



FINAL AGENDA

Community Zoning Appeals Board 11
Kendall Village Center, Civic Pavilion, 8625 SW 124 Avenue, Miami, FL
Wednesday, January 28, 2026 at 7:00 pm

PREVIOUSLY DEFERRED

A. Z2025000106 Miami Dade SNF Holding, LLC 25-106 54-39-32 N

APPEALS

CURRENT



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 11
MEETING OF JANUARY 28, 2026

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

I. Selection of Chair and Vice Chair

A. MIAMI DADE SNF HOLDING, LLC. Z2025000106

Area 11/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% (20% 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

Department of Regulatory and
Economic Resources
Recommendation:

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

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____
Deferred from November 5, 2025

DEFERRED: _____

NOTICE

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

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

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

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

PH: Z25-106

January 28, 2026

Item No. A

Recommendation Summary	
Commission District	11
Applicant	Miami Dade SNF Holding, LLC
Summary of Requests	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.
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
Property Size	±4.65-gross (±4.58-net) acres
Existing Zoning	BU-1A, Limited Business District
Existing Land Use	Vacant land
2030-2040 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 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 Zoning Recommendation Addendum)
Recommendation	Denial without prejudice of request #1, modified approval with conditions of request #2, and approval with conditions of requests #3 through #6.

This application was deferred indefinitely from the November 5, 2025, meeting of Community Zoning Appeals Board (CZAB) #11, at a request by the applicant.

The public hearing on this item was not held.

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% (20% 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 (± 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 ± 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 (± 4.65 -acres) and the adjacent commercial (± 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 ± 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 ± 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 (± 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 ± 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 ±8.58-acre commercial parcel, and included a four (4) story skilled nursing facility, consisting of 176 beds and 413 parking spaces for the ±4.65-acre subject property, and two (2) out-parcels to accommodate two (2) drive-thru fast-food franchises on the adjacent ±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.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-1A; vacant land	Business and Office
North	RU-3M; townhouses	Low Density Residential (2.5 to 6 dua)
South	BU-1A; vacant land	Business and Office
East	BU-2; office buildings	Business and Office
West	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 $\pm 1,000$ 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% (20% 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, staff opines that approval of request #6, to permit more lawn area (89%) than required by code under BU standards (20%), would be consistent with the intent of the Code, as this request arises from the unique circumstance of applying commercial landscape standards to what would effectively be a purely residential community. Staff further acknowledges that although the percentage of lawn area required for a townhouse development is a maximum 60% of the open space, and at 89% the proposed lawn area still exceeds said residential landscape standards as well, staff opines that the design provides functional and usable open-space lawns for residents while maintaining sufficient tree and shrub plantings for shade and aesthetics. As such, 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.

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

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

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
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

Business and Office (Pg. I-40)	<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>
Uses and Zoning Not Specifically Depicted (Pg. I-33)	<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>
Policy LU-4A (Page I-9)	<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>
Policy LU-4D (Page. I-8)	<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 buffer any potentially incompatible elements.</i>

ZONING RECOMMENDATION ADDENDUM

Miami Dade SNF Holding, LLC
PH: Z25-106

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i>
<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual 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>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

MIAMI DADE SNF HOLDING, LLC

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

APPLICANT

ADDRESS

PENDING

Z2025000106

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

Subject: Z2025000106-3rd 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

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 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 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 black 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 86th Street between SW 165th Avenue and SW 167th 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 165th Avenue abutting the eastern boundary of the property, and a 16-inch water main (E11415-20) in SW 167th 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 165th 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
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Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or 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 Meridien

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

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 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 165th Avenue and SW 85th 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.

From: [HERRERA, ANA I](#)
To: Alberto.Torres@hklaw.com; Oliver.Wechsler@hklaw.com
Cc: [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(FER\)](#)
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](#)

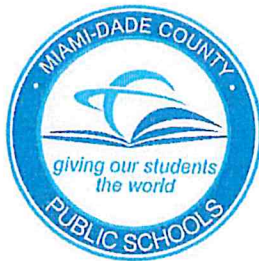
Dear Applicant,

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



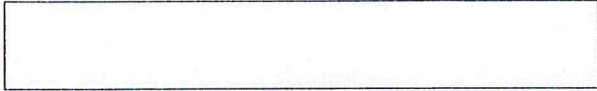
Concurrency Management System (CMS)
Miami-Dade County Public Schools

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 H 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 165th Avenue and SW 167th 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 137th Avenue.

Recommendation: PROS offers the following recommendations:

- Replace the proposed new palms with shade trees and enhance tree plantings along SW 165th Avenue and SW 167th 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.

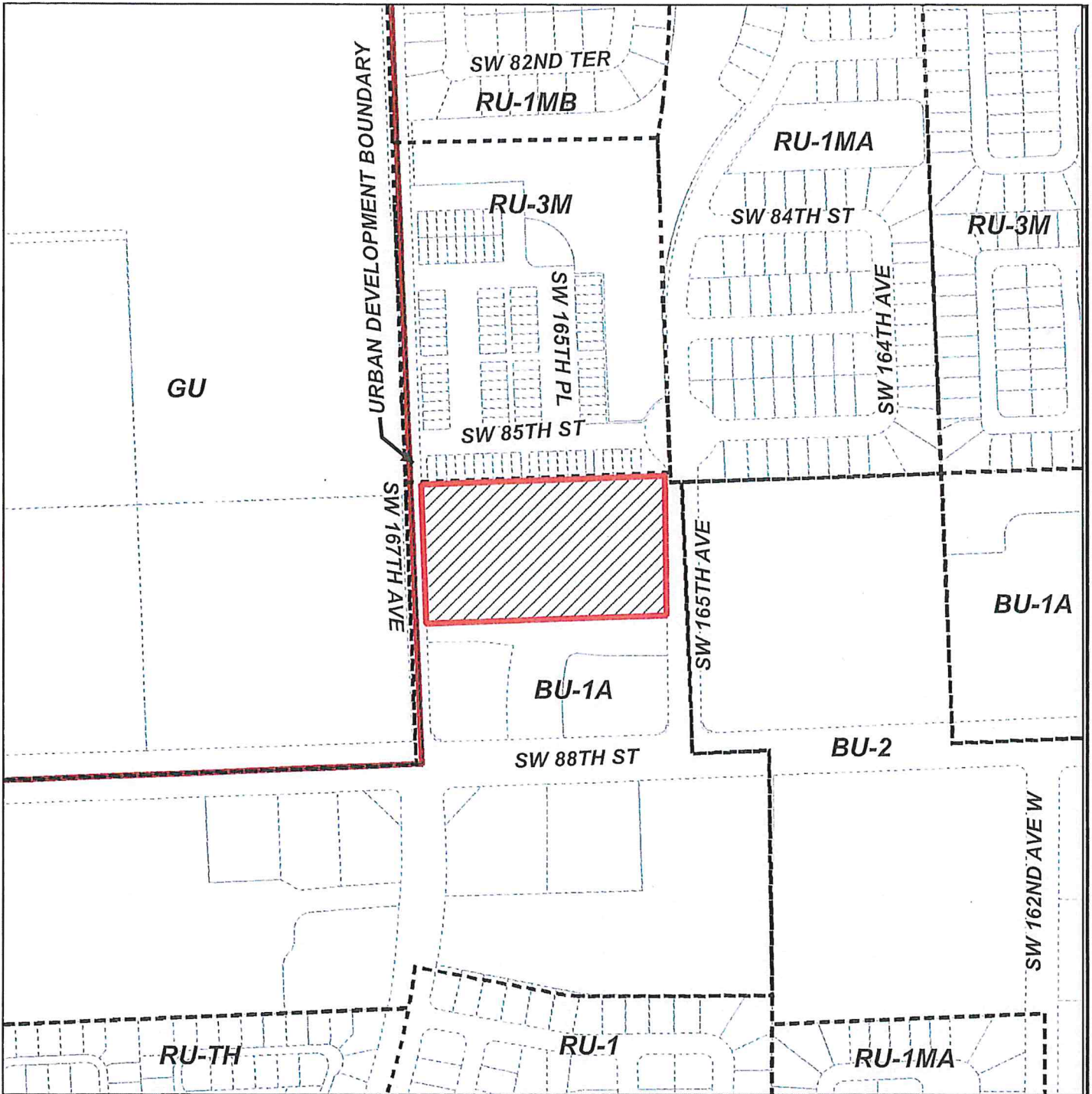
Policy CHD-2B Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, improve air quality, and support an outdoor environment that is suitable for safe physical activity.

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.

