



Final Kit

Community Zoning Appeals Board 10
 Ruben Dario Middle School, 350 NW 97 Avenue, Miami, FL
 Tuesday, May 12, 2026 at 6:30 pm

PREVIOUSLY DEFERRED

A.	Z2025000039	Maykel Triana	25-39	54-40-20	N
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APPEALS

CURRENT

1.	Z2025000077	Anne Marie Suris-Garcia, Trustee of the GM 2019 Irrevocable Trust	25-77	55-40-21	N
2.	Z2025000257	CEDX Corp.	25-257	54-40-16	N

Plans and documents submitted by the applicant for each application is available by accessing the links below:

- A. [Z2025000039](#)
- 1. [Z2025000077](#)
- 2. [Z2025000257](#)



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10
MEETING OF MAY 12, 2026

RUBEN DARIO MIDDLE SCHOOL
350 NW 97 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.

for the hearing entitled "Wendy's," as prepared by Arc & Associates Dev. Corp., dated 4/11/00 and consisting of 8 sheets."

"10. The dining room at the restaurant and the drive thru shall be open to the public no earlier than 10:00 A.M. and shall close to the public no later than 10:30 P.M., Sunday - Thursday, and from 10:00 A.M. to 11:00 P.M., Fridays and Saturdays."

"13. The height of any free standing sign shall not exceed six (6) feet from grade to the top of the sign; and be of monument type."

(3) DELETION of paragraphs #1, #4, and #7 of a Declaration of Restrictions recorded in Official Records Book 19428, Pages 1268–1277, reading as follows:

"1. Site Plan. The Property shall be developed substantially in accordance with that certain plan entitled "Wendy's," as prepared by ARC and Associates, dated 4-11-2000 and consisting of 8 sheet(s) (the "Plan"), except as may be modified by the Board during its consideration of the Application."

"4. Hours of Operations. The dining room at the restaurant and the drive thru shall be open to the public no earlier than 10:00 A.M. and shall close to the public no later than 10:30 P.M., Sunday - Thursday, and from 10:00 A.M. to 11:00 P.M., Fridays and Saturdays." And

"7. Free Standing Sign. The height of any free standing on the Property sign shall not exceed six (6) feet from grade to the top of the sign."

(4) MODIFICATION of paragraph #2 of Declaration of Restrictions recorded in Official Records Book 19428, Pages 1268–1277, reading as follows:

FROM: "2. Use Restrictions. Notwithstanding the BU-1A zoning classification of the Property, the Owner shall limit the use of the Property to a fast food restaurant with drivethru, all as reflected in the Plan."

TO "2. Notwithstanding the BU-2 zoning classification of the Property, the Owner shall limit the use of the Property to all BU-1A uses, and a micro-brewery as permitted in the BU-2 zoning district."

The purpose of requests #2, #3 and #4 is to allow the applicant to modify and delete certain conditions of a previously approved resolution and covenant running with the land, that limited to property to a single-fast food restaurant thereby allowing a wider range of commercial uses including a micro-brewery.

LOCATION: 8922 SW 24 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: ±0.77 -gross (±0.59-net) acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval of request #1, subject to the Board's acceptance of the proffered Modification of the Declaration of Restrictions, and approval with conditions of requests #2, #3 and #4.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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

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

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

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

PH: Z25-039

May 12, 2026

Item No. A

Recommendation Summary	
Commission District	10
Applicant	Maykel Triana
Summary of Requests	The applicant seeks to permit existing additions to a single-family residence to setback less than required from the rear and interior side property lines, and to permit a detached decorative fountain with a greater coverage area than allowed by code.
Location	10305 SW 41 Terrace, Miami-Dade County, Florida.
Property Size	0.19 Acre
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 duu <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	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

This item was deferred at the April 14, 2026, meeting of the Community Zoning Appeals Board (CZAB) 10, in order to allow the applicant to be present at the next meeting to be held on May 12, 2026.

The public hearing on this item has not been held.

REQUESTS:

- (1) NON-USE VARIANCE to permit existing additions to a single-family residence to setback a minimum of 2.2' (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance) from the rear (north) and to setback 2.4' (7.5' required) from the interior side (west) property lines.
- (2) NON-USE VARIANCE to permit an existing decorative fountain within the front (south) property line, with 115 square feet in area (50 square feet in area maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Zoning Hearing to Legalize Rear Terrace, Structure Addition and Garden Fountain" prepared by TS Lidia Y. Duardo Guerra P.E., Sheet A-1 dated stamped received 9/19/2025, and sheet A-0 dated stamped received 12/22/2025, for a total of 2 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans depict an existing one (1)-story, 2,010 square-foot single-family residence located on a 0.19-acre corner lot. The applicant seeks approval to permit existing additions encroaching toward the rear (north) and interior side (west) property lines. The additions are setback a minimum of 2.2 feet from the rear property line, where 15 feet is required for 50 percent of the lineal footage of the entire width of the residence and 25 feet is required for the remaining portion, and 2.4 feet from the interior side property line, where 7.5 feet is required (request #1). The applicant also seeks to permit an existing detached decorative fountain within the front (south) setback area, measuring approximately 115 square feet, where a maximum of 50 square feet is permitted (request #2).

The submitted plans, photographs, and the County’s Geographic Information System (GIS) aerial imagery indicate an existing six (6)-foot-high metal fence along the rear (north), side street (east), and interior side (west) property lines, and a five (5)-foot-high metal fence along the front (south) property line.

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

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence situated on an 8,308 square-foot corner lot zoned RU-1, Single-Family Residential District, located at 10305 SW 41 Terrace. The surrounding area is characterized by existing single-family residences developed under the same RU-1, Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will permit the existing additions and decorative fountain to remain on the property. Staff opines that since the rear yard area is enclosed with an existing 6’ metal fence located along the rear (north), side street (east) and interior side (west) property lines and a 5’ metal fence along the front (south) property line of the subject property, any visual impact that the single-family residence may have on the surrounding properties is minimal and would be sufficiently mitigated. In addition, as indicated by the Platting and Traffic Review Section of the

Department of Regulation and Economic Resources (RER), the subject application does not generate any additional vehicle trips.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.19-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states that *the residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. Staff opines that the approval of the requests sought in the application legalizing the existing additions and decorative fountain located on the property will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicant is not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the **Low Density Residential** designation of the CDMP LUP map.

ZONING ANALYSIS:

When the requests to permit the existing additions are to setback a minimum of 2.2' (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance) from the rear (north) and to setback 2.4' from the interior side (west) property lines (7.5' required) (request #1), and to permit the existing decorative fountain within the front (south) property line, with 115 square feet in area (50 square feet in area maximum permitted) (request #2), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence with additions towards the rear and interior side and an existing decorative fountain located in the front, of the subject property. The applicant seeks approval for the existing additions which are located closer to the rear and interior side property lines, and the existing decorative fountain with a greater area than is permitted under the zoning standards. Staff supports the requests and opines that approval with conditions of these non-use variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans, survey map and photographs submitted by the applicant as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 6' metal fence located along the rear (north), the side street (east) and the interior side (west) property lines and a 5' metal fence along the front (south) property line of the subject property which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the north, west and east of the subject property. Staff recommends as a condition for approval that the said existing 6' metal fence located along the rear (north), the side street and interior side (west) property lines and a 5' metal fence along the front (south) property lines of the subject property be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of

6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's review of the surrounding area identified similar approvals. For example, the property located at 10305 SW 40 Terrace, approximately three blocks north of the subject property, was approved under Administrative Process No. V1999000098 for a minor front setback reduction, along with additional Non-Use Variances to permit reduced side street and rear setbacks and increased lot coverage. Additionally, pursuant to Resolution No. CZAB10-21-18, a Non-Use Variance was approved to permit an existing terrace addition to setback a minimum of 14.42' (25' required) from the rear (east) property line and 4.25' (7.5' required) from the interior side (south) property line, resulting in lot coverage of 37% (35% permitted), as well as to permit Storage Building #1 to setback 2.8' (5' required) from the rear (east) property line and 3' (7.5' required) from the interior side (north) property line, with a separation of 1.33' (10' required) from the existing terrace addition, and to permit Storage Building #2 to setback 1.8' (5' required) from the rear (east) property line and 1.75' (7.5' required) from the interior side (south) property line.

Furthermore, staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setbacks will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Division of Environmental Resources Management 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 indicate no objections. Furthermore, staff opines that the architectural style and scale of the existing additions and the existing decorative fountain are designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited

to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing, entitled, "Zoning Hearing to Legalize Rear Terrace, Structure Addition and Garden Fountain" prepared by TS Lidia Y. Duardo Guerra P.E., Sheet A-1 dated stamped received 9/19/2025, and sheet A-0 dated stamped received 12/22/2025, for a total of 2 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the existing 6' metal fence located along the rear (north), side street (east) and interior side (west) property lines and a 5' metal fence along the front (south) property lines of the subject property be maintained as a visual buffer, and that if either fence is removed or destroyed, the applicant shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

ES:JB:EA:JH

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

ZONING RECOMMENDATION ADDENDUM

Maykel Triana
PH: Z25-039

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

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

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

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

ZONING RECOMMENDATION ADDENDUM

Maykel Triana

PH: Z25-039

	RU-1	1	New sub.- 75'	7,500	40%	8,500
Sec. 33-50. - Table of setback lines in residential and estate districts.	<i>District/ Families</i>	<i>Front (Ft.)</i>	<i>Rear (Ft.)</i>	<i>Interior Side (Ft.)</i>	<i>Side Street (Ft.)</i>	
	RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	10% lot width min.—5' max.— 7½'	15	

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

TRIANA, MAYKEL

10305 SW 41 TER
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000039

DATE

HEARING NUMBER

FOLIO: 30-4020-010-0170

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

May 19, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Case No. 20250233993B was opened on 10/16/2024. A Notice of Violation was issued on 10/16/2024 for "Failure to obtain required building permit(s) prior to commencing work on: Pool/Pond, terrace produced" There is an active extension until 07/14/2025.

Case No. 20250236334B was opened on 01/30/2025. A Notice of Violation was issued on 02/19/2025 for "Failure to obtain required building permit(s) prior to commencing work on: Fence, light fixture, front door changed, window converted into a door, attached additions A, and detached structure B." Compliance is on or after 05/20/2025.

VIOLATOR:

TRIANA, MAYKEL

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: April 1, 2026

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

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

Subject: Z2025000039-3rd Review
Maykel Triana
10305 SW 41st Terrace, Miami FI, 33165-4925
Legalize existing covered terrace and addition to existing SFR
(RU-1) (0.19 Acres)
20-54-40

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

Potable Water Supply and Wastewater Disposal

According to RER records, the subject property is currently connected to public water and sanitary sewers. Pursuant to the Code, the structures to be legalized are required to connect to public water and sanitary sewers to the extent that they have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Water Control Review

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

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

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

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "Zoning Hearing to Legalize Rear Terrace, Structure Addition and Garden Fountain" prepared by

Lidia Y. Duardo Guerra, P.E., and dated as received by Miami-Dade County on August 08, 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

Enforcement History

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: August 27, 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 - Maykel Triana
Application No. Z2025000039 - Revision # 1

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 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: Maykel Triana

Location: The proposed project is located on approximately 0.19 acres at 10305 SW 41st Terrace, with Folio No. 30-4020-010-0170, in unincorporated Miami-Dade County.

Proposed Development: The Applicant intends to legalize the addition of an open Terrace, a Bedroom, and a Bathroom without the required setbacks to the existing Single-Family Residence (SFR). The bathroom addition totals 90 square feet under A/C. The existing SFR has 2,010 square feet under A/C (including the bedroom to be legalized), as per Property Appraiser.

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

Please note that the subject property has a 12-foot Utility Easement within and along the northern boundary of the property line (6 feet within the subject property). The survey for the subject application shows that the existing open terrace, concrete slab, a metal fence, and a shed along the northern boundary of the property are encroaching on said utility easement. At the present time, WASD does not have water/sewer facilities in said Utility Easement. The water infrastructure is located within the public Right-of-Way (R/W) along SW 41st Terrace and SW 103rd Avenue, and the sewer infrastructure is located along SW 41st Terrace. ***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 mavald@miamidadegov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidadegov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidadegov

Memorandum



Date: May 23, 2025

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

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

Subject: Z2025000039
Name: Maykel Triana
Location: 10305 SW 41 Terrace
Section 20 Township 54 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 5, Block 3, Plat Book 67, Page 126.

