



FINAL AGENDA

Community Zoning Appeals Board 11
Kendall Village Center, Civic Pavilion, 8625 SW 124 Avenue, Miami, FL
Wednesday, April 22, 2026 at 7:00 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- | | | | | | |
|----|-------------|--------------------------------------|--------|----------|---|
| 1. | Z2023000527 | Taracoma Townhouse Condo Association | 23-527 | 54-39-34 | N |
|----|-------------|--------------------------------------|--------|----------|---|



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 11
MEETING OF APRIL 22, 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.

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: Z23-527

April 22, 2026

Item No. 1

Recommendation Summary	
Commission District	10
Applicant	Taracoma Townhouse Condo
Summary of Request	The applicant seeks to modify the site plan condition of a previously approved resolution, in order to submit a revised site plan showing that the private patios of each of the units within the existing residential development are to be enclosed by a 6-foot-high wood fence.
Location	Located west of SW 137 Avenue, between SW 84 Street and Kendale Lakes Blvd, Miami-Dade County, Florida.
Property Size	±7.31 Acres
Existing Zoning	RU-4L, Limited Apartment House District, RU-4M, Modified Apartment House District
Existing Land Use	Condominium - Residential
2030-2040 CDMP Land Use Designation	Medium Density Residential, 13 to 25 DU/A (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards, (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUEST:

MODIFICATION of Condition #3 of Resolution No. 4-ZAB-164-72, passed and adopted by the Metropolitan Dade County Zoning Appeals Board, reading as follows:

FROM: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing as prepared by Jose R. DeVivero, Architect, and dated December 10, 1971."

TO: "3. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled "Taracoma Townhomes Fence Violation" consisting of 1 sheet, dated stamped received 12/1/25, 1 sheet dated stamped received 10/7/25, and 8 sheets, dated stamped received 7/24/25, all prepared by Felix Rodriguez, PE, SE for a total of 10 sheets. Any future additions on the property which conform to Zoning Code requirements will not require further public hearing action."

The purpose of this request is to allow the applicant to modify a previously approved resolution, in order to submit revised plans showing the private patios of each unit being enclosed by a 6-foot-high wood fence.

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

PROJECT HISTORY AND DESCRIPTION:

The ±7.31-acres subject property has been the subject of prior zoning hearings. In 1972, pursuant to Resolution No. 4-ZAB-164-72, the property was approved for a special exception to permit a multifamily apartment development and to include a day nursery to service the aforementioned apartment development. The 1972 approval also included a special exception to zoning regulations requiring all uses to front on public streets and roads, to waive same to permit private drives to service the aforementioned apartment development. In addition, in 1979, pursuant to Resolution No. 4-ZAB-100-79, the subject property was approved for non-use variance of height requirement as applied to fences to permit the continued use of 6' high fences (4' permitted) within the front and side street setback areas.

Under the current zoning application, the applicant seeks to modify the site plan condition #3 of the previously approved Resolution No. 4-ZAB-164-72, in order to allow the applicant to submit revised plans showing that the existing private patios of each of the units within the residential development as being enclosed within an existing 6-foot-high wood fence.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-4L and RU-4M; condominium development.	Medium Density Residential (13 to 25 dua)
North	RU-1; body of water and single-family residences	Water & Low Density Residential (2.5 to 6 dua)
South	BU-2; Retail outlet	Business and Office
East	RU-4M; condominium development.	Medium Density Residential (13 to 25 dua)
West	RU-4L and RU-4M; condominium development.	Medium Density Residential (13 to 25 dua)

NEIGHBORHOOD COMPATIBILITY:

The ±7.31-acres subject site consists of an existing condominium development that fronts along SW 84 Street. The surrounding area is characterized by other similar residential developments, with condominiums to the east and west of the parcel, single-family residential lots located to its north, and large retail outlets located to the south of the subject site.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to modify a previously approved resolution, in order to submit revised plans showing the existing private patios of each unit being enclosed by an existing 6-foot-high wood fence. Based on memoranda from the departments reviewing this application, staff opines that approval of same will not create any significant impacts on the surrounding area. 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 does not generate any additional vehicle trips. Staff opines that the legalization of fences to have private patios would not create any new visual impacts on the surrounding area and the improvement is internal to the site.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±7.31-acre subject property is located within the Urban Development Boundary (UDB) and is designated as **Medium Density Residential (13 to 25 du)** on the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map. *The Medium Density category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.* Under this zoning application, the applicant simply seeks to modify the site plan condition of the previously approved resolution in order to submit a new site plan showing that the private patios of each of the existing units within the condominium development is to be enclosed by a 6-foot-high wood fence.

Staff notes that application does not seek to change the existing use on the subject property, and as such, opines that approval of the proposed modifications would be **consistent** with the CDMP Land Use Plan map **Medium Density Residential** designation for the subject property. Staff further opines that the approval of the request that would allow the private patios of each unit to be enclosed by a 6-foot-high wood fence will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and as such would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

As part of this application, the applicant seeks to modify the site plan condition #3 that was approved under Resolution #4-ZAB-164-72 in order to submit revised plans showing the existing private patios of each unit being enclosed by an existing 6-foot-high wood fence. When the aforementioned requests are analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of the request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area concerned, and for the reasons stated above.

The submitted site plan indicates that the existing private patios range between 117 to 494 sq. ft. in size. It is important to mention that these patios already have the aforementioned fences in place, and that this zoning hearing process seeks to legalize these existing fences and in response to the citation for the violation. Staff opine that the private patios of each unit being enclosed by a 6-foot-high wood fence would not negatively impact on the rest of the existing residential development. The subject site was developed under the RU-4L developing standards, and staff notes that this zoning district requires that the subject site to have a minimum of 25% of common open space. The revised site plan shows that the residential development will have a total of approximately 25.25% of open space despite the enclosure of the private patios within fences. Staff further notes that the existing residential development complies with the required building setbacks from the property lines. Staff opines that the private patios of the units enclosed by the 6-foot-high wood fences would be internal to the subject site and would be **compatible** with the surrounding area. Staff notes that the applicant has also provided a landscape plan and opines that any significant visual impacts generated from the fences would be mitigated by the existing landscaping that shall remain unchanged.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the application would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be

incompatible with the area concerned. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates no objection to the application in their memorandum and indicates that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and does not generate any additional vehicle trips. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum, confirmed that the application meets all applicable Levels of Service (LOS) standards for potable water supply, wastewater disposal, and flood protection. In addition, the memoranda submitted by the Water and Sewer Department, and also the Miami-Dade Fire Rescue Department, indicate no objection to the application as well. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that the request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Based on the aforementioned, staff recommends approval of the request under Section 33-311(A)(7) Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all the other conditions of Resolution No. 4-ZAB-164-72, shall remain in full force and effect, except as herein modified.
2. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the departments submitted memoranda.
3. That the applicant applies for a building permit for the fences and any accessory structure from the Department of Regulatory and Economic Resources after final public hearing approval of this application.

ES:JB:SS:PM

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Taracoma Townhouse Condo
PH: Z23-527

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

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

Medium Density (Pg. I-31)	<i>This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(7) Generalized Modification Standards	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

TARACOMA TOWNHOUSE CONDO
ASSOCIATION/BASANTA, MICHAEL

13715/13721/13731/13735/13741/
13745/13751/13761/13765/13771/
13775/13781 SW 84 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2023000527

DATE

HEARING NUMBER

FOLIO: 30-4934-019-0020/30-3934-019-0130/30-3934-019-0360/30-3934-019-0960/30-4934-019-0010/30-4934-019-0090/30-4934-019-0210/30-4934-019-0750/30-4934-019-0270/30-4934-019-0430/30-4934-019-0890/30-4934-019-0820

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 8, 2025

NEIGHBORHOOD REGULATIONS:

Folio No,s: 30-4934-019-0020/30-3934-019-0130/30-3934-019-0360/30-3934-019-0960/30-4934-019-0010/30-4934-019-0090/30-4934-019-0210/30-4934-019-0750/30-4934-019-0270/30-4934-019-0430/30-4934-019-0890/30-4934-019-0820

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No,s: 30-4934-019-0020/30-3934-019-0130/30-3934-019-0360/30-3934-019-0960/30-4934-019-0010/30-4934-019-0090/30-4934-019-0210/30-4934-019-0750/30-4934-019-0270/30-4934-019-0430/30-4934-019-0890/30-4934-019-0820

There are no open/closed cases in CMS.

