2080 SW 157 AVE	Neighborhood park	9.88	Local
BIRD LAKES PARK	14365 SW 48 LN	Community park	9.29	Local
CENTRAL WEST BASIN LINEAR PARK	NW 12 ST TO SW 6 ST ALONG 136 CT	Neighborhood park	22.17	Local
CORAL WAY MINI PARK	12100 CORAL WAY	Mini-park	0.13	Local
EDEN LAKES PARK	4751 SW 162 AVE	Neighborhood park	10	Local
INTERNATIONAL GARDENS PARK	12321 SW 18 TERR	Neighborhood park	5.38	Local
MCMILLAN PARK	6125 SW 133 AVE	Community park	20.5	Local
MEDITATION PARK	SW 42 ST AND 120 AVE	Mini-park	0.29	Local
MILLERS POND PARK	13350 SW 47 ST	Community park	13.07	Local
ROYALE GREEN PARK	13000 SW 45 LN	Neighborhood park	5.09	Local
SOUTHERN ESTATES PARK	12199 SW 34 ST	Neighborhood park	13.21	Local
TAMIAMI LAKES PARK	13220 SW 18 ST	Neighborhood park	4.95	Local
TAMIAMI TRAIL PARK	12760 SW 6 ST	Neighborhood park	4	Local

TREE ISLAND PARK AND PRESERVE	14800 SW 10 ST	Community park	120	Local
WEST KENDALE LAKES PARK	6400 KENDALE LAKES DR	Neighborhood park	5.02	Local
WESTWIND LAKES PARK	6805 SW 152 AVE	Community park	20.74	Local
WESTWIND LAKES TR A	SW 64 ST AND 157 AVE	Neighborhood park	10.48	Local
WESTWIND LAKES TR FP2	SW 148 AVE AND 65 TERR	Neighborhood park	2.95	Local
WESTWIND LAKES TR G	SW 63 ST AND 152 AVE	Neighborhood park	4.92	Local
WESTWIND LAKES TR GP1	SW 60 ST AND 151 AVE	Neighborhood park	5.46	Local
WESTWIND LAKES TR GP2 LINEAR PARK	<Null>	Neighborhood park	<Null>	Local
ZELDA GLAZER SOUNDSCAPE PARK	<Null>	Community park	<Null>	Local

Impact and Demand: The proposed development includes a total of 40 Multi-Family dwelling units. The proposed residential units would generate a residential population of 88 people resulting in an estimated impact of 0.24-acres of local parkland when analyzed using Miami-Dade County’s minimum Level of Service standard for the provision of local recreation open space. As shown in Table A, there are several Miami-Dade County provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area. The project site is in PBD 2, which currently meets park concurrency requirements.

Recommendations: PROS offers the following recommendations:

- PROS recommends that the applicant provide additional recreational amenities and open space as the project allows; such as, dog waste stations, outdoor seating areas, barbeque areas.
- The proposed development is within a half-mile radius to Zelda Glazer Soundscape Park and Tree Island Park and Preserve, PROS recommends wayfinding signage directing residents to local parks.
- Considering the applicant’s non-use variance request to reduce open space requirements to 29% instead of 40%, PROS suggests that the applicant provide an accessible roof-top amenity space for residents.
- PROS recommends that the applicant install all planting material as mature as feasible to offset the urban heat island effect and provide a more walkable area as per the Great Streets Vision identified in the Miami-Dade County Open Space Master Plan (OSMP).

These recommendations are based on the following Recreation and Open Space objective in the Comprehensive Development Master Plan (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.

ROS-3B

The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network

Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

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 and recommendations described herein **PROS has no objections to this application.** Should you have any questions, or if you need any additional information or clarification on this review, please contact Alexandra Dreybus, Park Planner II, by e-mail at alexandra.dreybus@miamidade.gov.

AZ: at ad
Attachment



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

January 5, 2026

Mr. Alberto J. Torres
Land Use Consultant
Holland & Knight
701 Brickell Ave., Suite 3300
Miami, FL 33131

Subject: Corrected* Expedited Letter of Interpretation re. Folio No. 30-4915-091-0010 in Unincorporated Miami-Dade County (Subject Property)

Dear Mr. Torres:

This letter is in response to your October 14, 2025, request (paid October 21, 2025) for an expedited interpretation of Miami-Dade County's Comprehensive Development Master Plan (CDMP) as it applies to the ±1.4-acre Subject Property, which was previously the subject of a September 22, 2023, CDMP Letter of Interpretation (CL23-36). Specifically, you ask for an updated saturation analysis to determine: 1) the maximum residential density and floor area ratio (FAR) permitted on the Subject Property under the CDMP's Mixed-Use provisions (Question 1), and; 2) whether a single use residential development on the Subject Property could comply with CDMP provisions for horizontal mixed-use development along Major Roadway Corridors (Question 2).

The Subject Property is located within 660 feet of a Major Corridor, SW 147 Avenue, is designated Office/Residential, and may thereby be rezoned for vertical or horizontal mixed-use development at up to 36 units an acre (50 units)/1.5 FAR in accordance with CDMP provisions for horizontal mixed-use development along Major Corridors (Question 1). In response to Question 2, the Subject Property may be developed with up to 72,135 sq. ft. of single use residential development at the applicable 1.5 FAR, in accordance with the afore-mentioned CDMP provisions.

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 October 14, 2025, letter. If you have any questions regarding this review, please contact me at (305) 375-2835 or Jerry.Bell@miamidade.gov.

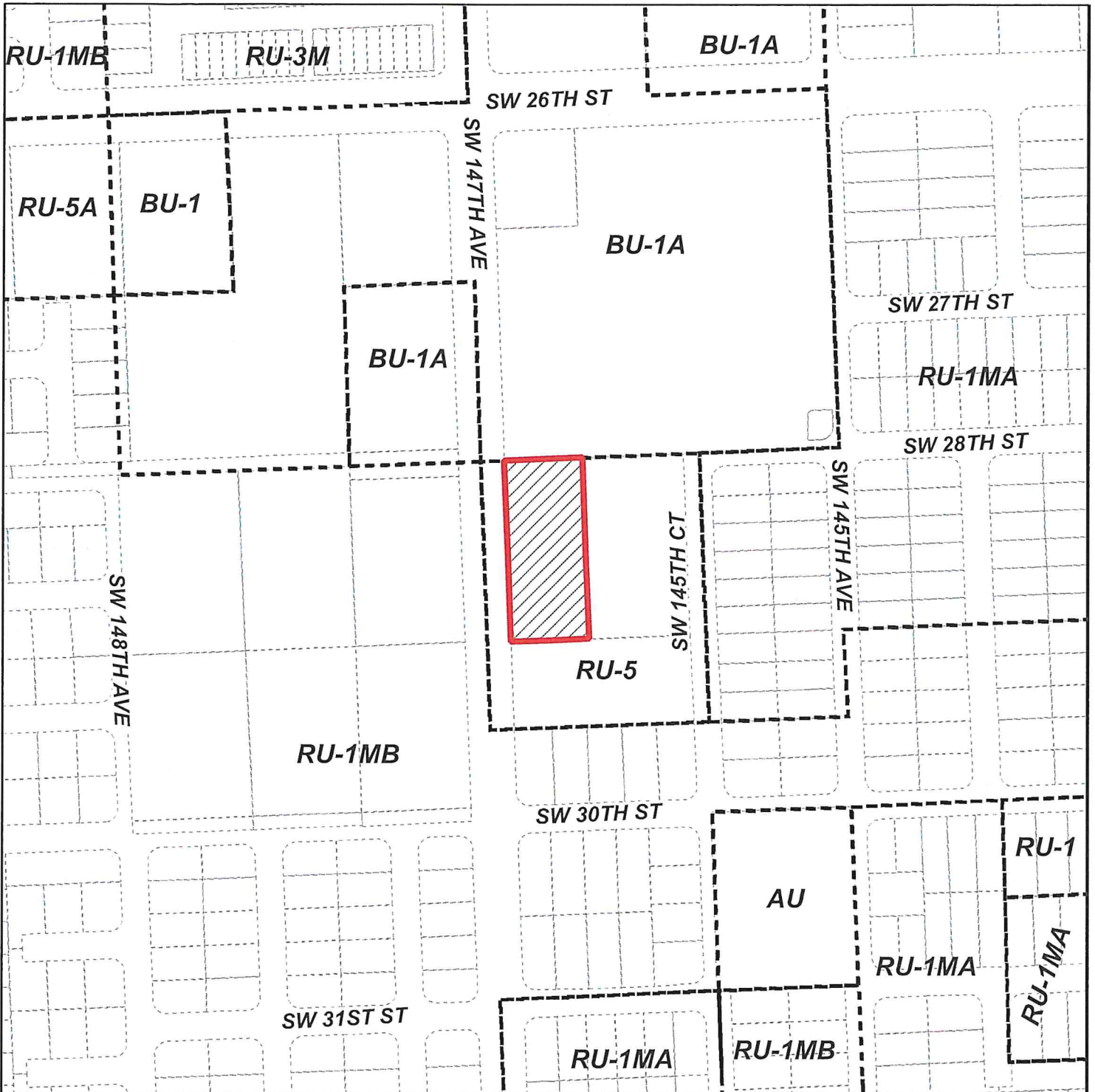
Sincerely,

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

Jerry Bell, AICP
Assistant Director for Planning

JB/gr/rd/jb

*A scrivener's error was corrected to show ±1.4 acres instead of ±1.104 acres.




MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000505

Section: 15 Township: 54 Range: 39
 Applicant: Valemar Holding, LLC
 Zoning Board: C10
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



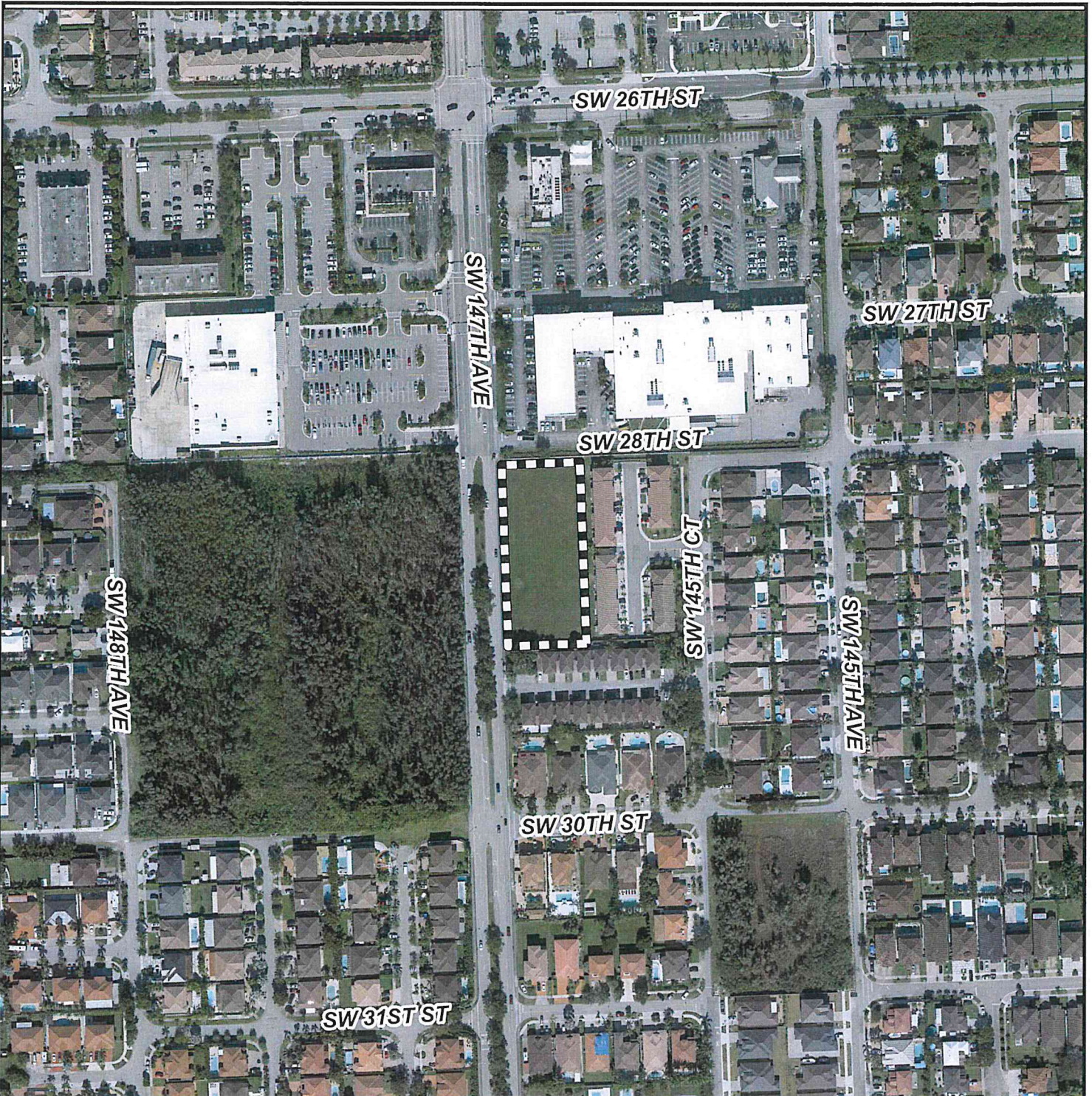
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, December 22, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000505

