



FINAL AGENDA

Community Zoning Appeals Board 14
William F. Dickinson Community Center, 1601 N. Krome Avenue, Homestead, FL
Wednesday, April 15, 2026 at 6:30 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

1.	Z2025000085	Roberto Martinez	25-85	57-38-14	N
2.	Z2025000155	Julio Garcia	25-155	57-38-14	N
3.	Z2025000184	PEEC Holding, LLC	25-184	55-39-36	N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF APRIL 15, 2026

WILLIAM F. DICKINSON COMMUNITY CENTER

1601 N. KROME AVENUE, HOMESTEAD, FL 33030

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

3. PEEC HOLDING LLC Z2025000184

Area 14/District 09

The application seeks to modify the condition of a prior resolution only as applies to the subject property in order to construct a single-family residence on the subject site that currently has a less lot width than otherwise required.

MODIFICATION of a condition of Resolution No. 2458, passed and adopted by the Board of County Commissioners, only as applies to the subject property, and reading as follows:

FROM: "...8,700 cubic foot minimum on all South Miami Heights, Sections A to H inclusive, lying in Sections 36-55-39, 31-55-40, 1-56-39 and Section 6-56-40, including a buffer strip 200' wide around the entire subdivision (including strips of Section 35-55-39 and 2-56-39, except that part fronting on Quail Roost drive and with the provision that no residence shall be placed on less than 75' frontage."

TO: "...8,700 cubic foot minimum on all South Miami Heights, Sections A to H inclusive, lying in Sections 36-55-39, 31-55-40, 1-56-39 and Section 6-56-40, including a buffer strip 200' wide around the entire subdivision (including strips of Section 35-55-39 and 2-56-39, except that part fronting on Quail Roost drive and with the provision that no residence shall be placed on less than 25' frontage."

The purpose of the aforementioned request is to allow the applicant to modify the condition of a prior resolution only as applies to the subject property, in order to construct a single-family residence on a site with less lot frontage than required.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "New Single-Family Residence for Mr. & Mrs. Camous" as prepared by Bellon architecture, 2 sheets dated stamped received 9/16/2 and 1 sheet dated 12/8/25 for a total of 3 sheets. Plans may be modified at Public Hearing.

LOCATION: Lying north of SW 184 Street, approximately 302 feet east of SW 118 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: ±0.05 Acres net (±0.07 Acres gross)

Department of Regulatory and
Economic Resources
Recommendation:

Approval With Conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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

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

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

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 14**

PH: Z25-085

April 15, 2026

Item No. 1

Recommendation Summary	
Commission District	8
Applicants	Roberto Martinez
Summary of Requests	This applicant seeks to rezone the subject property from AU (minimum 5-gross acre lots) to RU-1M(a) (minimum 5,000 square feet lots) which would allow the property to be developed with more residential units than currently permitted.
Location	31750 SW 189 Court, Miami-Dade County, Florida
Property Size	±1.53-gross acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Single-family residence, vacant land
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 du/a <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval, subject to the Board's acceptance of the proffered covenant.

REQUEST:

DISTRICT BOUNDARY CHANGE from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District.

PROJECT DESCRIPTION:

The applicant seeks to rezone the ±1.53-gross acre subject parcel from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District, in order to develop the site with more residential units than permitted under the current AU zoning district. Staff notes that there were no plans submitted for this subject application. However, a zoning Declaration of Restrictions is being voluntarily proffered by the applicant which restricts that the maximum number of dwelling units on the subject property will not exceed the maximum density allowed under the Miami-Dade County Comprehensive Development Master Plan, or, not to exceed a maximum of nine (9) dwelling units.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; single-family residence, vacant land	Low Density Residential (2.5 - 6 du/a)
North	AU; single-family residence, vacant land	Low Density Residential (2.5 - 6 du/a)
South	RU-1; single-family residences	Low Density Residential (2.5 - 6 du/a)
East	RU-1M(a); vacant lots	Low Density Residential (2.5 - 6 du/a)

West	RU-1; single-family residences	Low Density Residential (2.5 - 6 dua)
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NEIGHBORHOOD COMPATIBILITY:

The ±1.53-gross acre subject property currently consists of a single-family residence and some vacant land, and is located at 31750 SW 189 Court fronting along SW 190 Avenue. The surrounding area is characterized by RU-1 zoned existing single-family residences to the south and west, RU-1M(a) zoned vacant lots to the east, and a large AU zoned parcel with a single-family residence to the north of the subject site. Additionally, the subject property is located inside the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property in order to provide additional housing in this area, which could have traffic impacts as well as impacts on other County services. However, based on memoranda from the departments reviewing this application, the additional impacts will be minimal and 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 traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 14 PM peak hour vehicle trips. Staff notes that the application request may add to the population and may bring additional noise into the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±1.53-gross 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 **Low Density Residential**. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses and a mixture of housing types, provided that the maximum gross density is not exceeded.* This allows the applicant to develop the ±1.53-gross acre subject site with up to nine (9) residential units as the maximum density allowed under the CDMP Low Density Residential threshold on the LUP map. The applicant seeks a district boundary change from AU to RU-1M(a) for the property. Staff notes that RU-1M(a), Modified Single-Family Residential District, has a minimum lot size of 5,000 sq. ft. and approval of this application could allow the applicant to develop the 1.53-gross acre subject parcel with up to a maximum of 13 residential units which would exceed the maximum density threshold allowed under the CDMP. However, staff notes that the applicant has voluntarily proffered a zoning declaration of restrictions in support of the requested rezoning, which provides that the maximum residential density on the subject property shall be no greater than a maximum of nine (9) units, which staff notes would be similar to the aforementioned CDMP threshold and as such, **consistent** with the same.

The CDMP Land Use Element **Objective LU-4**, states that *Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* Staff notes that the adjoining properties to the east of the subject site are already zoned RU-1M(a), whereas the properties to the south and west of the parcel are zoned RU-1. As such, staff opines that the proposed RU-1M(a) zoning on the subject site keeps with the residential zoning trend of

development that exists within the surrounding neighborhood. Based on the foregoing, staff opines that approval of the rezoning of the subject property to RU-1M(a), subject to the Board's acceptance of the proffered covenant, would be **compatible** with the surrounding area and **consistent** with the density threshold of the **Low Density Residential** designation of the parcel on the CDMP Land Use Plan map and Land Use Element interpretative text, **Objective LU-4**.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District, on the subject property. For the reasons stated above and below, staff opines that when the request to rezone the ±1.53-gross acre parcel to RU-1M(a), which would allow the parcel to be developed with more residential units than permitted under the current AU zoning district, is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that the Low Density Residential designation of the subject site, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the natural transition of residential zoning trend of development in the surrounding area. Staff opines that given the established residential pattern in the surrounding area characterized by existing single-family residences located to the south and west of the subject site that are zoned RU-1, and parcels to the east that are zoned RU-1M(a) similar to what is being requested under the current application, staff finds that the proposed rezoning represents a consistent and compatible continuation of the development pattern that would not alter the development trend within the surrounding community. Furthermore, the applicant has proffered a Declaration of Restrictions which, among other things, restricts the residential density on the subject property to a maximum of nine (9) units, which is the maximum density allowed under the Miami-Dade County Comprehensive Development Master Plan's density threshold. Based on the foregoing, staff opines that the approval of the RU-1M(a) zoning district on the subject property and would be **compatible** with the area and would be a natural transition of the development residential trend in this area.

Staff notes that the subject parcel is located immediately east of SW 190 Avenue and in an area with properties zoned RU-1M(a) to its east. Although the large parcel to the north of the subject site is zoned AU, staff notes that the properties to the south and west of subject parcel are all developed with existing single-family residences under the RU-1 zoning district. In staff's opinion, approval of the RU-1M(a) zoning district on the subject property would be a natural transition of the residential development trend within the surrounding community. Staff notes that although no site plans were submitted for this application, at the time of permitting any future residential development of the property would have to comply with RU-1M(a) zoning requirements, which require the development to be compatible with the adjacent uses through the implementation of adequate buffering, site planning, and/or design features. Based on the aforementioned reasons, staff opines that approval of the request to rezone the subject parcel to RU-1M(a), subject to the proffered covenant, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the zone change in relation to the present and future development of the area.

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 traffic concurrency criteria, and will generate 14 PM peak hour vehicle trips, which does not exceed the acceptable Level of Service (LOS) on the surrounding roadways. Further, the Code Coordination and Public Hearings Section of the Department of Regulatory and Economic Resources (RER) indicate in their memorandum that the application meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department, as well as the Water and Sewer Department, do not object to the application. Based on the aforementioned department memoranda, staff opines that approval of the applicant's request for a district boundary change will not unduly burden the abutting roadways, will not have an unfavorable impact on the environmental resources of the County, and will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the request to rezone the subject parcel to RU1-M(a), would be **compatible** with the character of the surrounding neighborhood when considering the necessity and reasonableness of the rezoning in relation to the present and future development of the area. **Therefore, staff recommends approval of the application, subject to the Board's acceptance of the proffered covenant, for a district boundary change to RU1-M(a), Modified Single-Family Residential District, under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.


OTHER: N/A

RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant.

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:MA



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

ZONING RECOMMENDATION ADDENDUM

Roberto Martinez
PH: Z25-085

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Code Coordination and Public Hearings Section (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 & Sewer Department (WASD)	<i>No objection</i>
Office of Historic Preservation (OHP)	<i>No objection</i>
Miami-Dade County Public Schools	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Low Density Residential <i>(Pg. I-29)</i>	<i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
Objective LU-4 <i>(Pg. I-8)</i>	<i>Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<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> <p style="padding-left: 40px;">(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></p>
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ZONING RECOMMENDATION ADDENDUM

Roberto Martinez
PH: Z25-085

(2) 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;

(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

(4) 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;

(5) 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.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

MARTINEZ, ROBERTO

31750 SW 189 CT
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000085

DATE

HEARING NUMBER

FOLIO: 30-7814-000-0292

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

June 4, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

MARTINEZ, ROBERTO

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: September 2, 2025

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

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

A handwritten signature in blue ink that reads "Lisa M. Spadafina".