VIOLATOR:

TARACOMA TOWNHOUSE CONDO ASSOCIATION/BASANTA, MICHAEL

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: April 1, 2026

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

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

Subject: Z2023000527-4th Review
Taracamo Townhomes Condo
SW 137th Avenue and SW 84th Street
Modification of resolution 4-ZAB-100-79 and revision of approved site plans for installation of a 6-foot wooden fence in common areas.
(RU-4M) (8 acres)
34-54-39

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

Wellfield Protection

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

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

According to RER records, the subject property is currently connected to public water and public sanitary sewers. RER notes that no structures requiring connection to potable water supply and wastewater system are proposed under this application; the request is for the installation of a 6-foot wooden fence.

RER will evaluate the feasibility of connecting to the public water supply system and public sanitary sewer system prior to RER approval of any future development order (zoning site plan, plat, building permit) that proposes development on the subject property.

Conditions of Approval: None

Water Control Review

According to the Water Control Plan, there are Flow Rights through the Lake, as recorded in the Public Records of Miami-Dade County, in Plat Book 87 at Page 55. The applicant is advised that no encroachment into the flow rights is allowed.

In addition, there is an existing stormwater outfall on the east side of the property, and any alteration that impacts the stormwater outfall would require prior RER review and approval including a RER Class II permit pursuant to section 24.48.1(1)(b) of the Code.

For further information, please contact the RER Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov

Conditions of Approval: None

Tree Preservation

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

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

Conditions of Approval: None

Enforcement History

There are no open and one (1) closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: August 14, 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 - Taracoma Townhouses Condo Association
Application No. Z2023000527 - Revision No. 1

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

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Taracoma Townhouses Condo Association

Location: The subject site is located at the northwest corner of the intersection of SW 137th Avenue and SW 84th Street, with Folio No. 30-4934-019-0001, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting a zoning hearing for a 6-foot high wood Fence that was installed without a permit, in the common areas of the property.

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

Please note that the subject property has a 15-foot WASD Utility Easement within the property that is housing a 6-inch water main per water as-built (EU377) and another 15-foot Utility Easement abutting the southern boundary of the property, as per Plat Book 90, page 33. The subject Utility Easement along the southern boundary of the property is housing an 8-inch gravity sewer as per WASD's GIS system. ***Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).***

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

There are water and sewer mains within the property, either in existing dedicated Right-of-Way (R/W) or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per fire department recommendations. Cutting and plugging of existing water mains shall be done by WASD's forces at owner's expense. Services to existing customers cannot be interrupted.

Zoning Application No. Z2023000527 (Revision No. 1)
Taracoma Townhouses Condo Association
August 14, 2025
Page 2

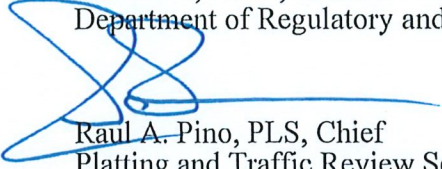
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: September 2, 2025

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

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

Subject: Z2023000527
Name: Taracoma Townhouse Condo
Location: 13755 SW 95 Street
Section 34 Township 54 South Range 39 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code.

This application is does not generate any trips.

Standard Conditions:

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

Memorandum



Date: July 25, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

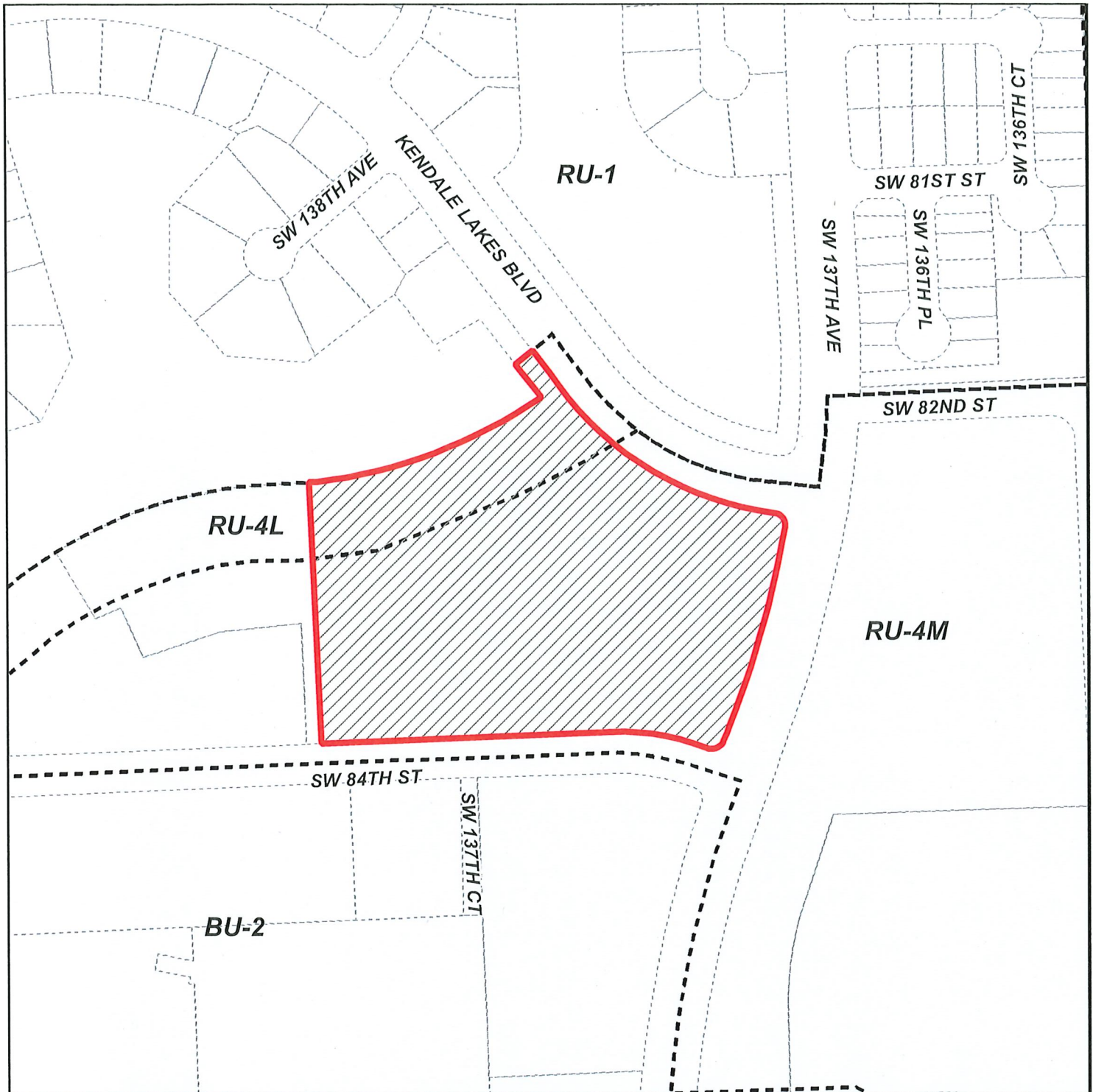
Subject: Z2023000527

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

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

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

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



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2023000527



Section: 34 Township: 54 Range: 39
 Applicant: Tarcoma Townhouses Condo Association
 Zoning Board: C11
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