Legend
 Subject Property

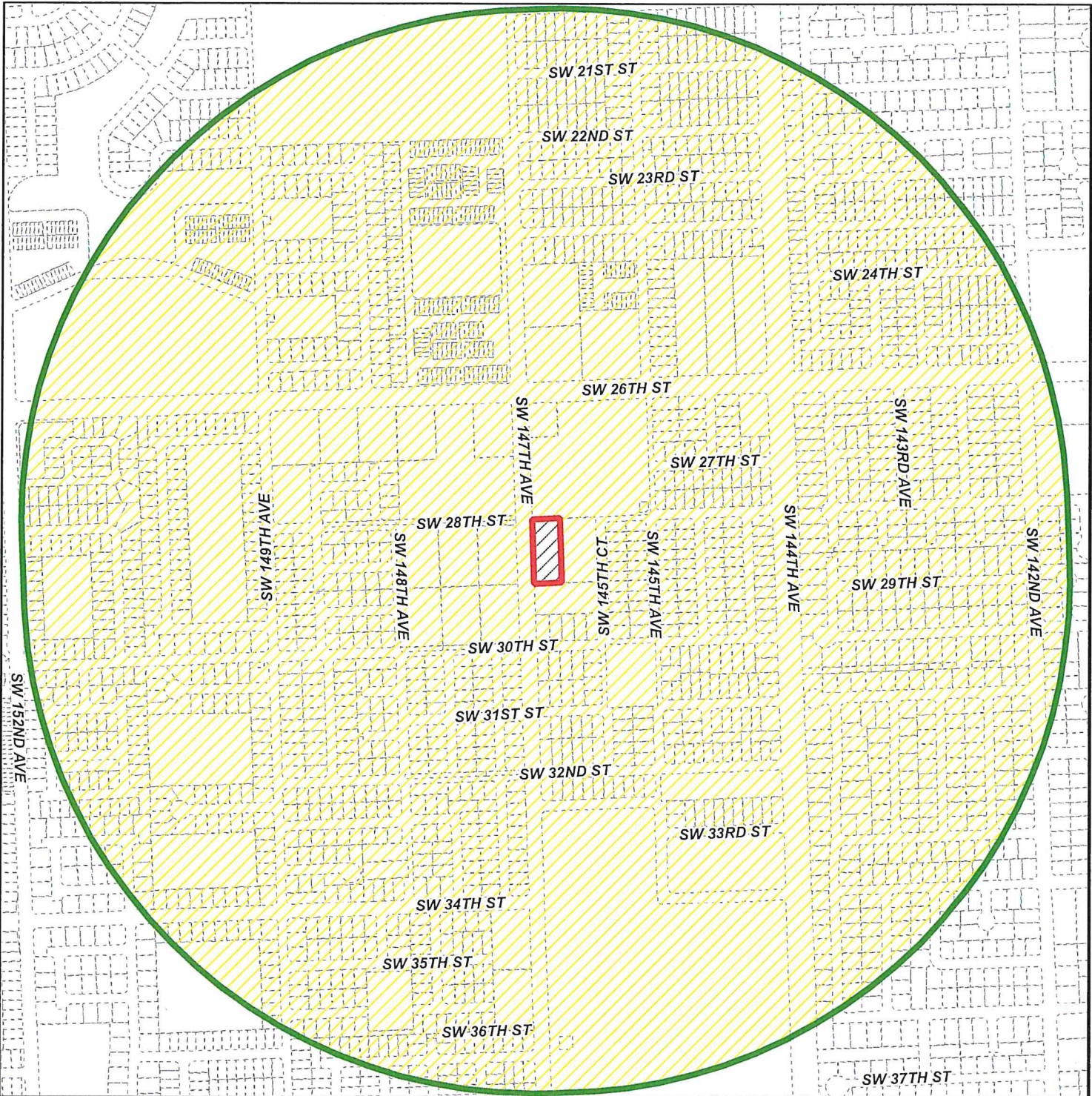


Section: 15 Township: 54 Range: 39
 Applicant: Valemar Holding, LLC
 Zoning Board: C10
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, December 22, 2023

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 15 Township: 54 Range: 39
 Applicant: Valemar Holding, LLC
 Zoning Board: C10
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000505
 RADIUS: 2640

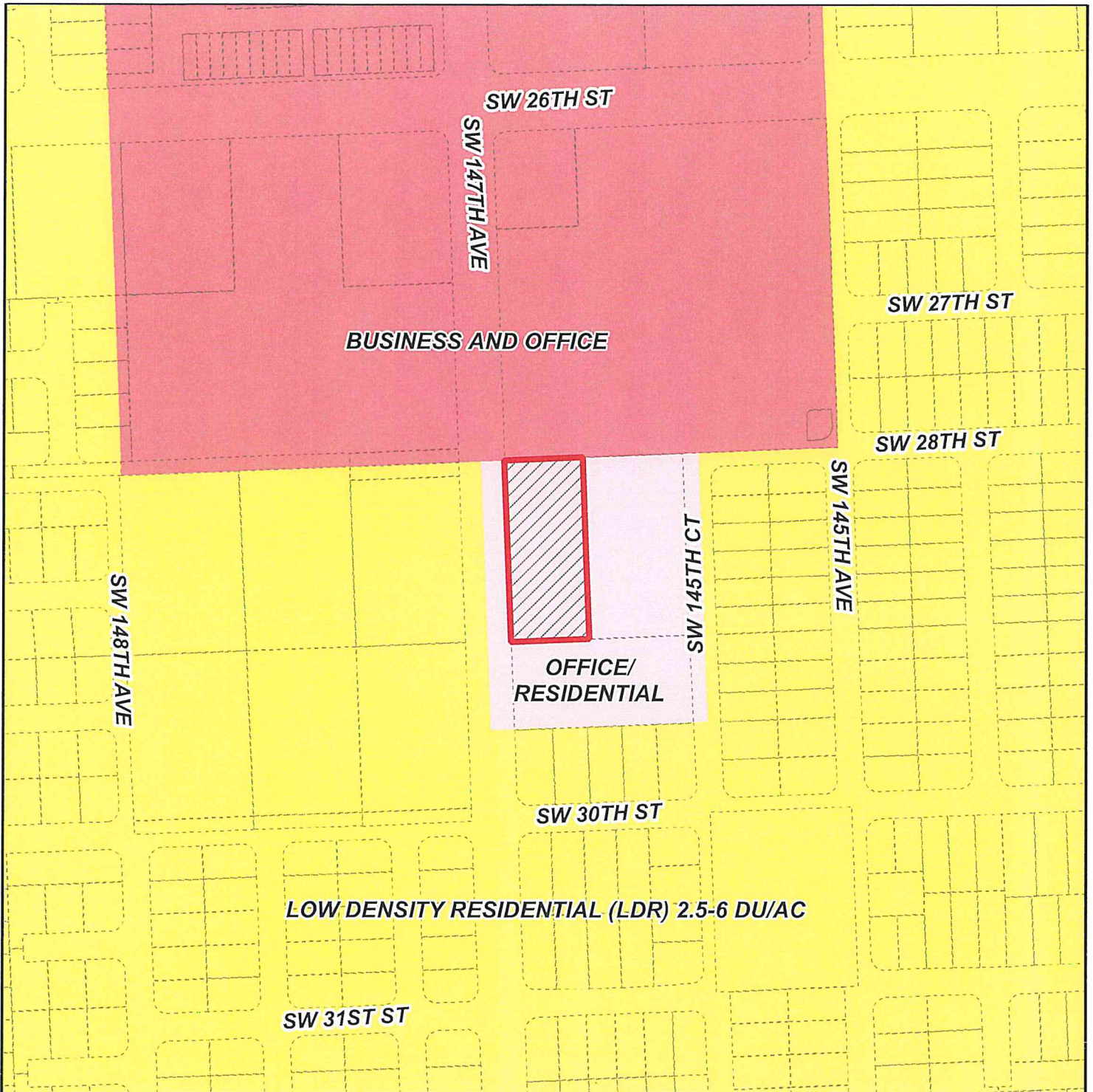
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, December 22, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000505

Section: 15 Township: 54 Range: 39
 Applicant: Valemar Holding, LLC
 Zoning Board: C10
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



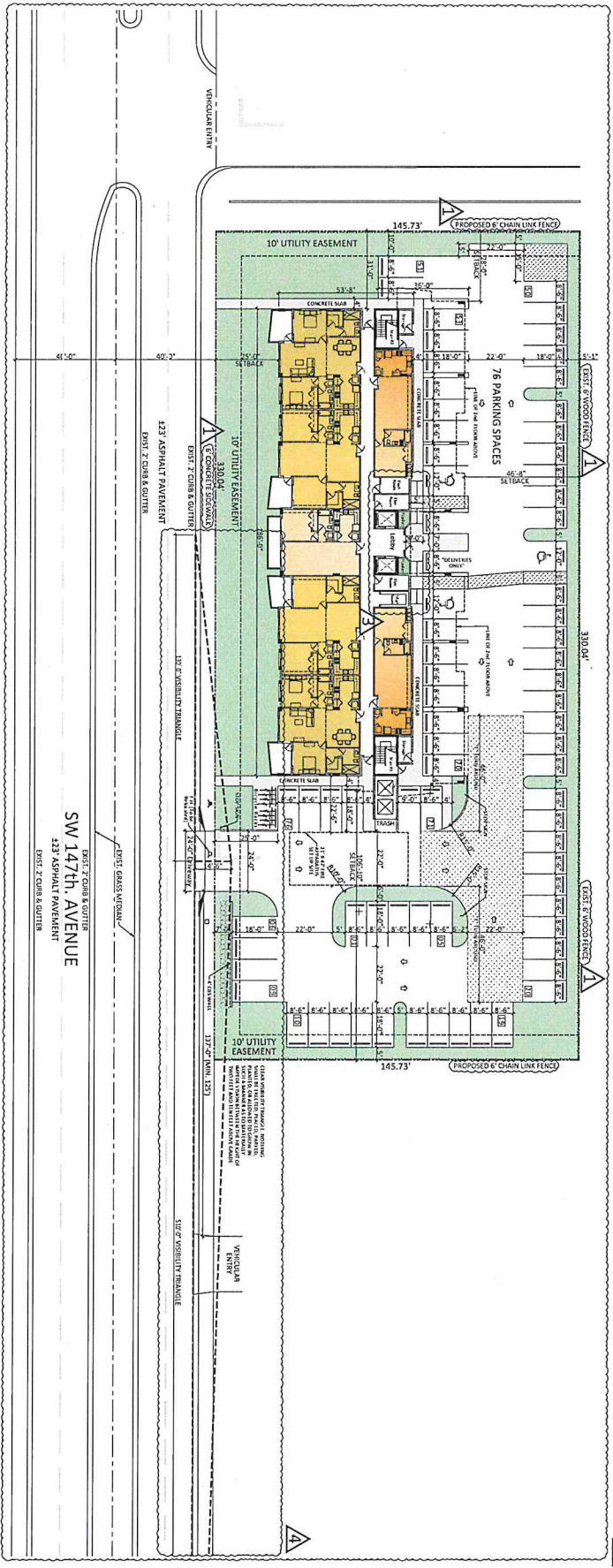
Legend

 Subject Property Case



SKETCH CREATED ON: Friday, December 22, 2023

REVISION	DATE	BY



SITE SIGNAGE & SPECIAL AMENITIES

1. TWO DOG WASTE STATIONS SHALL BE INSTALLED ONE AT EACH END OF THE FRONT LANDSCAPE AREA.
2. A WANDERING SIGN SHALL BE ADDED DIRECTING RESIDENTS TO DOG PARKS.

NOTE

NO FEDERAL FUNDS ARE BEING USED AND THEREFORE PROJECT IS EXEMPT FROM THE REQUIREMENTS OF HUD SECTION 504 REGULATIONS. THE PROJECT DESIGN SHALL BE IN ACCORDANCE WITH THE ADA DESIGN GUIDE.

CROSS SLOPES

ALL CROSS SLOPES ALONG ACCESSIBLE ROUTES, ACCESSIBLE RAMPS, ACCESSIBLE ASILES, COMMON AREAS AND ACCESSIBLE PARKING SPACES SHALL BE A MAXIMUM OF 1:50. ALL RUNNING SLOPES OF RAMPS, WHICH SHALL BE 1:12 MAXIMUM.

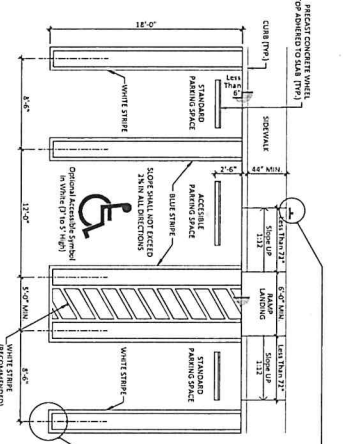
PREPARER'S STATEMENT:

TO THE BEST OF OUR KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY, IN ACCORDANCE WITH CHAPTER 633 FLORIDA STATUTES.

NOTES TO FIRE DEPARTMENT

AERIAL APPARATUS SET UP SITE ON THE LONG (EAST) SIDE OF THE BUILDING IS NOT FEASIBLE, AN EQUIVALENCY A SOLUTION SHALL BE ADOPTED, AS FOLLOWS:

1. STAIRS WIDTH OF 48 INCHES SHALL BE PROVIDED.
2. ENCLOSED 1-HR FIRE RATED ELEVATOR LOBBIES AND DOORS SHALL BE PROVIDED.
3. MINIMUM CLEARANCE BETWEEN UNITS SHALL BE 1-HR AREAS SHALL BE 2-HR MINIMUM.
4. FIRE SEPARATION BETWEEN UNITS AND COMMON AREAS SHALL BE 2-HR MINIMUM.
5. ALL CONCRETE WALLS SHALL BE CONSTRUCTED OF CONCRETE BLOCKS AND/OR POURED CONCRETE.
6. FULL SMOKE DETECTION SHALL BE PROVIDED IN COMMON AREAS.
7. COMPANION SIGN SHALL BE PLACED AT THE AREA WHERE THE TURN AROUND IS SHOWN ON THE SITE PLAN.



A HANDICAPPED & TYPICAL PARKING STALL

SITE PLAN

VALEMAR APARTMENTS
 SW 147th AVENUE,
 MIAMI, FLORIDA 33175

1. ANTONIO RODRIGUEZ
 Architect
 11111 SW 15th Avenue
 Suite 1000
 Miami, Florida 33187
 Tel: (781) 262-1455
 Email: antonio@rodri.com

Project Manager/Designer:
 NEDU WANI 19420

Date: 02/17/2025
Scale: AS SHOWN
Block Comment: 002/25/2025
The Owner's Comment: 002/25/2025
Public Work Comment: 02/19/2025

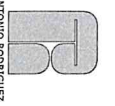
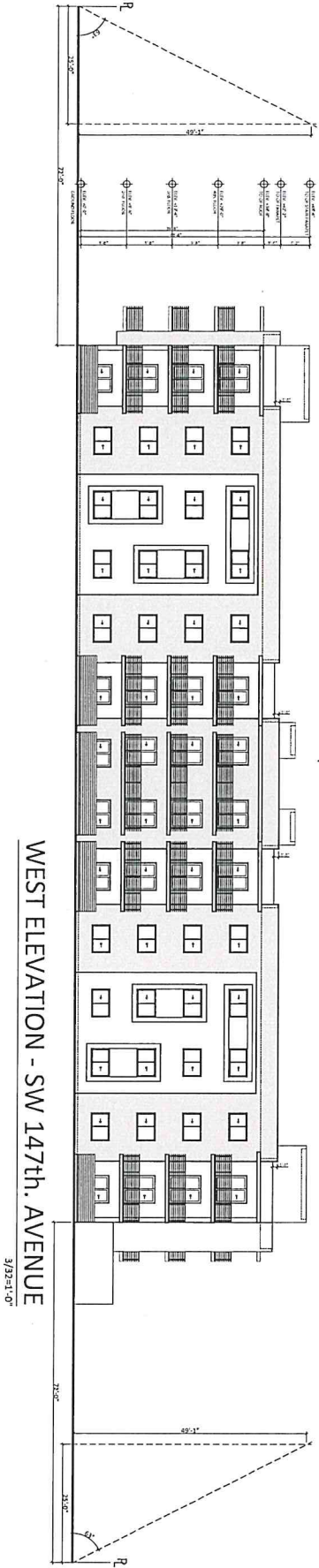
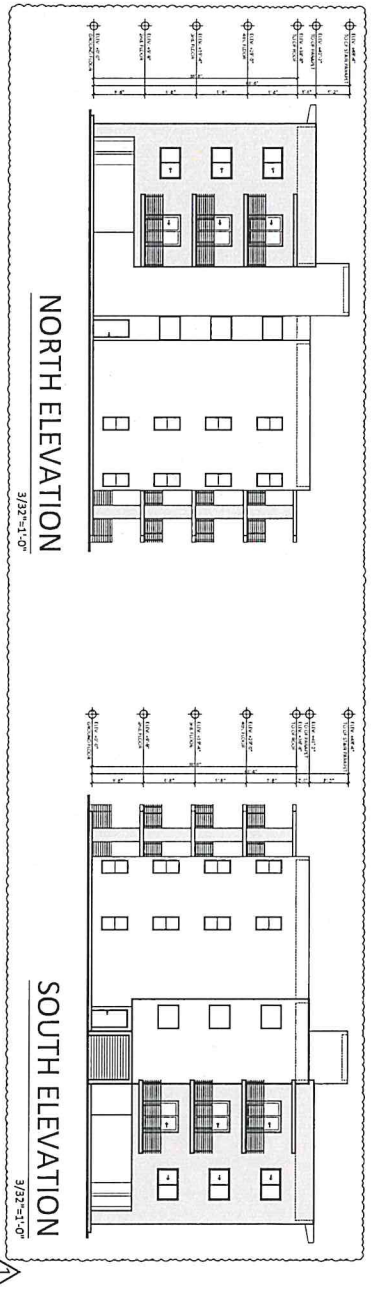
1. ANTONIO RODRIGUEZ
 Architect
 11111 SW 15th Avenue
 Suite 1000
 Miami, Florida 33187
 Tel: (781) 262-1455
 Email: antonio@rodri.com

