



# FINAL AGENDA

**Community Zoning Appeals Board 11**  
 Kendall Village Center, Civic Pavilion, 8625 SW 124 Avenue, Miami, FL  
 Wednesday, November 5, 2025 at 7:00 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- |    |             |                             |        |          |   |
|----|-------------|-----------------------------|--------|----------|---|
| 1. | Z2025000106 | Miami Dade SNF Holding, LLC | 25-106 | 54-39-32 | N |
| 2. | Z2025000143 | Eliesbel Diaz               | 25-143 | 55-39-05 | N |



# Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

**COMMUNITY ZONING APPEALS BOARD - AREA 11**  
**MEETING OF NOVEMBER 5, 2025**

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

**NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND**  
**ALL PARTIES SHOULD BE PRESENT AT THAT TIME**

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

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

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

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

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

SWEARING IN OF WITNESSES

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**1. MIAMI DADE SNF HOLDING, LLC. Z2025000106**

**Area 10/District 11**

The application is to permit a rezoning of the subject parcel from BU-1A to BU-2, and allow residential use in a business district in order to develop the subject parcel with a 2-story high, 57-unit townhouse development. The application also seeks to allow deletion of a prior covenant proviso that ties the subject property to a larger tract of land, in order to submit plans for the proposed residential development. Additionally, the application seeks to allow a vinyl-coated chain link fence and a 20-foot-wide landscaped buffer in place of the required 6-foot-high masonry wall along the north property line, allow a 10-foot-wide landscaped strip along the rear property line fronting on SW 167 Avenue in lieu of the required 5-foot-high masonry wall, and to have more lawn area than permitted by Code.

- (1) DISTRICT BOUNDARY CHANGE from BU-1A, Limited Business District, to BU-2, Special Business District.
- (2) SPECIAL EXCEPTION to permit residential uses in a BU-2 District.
- (3) DELETION of a Declaration of Restrictions recorded in Official Records Book 19576, Pages 2500-2507, as last modified by a covenant proviso contained in Resolution #CZAB11-40-04, only as it applies to the subject property.

The purpose of request #3 is to allow the applicant to delete a prior declaration of restrictions on the subject site, which tied the site to a larger tract of land, in order to allow the applicant to submit a revised plan showing a 2-story high, 57-unit townhouse development on the subject site.

- (4) NON-USE VARIANCE of zoning regulations requiring 6' high decorative masonry wall where a business lot abuts a RU zoned district; to waive same and to permit a vinyl-coated chain link fence and a 20' wide landscaped buffer along the interior side (north) property line.
- (5) NON-USE VARIANCE of zoning regulations requiring 5' high decorative masonry wall set back 10' from the official right-of-way line at the rear of a through lot, with the 10' strip substantially landscaped; to waive same and to permit a minimum of 10' wide landscaped strip along the rear (west) property line.
- (6) NON-USE VARIANCE to permit a proposed lawn area of 89% (60% maximum lawn area of the required open space permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Kendall Townhomes", as prepared by Pascual Perez Kiliddjian Starr Architects+Planners, consisting of 15 sheets, and civil & landscape plans as prepared by Kimley Horn, consisting of 11 sheets, all dated stamped received 8/25/2025, for a total of 26 sheets. Plans may be modified at public hearing.

**LOCATION:** Lying approximately 291 feet north of SW 88 Street (North Kendall Drive), between SW 165 Avenue and SW 167 Avenue, Miami-Dade County, Florida

**SIZE OF PROPERTY:** ±4.65-gross (±4.58-net) Acres





Protests: \_\_\_\_\_ 0 \_\_\_\_\_

Waivers: \_\_\_\_\_ 0 \_\_\_\_\_

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

**NOTICE**

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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.

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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](http://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 11**

**PH: Z25-106**

**November 5, 2025**

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	11
<b>Applicant</b>	Miami Dade SNF Holding, LLC
<b>Summary of Requests</b>	The applicant seeks to rezone the subject property from BU-1A to BU-2 and allow residential use in a business district in order to develop the subject parcel with a 2-story high, 57-unit townhouse development. The applicant also seeks to allow deletion of a prior covenant, only as it applies to the subject property, which ties it to a set of older plans, in order to submit plans for the proposed residential development. Additionally, the application seeks to allow a chain-link fence and landscaped buffers in place of the required masonry walls along certain property lines, and to have more lawn area for the proposed development than permitted by Code.
<b>Location</b>	Lying approximately 291 feet north of SW 88 Street (North Kendall Drive), between SW 165 Avenue and SW 167 Avenue, Miami-Dade County, Florida
<b>Property Size</b>	±4.65-gross (±4.58-net) acres
<b>Existing Zoning</b>	BU-1A, Limited Business District
<b>Existing Land Use</b>	Vacant land
<b>2030-2040 CDMP Land Use Designation</b>	Business and Office (see attached <i>Zoning Recommendation Addendum</i> )
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311 District Boundary Change, Section 33-311(A)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(7) Generalized Modification Standards (see attached <i>Zoning Recommendation Addendum</i> )
<b>Recommendation</b>	<b>Denial without prejudice of request #1, modified approval with conditions of request #2, and approval with conditions of requests #3 through #6.</b>

**REQUESTS:**

- (1) DISTRICT BOUNDARY CHANGE from BU-1A, Limited Business District, to BU-2, Special Business District.
- (2) SPECIAL EXCEPTION to permit residential uses in a BU-2 District.
- (3) DELETION of a Declaration of Restrictions recorded in Official Records Book 19576, Pages 2500-2507, as last modified by a covenant proviso contained in Resolution #CZAB11-40-04, only as it applies to the subject property.

The purpose of request #3 is to allow the applicant to delete a prior declaration of restrictions on the subject site, which tied the site to a larger tract of land, in order to allow the applicant to submit a revised plan showing a 2-story high, 57-unit townhouse development on the subject site.

- (4) NON-USE VARIANCE of zoning regulations requiring 6' high decorative masonry wall where a business lot abuts a RU zoned district; to waive same and to permit a vinyl-coated chain link fence and a 20' wide landscaped buffer along the interior side (north) property line.

- (5) NON-USE VARIANCE of zoning regulations requiring 5' high decorative masonry wall set back 10' from the official right-of-way line at the rear of a through lot, with the 10' strip substantially landscaped; to waive same and to permit a minimum of 10' wide landscaped strip along the rear (west) property line.
- (6) NON-USE VARIANCE to permit a proposed lawn area of 89% (60% maximum lawn area of the required open space permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Kendall Townhomes", as prepared by Pascual Perez Kiliddjian Starr Architects+Planners, consisting of 15 sheets, and civil & landscape plans as prepared by Kimley Horn, consisting of 11 sheets, all dated stamped received 8/25/2025, for a total of 26 sheets. Plans may be modified at public hearing.

### **PROJECT HISTORY AND DESCRIPTION:**

On February 13, 2001, the subject site was part of a much larger tract of land ( $\pm 100$  acres) that, pursuant to Resolution No. CZAB11-7-01, was approved by the Community Zoning Appeals Board #11 for multiple district boundary changes (BU-1A, RU-1M(a), RU-1M(b), and RU-3)M as well as for various ancillary non-use variances. The overall  $\pm 100$ -acre tract of land was intended to be developed with a retail shopping center and multiple residential developments. Staff notes that said resolution had rezoned the subject property ( $\pm 4.65$ -acres) and the adjacent commercial ( $\pm 4.07$ -acre) property to the south of it, to BU-1A, Limited Business District, and had also approved waiving the requirement that a masonry wall be erected between the property and the adjacent residential lots. As part of that approval, the owner had proffered a Declaration of Restrictions, recorded at ORB 19576, Pages 2500-2507, ("2001 Declaration") that had restricted the overall  $\pm 100$ -acre land to a set of plans, and restricted the development on the two 8.58-acre parcels to the submitted site plans for a commercial development. The site plan for these two commercially zoned parcels had contemplated the development of a shopping center (to be located mainly on the subject parcel), a large surface parking area, and on the adjacent parcel to the south- two (2) out-parcels to accommodate two (2) drive-thru fast-food franchises/restaurants and their parking areas. Specifically, the previously approved plans under the 2001 Declaration restricted the  $\pm 4.65$ -acre subject site to approximately 107,000 sq. ft. of building area for a strip shopping center, and approximately 300 parking spaces.

In December 2004, the CZAB #11 adopted Resolution No. CZAB11-40-04, amending the 2001 Declaration to revise the controlling plans for the parent ( $\pm 100$  acres) tract of land. However, staff notes that the amendment to the 2001 Declaration approved under Resolution No. CZAB11-40-04 was never recorded and exists in the form of a covenant proviso. These most current approved plans under the covenant proviso restrict the  $\pm 4.65$ -acre subject site to similar styled commercial development in the form of approximately 50,934 sq. ft. of shopping center area within five, one-story-high retail buildings, and 269 parking spaces.

More recently, in June 2022, the Zoning Department approved a substantial compliance application under Section 33-310.1 of the Code to allow a modification to the original approved plans under Process No. D2021000057. The modified site plan contemplated the development of a commercial project on the overall  $\pm 8.58$ -acre commercial parcel, and included a four (4) story skilled nursing facility, consisting of 176 beds and 413 parking spaces for the  $\pm 4.65$ -acre subject property, and two (2) out-parcels to accommodate two (2) drive-thru fast-food franchises on the adjacent  $\pm 4.07$ -acre property to the south of the subject site. However, staff, also notes that a

concurrent request to delete the covenant proviso tying the overall ±8.58-acre commercial parcels to the plans for a shopping center was denied at that time; and therefore, the ±4.65-gross (±4.58-net) acres subject parcel is still tied to the plans for a commercial development. As such, for it to be developed as a residential use as intended under the current zoning application, a deletion of the aforementioned covenant proviso would be necessary.

The applicant seeks approval of a district boundary change from BU-1A to BU-2, and a special exception to allow a residential use on a property that is otherwise zoned as a business district. With the aforementioned requests, the applicant also seeks to allow deletion of the 2001 Declaration, recorded at ORB 19576, Pages 2500-2507, last modified by a covenant proviso contained in Resolution No. CZAB11-40-04, only as it applies to the subject site, that ties the subject property to previously approved site plans for a commercial development, in order to submit plans for the proposed residential development. Additionally, the application seeks to allow a fence and landscaped buffers in place of the required masonry walls along the interior side (north) and rear (west) property lines, and to have more lawn area for the proposed development than otherwise permitted by Code. The applicant intends to build a 2-story high, 57-unit townhouse development on the subject parcel that was previously approved for commercial development. The proposed residential development will include 128 parking spaces and has three (3) points of ingress/egress. Of those three points, the plans depict two -access points, including the main entrance, provided along SW 165 Avenue, and one secondary egress point along the SW 167 Avenue which is the rear (west) boundary of the subject site. Internal circulation is provided via private drive aisles connecting to each dwelling unit and to the community's pedestrian walkways. Parking and driveways are internal to the site and facilitate the flow of traffic within the proposed development, with the required parking provided as a surface parking lot tucked in the middle of the parcel behind the existing and proposed structures, shielding it from the adjoining roadways. Submitted landscape plans depict adequate landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel and around the existing/proposed structures, while street trees with shrubs have been provided all along the property lines and SW 165 Avenue.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	BU-1A; vacant land	Business and Office
<b>North</b>	RU-3M; townhouses	Low Density Residential (2.5 to 6 dua)
<b>South</b>	BU-1A; vacant land	Business and Office
<b>East</b>	BU-2; office buildings	Business and Office
<b>West</b>	GU; vacant land, row crops	Agriculture

#### **NEIGHBORHOOD COMPATIBILITY:**

The subject property is currently vacant and located approximately 291' north of SW 88 Street (North Kendall Drive), between SW 165 Avenue and SW 167 Avenue. The area surrounding the subject parcel consists of existing townhouse development abutting to the north, vacant parcels to the south, office buildings and a restaurant use to the east, and vacant land to the west. The property is in close proximity to SW 88 Street (North Kendall Drive) which is a major transportation section line road and a Strategic Miami Area Rapid Transit (SMART) Plan Corridor, and is located less than ±1,000 feet to a County bus transit terminal known as the "West Kendall Transit

Terminal. Additionally, the subject property is located inside and immediately east of the Urban Development Boundary (UDB) which runs along SW 167 Avenue.

### **SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to provide additional housing in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and generates approximately 30 PM peak hour vehicle trips. Staff notes that the application may add to the population in the area and may bring additional noise into the neighborhood.

### **COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The ±4.65-gross (±4.58-net) acre currently vacant 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 **Business and Office**. The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, entertainment and cultural facilities, amusements and commercial recreation.*

The approval sought in this application will permit the applicant to introduce a residential use within a previously approved commercial zoning district, as well as delete a prior declaration of restrictions, only as it applies to the subject property, in order to submit revised plans showing a with two (2)-story, 57-unit townhomes. Staff notes that the CDMP Land Use Element interpretative text for Business and Office states that, *residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well-designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity.* When the above conditions are met, *residential development may be authorized to occur in the Business and Office category at a density up to one category higher than the LUP designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development or zoning if the adjacent or adjoining land is undeveloped whichever is higher.* Staff notes that the subject property abuts properties to the north that is designated Low Density Residential on the CDMP LUP and the next category higher that the property can be developed at is **Low-Medium Residential**, which permits 6 to 13 dwelling units per acre. The Low-Medium Residential designation would allow the ±4.65-gross acre subject property to be developed with a maximum of ±60 dwelling units. Therefore, staff opines that the proposed a 2-story high, 57-unit townhouse development with its density of 12.44 du/net acre is within the maximum density threshold that is allowed under the CDMP, and would be **consistent** with the CDMP LUP map for the Business and Office designation.

Additionally, staff notes that the subject property is located approximately 291 feet north of SW 88 Street (North Kendall Drive), between SW 165 Avenue and SW 167 Avenue, one of the six (6) rapid transit corridors identified as a part of the **Strategic Miami Area Rapid Transit (SMART)**

Plan adopted by the Miami-Dade County's Transportation Planning Organization (TPO) in April 2016, and endorsed by the Board of County Commissioners (BCC) by Resolution No. R-523-16. On January 24, 2019, the BCC had adopted Ordinance No. 19-7 to allow certain densities and intensities for properties located along the SMART Corridors. The CDMP Land Use Element Interpretative Text states that *properties that are located within ¼ mile of the SMART Plan Corridor may be developed with up to 60 units per acre with an FAR of up to 2.0*. Staff notes that the proposed residential development with a density of 12.44 du/net acre and a floor area ratio of approximately 0.43 is less intensive than the aforementioned density and floor area ratio otherwise available for properties within close proximity to the SMART Plan corridor.

Furthermore, the **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable*. Further, CDMP Land Use Element, **Policy LU-4D** states that *uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements*. Staff notes that there is an existing townhouse development to the north of the subject site, and commercial and office uses located towards the south and east of the property. Staff opines that the proposed development on the subject site will not be out of character in scale and intensity with the adjacent existing and future developments and would create a harmonious transition between the existing land uses. Therefore, staff opines that approval of the request for the proposed residential development on the subject property would be **compatible** with the surrounding area based on the criteria set forth in the CDMP Land Use Element and **Policies LU-4A** and **LU-4D**, and would be **consistent** with the CDMP LUP map for the Business and Office designation.

### **ZONING ANALYSIS:**

The applicant seeks approval of a district boundary change from BU-1A (Limited Business District) to BU-2 (Special Business District) (request #1), and a special exception to permit residential uses in a BU-2 District (request #2). When request #2, to permit a residential use within a business zoning district in order to allow a 57-unit townhouse development on the subject property in place of the previously approved commercial development, is analyzed under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, staff opines that for the reasons stated above and below, a **modified approval** to permit residential development within the current **BU-1A District**, would be **compatible** with the surrounding area when considering the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff notes that residential uses may be permitted on the current BU-1A zoning district, after approval at a public hearing. Staff supports a **modified approval** with conditions to permit residential development within the BU-1A District, and for the reasons explained in the Comprehensive Development Master Plan Analysis section of this application, opines that providing a residential use on the subject parcel would be **compatible** with the surrounding area and shall create a natural transition between the existing townhouse development to the north and the commercial uses that are located to the south and east of the subject site.

Staff notes that the subject parcel is located inside and immediately east of the Urban Development Boundary (UDB) which runs along SW 167 Avenue and is also located approximately 291' north of SW 88 Street (North Kendall Drive) which is a major transportation section line road and a designated Strategic Miami Area Rapid Transit (SMART) Plan Corridor. Additionally, the subject site is located less than ±1,000 feet to a County bus transit terminal known as the "West Kendall Transit Terminal," located on the east side of SW 162 Avenue at its intersection with SW 91 Street. The subject parcel has properties to its south and east that are zoned BU-1A and BU-2 respectively, whereas the GU zoned parcels immediately to the west of the site are located outside the Urban Development Boundary (UDB) and are currently vacant. The BU-2 zoned parcels to the east consist of existing office buildings and a restaurant, whereas the properties abutting the subject site immediately to the north consist of existing residential uses in the form of townhouses. The BU-1A zoned vacant parcels immediately to the south of the subject site and fronting along SW 88 Street, are currently vacant, and are also tied to the plans for commercial development pursuant to ORB 19576, later modified by the covenant proviso contained in Resolution #CZAB11-40-04. Additionally, as noted earlier, staff notes that the property is near SW 88 Street (North Kendall Drive), a major commercial thoroughfare, and there are several commercial, retail and high-density residential zoning districts along said corridor. Staff opines that the proposed townhouse development would minimally alter the development fabric of the neighborhood and will create a harmonious transition between the existing surrounding land uses. The submitted plans depict a 2-story high, 57-unit townhouse development and the applicant is not requesting any variances for the proposed residential structures. The proposed development meets the criteria for building setbacks, building height, lot coverage, open space and landscaping requirements. The proposed layout and placement of the structure on the site, as well incorporation of appropriate landscaping ensure that the new residential use addition to the site would be **compatible** with the surrounding area in its overall massing, density, scale and height, will not detrimentally impact the area and provide a sensitive well-designed transition to the surrounding area.

However, staff opines that a request for a zone change on the subject property from BU-1A, Limited Business District, to BU-2, Special Business District (request #1), is unnecessary and inappropriate, as it would allow more intense commercial uses that may be **incompatible** with nearby residential areas. Staff further opines that said request is unnecessary since residential uses may also be permitted within the existing BU-1A zoning district following approval at a public hearing, and notes that such a request is already being supported by staff under the special exception criteria (request #2) as a **modified approval**, as indicated above. Staff also notes that the **BU-2 district** allows all uses permitted under the BU-1 and BU-1A Districts, as well as additional higher-intensity commercial uses by right, which could adversely affect the surrounding neighborhood and may be deemed **incompatible** with the surrounding area. Such BU-2 uses may include, but are not limited to- liquor package stores, vehicle retail showrooms, automobile storage, breweries, hospitals, hotel/motels, warehouses etc. Additionally, there are no covenants or Declaration of Restrictions that have been proffered in support of the request for a zone change that would limit such intensive commercial uses on the property, or, which may have provided a list of uses that would otherwise be permitted on the subject property (other than the uses already allowed under the current BU-1A classification) which, in the event of redevelopment, would be appropriately suited to be consistent with the surrounding neighborhood. As such, staff opines that the request to rezone the property to BU-2 is unnecessary, would be **incompatible** with the existing neighborhood when considering the necessity and reasonableness of said request. Staff instead recommends a **modified approval** of request #2 to permit residential development within the current **BU-1A District** itself. Along with the modified approval, staff requires as a condition that the site plan be amended to reflect the current BU-1A zoning of the subject property. **Based on the foregoing, staff recommends denial without prejudice of request #1, under Section**

**33-311 Standards for District Boundary Change, and a modified approval with conditions of request #2, to permit residential development in the BU-1A district, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

The applicant also seeks to allow the deletion of the 2001 Declaration recorded at ORB 19576, Pages 2500-2507, later modified by a covenant proviso contained in Resolution #CZAB11-40-04, only as it applies to the subject property (request #3). The covenant proviso ties the subject property to a previously approved site plan, and the applicant seeks to allow its deletion in order to effectuate the proposed residential use on the subject site in accordance with the submitted site plans for the same. When the aforementioned request is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff recommends approval of the request. Staff notes that the covenant proviso (that had amended the 2001 covenant ORB 19576 in 2004), currently ties the subject property to a previously approved set of plans for a shopping center and its ancillary surface parking areas. Staff further notes that in order to allow the ±4.65-acre subject parcel to be developed with residential uses in accordance with the submitted plans for a 57-unit townhouse development (request #2, which staff supports), a deletion of the covenant proviso is necessary. Staff has no objections to the request and opines that deletion of the covenant proviso that ties the property to the site plans intended for a commercial development, in order to allow a less intense, residential use on the subject parcel, would be more **compatible** with the neighborhood when considering the necessity and reasonableness of the deletion in relation to the present and future development of the area concerned. **Therefore, staff recommends approval with conditions of request #3, under Section 33-311(A)(7), Generalized Modification Standards.**

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the application will not cause their facilities and services to operate below their adopted levels of service standards. 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 indicate in their memorandum that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways, and will generate approximately 30 PM peak hour vehicle trips. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum indicate that the application meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. In addition, the memoranda submitted by the Miami-Dade Fire Rescue Department and the Water and Sewer Department indicate no objection to the application as well. Based on the aforementioned department memoranda, staff opines that approval of the applicant's request for a proposed residential use development on the subject site will not unduly burden the abutting roadways, will not have an unfavorable impact on the environmental resources of the County, or cause undue or excessive burden on public facilities.