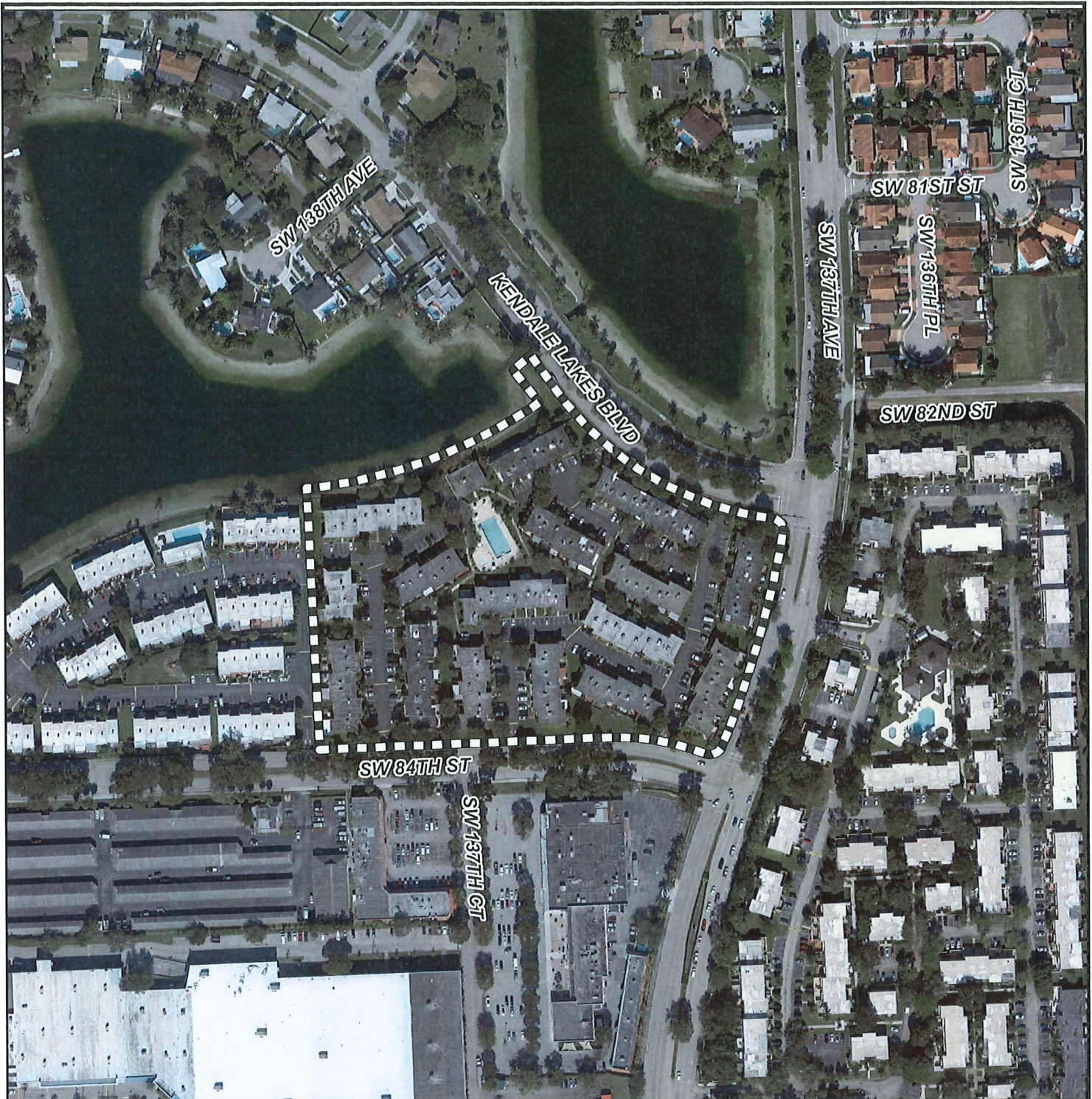
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Tuesday, June 25, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000527

Legend
 Subject Property

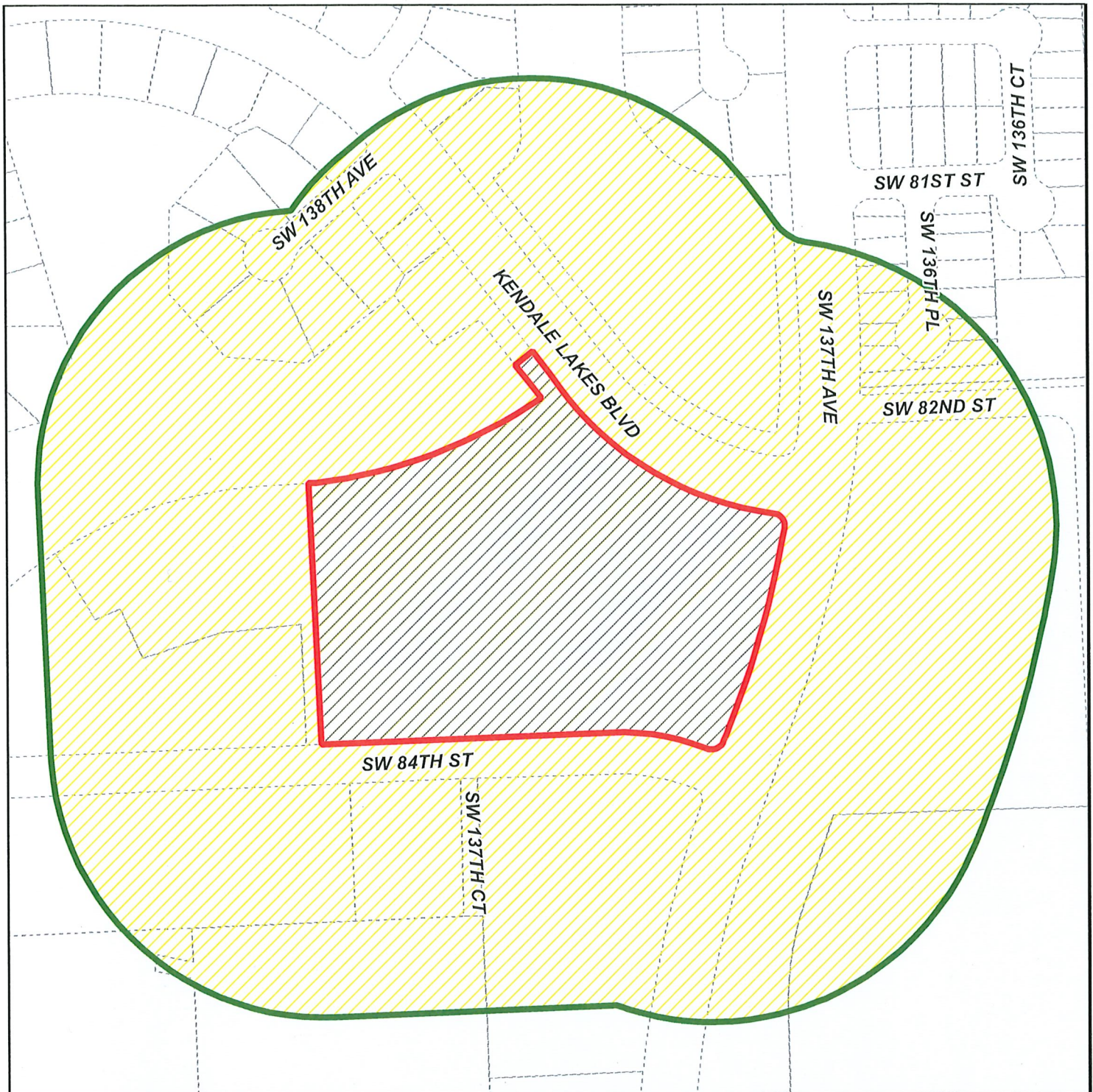


Section: 34 Township: 54 Range: 39
Applicant: Tarcoma Townhouses Condo Association
Zoning Board: C11
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Tuesday, June 25, 2024