Project Manager/Designer:
 NEDU WANI 19420

Date: 02/17/2025
Scale: AS SHOWN
Block Comment: 002/25/2025
The Owner's Comment: 002/25/2025
Public Work Comment: 02/19/2025

SITE PLAN

A-0.1



1. ANTONIO RODRIGUEZ
TELLAHERCHE
 Architect
 2000 Biscayne Blvd, Suite 1000
 Miami, FL 33132
 Phone: (305) 375-2014
 Fax: (305) 375-2014
 Email: ar@tellaherche.com
 Project Manager/Designer:
NEIDY MAR PRADO
 Issue Date: 01/27/2025
 A: BIDD COMMENT

VALEMAR APARTMENTS
 SW 147th AVENUE,
 MIAMI, FLORIDA 33175



THIS PLAN HAS BEEN PREPARED BY AN ARCHITECT REGISTERED IN THE STATE OF FLORIDA. IT IS HEREBY CERTIFIED THAT THE ARCHITECT HAS REVIEWED THE DRAWINGS AND IS NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO ANY OTHER PARTY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HERSELF. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN, NOR DOES THE ARCHITECT WARRANT THAT THE INFORMATION PROVIDED HEREIN IS COMPLETE OR THAT IT WILL BE USED FOR ANY OTHER PURPOSE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HERSELF.

Sheet Title: **ELEVATIONS**

DATE	DESCRIPTION
01/27/2025	ISSUE
01/27/2025	BIDD COMMENT

Scale: 3/32" = 1'-0"

VALEMAR APARTMENTS

ZONING LEGEND

PROPERTY ADDRESS: VACANT LOT SW 147th AVENUE AT SW 28th STREET. FOLIO = 30-4913-093-0010	
LOT SIZE: NET AREA = 48,060 S.F. (1.10 ACRES) ACCORDING TO SURVEY GROSS AREA = 61,261 S.F. (1.41 ACRES)	
COMP DESIGNATION = OFFICE / RESIDENTIAL A	
MAX. DENSITY	REQUIRED 1.1 ACRES x 50 UNIT/AC = 55 UNITS
MAX. LOT COVERAGE	PROPOSED 40 UNITS
MAX. HEIGHT	14,356.40 S.F. (29,83%) 4 STORIES 38'-8"
F.A.R.	48,060 S.F. x 1.00 = 48,060 S.F. (99.14%) 47,648.77 S.F. (99.14%)
SETBACKS	
FRONT	25' (Up 35') + 40% of Difference = 38.67'-3.5" = 25' + 3.67' x 0.40 = 26'-6"
REAR	26'-6"
INTERIOR SIDE	25'-0"
BACK	25'-0"
RIGHT	25'-0"
LEFT	25'-0"
PARKING REQUIREMENTS	REQUIRED 1.75 x UNIT = 1.75 x 26 = 28 SPACES 1.50 x UNIT = 1.50 x 24 = 36 SPACES TOTAL REQUIRED = 64 SPACES
2 BED 1 BED	PROVIDED 73 SPACES
Min./Handicapped	51 TO 75 = 3 SPACES A 3 SPACES
BICYCLE SPACES	51 TO 100 PARKING SPACES = 8 8 SPACES
OPEN SPACE AREA	A
MIN./40%	48,060 S.F. x 0.40 = 19,224 S.F. (14,280 S.F. (29.67%))
TREES	(SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 18-21) A

DRAWING INDEX	
SHEET NO.	SHEET NAME
6-1.1	GENERAL
6-1.2	ZONING INFORMATION
6-1.3	ZONING DIAGRAMS
6-1.4	ARCHITECTURAL
6-1.5	SITE PLAN
6-1.6	GROUND FLOOR PLAN
6-1.7	ELEVATION
6-1.8	LANDSCAPE
6-1.9	LANDSCAPE PLAN
6-1.10	CHART, NOTES & DETAILS

BUILDING INFORMATION	
1 BED APARTMENTS	24 UNITS
2 BED APARTMENTS	16 UNITS
TOTAL APARTMENTS	40 UNITS

CROSS SLOPES
ALL CROSS SLOPES ALONG ACCESSIBLE ROUTES, ACCESSIBLE RAMPS, ACCESSIBLE AREAS, COMMON AREAS AND ACCESSIBLE PARKING SHALL BE A MAXIMUM OF 1:50. ALL RUNNING SLOPES OF STAIRS SHALL BE 1:20 MAXIMUM, EXCEPT FOR RAMPS, WHICH SHALL BE 1:12 MAXIMUM.

PREPARED'S STATEMENT:
TO THE BEST OF OUR KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE THE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY, IN ACCORDANCE WITH CHAPTER 89B, FISHING STATUTES.

- NOTES:**
- CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS SHOWN.
 - THIRDS SHALL BE 1/2" MAXIMUM DIFFERENCE AT ALL EGRESS DOORS.
 - OUTDOOR APPROACHES TO ALL STAIRS SHALL BE SLOPED DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACE IN COMPLIANCE WITH F.S.C. 1011.7.
 - PROVIDE MAX. 2" DIFFERENCE ALONG ACCESSIBLE ROUTES.

BASE FLOOD ELEVATION:
ACCORDING TO THE SURVEY PREPARED BY E.A. BROWNE & ASSOCIATES, INC. REQUIRED LAND SURVEYOR NO. 2891.
ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) BASED BEING A 7"X 11" INCH AND BRASS WASHINGTON SET AT THE BACK OF SIDEWALK LOCATED 87 FEET SOUTH OF THE CENTERLINE OF SW 28TH STREET AND 40 FEET EAST OF THE CENTERLINE SW 147TH AVENUE. ELEVATION IS 12 FEET.
THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR MIAMI-DADE COUNTY, FLORIDA AND INCORPORATED AREAS MAP NO. 120880C01, COMMUNITY NO. 170835, BEARING AN EFFECTIVE/REVISED DATE OF SEPTEMBER 11, 2018, MAP DELINEATES THE HEREIN PROJECT SITE AS BEING IN A FLOOD ZONE. THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD WAS DETERMINED TO BE ELEVATION 9 FEET (NOV29).



LEGAL DESCRIPTION
TRACT "A" OF THE PLAT OF MILLENIUM SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 189, AT PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

DRAWING INDEX	
SHEET NO.	SHEET NAME
6-1.1	GENERAL
6-1.2	ZONING INFORMATION
6-1.3	ZONING DIAGRAMS
6-1.4	ARCHITECTURAL
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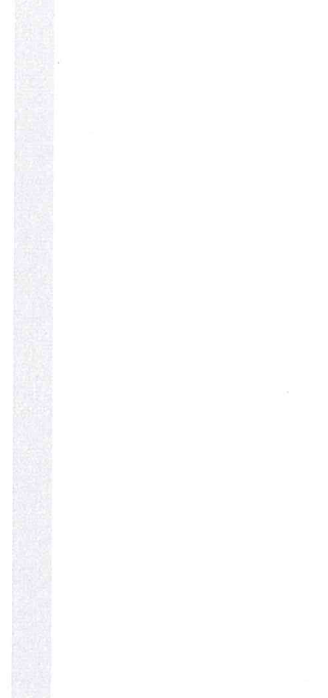
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ACCORDING TO THE SURVEY PREPARED BY E.A. BROWNE & ASSOCIATES, INC. REQUIRED LAND SURVEYOR NO. 2891.
ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) BASED BEING A 7"X 11" INCH AND BRASS WASHINGTON SET AT THE BACK OF SIDEWALK LOCATED 87 FEET SOUTH OF THE CENTERLINE OF SW 28TH STREET AND 40 FEET EAST OF THE CENTERLINE SW 147TH AVENUE. ELEVATION IS 12 FEET.
THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR MIAMI-DADE COUNTY, FLORIDA AND INCORPORATED AREAS MAP NO. 120880C01, COMMUNITY NO. 170835, BEARING AN EFFECTIVE/REVISED DATE OF SEPTEMBER 11, 2018, MAP DELINEATES THE HEREIN PROJECT SITE AS BEING IN A FLOOD ZONE. THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD WAS DETERMINED TO BE ELEVATION 9 FEET (NOV29).



LEGAL DESCRIPTION
TRACT "A" OF THE PLAT OF MILLENIUM SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 189, AT PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

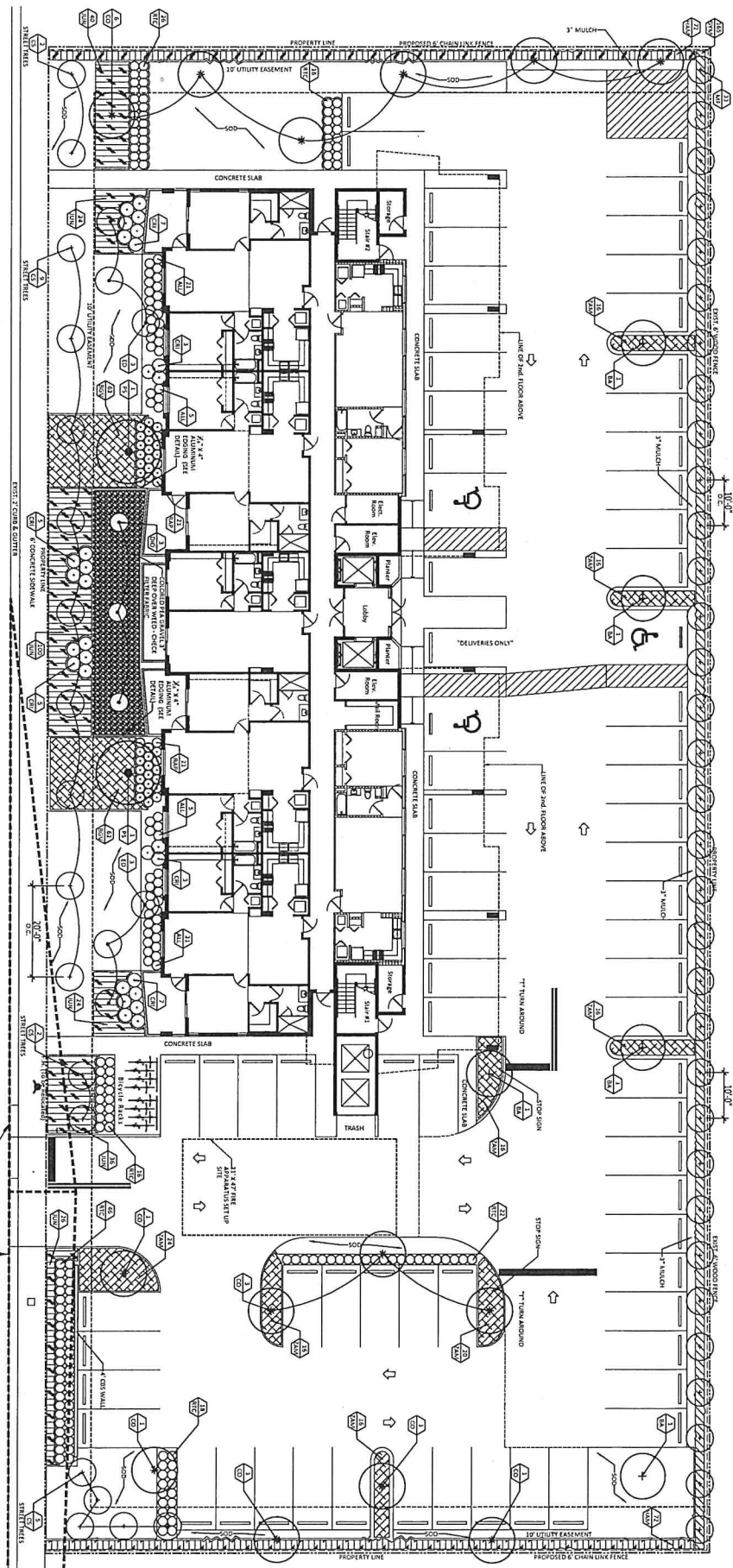


J. ANTONIO RODRIGUEZ
ARCHITECT
4000 N.W. 12th Avenue
Miami, Florida 33142
Tel: (305) 366-4455
Fax: (305) 366-4455
Project Manager/Designer:
NEEDY MARK PIANO
DATE: 08/27/2025
DATE: 08/27/2025

VALEMAR APARTMENTS
SW 147th AVENUE,
MIAMI, FLORIDA 33175

DRAWING INDEX	
SHEET NO.	SHEET NAME
6-1.1	GENERAL
6-1.2	ZONING INFORMATION
6-1.3	ZONING DIAGRAMS
6-1.4	ARCHITECTURAL
6-1.5	SITE PLAN
6-1.6	GROUND FLOOR PLAN
6-1.7	ELEVATION
6-1.8	LANDSCAPE
6-1.9	LANDSCAPE PLAN
6-1.10	CHART, NOTES & DETAILS

BUILDING INFORMATION	
1 BED APARTMENTS	24 UNITS
2 BED APARTMENTS	16 UNITS
TOTAL APARTMENTS	40 UNITS



LANDSCAPE PLAN
 SCALE 3/32" = 1'-0"
 LEGEND:
 EQUALS QUANTITY AT THIS LOCATION
 EQUALS ELEVATION PLAN MATERIALS SCHEDULE

PLAN SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PLAN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PLAN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PLAN.

Enrique D. Nuñez
 Digitally signed by Enrique D. Nuñez
 Date: 2025.10.29 10:16:11 -04'00'

ASSIGNED TO: L-1

DATE: 10/29/25

SCALE: 3/32" = 1'-0"

PROJECT: SW 147th Avenue, Miami, Florida 33174

CLIENT: Enrique D. Nuñez

DATE: 2025.10.29

TIME: 10:16:11 -04'00'

VALEMAR APARTMENTS
 SW 147th Avenue,
 Miami, Florida 33175



Enrique D. Nuñez, ASLA
 Landscape Architecture
 10235 S.W. 9th Terrace,
 Miami, Florida 33174
 enunez8420@att.net
 Telephone: (305)772-3557

1. ANTONIO RODRIGUEZ
 TELLANECHÉ
 ARCHITECT
 10235 S.W. 9th Terrace,
 Miami, Florida 33174
 arrodri@att.net
 (305) 772-3557
 PROJECT MANAGER/DESIGNER:
 NEWBY MARK PRADO



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: Valemar Holding, LLC

NAME AND ADDRESS	PERCENTAGE OF STOCK
Jose M. Alvarez, 6600 NW 32nd Ave, Miami FL 33147	34%
Jose A. Alvarez, 6600 NW 32nd Ave, Miami FL 33147	33%
Maria N. Alvarez, 6600 NW 32nd Ave, Miami FL 33147	33%

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: N/A

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: N/A

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

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

Disclosure of Interest

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

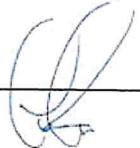
NAME OF PURCHASER: N/A

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.