In order to implement the proposed 2-story high, 57-unit townhouse development on the subject property that is otherwise zoned as a business district (BU-1A, Limited Business District), the applicant is requesting ancillary non-use variances. The applicant seeks to allow a vinyl-coated chain link fence and a 20' wide landscaped buffer along the interior side (north) property line in place of the required 6' high decorative masonry wall where a business lot abuts a RU zoned district (request #4), and a 10' wide landscaped strip along the rear (west) property line which otherwise requires a 5' high decorative masonry wall at the rear of a through lot (request #5), and to permit a proposed lawn area of 89% (60% maximum lawn area of the required open space permitted) (request #6). When these requests are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff supports the aforementioned

requests and opines that the approval of the requests with conditions would be **compatible** with the neighborhood, would not affect the appearance of the community, would not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance in the surrounding area. For requests #4 and #5, staff opines that the provided landscaped buffers and planting in the form of trees and shrubs would provide the required screening and a softer residential edge as compared to a solid wall while improving visual continuity with the existing residential neighborhood abutting the subject site. Based on the submitted plans, the proposed layout and placement of the landscaping ensures that the proposed residential use on the site would be **compatible** with the surrounding area in its overall massing, density, scale and height, will not detrimentally impact the area and provide a sensitive well-designed transition to the surrounding area. Similarly, request #6, to permit more lawn areas than required, would be consistent with the intent of the Code in the context of residential townhouse development. The design provides functional and usable open-space lawns for residents while maintaining sufficient tree and shrub plantings for shade and aesthetics. Staff opines that this request arises from the unique circumstance of applying commercial landscape standards to what would effectively be a purely residential community.

Staff further notes that the approval of these ancillary non-use variance requests would be tied to the submitted plans for the proposed townhouse residential development, and opines that their approvals would maintain the spirit and intent of the zoning requirements when considering them under a residential use. Additionally, staff opines that based on the submitted landscape plans, the perimeter of the subject parcel is to be substantially buffered with ample landscaping in the form of a continuous row of street trees and shrubs, and that such landscaping elements will create a visual perception of continuous greenery and be sufficient to mitigate any visual or aural impacts generated by the requests. As such, staff opines that approval of the aforementioned requests would maintain the *basic intent and purpose of the zoning, subdivision and other land use regulations*, and would be **compatible** with the neighborhood concerned, when considering the necessity and reasonableness of the requests in relation to the present and future development of the area. **Therefore, staff recommends approval with conditions of the requests #4, #5 and #6, under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** The submitted plans indicate that there would be three (3) points of ingress/egress. Two (2)-ingress/egress points of direct vehicular and pedestrian access, including the main entrance, would be provided along SW 165 Avenue and one secondary egress point would be provided along the SW 167 Avenue which is the rear (west) boundary of the subject site. Internal circulation is provided via private drive aisles connecting to each dwelling unit and to the community's pedestrian walkways. Parking and driveways are internal to the site and facilitate the flow of traffic within the proposed development, with the required parking provided as a surface parking lot. The townhouse development depicts a total of 128 parking spaces, where 128 are required, therefore, the parking amounts comply with the code minimums.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**RECOMMENDATION:**

**Denial without prejudice of request #1, modified approval with conditions of request #2, and approval with conditions of requests #3 through #6.**

**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 or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Kendall Townhomes", as prepared by Pascual Perez Kiliddjian Starr Architects+Planners, consisting of 15 sheets, and civil & landscape plans as prepared by Kimley Horn, consisting of 11 sheets, all dated stamped received 8/25/2025, for a total of 26 sheets.
3. That the site plan be amended to reflect the zoning of the subject property as BU-1A, Limited Business District.
4. That the use be established and maintained in accordance with the approved plan.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in their memorandum.

ES:JB:SS: MA



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

## ZONING RECOMMENDATION ADDENDUM

Miami Dade SNF Holding, LLC  
PH: Z25-106

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

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

<b>Business and Office (Pg. I-40)</b>	<i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i>
<b>Uses and Zoning Not Specifically Depicted (Pg. I-33)</b>	<i>Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the parcel exists, including all the provisions for density averaging and definition of gross density.</i>
<b>Policy LU-4A (Page I-9)</b>	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
<b>Policy LU-4D (Page. I-8)</b>	<i>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and <b>buffer</b> any potentially incompatible elements.</i>

# ZONING RECOMMENDATION ADDENDUM

Miami Dade SNF Holding, LLC  
PH: Z25-106

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>Section 33-311 District Boundary Change</b></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) <b>Section 33-311</b> provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> <li>(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></li> <li>(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></li> <li>(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></li> <li>(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></li> <li>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></li> </ol>
<p><b>Section 33-311(A)(3) Special Exception, Unusual and New Uses</b></p>	<p><i>Special exceptions (for all applications other than public charter schools), <b>unusual</b> and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p>

# ZONING RECOMMENDATION ADDENDUM

Miami Dade SNF Holding, LLC  
PH: Z25-106

<p><b>Section 33-311(A)(7) Generalized Modification Standards.</b></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 <b>modify</b> or <b>eliminate</b> any provisions of <b>restrictive covenants</b>, 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><b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b></p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for <b>non-use variances</b> from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

**Building and Neighborhood Compliance**

**ENFORCEMENT HISTORY**

MIAMI DADE SNF HOLDING, LLC

SW 165 AVE AND SW 88 ST  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

PENDING

Z2025000106

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**DATE**

**HEARING NUMBER**

**FOLIO No: 30-4932-034-4065**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

August 18, 2025

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases

**BUILDING SUPPORT REGULATIONS:**

There are no open/closed cases

**OUTSTANDING LIENS AND FINES:**

There are no outstanding Liens, Fines, or Fees.

# Memorandum



**Date:** September 10, 2025

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

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

**Subject:** Z2025000106-3<sup>rd</sup> Review  
Miami Dade SNF Holding, LLC  
DBC from BU-1A to BU-2; Special Exception to permit a residential use in a BU-2 zoning district; deletion of a Declaration of Restrictions (only as it applies to the subject property) contained in resolution CZAB11-40-04 and non-use variance for decorative wall for a townhome development.  
(BU-1A) (4.65 acres)  
32-54-39

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

#### Wellfield Protection

The subject property is located within the West Wellfield Interim Wellfield protection area. Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code. Pursuant to section 24-43(5)(b) of the Code, hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property within the West Wellfield Interim protection area.

The subject property has an executed covenant running with the land recorded in Miami-Dade County Official Records Book 29094, Page 0582, which provides that hazardous materials and hazardous wastes shall not be used, generated, handled, discharged, disposed of, or stored on the subject property. Compliance with all the conditions of this covenant is required.

#### **Conditions of Approval: None**

#### Potable Water Supply and Wastewater Disposal

According to DERM records, public water and public sanitary sewers are currently abutting the subject property. Pursuant to the Code and based on the site plan submitted in support of this application, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. Please note that this development will need to obtain water and sanitary sewer extension permits prior to DERM approval of future development orders. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas. To the

extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

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

Civil drawings for the required sewer main extension will need to be approved by MDWASD and the RER-Environmental Plan Review Section prior to approval of final development orders.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County recorded in Official Records Book 29094, Page 579 acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

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

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

The stormwater plan submitted in support of this application is different than the approved plan under the CLII-20210057 Permit for this site. Therefore, a modification of the approved CLII-20210057 will be required. This permit modification shall be obtained prior to any future development order approval.

In addition, the applicant is advised that the above-mentioned permit is due to expire on November 07, 2025, therefore a permit extension may be required.

The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or [dermwatercontrol@miamidade.gov](mailto:dermwatercontrol@miamidade.gov) for further information regarding permitting procedures and requirements.

**Conditions of Approval: None**

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources. A landscape plan entitled "West Kendall" prepared by Kyler Durham, P.L.A., and dated as received by Miami-Dade County on August 25, 2025, was submitted in support of the subject application and indicates the removal/relocation of non-specimen tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

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

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

**Conditions of Approval: None**

Endangered Species Review

The subject property is within the U.S. Fish and Wildlife Service (USFWS) consultation area for the endangered Florida bonneted bat (*Eumops floridanus*), which may utilize the subject property for foraging, nesting, and roosting. The County's CDMP has policies and objectives for the protection of habitat critical to federal, state or county designated endangered, threatened, or rare species.

Please be advised that prior to any future development at the subject property, it is recommended that the applicant contact the USFWS in the Vero Beach office at (352) 448-9151 and the Natural Resources Division of DERM at (305) 372-6575 with any questions regarding threatened and endangered species.

**Conditions of Approval: None**

DERM Enforcement History Review

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

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP

for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** September 12, 2025

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

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

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

**Subject:** Zoning Application Comments - Miami Dade SNF Holding, LLC  
Application No. Z2025000106 (Revision No.1) - (Previous App. No. Z25-039)

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

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

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. **Please note that there is an Addendum WASD Agreement No. 31307 for the subject project which will need to be revised to reflect the proposed development with this application.**

Application Name: Miami Dade SNF Holding, LLC

Location: The proposed project is located on approximately 4.56 Acres, at the south side of theoretical SW 86<sup>th</sup> Street between SW 165<sup>th</sup> Avenue and SW 167<sup>th</sup> Avenue, with folio No. 30-4932-034-4065, in unincorporated Miami-Dade County, ***within and abutting the Urban Development Boundary (UDB) along the western boundary of the property***

Due to the project's proximity to the UDB, the proposed project is subject to review and approval by a WASD proximity to the UDB project review team, as required by Policy WS-2E in the County's CDMP.

Proposed Development: The applicant is seeking to rezone the subject property from BU-1A (Business District) to BU-2 (Special Business District) to develop the property with townhomes under the RU-TH (Townhomes) development standards, to allow the construction of 57 townhome units.

The estimated total water demand for the proposed project will be 9,405 gallons per day (gpd).

Per Plat book No. 161-06, there is a 10-foot utility easement within the property along the eastern, southern and western property line. ***Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).***

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

On May 19, 2025, an addendum to WASD Agreement No. 31307 was offered to revise the project area; however, the proposed development with said addendum Agreement must be revised as well to reflect the new development of 57 townhomes with this application. Also, there are water, and sewer plans under review to revise the previously approved plans.

There is an existing twelve 12-inch water main (E7912-2) in SW 165<sup>th</sup> Avenue abutting the eastern boundary of the property, and a 16-inch water main (E11415-20) in SW 167<sup>th</sup> Avenue abutting the western boundary of the property to where the developer may connect to provide sewer service to the proposed development. Also, there are water, and sewer plans under review to revise the previously approved plans under WASD Agreement No. 31307. Final points of connections and capacity approval to connect to the water system will be provided at the time the WASD Agreement No. 31307 is re-offered

Any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the **revised addendum** to WASD Agreement No. 31307 is amended. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

There is an existing 8-inch gravity sewer (ES7912-2) system in SW 165<sup>th</sup> Avenue, abutting the eastern boundary of the property to where the developer may connect to provide sewer system to the proposed development. Final points of connections and capacity approval to connect to the sewer system will be provided at the time the WASD Agreement No. 31307 is re-offered

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

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 216 and PS No. 536 OR 559. Said pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for the pump stations.

P.S. No. 216  
Existing NAPOT: 3.30 hrs.  
Proposed Development: 9,405 gpd  
Proposed Projected NAPOT: 3.52 hrs.

P.S. No. 536  
Existing NAPOT: 5.76 hrs.  
Proposed Development: 9,405 gpd  
Proposed Projected NAPOT: 5.76 hrs.

OR

P.S. No. 559  
Existing NAPOT: 5.25 hrs.  
Proposed Development: 9,405 gpd  
Proposed Projected NAPOT: 5.25 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>

Zoning Application No. Z2025000106 (rev.1)  
Miami Dade SNF Holding, LLC  
September 12, 2025  
Page 4


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

# Memorandum



Date: October 16, 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: Z2025000106  
Name: Miami Dade SNF Holding, LLC  
Location: North of Kendall Drive between SW 165 Avenue and SW 167 Avenue  
Section 32 Township 54 South Range 39 East

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

1. Entrance Feature is not approved by this application, it must be reviewed and approved by the Plat Committee.
2. This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedication per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of the plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **30 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
F-0010	SW 88 Street east of Krome Avenue	C	C
F-2529	SW 88 Street west of SW 157 Avenue	C	D

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:** September 03, 2025

**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources

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

**Subject:** Z2025000106

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The Miami-Dade Fire Rescue Department has **no objection** to site plan uploaded to “EnerGov” on 8/25/2025.

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

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

For additional information, please contact [acuello@miamidade.gov](mailto:acuello@miamidade.gov) or call 305-775-3357.

# Memorandum



**Date:** Thursday, October 9, 2025  
**Subject:** Review Type: Z2025000106  
Applicant Name: Kendall Townhomes

---

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

**PROJECT LOCATION:**

The property is located in the southwest quadrant of the intersection of SW 165<sup>th</sup> Avenue and SW 85<sup>th</sup> Lane in unincorporated Miami-Dade County, Florida.

**COMMENTS/RECOMMENDATION:**

**I. CONDITIONS:**

- This development is approved for a fifty-seven (57) unit attached single-family (townhome) community. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.

**If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at [anamersy.arce@miamidade.gov](mailto:anamersy.arce@miamidade.gov).**

**From:** [HERRERA, ANA I](#)  
**To:** [Alberto.Torres@hklaw.com](mailto:Alberto.Torres@hklaw.com); [Oliver.Wechsler@hklaw.com](mailto:Oliver.Wechsler@hklaw.com)  
**Cc:** [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(RER\)](#)  
**Subject:** Preliminary School Concurrency Analysis for Miami Dade SNF Holding, LLC (Z2025000106) (PH3025060600365)  
**Date:** Monday, August 18, 2025 9:50:00 AM  
**Attachments:** [Miami Dade SNF Holding, LLC \(Z2025000106\) \(PH3025060600365\).pdf](#)

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Dear Applicant,

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

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 57 units, which generate 17 students (7 at the elementary, 4 at the middle, and 6 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval. Should you have any questions, please feel free to contact our office at 305-995-7285.

Regards,



**Ana Herrera**

**District Coordinator  
Growth Management**

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



# Concurrency Management System (CMS)

Miami-Dade County Public Schools

## Miami-Dade County Public Schools

### Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number: **PH3025060600365** Local Government (LG): **Miami-Dade**  
 Date Application Received: **6/6/2025 10:14:19 AM** LG Application Number: **Z2025000106**  
 Type of Application: **Public Hearing** Sub Type: **Zoning**

Applicant's Name: **Miami Dade SNF Holding, LLC**  
 Address/Location: **NONE**  
 Master Folio Number: **3049320344065**  
 Additional Folio Number(s):

PROPOSED # OF UNITS: **57**

SINGLE-FAMILY DETACHED UNITS: **0**

SINGLE-FAMILY ATTACHED UNITS: **57**

MULTIFAMILY UNITS: **0**



CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
1691	CHRISTINA M EVE ELEMENTARY	294	7	7	YES	Current CSA
6921	LAMAR LOUIS CURRY MIDDLE	337	4	4	YES	Current CSA
7121	JOHN A FERGUSON SENIOR	-542	6	0	NO	Current CSA
7121	JOHN A FERGUSON SENIOR	0	6	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
7051	G HOLMES BRADDOCK SENIOR	1447	6	6	YES	Adjacent CSA

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

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

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

# Memorandum



**Date:** September 17, 2025

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

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

**Subject:** Z2025000106 – Miami-Dade SNF Holding, LLC (Pre-App Z2025P00039)  
PROS V2 Review

**Applicant Name:** Oliver D. Wechsler, Esq. on behalf of Miami-Dade SNF Holding, LLC.

**Project Location:** The applicant site is located on ±4.65 acres generally located north of Kendall Drive between SW 165<sup>th</sup> Avenue and SW 167<sup>th</sup> Avenue, in unincorporated Miami-Dade County (Folio: 30-4932-034-4065).

**Proposed Development:** The applicant seeks:

- District boundary change from BU-1A (Business District, Limited) to BU-2 (Special Business District),
- Special exception to permit a 57-unit attached single-family residential community in a BU-2 zoning district,
- Non-use variance to allow a fence and landscaping in lieu of the required decorative masonry wall at least five feet in height where a business lot abuts an AU, GU, RU, or EU zoned property,
- Non-use variance to permit the lawn areas to cover 89% of the required landscape open space, and
- Deletion of a Declaration of Restrictions last modified by Resolution #CZAB11-40-04, and recorded in Official Records Book 19576, Pages 2500-2507.

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

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

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
GARDEN ESTATES AT HAMMOCKS	15220 SW 112TH ST	MINI PARK	0.77	LOCAL
SANDPIPER PARK	11100 SW 157TH AVE	NEIGHBORHOOD PARK	4.74	LOCAL
SUN LAKES PARK	7651 SW 167TH AVE	NEIGHBORHOOD PARK	7.13	LOCAL
WESTWIND LAKES TR FP2	6402 SW 148TH AVE	NEIGHBORHOOD PARK	2.95	LOCAL
KENDALE LAKES PARK	7850 SW 142ND AVE	COMMUNITY PARK	15.55	LOCAL
EDEN LAKES PARK	4849 SW 162ND AVE	NEIGHBORHOOD PARK	9.64	LOCAL
WESTWIND LAKES TR G	6377 SW 153RD COURT RD	NEIGHBORHOOD PARK	11.82	LOCAL
SUGARWOOD PARK	9901 SW 146TH AVE	NEIGHBORHOOD PARK	7.82	LOCAL
WESTWIND LAKES TR GP1	6089 SW 152ND AVE	NEIGHBORHOOD PARK	5.46	LOCAL

WATER OAKS PARK	9250 HAMMOCKS PARK	NEIGHBORHOOD PARK	5.09	LOCAL
WESTWIND LAKES TR GP2 LINEAR PARK	<Null>	NEIGHBORHOOD PARK	3.12	LOCAL
KENDALE LAKES DUCK POND PARK 2	7421 SW 142ND AVE	MINI PARK	0.44	LOCAL
WILD LIME PARK	11341 SW 147TH AVE	COMMUNITY PARK	11.82	LOCAL
CALUSA CLUB ESTATES PARK	13463 SW 96TH ST	NEIGHBORHOOD PARK	6.99	LOCAL
WESTWIND LAKES PARK	6805 SW 152ND AVE	COMMUNITY PARK	20.85	LOCAL
WEST KENDALE LAKES PARK	6400 KENDALE LAKES DR	NEIGHBORHOOD PARK	5.03	LOCAL
KENDALL GREEN PARK	14975 SW 80TH ST	NEIGHBORHOOD PARK	25.89	LOCAL
KINGS MEADOW PARK	9900 SW 142ND AVE	NEIGHBORHOOD PARK	5.44	LOCAL
KENDALE LAKES DUCK POND PARK 3	8211 SW 142 AVE	MINI PARK	1.59	LOCAL
WESTWIND LAKES TR A	6417 SW 157TH AVE	NEIGHBORHOOD PARK	14.34	LOCAL
KENDALE LAKES DUCK POND PARK 1	8211 SW 142ND AVE	MINI PARK	0.57	LOCAL
FOREST LAKES PARK	9902 SW 164TH AVE	NEIGHBORHOOD PARK	5.67	LOCAL
OLYMPIC PARK	8520 SW 152ND AVE	NEIGHBORHOOD PARK	7.14	LOCAL
LAGO MAR PARK	8096 SW 160TH AVE	NEIGHBORHOOD PARK	11.37	LOCAL
HAMMOCKS COMMUNITY PARK	9761 HAMMOCKS BLVD	COMMUNITY PARK	21.51	LOCAL

**Impact and Demand:** The proposed 57 attached single-family dwelling units would generate a population of 157 and an impact of 0.43 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The applicant site is in PBD 2 which currently meets park concurrency requirements.