AZ: rk cl
Attachment







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

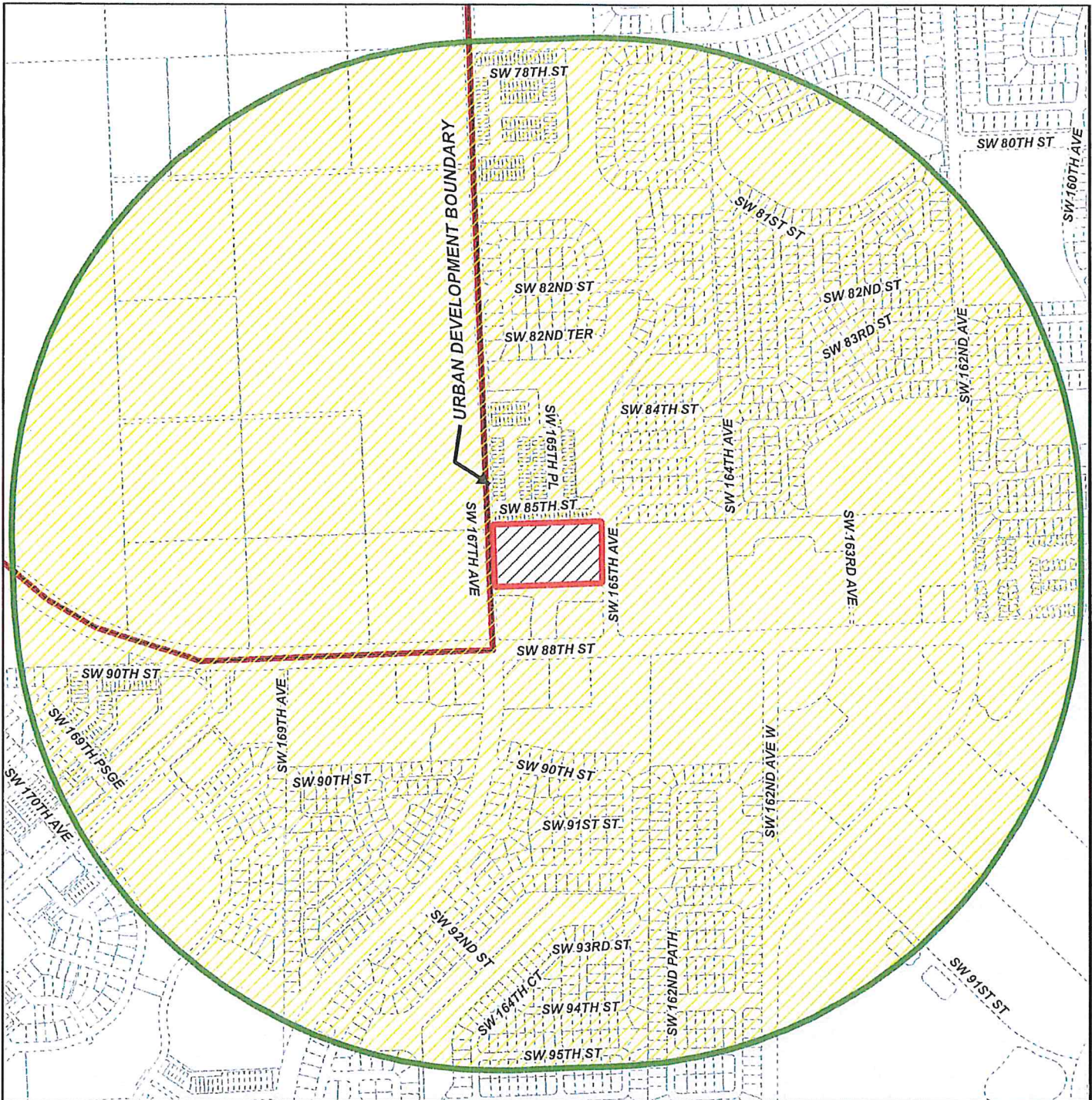


Section: 32 Township: 54 Range: 39
 Applicant: Miami Dade SNF Holding, LLC
 Zoning Board: C11
 Commission District: 11
 Drafter ID: EDUARDO GESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, June 6, 2025





REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2025000106
 RADIUS: 2640

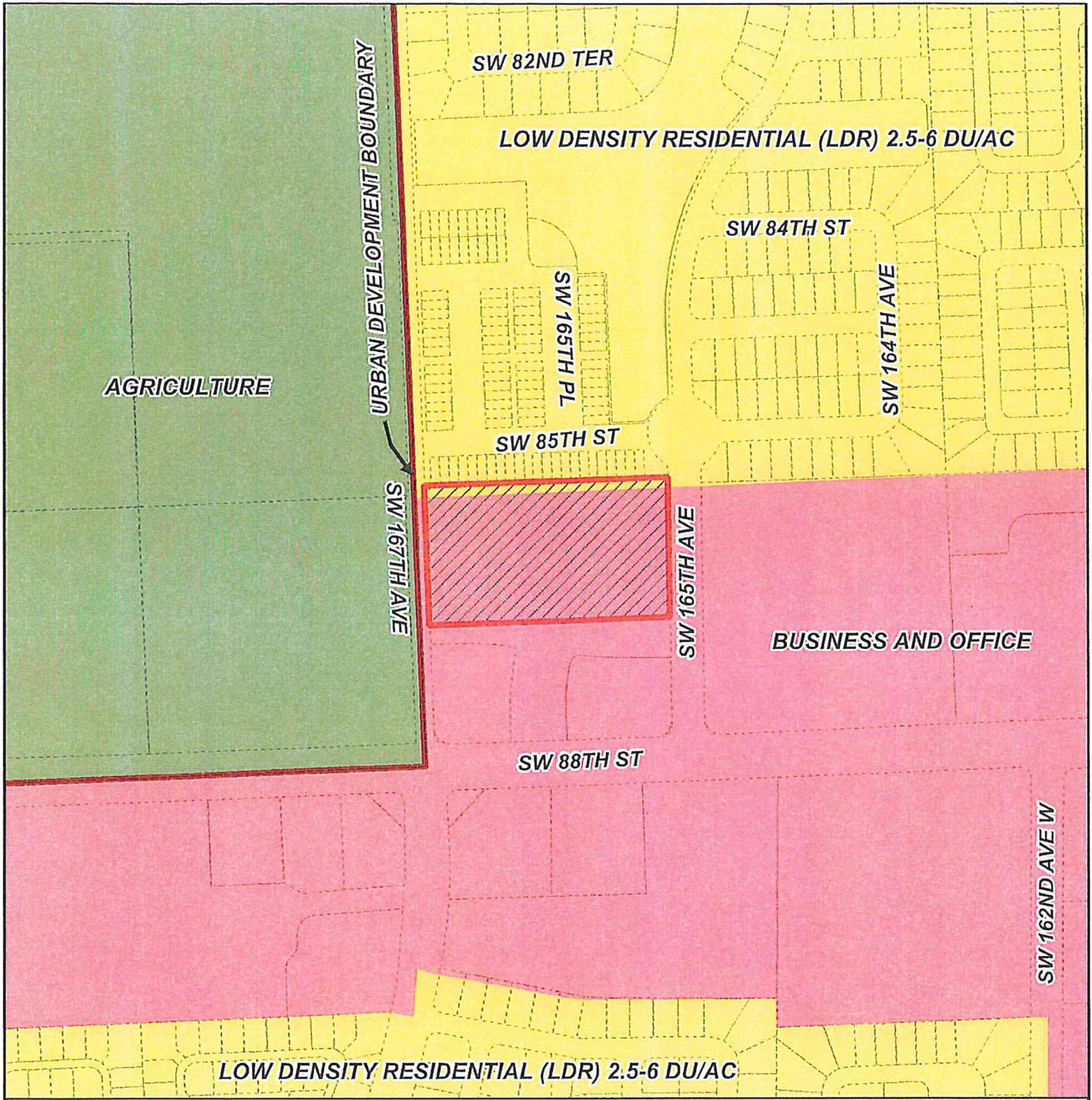
Section: 32 Township: 54 Range: 39
 Applicant: Miami Dade SNF Holding, LLC
 Zoning Board: C11
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

- Legend**
-  Subject Property
 -  Buffer
 -  Property Boundaries
 -  UDB



SKETCH CREATED ON: Friday, June 6, 2025


REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000106

Legend

 Subject Property Case



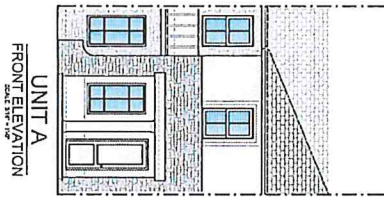
Section: 32 Township: 54 Range: 39
 Applicant: Miami Dade SNF Holding, LLC
 Zoning Board: C11
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, June 6, 2025

REVISION	DATE	BY

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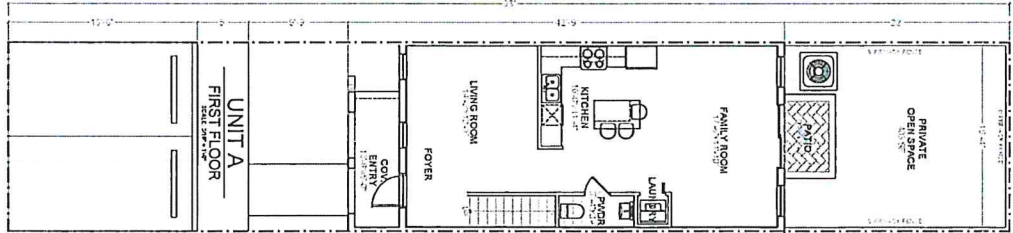
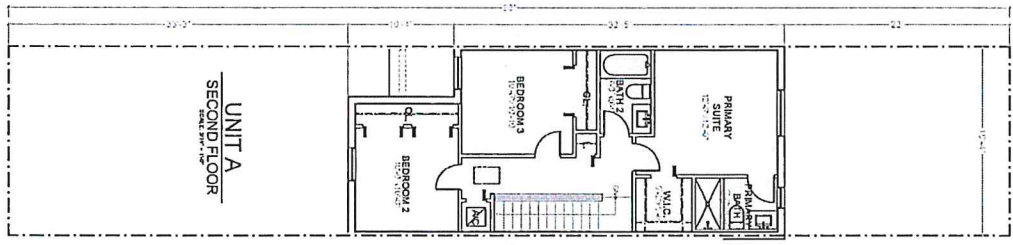


3 BEDROOMS / 2.5 BATH

AREA CALCULATIONS:

AC 1ST FLOOR	628 SQUARE FEET
AC 2ND FLOOR	719 SQUARE FEET
TOTAL AC	1,347 SQUARE FEET
COVERED ENTRY	69 SQUARE FEET
TOTAL	1,416 SQUARE FEET

NOTE:
 ANY COMBINATION OF BUILDING AND LOT TYPES PERMITTED ON THESE PLANS MAY BE SUBSTITUTED WITH ANY OTHER COMBINATION OF BUILDING AND LOT TYPES APPROVED. APPROVED ONLY AS A GENERAL CONCEPT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY ELEVATION OR MAINTAINANCE ELEMENTS OF THE ARCHITECTURAL EXPRESSIONS APPROVED.