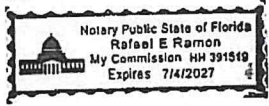
Signature  _____ Jose M. Alvarez, President, on behalf of Valemar Holding, LLC
Print Name

Sworn to and subscribed to before me on the 13th day of December, 2023

Affiant is personally known to me or has produced N/A (Personally Known) as identification.

Notary:  _____

[Stamp/Seal]



Commission expires: 07/04/2027

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

FORM REVISION 2019/3

This instrument was prepared by:

Name: Hugo P. Arza, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue Suite 3300
Miami, Florida 33131

DECLARATION OF RESTRICTIONS

WHEREAS, Valemar Holding, LLC, a Florida limited liability company (the "Owner"), holds the fee simple title to that certain parcel of land in unincorporated Miami-Dade County (the "County"), which is legally described in **Exhibit "A"** to this Declaration (the "Property"); and

WHEREAS, the Owner has filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2023000505 (the "Application"), for the purpose of seeking the rezoning of the Property to facilitate the future development of the Property.

NOW, THEREFORE, IN ORDER TO ASSURE the County that the representations made by the Owner during its consideration of the Application will be abided by the Owner freely, voluntarily, and without duress, hereby makes the following Declaration of Restrictions (the "Declaration") covering and running with the Property:

- 1) **Maximum Residential Density**. Notwithstanding the approval of the Application, the proposed residential development of the Property shall be limited to a maximum of forty (40) residential dwelling units.
- 2) **Controlling Plans**. The Property shall be developed substantially in accordance with plans submitted in connection with the Application entitled "Valemar Apartments," as prepared

by J. Antonio Rodriguez Tellaheche, Architect, consisting of Sheet A-0.1, date-stamped received October 7, 2025; Sheets A-1.1, A-1.2, A-2.1, G-1.1, G-1.2, and the trash truck route, date-stamped received August 26, 2025; and landscape plan Sheets L-1 and L-2, as prepared by Enrique D. Nunez, ASLA, Landscape Architect, date-stamped received October 30, 2025, for a total of 9 sheets (the "Plans"). The Plans are on file with the County's Department of Regulatory and Economic Resources (the "Department").

Miscellaneous

A. County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time of entering and inspecting the use of the Property to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors and assigns until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future Owner of the Property, and for the benefit of Miami-Dade County and the public welfare. The Owner, its heirs, successors, and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

C. Term. This Declaration is to run with the land and shall be binding on all parties

Section-Township-Range: 15-54-39
Folio Number: 30-4915-091-0010

and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change this Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County.

D. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality, or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

E. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. Authorization for Miami-Dade County to Withhold Permits and Inspections. In the

Section-Township-Range: 15-54-39
Folio Number: 30-4915-091-0010

event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold, in connection with the particular Parcel which is in default, any further permits, and refuse to make any inspections or grant any approvals with respect to the particular Parcel which is in default, until such time as this Declaration is complied with.

G. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies, or privileges.

H. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

I. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

J. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the

Section-Township-Range: 15-54-39
Folio Number: 30-4915-091-0010

application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by her/his assistant in charge of the office in her/his absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

K. Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

L. Owner. The term "Owner" shall include the Owner, and its heirs, successors, and assigns.

[[Signature Pages Follow]]

Section-Township-Range: 15-54-39
Folio Number: 30-4915-091-0010

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of this 5th day of January, 2026.

WITNESSES:

Sign [Signature]
Print CEGAR GONZALEZ
Address 7810 SW 131 AVE NW
MIAMI FL 33183

Sign [Signature]
Print Francisco A. Gajda
Address 7896 SW 102nd Ln
Miami, FL 33156

Valemar Holding, LLC, a Florida limited liability company

Sign [Signature]
Print Jose M. Alvarez, CGC
Title President
Address 6600 NW 32nd Avenue
Miami, Florida 33147

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by Jose M. Alvarez, CGC, as President of Valemar Holding, LLC, on behalf of said corporation.

He is personally known to me or has produced N/A (P. Unknown), as identification.

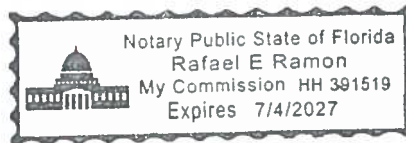
Witness my signature and official seal this 5th day of January, 2026, in the County and State aforesaid.

Signature [Signature]

Notary Public-State of Florida

Rafael E. Ramon
Print Name

My Commission Expires: 07/04/2027



Section-Township-Range: 15-54-39
Folio Number: 30-4915-091-0010

EXHIBIT "A"

LEGAL DESCRIPTION:

Tract "A" of the plat of MILENIUM SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 169, at Page 55, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 30-4915-091-0010

Section-Township-Range: 15-54-39
Folio Number: 30-4915-091-0010

OPINION OF TITLE

To: Miami-Dade County

With the understanding that this opinion of title is furnished to **MIAMI-DADE COUNTY, FLORIDA**, as inducement for acceptance and in compliance with Chapter 28, Subdivision Code, and as an inducement for acceptance of a proposed final subdivision plat or waiver of plat covering the real property, or zoning change hereinafter described, pursuant to Public Hearing Application No. #Z2023000505, it is hereby certified that I have examined a it is hereby certified that I have examined Title Insurance policy Title Policy Number OF6-9131859 issued by Old Republic National Title Insurance Fund, Inc., dated August 14th, 2023 covering the period from the **BEGINNING** to the 16th day of December 2025, at the hour of 11:00 pm, inclusive, of the property described on Exhibit A.. I know of no reason that this Title Policy is inaccurate or incomplete

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

Valemar Holding, LLC, a Florida limited liability company
And

And Jose M. Alvarez, as Managing Member of Valemar Holding, LLC, has the authority to sign on behalf of and bind the entity.

Subject to the following encumbrances, liens, and other exceptions:

1. RECORDED MORTGAGES:

NONE

2. RECORDED CONSRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

NONE

3. GENERAL EXCEPTIONS

- a. All taxes for the year in which this opinion is rendered and subsequent years.
- b. Rights of persons other than the above owner who are in possession.
- c. Facts that would be disclosed by an accurate survey.
- d. Any unrecorded labor, mechanics or materialmens' liens.
- e. Zoning and other restrictions imposed by governmental authority.

4. SPECIAL EXCEPTIONS

- a. All matters contained on the Plat of Mireya Caso Subdivision, as recorded in Plat Book 166, Page 71, Public Records of Miami-Dade County, Florida.

- b. All matters contained on the Plat of Millennium Subdivision, as recorded in Plat Book 169, Page 55, Public Records of Miami-Dade County, Florida.
- c. Declaration of Covenant recorded in O.R. Book 26157, Page 3208, Public Records of Miami-Dade County, Florida.
- d. All matters contained on the Plat of IG. Head's Farms, as recorded in Plat Book 46, Page 44, Public Records of Miami-Dade County, Florida.
- e. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in Deed Book 46 Page 240, partially released by O.R. Book 13669 Page 1107, Public Records of Miami-Dade County, Florida.
- f. Reservation of Easement recorded in O.R. Book 2283 Page 279, of the Public Records of Miami-Dade County, Florida.
- g. Declaration of Easement recorded in O.R. Book 5321 Page 507, of the Public Records of Miami-Dade County, Florida.
- h. Covenant running with the land recorded in O.R. Book 20691 Page 1623, of the Public Records of Miami-Dade County, Florida.
- i. Right of Way Deed recorded in O.R. Book 21368 Page 4300, re-recorded in O.R. Book 21684 Page 1306, of the Public Records of Miami-Dade County, Florida.
- j. Covenants, conditions and restrictions recorded 7-11-03, in O.R. Book 21417, Page 3910, as modified in O.R. Book 25570, Page 4757, Public Records of Miami-Dade County, Florida.
- k. Oil, gas, mineral, or other reservations as set forth in deed by Pauline Hunter, recorded in O.R. Book 1314, Page 441, Public Records of Miami-Dade County, Florida. No determination has been made as to the current record owner for the interest excepted herein.
- l. Unity of Title recorded in O.R. Book 25128, Page 783, Public Records of Miami-Dade County, Florida.
- m. Environmental Resource Permit Notice recorded in O.R. Book 25719, Page 2998, Public Records of Miami-Dade County, Florida.
- n. Pending municipal assessment liens for public improvements, notice of which is contained in Resolution or Ordinance recorded in O.R. Book 24201, Page 708 and in O.R. Book 24201, Page 877, Public Records of Miami-Dade County, Florida. The amount of the assessment or levy, if any, has not been determined.

o. Agreement for Water and Sanitary Sewer Facilities recorded in O.R. Book 30375, Page 4944, Public Records of Miami-Dade County, Florida, which creates provisions for easements.

p. Agreement recorded in O.R. Book 33145, Page 2393, Public Records of Miami-Dade County, Florida.

q. Rights of the lessees under unrecorded leases.

r. Assignment, Assumption and Acceptance of Agreement Rights recorded October 16, 2023 in Official Records Book 33925 at Page 953, Public Records of Miami-Dade County, Florida.

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

THEREFORE, It is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

<u>NAME</u>	<u>INTEREST</u>	<u>SPECIAL EXCEPTION NUMBER</u>
Valemar Holding, LLC, a Florida limited liability company	OWNER	

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

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
---------------	---------------------------	-----------------------	-----------------------

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

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

SIGNATURES ON SEPARATE PAGE

Respectfully submitted this 5 day of January, 2026.

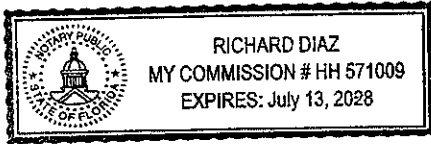
Elizabeth Blanco

ELIZABETH BLANCO, ESQ.
Florida Bar No. 646601
ELIZABETH BLANCO, P.A.
13318 SW 128 Street
Miami, FL 33186
Tel: (786) 573-0511

State of Florida
County of Miami-Dade

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 5 day of January, 2026 by Elizabeth Blanco, Esq. who is/are personally known or has/have produced a driver's license as identification.

[Seal]



Richard Diaz

Notary Public

Print Name: Richard Diaz

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION:

Tract "A" of the plat of MILENIUM SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 169, at Page 55, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 30-4915-091-0010

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

PH: Z24-094

February 24, 2026

Item No. 1

Recommendation Summary	
Commission District	10
Applicant	Freddy Antonio Caicedo
Summary of Requests	The applicant seeks to allow additions to an existing single-family residence to setback less than required from the rear property line.
Location	3101 SW 92 Avenue, 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-Medium Density Residential, 6 to 13 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit an existing addition to a single-family residence to setback a minimum of 20' (25' required for 50% of the lineal footage of the entire width of the house and 15' required for the balance) from the rear (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Zoning Hearing to Legalize Next Generation Unit", as prepared by Arshad Viqar P.E., dated stamped received 10/15/2025, and consisting of a total of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing one (1)-story, 1,868 sq. ft. single-family residence located on a corner lot that fronts along both SW 31 Terrace and SW 92 Avenue. The submitted plans indicate that there is an existing addition to the single-family residence that encroaches into the rear (north) setback area. Additionally, the submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate existing landscaping along with a 6' high chain-link 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- Medium Density Residential (6 to 13 dua)

North	RU-1; single-family residence	Low- Medium Density Residential (6 to 13 dua)
South	RU-1; single-family residence	Low- Medium Density Residential (6 to 13 dua)
East	RU-1; single-family residence	Low- Medium Density Residential (6 to 13 dua)
West	RU-1; single-family residence	Low- Medium Density Residential (6 to 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence that is on a 7,950 sq. ft., RU-1 zoned corner lot, located at 3101 SW 92 Avenue. The surrounding area is characterized by existing single-family residences, that are 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 located on the subject property. Staff opines that since the rear yard area is enclosed with an existing 6-foot-high chain link fence, together with the existing landscaping on the property, any visual impact that the single-family residence 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-Medium 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 6 to a maximum of 13 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. Staff opines that the approval of the requests for reduced setbacks sought in the application for an existing single-family residence will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicant is not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low- Medium Density Residential.

ZONING ANALYSIS:

When the requests to permit an existing single-family residence to setback minimum of 20' (25' required for 50% of the lineal footage of the entire width of the house and 15' required for the balance) from the rear (north) property line, is 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 adversely affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence on a corner lot, with the addition located towards the rear of the principal residence. The single-family residence encroaches into the rear setback area, more than is permitted under the zoning standards. Staff supports the request and opines that approval with conditions of this non-use variance would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the request is adequately mitigated by existing landscaping and shade trees, as well as an existing 6' high chain-link fence that is located all along the rear and interior side property lines. Staff opines that the existing encroachments by the single-family residence are internal to the site, and would be adequately mitigated by the aforementioned existing 6' high chain-link 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 north, east and west of the subject property. Staff recommends as a condition for approval that the said 6-foot-high chain-link 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 found a similar approval within the neighborhood for variances of the setback requirements for single-family residences and their accessory structures. Specifically, the property located at 3045 SW 92 Avenue and which abuts the subject site immediately to its rear (north) was approved by way of an Administrative Adjustment under application #V2025000036 for reduced rear and interior side setback requirements for proposed additions to an existing single-family residence, and for a reduced setback for a proposed accessory shed structure. Staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setback will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates that approval of this application would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the single family residence and additions 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 setback would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Zoning Hearing to Legalize Next Generation Unit", as prepared by Arshad Viqar P.E., dated stamped received 10/15/2025, and consisting of a total of 3 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 applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the 6' high chain-link 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:JH

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Freddy Antonio Caicedo
 PH: Z24-094

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

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

<p>Low-Medium Density Residential (Pg. I-31)</p>	<p><i>The residential densities allowed in this category shall range from a minimum of 6 to a maximum of 13 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 7 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 7 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>
---	--

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

CAICEDO, FREDDY

3101 SW 92 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2024000094

DATE

HEARING NUMBER

FOLIO: 30-4016-014-0570

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 15, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS

BUILDING SUPPORT REGULATIONS:

Case No. 20230220387B was opened on 02/27/2023. A Notice of Violation was issued on 02/27/2023 for "Failure to obtain required building permit(s) prior to commencing work on: 105.1 violations: Screened terrace converted to attached addition to include all trades, mini-split ac North side. Mini-split a/c and light added at SE of house. Washer and dryer outdoors North side." Since compliance was not met, Civil Volition Notice **P048436** was issued on 01/09/2024 for "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK : Screened terrace converted to attached addition to include elec., plumb, and mech., mini-split ac North side. Mini-split a/c and light added at SE of house. Washer and dryer outdoors North side, exterior sink added on south side." Citation was paid on 09/16/2024. There are no outstanding fees.