The applicant site is located near a segment of the proposed West Kendall Trail, an 11-mile pedestrian and bicycle path occupying the North Kendall Drive right-of-way, and the FPL easement parallel to Southwest 137<sup>th</sup> Avenue.

**Recommendation:** PROS offers the following recommendations:

- Replace the proposed new palms with shade trees and enhance tree plantings along SW 165<sup>th</sup> Avenue and SW 167<sup>th</sup> Avenue, as was proposed in the V1 Landscaping Plan.
- Provide tree-lined streets and pedestrian pathways to aid in the mitigation of urban heat island effect and to promote sustainable communities and the health and wellness of residents, per the Great Streets Vision identified in the Miami-Dade County OSMP and the Miami-Dade County Urban Design Manual, Volume I, page 26.
- Given the applicant's intent to develop the subject property as a townhouse community, reduce open lawn areas to meet the maximum permitted lawn area to 60% of required landscaped open space, where the applicant is currently proposing 85.8%.
- Provide at least 2 trees per residential lot and positioned in the energy conservation zone and demonstrate that all exterior air conditioning units are shaded by trees, as referenced in the Landscape Manual and as per Sec. 18A-6.(C)(7).
- Reduce heat island effects by distributing landscaped parking islands throughout parking areas in a manner that maximizes the distribution of shade, as per Sec. 18A-6.(I).
- Install enhanced shade canopy and seating in the dog park area to provide an enjoyable recreational experience for amenity users and pets.

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

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

Policy ROS-3B The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

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

Objective CHD-1 Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.

Policy CHD-1A Miami-Dade County shall create a network of sidewalks, trails, accessible parks and recreation facilities that establishes a pedestrian-friendly and bicyclist-friendly environment, which encourages physical activity and links destinations, such as restaurants, shops, workplaces and neighborhood-based retail to each other and residential areas.

Policy CHD-1C Design and develop neighborhoods that provide a comfortable and safe environment conducive for programs that integrate physical activity in the daily lives of children and adults.

Policy CHD-1F Adopt and implement by 2014 high-quality streetscape design standards and façade treatments to reflect the character of the community to attract pedestrian activity.

Objective CHD-2 Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.

Policy CHD-2A Miami-Dade County will encourage land development to incorporate community design principles that encourage physical activity through the promotion of strategies, when appropriate, but not limited to:

1. Utilization of non-motorized transportation modes;
2. Location of public facilities accessible by multiple transportation modes;
3. Availability and maintenance of quality pedestrian paths or sidewalks;
4. Provision of street furniture and lighting enhancements;
5. Provision of civic and recreational facilities;
6. Establishment of interconnectivity between similar development projects through vehicular and/or pedestrian/bicycle cross access; and
7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.

Policy CHD-2B Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, improve air quality, and support an outdoor environment that is suitable for safe physical activity.

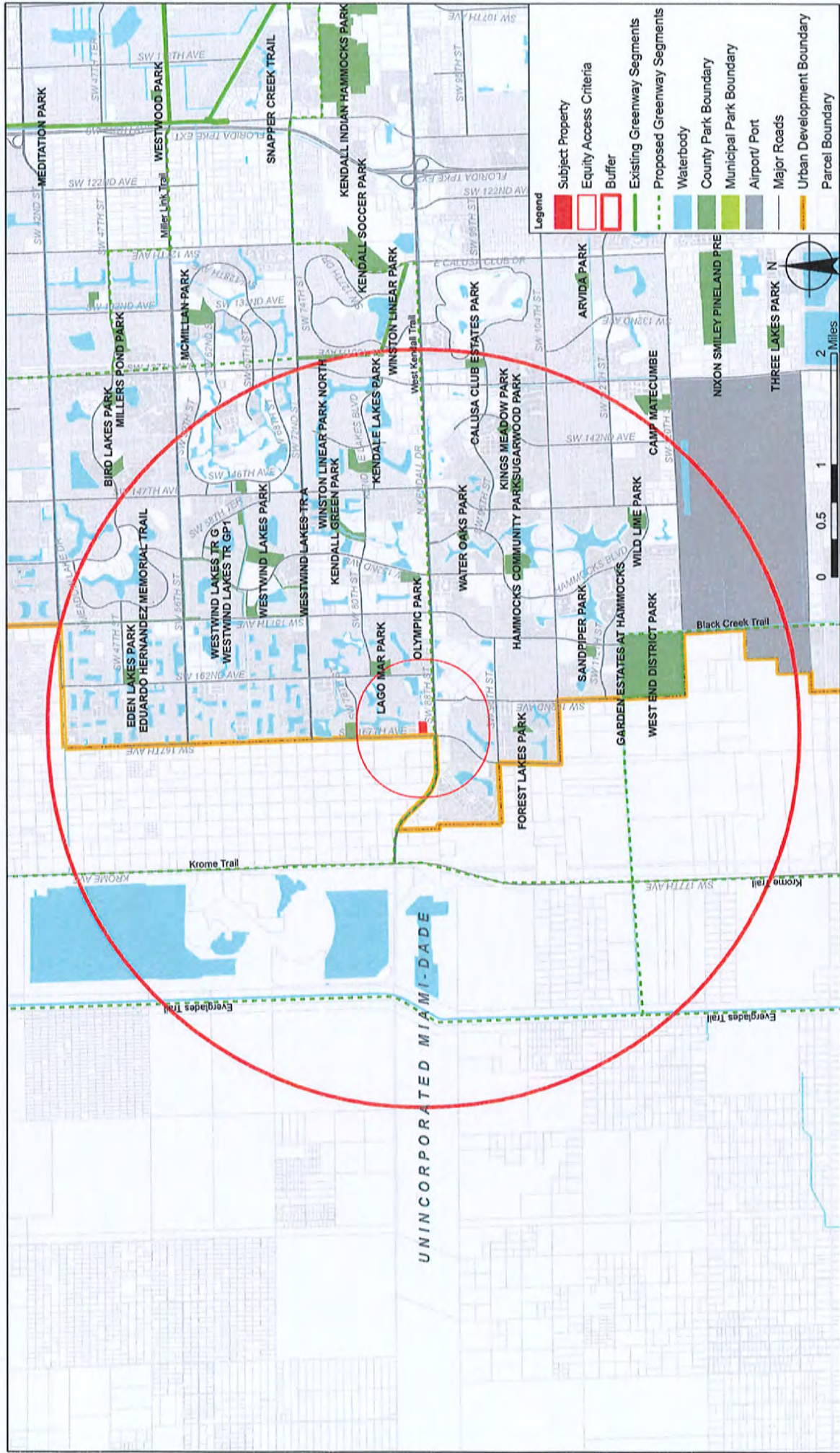
Policy CHD-3A Design and develop neighborhoods that can facilitate children walking safely to Miami-Dade County Schools.

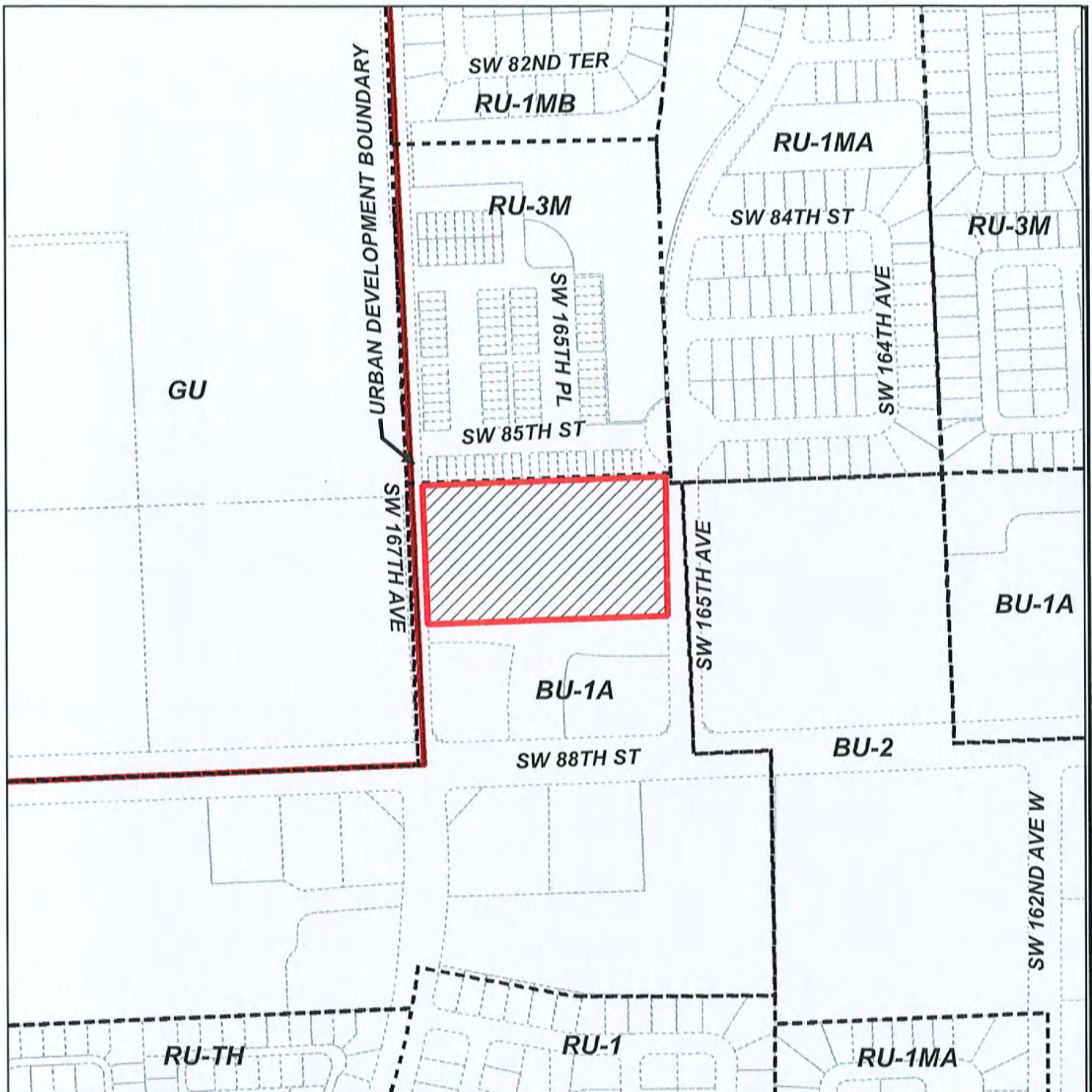
Based on our findings described herein, **PROS has no objections to this application.** Should you need additional information or clarification on this matter, please contact Carlos Lopez, Park Planner 2, at [carlos.lopez6@miamidade.gov](mailto:carlos.lopez6@miamidade.gov).

AZ: rk cl  
Attachment



**FIGURE 1: Z2025000137 - SOUTH DADE LOGISTICS HUB  
 MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**







**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2025000106**



Section: 32 Township: 54 Range: 39  
 Applicant: Miami Dade SNF Holding, LLC  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

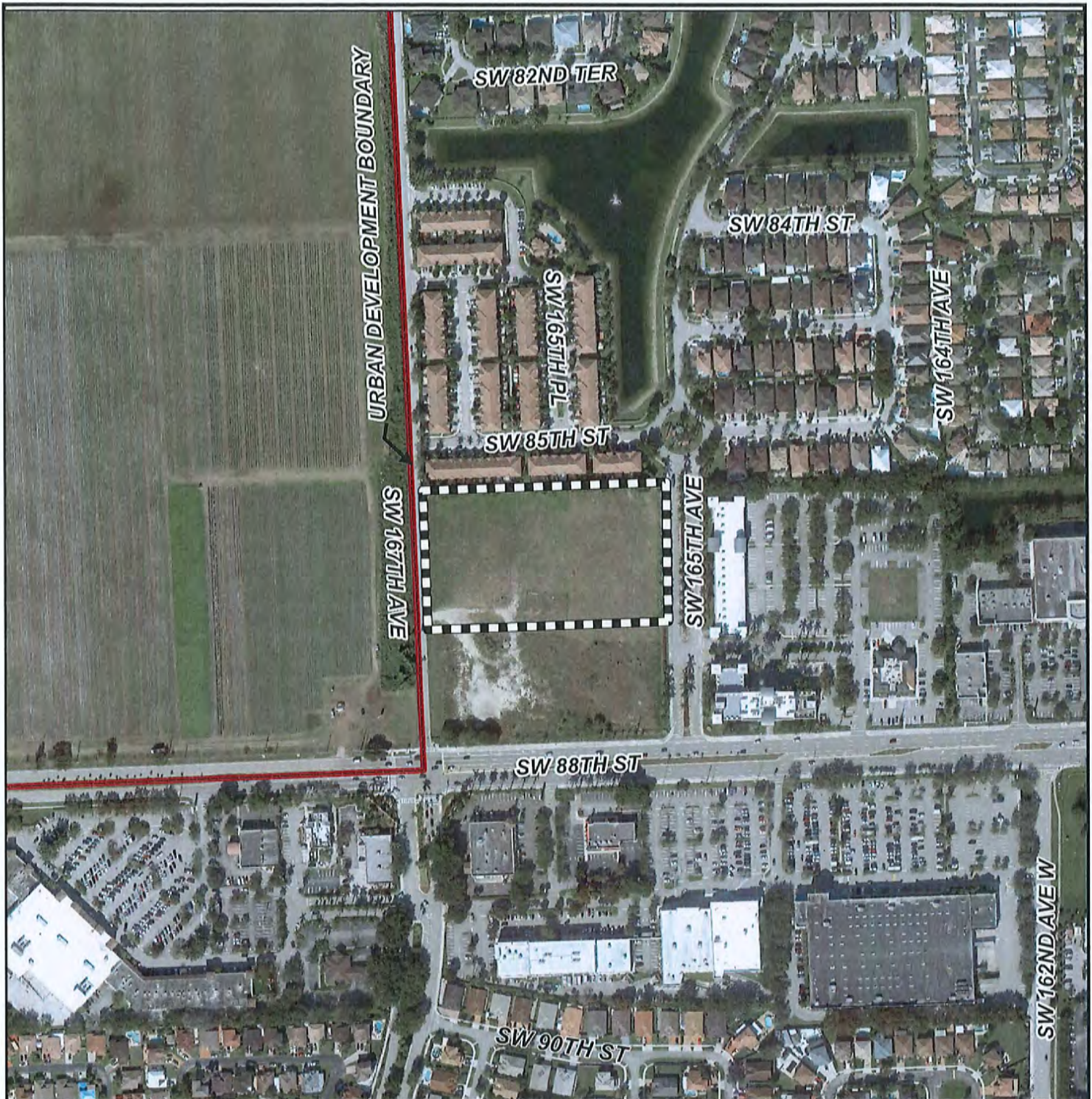
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, June 6, 2025



REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2024**

Process Number  
**Z2025000106**

**Legend**

-  Subject Property
-  UDB

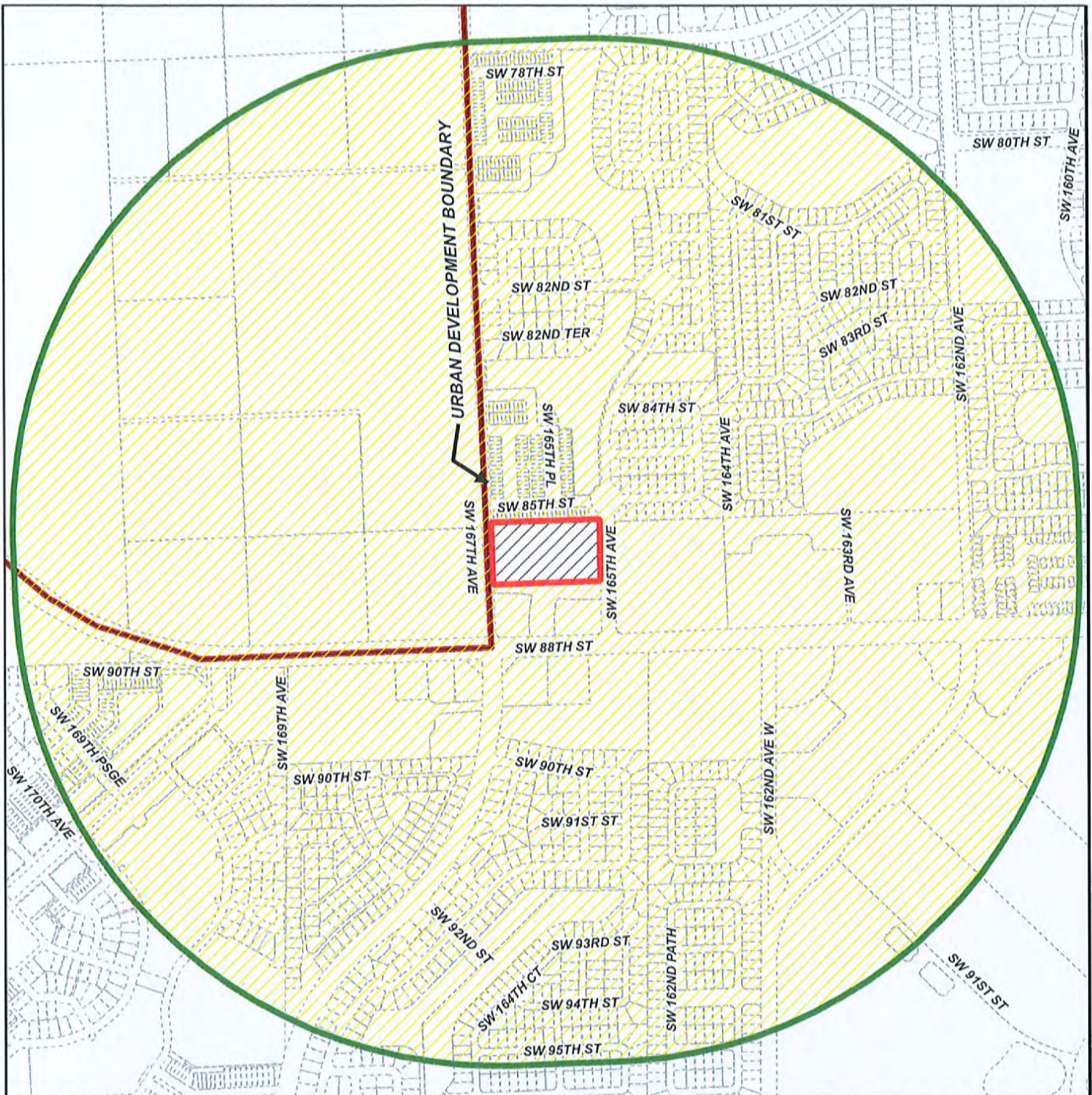


Section: 32 Township: 54 Range: 39  
 Applicant: Miami Dade SNF Holding, LLC  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Friday, June 6, 2025

REVISION	DATE	BY







**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 32 Township: 54 Range: 39  
 Applicant: Miami Dade SNF Holding, LLC  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2025000106**  
 RADIUS: 2640