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 34 Township: 54 Range: 39
 Applicant: Taracoma Townhouses Condo Association
 Zoning Board: C11
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000527
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, June 25, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2023000527

Section: 34 Township: 54 Range: 39
 Applicant: Taracoma Townhouses Condo Association
 Zoning Board: C11
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, June 25, 2024

REVISION	DATE	BY

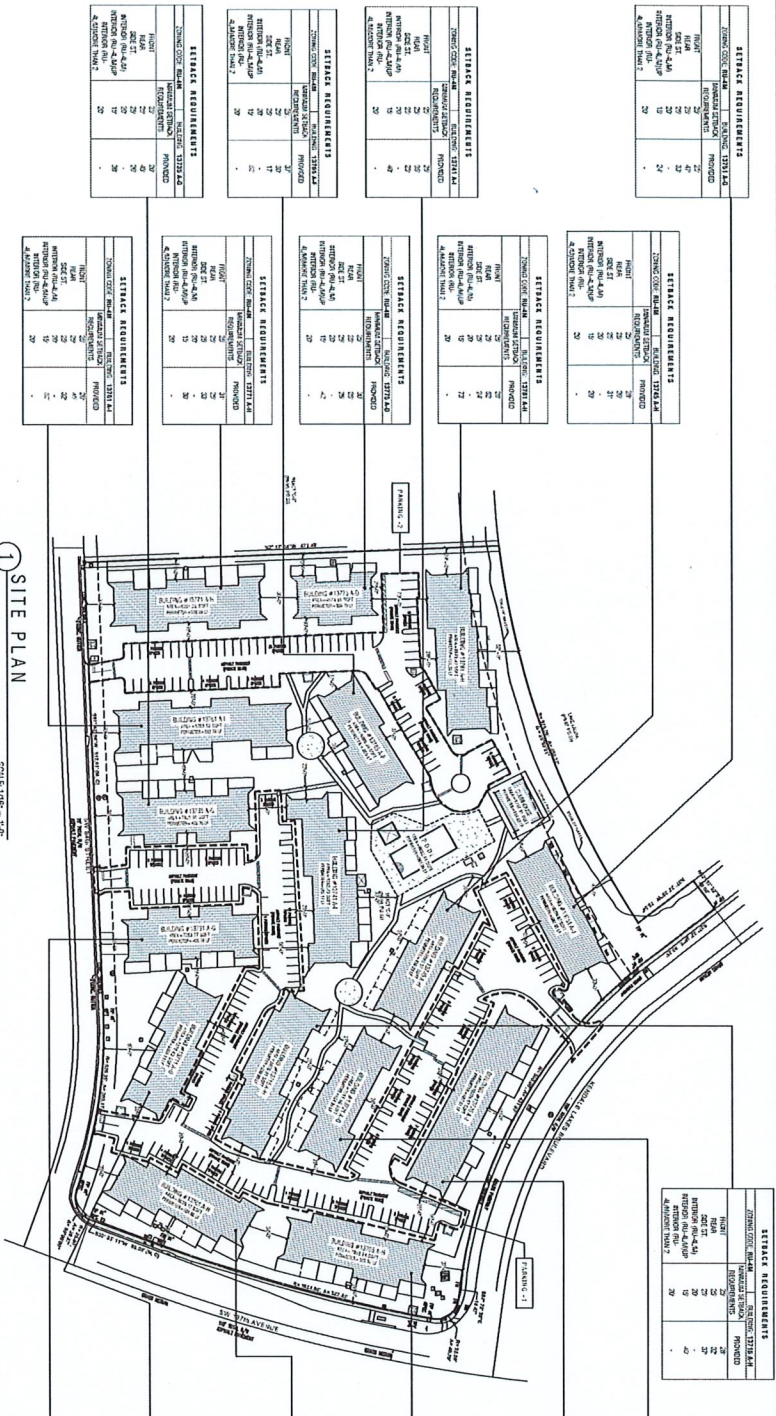
MIAMI-DADE COUNTY
 PROCESS NO.: Z-23-027
 DATE: JUL 24 2025
 BY: GONGOL

TARACOMO TOWN HOMES
 13725 SW 84TH ST, MIAMI FL 33183
 CLIENT:
 TARACOMO TOWN HOMES

SITE PLAN & AREAS
 SCHEDULES
 PROJECT:
 FENCING VIOLATION

CONTRACT NUMBER: 150-20-21
 1501 A.W. 27th ST. GOLF AND PARK, FL 33311
 1 (787) 672-7204
 H.H. F.L.C.C.O. 500
 C.A. # 37900
 sshel@hfc.com
 FILE # 2023-027-02
 FLORIDA P.E. # 74481
 CHN, SHARON, MICHAIL

DATE: 03/31/2025
 SHEET: SP-1.1



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

STAKE REQUIREMENTS	
ZONE/CASE NUMBER	MINIMUM HEIGHT
HEIGHT	PROHIBITED
MINIMUM HEIGHT	2'-0"
MINIMUM HEIGHT	2'-0"
MINIMUM HEIGHT	2'-0"
MINIMUM HEIGHT	2'-0"
MINIMUM HEIGHT	2'-0"

STAKE REQUIREMENTS	
ZONE/CASE NUMBER	MINIMUM HEIGHT
HEIGHT	PROHIBITED
MINIMUM HEIGHT	2'-0"
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ZONE/CASE NUMBER	MINIMUM HEIGHT
HEIGHT	PROHIBITED
MINIMUM HEIGHT	2'-0"
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ZONE/CASE NUMBER	MINIMUM HEIGHT
HEIGHT	PROHIBITED
MINIMUM HEIGHT	2'-0"
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STAKE REQUIREMENTS	
ZONE/CASE NUMBER	MINIMUM HEIGHT
HEIGHT	PROHIBITED
MINIMUM HEIGHT	2'-0"
MINIMUM HEIGHT	2'-0"
MINIMUM HEIGHT	2'-0"
MINIMUM HEIGHT	2'-0"
MINIMUM HEIGHT	2'-0"

PRODUCE EQUIPMENT CASES PER BUILDING TYPE	
BUILDING TYPE (GROUPS 0907)	FOOTPRINT (GROUPS 0907)
13701 A-4	8,598.31
13701 A-4	13,711.4-5
13701 A-4	13,705.4-4
13701 A-4	13,715.4-4
13701 A-4	13,701.4-4
13701 A-4	10,721.6-0

PRODUCE EQUIPMENT CASES PER BUILDING TYPE	
BUILDING TYPE (GROUPS 0907)	FOOTPRINT (GROUPS 0907)
13701 A-4	8,598.31
13701 A-4	13,711.4-5
13701 A-4	13,705.4-4
13701 A-4	13,715.4-4
13701 A-4	13,701.4-4
13701 A-4	10,721.6-0

PRODUCE EQUIPMENT CASES PER BUILDING TYPE	
BUILDING TYPE (GROUPS 0907)	FOOTPRINT (GROUPS 0907)
13701 A-4	8,598.31
13701 A-4	13,711.4-5
13701 A-4	13,705.4-4
13701 A-4	13,715.4-4
13701 A-4	13,701.4-4
13701 A-4	10,721.6-0