VIOLATOR:

CAICEDO, FREDDY

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: July 3, 2025

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

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

Subject: Z2024000094-2nd Review
Freddy Antonio Caicedo
3101 SW 92nd Avenue
Proposing to legalize the existing addition of second dwelling unit to
single-family residence
(RU-1) (1.82 acres)
16-56-40

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

Wellfield Protection

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

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

According to DERM records, the subject property is currently connected to public water and sanitary sewers. Pursuant to the Code, the structure to be legalized is required to connect to public water and sanitary sewers to the extent that it has plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Water Control Review

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 25-year, 10-minute storm event per section 24-42.8(4)(b)(i) of the Code.

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 maximum 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; the site plan entitled "Legalization of Existing Accessory Dwelling Unit" prepared by Arshad Viqar, P.E., and dated as received by Miami-Dade County on June 11, 2025, was submitted with the subject application, and indicates that tree resources onsite will not be removed.

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

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: August 19, 2025

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

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

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

Subject: Zoning Application Comments - Freddy A, Caicedo
Application No. Z2024000094 (Revision No. 2)

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

Application Name: Freddy A. Caicedo

Location: The proposed project is located at 3101 SW 92nd Avenue, with Folio No. 30-4016-014-0570, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting a public hearing to repair and thereby legalize an existing addition of 287.44 square feet (Accessory Dwelling Unit under A/C) at the existing single-family residence of 1,868 sq. ft. (Living Area), as per Property Appraiser

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

*Please note that the subject property has a 12-foot WASD Utility Easement centered on the northern property line of the subject site (6-Feet within the subject property, per Plat Book 66, page 100) housing a 2-inch water main (As-built # EU1282-1) and an 8-inch gravity sewer main (As-built # U395-1). **Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).***

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

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavalde@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, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2023000094
Name: Paul C. Murphy
Location: 18451 NE 24 Avenue, 18450 NE 24 Court, 2427 & 2429 NE 184 Terrace
Section 03 Township 52 South Range 42 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Lots 5-8 & 10, Block C, Plat Book 3, Page 95. A Unity of Title approved by the Platting and Traffic Review Section will be required, contact Claudia Luna at Claudia.Luna@miamidade.gov.

This application meets the traffic concurrency criteria because it lies within the urban infill area and an Urban Center where traffic concurrency does not apply. It will generate approximately **53 PM** peak hour vehicle trips.

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

Notes: PM =Post Meridiem

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

Standard Conditions:

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

Memorandum



Date: August 1, 2025

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

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

Subject: Z2024000094

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 6/11/2025. 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: May 29, 2024

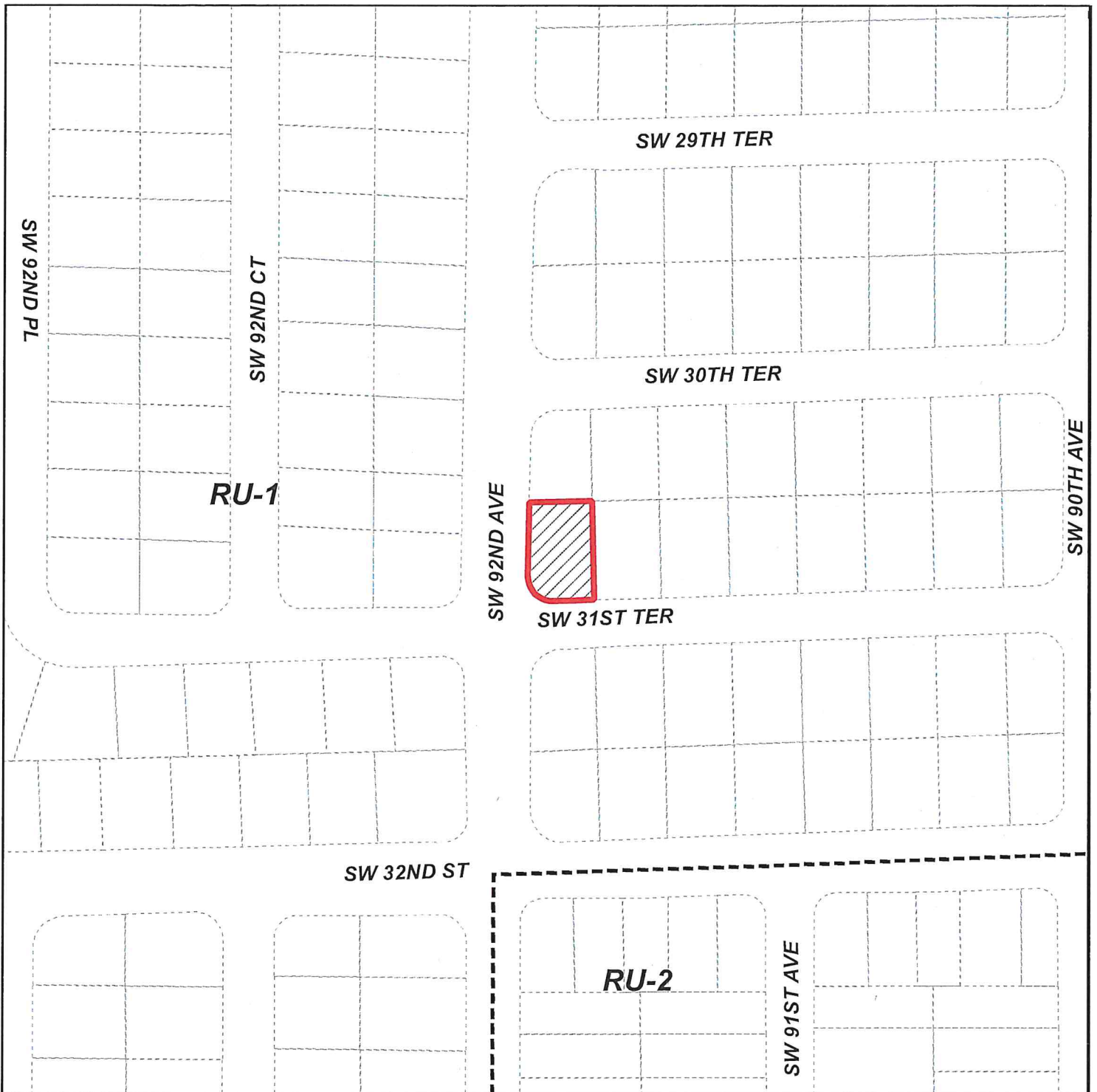
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Application Z2024-000094 Freddy Antonio Caicedo

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
Z2024000094

Section: 16 Township: 54 Range: 40
 Applicant: Freddy A Caicedo
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

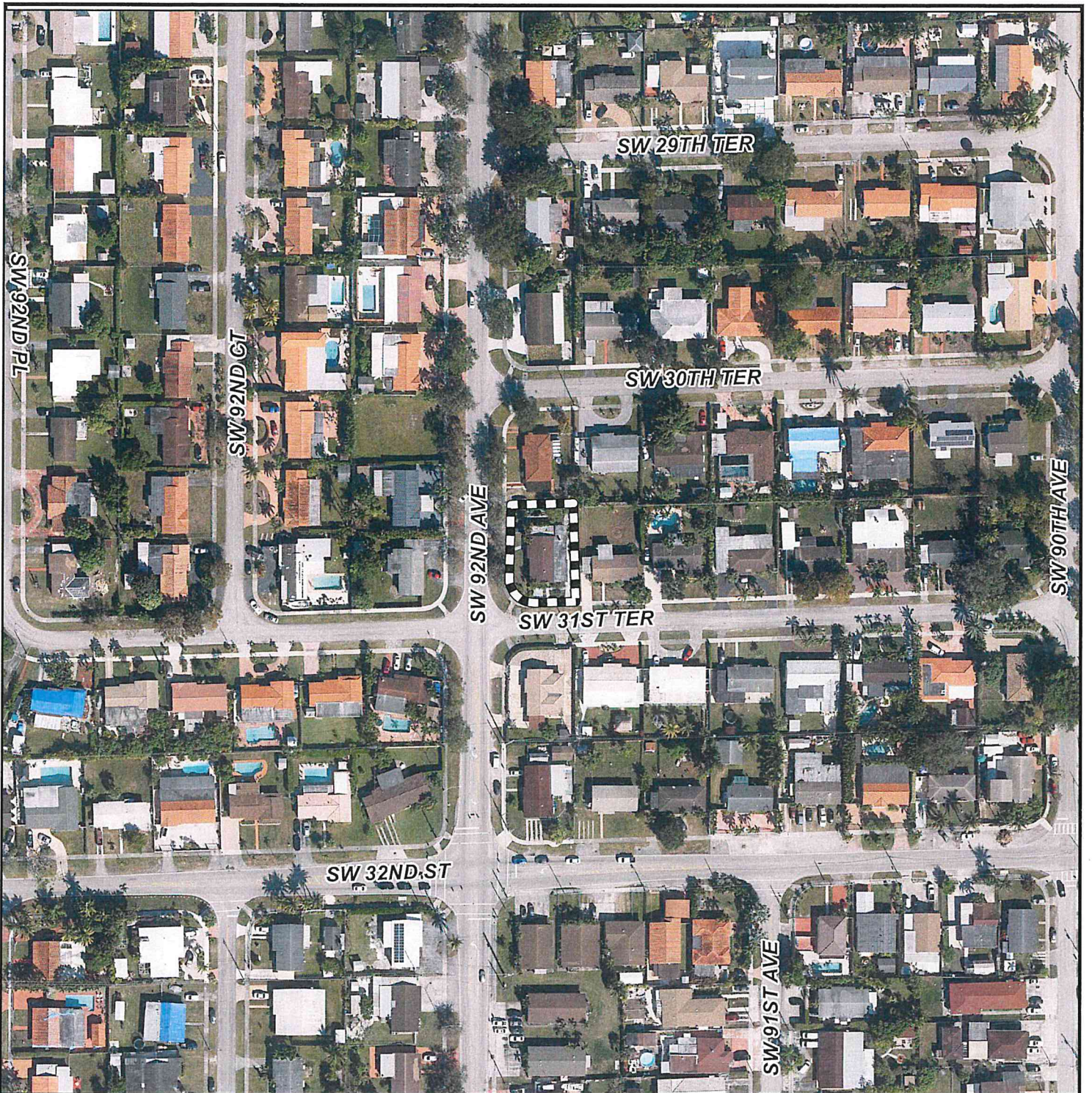
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Wednesday, May 22, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2024000094

Legend
 Subject Property

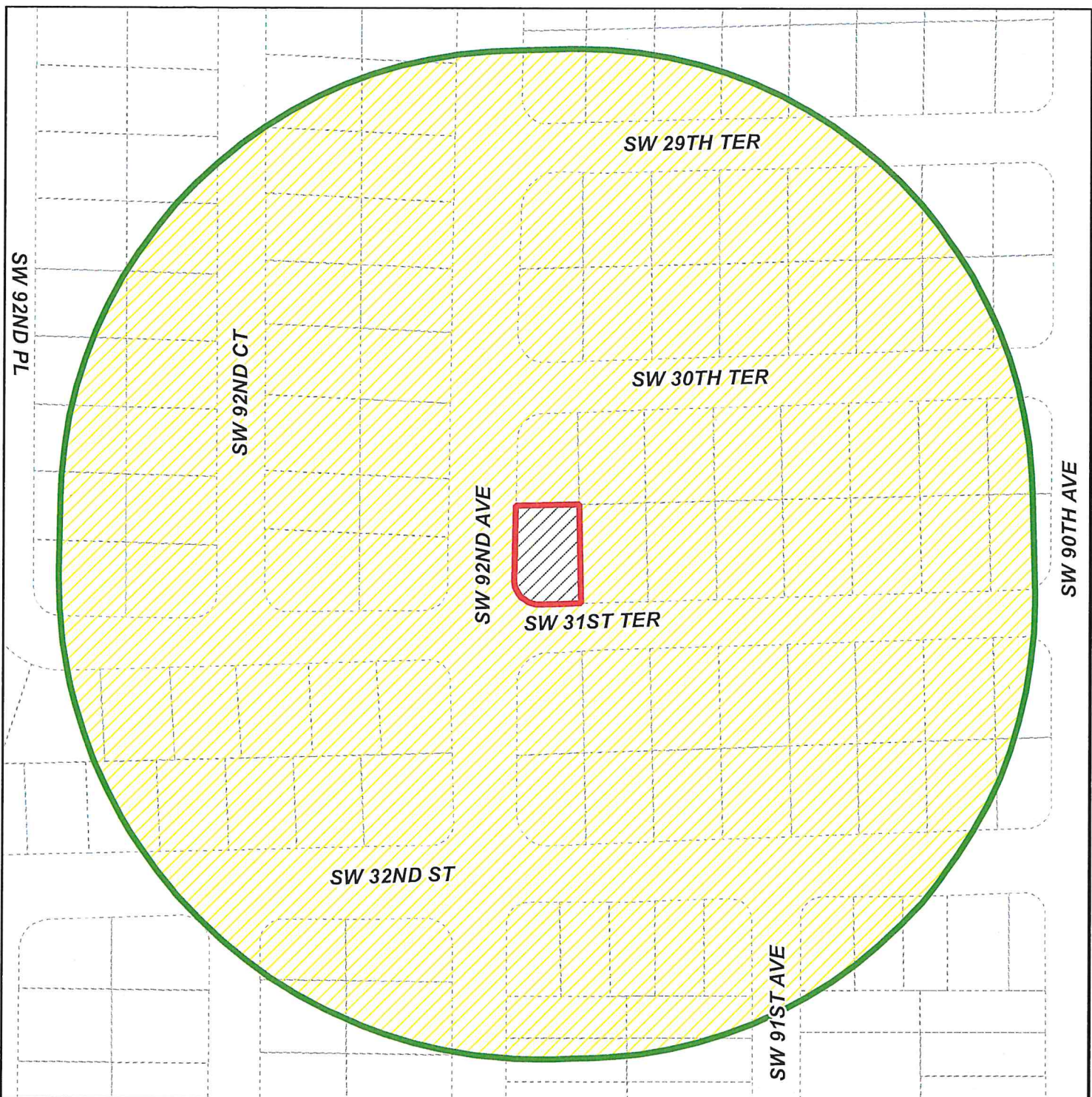


Section: 16 Township: 54 Range: 40
 Applicant: Freddy A Caicedo
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Wednesday, May 22, 2024

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 16 Township: 54 Range: 40
 Applicant: Freddy A Caicedo
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000094
 RADIUS: 500