Subject: Z2025000085-3rd Review
Roberto Martinez
31750 SW 189th Court
DBC from AU to RU1-M(a)
(AU) (1.53 acres)
14-57-38

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

Potable Water Supply and Wastewater Disposal

The requested district boundary change does not include a site plan. However, based on the density allowed under the requested district boundary change, and based on the feasible distance requirements in the Code, the proposed development is within feasible distance to public water and public sanitary sewers services, provided by the City of Homestead. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with the Code. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

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 34895, Page 624, 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.

The sanitary sewer flow from the subject property is directed to public sewer pump stations 10-011, 10-015, 10-WWTPIPS and then to Homestead's Sewer Treatment Plant. These structures are owned and operated by the City of Homestead. At this time, pump stations 10-011 and 10-015 are operating under Conditional Moratorium. DERM can issue conditional sewer capacity certification for this project subject to the certification of completion of the pump station. In accordance with the new USEPA/FDEP Consent Decree (Case: NO. 1:12-cv-24400-FAM, effective December 6, 2013) DERM cannot issue Certificates of Occupancy/Certificates of Completion for any associated building permits until pump stations 10-011 and 10-015 have been certified complete and operating in compliance.

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

Conditions of Approval: None

Water Control Review

According to the information found on this application, DERM has no pertinent comments to the requested rezoning of the property from AU to RU1-M(a). However, the applicant is advised that any future development on this site must comply with the following conditions:

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

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

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

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources. 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.

The subject application was reviewed to determine whether the proposed request is in accordance with the tree protection standards contained in section 24-49 of the Code; however, no information regarding these tree resources was submitted with this application. It is noted that the applicant has not submitted

a site plan for consideration with the application. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

The subject application, which requests a district boundary change from AU to RU1-M(a) could result in tree removal/relocation activity to trees. **Any DERM recommendation or approval of the district boundary change shall not be interpreted as approval for the removal or relocation of any tree resources on site.**

The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: May 23, 2025

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

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

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

Subject: Zoning Application Comments - Angy Subdivision
Application No. Z2025000085

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

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

The subject application is within Homestead's water and sewer service area. At the time of development, the applicant is advised to consult with the respective Utility for any infrastructure that they may have in their service area.

Application Name: Angy Subdivision

Location: The proposed project is located at 31750 SW 189th Court, with Folio No. 30-7814-000-0292, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking a district boundary change from AU Agricultural/Residential 5 Acres gross to RU-1M(a) (Modified Single Family Residential District)

Water: The proposed development is located within the City of Homestead's water service area. Please consult with their Utility Department for infrastructure available to serve the proposed development.

Water Conservation: 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/conservation/library/WUE_standards_manual_final.pdf

Sewer: The proposed development is located within the City of Homestead's sewer service area. Please consult with their Utility Department for infrastructure available to serve the proposed development.


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: June 12, 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: Z2025000085
Name: Roberto Martinez
Location: 31750 SW 189 Court
Section 14 Township 57 South Range 38 East

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

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 **14 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9938	SW 296 Street east of SW 197 Avenue	C	C
9948	SW 312 Street west of US 1/ SR 5	D	D
9954	SW 3328 Street east of SW 6 Avenue	D	D

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

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

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

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

Memorandum



Date: May 14, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000085

The Miami-Dade Fire Rescue Department has **no objection** to request for zoning designation change uploaded to "EnerGov" on 5/1/2025. Any future site plans will need separate approval.

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

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

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

Memorandum



Date: May 12th, 2025

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

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

Subject: Zoning Review Z2025 – 000085 Roberto Martinez

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000085



Section: 14 Township: 57 Range: 38
 Applicant: Roberto Martinez
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

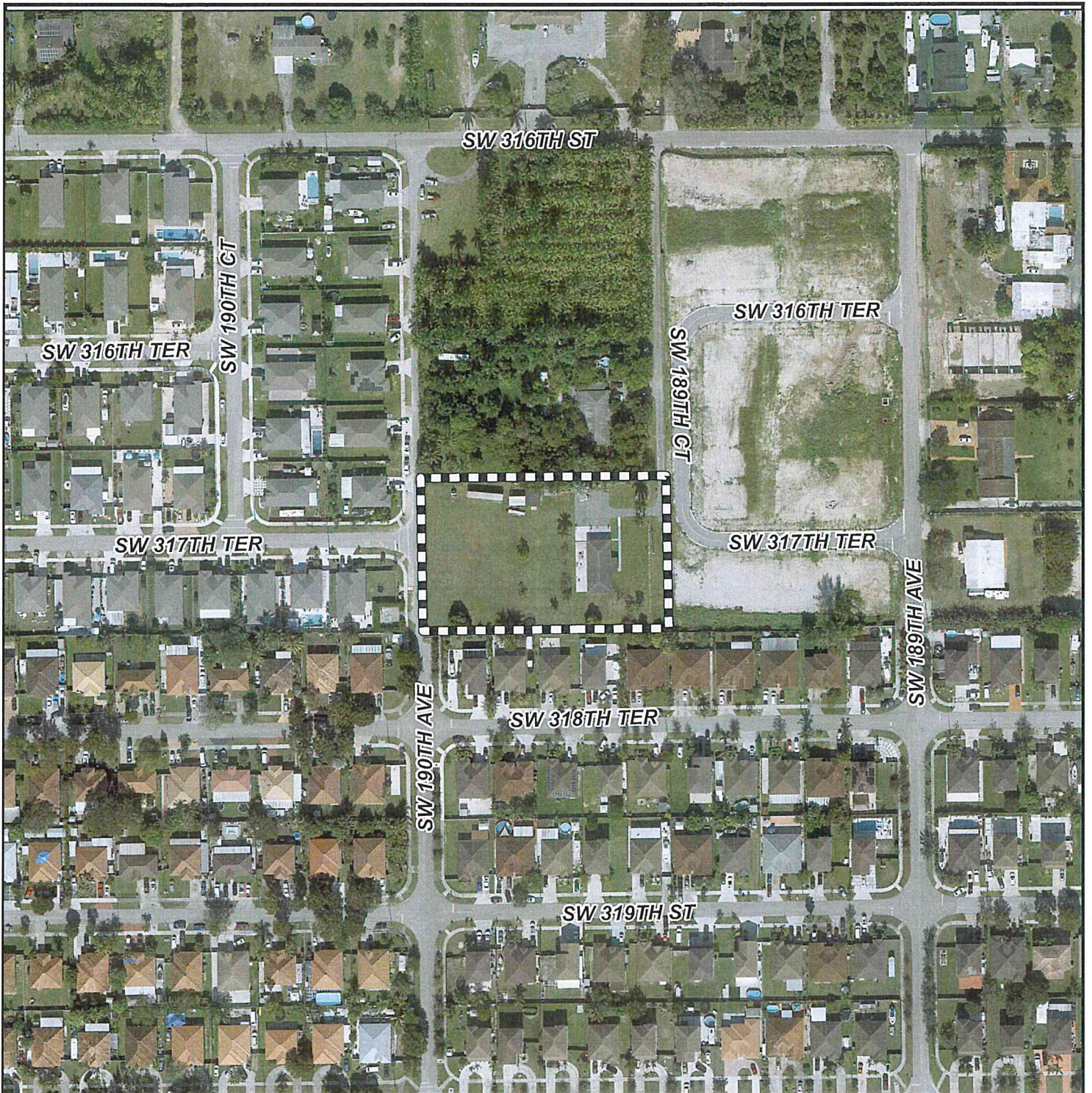
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, May 2, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000085