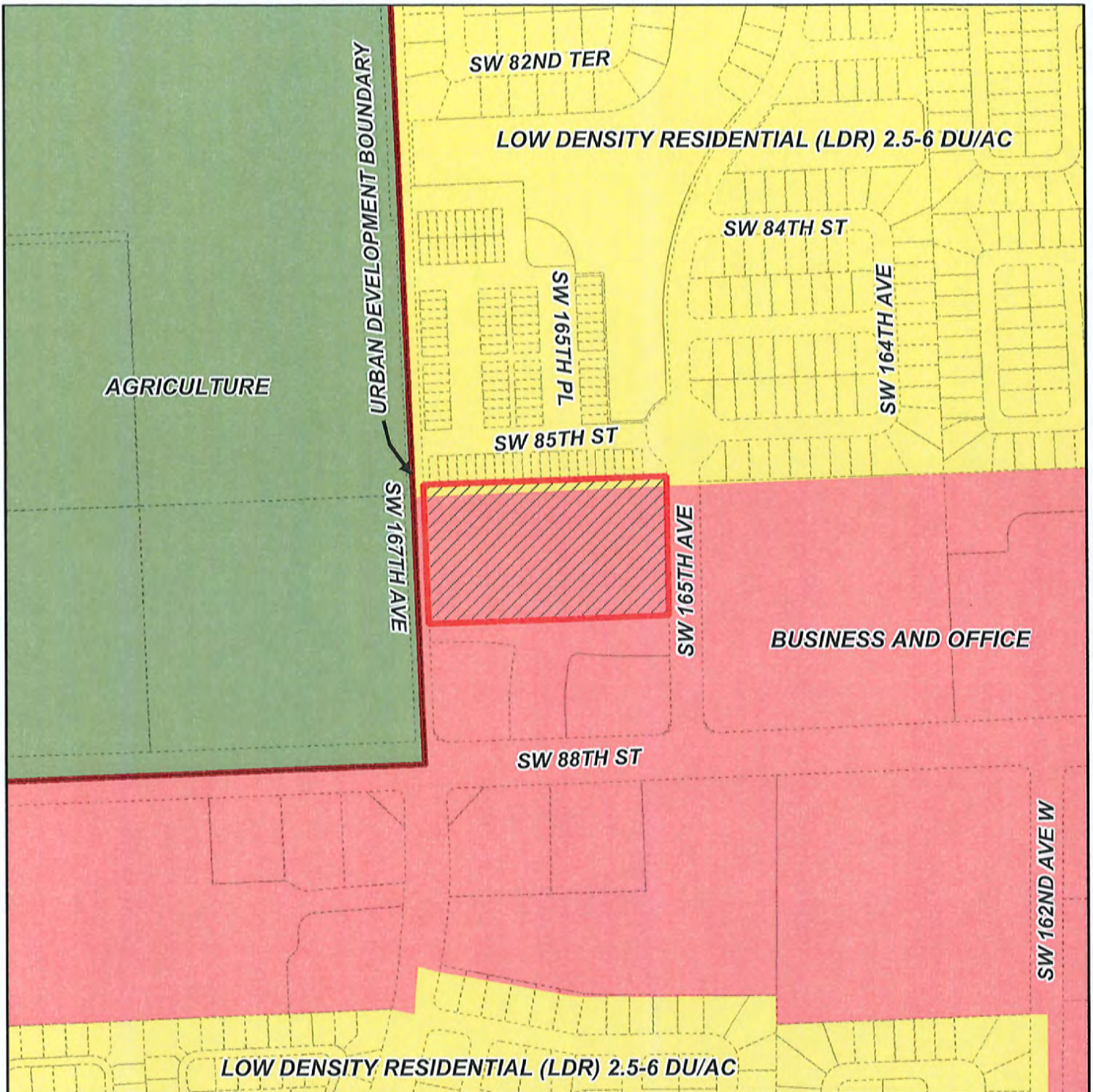
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries
-  UDB



SKETCH CREATED ON: Friday, June 6, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**

CDMP MAP

Process Number

**Z2025000106**

Section: 32 Township: 54 Range: 39  
 Applicant: Miami Dade SNF Holding, LLC  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

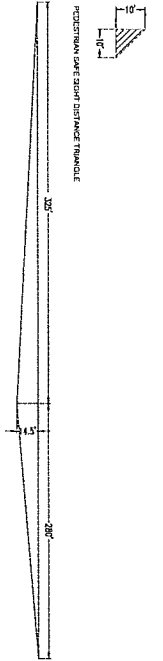
 Subject Property Case



SKETCH CREATED ON: Friday, June 6, 2025

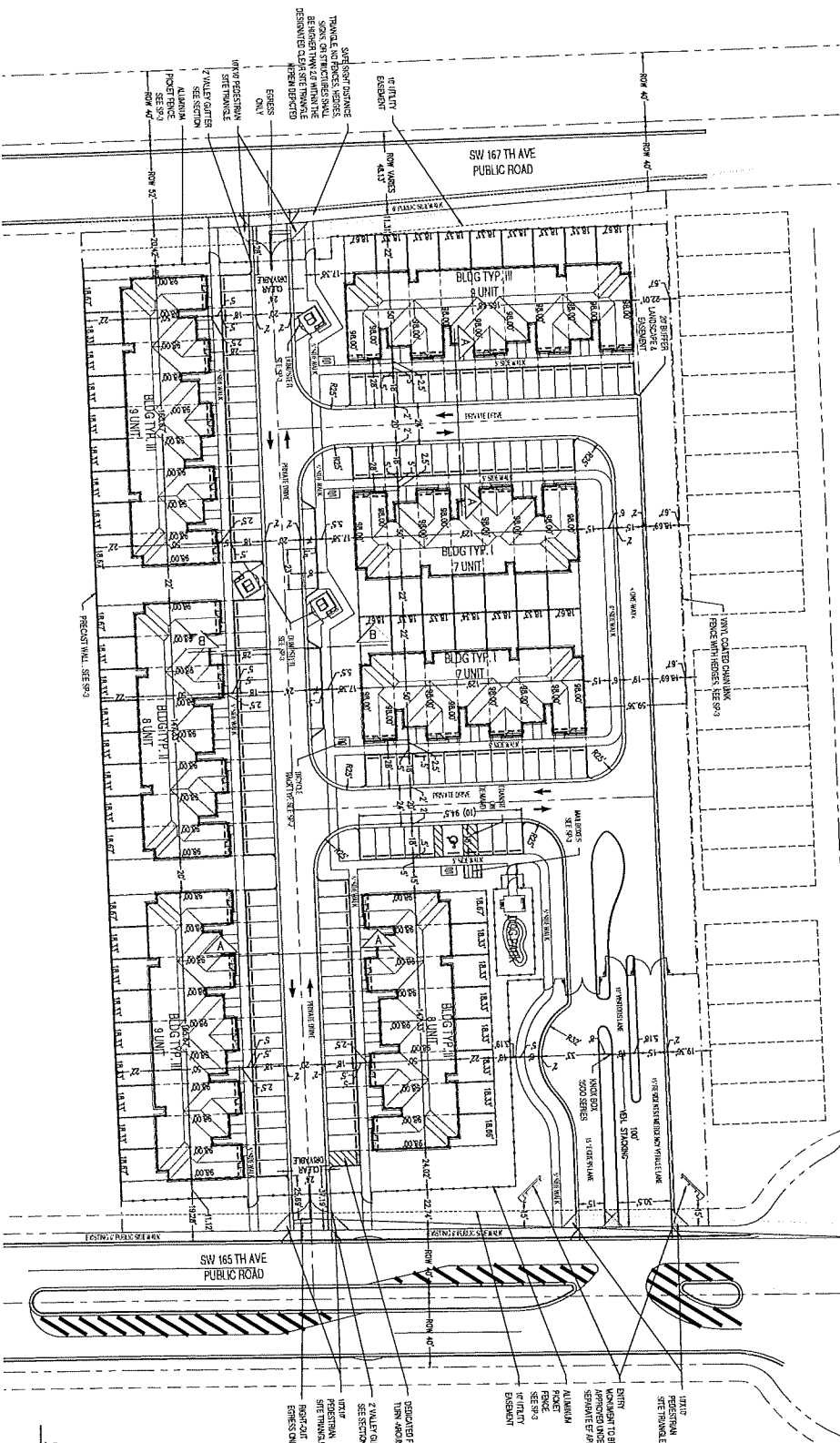
REVISION	DATE	BY

SAFE SIGHT DISTANCE TRIANGLE DIAGRAMS



SAFE SIGHT DISTANCE TRIANGLE  
 4 LANE DIVIDED WITH MEDIAN SPEED PASSENGER VEHICLE  
 USED ON SW 165th AVE & SW 167th AVE

NOTE:  
 THE SAFE SIGHT DISTANCE TRIANGLES DEPICTED ON THIS PROJECT HAVE BEEN DRAWN ACCORDING TO THE FOOT DESIGN STANDARDS 2013



SITE DATA	
GROSS AREA (SHPED)	202,333.00
ROW WIDTHS (SW/TH/AVG)	186.67/201
NET AREA	189,672.20
DENSITY	UNITS
PER VILLA TOWNHOMES	37
GROSS DENSITY	12.27
NET DENSITY	12.64
AREA CALCULATIONS	
TOWNHOME USE LOT AREA	102,229.25
TOWNHOME BUILDING COVERAGED	48,812.22
VEHICULAR USE PAVED AREAS	43,924.52
DRIVEWAYS	622.85
PEDESTRIAN WALKS	5,529.40
DOG PARK	1,232.72
UNDEVELOPED COMMON GREEN	147.20
UNDEVELOPED COMMON GREEN	46,710.70
UNDEVELOPED COMMON GREEN	23.71
TOTAL	189,672.20

COMING BUILD	
MAX. FLOOR STORIES (0.60 + 0.11 + 0.21)	10, 000.27 (2.01)
MAX. LOT COVERAGED 60%	70,868.60 (0.35)
MIN. LANDSCAPE GREEN SPACE 25% (10% + 15% + 17.5%)	24,944.76 (12.26)
REQUIRED	PROVIDED
MAX. LOT COVERAGED 60%	70,868.60 (0.35)
MIN. LANDSCAPE GREEN SPACE 25% (10% + 15% + 17.5%)	24,944.76 (12.26)
REQUIRED	PROVIDED
MIN. LOT AREA	1,200 SF
AVERAGE LOT AREA (SF)	1,200 SF
FRONT YARD TO BEGE OR FURNISHMENT	15.0'
INTERIOR SIDE	0.4'
REAR STREET	15.0'
REAR SIDE	15.0'
REAR YARD	25.0'
REAR YARD	25.0'
PAYD AREA	400 SF
REQUIRED	PROVIDED
TOWNHOMES 1 PER UNIT	114
VISITORS 0.25 PER UNIT	14
TOTAL	128

**SITE PLAN**  
 NORTH  
 T=30'

**SP-1**

**SITE PLAN**

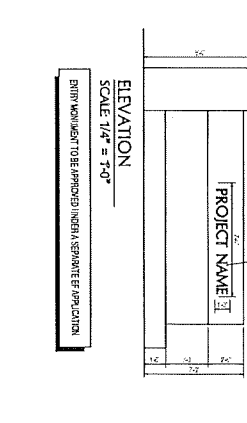
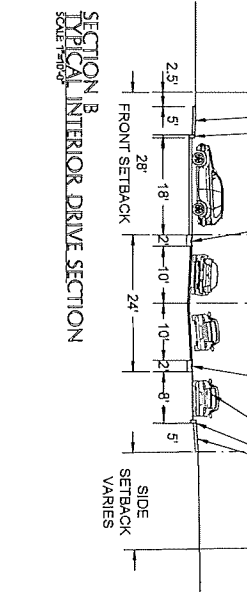
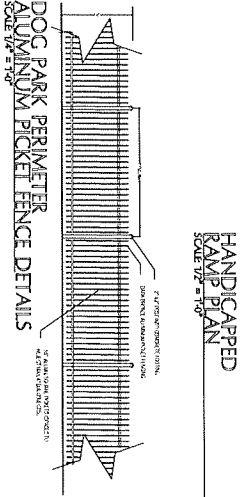
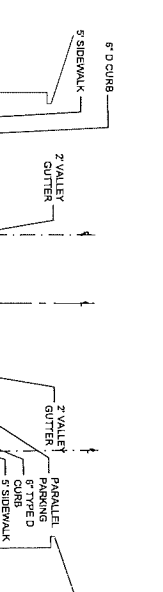
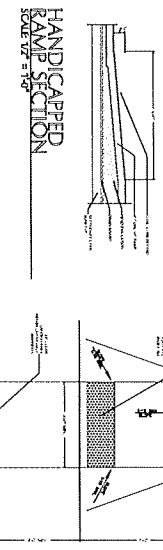
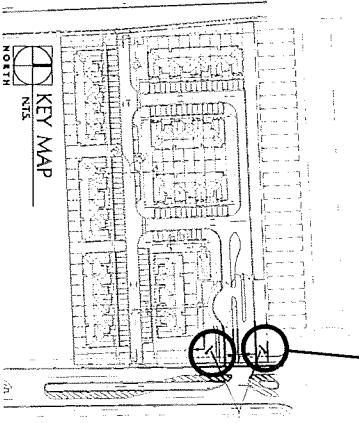
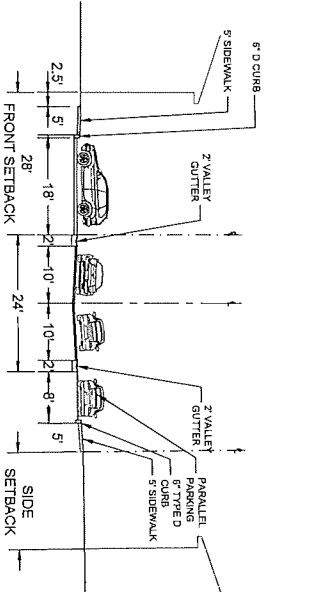
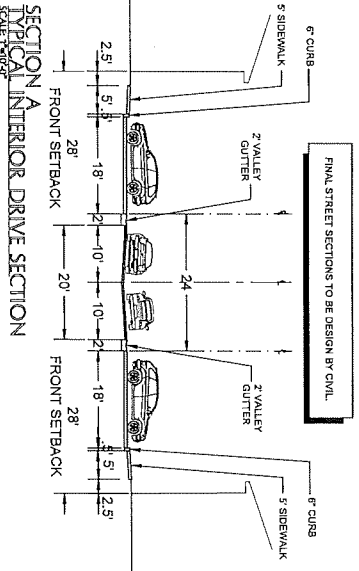
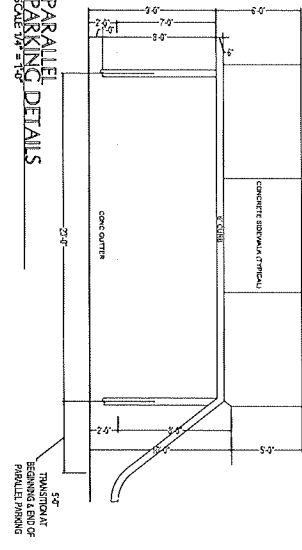
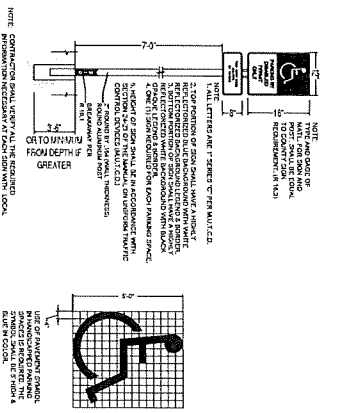
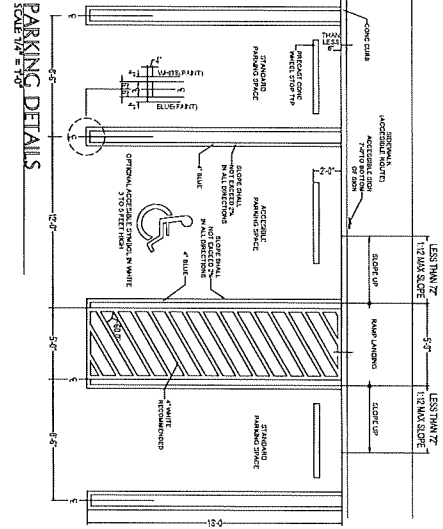
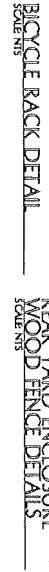
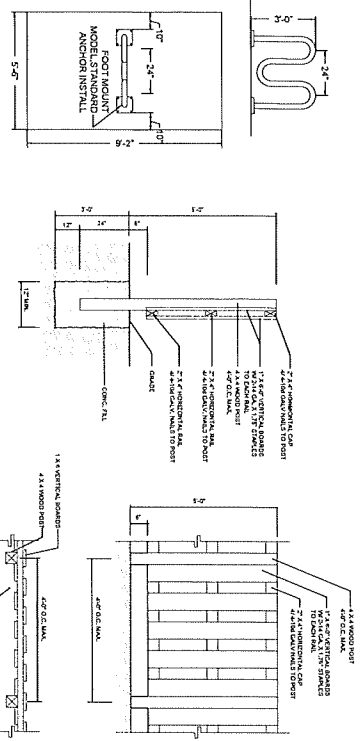
DATE: 08/20/25  
 SCALE: AS SHOWN  
 DRAWN: AS  
 CHECKED: MS  
 DESIGNED: MS

**KENDALL TOWNHOMES**  
 BY: Miami Dade SNF Holding LLC  
 MIAMI-DADE COUNTY, FLORIDA

OWNER: MIAMI-DADE SNF HOLDING LLC  
 2045 SW 167th Avenue, Suite 100  
 MIAMI, FL 33157  
 CONTACT: CHRIS J. STARR

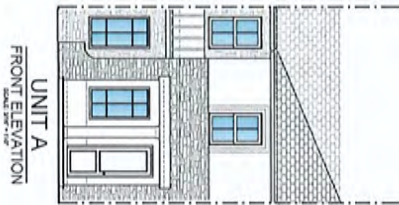
**PASCUAL PEREZ KILDOJIAN STARR ARCHITECTS - PLANNERS**

10700 SW 16th St, Suite 100  
 Miami, FL 33185  
 Phone: 305.857.1000  
 Fax: 305.857.1001  
 Email: info@ppks.com





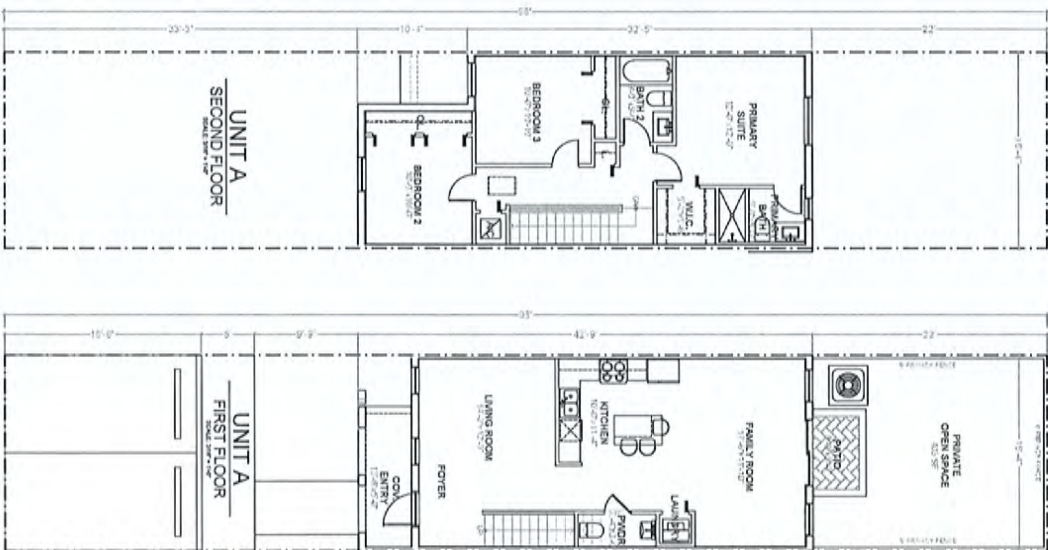
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-106 DATE: AUG 25 2025 BY: ISA



UNIT A  
FRONT ELEVATION  
AND FINISH

**3 BEDROOMS / 2.5 BATH**

AREA CALCULATIONS:	
AC 1st FLOOR	657 SQUARE FEET
AC 2nd FLOOR	734 SQUARE FEET
TOTAL AC	1,391 SQUARE FEET
COVERED ENTRY	88 SQUARE FEET
TOTAL	1,481 SQUARE FEET



UNIT A

UNIT A

**NOTE:**  
 ANY CORRECTIONS OR REVISIONS AND UNIT TYPES SHOWN ON THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. ANY TYPICAL BUILDING AND UNIT TYPES APPROVED, ADDITIONALLY, ANY TYPICAL MATERIALS AND FINISHES APPROVED, ADDITIONALLY, ANY TYPICAL MATERIALS ELEMENTS OF THE ARCHITECTURAL EXPRESSIONS APPROVED.