PRODUCE EQUIPMENT CASES PER BUILDING TYPE	
BUILDING TYPE (GROUPS 0907)	FOOTPRINT (GROUPS 0907)
13701 A-4	8,598.31
13701 A-4	13,711.4-5
13701 A-4	13,705.4-4
13701 A-4	13,715.4-4
13701 A-4	13,701.4-4
13701 A-4	10,721.6-0

WOOD FENCE
 2 TYPICAL DETAIL

AREA 2 SCHEDULE				
BUILDING NUMBER	AREA	PERIMETER	FENCE AREA	TOTAL AREA WITH FENCE
04201-1234-01	504.0	572.0	5	509.0
04201-1234-02	794.0	472.0	5	799.0
04201-1234-03	1024.0	972.0	20.0	1044.0
04201-1234-04	604.0	422.0	17.0	621.0
04201-1234-05	714.0	442.0	17.0	731.0
04201-1234-06	794.0	502.0	20.0	814.0
04201-1234-07	1024.0	972.0	20.0	1044.0
04201-1234-08	604.0	422.0	17.0	621.0
04201-1234-09	714.0	442.0	17.0	731.0
04201-1234-10	794.0	502.0	20.0	814.0
04201-1234-11	1024.0	972.0	20.0	1044.0
04201-1234-12	604.0	422.0	17.0	621.0
04201-1234-13	714.0	442.0	17.0	731.0
04201-1234-14	794.0	502.0	20.0	814.0
04201-1234-15	1024.0	972.0	20.0	1044.0
04201-1234-16	604.0	422.0	17.0	621.0
04201-1234-17	714.0	442.0	17.0	731.0
04201-1234-18	794.0	502.0	20.0	814.0
04201-1234-19	1024.0	972.0	20.0	1044.0
04201-1234-20	604.0	422.0	17.0	621.0
04201-1234-21	714.0	442.0	17.0	731.0
04201-1234-22	794.0	502.0	20.0	814.0
04201-1234-23	1024.0	972.0	20.0	1044.0
04201-1234-24	604.0	422.0	17.0	621.0
04201-1234-25	714.0	442.0	17.0	731.0
04201-1234-26	794.0	502.0	20.0	814.0
04201-1234-27	1024.0	972.0	20.0	1044.0
04201-1234-28	604.0	422.0	17.0	621.0
04201-1234-29	714.0	442.0	17.0	731.0
04201-1234-30	794.0	502.0	20.0	814.0
04201-1234-31	1024.0	972.0	20.0	1044.0
04201-1234-32	604.0	422.0	17.0	621.0
04201-1234-33	714.0	442.0	17.0	731.0
04201-1234-34	794.0	502.0	20.0	814.0
04201-1234-35	1024.0	972.0	20.0	1044.0
04201-1234-36	604.0	422.0	17.0	621.0
04201-1234-37	714.0	442.0	17.0	731.0
04201-1234-38	794.0	502.0	20.0	814.0
04201-1234-39	1024.0	972.0	20.0	1044.0
04201-1234-40	604.0	422.0	17.0	621.0
04201-1234-41	714.0	442.0	17.0	731.0
04201-1234-42	794.0	502.0	20.0	814.0
04201-1234-43	1024.0	972.0	20.0	1044.0
04201-1234-44	604.0	422.0	17.0	621.0
04201-1234-45	714.0	442.0	17.0	731.0
04201-1234-46	794.0	502.0	20.0	814.0
04201-1234-47	1024.0	972.0	20.0	1044.0
04201-1234-48	604.0	422.0	17.0	621.0
04201-1234-49	714.0	442.0	17.0	731.0
04201-1234-50	794.0	502.0	20.0	814.0
04201-1234-51	1024.0	972.0	20.0	1044.0
04201-1234-52	604.0	422.0	17.0	621.0
04201-1234-53	714.0	442.0	17.0	731.0
04201-1234-54	794.0	502.0	20.0	814.0
04201-1234-55	1024.0	972.0	20.0	1044.0
04201-1234-56	604.0	422.0	17.0	621.0
04201-1234-57	714.0	442.0	17.0	731.0
04201-1234-58	794.0	502.0	20.0	814.0
04201-1234-59	1024.0	972.0	20.0	1044.0
04201-1234-60	604.0	422.0	17.0	621.0

PERCENTAGES	
PERCENTAGE	PERCENTAGE
1	4.4
2	12.0
3	17.0
4	3.8
5	2.8

OPEN SPACE AREA	
PERCENTAGE	PERCENTAGE
1	42.56
2	19.72
3	22.8

SCALE 1/8" = 1'-0"

WOOD FENCE
 2 TYPICAL DETAIL

RECEIVED
 MUNICIPAL POLICE
 PROCESS NO. 221627
 DATE: JUL 24 2025
 ST. JOHNS CO.

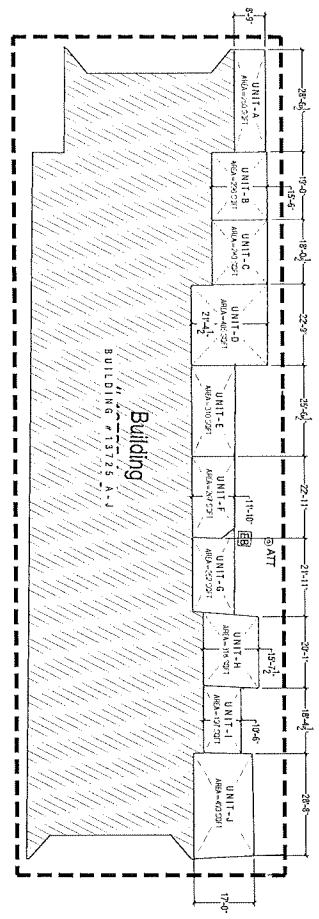
ISSUE
 DATE
 PROJECT: 1AB06

TARACOMO TOWN HOMES
 13725 SW 84TH ST, MIAMI FL 33183
 CLIENT:
 TARACOMO TOWN HOMES

SITE PLAN & AREAS SCHEDULES
 PROJECT:
 FENCING VIOLATION

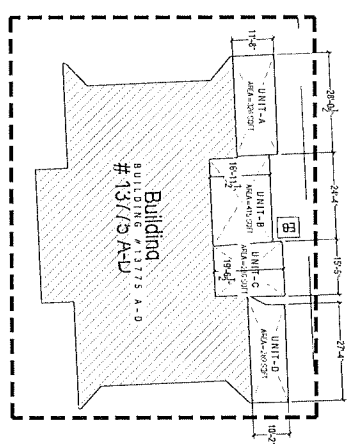
CONTRIBUTION/MANAGER
 TARRANT, JOE
 TARRANT/BOJZ REZENT
 AREA: NW 27TH ST GAILAND PARK, FL 33311
 1 / 551752-7204
 www.fremco.com
 C A # 31900
 consulting@fremco.com
 FELIX RODRIGUEZ PE SE
 FLORIDA PE # 74481
 OMI, Structural Mechanical

TXR/NO/DATE
 REXM PROJECT: 1AB06
 DATE: 03/13/2025
 SHEET: A-1



13725A-J FENCE SCHEDULE

UNIT	LF	PATIO AREA (SF)
A	48'-1"	230
B	50'-0"	296
C	49'-0"	280
D	63'-5"	485
E	43'-10"	310
F	44'-11"	287
G	49'-5"	232
H	51'-5"	318
I	52'-5"	480
TOTAL		3245