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 13, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000039

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

Memorandum



Date: April 24th, 2025
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources
From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources
Subject: Zoning Review Z2025-000039 Maykel Triana

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

Miami-Dade County has planning, zoning, and permitting jurisdiction for this property through County Codes 33C-2 and 33C-15. This includes historic preservation jurisdiction. Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

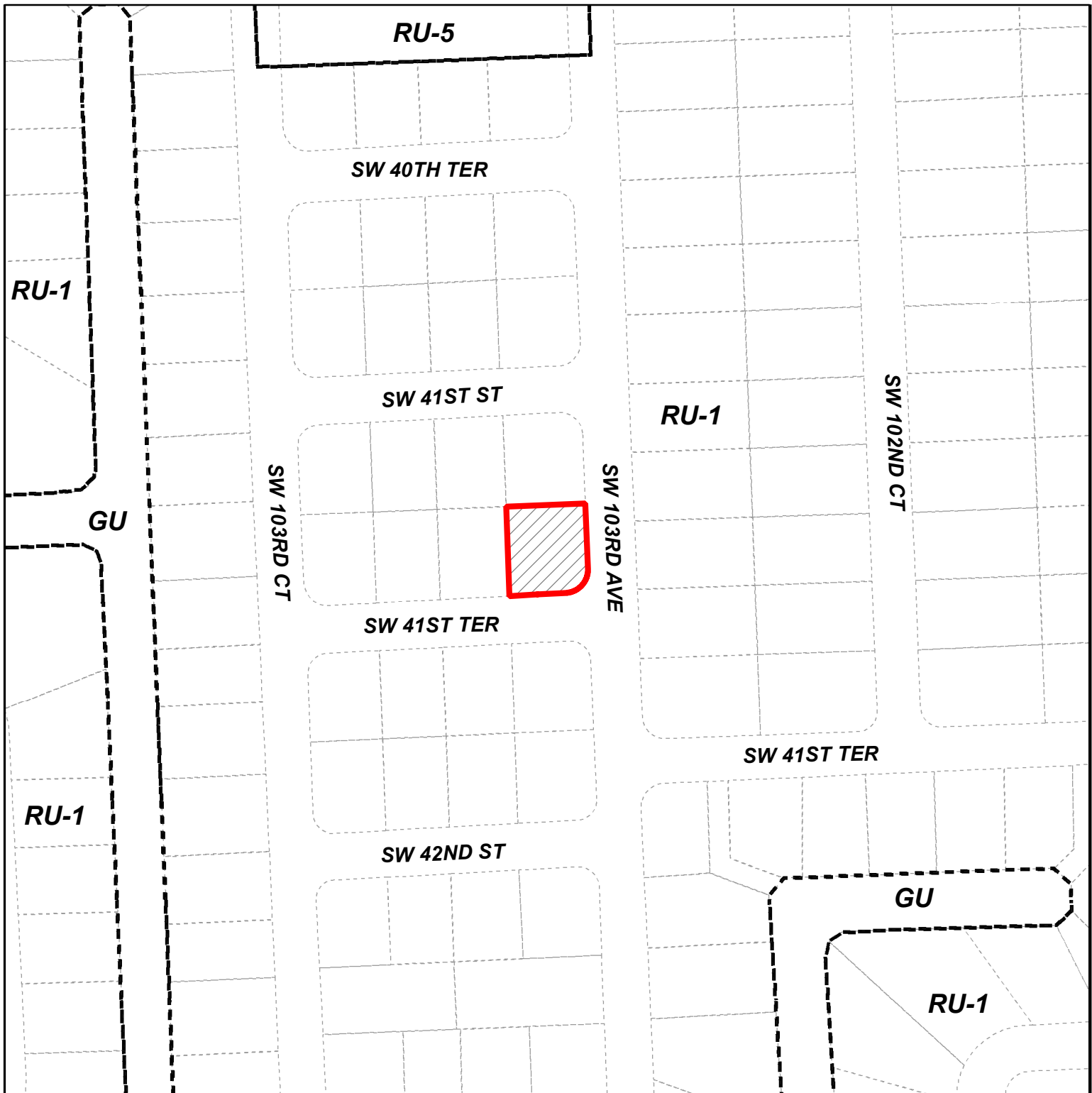
The OHP has identified one structure from 1959 associated with folio 30-4020-010-0170 that meets the 50-year or older benchmark for historic resource eligibility.

Condition for Approval:

The applicant shall complete and submit a Florida Master Site File Historical Structure Form prior to demolition of the 1959 historic structure within the application area.

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

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



MIAMI-DADE COUNTY

HEARING MAP

Section: 20 Township: 54 Range: 40
 Applicant: Maykel Triana
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number

Z2025000039



Legend

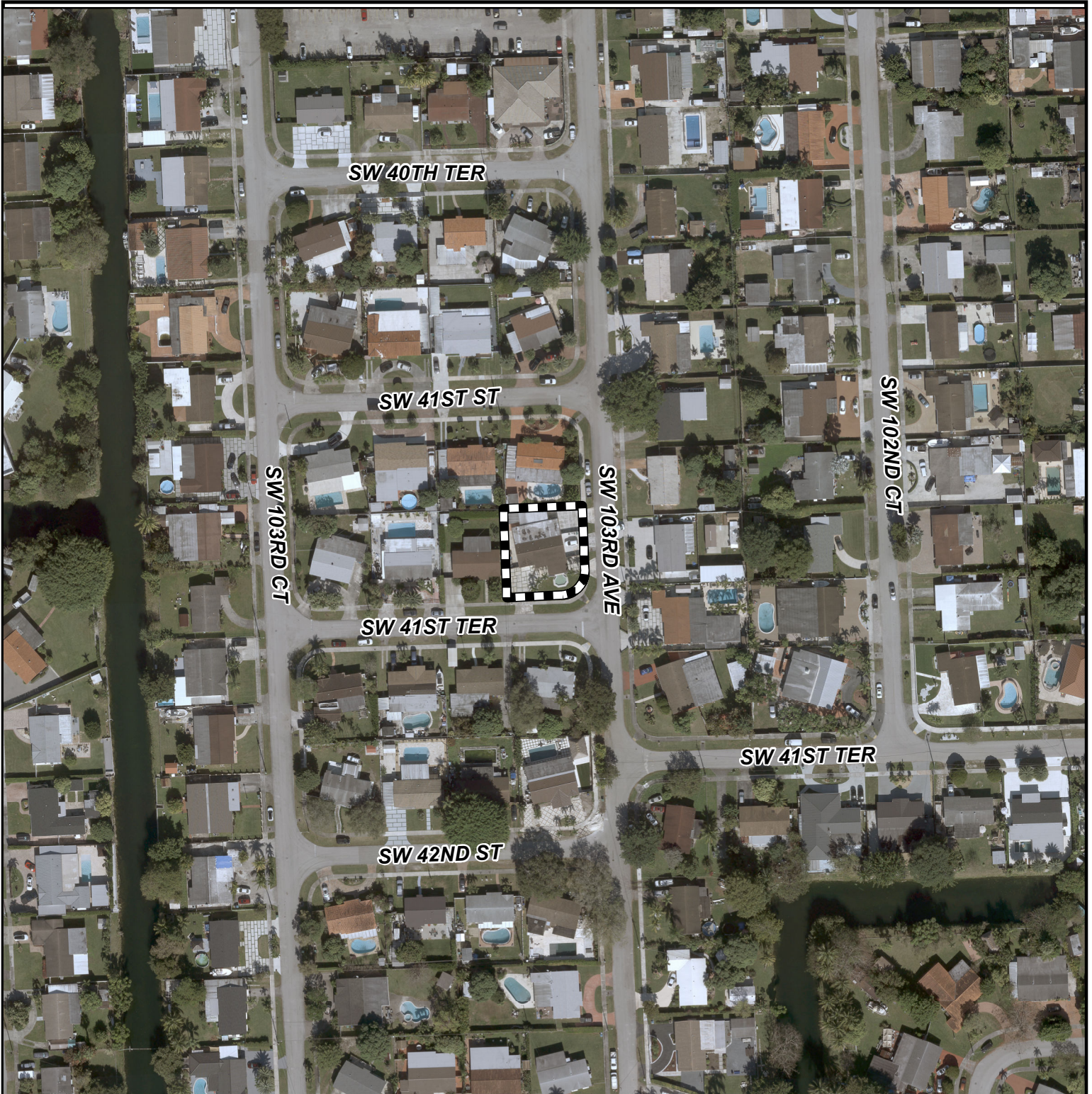
 Subject Property Case

 Zoning




SKETCH CREATED ON: Friday, April 11, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000039

Legend
 Subject Property

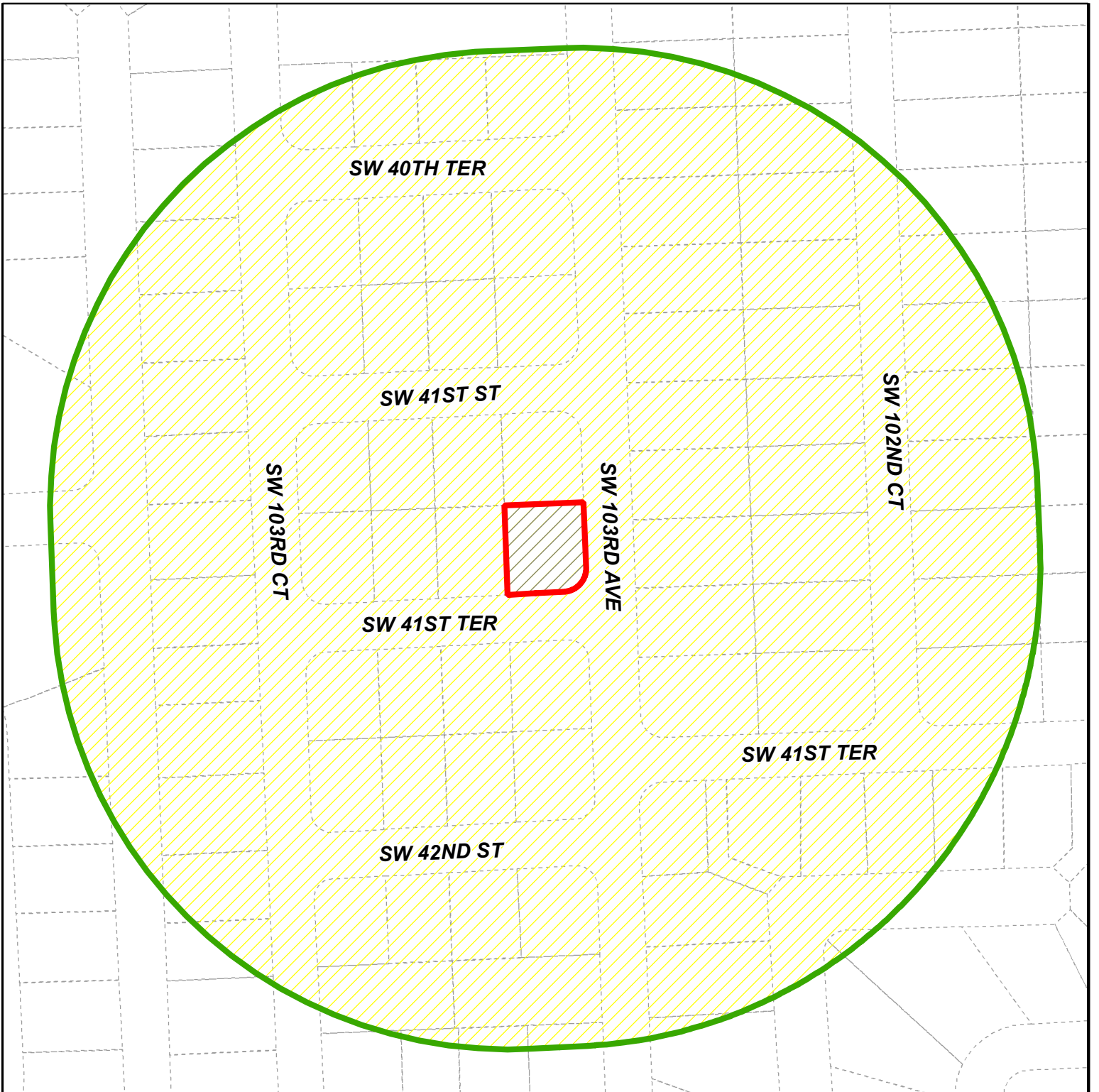


Section: 20 Township: 54 Range: 40
Applicant: Maykel Triana
Zoning Board: C10
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, April 11, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 20 Township: 54 Range: 40
 Applicant: Maykel Triana
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000039
 RADIUS: 500