Legend
 Subject Property

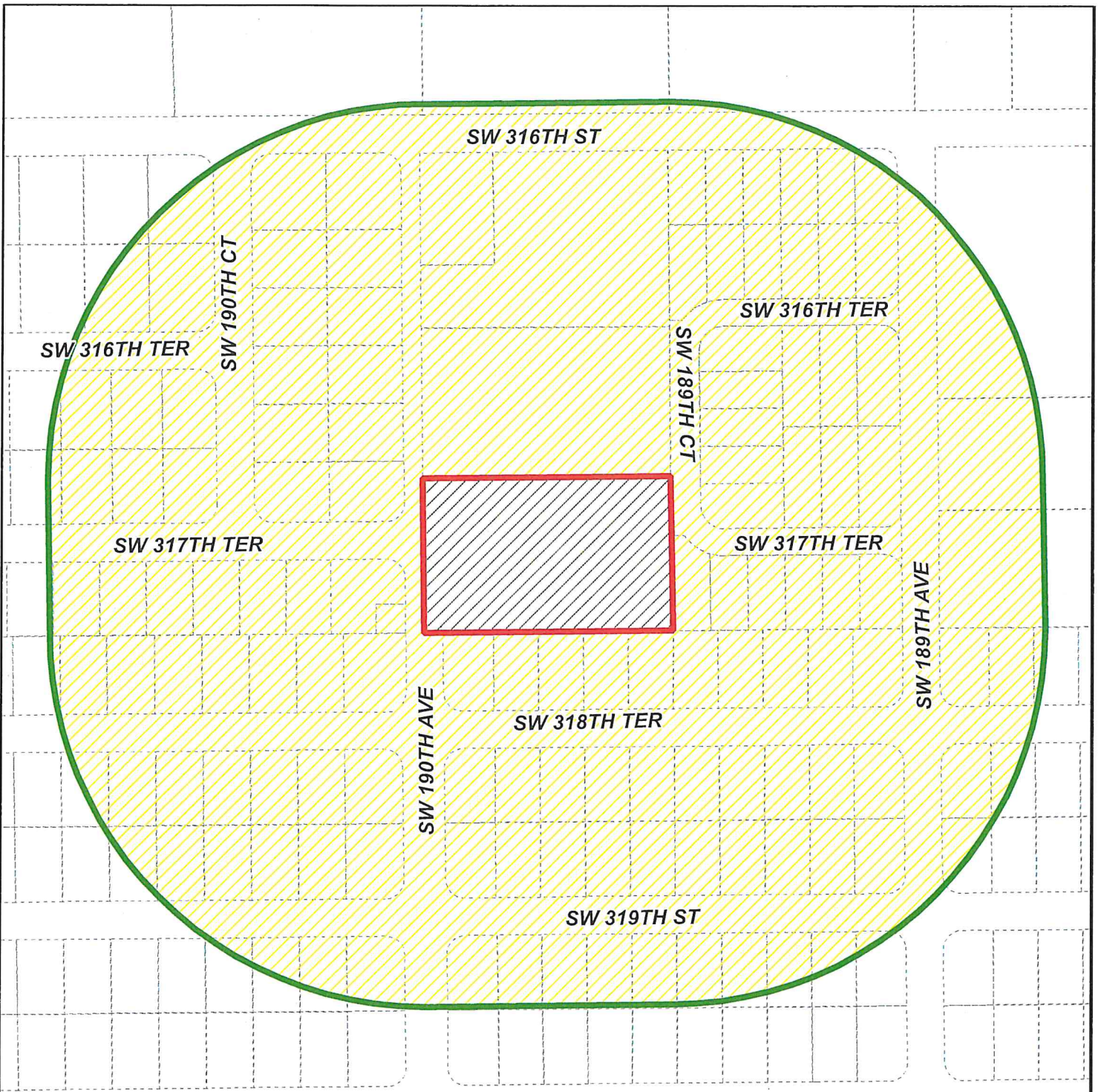


Section: 14 Township: 57 Range: 38
 Applicant: Roberto Martinez
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, May 2, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 14 Township: 57 Range: 38
 Applicant: Roberto Martinez
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000085
 RADIUS: 500

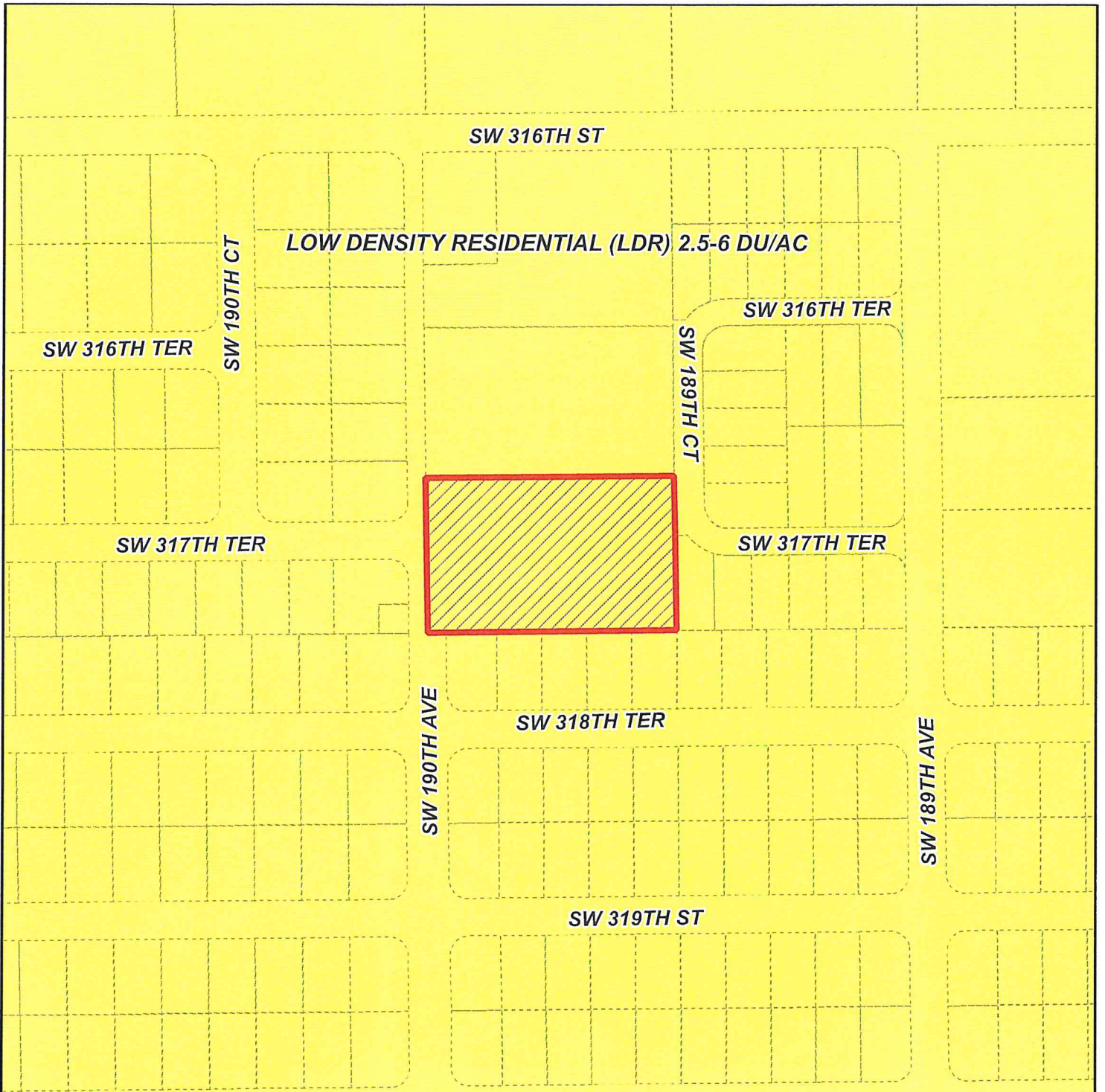
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, May 2, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000085

Section: 14 Township: 57 Range: 38
 Applicant: Roberto Martinez
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, May 2, 2025

REVISION	DATE	BY

This instrument was prepared by:
Name: David T. Alvarez, Esq.
Alvarez Law, LLC
515 Whitehead Street
Key West, FL 33040.

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner, **ROBERTO MARTINEZ**, holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

IN ORDER TO ASSURE the County that the representations made by the Owner during consideration of Public Hearing No. **Z2025000085** will be abided by, the Owner freely, voluntarily, and without duress makes the following Declaration of Restrictions covering and running with the Property:

1. The maximum number of dwelling units on the Property will not exceed the maximum density allowed under the Miami-Dade County Comprehensive Development Master Plan (9 units).

Declaration of Restrictions

Page 2

MISCELLANEOUS

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

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

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

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

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

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Declaration of Restrictions

Page 3

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

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

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

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Regulatory and Economic Resources Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

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

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

[Execution Pages Follow]

Declaration of Restrictions
Page 4

OWNER:


ROBERTO MARTINEZ

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of December, 2025 by Roberto Martinez as Owner of Angy Subdivision, who is personally known to me or has produced Driver License as identification.


Notary Public

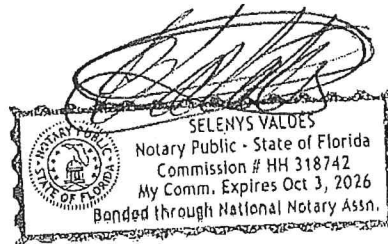


EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 200.45 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, OF MIAMI-DADE COUNTY, FLORIDA AND AN EASEMENT OF THE EAST 25 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-085 DATE: MAY 1 2025 BY: ISA



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-085 DATE: MAY 1 2025 BY: ISA



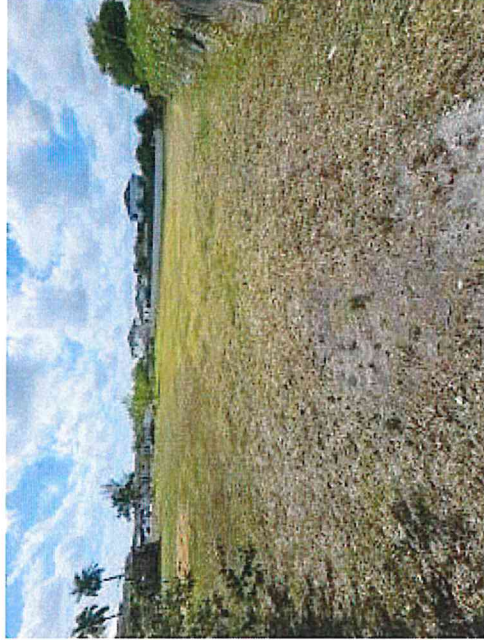
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-085 DATE: MAY 1 2025 BY: ISA



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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-085 DATE: MAY 1 2025 BY: ISA



**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 14**

PH: Z25-155

April 15, 2026

Item No. 2

Recommendation Summary	
Commission District	8
Applicant	Julio Garcia
Summary of Requests	The applicant seeks to allow a proposed covered terrace addition to an existing single-family residence to setback less than required from the rear property line.
Location	18944 SW 319 Street, Miami-Dade County, Florida
Property Size	0.13 Acre
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit a proposed covered terrace addition to a single-family residence to setback 16' (25' required for 50% of the lineal footage of the width of the house and 15' required for the balance) from the rear (south) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Zoning Hearing for Proposed Terrace", as prepared by Calc Engineering, sheet A.3 dated stamped received 11/13/2025 and 2 sheets dated stamped received 12/5/25, for a total of 3 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The submitted plans show an existing (2)-story, 2,137 sq. ft. single-family residence located on a 0.13-acre interior lot. The proposed covered terrace addition to the principal residence is to be located towards the rear of the property, and is to setback 16' from the rear (south) property line. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' metal fence located along the rear (south) and both the interior side (east and west) property lines of the subject property.