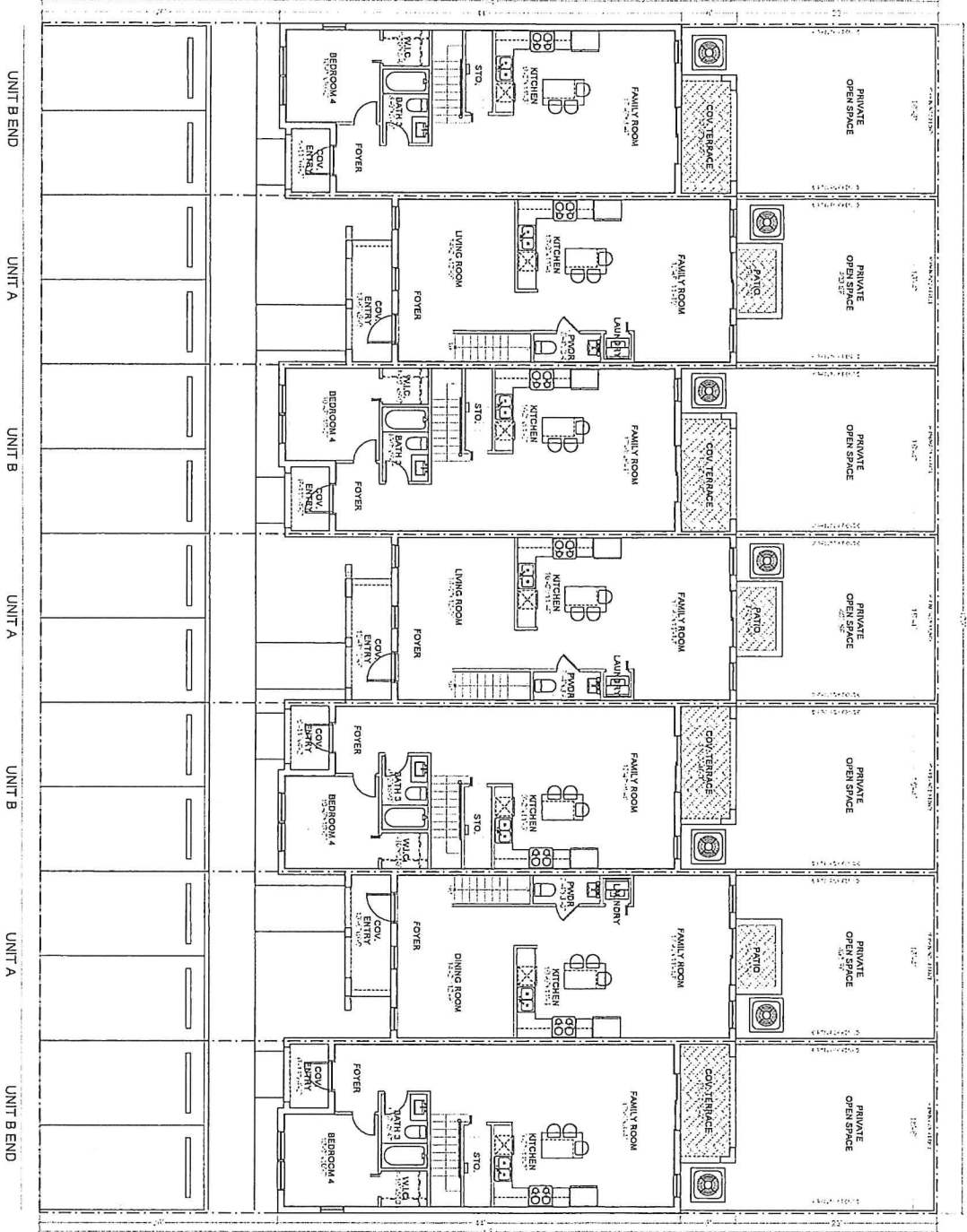
KENDALL TOWNHOMES
 BY: Miami Dade SNF Holding LLC
 MIAMI-DADE COUNTY, FLORIDA

Architect: PASCUAL, PEREZ, RUILOBAN, STARR - ARCHITECTS - PLANNERS
 2445 South Expressway Drive
 Miami, Florida 33133

Scale: 3/8" = 1'-0"
 Date: 08/25/25
 Project: A-1

Sheet: A-1 of 12

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

AREA CALCULATIONS	
GROUND FLOOR	5,654.00 SF
SECOND FLOOR	5,612.00 SF
TOTAL GROSS	11,466.00 SF

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

Miami Dade SNF Holding LLC
 244 South Brydges Drive
 Ft. St. J
 Coral Gables, FL 33134