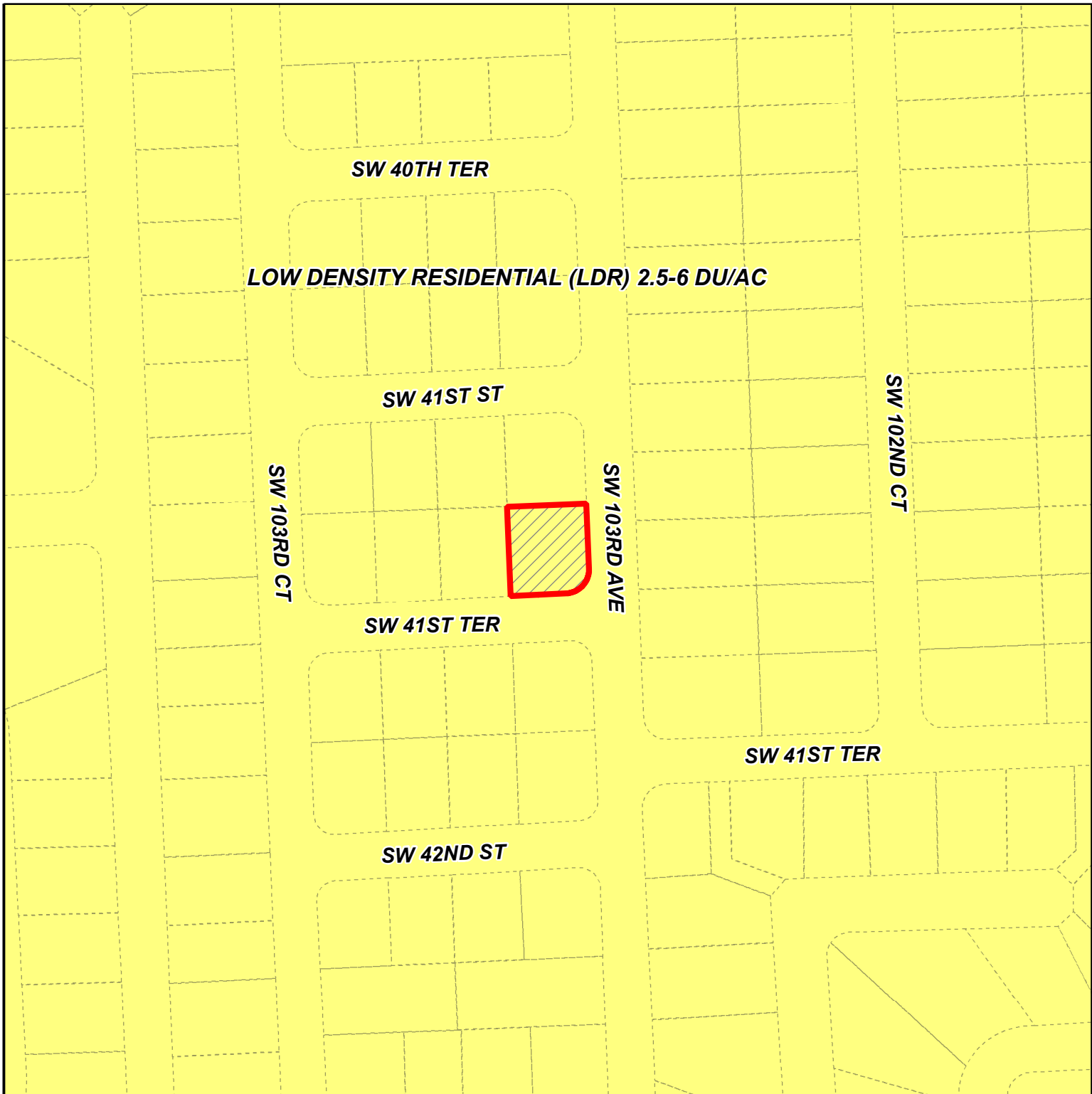
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, April 11, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2025000039

Section: 20 Township: 54 Range: 40
Applicant: Maykel Triana
Zoning Board: C10
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS



Legend

 Subject Property Case



SKETCH CREATED ON: Friday, April 11, 2025

REVISION	DATE	BY

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

PH: Z25-077

May 12, 2026

Item No. 1

Recommendation Summary	
Commission District	8
Applicant	Anne Marie Suris-Garcia, Trustee of GM 2019 Irrevocable Trust
Summary of Request	The applicant seeks to modify a condition of a previously approved resolution in order to submit a revised plan showing a proposed retaining wall, concrete steps and concrete deck located waterward from the top of slope into the lake.
Location	9345 SW 144 Street, Miami-Dade County, Florida
Property Size	0.55 acre
Existing Zoning	EU-M, Single-Family Modified Estate District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 du/ac <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section	Section 33-311(A)(7), Generalized Modification Standards <i>(see attached Zoning Recommendation)</i>
Recommendation	Approval with conditions.

REQUEST:

MODIFICATION of Condition #7 of Resolution #2114, passed and adopted by the Board of County Commissioners, only as it applies to the subject property, and reading as follows:

FROM: “7. That the slope requirements on all excavations be modified to provide a one-foot vertical to four-foot horizontal slope from the setback area to the high water high-water which point a slope of one foot vertical for each seven feet horizontal be provided into a minimum of 5’ of water at low water elevation.”

TO: “7. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Gaby & Jordan’s House" as prepared by Caymares Martin, consisting of sheets SP-3, 0.2, HS-1, HS-2, HS-3, HS-4 and HS-5 consisting of seven (7) sheets, and sheets C0.0, C1.0, C1.1, C2.0 and C3.0 entitled “E-Lake House” as prepared by Alejandro Maulini Alonso, P.E., consisting of seven (7) sheets, and sheets L-100, LR-100, LR-101, L-200, L-250, L-260, and L-300 entitled “E-Lake House” as prepared by Walk Landscape + Urban Design Planning | Research | Consulting, consisting of five (5) sheets all dated stamped received 1/26/2026 for a total of nineteen (19) sheets.”

The purpose of the request is to allow the applicant to submit a revised plan showing modifications to the previously approved lake slope to permit a proposed retaining wall, concrete steps and concrete deck.

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

PROJECT DESCRIPTION AND PROJECT HISTORY:

The subject property was a part of a larger tract of land which, in 1958, pursuant to Resolution #2114, was granted approval by the Board of County Commissioners for a special permit for expansion of a lake excavation.

As part of this application, the applicant seeks to modify the previously approved lake slope to permit a proposed retaining wall, concrete steps and concrete deck. The submitted site plan depict an existing 5,750 square foot single-family residence centrally located on the subject site and a proposed retaining wall, concrete steps and concrete dock located at the rear of the residence and placed waterward from the top of the slope towards the existing lake.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-M; single-family residence	Estate Density Residential (1 to 2.5 dua)
North	EU-M; lake	Water
South	EU-M; single-family residences	Estate Density Residential (1 to 2.5 dua)
East	EU-M; single-family residence	Estate Density Residential (1 to 2.5 dua)
West	EU-M; single-family residence	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a 0.55-acre, EU-M, Single-Family Modified Estate District zoned lot, located at 9345 SW 144 Street. The area surrounding the subject property is characterized by single-family residences, developed under the EU-M zoning district regulations, all of which back on an existing lake.

SUMMARY OF THE IMPACTS:

Staff opines that approval of the request would provide the applicant with an outdoor recreational space with the proposed concrete deck, steps and a retaining wall located waterward from the top of slope into a lake. Staff opines that the visual impact on the surrounding area would be minimal and would be mitigated by the existing landscape trees and existing lake to the north.

CDMP ANALYSIS:

*The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Estate Density Residential**. 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 detached estates which utilize only a small portion of the total parcel.* Staff notes that the approval of the request would allow the applicant to modify a prior plan to permit the proposed placement of a retaining wall, concrete steps and concrete dock waterward from the top of an existing lake slope. Staff opines that approval of the request will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP and will not change the single-family use. Therefore, staff opines that approval of the application with conditions will be **consistent** with the density threshold

of Estate Density Residential Communities map of the CDMP LUP map designation.

ZONING ANALYSIS:

When the request is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), approval of the modification of a condition for the previously approved lake slope plan under Resolution No. 2114 will allow the applicant to submit revised plans in order to permit a proposed retaining wall, concrete steps and concrete dock structures located on the top of the lake slope only as it relates to the subject site. Staff opines that the approval with conditions of the applicant's request to modify the previously approved plans, only as it applies to the subject residence, will not generate excessive noise or traffic, create other hazards to the surrounding area or be incompatible with same, when considering the necessity for and reasonableness of the modifications in relation to the present and future development of the area concerned. Staff's review of the plat restriction for the Lakeshore Section 1, which is where the subject property lies, and of the County's aerial photographs for the surrounding area, indicates that the subject residence with the subject proposed accessory structures located waterward on top of the water slope is similar to the residences in the surrounding area and would be **compatible** with same.

Staff opines that the proposed modifications relate to proposed structures that are located towards the rear of the property, are internal to the site and well separated from the properties to the east, west and from the north by a body of water. Further, the submitted plans indicate sufficient landscaping along all property lines, which staff opines would mitigate any visual impacts generated by the request. Staff notes that the surrounding area is characterized by single-family homes abutting a large lake.

Staff did research of the immediate area and found similar approvals for modification to the previously approved lake slope to permit structures along the water's edge. Specifically, a property located 9400 SW 136 Street and another at 14100 SW 92 Avenue, pursuant to Resolutions #CZAB12-9-07 and #CZAB12-8-10, were both permitted modifications of Condition #7 of Resolution No. 2114 allowing changes to be made to the previously approved lake slope. As such, staff opines that approval of the requested modifications will not have a significant visual impact on the surrounding properties or on passersby along the abutting area roadways, and would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications or in relation to the present and future development of the area.

Further, staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application and that the application does not generate any additional vehicular trips. The memorandum from the Code Coordination & Environmental Initiatives Division indicates it has no objections to the application and does not entail any environmental concern. Additionally, the memoranda from the Water and Sewer Department (WASD) and the Miami-Dade Fire Rescue Department state that they do not object to the application. Therefore, staff opines that approval with conditions of the requested modification would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications or in relation to the present and future development of the area. **Based on the foregoing, staff recommends approval with conditions of the request under Section 33-311(A)(7) Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all the conditions of Resolution #2114 remain in full force and effect, except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Gaby & Jordan's House" as prepared by Caymares Martin, consisting of sheets SP-3, 0.2, HS-1, HS-2, HS-3, HS-4 and HS-5 consisting of seven (7) sheets, and sheets C0.0, C1.0, C1.1, C2.0 and C3.0 entitled "E-Lake House" as prepared by Alejandro Maulini Alonso, P.E., consisting of seven (7) sheets, and sheets L-100, LR-100, LR-101, L-200, L-250, L-260, and L-300 entitled "E-Lake House" as prepared by Walk Landscape + Urban Design Planning | Research | Consulting, consisting of five (5) sheets all dated stamped received 1/26/2026 for a total of nineteen (19) sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as indicated in the memorandum.

ES:JB:SS:VM

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

ZONING RECOMMENDATION ADDENDUM
 Anne Marie Suris-Garca, Trustee of GM 2019 Irrevocable Trust
 (Z25-077)

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Code Coordination & Environmental Initiatives Division (RER)</i>	<i>No objection</i>
<i>Miami-Dade Fire Rescue Department (MDFR)</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection</i>
<i>Miami-Dade Office of Historic Preservation (OHP)</i>	<i>No objection</i>
<i>Water and Sewer Department (WASD)</i>	<i>No objections*</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Estate Density Residential (Pg. I-31)	<i>This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.</i>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(7) Generalized Modification Standards.	<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>
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<p>Section 33-16.1</p>	<p>(a) <i>This section shall govern the placement of accessory improvements and landscaping which are hereby deemed not to modify the established slope of privately owned artificial lakes. This section shall not apply to the placement of accessory improvements landward of the top of the slope of such artificial lakes, which structures are permitted as accessory uses under other Sections of this Code.</i></p> <p>(b) <i>For purposes of this section, "privately owned artificial lake" shall mean only a privately owned artificial lake not connected to any jurisdictional wetlands or to any other surface water body.</i></p> <p>(c) <i>For purposes of this section, "water's edge" shall be defined as the average low ground water elevation.</i></p> <p>(d) <i>The placement of the following accessory improvements and landscaping shall be permitted waterward of the top of slope, as measured pursuant to the County Flood Criteria Map as defined in Chapter 11C, on a residential lot, parcel or tract, subject to the following conditions:</i></p> <p>(1) <i>Docks shall either be floated or be placed on pilings at right angles to the shoreline, except as otherwise provided herein.</i></p> <p>(2) <i>All docks on a single lot, parcel or tract collectively shall not exceed 30 percent of the subject lot's width as measured at the top of the slope; provided, however, a dock that is placed parallel to the lot and that does not extend more than six feet beyond the water's edge may be built to the side setback lines.</i></p> <p>(3) <i>No dock shall project further into the artificial lake more than one-half the length of the lot's shoreline frontage as measured at the water's edge, or 20 percent of the lake width at its widest point, whichever is smaller. In no event shall a dock exceed 50 feet in length. For purposes of this section, the length shall be the perpendicular dimension measured from the water's edge to the farthest point of the dock extending into the lake.</i></p> <p>(4) <i>In no event shall a dock be placed closer than 100 feet to the opposite shore's top of slope.</i></p> <p>(5) <i>A dock or a deck not exceeding 18 inches above minimum finished grade elevation may be placed with a zero foot side setback. A dock or a deck exceeding 18 inches above minimum finished grade elevation shall conform to accessory building side setback requirements.</i></p> <p>(6) <i>Only one (1) dock shall be permitted for each principal building on the subject lot, parcel or tract.</i></p> <p>(7) <i>Rocks and landscaping waterward of the top of slope but landward of the water's edge are allowed.</i></p> <p>(8) <i>Rip-rap and interlocking block waterward of the top of slope and extending to a point one (1) foot below the water's edge are allowed.</i></p> <p>(9) <i>Open sided structures shall be permitted waterward of the top of slope but landward of the water's edge, subject to compliance with accessory building setback and lot coverage requirements of the zoning district in which the structure is located; provided, however, the rear setback requirement shall be zero (0) feet. In no event shall an open sided structure that is placed waterward of the top of slope exceed fifteen (15) feet in height nor shall it exceed two hundred twenty-five (225) square feet in area. Only one (1) such open sided structure shall be permitted for each principal building on the subject lot, parcel or tract. Open sided structures other than railings on docks and decks shall not be permitted, unless approved as a nonuse variance at a public hearing.</i></p> <p>(10) <i>Steps and decks on pilings or on similar spatially separated upright supports shall be permitted waterward of the top of slope and landward of the water's edge.</i></p> <p>(11) <i>Boat ramps shall be permitted providing no filling of the slope area occurs.</i></p> <p>(12) <i>Filling waterward of the top of slope shall be prohibited.</i></p> <p><i>Structures other than those listed above are prohibited from placement within the area waterward of the top of slope.</i></p>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

GM 2019 IRREVOCABLE TRUST/SURIS- 9345 SW 144 ST
GARCIA, ANNIE MARIE MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2025000077

DATE

HEARING NUMBER

FOLIO No: 30-5021-018-0480

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

February 6, 2026

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

GM 2019 IRREVOCABLE TRUST/SURIS-GARCIA, ANNIE MARIE

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees.