**PASCUAL**  
**PEREZ**  
**KILDOJAN**  
**STABRE**  
 ARCHITECTS/PLANNERS

Miami Dade and Holding LLC  
 2445 South Broward Drive  
 PM 2A  
 Coconut Grove, FL 33133

**KENDALL TOWNHOMES**  
 BY: Miami Dade SNF Holding LLC  
 MIAMI-DADE COUNTY, FLORIDA



DATE: 3/20/25  
 SCALE: AS SHOWN  
 DRAWN: JZC  
 CHECKED: JMS  
 (DATE)

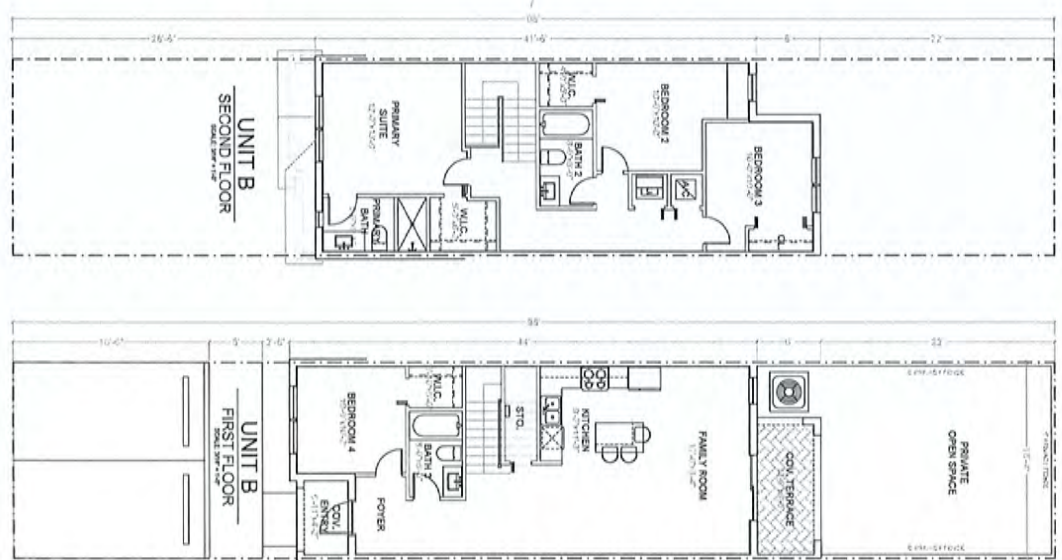
A-1

SHEET 10



**4 BEDROOMS / 3 BATH**

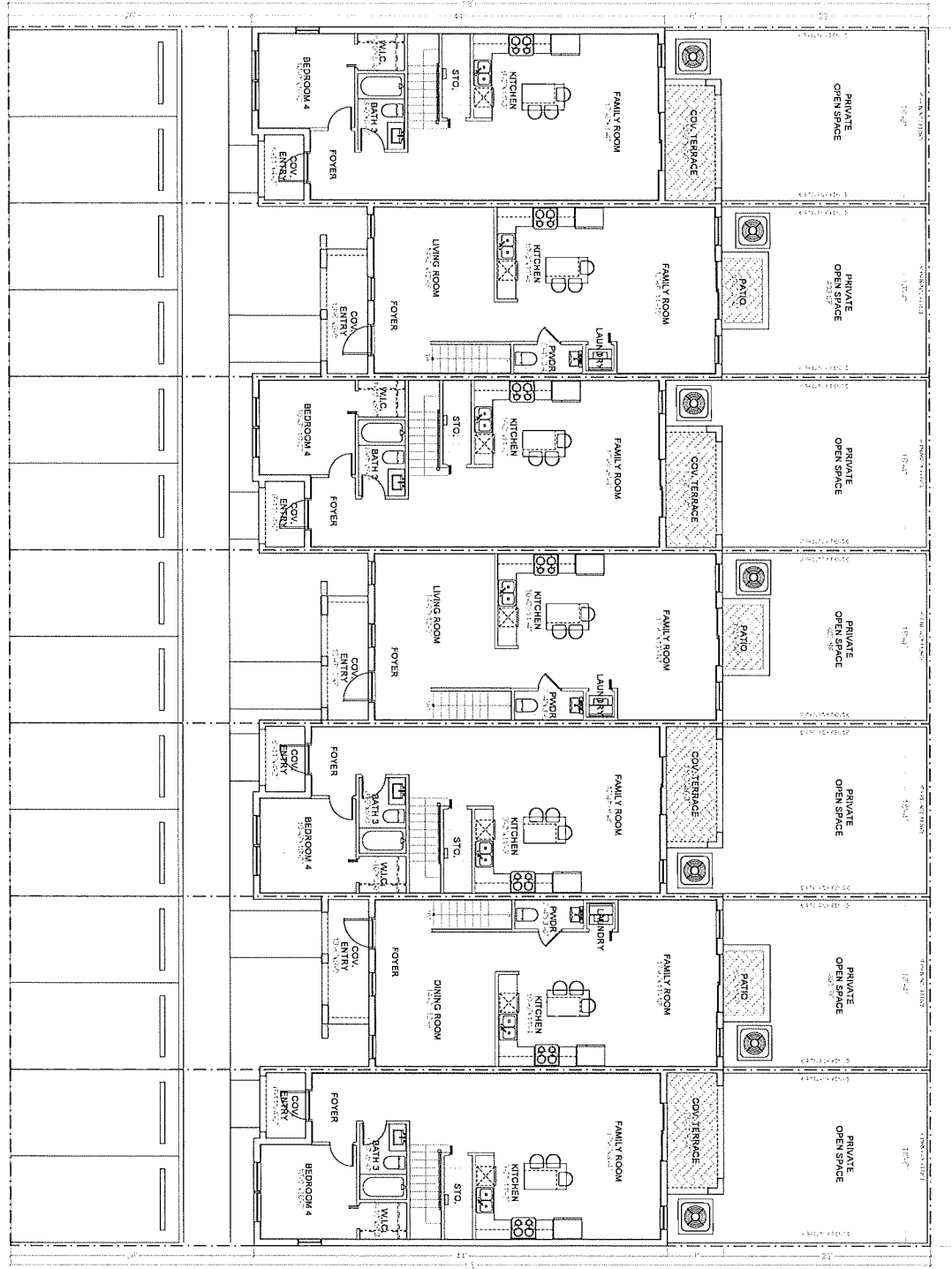
<b>AREA CALCULATIONS</b>	
AC 1st FLOOR	78 SQUARE FEET
AC 2nd FLOOR	838 SQUARE FEET
TOTAL AC	1,008 SQUARE FEET
COVERED PATIO	35 SQUARE FEET
COVERED TERRACE	75 SQUARE FEET
TOTAL	1,173 SQUARE FEET



**NOTE:**  
 ANY COORDINATION OF BUILDING AND UNIT TYPES DEPICTED ON THESE DRAWINGS IS SUBJECT TO THE APPROVAL OF THE MIAMI-DADE COUNTY PLANNING AND ZONING DEPARTMENT. ADDITIONALLY, ANY TYPICAL BUILDING ELEVATION DEPICTED ON THESE PLANS MAY BE SUBSTITUTED WITH ANY OTHER RELEVANT ELEVATION PROVIDED ANY NEW ELEVATIONS SHOWN ARE IDENTICAL TO THE ORIGINAL FINAL DESIGN AND APPROVED.

<p><b>KENDALL TOWNHOMES</b>                  BY: Miami Dade SNF Holding LLC                  MIAMI-DADE COUNTY, FLORIDA</p>	<p>Project: Deep 2nd Building Unit                  2445 South Bayshore Drive                  PH 2A                  Coral Gables, FL 33133</p>	<p><b>PASCUAL PEREZ KHUDDJIAN STARR ARCHITECTS/PLANNERS</b></p> <p>ARCHITECTS/PLANNERS                  1100 N.W. 107th Avenue, Suite 100                  Coral Gables, FL 33134                  Phone: 305.444.1100                  Fax: 305.444.1101                  Email: info@pkst.com</p>
---	--	---

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-106 DATE: AUG 25 2025 BY: ISA



7 UNIT BUILDING  
 FIRST FLOOR  
 SCALE: 3/16" = 1'-0"

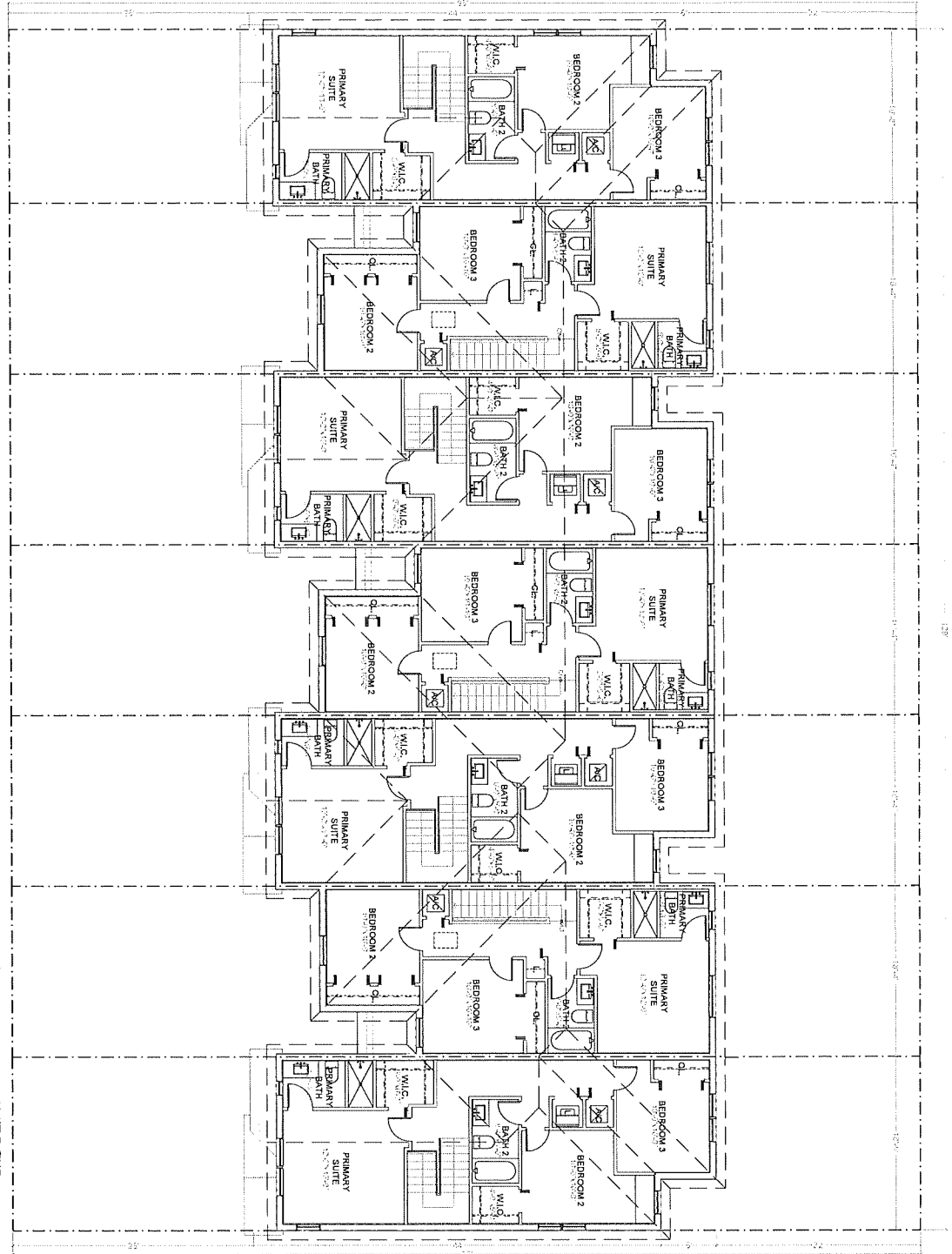
AREA CALCULATIONS	
GROUND FLOOR	5,854.00 SF
SECOND FLOOR	5,812.00 SF
TOTAL GROSS	11,466.00 SF

**KENDALL TOWNHOMES**  
 BY: Miami Dade SNF Holding LLC  
 MIAMI-DADE COUNTY, FLORIDA

**7 UNIT BUILDING**  
 FLOOR PLAN  
 DATE: 08/20/2022  
 DRAWN: A3/01/2022  
 CHECKED: JMS  
 DESIGNED: JMS

Miami Dade SNF Holding LLC  
 2445 South Bayshore Drive  
 PM 2A  
 Coral Gables, FL 33133

**A-3**  
 SHEET 1 OF 1



7 UNIT BUILDING  
SECOND FLOOR  
SCALE: 3/16" = 1'-0"

DATE	2024/04/11
DESIGN	ARCHITECT
DRAWN	ARCHITECT
CHECKED	ARCHITECT
DATE	2024/04/11

A-4

7 UNIT BUILDING

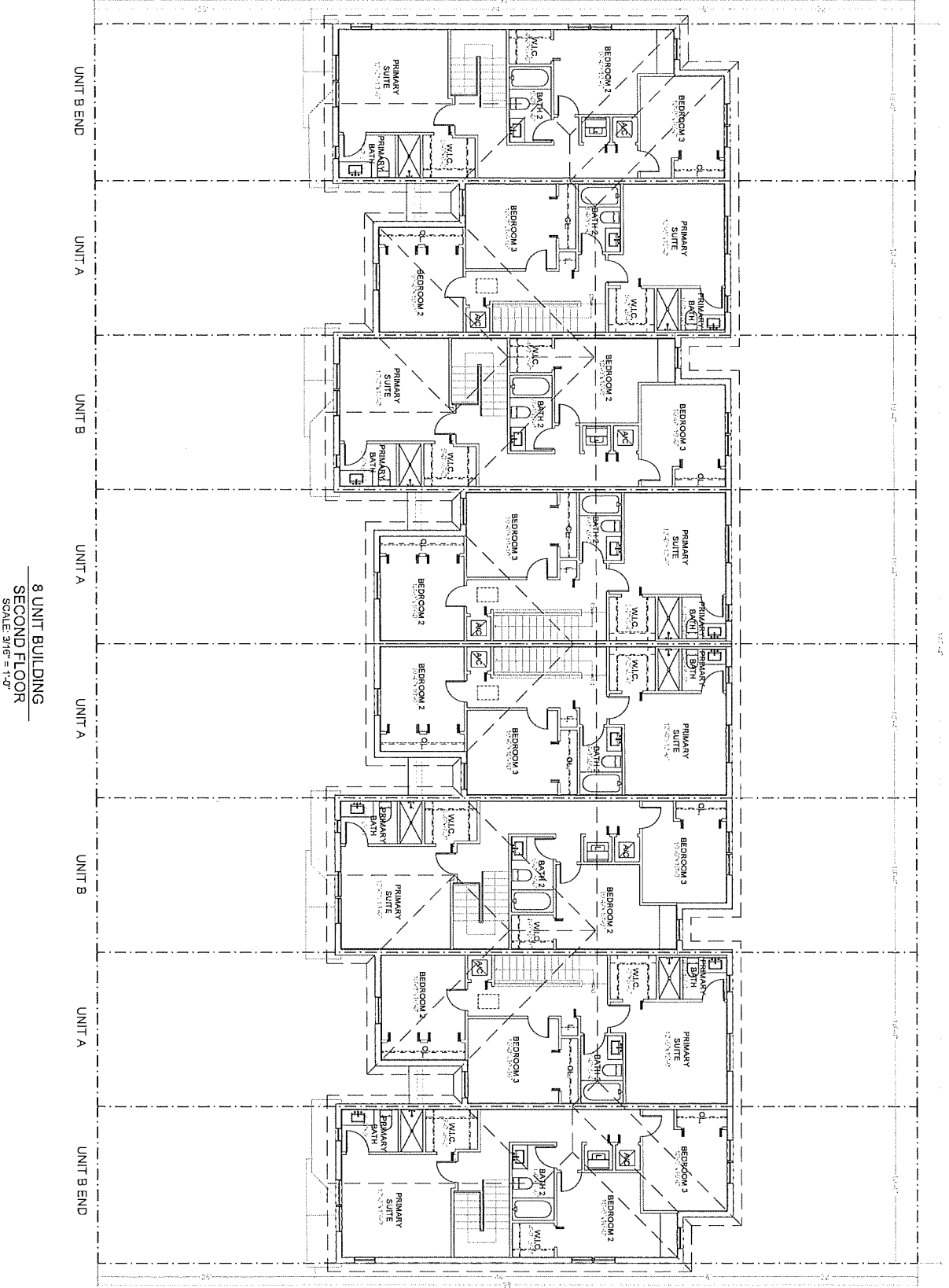
KENDALL TOWNHOMES  
BY: Miami Dade SNF Holding LLC  
MIAMI-DADE COUNTY, FLORIDA

Miami Dade SNF Holding LLC  
2344 South Bayshore Drive  
PM 2A  
Coral Gables, FL 33133

**ARCHITECTS/PLANNERS**  
**REGISTERED PROFESSIONAL ENGINEER**  
**REGISTERED PROFESSIONAL ARCHITECT**  
**REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT**  
**REGISTERED PROFESSIONAL INTERIOR DESIGNER**  
**REGISTERED PROFESSIONAL HISTORIC PRESERVATION ARCHITECT**  
**REGISTERED PROFESSIONAL PLANNING ARCHITECT**  
**REGISTERED PROFESSIONAL TRANSPORTATION ARCHITECT
 REGISTERED PROFESSIONAL WATER RESOURCES ENGINEER**



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-106 DATE: AUG 25 2025 BY: ISA



8 UNIT BUILDING  
 SECOND FLOOR  
 SCALE: 3/8" = 1'-0"

DATE:	10/27/2021
SCALE:	3/8" = 1'-0"
CLIENT:	Miami Dade SNF Holding LLC
ARCHITECT:	PASCUAL, PEREZ, KUNDIGAN, STARR - ARCHITECTS
PROJECT:	KENDALL TOWNHOMES
ADDRESS:	2445 South Revolution Drive, Coral Gables, FL 33133

8 UNIT BUILDING

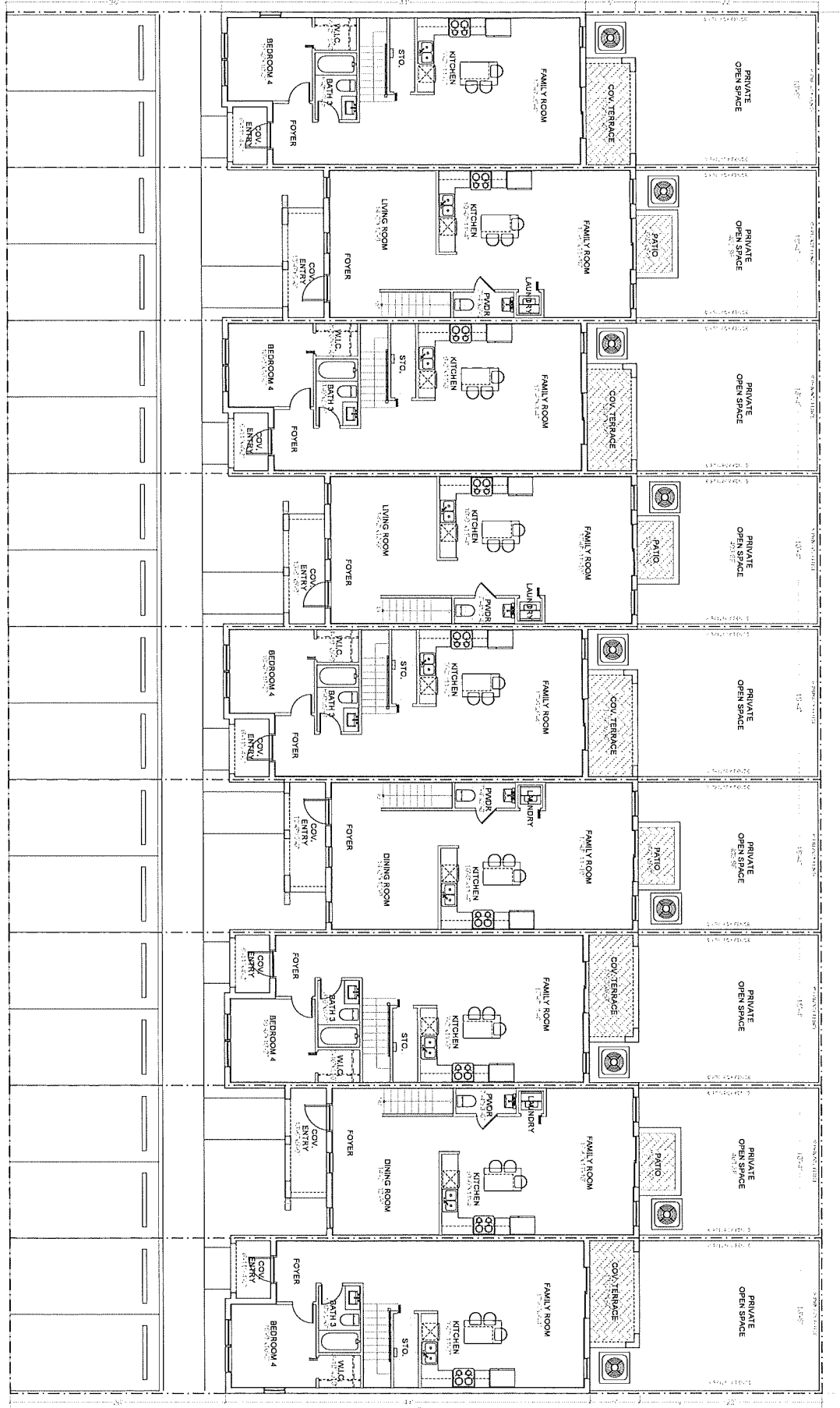
2/4

KENDALL TOWNHOMES  
 BY: Miami Dade SNF Holding LLC  
 MIAMI-DADE COUNTY, FLORIDA