DATE: 08/21/25
 DRAWN BY: AS/JPB
 CHECKED BY: PMS
 PROJECT NO: 25040

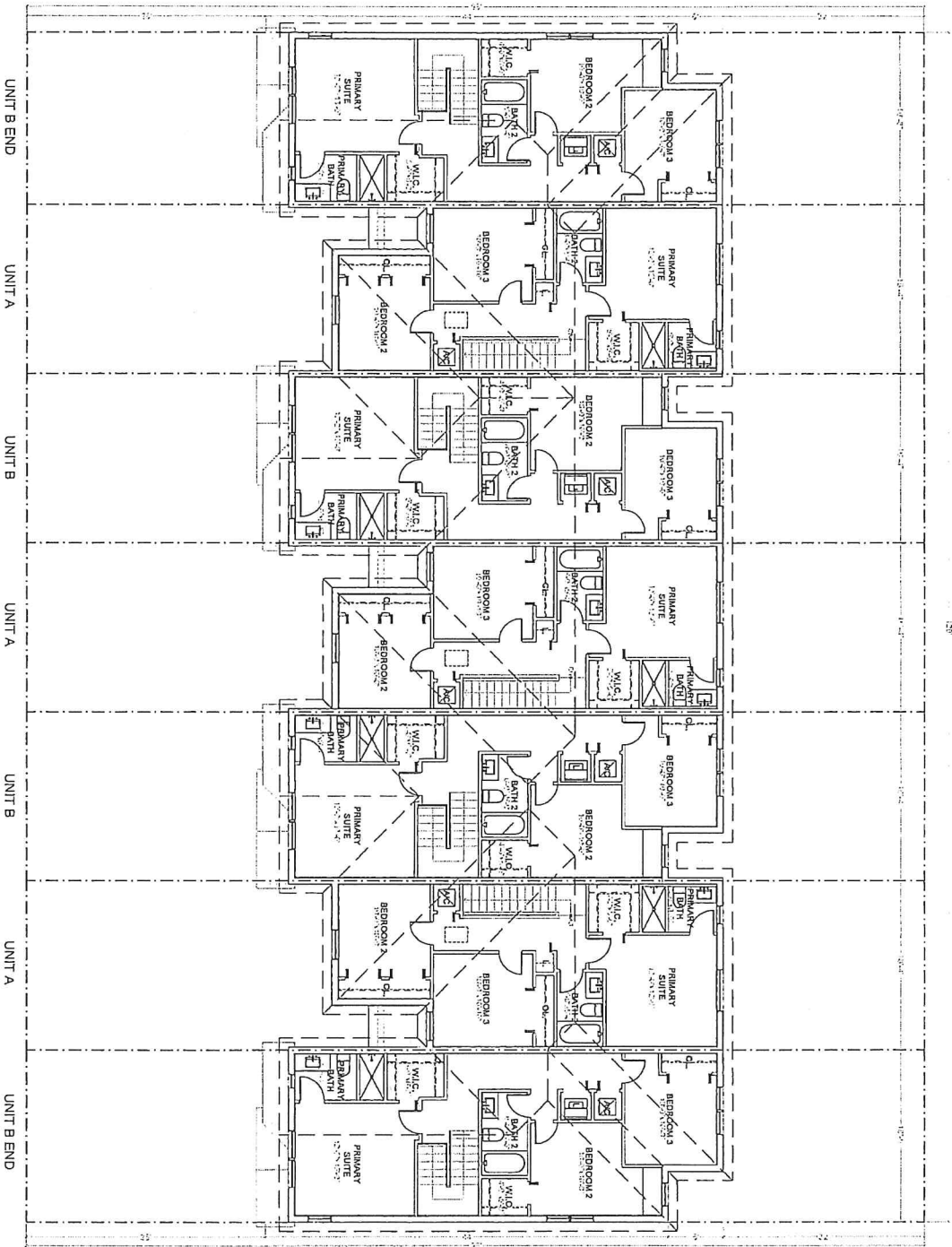
7 UNIT BUILDING
 SHEET 1/2

A-3

LIBRARY
 ROOM: 1000
 DATE: 08/21/25
 TIME: 10:15
 BY: PMS

ARCHITECTS-PLANNERS
 PASCUAL, PEREZ, KOLEGAN, STARR

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

DATE	2025.08.14
SCALE	AS SHOWN
DATE	10/11/23
SCALE	1/8" = 1'-0"
DATE	08/14/25

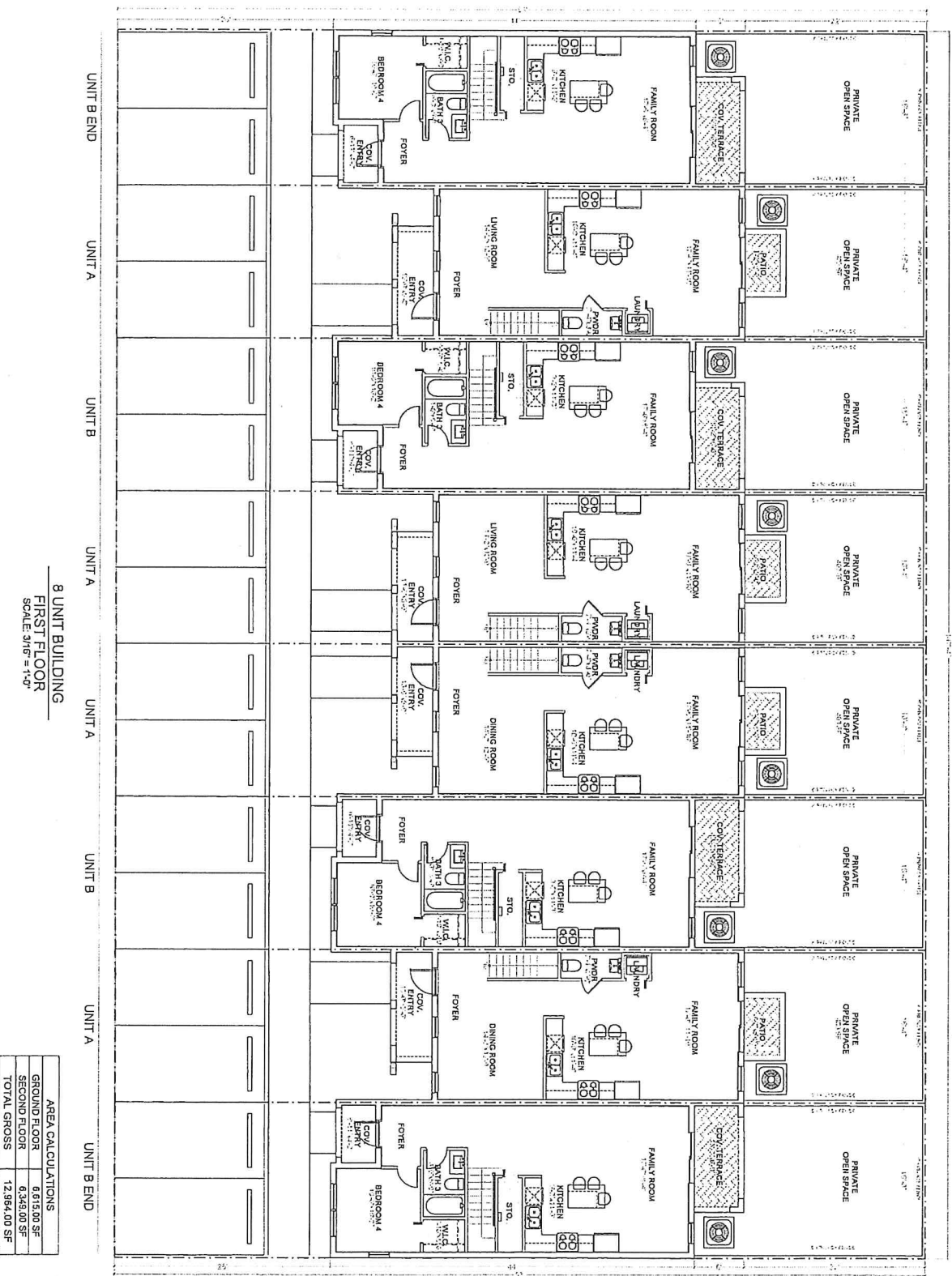
A-4

7 UNIT BUILDING

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

Miami Dade SNF Holding LLC
3401 South Broward Drive
P.O. Box 111111
Miami, Florida 33111

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

AREA CALCULATIONS	
GROUND FLOOR	6,615.00 SF
SECOND FLOOR	6,345.00 SF
TOTAL GROSS	12,960.00 SF

TITLE SHEET
 PROJECT: KENDALL TOWNHOMES
 SHEET: A-6
 DATE: 08/25/2025
 DRAWN BY: PASCHAL, PEREZ, RIBUDO & STARR
 CHECKED BY: PASCHAL, PEREZ, RIBUDO & STARR
 SCALE: 3/16" = 1'-0"

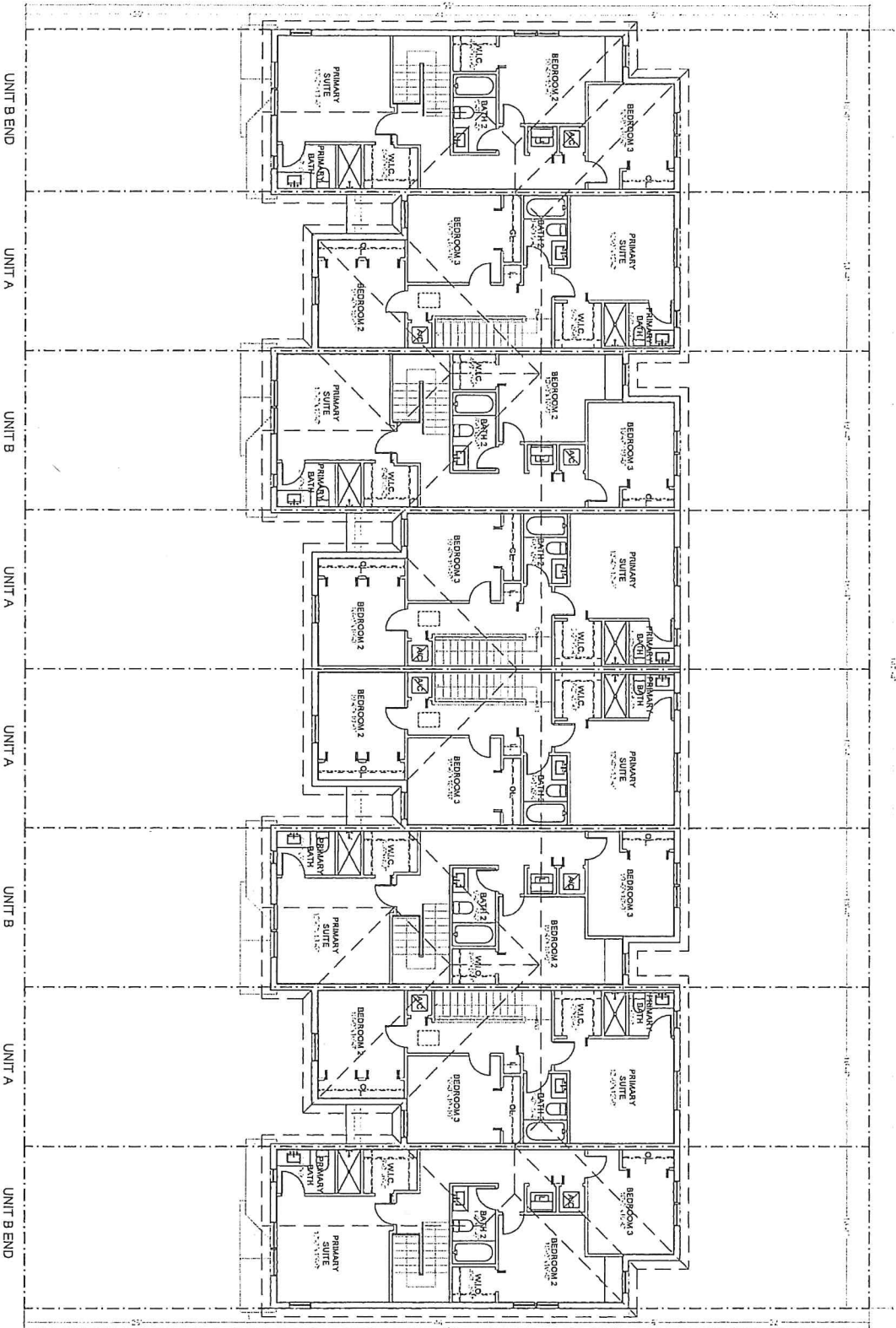
8 UNIT BUILDING
 UNIT A
 UNIT B

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

Miami Dade SNF Holding LLC
 2445 South Bayshore Drive
 #12A
 Coral Gables, FL 33133

PASCHAL, PEREZ, RIBUDO & STARR
 ARCHITECTS-PLANNERS
 10000 SW 15th St, Suite 100
 Coral Gables, FL 33134
 Phone: 305.444.1111
 Fax: 305.444.1112
 Website: www.pasrch.com