Memorandum

Date: February 20, 2026

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

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

Subject: Z2025000077-4th Review
GM 2019 Irrevocable Trust
9345 SW 144th Street
Non-use variance to legalize an existing partial encroachment of a lake dock beyond the top of the lake slope and approve a proposed hardscape design and retainer wall structure beyond the survey tie line.
(EU-M) (0.55 acres)
12-55-40

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

Potable Water Supply and Wastewater Disposal

This review pertains to the proposed legalization of an existing partial encroachment of a lake dock beyond the top of the lake slope and approval of a proposed hardscape design and retainer wall structure beyond the survey tie line only.

According to RER records, the property is currently connected to public water and sewer. Pursuant to the Code, any structures will be required to connect to public water and sanitary sewers to the extent that they have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Water Control Review

RER Water Control Section has no pertinent comment for this application that requests a variance concerning legalization of existing partial encroachment of a lake dock beyond the top of the lake slope and approval of the proposed hardscape design and retainer wall structure beyond the applicable survey tie line.

However, the following conditions must be satisfied: For compliance with Miami-Dade County stormwater disposal requirements, stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Any grading and drainage improvements within the parcels will require review and approval by RER. Any public road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual.

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

Any proposed development shall comply with county and federal flood criteria requirements.

The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required for this proposed development order.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources. Additionally, Tree Permit #2500340 was issued on April 28, 2025, for the subject property and all approved work shall be performed in accordance with this permit. Section 24-49 of the Code provides for the preservation and protection of tree resources. If any additional trees subject to the tree preservation and protection provisions of the Code are to be removed/relocated and are not associated with Tree Permit #2500340, a new tree removal permit will be required. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall meet the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: April 30, 2026

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: **UPDATED** Zoning Application Comments - Gaby & Jordan House
Application No. Z2025000077

A handwritten signature in cursive script that reads "Maria Valdes".

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

Application Name: Gaby & Jordan House

Location: The proposed project is located on approximately 0.55 acres at 9345 SW 144th Street, with Folio No. 30-5021-018-0480, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting the approval of a Use Variance to legalize the existing portion of the dock encroachment beyond the top of the lake slope. In addition, the applicant intends to build a new Single-Family Residence (SFR) that will have a gross floor area between 3,001-5,000 square feet. The existing SFR under 3,001 square feet was demolished.

The water demand associated with the existing SFR totals 210 gallons per day (gpd). The total water demand associated with the new SFR totals 310 gpd; therefore, the net increase in water demand will be 100 gpd.

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 Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

The subject property is connected to water. A WASD Verification Form No. 25-2025-W-VF-2766 was issued on April 15, 2025, for the subject project. There is an existing 8-inch water main (E9277-1) along SW 144th Street, abutting the southern boundary of the property.

A Water Supply Certification (WSC) was issued for the proposed development on April 15, 2025, through WASD Verification Form No. 25-2025-W-VF-2766. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

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

The subject property is connected to sewer. There is an existing 8-inch gravity sewer (ES685-1) along SW 144th Street, abutting the southern boundary of the property.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 728 and P.S. No. 709. Said pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. No. 728

Existing NAPOT: 3.76 hrs.

Proposed Development: 100 gpd

Proposed Projected NAPOT: 3.76 hrs.

P.S. No. 709

Existing NAPOT: 2.66 hrs.

Proposed Development: 100 gpd

Proposed Projected NAPOT: 2.66 hrs.

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

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

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

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

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

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

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

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

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

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

Memorandum

Date: February 20, 2026

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

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

Subject: Z2025000077-4th Review
GM 2019 Irrevocable Trust
9345 SW 144th Street
Non-use variance to legalize an existing partial encroachment of a lake dock beyond the top of the lake slope and approve a proposed hardscape design and retainer wall structure beyond the survey tie line.
(EU-M) (0.55 acres)
12-55-40

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

Potable Water Supply and Wastewater Disposal

This review pertains to the proposed legalization of an existing partial encroachment of a lake dock beyond the top of the lake slope and approval of a proposed hardscape design and retainer wall structure beyond the survey tie line only.

According to RER records, the property is currently connected to public water and sewer. Pursuant to the Code, any structures will be required to connect to public water and sanitary sewers to the extent that they have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Water Control Review

RER Water Control Section has no pertinent comment for this application that requests a variance concerning legalization of existing partial encroachment of a lake dock beyond the top of the lake slope and approval of the proposed hardscape design and retainer wall structure beyond the applicable survey tie line.

However, the following conditions must be satisfied: For compliance with Miami-Dade County stormwater disposal requirements, stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Any grading and drainage improvements within the parcels will require review and approval by RER. Any public road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual.

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

Any proposed development shall comply with county and federal flood criteria requirements.

The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required for this proposed development order.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources. Additionally, Tree Permit #2500340 was issued on April 28, 2025, for the subject property and all approved work shall be performed in accordance with this permit. Section 24-49 of the Code provides for the preservation and protection of tree resources. If any additional trees subject to the tree preservation and protection provisions of the Code are to be removed/relocated and are not associated with Tree Permit #2500340, a new tree removal permit will be required. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall meet the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary


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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Date: March 3, 2026

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: Z2025000077
Name: Anne Marie Suris-Garcia/GM 219 Irrevocable Trust
Location: 9345 SW 144 Street
Section 21 Township 55 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 48, Block 1, Plat Book 87, Page 48.

This application does not generate any 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: January 30, 2026

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000077

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to “EnerGov” on 1/26/2026. 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 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.

Memorandum



Date: August 8, 2025

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

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

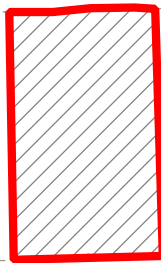
Subject: Zoning Review Z2025 – 000077 Anne Marie Suris-Garcia as Trustee of the
GM 2019 Irrevocable Trust

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.

SW 142ND ST

EU-M



SW 144TH ST

SW 94TH AVE

SW 93RD CT

SW 93RD AVE

AU

EU-1

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2025000077



Legend

 Subject Property Case

 Zoning

Section: 21 Township: 55 Range: 40

Applicant: Anne Marie Suris

Zoning Board: C10

Commission District: 8

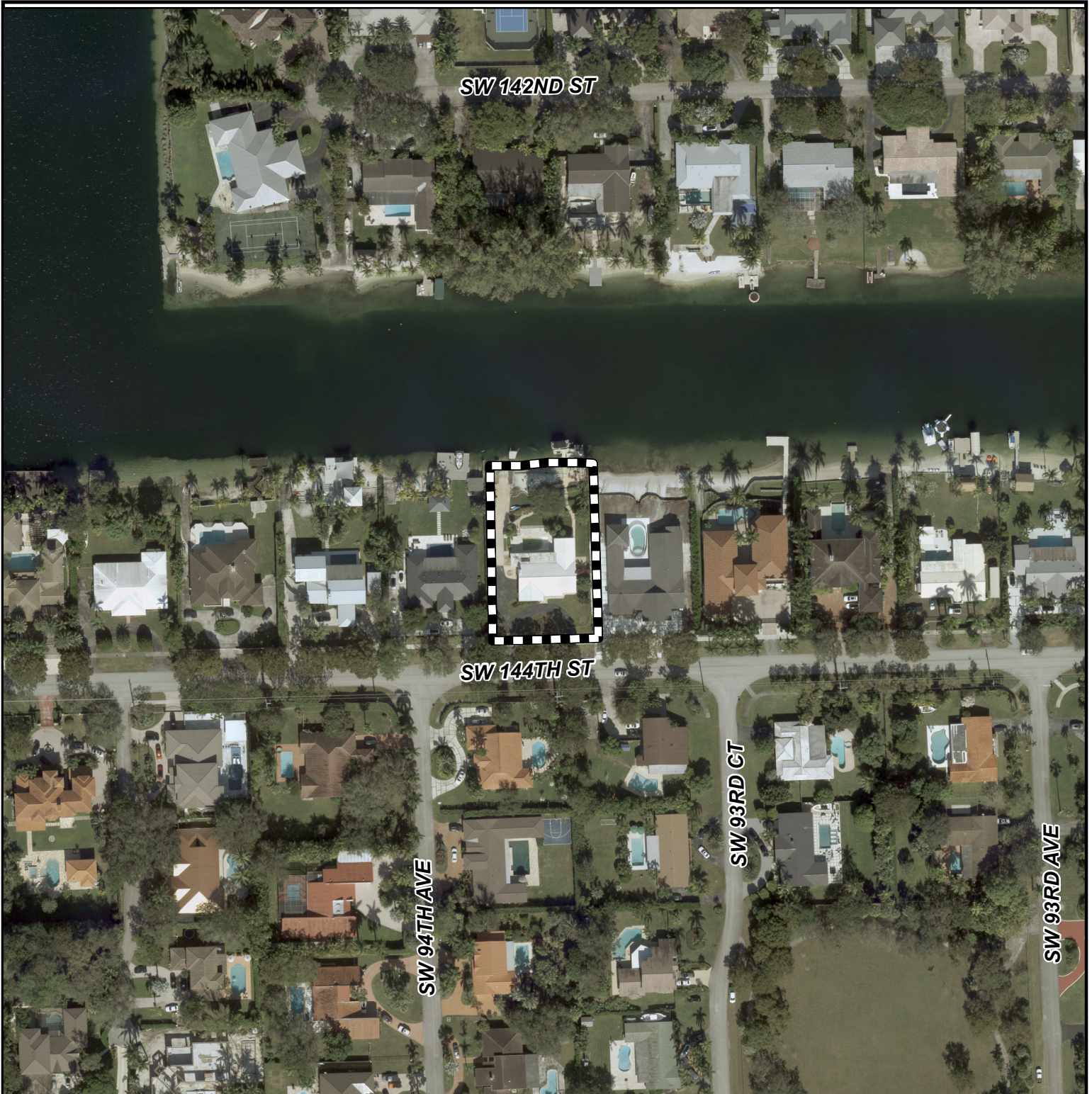
Drafter ID: EDUARDO CESPEDES

Scale: NTS



SKETCH CREATED ON: Tuesday, May 6, 2025

REVISION	DATE	BY



SW 142ND ST

SW 144TH ST


SW 94TH AVE

SW 93RD CT

SW 93RD AVE

MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000077

Legend
 Subject Property

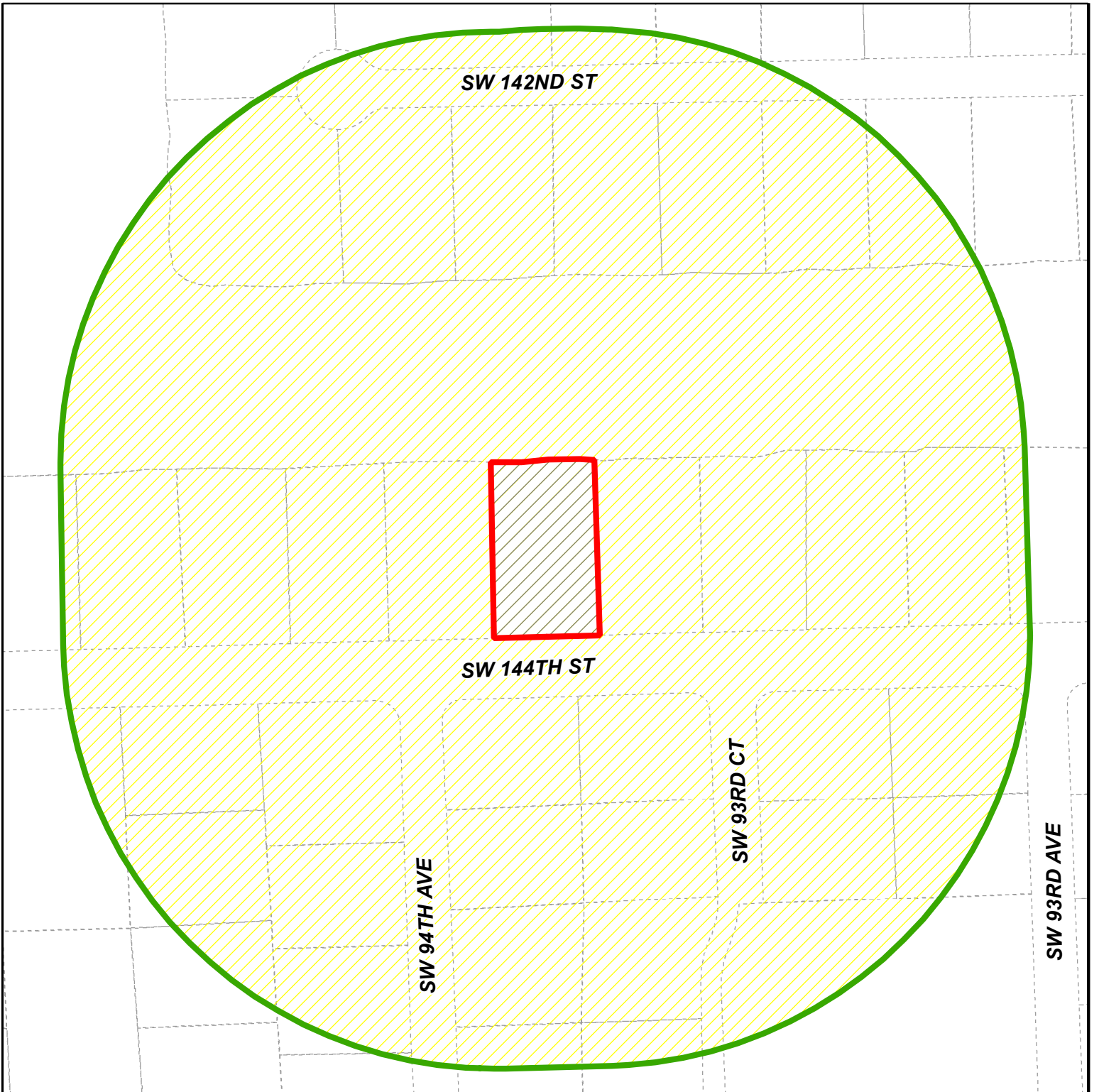


Section: 21 Township: 55 Range: 40
 Applicant: Anne Marie Suris
 Zoning Board: C10
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, May 6, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 21 Township: 55 Range: 40
 Applicant: Anne Marie Suris
 Zoning Board: C10
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000077
 RADIUS: 500