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

North	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
South	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
East	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
West	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence that is on a 6,000 sq. ft., RU-1, Single-Family Residential District, zoned interior lot and located at 18944 SW 319 Street. The surrounding area is characterized by existing single-family residences, also developed under the RU-1, Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to provide a proposed covered terrace addition to the principal residence towards the rear of the property. Staff opines that since the rear yard area is enclosed with an existing 6’ metal fence located along the rear (south) and interior sides (east and west) property lines of the subject property, any visual impact that the proposed addition to the single-family residence may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.13-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states that *the residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. Staff opines that the approval of the request sought in the application to allow the proposed covered terrace addition to be located towards the rear of the property will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicant is not requesting to add any additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the request to permit the proposed covered terrace addition to a single-family residence to setback 16’ (25’ required for 50% of the lineal footage of the width of the house and 15’ required for the balance) from the rear (south) property line, is analyzed under the Non-Use Variances

From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence on an interior lot with the proposed covered terrace addition located towards the rear of the subject property. The applicants seek approval for the proposed covered terrace addition, which is located closer to the rear property lines, than is permitted under the zoning standards. Staff supports the request and opines that approval with conditions of these non-use variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 6' metal fence located along the rear (south) and interior side (east and west) property lines of the subject property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the south, east and west of the subject property. Staff further opines that the existing encroachment is minimal in nature and internal to the site and any significant visual impacts generated from the reduced setbacks on the properties to the south and east would be further mitigated by existing 6' metal fence located along the rear (south) and interior sides (east and west) property lines that separates the site from the adjacent properties. Staff recommends as a condition for approval that the said existing 6' metal fence located along the rear (south) and interior sides (east and west) property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Although staff's research of the surrounding area did not find any similar approvals, staff opines that the proposed request is not out of character with the surrounding area and would be **compatible** with the same. Staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setbacks will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Departments of RER and Environmental Resources Management memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates no objections and would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the proposed covered terrace addition is designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing, entitled, "Zoning Hearing for Proposed Terrace", as prepared by Calc Engineering, sheet A.3 dated stamped received 11/13/2025 and 2 sheets dated stamped received 12/5/25, for a total of 3 sheets. Plans may be modified at public hearing". Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the existing 6' metal fence located along the rear (south) and interior sides (east and west) property lines of the subject property be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:JH

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Julio Garcia
PH: Z25-155

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

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

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

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

Julio Garcia
PH: Z25-155

Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes	<i>District</i>	<i>Families</i>	<i>Min. Width</i>	<i>Min. Lot Area (Sq. Ft.)</i>	<i>Max. Lot Coverage (% of Lot Area)</i>	<i>Min. Bldg. Size (Cu. Ft.)</i>
	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)
	RU-1	1	New sub.-75'	7,500	40%	8,500

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

GARCIA, JULIO

18944 SW 319 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2025000155

DATE

HEARING NUMBER

FOLIO No: 30-7814-014-0060

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 28, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

GARCIA, JULIO

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: March 31, 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 - CCPH

Subject: Z2025000155-2nd Review
Julio Garcia
18944 SW 319th Street
Non-Use Variance for setback requirements for a proposed terrace
within a single-family residence.
(RU-1) (0.13 acres)
14-57-38

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

Potable Water Supply and Wastewater Disposal

According to RER records, the property is currently connected to public water and sewer. Water and sewer services are provided by the City of Homestead. Pursuant to the Code, the proposed structure to be installed is required to connect to public water and sanitary sewers to the extent that they have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Water Control Review

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

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

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

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "Aluminum for: Yolanda Santiago" prepared by Masood Hajali, P.E., and dated as received by

Miami-Dade County on June 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

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: July 16, 2025

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

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

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

Subject: Zoning Application Comments Julio Garcia
Application No. Z2025000155 - (Pre-Application No. Z25P-155)

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

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

The subject application is within Homestead's water and sewer service area. At the time of development, the applicant is advised to consult with the Utility of Homestead for any infrastructure that they may have within their service area.

Application Name: Julio Garcia

Location: The proposed project is located at 18944 SW 319th Street with Folio No. 30-7814-014-0060, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting a variance to allow 16 feet of the rear setback instead of the 25 feet required, in order to construct a terrace at the rear of the property.

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

Water: The proposed development is located within the City of Homestead's water service area. Please consult with the Utility Department of Homestead for any infrastructure that they may have in their service area.

Sewer: The proposed development is located within the Homestead's sewer service area. Please consult with the Utility Department of Homestead for any infrastructure that they may have in their service area.


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

Memorandum



Date: August 21, 2025

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

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

Subject: Z2025000155
Name: Julio Garcia
Location: 18944 SW 319 Street
Section 14 Township 57 South Range 38 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 6, Block 1, Plat Book 166, Page 10.

This application does not generate any vehicle trips.

Standard Conditions:

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

Memorandum



Date: June 27, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z202500155

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on 6/24/2025. Single family home.

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

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

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

Memorandum



Date: July 9, 2025

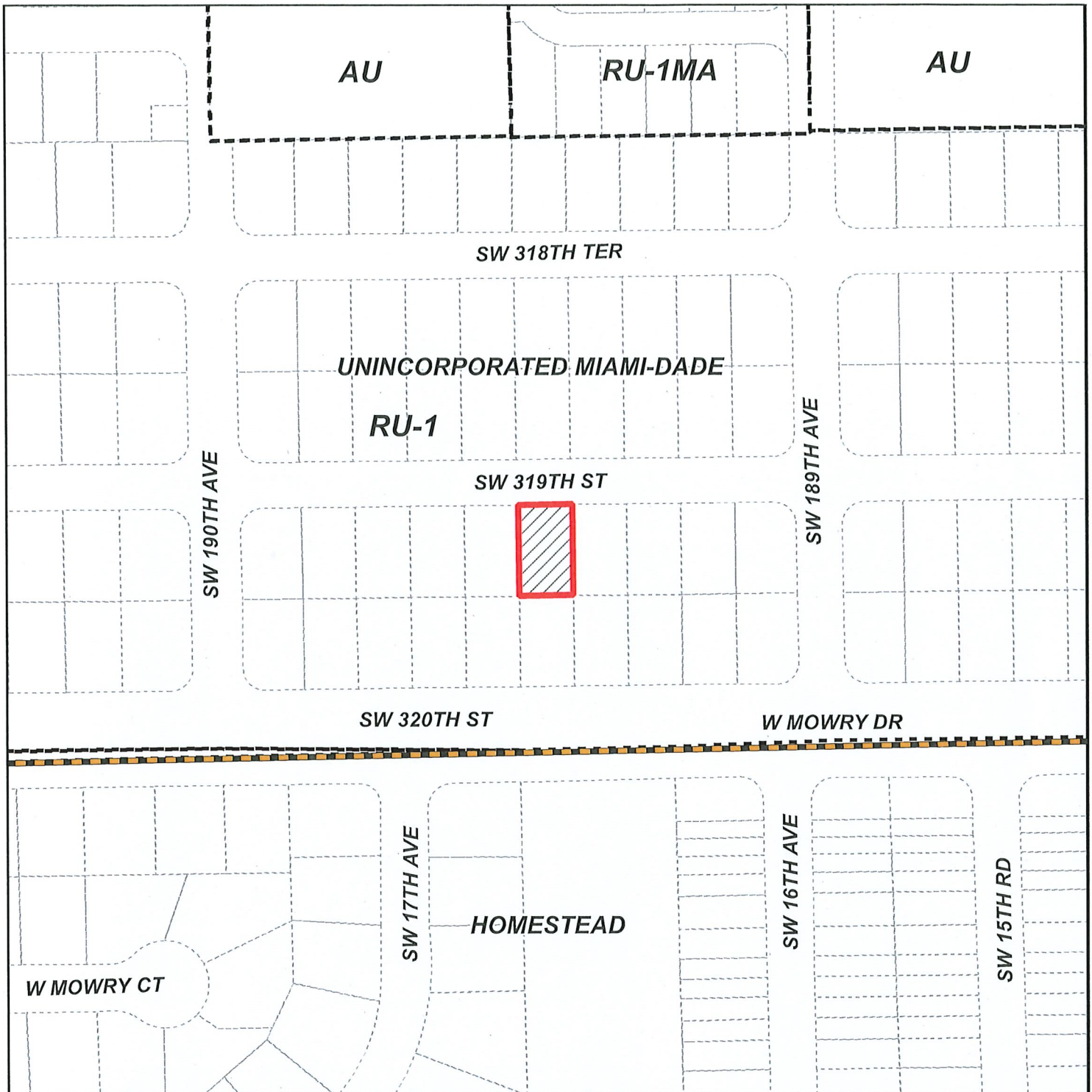
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Review Z2025 – 000155 Julio Garcia