Miami Dade SNF Holding LLC  
 2445 South Revolution Drive  
 PM 2A  
 Coral Gables, FL 33133

A-7

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-106 DATE: AUG 25 2025 BY: ISA



9 UNIT BUILDING  
 FIRST FLOOR  
 SCALE 3/16" = 1'-0"

AREA CALCULATIONS

GROUND FLOOR	7,502.00 SF
SECOND FLOOR	7,233.00 SF
TOTAL GROSS	14,735.00 SF

KENDALL TOWNHOMES  
 BY: Miami Dade SNF Holding LLC  
 MIAMI-DADE COUNTY, FLORIDA

Miami Dade SNF Holding LLC  
 2445 South Broward Drive  
 Ft. St.  
 Coral Gables, FL 33133

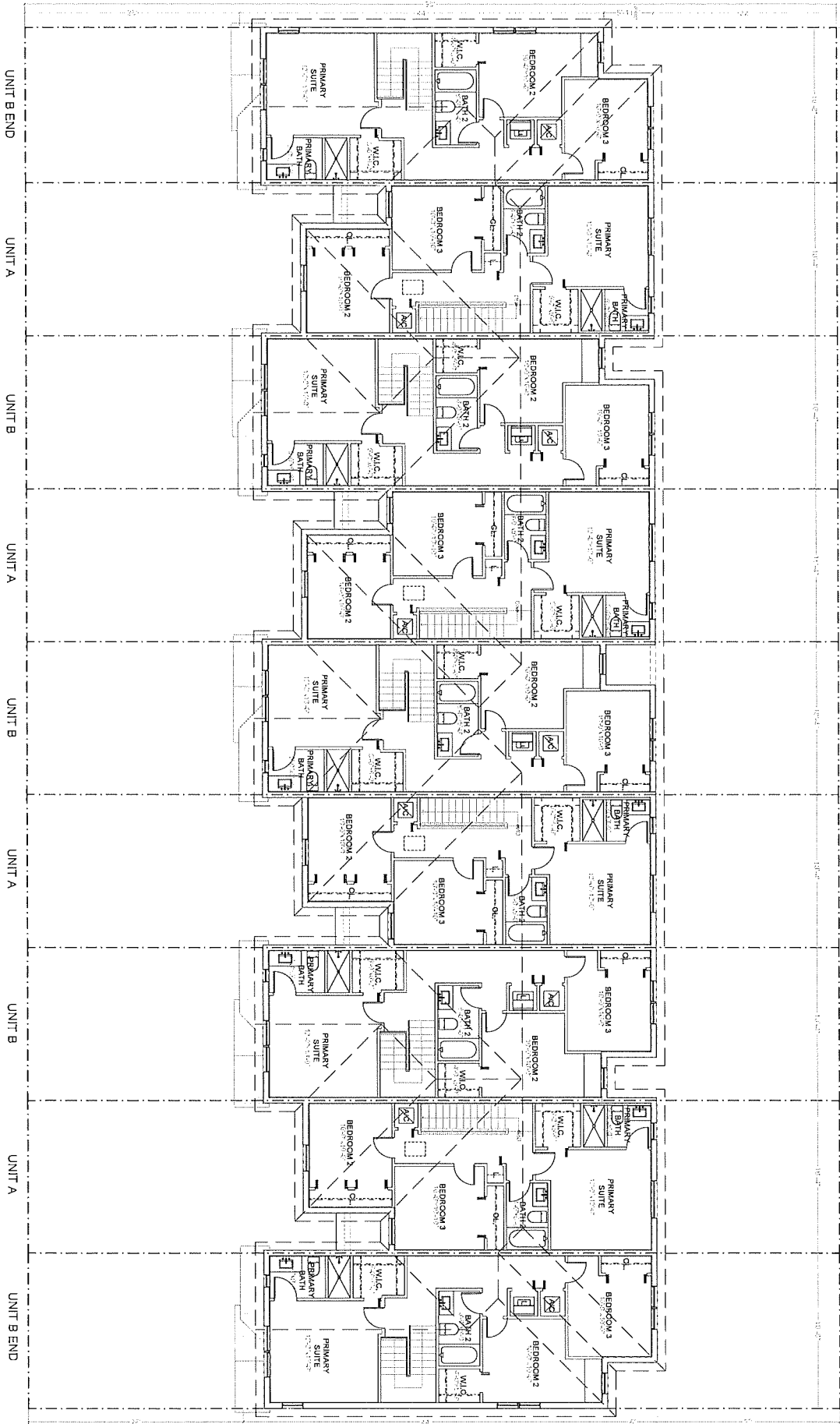
**PASCUAL PEREZ KRUGLIAN STARR & ARCHITECTS PLLC**  
 ARCHITECTS-PLANNERS

ROOM PLAN

DATE:	08/20/2023
SCALE:	AS SHOWN
DRAWN BY:	YFAC
CHECKED BY:	YFAC
DESIGNED BY:	YFAC

**A-9**

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-106 DATE: AUG 25 2025 BY: ISA



9 UNIT BUILDING  
 SECOND FLOOR  
 SCALE: 3/16" = 1'-0"

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-106 DATE: AUG 25 2025 BY: ISA



7 UNIT BLDG - FRONT ELEVATION  
 TYP. COLOR SCHEME

TOP OF ROOF ELEV. +18'-0"  
 TOP OF RIM JOIST ELEV. +18'-4"  
 TOP OF FIN FLOOR ELEV. +10'-0"  
 TOP OF CONCRETE SLAB ELEV. +12'-0"  
 22.10' GRADE TO TOP OF RIDGER

**PASCUAL PEREZ KHIDOUJIAN STARR ARCHITECTS-PLANNERS**  
 2500 N.W. 107th Ave., Suite 100  
 Miami, FL 33157  
 Phone: (305) 551-1111  
 Fax: (305) 551-1112  
 Website: www.ppkarch.com

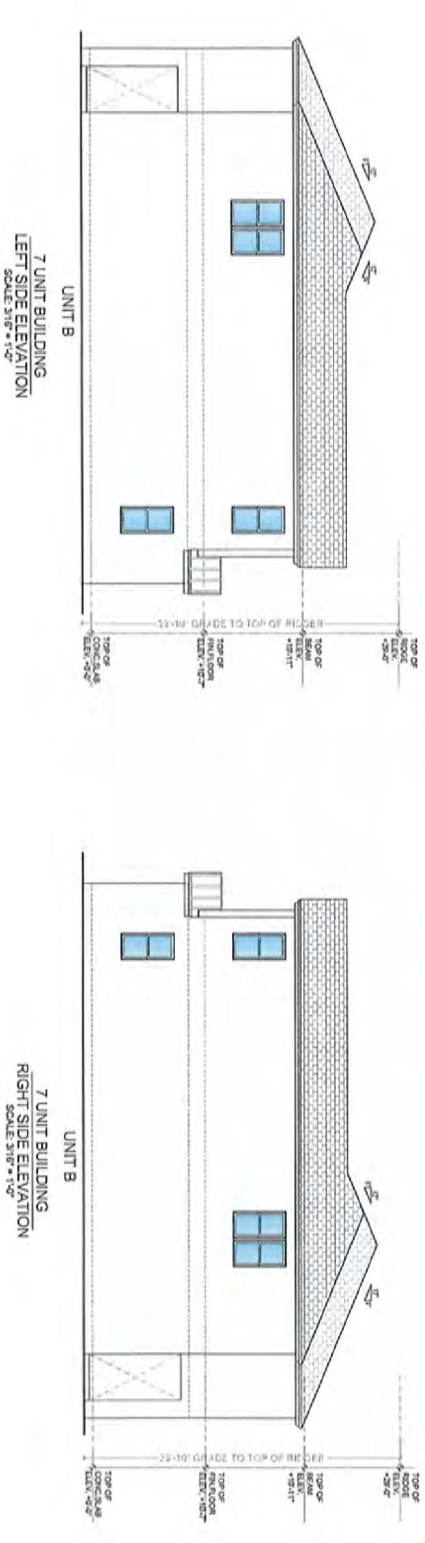
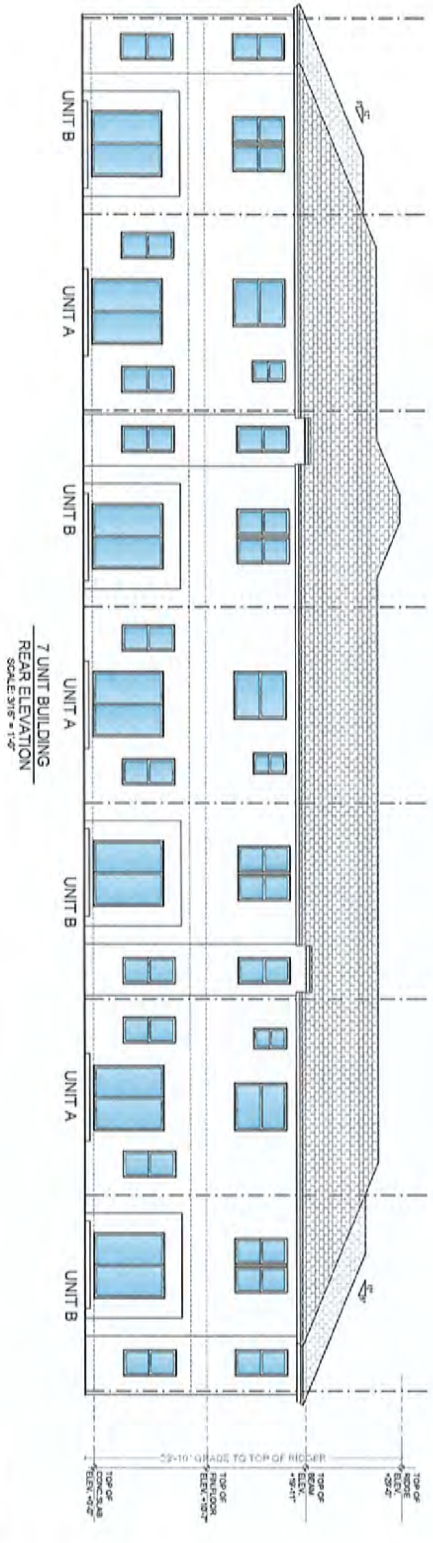
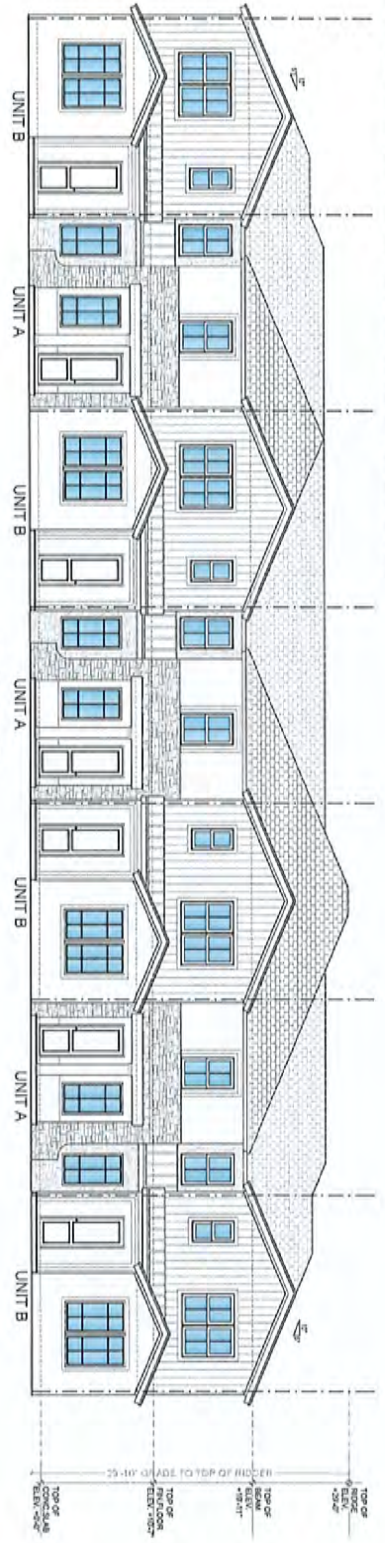
Miami Dade SNF Holding LLC  
 2545 South Bayshore Drive  
 PM 2A  
 Coral Gables, FL 33133

**KENDALL TOWNHOMES**  
 BY: Miami Dade SNF Holding LLC  
 MIAMI-DADE COUNTY, FLORIDA

DATE: \_\_\_\_\_

**COVER SHEET**  
 DRAWING NO. 230404-01  
 SCALE: AS SHOWN  
 DESIGN: US/AC  
 CHECK BY: PMS  
 DESIGN: \_\_\_\_\_

**A-0**  
 SHEET NO. \_\_\_\_\_



**PASCUAL PEREZ KILDOJAN STARR**  
 ARCHITECTS/PANORAMAS  
 1100 S.W. 15th Ave., Suite 100  
 Miami, FL 33135  
 Phone: (305) 371-1111  
 Fax: (305) 371-1112  
 Website: www.pascalperez.com

Notes: Drawn per existing IFC  
 2145 South Broward Drive  
 Ft. LA  
 General Office, A, 33133

**KENDALL TOWNHOMES**  
 BY: Miami Dade SNF Holding LLC  
 MIAMI-DADE COUNTY, FLORIDA

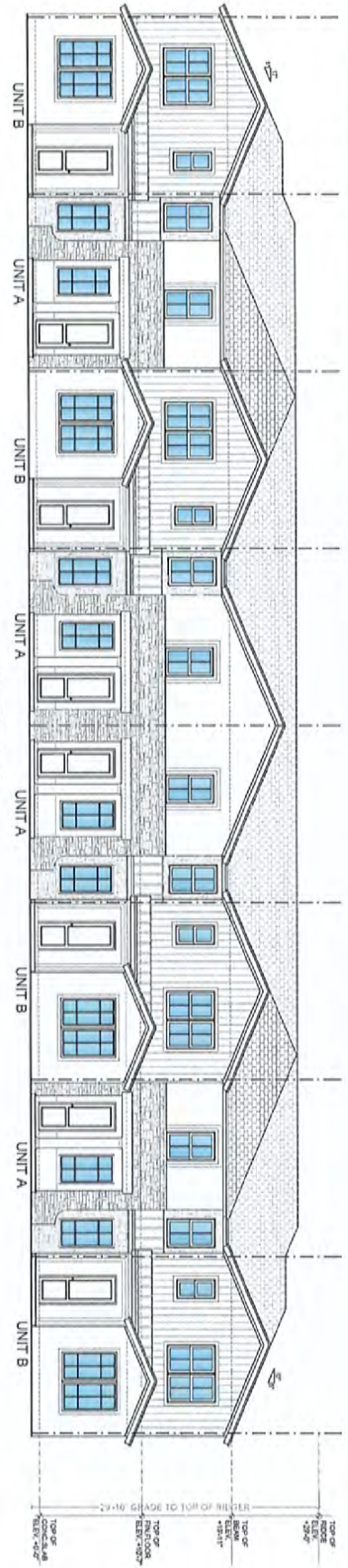
7 UNIT BUILDING

ALTERNATIVE

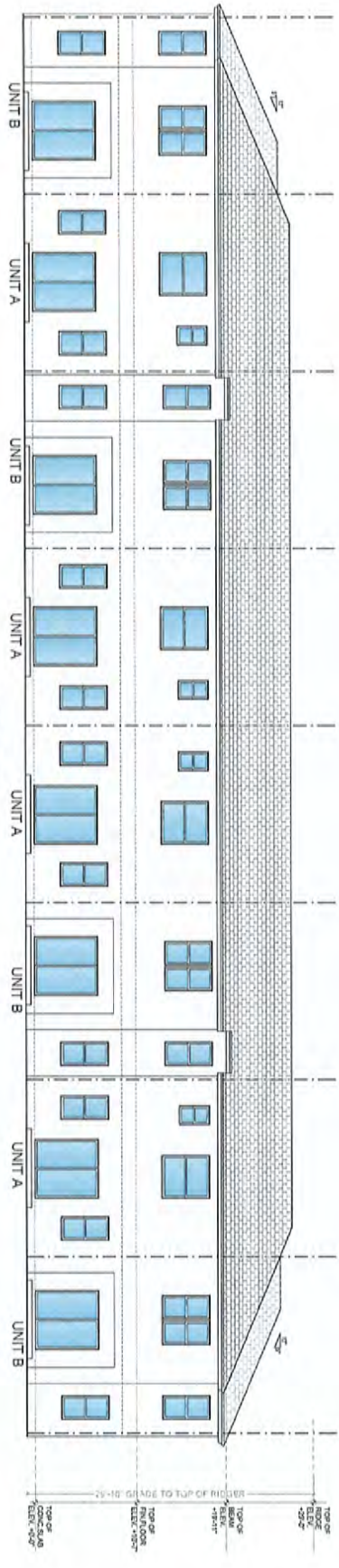
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CHECKED	PHS
DATE	3/20/24

A-5

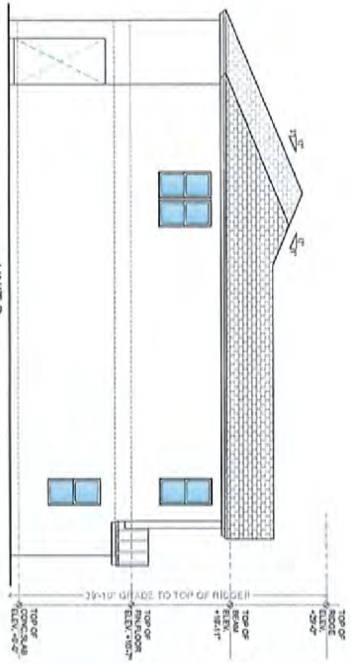
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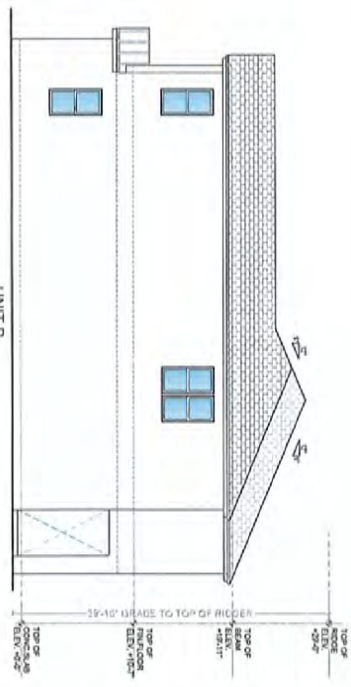
8 UNIT BUILDING  
FRONT ELEVATION  
SCALE 3/16" = 1'-0"