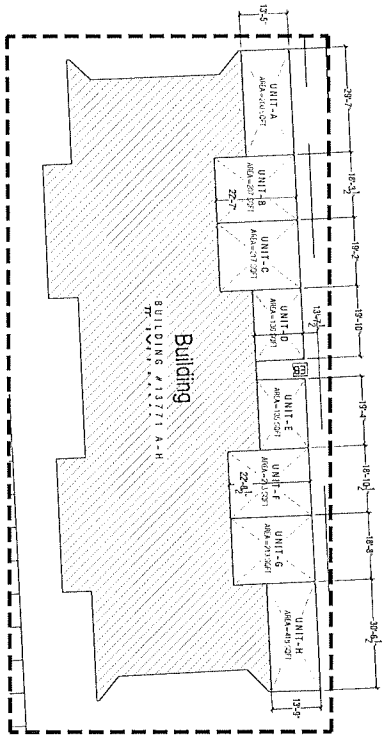


13775A-D FENCE SCHEDULE

UNIT	LF	PATIO AREA (SF)
A	51'-4"	326
B	50'-0"	415
C	54'-11"	288
D	48'-7"	288
TOTAL		1316

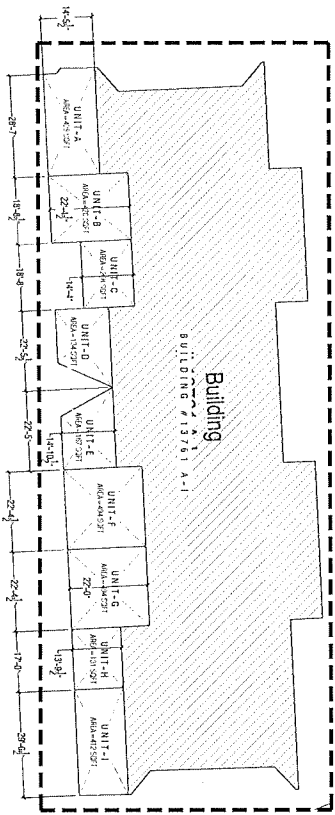
BUILDING -13775A-D
 FENCES

BUILDING -13725A-J
 FENCES



1 BUILDING - 13771 A-H
FENCES

13771A-H FENCE SCHEDULE		
UNIT	LF	PATIO AREA (SF)
A	51'-4"	200
B	63'-6"	207
C	64'-6"	217
D	47'-1"	136
E	48'-7"	135
F	64'-4"	213
G	55'-2"	213
H	59'-1"	419
TOTAL		1739



1 BUILDING - 13761 A-I
FENCES

13761A-I FENCE SCHEDULE		
UNIT	LF	PATIO AREA (SF)
A	58'-3"	428
B	63'-6"	420
C	47'-4"	238
D	48'-7"	187
E	58'-7"	484
F	66'-7"	494
G	44'-8"	131
H	57'-4"	412
TOTAL		2968

RECEIVED
 MIAMI-DADE COUNTY
 PLANNING DEPARTMENT
 DATE: JUL 24 4 52 PM
 PROJECT: 13761A-I
 ST. SCHUBERT

ISSUE	DATE

TARACOMO TOWN HOMES
 13725 SW 84TH ST. MIAMI FL 33183
 CLIENT:
TARACOMO TOWN HOMES

SITE PLAN & AREAS SCHEDULES
 PROJECT:
FENCING VIOLATION

CONSTRUCTION MANAGER:
 TRINIDAD SANCHEZ
 (305) 437-7200
 1808-A NW 27TH ST. DAVENPORT
 PARK, FL 33311
 (754) 537-7204
 www.tfcenc.com
 C A # 37900
 :cencalling@tfcenc.com
 FELIX E. RODRIGUEZ, P.E. SE
 FLORIDA PE #74481
 (Civil Structural, Mechanical)

PROJECT: 13761A-I
 DATE: 03/13/2025
 SHEET: A-2

RECEIVED
 DATE: _____
 PROJECT NO: 13735A-G
 DATE: JUL 24 2025
 BY: SONICSA

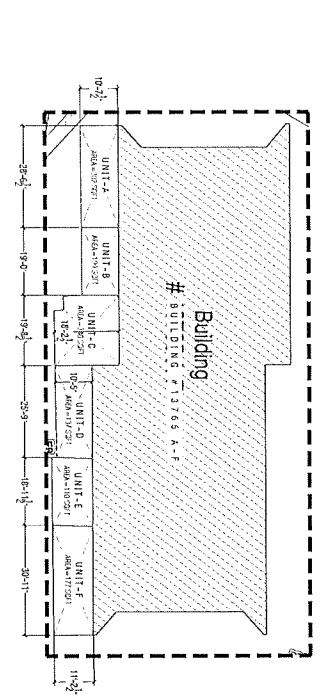
ISSUE: _____

TARACOMO TOWN HOMES
 13725 SW 84TH ST, MIAMI FL 33183
 CLIENT:
TARACOMO TOWN HOMES

SITE PLAN & AREAS SCHEDULES
 PROJECT:
FENCING VIOLATION

CONSTRUCTION NUMBER: _____
 DRAWING NO: 13735A-G
 13735A-G PART 2 OF 2
 P.A.R.K. - FL 33311
 WWW.FICREC.COM
 C.A.# 37900
 SCHEDULE@FICREC.COM
 OFFICE: 6600 NE 17th St
 FLORIDA 33177-4481
 Civil, Structural, Mechanical

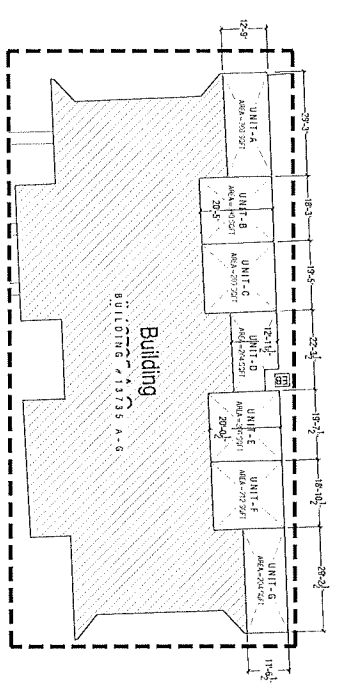
DATE: 03/13/2025
 PROJECT: 13735A-G
 SHEET: **A-3**



1 BUILDING - 13765A-F
 FENCES

13765A-F FENCE SCHEDULE

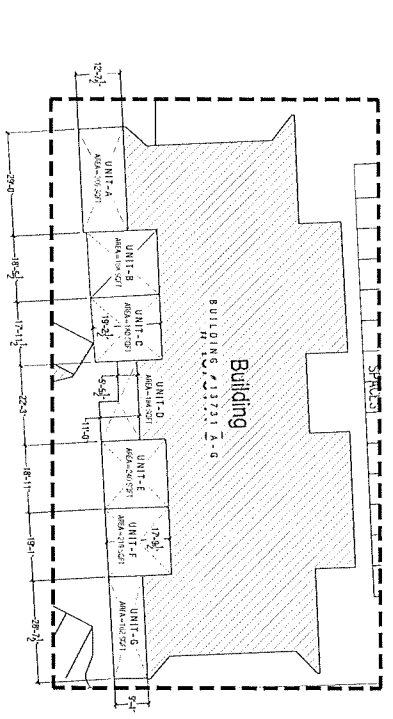
UNIT	LF	PATIO AREA (SF)
A	49'-8"	302
B	39'-11"	199
C	59'-11"	346
D	46'-5"	137
E	42'-0"	110
F	53'-7"	177
TOTAL		1271