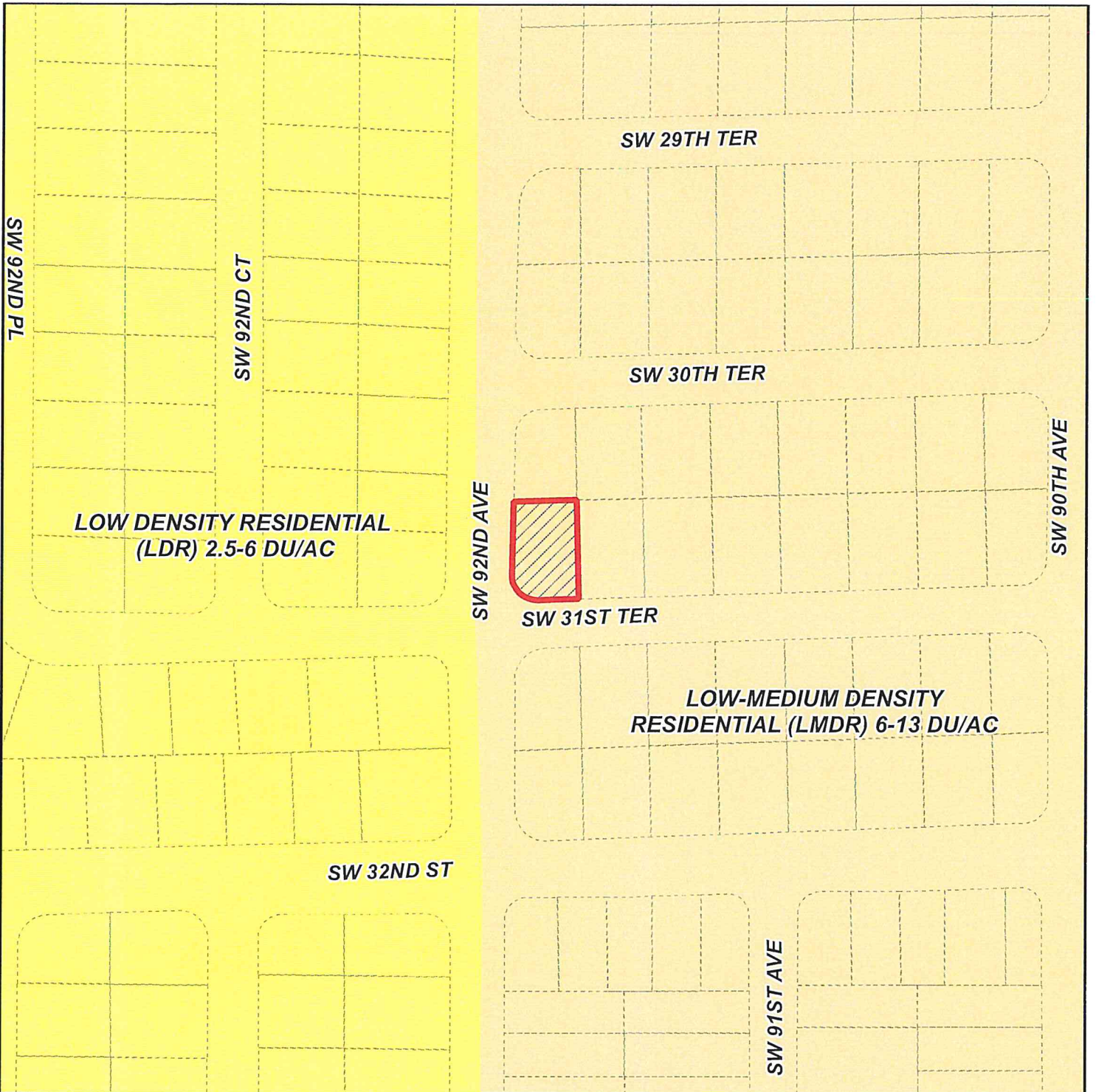
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, May 22, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000094

Section: 16 Township: 54 Range: 40
 Applicant: Freddy A Caicedo
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case

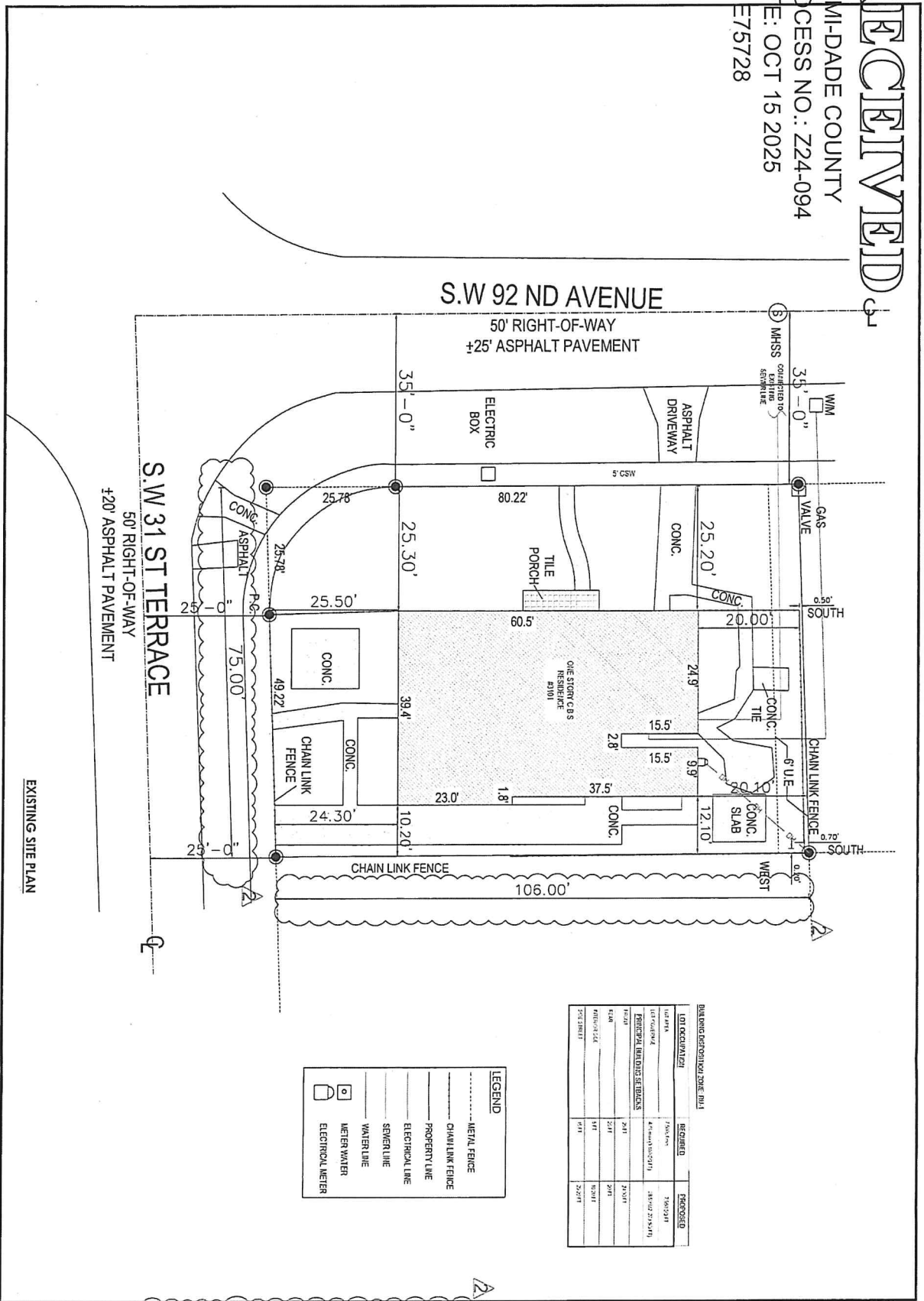


SKETCH CREATED ON: Wednesday, May 22, 2024

REVISION	DATE	BY

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z24-094
 DATE: OCT 15 2025
 BY: E75728



DATE: 10/15/2025 10:00 AM

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	10/15/2025	ARSHAD VIQAR
2	REVISION	10/15/2025	ARSHAD VIQAR
3	REVISION	10/15/2025	ARSHAD VIQAR
4	REVISION	10/15/2025	ARSHAD VIQAR
5	REVISION	10/15/2025	ARSHAD VIQAR
6	REVISION	10/15/2025	ARSHAD VIQAR
7	REVISION	10/15/2025	ARSHAD VIQAR
8	REVISION	10/15/2025	ARSHAD VIQAR
9	REVISION	10/15/2025	ARSHAD VIQAR
10	REVISION	10/15/2025	ARSHAD VIQAR

LEGEND

	METAL FENCE
	CHAIN LINK FENCE
	PROPERTY LINE
	ELECTRICAL LINE
	SEWER LINE
	WATER LINE
	METER WATER
	ELECTRICAL METER

<p>Arshad Vigor Digitally signed by Arshad Vigor Date: 2025.07.03 14:30:11 -0400</p>	<p>CONSULTING ENGINEER: ARSHAD VIQAR, P.E. FL LIC. No. 398643 12260 SW 8th St Suite #224 MIAMI, FL 33184 PHONE : (786) 367-8472</p>		REVISION NO. 1 DATE: 10/15/2025 BY: ARSHAD VIQAR
			REVISION NO. 2 DATE: 10/15/2025 BY: ARSHAD VIQAR
<p>ZONING HEARING TO LEGALIZE NEXT GENERATION UNIT 3101 SW 92 AVE. MIAMI, FL 33135</p>			DRAWN BY: JSD CHECKED BY: JSD DATE: 2021 SCALE: AS SHOWN SHEET: SP2

RECEIVED

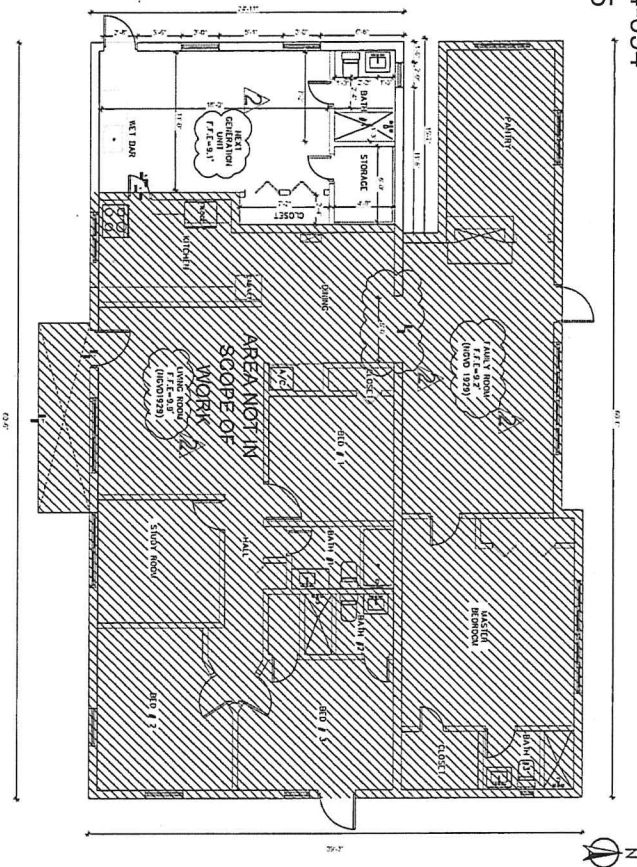
MIAMI-DADE COUNTY
 PROCESS NO.: Z24-094

DATE: OCT 15 2025

BY: E15728

LEGEND

- ██████████ EXISTING WALL
- ▤ PROPOSED WALL
- ▤ EXISTING ELECTRICAL PANEL



EXISTING AND PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"

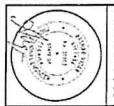
- GENERAL NOTES**
- ALL WORKS TO BE DONE IN ACCORDANCE WITH THE FLORIDA GOVERNMENTAL CODES.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
 - CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR THE WORK.
 - ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
 - CONTRACTOR SHALL VERIFY MATERIALS REQUIRED TO INSTALL SUPPORT, BRIDGE AND SHORE ALL BUILDING COMPONENTS.
 - PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED, BUILDING SURVEY, AND COMPARE WITH THE OWNER AND ALL CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH FIELD LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS IF ANY CHANGES MAJOR DEVIATIONS ARE MADE TO THESE PLANS CONTRACTOR SHALL BE AT RISK, RESPONSIBLY FOR SUCH CHANGES AND/OR DEVIATIONS.
 - IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
 - ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFERENCE ONLY.
 - SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
 - CONTRACTOR OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE FOR THIS PROJECT UNDER CONSTRUCTION.
 - ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR ANY PART OF THE PROJECT, DESIGNED BY THESE DRAWINGS OR ARCHITECT, THE PERSON SO DOING WILL BE INDENTED TO ARCHITECT FOR HIS FULL COMMISSION.

A1

**ZONING HEARING TO LEGALIZE
 NEXT GENERATION UNIT**

3101 SW 92 AVE.
 MIAMI, FL 33135

CONSULTING ENGINEER:
 ARSHAD VIQAR, P.E.
 FL LIC. No. 38863
 12260 SW 8th ST Suite #224
 MIAMI, FL 33184
 PHONE : (786) 367-8472



Digitally signed
 by Arshad Viqar
 Date: 2025.09.29
 14:09:53 -0400'

**Arshad
 Viqar**

REVISION	DATE
1	06/20/23
2	
3	

RECEIVED

MIAMI-DADE COUNTY ELEVATION CERTIFICATE NO. 241094 DATE: MAY 20 2024 BY: CABR
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

3101 SOUTHWEST 92ND AVENUE

City: MIAMI

State: FLORIDA

ZIP Code: 33165

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front View 03/13/2024



Photo Two

Photo Two Caption: Rear View 03/13/2024

RECEIVED

MIAMI-DADE COUNTY ELEVATION CERTIFICATE NO. 224-094 DATE: MAY 20 2024 BY: CABR
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

3101 SOUTHWEST 92ND AVENUE

City: MIAMI

State: FLORIDA

ZIP Code: 33165

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: Right Side View 03/13/2024