8 UNIT BUILDING  
REAR ELEVATION  
SCALE 3/16" = 1'-0"



8 UNIT BUILDING  
LEFT SIDE ELEVATION  
SCALE 3/16" = 1'-0"



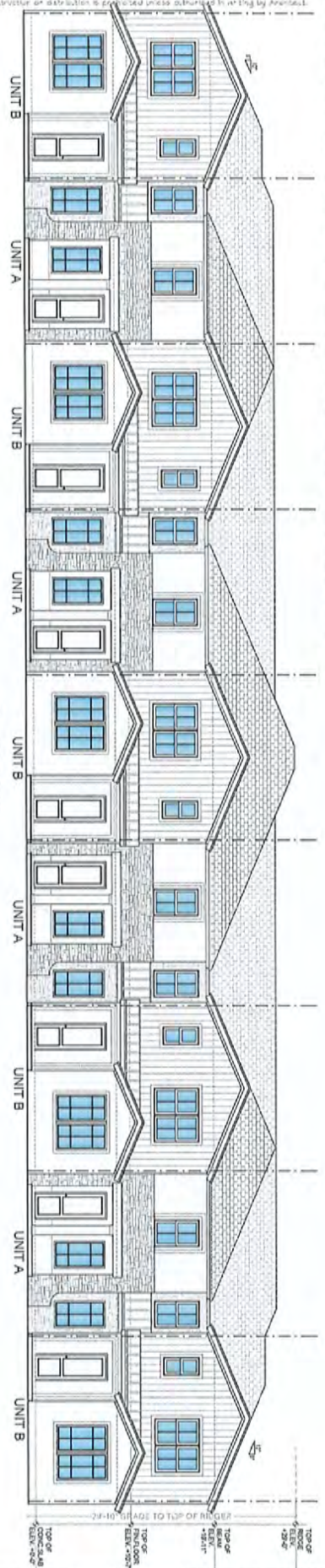
8 UNIT BUILDING  
RIGHT SIDE ELEVATION  
SCALE 3/16" = 1'-0"

**PASCUAL PEREZ**  
KLUJDJAN STARR  
ARCHITECTS+PLANNERS

Miami Dade SNF Holding LLC  
2345 South Biscayne Drive  
PM 5A  
Coral Gables, FL 33133

**KENDALL TOWNHOMES**  
BY: Miami Dade SNF Holding LLC  
MIAMI-DADE COUNTY, FLORIDA

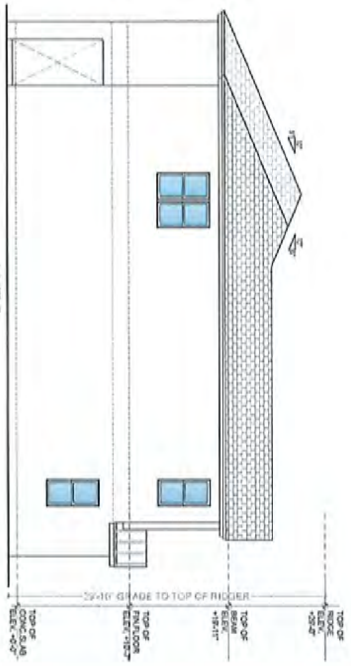
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A-8  
DATE: 08/25/25  
SCALE: AS SHOWN  
DRAWN: JGK  
CHECKED: JGK  
DATE: 08/25/25



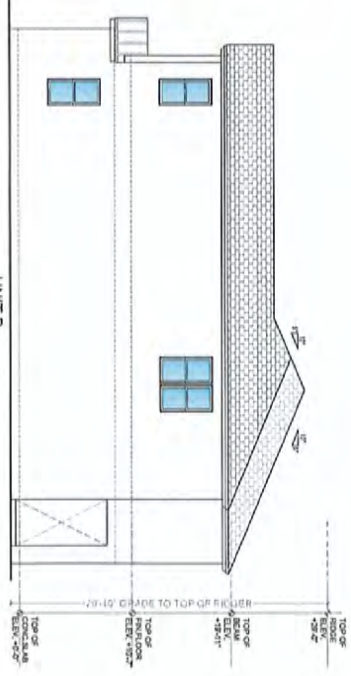
9 UNIT BUILDING  
FRONT ELEVATION  
SCALE 3/8" = 1'-0"



9 UNIT BUILDING  
REAR ELEVATION  
SCALE 3/8" = 1'-0"



9 UNIT BUILDING  
LEFT SIDE ELEVATION  
SCALE 3/8" = 1'-0"



9 UNIT BUILDING  
RIGHT SIDE ELEVATION  
SCALE 3/8" = 1'-0"

**PASCUAL PEREZ KILGUBIAN STARR ARCHITECTURAL SERVICES**  
 1000 S.W. 15th Ave., Suite 100  
 Miami, FL 33135  
 Tel: 305.375.1111  
 Fax: 305.375.1112  
 www.pksa.com

Model Design and Rendering LLC  
 2544 South Bayshore Drive  
 PM 2A  
 Coconut Grove, FL 33133

**KENDALL TOWNHOMES**  
 BY: Miami Dade SNF Holding LLC  
 MIAMI-DADE COUNTY, FLORIDA

ELEVATIONS	
DATE:	3/20/2024
DRAWN BY:	AS/SK/DM
CHECKED BY:	JG/CJ
DATE:	1/10/2024
SCALE:	3/8" = 1'-0"
PROJECT:	MIAMI
NO.:	A-11













**GENERAL LANDSCAPE SPECIFICATIONS AND NOTES**

- A. **SCOPE OF WORK**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL LANDSCAPE ELEMENTS AND MATERIALS SHOWN ON THE LANDSCAPE PLAN AND SPECIFICATIONS.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
- B. **PROTECTION OF EXISTING UTILITIES**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
- C. **PROTECTION OF EXISTING PLANT MATERIALS**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS.
- D. **PLANTING**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTING OF ALL PLANT MATERIALS.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTING OF ALL PLANT MATERIALS.

- E. **SOIL**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING AND ANALYSIS OF ALL SOILS.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING AND ANALYSIS OF ALL SOILS.
- F. **CONSTRUCTION**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL LANDSCAPE ELEMENTS.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL LANDSCAPE ELEMENTS.
- G. **MAINTENANCE**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE ELEMENTS.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE ELEMENTS.

- H. **PLANTING**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTING OF ALL PLANT MATERIALS.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTING OF ALL PLANT MATERIALS.
- I. **CONSTRUCTION**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL LANDSCAPE ELEMENTS.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL LANDSCAPE ELEMENTS.
- J. **MAINTENANCE**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE ELEMENTS.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE ELEMENTS.

- K. **PLANTING**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTING OF ALL PLANT MATERIALS.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTING OF ALL PLANT MATERIALS.
- L. **CONSTRUCTION**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL LANDSCAPE ELEMENTS.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL LANDSCAPE ELEMENTS.
- M. **MAINTENANCE**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE ELEMENTS.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE ELEMENTS.

- N. **PLANTING**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTING OF ALL PLANT MATERIALS.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTING OF ALL PLANT MATERIALS.
- O. **CONSTRUCTION**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL LANDSCAPE ELEMENTS.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL LANDSCAPE ELEMENTS.
- P. **MAINTENANCE**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE ELEMENTS.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE ELEMENTS.



THIS PLAN HAS BEEN CHECKED AND SEALED BY A PROFESSIONAL ENGINEER AND THE DATE ADJACENT TO THE SEAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

WEST KENDALL  
PREPARED FOR  
MIAMI DADE SNF HOLDINGS, LLC  
FLORIDA

147268016

LANDSCAPE NOTES & SPECS

DATE 5/9/2025  
SCALE AS SHOWN  
DESIGNED BY CHV  
DRAWN BY CHV  
CHECKED BY CHV

Kimley»Horn

445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-225-4100  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE	BY



PROJECT LOCATION  
(MIAMI DADE COUNTY)

**PROJECT TEAM**

**DEVELOPER**  
DAVE ROZDOL  
11111 W 47th STREET  
SUITE 100  
MIAMI BEACH, FL 33508  
PHONE: (772) 344-0099

**OWNER**  
MIAMI DADE SNF HOLDINGS, LLC  
4450 S W 11th STREET  
MIAMI BEACH, FL 33508

**LANDSCAPE ARCHITECT**  
MUSE DESIGN, P.A.  
4450 S W 11th STREET, SUITE 200  
MIAMI BEACH, FL 33508  
PHONE: (772) 344-0099

**CIVIL ENGINEER**  
DANIEL ELIASO, P.E.  
4450 S W 11th STREET, SUITE 200  
MIAMI BEACH, FL 33508  
PHONE: (772) 344-0099

**BUILDING ARCHITECT**  
ANDREW STARK, AIA  
PROS ARCHITECTS  
1111 W 1st STREET  
MIAMI, FL 33136  
PHONE: (305) 382-1393

**LIST OF CONTACTS**

**STORMWATER**  
MIAMI-DADE COUNTY  
RESOURCES MANAGEMENT DEPARTMENT  
790 N.W. 1ST STREET, 5TH FLOOR  
MIAMI, FL 33136  
CONTACT: CHAD DUNN  
PHONE: (305) 374-4881

**WATER & SEWER**  
MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT  
1100 S.W. 1ST STREET  
MIAMI, FL 33135  
CONTACT: JEFFREY  
PHONE: (305) 374-4881

**FIRE PREVENTION**  
MIAMI-DADE COUNTY FIRE RESCUE  
2000 N.W. 1ST STREET  
MIAMI, FL 33136  
CONTACT: JEFFREY  
PHONE: (305) 374-4881

**PLANNING AND ZONING**  
MIAMI-DADE COUNTY  
1111 N.W. 1ST STREET, 4TH FLOOR  
MIAMI, FL 33136  
CONTACT: JEFFREY  
PHONE: (305) 374-4881

**BUILDING DEPARTMENT**  
MIAMI-DADE COUNTY BUILDING DEPARTMENT  
1100 S.W. 1ST STREET  
MIAMI, FL 33135  
CONTACT: JEFFREY  
PHONE: (305) 374-4881

**PUBLIC WORKS**  
MIAMI-DADE COUNTY PUBLIC WORKS  
1111 N.W. 1ST STREET  
MIAMI, FL 33136  
CONTACT: JEFFREY  
PHONE: (305) 374-4881

**CONSTRUCTION PLANS**  
FOR  
**WEST KENDALL TOWNHOMES**  
LOCATED IN  
WEST KENDALL, FLORIDA 33193  
SECTION 32, TOWNSHIP 54S, RANGE 39E



Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
C-010	UTILITY SITE PLAN (STORMWATER)
C-050	UTILITY SITE PLAN (SANITARY SEWER)
C-060	UTILITY SITE PLAN (WATER MAIN)

PREPARED BY:  
**Kimley»Horn**



THIS PRINTING HAS BEEN ELECTRONICALLY CHECKED AND SEALED BY DANIEL A. ELIASO, P.E., ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED BOUND AND SEALED AS THE SIGNATURE MUST BE  
REPRODUCED FROM THESE ORIGINAL COPIES.

KHA PROJECT 14726B016	DATE 2025-08-07
SCALE AS SHOWN	DESIGNED BY DAB
DRAWN BY WJM	CHECKED BY DAB



**Kimley»Horn**  
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
443 24TH STREET, SUITE 200, MIAMI BEACH, FL 33508  
PHONE: 772-734-6100  
WWW.KIMLEY-HORN.COM REGISTRY NO. 856

NO.	REVISIONS	DATE	BY

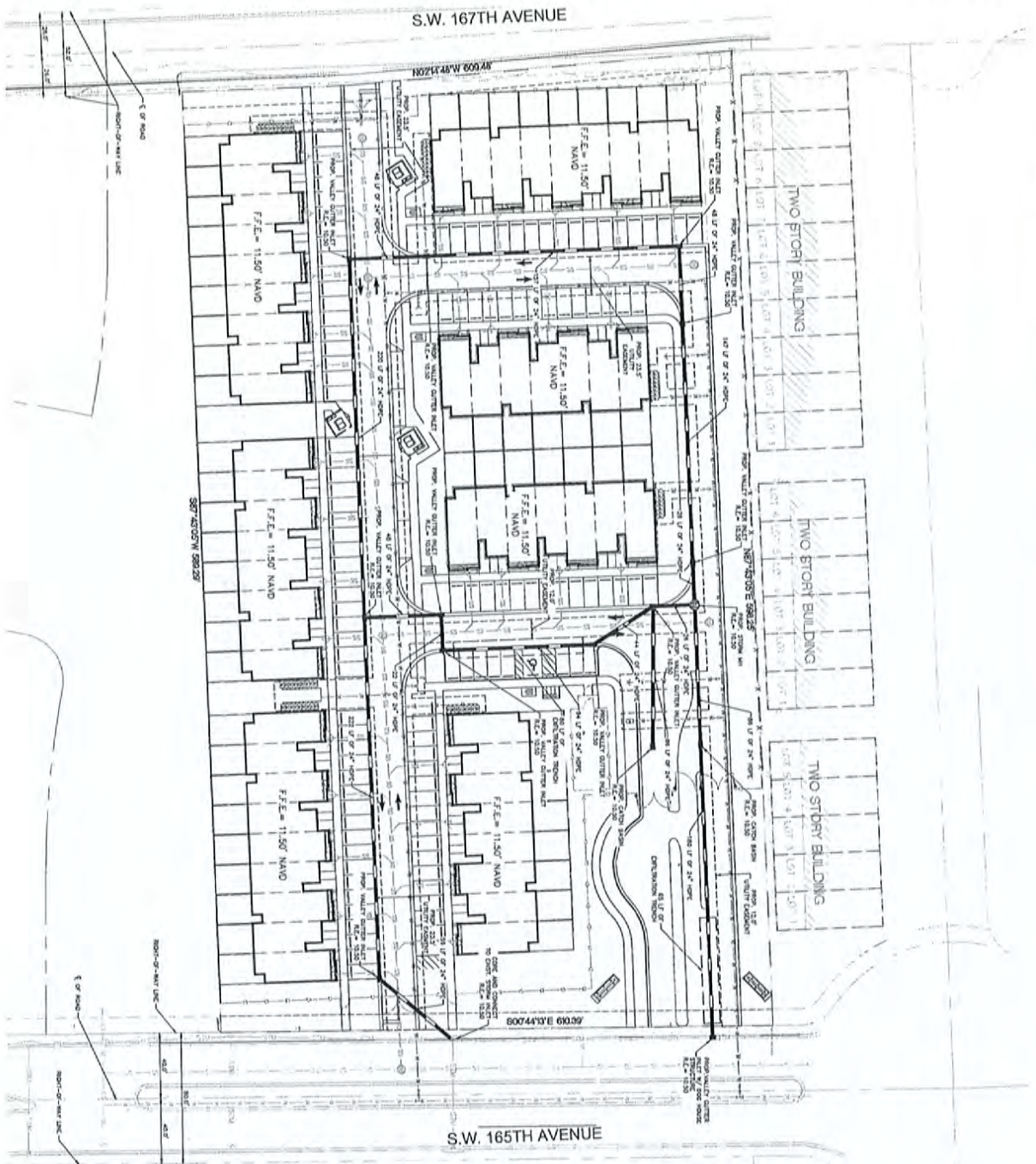
**COVER SHEET**

WEST KENDALL TOWNHOMES  
PREPARED FOR  
MIAMI DADE SNF HOLDINGS, LLC

MIAMI-DADE COUNTY FLORIDA

SHEET NUMBER  
C-000

Plotter By: Solar, State: Project: West Kendall Townhomes - Legal: 147268016 - August 07, 2025 04:11:23pm - C:\MSD\147268016 - West Kendall Townhomes.dwg - Project: 147268016 - 400 SHEETWORK PLAN.dwg



LEGEND

- PROPERTY LINE
- NON-STRUCTURED MANHOLE
- MANHOLE WATER LINE PER
- MANHOLE WASTE LINE PER
- MANHOLE VENT
- MANHOLE VENT COORDINATE
- 18\"/>



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 WWW.KIMLEY-HORN.COM REGISTRY NO. 636

RHA PROJECT  
 147268016  
 DATE  
 2025-08-07  
 SCALE AS SHOWN  
 DESIGNED BY DAB  
 DRAWN BY MRM  
 CHECKED BY DAB

UTILITY SITE PLAN  
 (STORMWATER)

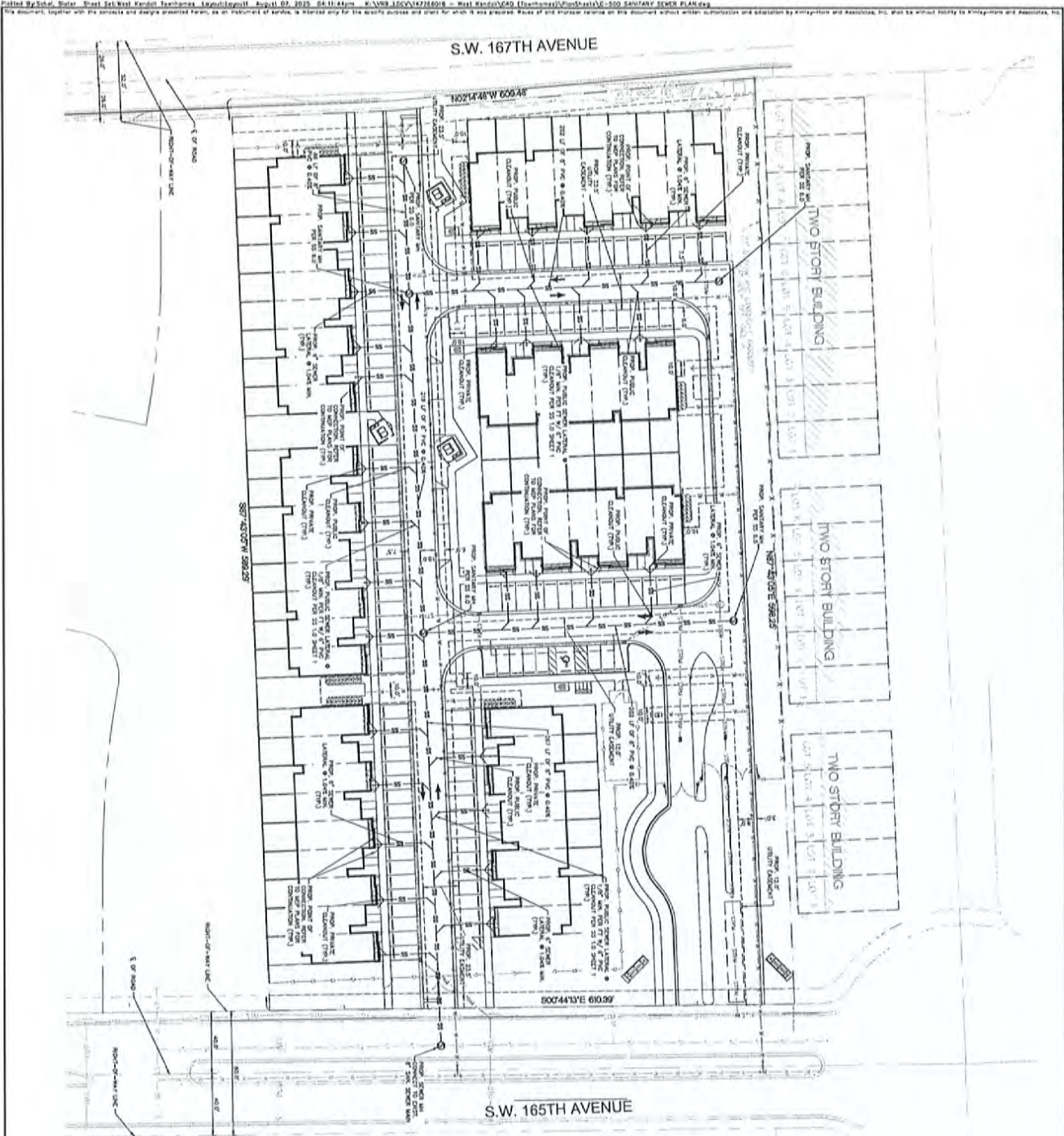
WEST KENDALL TOWNHOMES  
 PREPARED FOR  
 MIAMI DADE SNF HOLDINGS, LLC



SHEET NUMBER  
 C-400

MIAMI-DADE COUNTY FLORIDA

NO.	REVISIONS	DATE	BY



- LEGEND**
- NORTH LINE
  - NEW SANITARY SEWER
  - NEW WATER LINE PER
  - NEW FIRE MAIN
  - NEW SLOTTED COORDINATES
  - EXIST. FIRE MAIN
  - EXIST. WATER LINE
  - EXIST. SLOTTED COORDINATES
  - NEW STORM MAIN
  - NEW STORM MANHOLE
  - NEW STORM MANHOLE

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KHA PROJECT	147268016
DATE	2025-08-07
SCALE AS SHOWN	
DESIGNED BY	MSA
DRAWN BY	MSA
CHECKED BY	DAB