1 BUILDING - 13735A-G
 FENCES

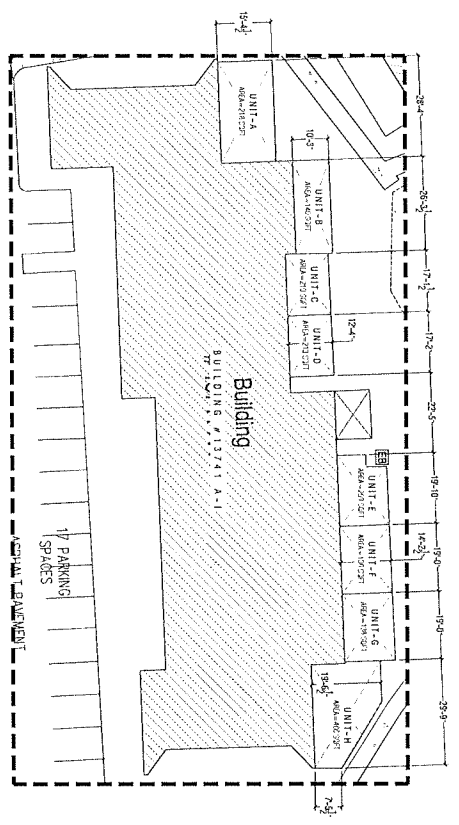
13735A-G FENCE SCHEDULE

UNIT	LF	PATIO AREA (SF)
A	54'-0"	366
B	59'-2"	380
C	60'-1"	269
D	48'-3"	264
E	59'-10"	206
F	58'-9"	212
G	52'-6"	204
TOTAL		1841



1 BUILDING - 13731A-G
FENCES

13731A-G FENCE SCHEDULE		
UNIT	LF	PATIO AREA (SF)
A	54'-2"	355
B	57'-9"	180
C	50'-4"	184
D	44'-1"	240
E	55'-1"	219
F	54'-9"	192
G	47'-6"	159
TOTAL		1599



1 BUILDING - 13741A-I
FENCES

13741A-I FENCE SCHEDULE		
UNIT	LF	PATIO AREA (SF)
A	59'-1"	218
B	46'-9"	140
C	41'-6"	210
D	41'-10"	213
E	48'-0"	289
F	47'-6"	136
G	47'-10"	138
H	60'-11"	465
TOTAL		1780

RECEIVED
 PROJECT NO. 1373187
 DATE: JUL 24 2025
 PREPARED BY: [Signature]

ISSUE	DATE

TARACOMO TOWN HOMES
 13725 SW 84TH ST, MIAMI FL 33183
 CLIENT:
TARACOMO TOWN HOMES

SITE PLAN & AREAS SCHEDULES
 PROJECT:
FENCING VIOLATION

CONSTRUCTION MANAGER
 PROJECT MANAGER
 C A # 37900
 schelling@vrsc.com
 13761 753-5204
 13761 753-5204
 www.vrsc.com

PROJECT NO. 1373187
 DATE: 03/13/2025
 SHEET
A-4

ISSUE	DATE

TARACOMO TOWN HOMES
 13725 SW 84TH ST, MIAMI FL 33183

CLIENT:
TARACOMO TOWN HOMES

SITE PLAN & AREAS SCHEDULES

PROJECT:
FENCING VIOLATION

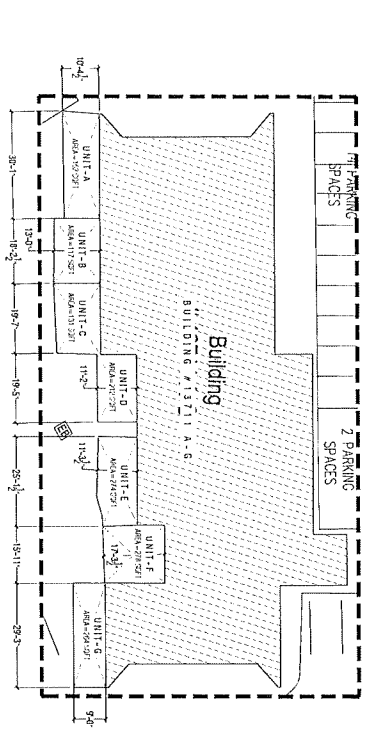
CONSTRUCTION MANAGER:

OWNER:
 TARACOMO TOWN HOMES
 13725 SW 84TH ST, MIAMI FL 33183
 P.O. BOX 13725
 MIAMI, FL 33183
 WWW.TARACOMO.COM

DATE: 03/13/2025

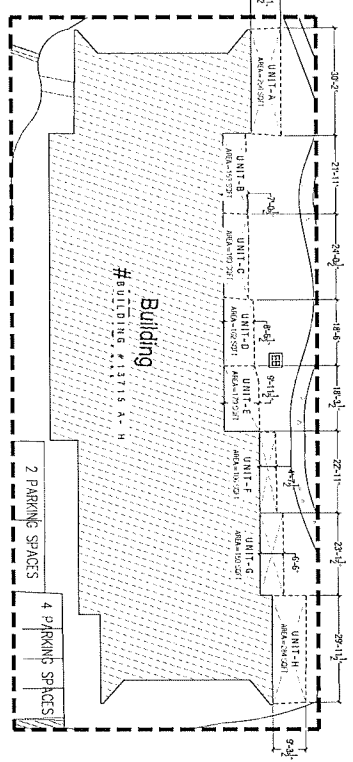
R/C/M PROJECT: 14806

SHEET: A-5



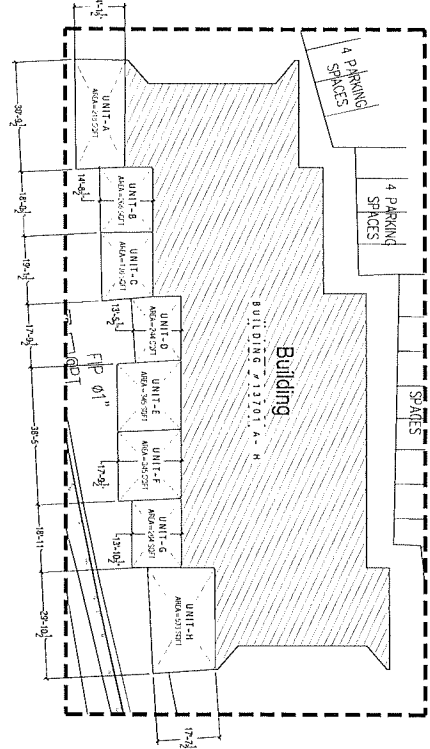
1 BUILDING - 13711A-G
 1 FENCES

UNIT	LF	PATIO AREA (SF)
A	50'-7"	152
B	44'-3"	117
C	49'-1"	131
D	41'-5"	212
E	48'-3"	274
F	50'-0"	280
G	47'-0"	264
TOTAL		1430



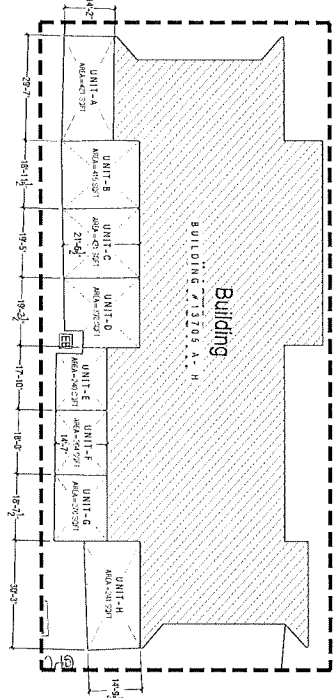
1 BUILDING - 13715A-H
 1 FENCES

UNIT	LF	PATIO AREA (SF)
A	48'-2"	255
B	38'-4"	153
C	38'-1"	169
D	35'-10"	182
E	37'-3"	179
F	31'-11"	106
G	36'-3"	150
H	48'-9"	284
TOTAL		1459



① BUILDING - 13701A-H
FENCES

13701A-H FENCE SCHEDULE		
UNIT	LF	PATIO AREA (SF)
A	58-7"	218
B	47-6"	286
C	48-0"	156
D	48-0"	244
E	53-1"	345
F	53-1"	345
G	48-9"	264
H	68-7"	533
TOTAL		2351



① BUILDING - 13705A-H
FENCES

13705A-H FENCE SCHEDULE		
UNIT	LF	PATIO AREA (SF)
A	58-9"	421
B	62-7"	415
C	62-7"	421
D	62-2"	380
E	48-9"	240
F	47-9"	264
G	48-4"	276
H	61-2"	241
TOTAL		2558

RECEIVED	DATE
PROJECT	DATE
ISSUE	DATE

TARACOMO TOWN HOMES
13725 SW 84TH ST, MIAMI FL 33183
CLIENT:
TARACOMO TOWN HOMES

SITE PLAN & AREAS
SCHEDULES
PROJECT:
FENCING VIOLATION

CONSTRUCTION MANAGER
C.A.P. 31900
HELIX F. RODRIGUEZ, P.E. SE
FLORIDA P.E. #144631
CIVIL, STRUCTURAL, MECHANICAL

REGM REQUEST: 1488E
DATE: 03/13/2025
SHEET: A-6

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z23-527

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].