Photo Four

Photo Four Caption: Left Side View 03/13/2024

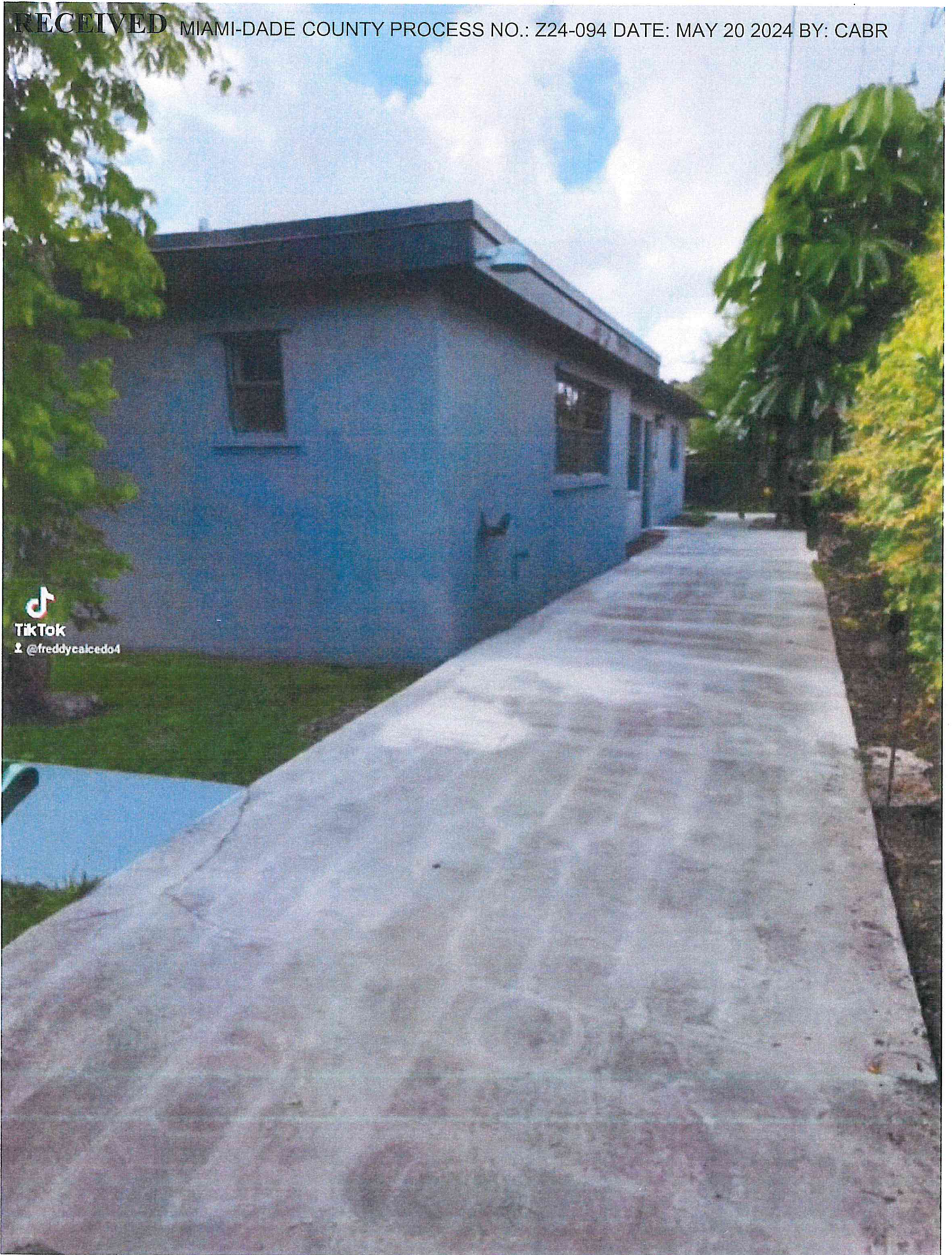


TikTok
@freddycalcedo4



TikTok
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TikTok
📍 @freddycalcedo4



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-094 DATE: MAY 20 2024



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

PH: Z25-164

February 24, 2026

Item No. 2

Recommendation Summary	
Commission District	6
Applicant	Eduardo & Evelyn Macias
Summary of Requests	The application seeks to allow an existing detached pergola structure to setback less than required from the interior side (east) property line.
Location	7520 SW 58 Street, Miami-Dade County, Florida
Property Size	0.38 Acre
Existing Zoning	EU-M, Estate Modified District
Existing Land Use	Single-family Residence
2030-2040 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 du/a <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit an existing detached pergola to setback 7.5' (20' required) from the interior side (east) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Variante (Zoning Hearing to Legalize Detached Pergola)", as prepared by GIA Design Group Inc., dated stamped received 8/11/2025 consisting of 2 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing one (1)-story, 3,146 sq. ft. single-family residence located on an interior lot that fronts along SW 58 Street. The submitted plans indicate that there is an existing detached pergola structure that is located towards the rear of the single-family residence that encroaches 12.5' into the interior side (east) setback area. Additionally, the submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate that the subject property is buffered by an existing 5' high wrought-iron fence along with a fully grown, dense hedges located all along the rear and interior sides property lines.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-M; single-family residence	Estate Density Residential (1-2.5 du/ac)
North	EU-M; single-family residence	Estate Density Residential (1-2.5 du/ac)

South	EU-M; single-family residence	Estate Density Residential (1-2.5 du/ac)
East	EU-M; single-family residence	Estate Density Residential (1-2.5 du/ac)
West	EU-M; single-family residence	Estate Density Residential (1-2.5 du/ac)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a 16,790 sq. ft. EU-M zoned parcel that is in an interior lot in an established residential development and located at 7520 SW 58 Street, Miami-Dade County, Florida. The surrounding area is characterized by existing single-family residences, that are also developed under the EU-M, Estate Modified District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to legalize reduced setback for an existing detached covered pergola structure that is located towards the rear of the subject property. Staff opines that since the rear yard area is enclosed with an existing 5-foot high wrought-iron fence along with a fully grown, dense hedge, any visual impact that the detached pergola structure may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Estate Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category allows a range in density from a minimum of 1 to a maximum of 2.5 dwelling units per gross acre and is characterized by Estate Density Residential.* Staff opines that the approval of the requests for reduced setbacks sought in the application for an existing detached pergola structure 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.

ZONING ANALYSIS:

When the request to permit the existing detached pergola to a single-family residence to setback 7.5' (20' required) from the interior side (east) property line is 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 adversely 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 a detached pergola structure located towards the rear of the principal residence. The detached pergola is setback 7.5' from the interior side (east) property, which is less than is permitted under the zoning standards which requires that the setback be a minimum of 20'. Staff supports the request and opines that approval with conditions of this non-use variance would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans and photographs submitted by the applicants as well as the

County's Geographic Information System (GIS) that any impact of the request is adequately mitigated by an existing 5' wrought-iron fence along with a fully grown, dense hedges located all along the rear and interior sides property lines. Staff opines that the existing encroachments by the single-family residence are internal to the site, and would be adequately mitigated by the aforementioned existing 5' high wrought-iron fence as well as the existing landscaping, which, staff opines, buffers any visual intrusion of the encroachment by the pergola structure on the surrounding properties, especially to the parcels to the east and south of the subject property. Staff recommends as a condition for approval that the said 5-foot-high wrought-iron 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 found a similar approval within the neighborhood for variances of the setback requirements for existing structures. Specifically, the property located at 7460 SW 57 Terrace further to the north of the subject site was approved by way of an Administrative Adjustment under application #V2016000127 for to permit an existing canvas terrace addition to a single-family residence to setback 7'-6" (15' required) from the interior side (west) property line. Staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setback will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates that approval of this application would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the detached pergola structure is designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setback would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval with Conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building

permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Variante (Zoning Hearing to Legalize Detached Pergola)", as prepared by GIA Design Group Inc., dated stamped received 8/11/2025 consisting of 2 sheets, Plans may be modified at public hearing. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the 5' high wrought-iron 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:JH

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Eduardo & Evelyn Macias

(Z25-164)

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><i>Estate Density Residential (Pg. I-31)</i></p>	<p><i>The residential densities allowed in this category shall range from a minimum of 1 to a maximum of 2.5 units per gross acre. This density category is generally characterized by single family housing.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>ARTICLE XX. EU-M, ESTATE MODIFIED DISTRICT</p> <p>Sec. 33-50 setback parameters.</p>	<p><i>All applications for Estate Modified District shall comply with the following applicable development parameters as stated in 33-50</i></p> <p><i>EU-M; Accessory Structure setback.</i></p> <p><i>Front setback: All accessory structures shall be set back a minimum of seventy-five (75) feet from the front property line.</i></p> <p><i>Interior Side Setback: All accessory structures shall be set back a minimum of twenty (20) feet from all side property lines.</i></p> <p><i>Rear setback. All accessory structures shall be set back a minimum of seven and half (7'6") from the rear property line.</i></p> <p><i>Side street setback. All Accessory structures shall be set back a minimum of thirty (30) feet from the side street property line.</i></p> <p><i>Accessory buildings structures shall comply with the following minimum setback requirements.</i></p>
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<p>33-311(A)(4)(b) Non-Use Variations 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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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

EDUARDO & EVELYN MACIAS

7520 SW 58 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2025000164

DATE

HEARING NUMBER

FOLIO No: 30-4026-003-0300

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 16, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases

BUILDING SUPPORT REGULATIONS OPEN:

Case 20250236432-B was opened on 02/03/2025 due to complaint received by the public. A Notice of Violation was issued on 02/04/2025, mailed on 02/06/2025 and recorded by Clerk of Courts on 02/11/2025 under Book: 34612, Page: 2514, Total Pages: 1. There are no pending fees. The case remains open.

BUILDING SUPPORT REGULATIONS CLOSED:

There are no closed cases


OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees.

Memorandum

Date: July 28, 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: Z2025000164-1st Review
Eduardo & Macias
7520 SW 58th Street
Non-Use Variance for setback requirements for a proposed pergola
within a single-family residence.
(EU-M) (0.385 acres)
26-54-40

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

Wellfield Protection

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

Conditions of Approval: None

Potable Water Service and Wastewater Disposal

According to DERM records, the property is currently connected to the public water supply system and is served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. Furthermore, pursuant to section 24-43.4 of the Code and based on the information submitted with this application, DERM staff has determined that public sewer lines are not located within feasible distance to the subject site.

Pursuant to the Code, all structures proposed are required to connect to public water and the OSTDS to the extent that they have plumbing connections for potable water and/or wastewater. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Conditions of Approval: None

Water Control Review

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

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

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

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "Variante: Eduardo B Macias Evelyn D Macias" prepared by Jorge Crespo, P.E., and dated as received by Miami-Dade County on July 02, 2025, was submitted with the subject application and indicates that tree resources onsite will not be removed. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: August 25, 2025

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

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

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

Subject: Zoning Application Comments - Eduardo & Evelyn Macias
Application No. Z2025000164 - (Revision No. 1)

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: Eduardo & Evelyn Macias

Location: The proposed project is located on approximately 0.38 acres at 7520 SW 58th Street, with Folio No. 30-4026-003-0300, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Non-Use Variance to legalize a Pergola without the required setbacks at the existing Single-Family Residence (SFR).

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

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

Water: The subject site is located within the WASD's water service area. The subject property is currently 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 Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: August 25, 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: Z2025000164
Name: Eduardo and Evelyn Macias
Location: 7520 SW 58 Street
Section 26 Township 54 South Range 40 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 3, Block 4, Plat Book 58, Page 21.

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: August 11, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

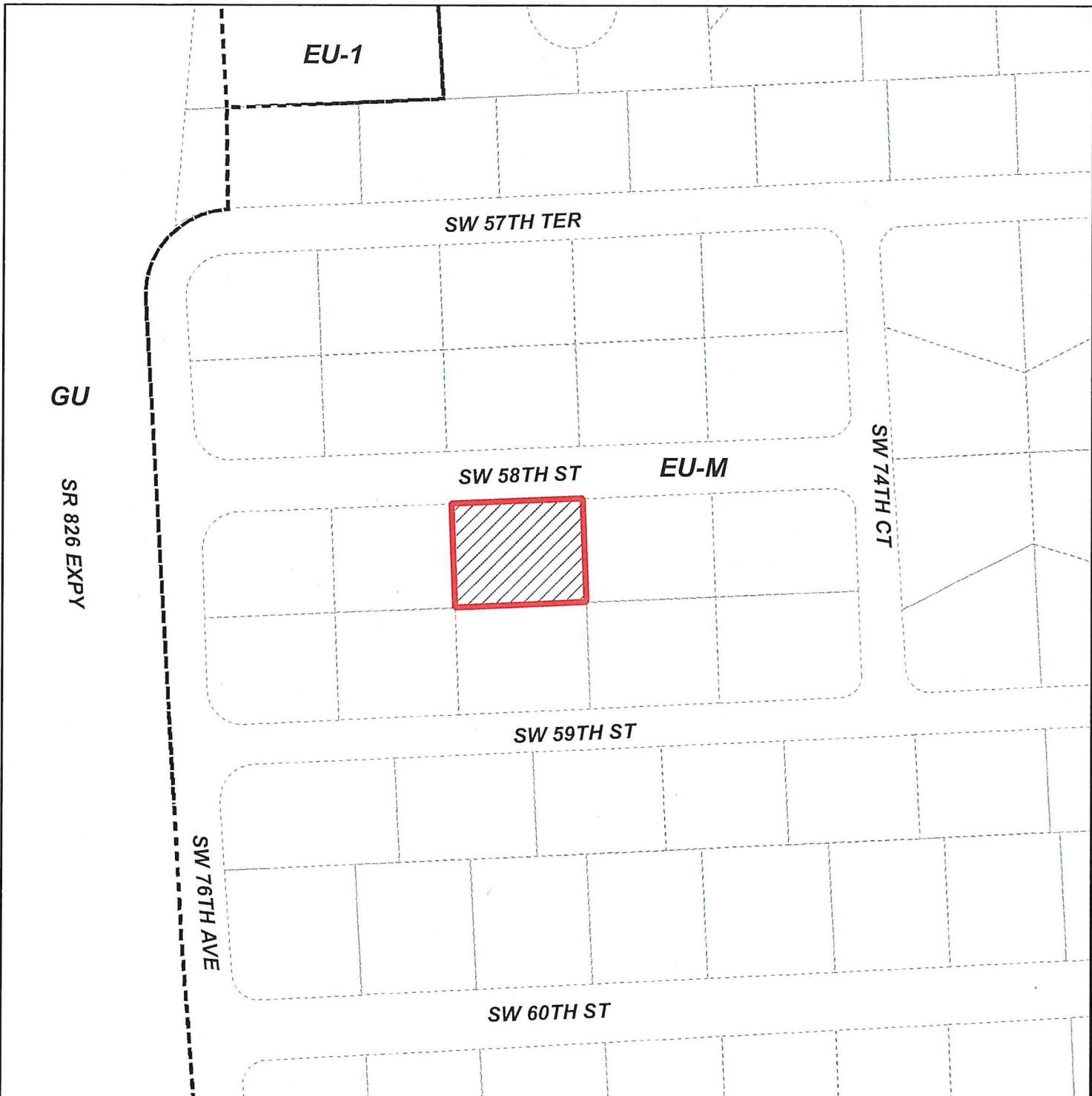
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2025000164

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 8/4/2025. Single family home.

MDFR's comments on this zoning application do not effectuate a change of occupancy classification for any existing building on the subject property. Changes of occupancy, if needed, must be achieved by a building permit application process in accordance with the provisions of the Florida Building Code and the Florida Fire Prevention Code.