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

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



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2025000155



Legend

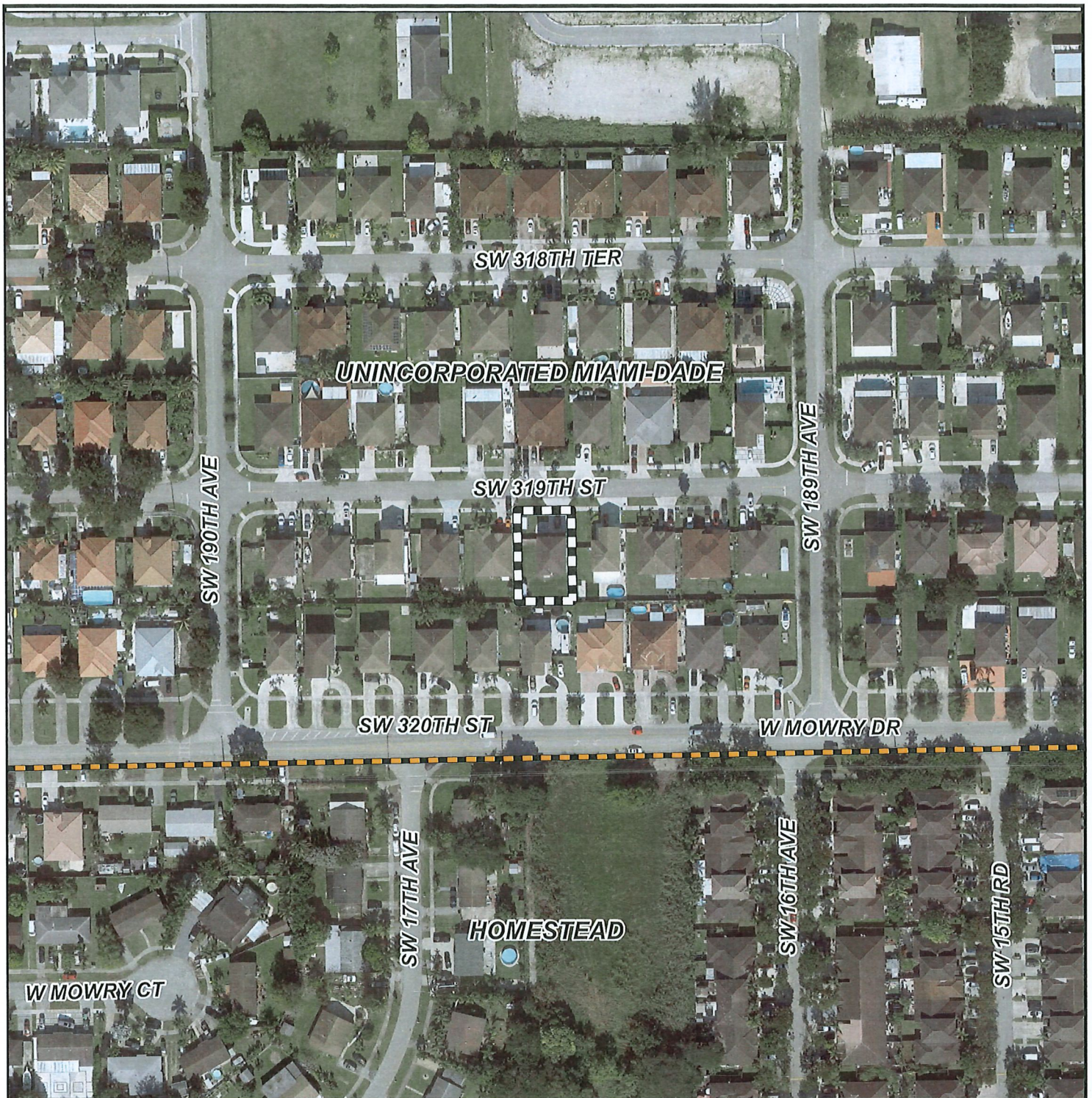
-  Subject Property Case
-  Zoning

Section: 14 Township: 57 Range: 38
 Applicant: Julio Garcia
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, July 1, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000155

Legend
 Subject Property
 Municipalities

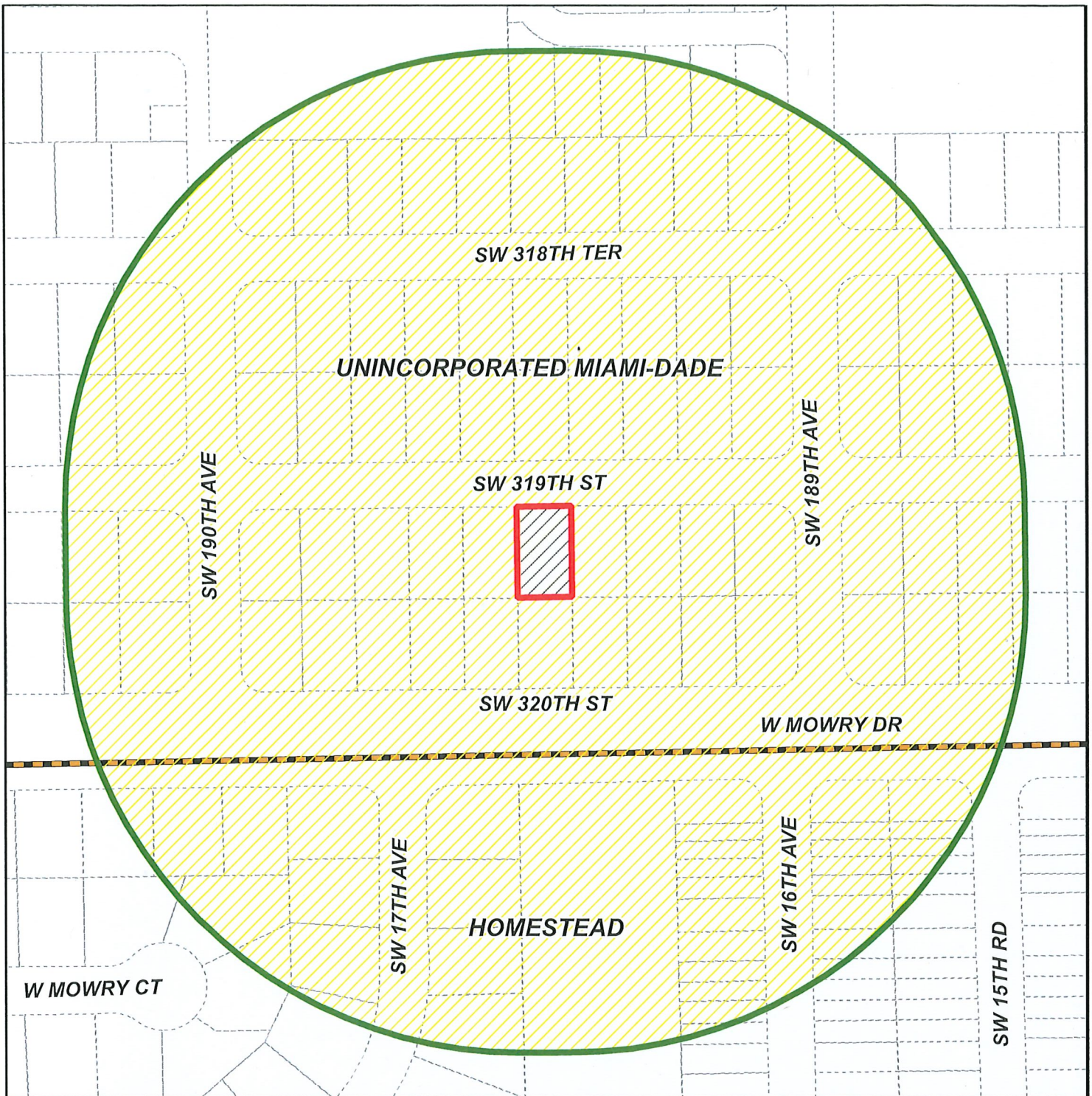


Section: 14 Township: 57 Range: 38
 Applicant: Julio Garcia
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, July 1, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Section: 14 Township: 57 Range: 38
 Applicant: Julio Garcia
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000155
 RADIUS: 500

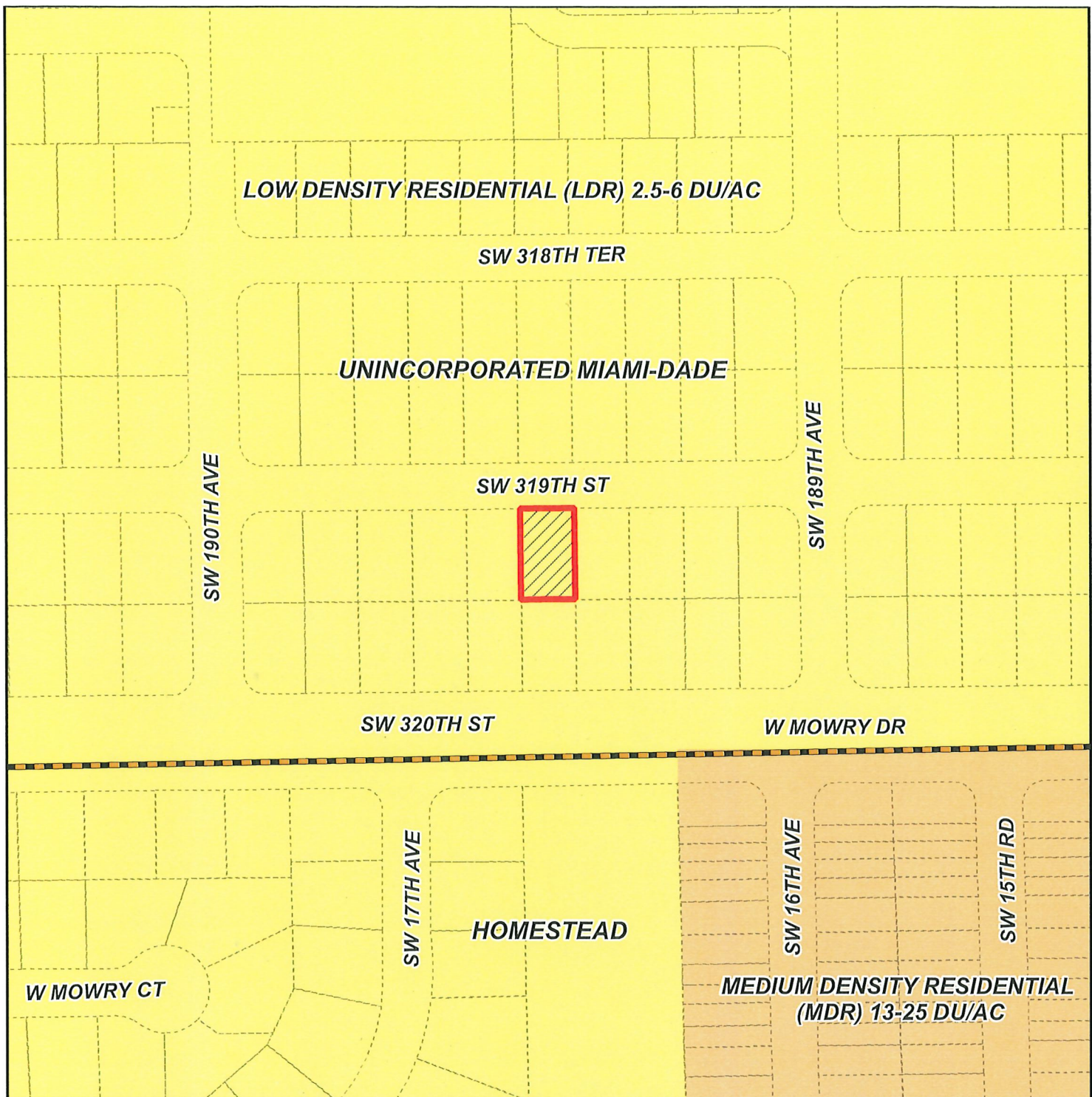
Legend

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Tuesday, July 1, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000155