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

DATE	2020.04.14
DRAWN BY	ADRIANA
CHECKED BY	PEREZ
SCALE	AS SHOWN

A-7

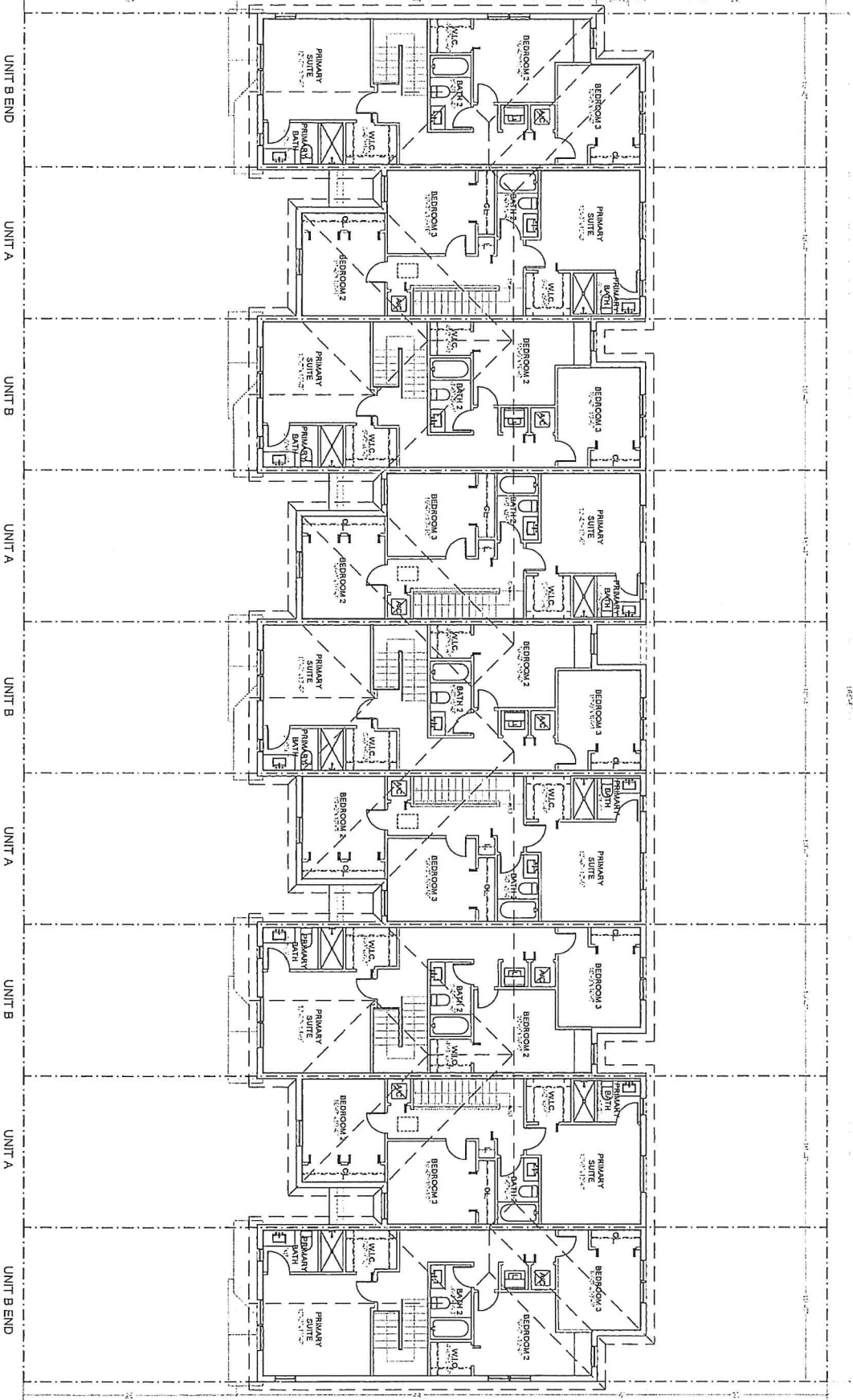
8 UNIT BUILDING

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

Miami Dade SNF Holding LLC
 2540 South Broward Drive
 Fort Lauderdale, FL 33313

PASCUAL PEREZ
 ARCHITECTS
 10000 SW 15th St, Suite 100
 Miami, FL 33184
 (305) 551-1111
 www.pascualperez.com

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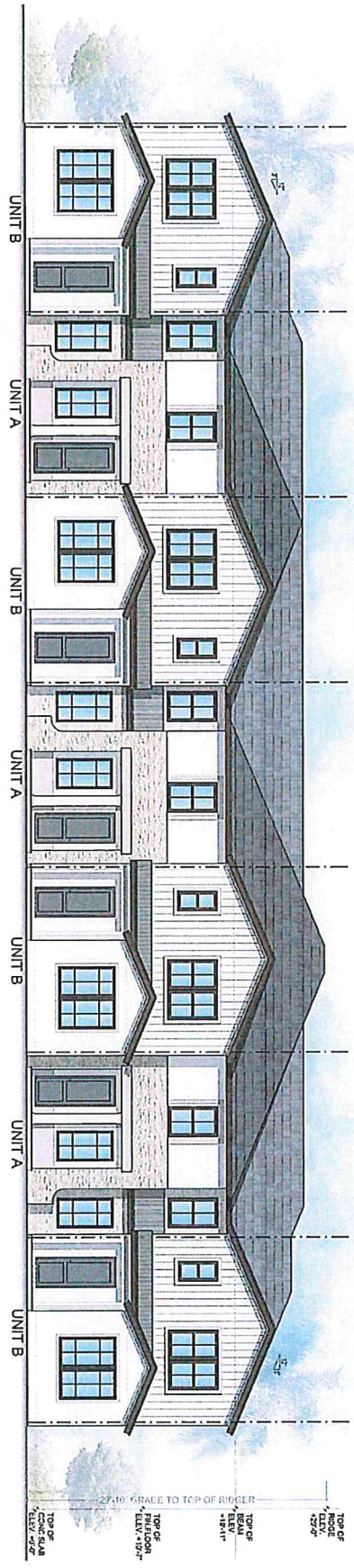


9 UNIT BUILDING
 SECOND FLOOR
 SCALE: 3/16" = 1'-0"

<p>Approved: Kendall Starr - Architects 1712A Coral Gables, FL 33133</p>			
<p>Approved: Miami Dade SNF Holding LLC 3445 South Bayshore Drive 7172A Coral Gables, FL 33133</p>			
<p>KENDALL TOWNHOMES BY: Miami Dade SNF Holding LLC MIAMI-DADE COUNTY, FLORIDA</p>			
<p>7 UNIT BUILDING 2410</p>			
<p>IDENTIFIER: 20250401 Scale: ARCH/PA Drawn: JG/C Check: RP Date: 08/19/25</p>	<p>A-10 SHEET 10</p>		

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

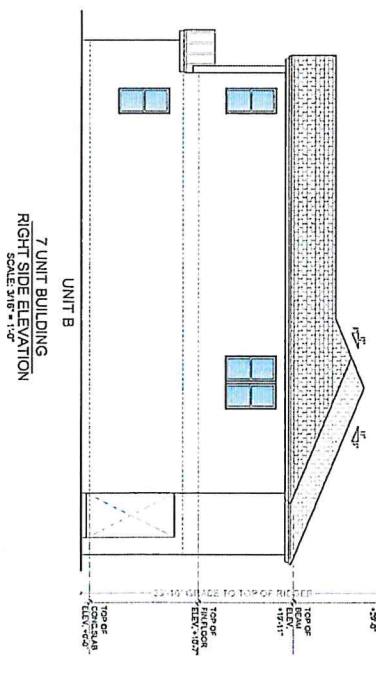
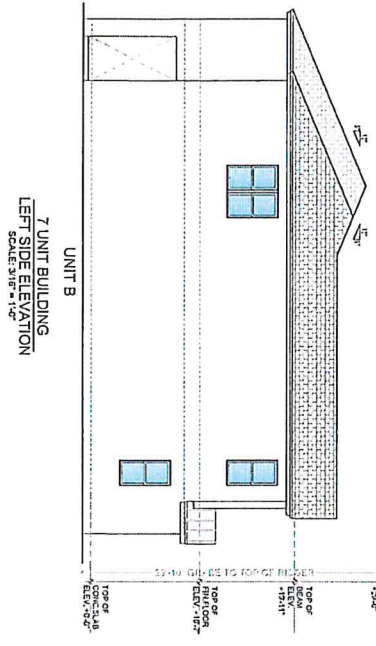
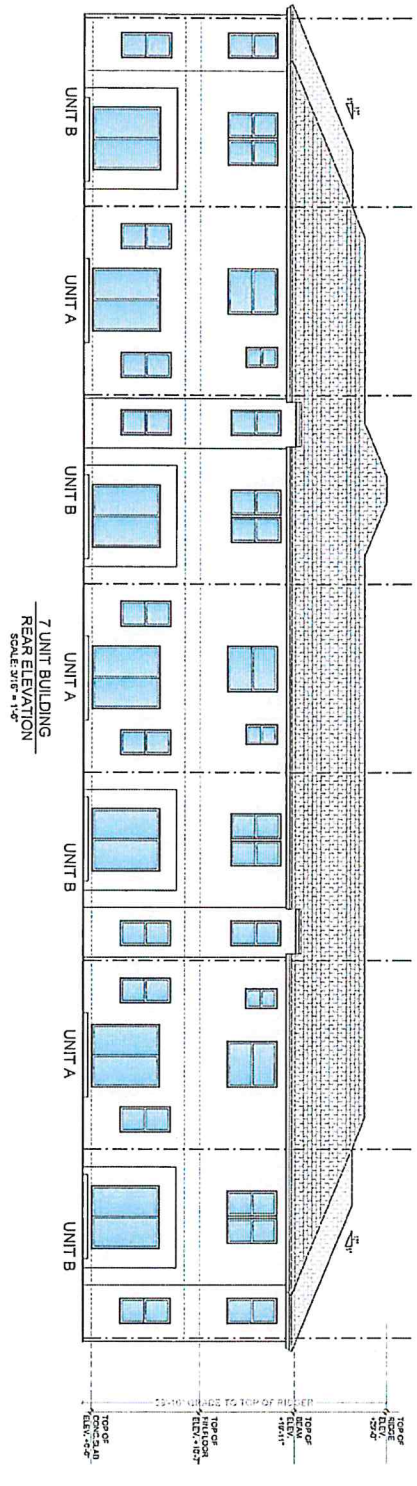
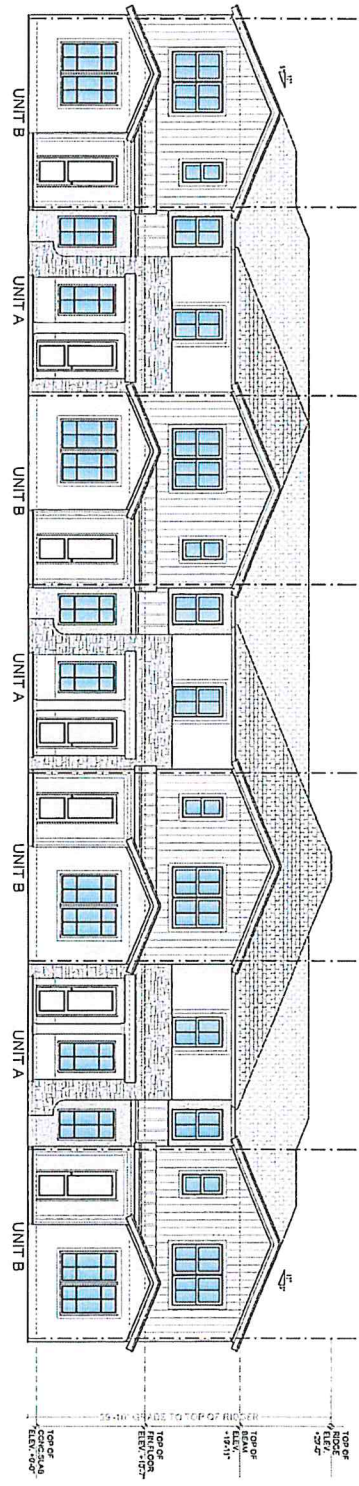
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7 UNIT BLDG - FRONT ELEVATION
 TYP. COLOR SCHEME