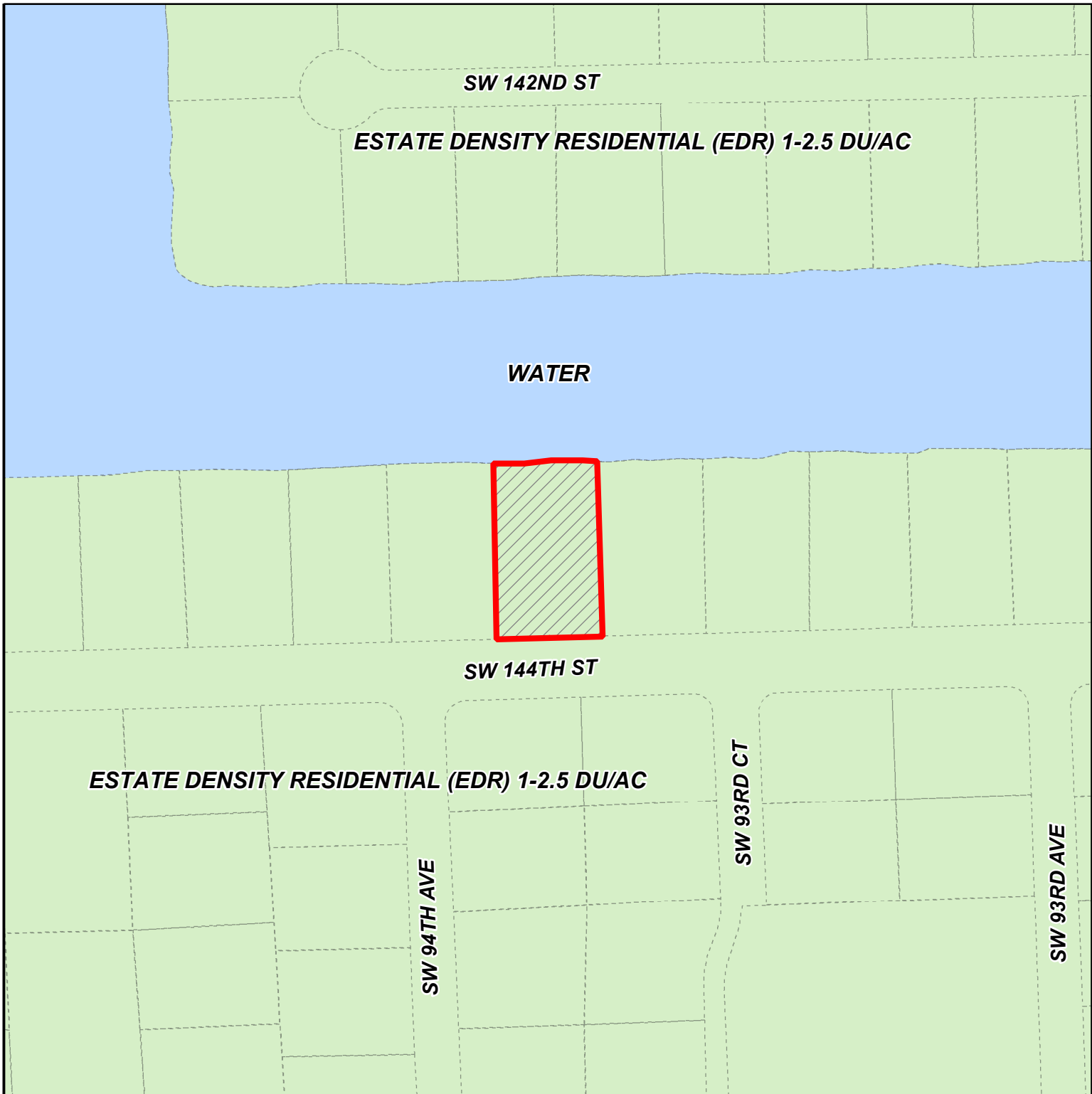
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, May 6, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2025000077

Section: 21 Township: 55 Range: 40
 Applicant: Anne Marie Suris
 Zoning Board: C10
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, May 6, 2025

REVISION	DATE	BY

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

PH: Z25-257

May 12, 2026

Item No. 2

Recommendation Summary	
Commission District	10
Applicant	CEDX Corp.
Summary of Requests	This applicant seeks a rezoning of the subject property from BU-1A (limited business uses) to BU-2 (special business uses) in order to allow for a wider range of commercial uses including a micro-brewery. Additionally, the applicant also seeks to modify and delete certain conditions of a previously approved resolution and covenant running with the land, that restricts the property to a fast-food restaurant use only, thereby allowing a wider range of commercial uses including a micro-brewery on the subject site.
Location	8922 SW 24 Street, Miami-Dade County, Florida.
Property Size	±0.77-gross (±0.59-net) acres
Existing Zoning	BU-1A, Limited Business District
Existing Land Use	Fast-food restaurant
2023-2040 CDMP Land Use Designation	Office/Residential and located within 660 feet of a CDMP designated Major Roadway, SW 24th Street (Coral Way) <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) Generalized Modification Standards, <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval of request #1, subject to the Board's acceptance of the proffered Modification of the Declaration of Restrictions, and approval with conditions of requests #2, #3 and #4.

REQUESTS:

(1) DISTRICT BOUNDARY CHANGE from BU-1A, Limited Business District, to BU-2, Special Business District.

(2) DELETION of Conditions #2, 10, and #13 of Resolution No. CZAB10-67-00, passed and adopted by the Community Zoning Appeals Board 10 (CZAB 10), and reading as follows:

“2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Wendy's," as prepared by Arc & Associates Dev. Corp., dated 4/11/00 and consisting of 8 sheets.”

“10. The dining room at the restaurant and the drive thru shall be open to the public no earlier than 10:00 A.M. and shall close to the public no later than 10:30 P.M., Sunday - Thursday, and from 10:00 A.M. to 11:00 P.M., Fridays and Saturdays.”

“13. The height of any free-standing sign shall not exceed six (6) feet from grade to the top of the sign; and be of monument type.”

(3) DELETION of paragraphs #1, #4, and #7 of a Declaration of Restrictions recorded in Official Records Book 19428, Pages 1268–1277, reading as follows:

“1. Site Plan. The Property shall be developed substantially in accordance with that certain plan entitled "Wendy's," as prepared by ARC and Associates, dated 4-11-2000 and consisting of 8 sheet(s) (the "Plan"), except as may be modified by the Board during its consideration of the Application.”

“4. Hours of Operations. The dining room at the restaurant and the drive thru shall be open to the public no earlier than 10:00 A.M. and shall close to the public no later than 10:30 P.M., Sunday - Thursday, and from 10:00 A.M. to 11:00 P.M., Fridays and Saturdays.”
And

“7. Free Standing Sign. The height of any free standing on the Property sign shall not exceed six (6) feet from grade to the top of the sign.”

(4) MODIFICATION of paragraph #2 of Declaration of Restrictions recorded in Official Records Book 19428, Pages 1268–1277, reading as follows:

FROM: “2. Use Restrictions. Notwithstanding the BU-1A zoning classification of the Property, the Owner shall limit the use of the Property to a fast food restaurant with drive-thru, all as reflected in the Plan.”

TO: “2. Notwithstanding the BU-2 zoning classification of the Property, the Owner shall limit the use of the Property to all BU-1A uses, and a micro-brewery as permitted in the BU-2 zoning district.”

The purpose of requests #2, #3 and #4 is to allow the applicant to modify and delete certain conditions of a previously approved resolution and covenant running with the land, that limited to property to a single-fast food restaurant thereby allowing a wider range of commercial uses including a micro-brewery.

PROJECT DESCRIPTION AND HISTORY:

In 1960, the subject site was part of a larger tract of land that was rezoned by the Board of County Commissioners (BCC) from RU-2, Two-Family Residential District, to RU-5, Residential, Semi-Professional Office District. In 1965, the parent tract, which was then part of an even larger assemblage, was denied rezoning from RU-2, Two-Family Residential District, to BU-1, Neighborhood District by the BCC and was instead granted RU-5, Residential, Semi-Professional Office District zoning in lieu thereof.

In 1967, the Zoning Appeals Board approved several variances, including permitting the use of a frame building for professional office purposes, waiving a required wall along certain property lines, and allowing parking within the front setback area on a portion of the site. In 1968, the Zoning Appeals Board granted additional variances to allow a parking lot on an adjacent property rather than on the same lot as the use it served, and to permit a paved driveway within the setback area in lieu of required grass and landscaping.

In 1993, the BCC approved a rezoning of a portion of the site from RU-5, Semi-Professional Office District to BU-1A, Limited Business District. Following the public hearing, a Declaration of Restrictions was proffered and recorded, limiting the BU-1A portion of the property to a drive-through teller facility in conjunction with a bank use, as well as to office uses permitted within the RU-5 District.

In October 2000, pursuant to Resolution #CZAB10-67-00, Community Zoning Appeals Board No. 10 (CZAB 10) approved a District Boundary Change from BU-1A and RU-5 to BU-1A; a Special Exception for a proposed commercial development; a Non-Use Variance to allow one-way driveways with a minimum width of 10 feet (14 feet required); and the deletion of a previously approved Declaration of Restrictions. In connection with this approval, the applicant proffered a Declaration of Restrictions recorded in Official Records Book 19428, Pages 1268-1277, which, among other provisions, limits the site to a fast-food restaurant with a drive-through and includes conditions related to landscaping and buffering, building and site design, signage, lighting, and trash enclosure, as well as restrictions on operating hours.

The applicant now seeks approval of a rezoning of the subject site from BU-1A (Limited Business District) to BU-2 (Special Business District), along with the deletion of specific conditions from Resolution No. CZAB10-67-00 and corresponding provisions within a recorded Declaration of Restrictions that currently limit the site to a Wendy’s restaurant, regulate hours of operation, and restrict signage height. Additionally, the application includes a request for a modification to the Declaration of Restrictions running with the land, which currently limits the use on the property to a single fast-food restaurant with a drive-thru, in order to allow all BU-1A permitted uses and a micro-brewery, as would be permitted within the BU-2 zoning district. These requests are intended to remove outdated zoning constraints, ensure consistency with the proposed BU-2 zoning classification, and better align the property with the CDMP’s guidelines for development along major corridors, which encourage a broader mix of commercial uses and greater flexibility in site design. Staff notes that no new site plan has been submitted as part of this application, as the immediate intent by the applicant is to maintain the existing development; however, any future redevelopment of the site, as governed by the proffered Modification of the Declaration of Restrictions, will be required to conform to the Land Use Element of the CDMP, ensuring compatibility with surrounding uses and contributing positively to the character of the corridor.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-1A; commercial use	Office/Residential
North	RU-1; single-family residences	Low Density Residential (2.5 -6 dua)
South	RU-2; single-family residences and Duplexes	Low-Medium Density Residential (6-13 dua)
East	RU-5; office building	Office/Residential
West	RU-5; multi-family	Office/Residential

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of ±0.77-gross (±0.59-net) acres parcel located on SW 24 Street (Coral Way), west of SW 89 Avenue, currently developed as a fast-food restaurant that is now vacant but was formerly a Wendy’s restaurant under the BU-1A zoning district. The site has

frontage along SW 24 Street (Coral Way), which function as major corridor in the area. Surrounding zoning and uses include RU-1 (single-family residences) to the north, RU-2 (single-family residences and duplexes) to the south, RU-5 (office building) to the east, and RU-5 (multi-family residential) to the west. The mix of residential and office uses surrounding the site reflects a transitional area, where commercial uses along major corridors are intended to provide services while maintaining compatibility with adjacent residential development.