Section: 14 Township: 57 Range: 38
 Applicant: Julio Garcia
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

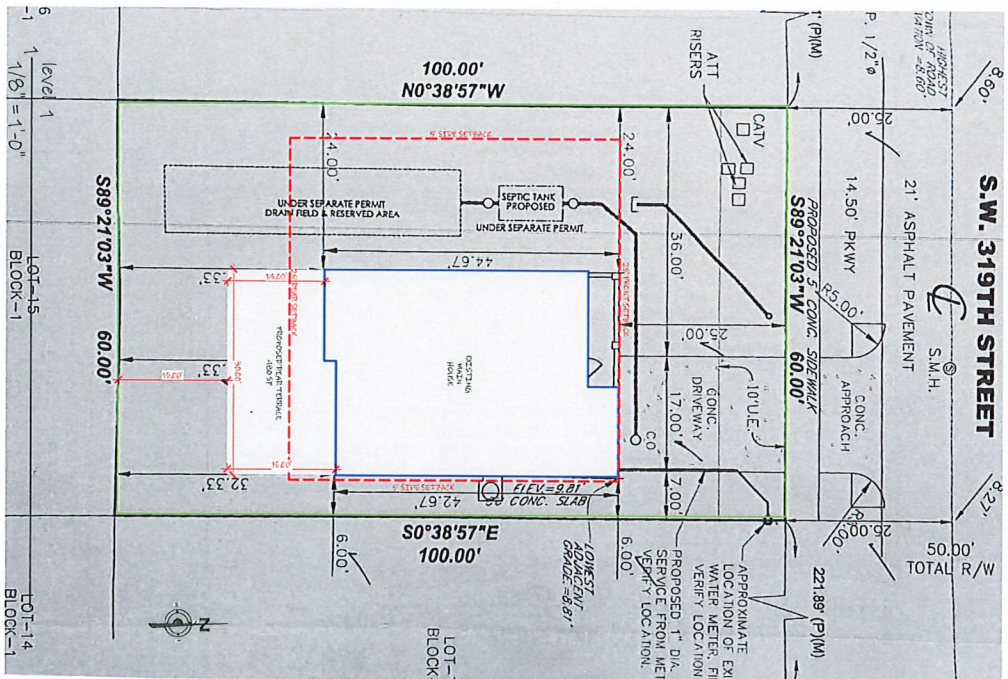
Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, July 1, 2025

REVISION	DATE	BY



ITEM	REQUIRED (RUL-1)	EXISTING	PROPOSED
Lot Area	6,000 SF	6,000 SF	6,000 SF
Building Footprint	Max 35%	1,193 SF	1,673 SF
Lot Coverage (%)	5.92%	19.92%	27.87% (Complies)
Interior Side Setback 1	5'	25'	6'
Interior Side Setback 2	5'	6'	6'
Rear Setback	25' (Coded)	30'	18' (Variance Request)

PROFESSIONAL SEAL
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 No. 25008
 DATE: 11/17/25

Digitally signed
 by Masood
 Hajali
 Date: 2025.12.05
 11:17:26 -05'00'

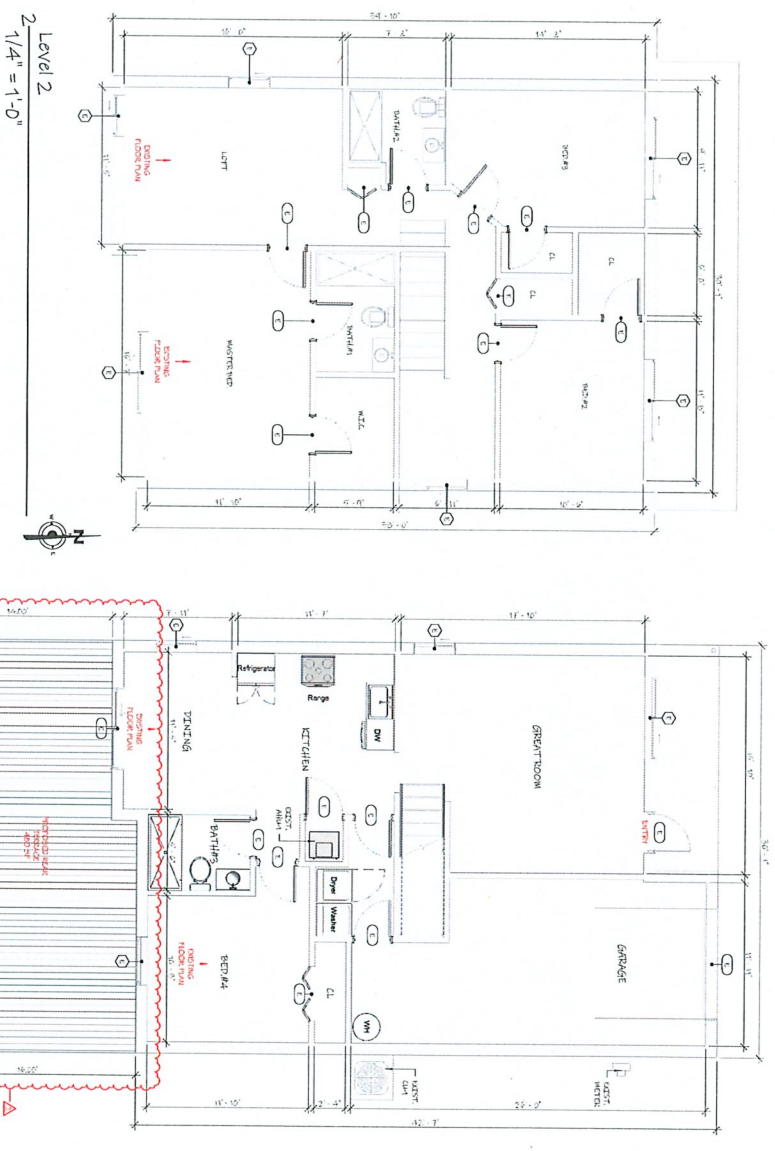
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 Sheet: A.2
 Title: SITE PLAN
 Project Number: 25408
 Date: 02/10/25

Revision #	Description	Date
1	BPL COMMENTS	10/17/25
2	BPL COMMENTS	11/12/25
3	BPL COMMENTS	12/02/25

ZONING HEARING FOR PROPOSED
 TERRACE
 JULIO GARCIA
 18944 SW 319 ST
 HOMESTEAD, FL 33030

Cole Engineering
 CALC ENGINEERING
 www.coleeng.com
 2000 NW 69th St, Ft. 102
 Homestead, FL 33063
 Phone: (305) 968-4465
 ENGINEERING BUSINESS
 CA CERTIFICATION: 32546
 LIC #02056





Digitally signed
 by Masood
 Hajali
 Date: 2025.11.13
 11:07:31 -05'00'

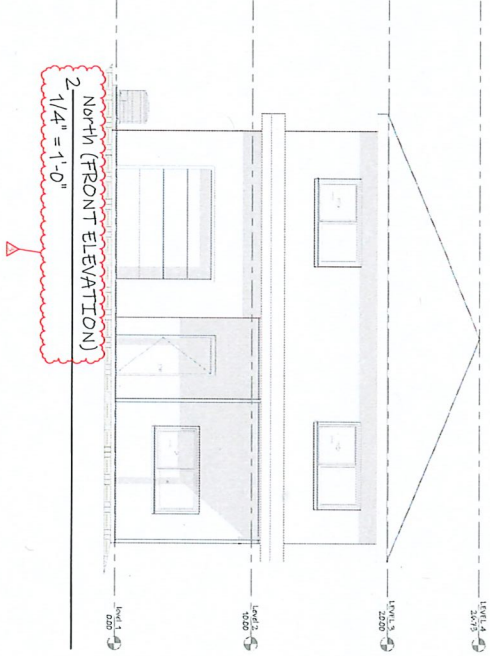
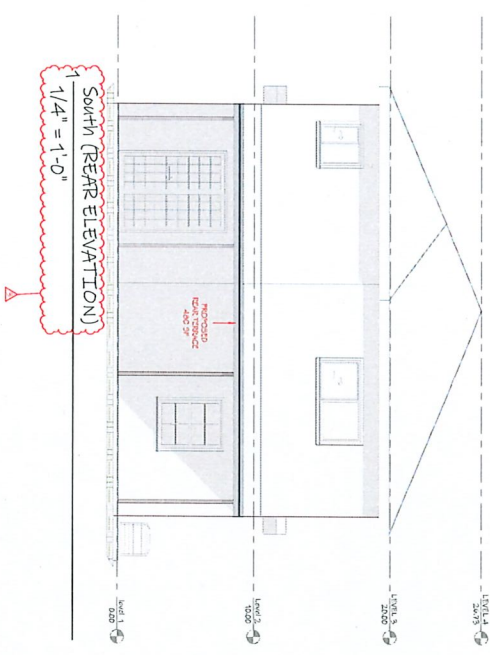


Revision #	Description	Date
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2	RPL COMMENTS	11/12/25