<p>PASCUAL PEREZ RODOLFO STARBU ARCHITECTS & PLANNERS</p>		<p>KENDALL TOWNHOMES BY: Miami Dade SNF Holding LLC MIAMI-DADE COUNTY, FLORIDA</p>		<p>Architect: PASCUAL PEREZ Project: Kendall Townhomes Date: 08/25/2025</p>	
<p>COVER SHEET</p>		<p>DATE: _____</p>		<p>Scale: AS SHOWN Date: 08/25/25 PMS</p>	
<p>A-0</p>		<p>Sheet No. _____</p>		<p>Project No. _____</p>	

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PASCHAL
PEREZ
KILGUSIAN
STARR
ARCHITECTS/P.L.L.C.

Miami Dade SNF Holding LLC
 2444 South Brickman Drive
 Suite 200
 Coral Gables, FL 33134

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

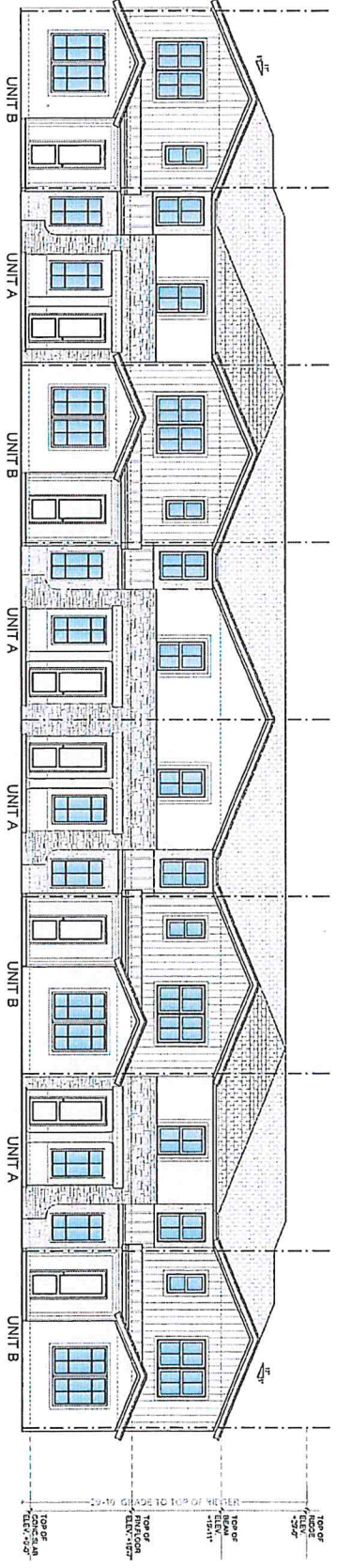
7 UNIT BUILDING

DATE: 2025.08.14
 SCALE: AS SHOWN
 DRAWN BY: JLC
 CHECKED BY: MJS
 2025.08

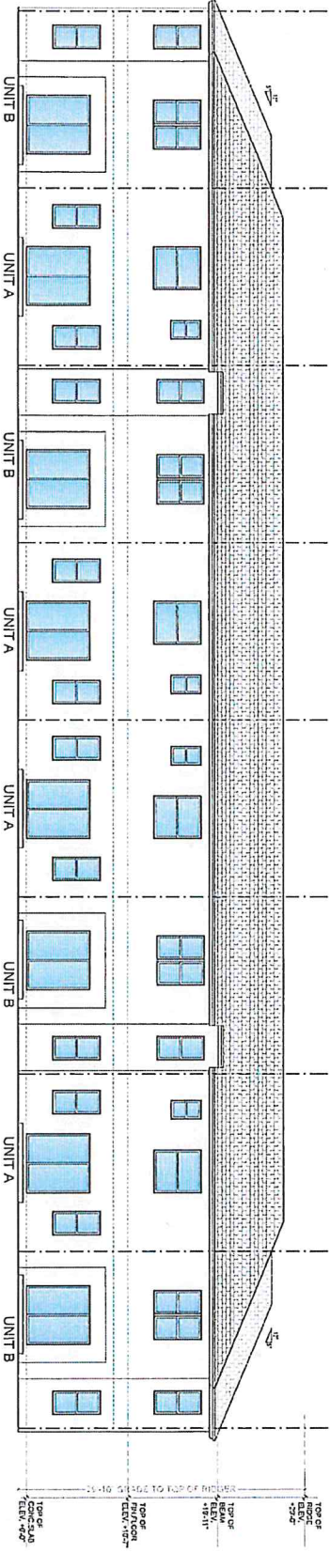
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DATE: 2025.08.14

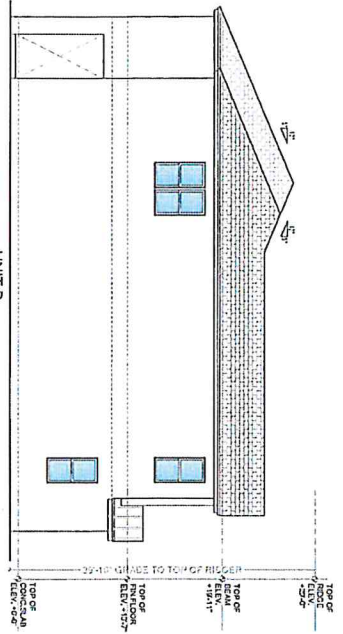
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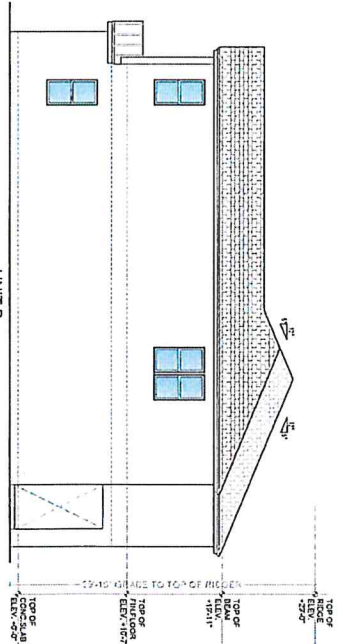
8 UNIT BUILDING
 FRONT ELEVATION
 SCALE: 3/16" = 1'-0"



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"