DATE: JUL 24 2025
BY: (3) NGOL

CORPORATION NAME: Taracoma Townhomes Condominium Association Inc

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>see attached list</u>	

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

TRUST/ESTATE NAME: _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO: 23-527

DATE: JUL 24 2025

BY: SONGOL

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:

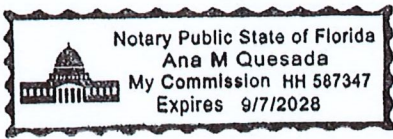
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: *[Handwritten Signature]*
(Applicant)

Sworn to and subscribed before me this 8 day of July, 2025. Affiant is personally known to me or has produced _____ as identification.

[Handwritten Signature]
(Notary Public)



My commission expires 9/7/2028

*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.: Z23-527

ULF REC 8773 PG1078

Exhibit "C"

DATE: JUL 24 2025

BY: GONGOL

THE KENDALWOOD COURT
CONDOMINIUM ASSOCIATION

<u>Identification of Each Unit</u>			<u>Undivided share stated in the common elements which are appurtenant to each of the units</u>	<u>Estimated Monthly assessment in dollars for sharing of common expenses</u>
<u>Building#</u>	<u>Unit</u>	<u>Type</u>		
13771 (1)	A	A	.9095	\$55.00
13771	B	C	.7618	55.00
13771	C	C	.7618	55.00
13771	D	B	.8948	55.00
13771	E	B	.8948	55.00
13771	F	C	.7618	55.00
13771	G	C	.7618	55.00
13771	H	A	.9095	55.00
13775 (2)	A	A	.9095	55.00
13775	B	C	.7618	55.00
13775	C	C	.7618	55.00
13775	D	A	.9095	55.00
13781 (3)	A	A	.9095	55.00
13781	B	C	.7618	55.00
13781	C	C	.7618	55.00
13781	D	B	.8948	55.00
13781	E	B	.8948	55.00
13781	F	B	.8948	55.00
13781	G	B	.8948	55.00
13781	H	A	.9095	55.00
13765 (4)	A	A	.9095	55.00
13765	B	B	.8948	55.00
13765	C	B	.8948	55.00
13765	D	C	.7618	55.00
13765	E	C	.7618	55.00
13765	F	A	.9095	55.00
13761 (5)	A	A	.9095	55.00
13761	B	C	.7618	55.00
13761	C	C	.7618	55.00
13761	D	B	.8948	55.00
13761	E	B	.8948	55.00
13761	F	B	.8948	55.00
13761	G	C	.7618	55.00
13761	H	C	.7618	55.00
13761	I	A	.9095	55.00

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MIAMI-DADE COUNTY

PROCESS NO.: Z23-527

DATE: JUL 24 2025

BY: GONGOL

OFF REC 8773 PG1079

Exhibit "C"

<u>Identification of Each Unit</u>			<u>Undivided share stated in the common elements which are appurtenant to each of the units</u>	<u>Estimated Monthly assessment in dollars for sharing of common expenses</u>
<u>Building*</u>	<u>Unit</u>	<u>Type</u>		
13735 (6)	A	A	.9095	
13735	B	C	.7618	\$55.00
13735	C	C	.7618	55.00
13735	D	B	.8948	55.00
13735	E	C	.7618	55.00
13735	F	C	.7618	55.00
13735	G	A	.9095	55.00
				55.00
13741 (7)	A	A	.9095	
13741	B	C	.7618	55.00
13741	C	B	.8948	55.00
13741	D	B	.8948	55.00
13741	E	C	.7618	55.00
13741	F	C	.7618	55.00
13741	G	C	.7618	55.00
13741	H	C	.7618	55.00
13741	I	A	.9095	55.00
.....9095	55.00
13715 (8)	A	A	.9095	55.00
13715	B	B	.8948	55.00
13715	C	B	.8948	55.00
13715	D	C	.7618	55.00
13715	E	C	.7618	55.00
13715	F	B	.8948	55.00
13715	G	B	.8948	55.00
13715	H	A	.9095	55.00
13701 (9)	A	A	.9095	55.00
13701	B	C	.7618	55.00
13701	C	C	.7618	55.00
13701	D	C	.7618	55.00
13701	E	C	.7618	55.00
13701	F	C	.7618	55.00
13701	G	C	.7618	55.00
13701	H	A	.9095	55.00
13711 (10)	A	A	.9095	55.00
13711	B	C	.7618	55.00
13711	C	B	.8948	55.00
13711	D	B	.8948	55.00
13711	E	C	.7618	55.00
13711	F	C	.7618	55.00
13711	G	A	.7618	55.00
13731 (11)	A	A	.9095	55.00
13731	B	C	.7618	55.00
13731	C	C	.7618	55.00
13731	D	B	.8948	55.00
13731	E	C	.7618	55.00
13731	F	C	.7618	55.00
13731	G	A	.9095	55.00

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MIAMI-DADE COUNTY
 PROCESS NO.: Z23-527
 DATE: JUL 24 2025
 BY: GONGOL

OFF REC 8773 PG1080

Exhibit "C"

<u>Identification of Each Unit</u>			<u>Undivided share stated in the common elements which are appurtenant to each of the units</u>	<u>Estimated Monthly assessment in dollars for sharing of common expenses</u>
<u>Building*</u>	<u>Unit</u>	<u>Type</u>		
13751 (12)	A	A	.9095	
13751	B	C	.7618	55.00
13751	C	C	.7618	55.00
13751	D	B	.8948	55.00
13751	E	C	.7618	55.00
13751	F	C	.7618	55.00
13751	G	A	.9095	55.00
13745 (13)	A	A	.9095	55.00
13745	B	C	.7618	55.00
13745	C	C	.7618	55.00
13745	D	B	.8948	55.00
13745	E	C	.7618	55.00
13745	F	C	.7618	55.00
13745	G	A	.9095	55.00
13721 (14)	A	A	.9095	55.00
13721	B	C	.7618	55.00
13721	C	C	.7618	55.00
13721	D	C	.7618	55.00
13721	E	B	.8948	55.00
13721	F	B	.8948	55.00
13721	G	A	.9095	55.00
13705 (15)	A	A	.9095	55.00
13705	B	C	.7618	55.00
13705	C	C	.7618	55.00
13705	D	C	.7618	55.00
13705	E	C	.7618	55.00
13705	F	C	.7618	55.00
13705	G	C	.7618	55.00
13705	H	A	.9095	55.00
13725 (16)	A	A	.9095	55.00
13725	B	C	.7618	55.00
13725	C	C	.7618	55.00
13725	D	B	.8948	55.00
13725	E	B	.8948	55.00
13725	F	B	.8948	55.00
13725	G	B	.8948	55.00
13725	H	C	.7618	55.00
13725	I	C	.7618	55.00
13725	J	A	.9095	55.00