SUMMARY OF THE IMPACTS:

Approval of this application would allow the applicant to retain the existing building while permitting a broader range of commercial uses, limited to those permitted in the BU-1A District, with the sole additional use from the BU-2 District being a microbrewery, as well as future redevelopment in accordance with CDMP provisions for horizontal mixed-use development along Major Roadways. Based on the memoranda from the reviewing departments, staff acknowledges that the proposed flexibility in permitted uses may generate additional traffic in the surrounding area. However, the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) estimates that when analyzed at the maximum intensity permitted by the CDMP, the application would generate approximately 143 PM peak-hour trips and would not exceed the acceptable level of service of the surrounding roadways. Furthermore, staff notes that the proposed uses, including commercial and microbrewery, are anticipated to generate fewer trips than the previously approved fast-food restaurant with drive-through service. While the request could incrementally affect water and sewer demand, as well as noise levels, staff finds that, based on the submitted agency reviews, such impacts have been adequately addressed and mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.77-gross (±0.59-net) acres site is designated as **Office/Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The Office/Residential category *accommodate both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional offices to large-scale office parks.*

Staff notes that, as part of this application, the applicant has obtained two (2) Planning Letters of Interpretation. Most relevant to this request, on October 28, 2025, a Planning Letter of Interpretation (Application No. CL2025000023) was issued, providing an expedited CDMP analysis for the ±0.59-acre subject property. The letter evaluated the permissibility of single-use commercial development and the maximum allowable intensity under mixed-use provisions, confirming that, due to the property's location within 660 feet of a CDMP-designated Major Roadway and its Office/Residential designation, the site may be developed pursuant to horizontal mixed-use provisions at up to 1.5 FAR, allowing approximately 38,700 square feet of single use commercial development **consistent** with the CDMP.

Accordingly, to ensure continued consistency with the CDMP, the applicant has incorporated language into the proffered Modification of the Declaration of Restrictions requiring that any future mixed-use redevelopment of the property comply with the Land Use Element of the CDMP, including provisions to ensure **compatibility** among uses, adherence to appropriate design standards, and consistency with existing, zoned, or plan-designated adjoining and adjacent uses. In addition, staff has incorporated conditions of approval, including compliance with Section 18A-6(H) regarding buffers between dissimilar land uses, to ensure **compatibility** with adjacent residential uses, particularly the single-family residences and duplexes to the south and the multi-family development to the west.

As such, staff opines that the rezoning of the subject property to BU-2, Special Business District, subject to the acceptance of the proffered covenant, would be **consistent** with the **Office/Residential and Mixed-Use Development** Land use category text. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from BU-1A, Limited Business District, to BU-2, Special Business District (request #1) in order to allow for a wider range of commercial uses including a micro-brewery. For the reasons stated above and below, staff opines that when the request to rezone the subject parcel to BU-2 is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote 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 requested district boundary change and finds that the proposed BU-2 zoning is consistent with the existing permitted use of a fast-food restaurant with a drive-through and proposed commercial uses including a micro-brewery. The rezoning would also allow a broader range of commercial uses, limited to those permitted in the BU-1A District, with the sole additional use from the BU-2 District being a microbrewery, and support future development of the site within a high-quality, pedestrian-oriented environment along a major corridor.

The subject property is located in an area with commercial and office uses to the east, while a landscape buffer and parking provide separation from a two-story multifamily development to the west. Staff has included conditions to ensure that any future commercial use maintains appropriate buffering from the adjacent multifamily development to the west and single-family residences and Duplexes to the south, thereby ensuring compatibility of uses. In addition, as mentioned in the CDMP analysis, the Planning Letter of Interpretation (Application No. CL2025000023) confirms that due to the property's location within 660 feet of a CDMP-designated Major Roadway and its Office/Residential designation, the site may be developed pursuant to horizontal mixed-use provisions at up to 1.5 FAR, allowing approximately 38,700 square feet of single-use commercial development consistent with the CDMP. Therefore, the request for a zone change on the subject property to BU-2, subject to the acceptance of the proffered covenant would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map and would be **compatible** with the surrounding area. **As a result, staff recommends approval of requests #1, subject to the Board's acceptance of the proffered Modification of the Declaration of Restrictions.**

As part of this application, the applicant also seeks to the deletion of conditions #2, #10, and #13 of the previously approved Resolution, deletion of paragraphs #1, #4, and #7 and modification of paragraph #2 of a previous Declaration of Restrictions (requests #2, #3 and #4) in order to allow for a wider range of commercial uses including a micro-brewery. When the aforementioned requests are analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of the requests would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area concerned.

The subject property is a ±0.77-acre (±0.59-net) parcel located along SW 24 Street, a major arterial roadway, and previously operated as a fast-food restaurant with a drive-through. The site was limited to the use of a Wendy's restaurant with a drive-through pursuant to Resolution No. CZAB10-67-00, adopted in 2000. As part of that approval, a Declaration of Restrictions was recorded, that included conditions related to hours of operation, site development, signage, among others. These restrictions were tailored to a single operator that no longer occupies the site and do not reflect the operating needs of other commercial tenants, such as cafés, bakeries, sit-down restaurants or service retailers. Moreover, neither the BU-1A nor BU-2 zoning districts impose fixed operating hours for businesses, except where the sale of alcohol is involved. Therefore, staff finds that, given the property's location along a major arterial corridor and its proximity to surrounding commercial and office uses, the site is well suited to accommodate flexible operating hours without creating adverse noise, traffic, or compatibility impacts. For these reasons, the removal of the hours of operation restrictions is appropriate and consistent with the character of the area and County practices.

As part of this application, the applicant has proffered a Modification of the Declaration of Restrictions recorded in Official Records Book 19428, Pages 1268–1277. The proposed modification removes outdated restrictions that are no longer applicable to the site. These restrictions were established in 2000, prior to the incorporation of the CDMP Major Roadway corridor provisions and therefore do not reflect current planning policies or development standards. In addition, the existing restrictions include limitations, such as hours of operation, that are not otherwise required by the Miami-Dade County Code, except in cases involving the sale of alcoholic beverages. The proposed modification also incorporates updated conditions, including, but not limited to: (1) requiring that any future mixed-use redevelopment of the property comply with the Land Use Element of the adopted CDMP, ensuring compatibility among permitted uses and contributing positively to the character of the street and surrounding community; (2) limiting the maximum building height, notwithstanding the BU-2 zoning classification, to four (4) stories and not more than forty-five (45) feet; and (3) providing that, unless and until the property is redevelop, the expansions, repairs, alterations, and improvements of the existing building shall be permitted in accordance with Section 33-35 of the County Code. These conditions are intended to ensure that any future use or development of the site remains **compatible** with the surrounding area and **consistent** with the CDMP. Staff notes that no site plan was submitted as part of this application, as the applicant intends to maintain the existing building and only undertake interior renovations and site improvements consistent with Section 33-35 of the County Code.

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 environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum, state that the application would generate approximately 143 PM peak-hour trips and would not exceed the acceptable level of service of the surrounding roadways. Furthermore, staff notes that the current proposed uses, including commercial and microbrewery, are anticipated to generate fewer trips than the previously approved fast-food restaurant with drive-through service. Staff opines that approval of the application will not have a significant impact on the surrounding roadways or transportation facilities based on the recommendations and information contained within their memoranda. Further, the Division of Environmental Review, in their memorandum, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a negative impact on fire rescue services in the area. Based on the aforementioned department memoranda, staff opines that the requests to

delete conditions #2, 10, and #13 of previous Resolution, delete paragraphs #1, #4, and #7 and modify paragraph #2 of a previous Declaration of Restrictions (requests #2, #3 and #4) will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that requests would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Based on the aforementioned, staff recommends approval with conditions of requests #2, #3 and #4, under Section 33-311(A)(7), Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING: The existing site provides a primary ingress/egress point for both pedestrian and vehicular access along SW 24 Street, as well as a secondary vehicular egress point along SW 24 Street serving the existing drive-through. The site includes a total of 30 parking spaces, and staff will include a condition requiring that any future use comply with applicable parking requirements in accordance with the County Code.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval of request #1, subject to the Board's acceptance of the proffered Modification of the Declaration of Restrictions, and approval with conditions of requests #2, #3 and #4.

CONDITIONS FOR APPROVAL: For requests #2, #3 and #4 only.

1. That all other conditions of Resolution #CZAB10-67-00 remain in full force and effect, except as herein modified.
2. Notwithstanding the BU-2 zoning classification of the Property, the Owner shall limit the use of the Property to all BU-1A uses, and a micro-brewery as permitted in the BU-2 zoning district.
3. That the applicant complies with Section 18A-6(H), regarding buffers between dissimilar land uses, along the west and south property lines of the subject site.
4. That any proposed use of the site complies with the parking requirements set forth in Section 33-124 of the County Code.
5. That any future redevelopment of the Property shall conform to the Land Use Element of the Adopted Components of the CDMP which requires compatible uses in a high-quality pedestrian-oriented street environment.

ES:JB:SS:EA

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

ZONING RECOMMENDATION ADDENDUM

CEDX Corp.
 PH: 25-257

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Building and Neighborhood Compliance	<i>No objection</i>
Code Coordination and Public Hearings Section (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection*</i>
Parks, Recreation and Open Spaces	<i>No objection</i>
Fire Rescue	<i>No objection</i>
Water and Sewer Department	<i>No objection</i>
Historic Preservation	<i>No objection</i>
Planning Division	<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 (Pages I-45 and I-46)</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 Plan designated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically. 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</i></p>
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	<p><i>included. The lateral boundary of the ribbon indicates the extent to which office uses may 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 (Pages I-46 and 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.</i></p> <p><i>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:</i></p> <ol style="list-style-type: none"> <i>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</i> <i>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.</i> <p><i>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:</i></p> <ol style="list-style-type: none"> <i>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</i> <i>2. Corridors designated as mixed-use corridors in an area plan that has been accepted by the Board of County Commissioners; or</i> <i>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.</i> <p><i>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</i></p>

character of the street and the surrounding community. A specific objective in designing mixed-use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. Intensities are generally measured as floor area ratios (FARs), which for a particular property is the square footage of the buildings (not counting parking structures or covered pedestrian walkways that are open to the street), divided by the net land area of the parcel. The maximum intensities and densities shall be the greater of those provided in the table below or the maximum intensities and densities of the underlying land use designation. However, the entire development must fit within the building envelope established by the floor area ratio.

Mixed-Use Developments Located Within:	Floor Area Ratio Range	Maximum Residential Density (dwelling units)
Major Corridors	from 1.0 to 1.5	36
Mixed-use Corridors identified in an area plan	Up to 2.0	60
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>
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	<p><i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></p>
<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. 33-35. - Nonconforming Lots, Uses and Structures,</p>	<p><i>(A) Purpose/Applicability</i></p> <p><i>(1) Nothing contained in this Chapter shall be deemed or construed to prohibit the continuation of a legally established nonconforming use, structure or occupancy, as those terms are defined herein. The intent of this Section is to encourage nonconformities to ultimately be brought into compliance with current regulations.</i></p> <p><i>(2) The terms "nonconformity" and "nonconforming" shall refer to a use, building, or lot that does not comply with the regulations of the applicable zoning district. Only legally established nonconformities shall have rights under this Section.</i></p> <p><i>(3) For the purpose of this Section, the term "expansion" shall mean an improvement, addition, enlargement, extension, or modification to a structure that increases the square footage of the structure.</i></p> <p><i>(4) For the purposes of this section, "legally established" shall apply to the following circumstances:</i></p> <p><i>(a) A lot that does not meet the lot frontage, lot width, lot depth, and/or lot area requirements of the applicable zoning district, provided that such lot met the regulations in effect at the time of platting, was caused by a conveyance or device of record prior to August 2, 1938, or at the time the lot was otherwise lawfully created.</i></p> <p><i>(b) A site or improvement that is rendered nonconforming through the lawful use of eminent domain, an order of a court of competent jurisdiction, or the voluntary dedication of property.</i></p> <p><i>(c) An existing use which conformed to the code at the time it was established.</i></p> <p><i>(d) A building and/or site improvement that was permitted in accordance with regulations in effect at the time of permitting or that was approved pursuant to a public hearing.</i></p> <p><i>(e) A building and/or site improvement that had received final site plan approval through a public hearing pursuant to this chapter or through administrative approval or had a valid building permit or is otherwise determined by the Director to have been legally authorized.</i></p> <p><i>(f) A vested right has been established pursuant to Sections 2-114.1 to 2-114.4 of this Code.</i></p> <p><i>(g) A legal residential use (including but not limited to a mobile home or manufactured home) that existed on August 23, 1992; and was allowed to be rebuilt either in compliance with all plans approved and of record as of August 23, 1992, or in accordance with any use and number of units permitted by a certificate of occupancy then in existence; and for which an application for a building permit had been submitted prior to August 30, 1993.</i></p> <p><i>(5) This Section shall not apply to nonconforming lots, structures or uses located within an Urban Center District or Urban Area District. These areas shall be governed by Article XXXIII(K) (Standard Urban Center District Regulations).</i></p> <p><i>(B) Nonconforming Lots, Uses and Structures</i></p> <p><i>(1) Nonconforming Lots</i></p> <p><i>(a) Development on a legally established, nonconforming lot that does not meet the lot frontage and/or lot area requirements of the applicable zoning district shall be permitted, provided that the development meets all other requirements of the applicable zoning district. Two or more legally established nonconforming lots may be combined, subject to the same provisions herein.</i></p> <p><i>(b) Expansions of structures on legally established, nonconforming lots shall be permitted in accordance with this section.</i></p>

(c) Variances from other applicable zoning requirements shall be approved only through: a public hearing, pursuant to [Section 33-311](#) of this Code; or through administrative procedures authorized by this chapter.