PASCHAL
BEHREZ
KILGUSIAN
STARR
& ARCHITECTS, PLANNERS

Miami Dade SNF Holding LLC
 2410 South Explorer Drive
 Coral Gables, FL 33133

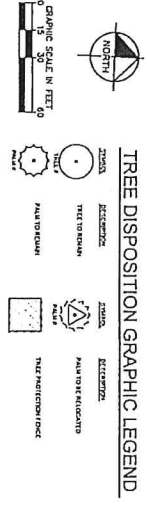
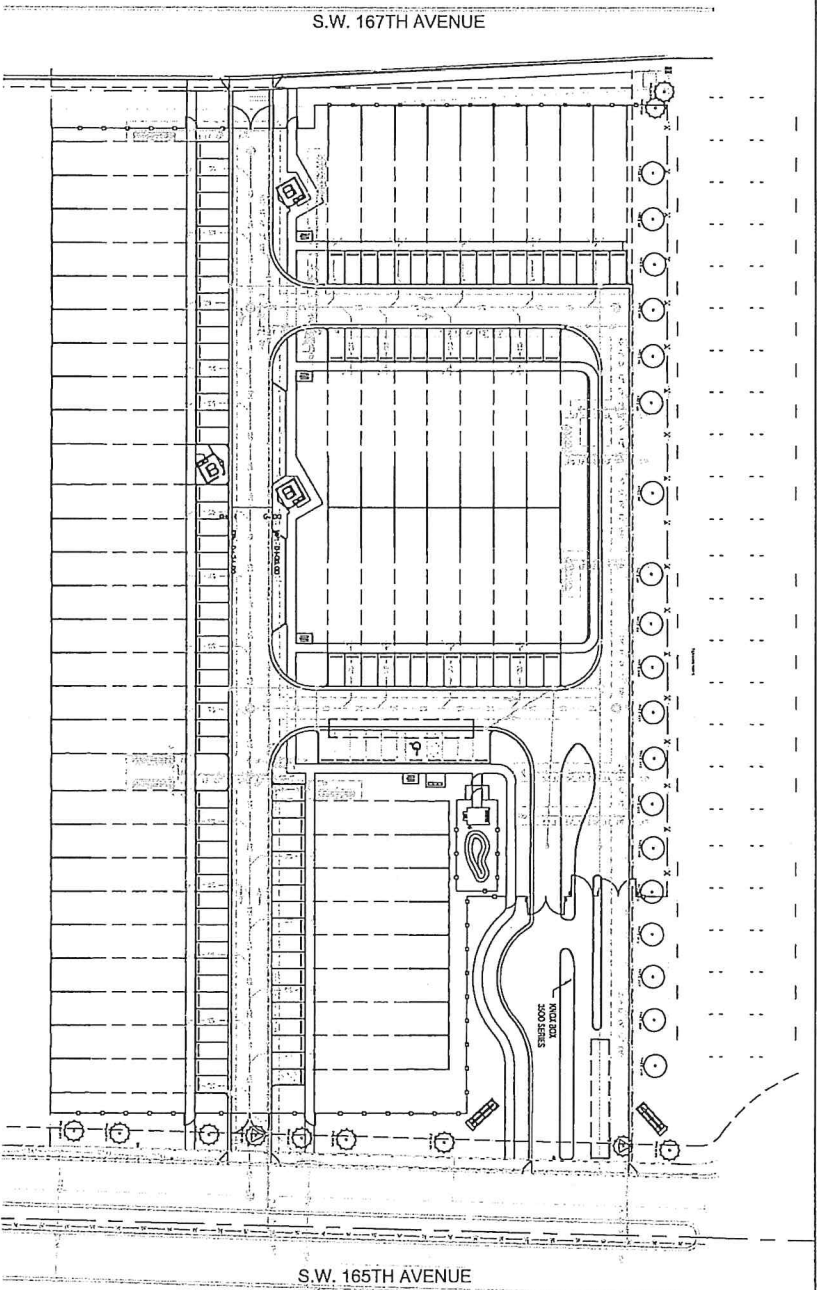
KENDALL TOWNHOMES
 BY: Miami Dade SNF Holding LLC
 MIAMI-DADE COUNTY, FLORIDA

8 UNIT BUILDING

214

DATE: 2024/04/11
 SCALE: AS SHOWN
 DRAWN: JWC
 CHECKED: JWC
 APPROVED: JWC

A-8



TREE DISPOSITION LIST

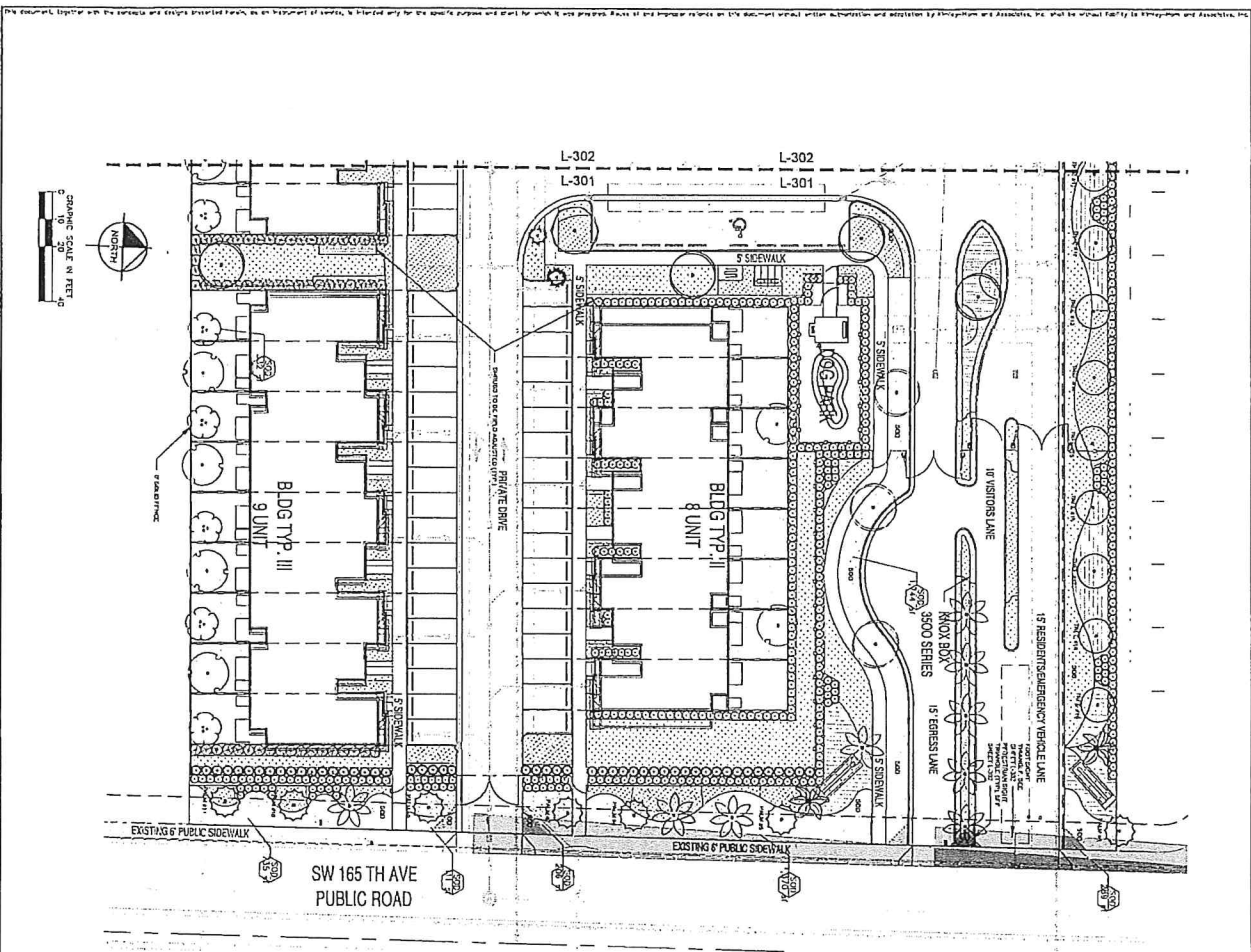
TREE NO.	SCIENTIFIC NAME	COMMON NAME	DISPOSITION
1	Quercus virginiana	Live Oak	RETAIN
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3	Quercus virginiana	Live Oak	RETAIN
4	Quercus virginiana	Live Oak	RETAIN
5	Quercus virginiana	Live Oak	RETAIN
6	Quercus virginiana	Live Oak	RETAIN
7	Quercus virginiana	Live Oak	RETAIN
8	Quercus virginiana	Live Oak	RETAIN
9	Quercus virginiana	Live Oak	RETAIN
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98	Quercus virginiana	Live Oak	RETAIN
99	Quercus virginiana	Live Oak	RETAIN
100	Quercus virginiana	Live Oak	RETAIN

NOTE: NO TREE REMOVAL REQUIRED



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SHEET NUMBER L-100	WEST KENDALL PREPARED FOR MIAMI DADE SNF HOLDINGS, LLC FLORIDA	TREE DISPOSITION PLAN	MHA PROJECT 147268016		Kimley-Horn 445 24TH STREET, SUITE 200, VERO BEACH, FL 33560 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM REGISTRY NO. 35156	No. _____ REVISIONS DATE BY
			DATE 07/27/2025			
PREPARED BY: CHY			CHECKED BY: MD			