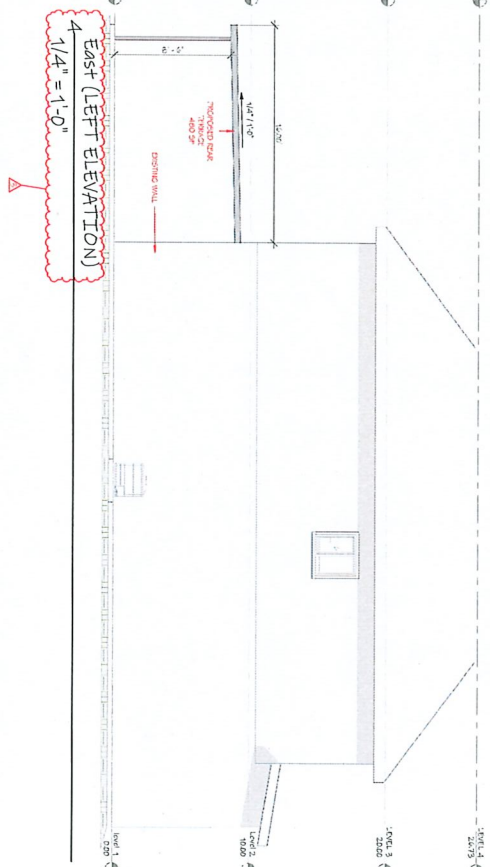
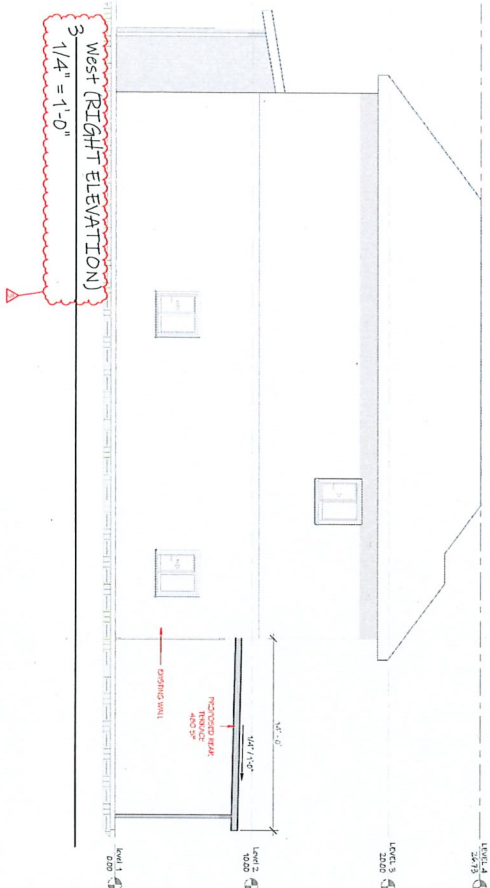
Date: 09/10/2025
 Project Number: 254408
 Sheet: A-3
 Scale: 1/4" = 1'-0"
 Drawn by: GH

ZONING HEARING FOR PROPOSED
 TERRACE
 JULIO GARCIA
 18944 SW 319 ST
 HOMESTEAD, FL 33030


Cale Engineering
 6416 BUSCHWENING
 2000 NW 64th PL, # 102
 DORAL, FL 33172
 Phone: (305) 586-8095
 Fax: (305) 586-8095
 CA CERTIFICATION: 32466
 MASOOD HAJALI P.E.
 LIC #022058



Digitally signed
by Masood Hajali
Date: 2025.12.05
11:17:42 -05'00'



ZONING HEARING FOR PROPOSED
TERRACE
JULIO GARCIA
18944 SW 319 ST
HOMESTEAD, FL 33030

Calc Engineering

Calc Engineering Inc.
www.calceng.com
2000 NW 69th St, # 102
Miami, FL 33142
Phone: (305) 999-6665
FAX: (305) 999-6665
CA CERTIFICATION: 32546
FL CERTIFICATION: 32546
LIC #90295

Revision #	Description	Date
1	BPL COMMENTS	10/17/25
2	BPL COMMENTS	11/12/25
3	BPL COMMENTS	12/02/25

ELEVATIONS

Date: 05/10/25
Project Number: 25408
Sheet: A.5
Scale: 1/4" = 1'-0"
Drawn by: GH

RECEIVED
HARRIS COUNTY
OFFICE NO.: 225-155
DATE: JUN 24 2025
BY: GONGOL



RECEIVED

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

MIAMI-DADE COUNTY

PROCESS NO. Z23-155

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
18944 SW. 319 ST.

City: HOMESTEAD State: FL ZIP Code: 33030

DATE: JUN 24 2025
BY: GONGOL

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



Photo One

Photo One Caption: FRONT VIEW 12/16/2024

Clear Photo One

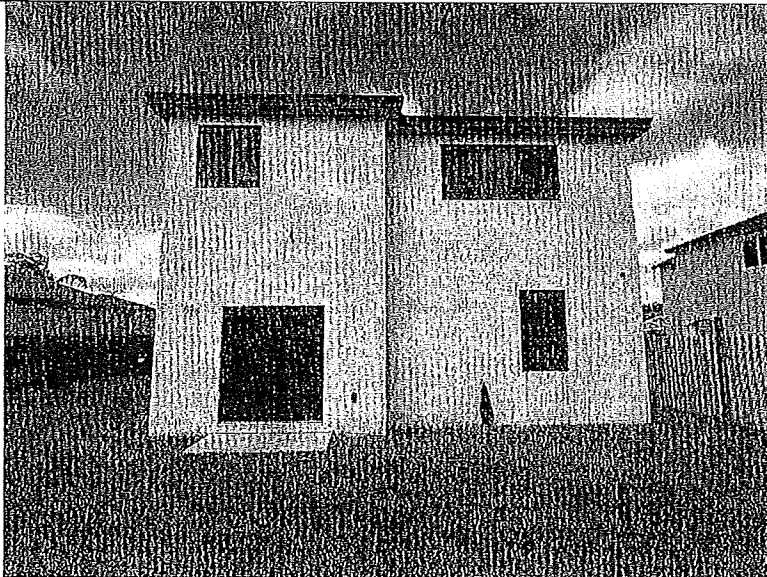


Photo Two

Photo Two Caption: REAR VIEW 12/16/2024

Clear Photo Two

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 14**

PH: Z25-184

April 15, 2026

Item No. 3

Recommendation Summary	
Commission District	9
Applicant	PEEC Holding LLC
Summary of Request	The applicant seeks to modify the condition of a prior resolution only as applies to the subject property in order to construct a single-family residence on a parcel of land that has less lot width than otherwise required by Code.
Location	Lying north of SW 184 Street, approximately 302 feet east of SW 118 Avenue, Miami-Dade County, Florida
Property Size	±0.05 Acres net (±0.07 Acres gross)
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section	Section 33-311(A)(7), Generalized Modification Standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions

REQUEST:

MODIFICATION of a condition of Resolution No. 2458, passed and adopted by the Board of County Commissioners, only as applies to the subject property, and reading as follows:

FROM: "8,700 cubic foot minimum on all South Miami Heights, Sections A to H inclusive, lying in Sections 36-55-39, 31-55-40, 1-56-39 and Section 6-56-40, including a buffer strip 200' wide around the entire subdivision (including strips of Section 35-55-39 and 2-56-39, except that part fronting on Quail Roost drive and with the provision that no residence shall be placed on less than 75' frontage."

TO: "8,700 cubic foot minimum on all South Miami Heights, Sections A to H inclusive, lying in Sections 36-55-39, 31-55-40, 1-56-39 and Section 6-56-40, including a buffer strip 200' wide around the entire subdivision (including strips of Section 35-55-39 and 2-56-39, except that part fronting on Quail Roost drive and with the provision that no residence shall be placed on less than 25' frontage."

The purpose of the aforementioned request is to allow the applicant to modify the condition of a prior resolution only as applies to the subject property, in order to construct a single-family residence on a site with less lot frontage than required.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "New Single-Family Residence for Mr. & Mrs. Camous" as prepared by Bellon architecture, 2 sheets dated stamped received 9/16/2 and 1 sheet dated 12/8/25 for a total of 3 sheets. Plans may be modified at Public Hearing.

PROJECT DESCRIPTION AND HISTORY:

The subject property is approximately ±0.05 Acres net (±0.07 Acres gross) lying north of SW 184 Street, approximately 302 feet east of SW 118 Avenue. In 1947, pursuant to Resolution #2458, this property was a part of a larger tract of land that was rezoned by the Board of County Commissioners (BCC) from GU, Interim District, to RU-1, Single-Family Residential District. As a condition of the aforementioned resolution, the BCC required the lots to have a minimum lot frontage of 75’.

The applicant seeks to modify the resolution to allow a proposed single-family residence on a parcel of land with a lot frontage of 25’ which is less than required.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1, Single-family residence.	Low Density Residential (2.5 - 6 du)
North	RU-1, Single-family residence.	Low Density Residential (2.5 - 6 du)
South	RU-1, Single-family residence.	Low Density Residential (2.5 - 6 du)
East	RU-1, Single-family residence.	Low Density Residential (2.5 - 6 du)
West	RU-1, Single-family residence.	Low Density Residential (2.5 - 6 du)

NEIGHBORHOOD COMPATIBILITY:

The ±0.05 Acres net (±0.07 Acres gross) subject property is located on an interior lot in an established residential neighborhood and is developed under the RU-1, Single-Family Residential District zoning regulations. The area is generally comprised of single-family residences to the north, south, east and west.

SUMMARY OF THE IMPACTS:

Approval of this request will allow the applicant to construct a single-family residence on a substandard-sized lot. While the proposed residence may have some visual impact on the surrounding properties, staff opines that such impacts will be minimal due to the proposed landscaping improvements and the presence of existing fences on the adjacent lots, consisting of a combination of wood and metal fencing, which provides a visual buffer between properties. In addition, as indicated by the Platting and Traffic Review Section of the Department of Regulation and Economic Resources (RER), the subject application will generate approximately 1PM peak hour vehicle trip, which is considered minimal in nature and will not create a noticeable impact on the surrounding roadway network.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The proposed use for a single-family residence is consistent with the housing types permitted under the CDMP land use interpretative text for Low Density Residential Communities. The residential densities allowed in

this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded. The applicant is seeking approval to modify a prior approved resolution #2458 which will permit a lot with less lot frontage than required per the resolution. The existing CDMP designation would allow the applicant to develop the ±0.05-acre subject property with a maximum of one (1) residential unit which is the maximum density allowed under the Low-Density category. Since the applicant is not requesting to add additional dwelling units to the site above what is allowed approval of the application with conditions would be **consistent** with the density threshold of the Low-Density Residential Communities map of the CDMP LUP map designation.