(2) Nonconforming Uses

(a) A legally established nonconforming use may continue.

(b) If a nonconforming use is discontinued for a period of more than one year, the use may not be reestablished. A use shall be considered discontinued once the activities and commerce, essential to the continuation of the use are abandoned, unless the property owner is able to demonstrate that there was no intent to abandon the use. Discontinuance due to acts of force majeure shall not constitute abandonment provided a good faith effort is made to reestablish the use.

(c) No such nonconforming use shall be enlarged or increased to occupy a greater area of land or structure, except that expansions of nonconforming single-family and two-family residences shall be permitted.

(d) Existing Uses. Notwithstanding any other provision of this chapter to the contrary, an existing use that conflicts with any requirement of this chapter may be enlarged or increased to occupy a greater area of land or structure, only if approved after public hearing. For purposes of this section, an "existing use" is the use of any land, building, structure, improvement, or premises that legally existed on or before October 22, 1957.

(3) Nonconforming Structures

(a) To prevent changes in regulation from unduly burdening property owners, legally-established, nonconforming structures may continue to be used and maintained. Expansions, repairs, alterations, and improvements to nonconforming structures shall be permitted only in accordance with the following provisions:

(i) Internal and external repairs, alterations, and improvements that do not increase the square footage of the nonconforming structure shall be permitted.

(ii) Expansions to a nonconforming structure shall be permitted as follows:

(a) If the total square footage of the proposed improvement is less than fifty (50) percent of the structure's net square footage at the time it became nonconforming, the improvement shall comply with current regulations.

(b) If the total square footage of the proposed improvement is equal to or exceeds fifty (50) percent of the structure's net square footage at the time it became nonconforming, the entire structure and site improvements shall be brought into compliance with current regulations.

(c) Once the cumulative total of additional square footage of improvements equals to fifty (50) percent of the structure's net square footage at the time it became nonconforming, no additional expansions shall be permitted and the entire structure and site improvements shall be brought into compliance with current regulations.

(d) For the purposes of this Section, net square footage shall refer to the square footage indicated on the building permit or determined through equivalent evidence such as aerial photographs, tax roll information, certificates of use or occupancy, or design professional certifications.

(b) If a nonconforming structure is damaged by fire, flood, explosion, wind, war, riot or any other act of force majeure, repairs shall be subject to the following provisions:

(i) If the repair/replacement cost is less than fifty (50) percent of the value of the structure based upon the average of two (2) independent appraisals, the structure may be reconstructed up to the same building height and within the same building footprint existing prior to the damage, provided that an application for final building permit has been submitted within twelve (12) months of the date of such damage unless extended by the Board of County Commissioners.

(ii) If the repair/replacement cost is equal to or exceeds fifty (50) percent of the building's value based upon the average of two (2) independent appraisals, the building and site improvements shall be brought into compliance with current regulations.

(iii) Routine internal and external maintenance, repairs and material replacement such as re-roofing, painting, window or door replacement, mechanical equipment repair and replacement, plumbing and electrical maintenance, and similar repair, maintenance, and replacements shall be permitted.

(c) If a nonconforming building is deemed to be unsafe, pursuant to [Chapter 8](#) of this Code, and demolition is required, the building shall be rebuilt in accordance with current regulations.

(d) In addition to the requirements of this Section, all repairs, improvements, and expansions to a nonconforming building shall comply with the Florida Building Code.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

CEDX CORP

8922 SW 24 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000257

DATE

HEARING NUMBER

FOLIO: 30-4016-004-0141

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

November 13, 2025

NEIGHBORHOOD REGULATIONS:

Case No. 202506000049 was opened on 01/08/2025. Warning Notice **W454581** was issued on 01/08/2025 for "*FAILURE TO REMOVE GRAFFITI FROM COMMERCIAL PROPERTY, TO WIT: GRAFFITI ON THE BUILDING.*" A compliance inspection conducted on 01/17/2025 revealed that the violation was corrected. **Case is closed.**

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

CEDX CORP.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: November 25, 2025

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

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

Subject: Z2025000257-1st Review
Holland & Knight LLP
8922 SW 24th Street
DBC from BU-1A to BU-2 and modification/deletion of conditions in
previous zoning resolutions CZAB10-67-00 and declaration of
restrictions to allow for broader commercial flexibility for a fast-food
restaurant with drive -thru.
(BU-1A) (0.77 acres)
16-54-40

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

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the request, the subject property is currently connected to public water and public sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

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 the County for this proposed development order.

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

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

Conditions of Approval: None

Water Control Review

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

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

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

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources. The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

The subject application, which requests a district boundary change from BU-1A to BU-2 could result in tree removal/relocation activity to trees. Because the subject application does not include a proposed site plan, it cannot be determined at this time whether the applicant's future plans for the property, which are yet to be submitted--would comply with specimen tree standards. **RER approval of the district boundary change shall not be interpreted as RER approval of removal or relocation of tree resources.**

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: November 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 - CEDX Corp.
Application No. Z2025000257

A handwritten signature in cursive script that reads "Maria Valdes".

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

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: CEDX Corp.

Location: The proposed project is located on approximately 0.59 acres at 8922 SW 24th Street, with Folio No. 30-4016-004-0141, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a district boundary change from BU-1A (Limited Business District) to BU-2 (Special Business District), along with deletions or modifications to the conditions outlined in Resolution No. CZAB10-67-00 and the Declaration of Restrictions recorded in Official Record Book 19428, Pages 1268–1277.

A site plan was not submitted with this application; therefore, the total water/sewer demand cannot be calculated at this time.

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 Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

The subject property is currently being served by WASD and it is connected to a 6-inch water main (E1267-1) along SW 24th Street abutting the northern boundary of the property. Per WASD's Rules and Regulations, the proposed use may stay connected to the 6-inch water main, provided that the following conditions are met:

- Final stand alone building \leq 5,000 sq. ft. and total flow is \leq 8,400 gpd or Project not adding more than 25% in SF and total flow is \leq 8,400 gpd
- Low/ medium hazard content use
- Does not require a new fire service
- 6" \leq Water Main \leq 8" and provides 750 GPM at 20 PSI

If the above criteria is not met, per WASD's Rules and Regulations the future development must be connected to a minimum 12-inch water main. There is a future PCTS Project No. 16293 that will bring a 16-inch water main just east of SW 90th Avenue along SW 24th Street. Said project is anticipated to be completed by January 2029. Therefore, if PCTS Project No. 16293 is conveyed and certified at the time this project is ready for construction, the developer shall connect to the aforementioned proposed 16-inch water main just east of SW 90th Avenue and extend a 16-inch water main (section line) easterly along SW 24th Street to the northeast corner of the property, interconnecting to a 6-inch water main at that location, to provide water service.

Final points of connection and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.

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.

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

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

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

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

The existing parcel is currently being served by WASD. There is an existing 8-inch sanitary sewer gravity (ES7677-1) located at the northwest corner of the property, within an easement. *Final points of connection and capacity approval to connect to the sewer system will be provided at the time of the applicant requests connection to the sewer infrastructure.*

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 813, P.S. No. 761, P.S. No. 536, or P.S. No. 559. Said pump stations are currently in OK Moratorium Code Status.

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

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

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

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

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

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

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

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

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

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

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


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

Memorandum



Date: December 24, 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: Z2025000257
Name: Cedx Corp.
Location: 8922 SW 24 Street
Section 16 Township 54 South Range 40 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 18-20, Plat Book 40, Page 31. A Unity of Title approved by the Platting and Traffic Review Section is required, contact Claudia Luna at Claudia.Luna@miamidade.gov.

This application **does** meet the traffic concurrency (*) criteria for an Initial Development Order. It will generate approximately **143 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
9124	Coral Way west of SW 87 Avenue	C	D

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

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

Notes: PM =Post Meridiem

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

Standard Conditions:

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

Memorandum



Date: November 19, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000257

The Miami-Dade Fire Rescue Department has no objection to requests noted in the Letter of Intent uploaded to “EnerGov” on 11/13/2025. Any future site plans will need separate approval.

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

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

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



Department of Regulatory and Economic Resources
Planning Division, Metropolitan Planning Section
111 NW 1 Street • 12th Floor
Miami, Florida 33128-1902
Telephone: 305-375-2835
www.miamidade.gov/planning

August 7, 2025

Al Torres
Holland & Knight
701 Brickell Avenue., Suite 3300
Miami, FL 33131

Subject: Letter of Interpretation No. CL2025000023 re. Folio Nos 30-4016-004-0141 in
Unincorporated Miami-Dade County (Subject Property)

Dear Mr. Torres:

This letter is in response to your June 18, 2025, request (paid July 17, 2025) for an interpretation of Miami-Dade County's Comprehensive Development Master Plan (CDMP) as it applies to the ±0.59-acre Subject Property located on SW 24 Street (Coral Way), west of SW 89 Avenue. You request confirmation that: 1) the existing BU-1A Zoning District is consistent with the Property's "Office/Residential" Land Use designation; and 2) that removing the use restrictions on the property to allow a wider range of business uses permitted under the BU-1A Zoning District, such as offices, retail stores, personal services, and other neighborhood-scale commercial uses, would be consistent with the CDMP.

The subject property was zoned BU-1A (Limited Business District) on October 12, 2000, pursuant to Resolution No. CZAB10-67-00, and is subject to a Zoning Declaration of Restrictions recorded in Official Record Book 19428, Pages 1268–1277. The Zoning Declaration of Restrictions (henceforth referred to as the 2000 Zoning Covenant) limited the use of the Property to a fast-food restaurant with a drive-thru, and required that the site be developed in accordance with the proffered site plan. Additional conditions included the provision of a landscaped buffer, limitations on hours of operation, and restrictions on outdoor lighting, among other requirements. The purpose of this letter is to determine the feasibility of modifying the 2000 Zoning Covenant to remove the use limitation and allow the uses permitted under the existing BU-1A Zoning District.

The CDMP "Office/Residential" land use category allows professional and clerical offices (ranging from small-scale to large office parks), hotels and motels, residential uses, including standalone or mixed-use developments, and satellite telecommunication facilities, if ancillary to on-site businesses. The "Office/Residential" category only authorizes business or commercial uses, if they are ancillary to on-site office or residential uses, and do not exceed 15% of total floor area. In addition, developments under the "Office/Residential" land use category must be compatible with adjacent or nearby residential uses, whether existing, zoned, or planned. The maximum intensity and scale of such uses (including height and floor area ratio) must be based on factors such as site size, availability of public services, accessibility and proximity and scale of nearby residential uses.

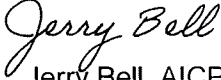
The BU-1A Zoning District allows a variety of uses intended to accommodate limited-scale retail and service uses that serve the needs of nearby residential neighborhoods. It allows a range of low-intensity commercial activities and calls for neighborhood compatibility. The primary uses include retail (such as grocery stores, pharmacies, and convenience shops), personal service establishments, banks, restaurants and cafes, childcare facilities, community serving uses.

Al Torres
August 7, 2025
Page 2 of 2

With respect to Question 1, the existing BU-1A Zoning District is generally consistent with the Subject Property's "Office/Residential" land use designation, with the exception that business or commercial uses may not constitute the primary use of the property. Such uses must be ancillary to on-site office or residential uses and must not exceed 15% of the total floor area. In addition, developments within this land use category must demonstrate compatibility with adjacent or nearby residential uses, whether existing, zoned, or designated in the CDMP.

Therefore, in response to Question 2, removing the existing use restrictions from the 2000 Zoning Covenant to allow the site to be developed with the broader range of business uses permitted under the BU-1A Zoning District would only be consistent with the CDMP if the 2000 Zoning Covenant is amended to include the above-noted limitations.

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 June 3, 2025, letter. If you have any questions regarding this review, please contact me at (305) 375-2835 or Jerry.Bell@miamidade.gov.

Sincerely,

Jerry Bell, AICP
Assistant Director for Planning

JB/rd



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

October 28, 2025

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

Subject: Expedited Letter of Interpretation re. Folio No. 30-4016-004-0141 in Unincorporated Miami-Dade County (Subject Property)

Dear Mr. Torres:

This letter is in response to your October 10, 2025, request (paid October 17, 2025) for an expedited interpretation of Miami-Dade County's Comprehensive Development Master Plan (CDMP) as it applies to the ±0.59-acre Subject Property, which was previously the subject of an August 7, 2025, CDMP Letter of Interpretation (CL25-23). Specifically, you ask for a saturation analysis to determine: 1) if a single use commercial development on the Subject Property could comply with CDMP provisions for horizontal mixed-use development along Major Roadway corridors (Question 1), and; 2) the maximum commercial floor area ratio (FAR) permitted on the property under the Mixed-Use provisions of the CDMP (CDMP P. I-47).