**UTILITY SITE PLAN  
 (SANITARY SEWER)**

WEST KENDALL TOWNHOMES  
 PREPARED FOR  
 MIAMI DADE SNF HOLDINGS, LLC

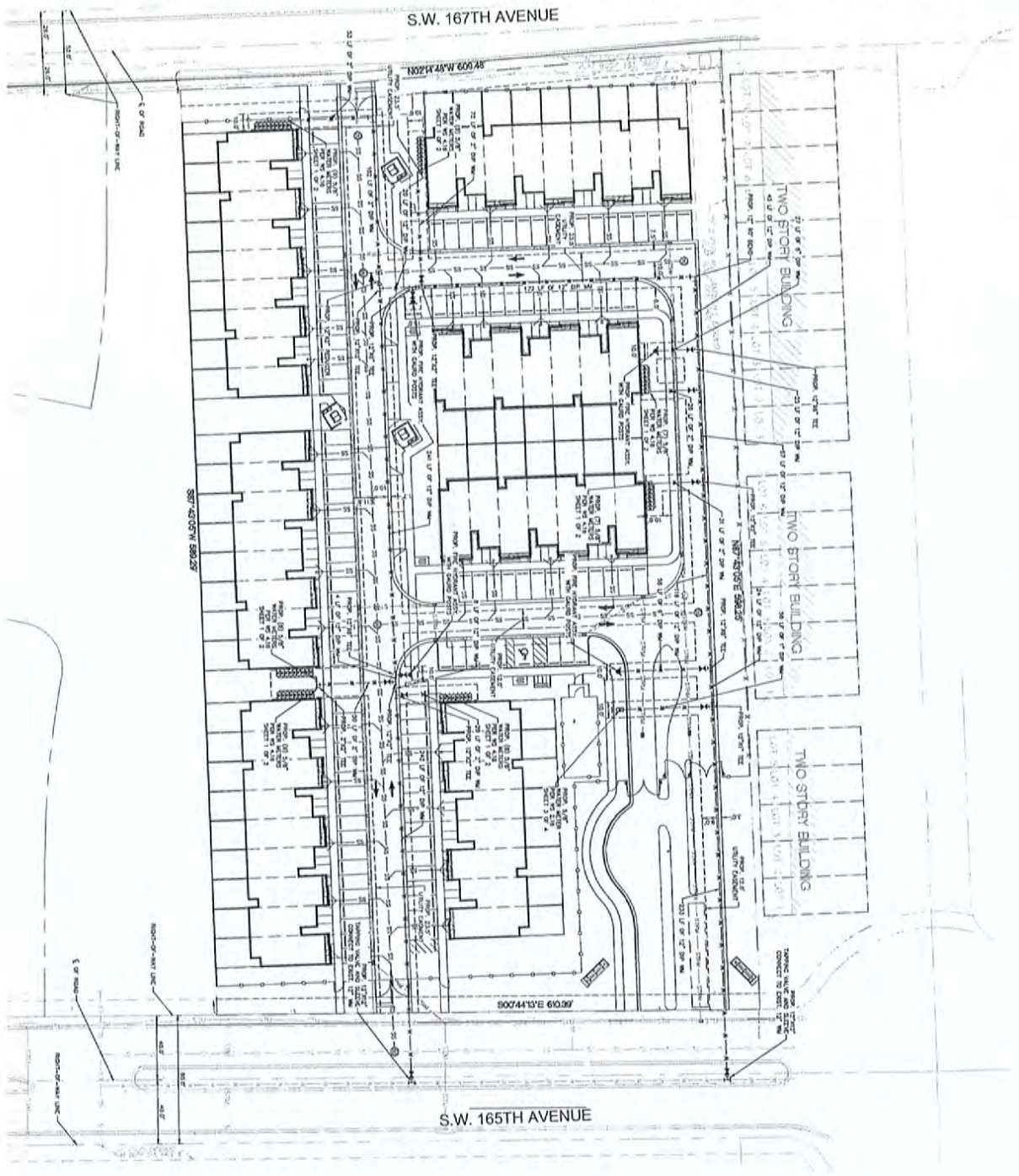


SHEET NUMBER  
**C-500**

MIAMI-DADE COUNTY FLORIDA

NO.	REVISIONS	DATE	BY

Plotted By: Sibel, Water - West Kendall Townhomes - Legend/Layout August 07, 2025, 04:12:04pm - K:\V\160\147268016 - West Kendall\CAD (Townhomes)\V\160\147268016-600 WATER PLAN.dwg  
 This document, together with the contracts and design presented herein, is intended only for the specific project and site for which it was prepared. Reuse of any portion of this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- LEGEND**
- PROPOSED WATER MAIN
  - PROPOSED SANITARY SEWER
  - PROPOSED WATER LINE
  - PROPOSED FIBER OPTIC
  - PROPOSED UTILITY EXISTENTS
  - EXISTING WATER MAIN
  - EXISTING SANITARY SEWER
  - EXISTING FIBER OPTIC
  - EXISTING UTILITY EXISTENTS
  - EXISTING WATER MAIN
  - EXISTING SANITARY SEWER
  - EXISTING FIBER OPTIC
  - EXISTING UTILITY EXISTENTS

**Sunshine811.com**  
 MIAMI-DADE COUNTY  
 311 SERVICE CENTER  
 1100 N.W. 107th Ave., Suite 100  
 Miami, FL 33187  
 (305) 470-8111

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WEST KENDALL TOWNHOMES  
 PREPARED FOR  
 MIAMI DADE SNF HOLDINGS, LLC  
 MIAMI-DADE COUNTY FLORIDA

UTILITY SITE PLAN  
 (WATER MAIN)

KIMLEY-HORN  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 No. 14111  
 DATE 8/7/2025  
 DRAWN BY: VBSU  
 CHECKED BY: DAB

**Kimley-Horn**  
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NO.	REVISIONS	DATE	BY



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

NAME OF PURCHASER: \_\_\_\_\_

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

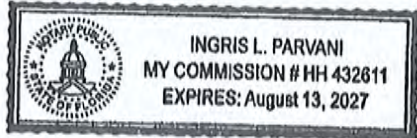
**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: \_\_\_\_\_  
(Applicant)

Sworn to and subscribed before me this 6<sup>th</sup> day of May, 2025. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Public)



My commission expires 8/13/27

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

**Exhibit "B"**

**Disclosure of Interest**

**Property Photo – SW 165<sup>th</sup> Avenue – Northeast Corner**





**Property Photo – SW 167<sup>th</sup> Avenue – Southwest Corner**



**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to the Community Zoning Appeals Board 11**

**PH: Z25-143**

**November 5, 2025**

**Item No. 2**

<b>Recommendation Summary</b>	
<b>Commission District</b>	11
<b>Applicant</b>	Eliesbel Diaz
<b>Summary of Requests</b>	The applicant seeks to allow a proposed swimming pool to be located in front of the principal building and to setback less than required from the front property line. Additionally, the applicant also seeks to allow an existing detached pergola structure to setback less from the front and rear property lines than required by Code.
<b>Location</b>	9351 SW 164 Court, Miami-Dade County, Florida
<b>Property Size</b>	0.20 Acre
<b>Existing Zoning</b>	RU-3M, Minimum Apartment House District
<b>Existing Land Use</b>	Single-family residence
<b>2030-2040 CDMP Land Use Designation</b>	Low Density Residential, 2.5 to 6 du <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUESTS:**

- 1) NON-USE VARIANCE to permit a proposed swimming pool to be located in front of the principal building (not permitted).
- 2) NON-USE VARIANCE to permit a proposed swimming pool to setback a minimum of 11.50' (75' required, 40' previously approved) from the front (northwest) property line.
- 3) NON-USE VARIANCE to permit an existing detached pergola structure to setback a minimum of 53.83' (55' required) from the front (northwest) property line, and setback a minimum of 2.5' (5' required) from the rear (east) property line.

A Plan is on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Zoning Hearing for Proposed Swimming Pool and Pergola", as prepared by Victor G. Reeve, P.E., dated stamped received 7/28/2025, consisting of 1 sheet. Plan may be modified at public hearing.

**PROJECT HISTORY AND DESCRIPTION:**

The applicant seeks to allow a proposed swimming pool to be located in front of the principal building and to setback less than required from the front (northwest) property line. Additionally, the applicant also seeks to allow an existing detached pergola structure to setback less from the front (northwest) and rear (east) property lines than required by Code. The submitted plans show

an existing two (2)-story, 2,787 sq. ft. single-family residence on a triangular shaped interior lot that fronts along SW 164 Court, with a proposed swimming pool towards the side of the principal residence. Due to the triangular shape of the site, the proposed swimming pool will effectively be situated in front of the principal building, and would be setback 28.5' from the front (northwest) property line. An existing detached pergola is also located towards the rear of the subject property and encroaches a minimal 1.17' into the front (northwest) setback area, and by 2.5' into the rear (east) setback area. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' concrete wall located along the rear, partially along the front, as well as along the interior side property lines of the subject property.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-3M; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>North</b>	RU-3M; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>South</b>	RU-3M; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>East</b>	RU-3M; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>West</b>	RU-3M; single-family residence	Low Density Residential (2.5 to 6 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The 9,132 sq. ft. triangular shaped subject property is an interior lot that consists of an existing single-family residence, is zoned RU-3M, Minimum Apartment House District, and located at 9351 SW 164 Court. The surrounding area is characterized by existing single-family residences, also developed under the RU-3M, Minimum Apartment House District regulations.

**SUMMARY OF THE IMPACTS:**

Approval of this application will allow the applicant to the reduced setbacks for the proposed pool and an existing detached pergola that are located towards the front and rear of the principal residence building. Staff opines that since the rear yard area is enclosed with a 6' high concrete wall along the front, rear and interior side property lines, together with the additional separation provided by the SW 164 Court right-of-way, any visual impact that the swimming pool and detached pergola may have on the surrounding properties is minimal and would be sufficiently mitigated.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The 0.20-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states that *the residential densities allowed in this*

*category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses.* Staff opines that the approval of the requests for reduced setbacks sought in the application for the proposed swimming pool and for an existing detached pergola located on the property will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicants are not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low-Density Residential Communities designation of the CDMP LUP map.

### **ZONING ANALYSIS:**

When the requests to permit a proposed swimming pool to be located in front of the principal building (not permitted) and to setback 11.50' (75 required, 40' previously approved) from the front (northwest) property line (requests #1 and #2), and for an existing detached pergola structure to setback 53.83' (55' required) from the front (northwest) property line and 2.5' (5' required) from the rear (east) property line (request #3), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing principal residence located centrally on a triangular shaped interior lot, with the longest (front) property line fronting along SW 164 Court. Although the proposed swimming pool would be situated to the side of the principal building, due to the shape of the site, at 11.50', it would effectively be located closer to the front property line than the principal residence (setback a minimum of 16.78' from the front). Additionally, the proposed swimming pool would also require a variance for encroaching by 28.5' into the front (northwest) setback area, which requires a minimum setback of 40' from the front property line. Similarly, an existing detached pergola is also located towards the rear of the subject property, behind the principal residence, that encroaches by 1.17' into the front (northwest) and by 2.5' into the rear (east) setback areas. Staff supports the requests and opines that approval with conditions of these non-use variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by an existing 6' high concrete wall that is located all along the rear and interior side property lines, as well as covers half of the parcel along the front property line, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the north and west of the subject property. Staff further opines that the encroachments by the proposed swimming pool and the pergola are internal to the site, and although said structures are both situated quite close to the front (northwest) property line, any significant visual impacts generated from the encroachments on the single-family residences to the north and east would be further mitigated by the SW 164 Court right-of-way that separates the site from the properties located across from the street. Staff recommends as a condition for approval that the said 6' high concrete wall along the property lines be maintained as a visual buffer, and, if said wall is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area found similar approvals within the neighborhood for variances of the setback requirements for swimming pools. For example, a property located at 16378 SW 93 Street, immediately north of the subject site, was allowed pursuant to administrative adjustment #V2000000077 to have a swimming pool setback 5' (10' required) from the interior side (east) property line. Another residence located at 9301 SW 163 Place (east of the subject site) was approved by administrative variance # V2023000213 to allow a proposed swimming pool to setback 10' from the side street (north) property line where 20' was required. Additionally, staff notes that, based on memoranda from the departments reviewing this application, any impacts from the reduced setbacks will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates that approval of this application would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the proposed swimming pool and existing detached pergola structure are designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing, entitled "Zoning Hearing for Proposed Swimming Pool and Pergola", as prepared by Victor G. Reeve, P.E., dated stamped received 7/28/2025, consisting of 1 sheet. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.
5. That the 6' high concrete wall along the front, rear and interior side property lines of the subject property be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a 6' high cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code. In the event that WASD determines that the utility easement is needed for the installation of water and sewer infrastructure along the front (northwestern) boundary of the property facing SW 164 Court, the portion of the existing concrete wall that is located within the utility easement must be removed. After WASD's completion of such installation, applicant may seek permission from WASD to install a hedge within that portion of the utility easement in compliance with this condition.

ES:JB:SS:PM:JH



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

# ZONING RECOMMENDATION ADDENDUM

*Eliesbel Diaz*  
PH: Z25-143

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
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

<b>Low Density Residential (Pg. I-31)</b>	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low Density Residential</b>. 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

<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<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>					
<b>Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes</b>	<b><i>District</i></b>	<b><i>Families</i></b>	<b><i>Min. Width</i></b>	<b><i>Min. Lot Area (Sq. Ft.)</i></b>	<b><i>Max. Lot Coverage (% of Lot Area)</i></b>	<b><i>Min. Bldg. Size (Cu. Ft.)</i></b>
	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)

	RU-1	1	New sub.- 75'	7,500	40%	8,500
<b>Sec. 33-50.</b> <b>- Table of setback lines in residential and estate districts.</b>	<b><i>District/ Families</i></b>	<b><i>Front (Ft.)</i></b>	<b><i>Rear (Ft.)</i></b>	<b><i>Interior Side (Ft.)</i></b>	<b><i>Side Street (Ft.)</i></b>	
	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**

DIAZ, ELIESBEL

9351 SW 164 CT  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

Pending

Z2025000143

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**DATE**

**HEARING NUMBER**

**FOLIO: 30-5905-007-0650**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

August 15, 2025

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

There are no open/closed cases in BSS.

**VIOLATOR:**

DIAZ, ELIESBEL

**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.

# Memorandum



**Date:** July 10, 2025

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

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

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

**Subject:** Z2025000143-1<sup>st</sup> Review  
Eliesbel Diaz  
9351 SW 164th Ct  
NUV for setbacks to construct inground pool and pergola  
(RU-1) (0.209 Acres)  
05-55-39

---

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

#### Wellfield Protection

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

#### **Conditions of Approval: None**

#### Potable Water Supply and Wastewater Disposal

According to DERM records, the property is currently connected to public water and sewer. Pursuant to the Code, all structures being installed 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**

#### Stormwater Management

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

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

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood

protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

**Conditions of Approval: None**

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "Residential Swimming Pool for: Eliesbel Diaz" prepared by Victor G. Reeve, P.E., and dated as received by Miami-Dade County on June 16, 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 DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** July 11, 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 - Eliesbel Diaz  
Application No. Z2025000143

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

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

Application Name: Eliesbel Diaz

Location: The proposed project is located at 9351 SW 164<sup>th</sup> Court, with Folio No. 30-5905-007-0650, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Non Use Variance to allow the construction of a swimming pool and a Pergola in the northeastern corner of the existing single-family residence, without the required setbacks.

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

Please note that there is a 10-foot Utility Easement within and along the northwestern boundary of the property (facing SW 164<sup>th</sup> Cour, all along the front of the property). The survey *submitted for the subject application shows that a concrete wall is encroaching* on a portion of said utility easement. At the present time, WASD does not have water/sewer facilities in said Utility Easement. Water and sewer infrastructure is located within the public Right-of-Way along SW 164<sup>th</sup> Court. **Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).**

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

Sewer: The proposed development is located within the WASD's sewer service area. The subject property is currently being served by WASD.


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

# Memorandum



Date: August 21, 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: Z2025000143  
Name: Eliesbel Diaz  
Location: 8240 Coral Way  
Section 05 Township 55 South Range 39 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 11, Block 5, Plat Book 147, Page 5.

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:** June 23, 2025

**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources

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

**Subject:** Z2025000143

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The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on 6/20/2025. Single family home.

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

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

For additional information, please contact [acuello@miamidade.gov](mailto:acuello@miamidade.gov) or call 305-775-3357.





**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2025000143**

Section: 05 Township: 55 Range: 39  
 Applicant: Eliesbel Diaz  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

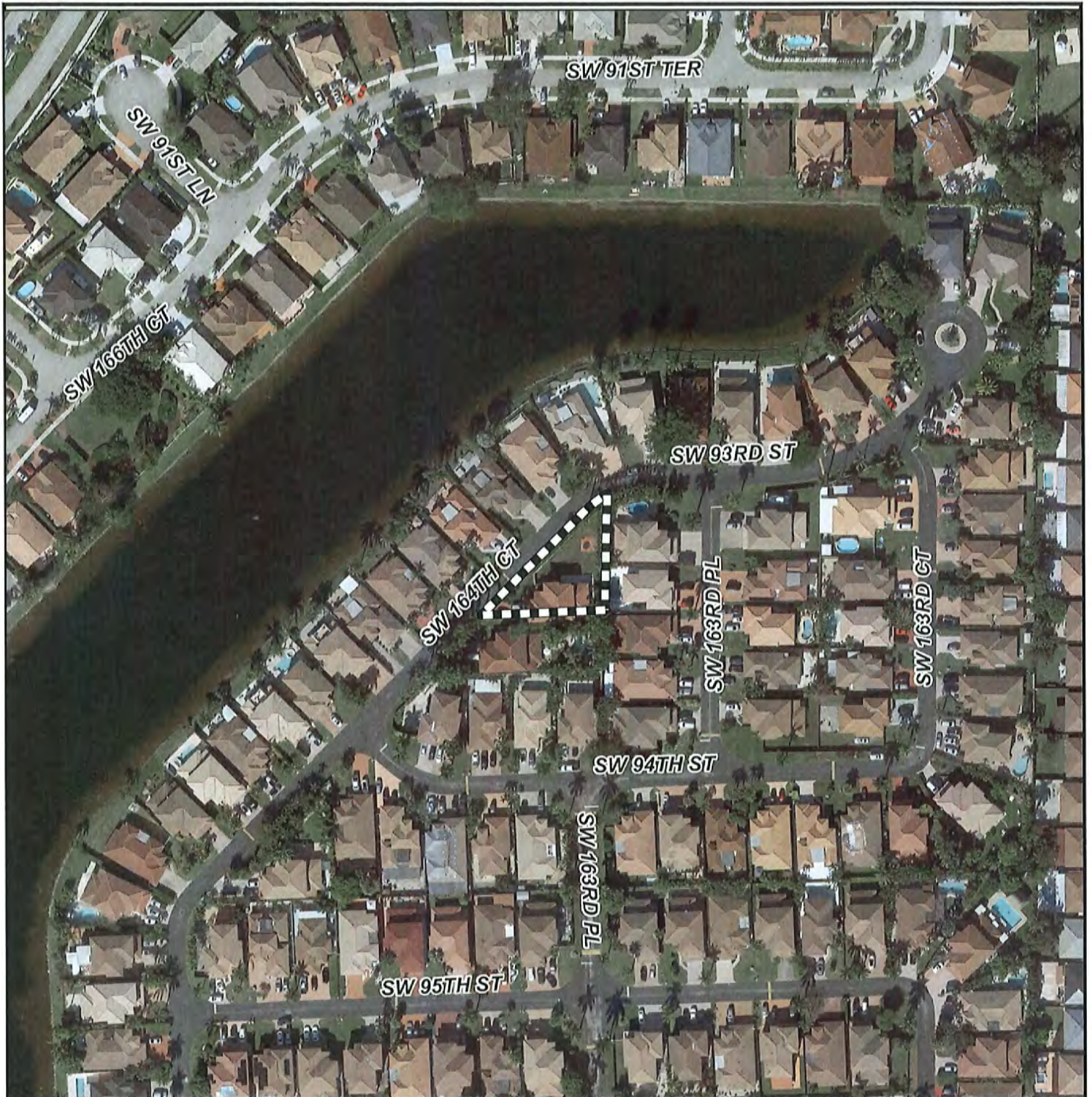
**Legend**

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Monday, June 23, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2024**

Process Number  
**Z2025000143**

**Legend**  
 Subject Property



Section: 05 Township: 55 Range: 39  
 Applicant: Eliesbel Diaz  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Monday, June 23, 2025

REVISION	DATE	BY






**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 05 Township: 55 Range: 39  
 Applicant: Eliesbel Diaz  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2025000143**  
 RADIUS: 500

**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, June 23, 2025

REVISION	DATE	BY




**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2025000143**

Section: 05 Township: 55 Range: 39  
 Applicant: Eliesbel Diaz  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Monday, June 23, 2025

REVISION	DATE	BY