PLANT KEY

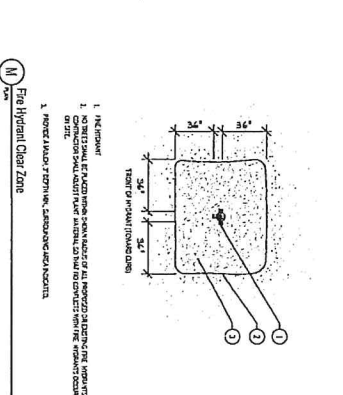
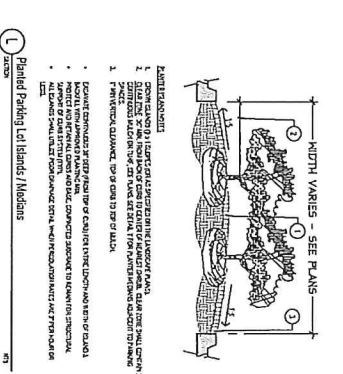
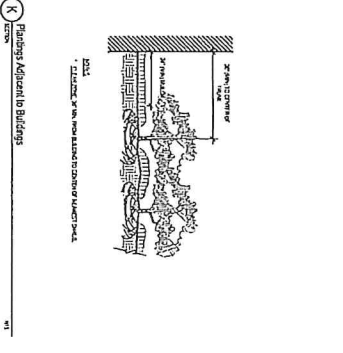
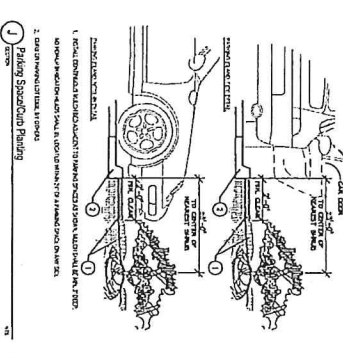
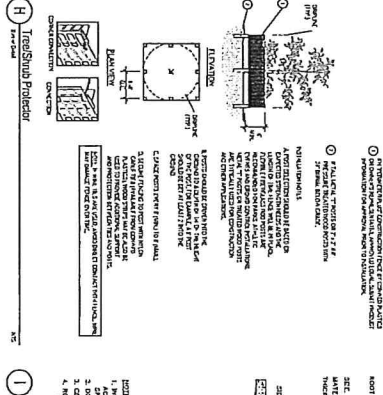
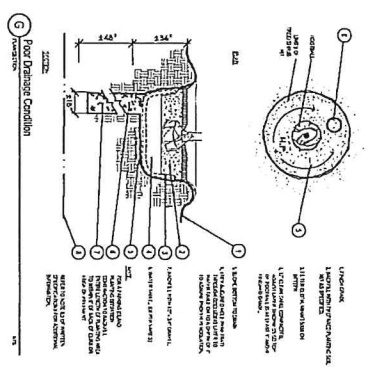
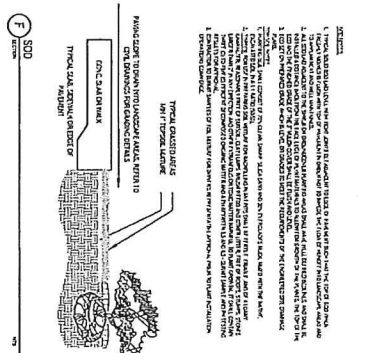
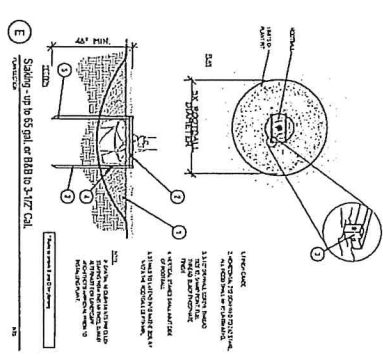
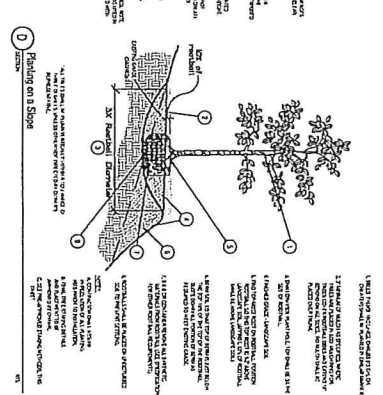
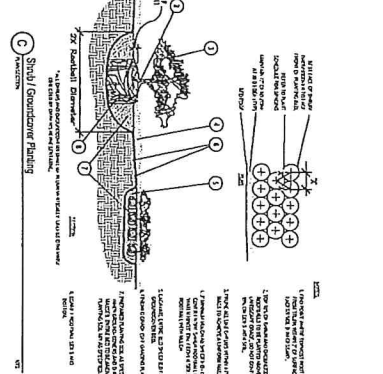
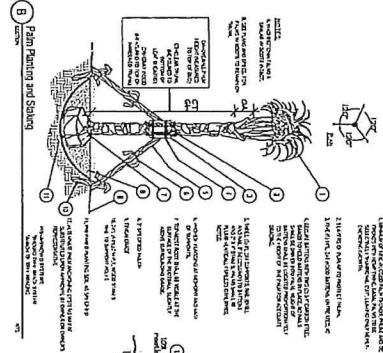
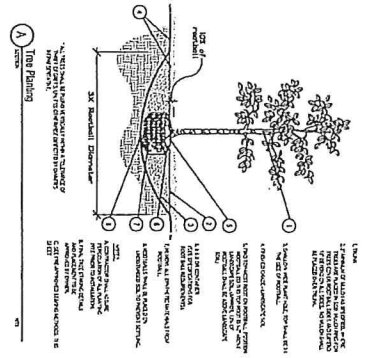
SYMBOL	CODE	COMMON NAME	BOTANICAL NAME
	PT	DOUGL PALM	PHOENIX PALM
	M2	MIMOSA	MIMOSA
	ST	SHADE TREE	SHADE TREE
	SR	SHRUB	SHRUB
	GC	GROUND COVER	GROUND COVER
	WF	WATER FEATURE	WATER FEATURE
	FU	FURNITURE	FURNITURE
	LI	LIGHTING	LIGHTING
	OT	OTHER	OTHER

MIAMI-DADE LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	REQUIRED	PROVIDED
	PT	1,920 SF	1,920 SF
	M2	3,822 SF	4,221 SF
	ST	16,222 SF	21,113 SF
	SR	7,244 SF	7,244 SF
	GC	7,244 SF	7,244 SF
	WF	7,244 SF	7,244 SF
	FU	7,244 SF	7,244 SF
	LI	7,244 SF	7,244 SF
	OT	7,244 SF	7,244 SF

Know what's below. Call before you dig.

<p>WEST KENDALL PREPARED FOR MIAMI DADE SNF HOLDINGS, LLC FLORIDA</p>	<p>LANDSCAPE PLAN</p>	<p>147268016</p>	<p>DATE: 5/9/2025</p>	<p>Kimley»Horn</p>	<p>DATE: 5/9/2025</p>
<p>147268016</p>	<p>DATE: 5/9/2025</p>	<p>147268016</p>	<p>DATE: 5/9/2025</p>	<p>147268016</p>	<p>DATE: 5/9/2025</p>



WEST KENDALL
PREPARED FOR
MIAMI DADE SNF
HOLDINGS, LLC

LANDSCAPE DETAILS

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

Kimley»Horn
445 24TH STREET, SUITE 200, VERO BEACH, FL 33590
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

NO.	REVISIONS	DATE	BY



PROJECT LOCATION
(MIAMI DADE COUNTY)

PROJECT TEAM

DEVELOPER
DAVIDE PROPERTIES
1700 S.W. 15TH AVENUE
MIAMI BEACH, FL 33135
PHONE: (772) 914-4719

OWNER
MIAMI-DADE SNF HOLDINGS, LLC
2000 S.W. 15TH AVENUE, 11TH FLOOR
MIAMI, FL 33135

LANDSCAPE ARCHITECT
NATURE JOYLAND, P.A.
1100 N.W. 11TH AVENUE
MIAMI BEACH, FL 33138
PHONE: (772) 914-4719

CIVIL ENGINEER
DANIEL L. ELSON, P.E.
NATURE JOYLAND AND ASSOCIATES, INC.
1100 N.W. 11TH AVENUE
MIAMI BEACH, FL 33138
PHONE: (772) 914-4719

BUILDING ARCHITECT
RABENOVY STREET, AIA
1100 N.W. 11TH AVENUE
MIAMI BEACH, FL 33138
PHONE: (772) 914-4719

LIST OF CONTACTS

- STORMWATER**
DEPARTMENT OF ENVIRONMENTAL
TECHNOLOGY AND PLANNING
1111 N.W. 1ST STREET
MIAMI, FL 33139
CONTACT: GAIL B. HODKINSON
PHONE: (305) 375-2500
- WATER & SEWER**
MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT
1182 S.W. 27TH STREET
MIAMI, FL 33135
PHONE: (305) 375-2500
- FIRE PREVENTION**
MIAMI-DADE COUNTY FIRE PREVENTION
1111 N.W. 1ST STREET
MIAMI, FL 33139
PHONE: (305) 375-2500
- PLANNING AND ZONING**
MIAMI-DADE COUNTY PLANNING AND ZONING DEPARTMENT
1182 S.W. 27TH STREET
MIAMI, FL 33135
PHONE: (305) 375-2500
- BUILDING DEPARTMENT**
MIAMI-DADE COUNTY BUILDING DEPARTMENT
1182 S.W. 27TH STREET
MIAMI, FL 33135
PHONE: (305) 375-2500
- PUBLIC WORKS**
MIAMI-DADE COUNTY PUBLIC WORKS
1111 N.W. 1ST STREET
MIAMI, FL 33139
PHONE: (305) 375-2500

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

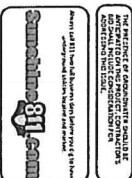


VICINITY MAP
SCALE: N.T.S.

Sheet List Table

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

PREPARED BY:
Kimley»Horn



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Kimley»Horn
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415 S.W. 15TH AVENUE, SUITE 200, MIAMI BEACH, FL 33135
PHONE: 772-781-1100
WWW.KIMLEY-HORN.COM REGISTRY NO. 615

PROJECT NUMBER C-000	WEST KENDALL TOWNHOMES PREPARED FOR MIAMI DADE SNF HOLDINGS, LLC	FLORIDA
--------------------------------	--	---------

COVER SHEET

MIA PROJECT 14726016	DATE 2015-08-07
SCALE AS SHOWN	DESIGNED BY DAB
CHECKED BY DAB	DRAWN BY VRL

NO.	REVISIONS	DATE	BY

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Miami Dade SNF Holding LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Please see Exhibit "B"</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

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

TRUST/ESTATE NAME:

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

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

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

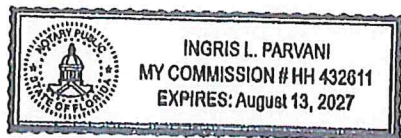
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 6th day of May, 2025. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)

My commission expires 5/13/27



*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.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-106 DATE: JUN 2 2025 BY: ISA

Exhibit "B"

Disclosure of Interest

Property Photo – SW 165th Avenue – Northeast Corner



Property Photo – SW 167th Avenue – Southwest Corner