The Subject Property is located within 660 feet of a CDMP designated Major Roadway, SW 24th Street (Coral Way), is designated Office/Residential, and may thereby be rezoned for vertical or horizontal mixed-use development at up to 36 units an acre/1.5 FAR (Question 2) in accordance with CDMP provisions for horizontal mixed-use development along Major Roadways. In response to Question 1, the Subject Property may be developed with up to 38,700 sq. ft. of single use commercial development at the applicable 1.5 FAR, in accordance with the afore-mentioned CDMP provisions.

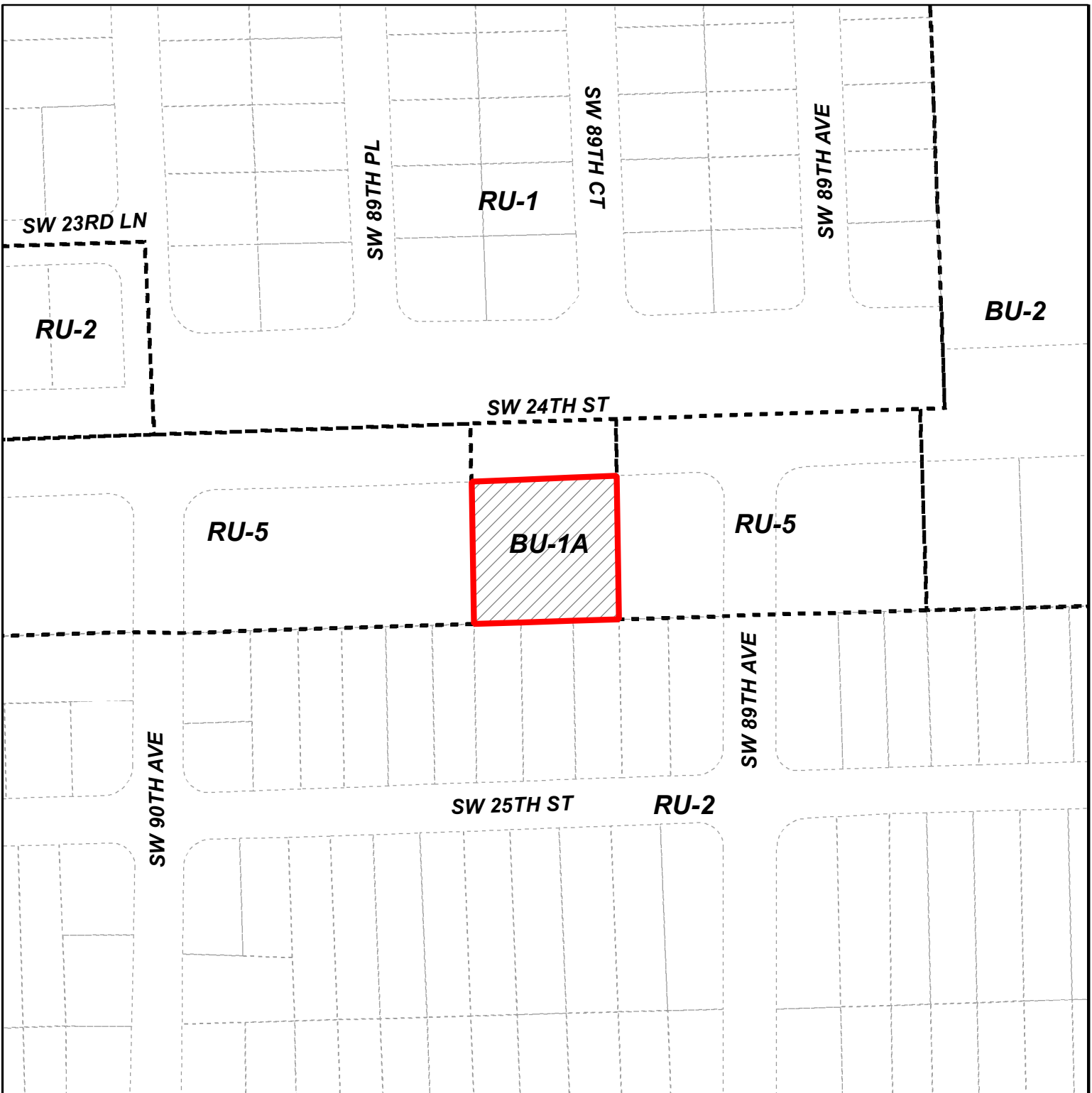
This letter is provided in response to your request for interpreting the provisions of the CDMP and does not constitute a departmental recommendation on any pending or future requests for development approval. This interpretation is based upon the policies and provisions of the CDMP currently in effect, and the uses and limitations specified in your October 10, 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



MIAMI-DADE COUNTY

HEARING MAP



Process Number

Z2025000257



Section: 16 Township: 54 Range: 40
 Applicant: CEDX, Corp.
 Zoning Board: C10
 Commission District: 10
 Drafter ID: E CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, November 7, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000257

Legend
 Subject Property

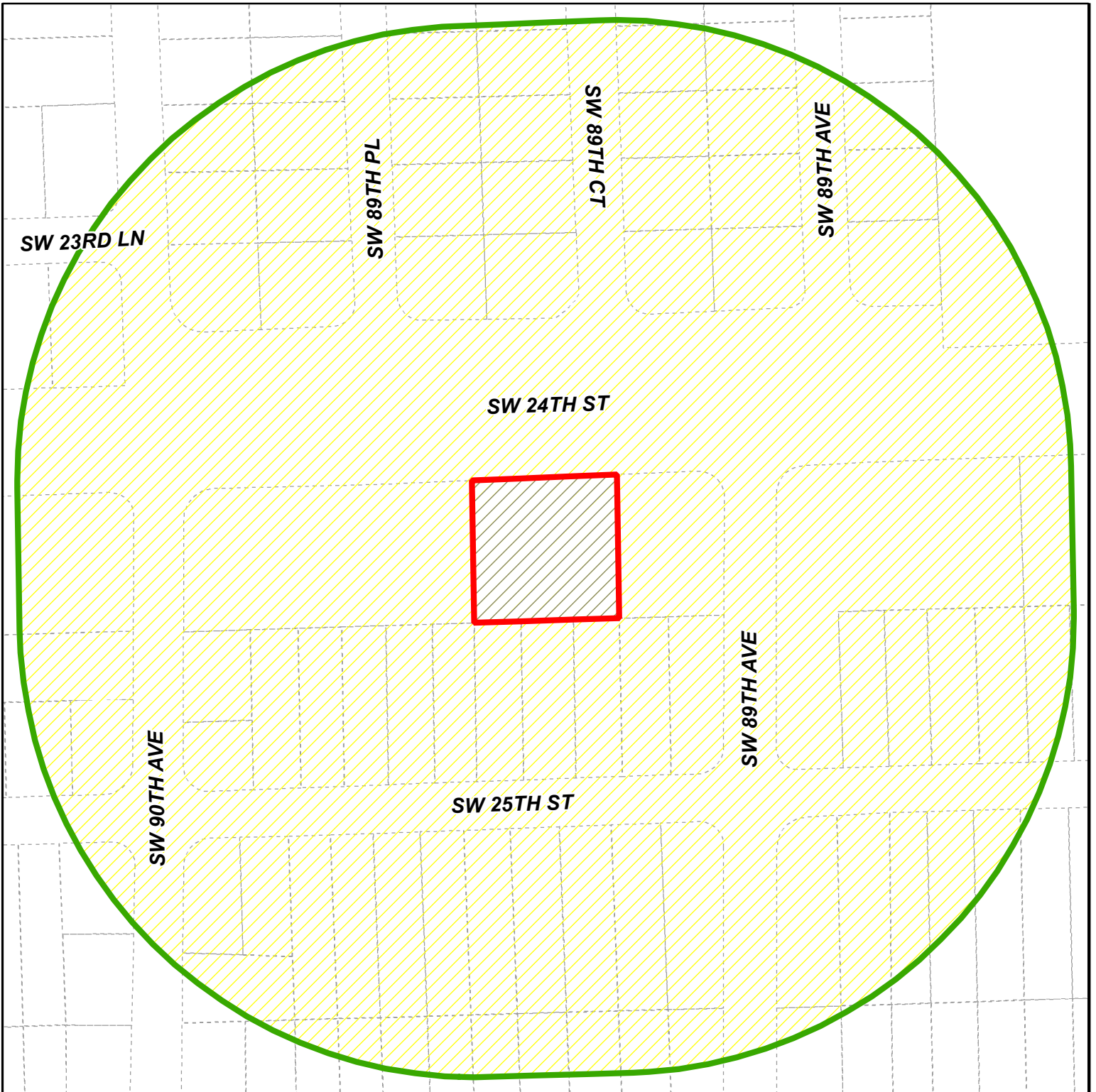


Section: 16 Township: 54 Range: 40
 Applicant: CEDX, Corp.
 Zoning Board: C10
 Commission District: 10
 Drafter ID: E CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, November 7, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 16 Township: 54 Range: 40
 Applicant: CEDX, Corp.
 Zoning Board: C10
 Commission District: 10
 Drafter ID: E CESPEDES
 Scale: NTS

Process Number
Z2025000257
 RADIUS: 500

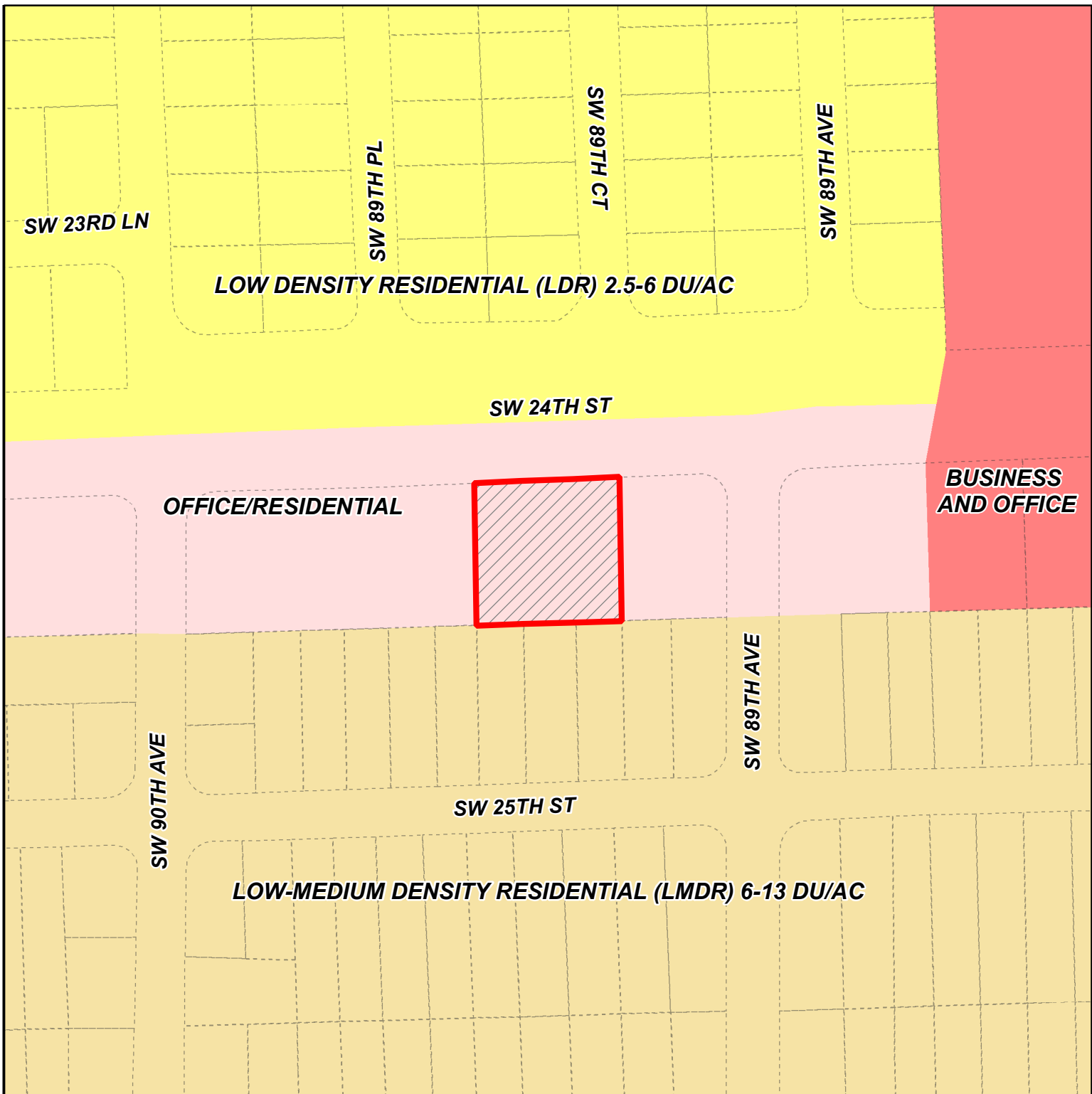
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, November 7, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2025000257

Section: 16 Township: 54 Range: 40
 Applicant: CEDX, Corp.
 Zoning Board: C10
 Commission District: 10
 Drafter ID: E CESPEDES
 Scale: NTS



Legend

 Subject Property Case



SKETCH CREATED ON: Friday, November 7, 2025

REVISION	DATE	BY