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000164



Section: 26 Township: 54 Range: 40
 Applicant: Eduardo & Evelyn Macias
 Zoning Board: C10
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

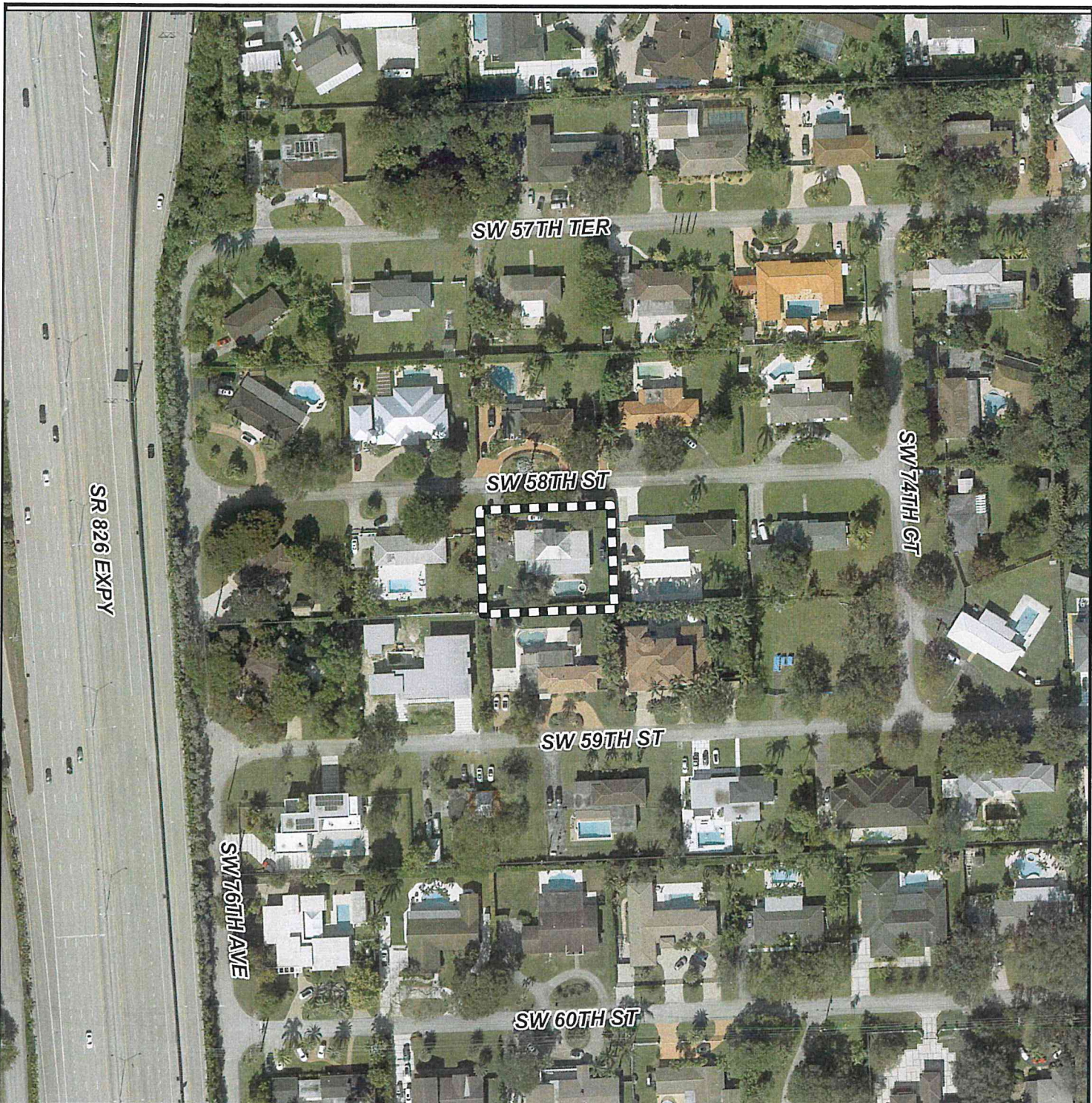
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, July 7, 2025

REVISION	DATE	BY



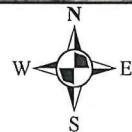
MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000164

Legend



Subject Property

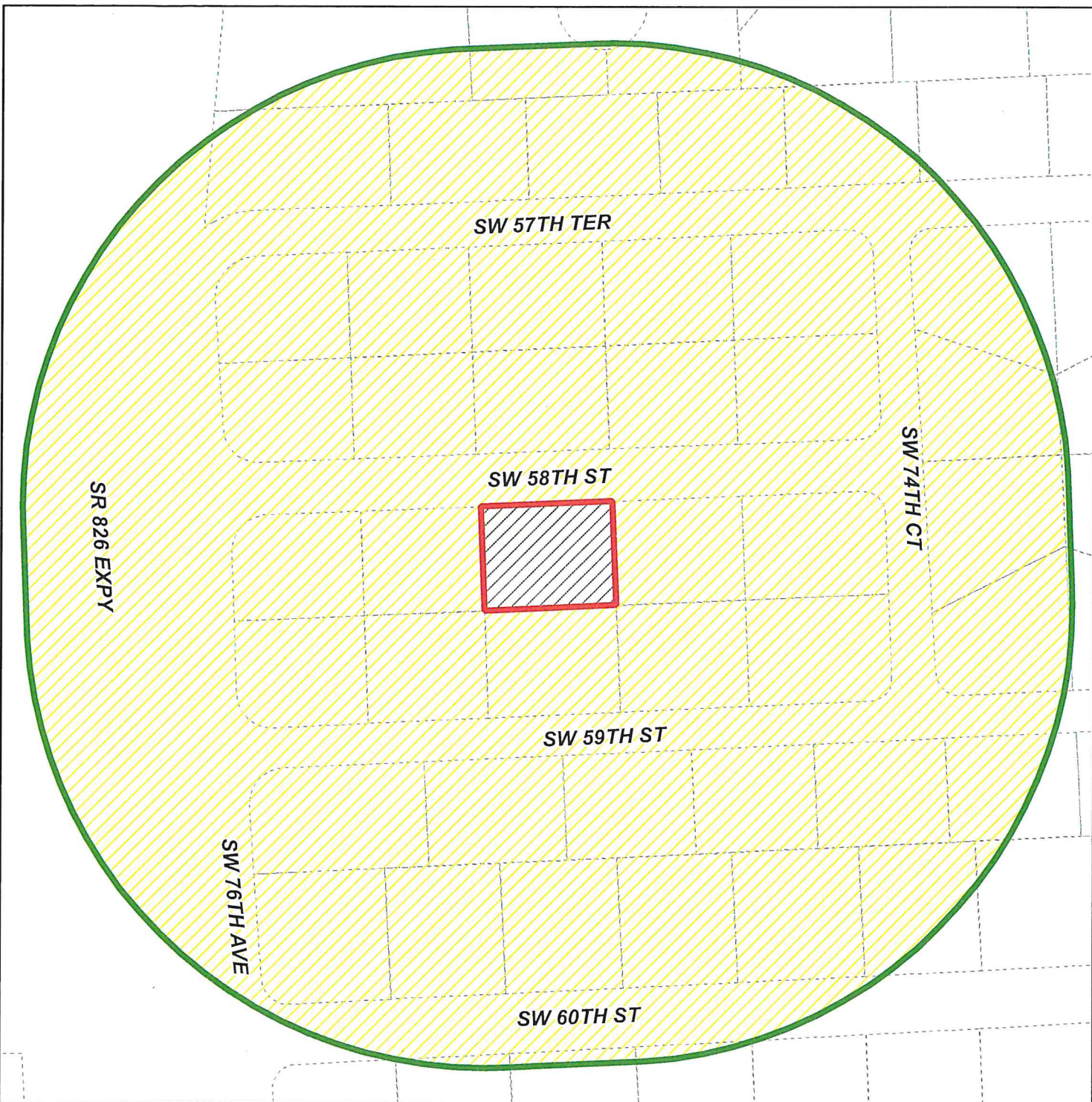


Section: 26 Township: 54 Range: 40
 Applicant: Eduardo & Evelyn Macias
 Zoning Board: C10
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, July 7, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 26 Township: 54 Range: 40
 Applicant: Eduardo & Evelyn Macias
 Zoning Board: C10
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000164
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, July 7, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000164



Section: 26 Township: 54 Range: 40
 Applicant: Eduardo & Evelyn Macias
 Zoning Board: C10
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, July 7, 2025

REVISION	DATE	BY

PLAT PROJECT, EXISTING SETBACKS FOR SUBDIVISIONS
 FROM - 25 FEET TO FRONT OF THE HOUSE WITH 25 FEET
 BALANCE OF HOUSE WITH EXIST' 25 FEET ATTACHED
 FROM - 25 FEET TO FRONT OF THE HOUSE WITH
 25 FEET BALANCE OF HOUSE WITH
 FROM - 25 FEET TO FRONT OF THE HOUSE WITH
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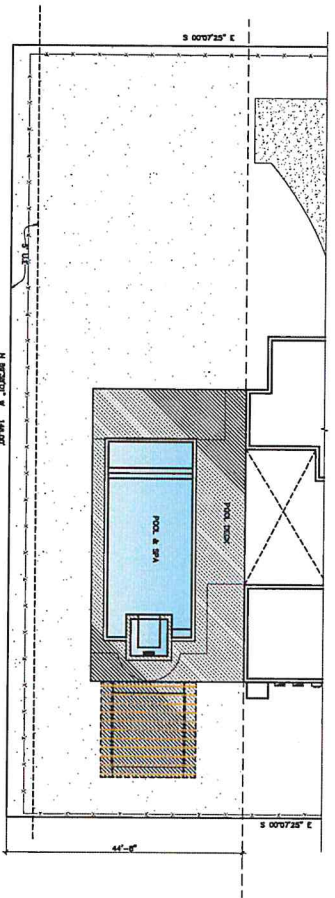
ZONING LEGEND
 ADDITIONAL REVISIONS, REPAIRS & NEW
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 25 FEET BALANCE OF HOUSE WITH

Name	Address	Signature and Date

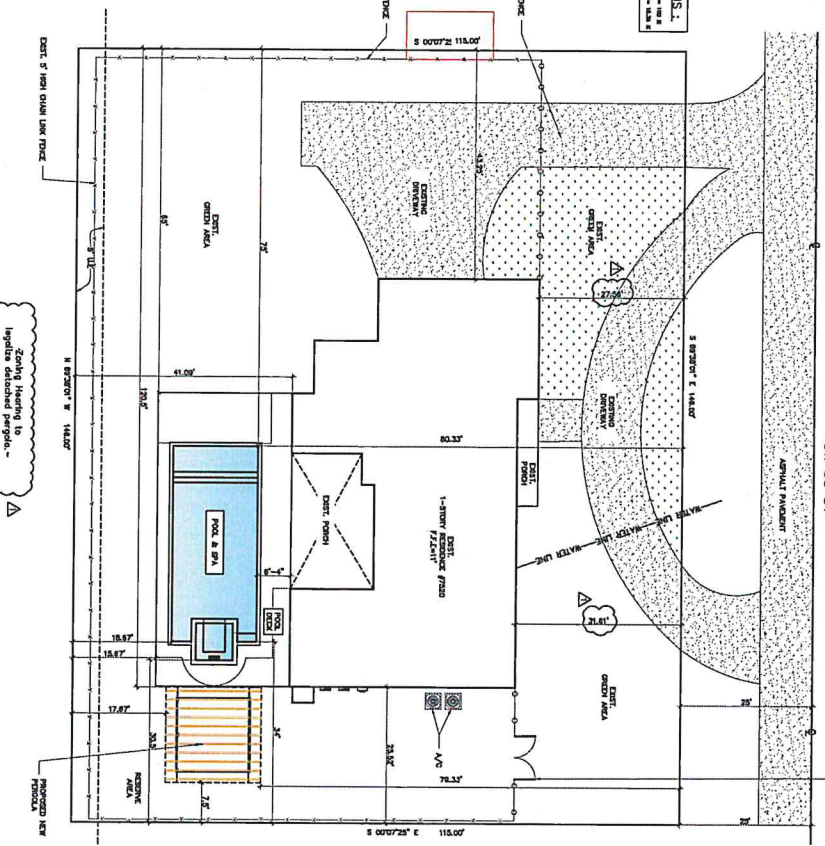
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SITE CALCULATIONS:
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Jorge A Crespo
 Digitally signed
 by Jorge A Crespo
 Date: 2025.08.05
 11:21:42 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
 SIGNED BY JORGE A. CRESPO ON THE DATE INDICATED TO
 THE STATE USING A DIGITAL SIGNATURE CODE
 PRINTED COPY OF THIS DOCUMENT AND NOT
 ANY OTHER COPY OF THIS DOCUMENT IS NOT
 VALID UNLESS IT IS SIGNED BY JORGE A. CRESPO
 AND THE SIGNATURE CODE IS VERIFIED BY
 ANY ELECTRONIC COPY

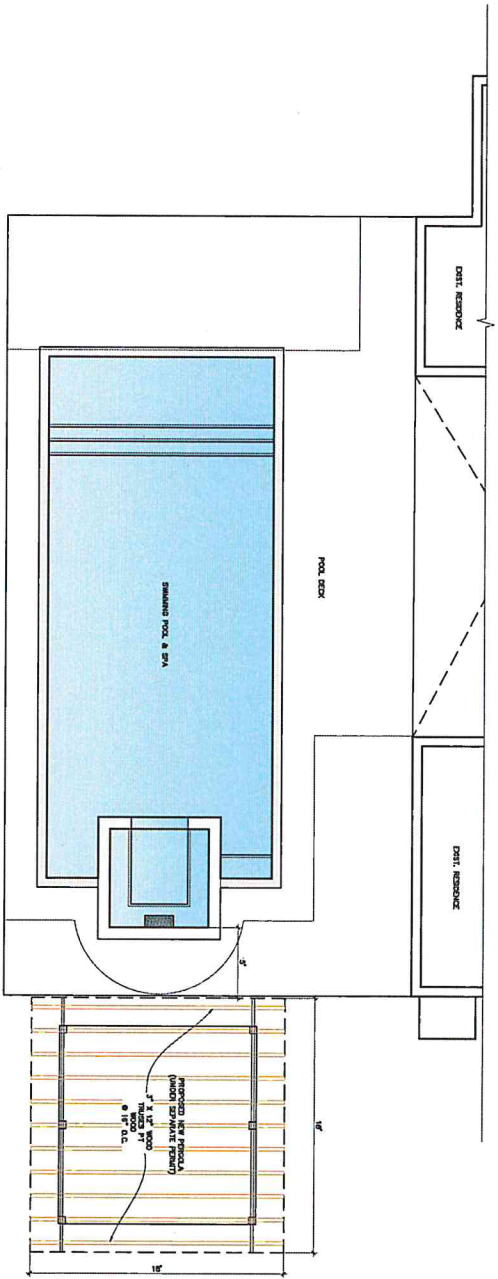
NO.	DATE	REVISIONS
1	07/17/2025	

JORGE CRESPO, P.E.
 LICENSE# 60753
 10441 SW 46TH ST
 MIAMI, FL 33165
 786-525-5996

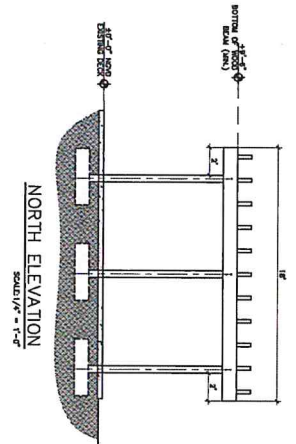
VARIANTE (ZONING HEARING TO LEGALIZE DETACHED PERGOLA):
 EDUARDO B MACIAS EVELYN D MACIAS
 7520 SW 58 ST MIAMI, FL 33143



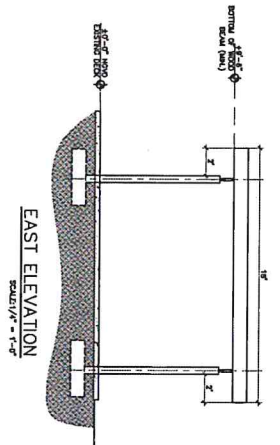
2025/11/10



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



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

Jorge A Crespo
Digitally signed by Jorge A Crespo
Date: 2025.08.05 11:21:52 -04'00'

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7520 SW 58 ST MIAMI, FL 33143

NO.	REVISIONS	DATE
1	ISSUE	08/05/2025

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JORGE CRESPO, P.E.
LICENSE # 69753
10441 SW 46TH ST
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