The proposed parcel of land furthers **Policy LU-1C** which indicates that *Miami-Dade County shall give priority to infill redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.* The subject parcel is located within the South Miami Heights Addition Development, and as such further **Objective LU-12**, which indicates that the County *shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in a built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law or in the designated Empowerment Zone established pursuant to federal law.*

The surrounding area is primarily made up of single-family residences on substandard lots and vacant parcels. Staff, therefore, opines that the proposed lot frontage is compatible with the surrounding area based on the compatibility criteria set forth in the CDMP Land Use Element Policy LU-4A which states that *when evaluating compatibility among proximate land uses, the County shall consider, among other things, such factors as height, bulk, scale of architectural elements as applicable.*

Based on the aforementioned, staff opines that approval of the application would be **consistent** with the CDMP Low Density designation of the LUP map and the CDMP's Land Use Element the interpretative text, **Policy LU-1C** and **Objective LU-12**.

ZONING ANALYSIS:

The ±0.05-acre net (±0.07-acre gross) subject site is located north of SW 184 Street, approximately 302 feet east of SW 118 Avenue, in an area developed under the RU-1 (Single-Family Residential) District. The applicant seeks approval to modify previously approved Resolution No. 2458 in order to develop the subject site with a single-family residence. The parcel is legally described as Lot 37, Block 23, of South Miami Heights Subdivision, according to the plat thereof recorded in Plat Book 23, Page 17, of the Public Records of Miami-Dade County, Florida, recorded in 1925.

Based on the recorded plat, the parcel has 25 feet of lot frontage and a lot area of 2,607 square feet. The minimum lot frontage and lot area requirements per County Code for properties zoned RU-1 are 75 feet and 7,500 square feet, respectively. However, staff notes that pursuant to Section 33-35(A)(4)(a) of the Miami-Dade County Code, a lot that does not meet the lot frontage, width, depth, or area requirements of the applicable zoning district may be considered legally established, provided that the lot met the regulations in effect at the time of platting, was created by a conveyance or device of record prior to August 2, 1938, or was otherwise lawfully created. As the subject lot was platted in 1925, it qualifies as a legally established lot of record. Therefore, absent the conditions contained in the previously approved resolution, the property could otherwise be developed by right without the need for a public hearing.

Staff further notes that several lots in the neighborhood are grandfathered lots allowing reduced lot frontage. The aforementioned resolution imposed a condition requiring a minimum lot frontage of 75 feet for lots within the subdivision. While the majority of lots in the area meet the RU-1 zoning requirements, staff research identified several lots within the area that have reduced lot frontage and lot area similar to the subject property. For example, in 2004, the corner parcel located on the same block face at the intersection of SW 184 Street and SW 177 Avenue received approval to modify Resolution #2458 to allow a lot frontage of 45 feet. Additionally, in 1972, pursuant to Resolution #4-ZAB-580-72, the property located at 12131 SW 180 Street received approval of a special exception to modify a portion of Resolution #2458 to permit a reduced lot frontage, including lots with a minimum frontage of 50 feet.

The proposed site plan indicates that the parcel will be developed with a two-story single-family residence. The plan shows ample landscaping in the form of trees and shrubs, as well as a parking area for two vehicles located at the front of the property. The adjacent properties to the north, east, and west each contain a six-foot solid fence, which serves as a visual buffer between the proposed development and the surrounding residences. Staff further notes that the proposed development complies with all applicable zoning requirements, including lot coverage, setbacks, and landscape open space. Therefore, no additional variances are required other than the requested modification to the resolution related to the minimum lot frontage.

Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum, states the application meets traffic concurrency criteria, the department does not object to the application and their memorandum explains that the application will generate 1 additional vehicle trip. Further, the RER-Code Coordination and Public Hearings Section, in their memorandum, state that they do not object to the requests sought under this application. Additionally, the memorandum from the Water and Sewer Department (WASD), states that they have no objection to this application. Further, the memorandum from the Miami-Dade Fire Rescue Department indicates no objection. Based on the foregoing analysis, staff opines that the proposed residence would not be detrimental to the neighborhood or create adverse privacy or visual impact on adjacent residences area and that the request would be compatible with the surrounding area. As such, staff opines that requests for modifications would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Based on the aforementioned, staff recommends approval with conditions of the application, under Section 33-311(A)(7) Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Approval with conditions

CONDITIONS FOR APPROVAL:

1. That 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 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 "New Single-Family Residence for Mr. & Mrs. Camous" as prepared by Bellon architecture, 2 sheets dated stamped received 9/16/2 and 1 sheet dated 12/8/25 for a total of 3 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as contained in its memorandum.

ES:JB:SS:EA:PM

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

PEEC HOLDING LLC

PH: Z25-184

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>RER-Code Coordination and Public Hearings Section</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Water & Sewer WASD</i>	<i>No objection</i>
<i>Building and Neighborhood Compliance (BNC)</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Low- Density Residential <i>(Pg. I-31)</i>	<i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
LU-1C <i>(Pg. I-2)</i>	<i>Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.</i>
LU-12 <i>(Pg. I-24)</i>	<i>Miami-Dade County shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in an built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law</i>
Objective LU-4 <i>(Pg. I-9)</i>	<i>Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>

ZONING RECOMMENDATION ADDENDUM

PEEC Holding LLC

PH: Z25-184

<p>Sec. 33-49. Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes.</p>	<p><i>For the districts enumerated in this section, the minimum width and area of lots, the maximum lot coverage, and minimum building sizes shall be as set forth in the following table:</i></p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>District</th> <th>Families</th> <th>Min. Width</th> <th>Min. Lot Area (Sq. Ft.)</th> <th>Max. Lot Coverage (% of Lot Area)</th> <th>Min. Bldg. Size (Cu. Ft.)</th> </tr> </thead> <tbody> <tr> <td>District</td> <td>Families</td> <td>Min. Width</td> <td>Min. Lot Area (Sq. Ft.)</td> <td>Max. Lot Coverage (% of Lot Area)</td> <td>Min Bldg. Size (Cu Ft)</td> </tr> <tr> <td rowspan="2">RU-1</td> <td rowspan="2">1</td> <td>New sub.-75'</td> <td>7,500</td> <td>40%</td> <td>8,500</td> </tr> <tr> <td>Old sub.-50'</td> <td>5,000</td> <td>35%</td> <td>8,500</td> </tr> <tr> <td>RU-1M(a)</td> <td>1</td> <td>50'</td> <td>5,000</td> <td>45%</td> <td>8,500</td> </tr> <tr> <td>RU-1M(b)</td> <td>1</td> <td>60'</td> <td>6,000</td> <td>45%</td> <td>8,500</td> </tr> <tr> <td rowspan="2">RU-1Z</td> <td rowspan="2">1</td> <td>New sub.-45'</td> <td rowspan="2">4,500</td> <td rowspan="2">50%</td> <td rowspan="2">8,500</td> </tr> <tr> <td>Old sub.-*</td> </tr> <tr> <td rowspan="6">RU-2</td> <td rowspan="2">1</td> <td>New sub.-75'</td> <td>7,500</td> <td>35%</td> <td>8,500</td> </tr> <tr> <td>Old sub.-None</td> <td>3,750</td> <td>30%</td> <td>8,500</td> </tr> <tr> <td rowspan="2">2 singles</td> <td>New sub.-75'</td> <td>7,500</td> <td>30%</td> <td>8,500 front res. 5,000 rear res.</td> </tr> <tr> <td>Old sub.-50'</td> <td>5,550</td> <td>30%</td> <td>8,500 front res. 3,000 rear res.</td> </tr> <tr> <td rowspan="2">duplex</td> <td>New sub.-75'</td> <td>7,500</td> <td>30%</td> <td>8,500</td> </tr> <tr> <td>Old sub.-50'</td> <td>5,550</td> <td>30%</td> <td>8,500</td> </tr> </tbody> </table>	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min. Bldg. Size (Cu. Ft.)	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)	RU-1	1	New sub.-75'	7,500	40%	8,500	Old sub.-50'	5,000	35%	8,500	RU-1M(a)	1	50'	5,000	45%	8,500	RU-1M(b)	1	60'	6,000	45%	8,500	RU-1Z	1	New sub.-45'	4,500	50%	8,500	Old sub.-*	RU-2	1	New sub.-75'	7,500	35%	8,500	Old sub.-None	3,750	30%	8,500	2 singles	New sub.-75'	7,500	30%	8,500 front res. 5,000 rear res.	Old sub.-50'	5,550	30%	8,500 front res. 3,000 rear res.	duplex	New sub.-75'	7,500	30%	8,500	Old sub.-50'	5,550	30%	8,500
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ZONING RECOMMENDATION ADDENDUM

PEEC Holding LLC

PH: Z25-184

<p>Lots, Uses and Structures.</p>	<p>(a) Development on a legally established, nonconforming lot that does not meet the lot frontage and/or lot area requirements of the applicable zoning district shall be permitted, provided that the development meets all other requirements of the applicable zoning district.</p> <p>(b) Expansions of structures on legally established, nonconforming lots shall be permitted in accordance with this section.</p> <p>(c) Variances from other applicable zoning requirements shall be approved only through: a public hearing, pursuant to Section 33-311 of this Code; or through administrative procedures authorized by this chapter.</p> <p>(2) Nonconforming Uses</p> <p>(a) A legally established nonconforming use may continue.</p> <p>(b) If a nonconforming use is discontinued for a period of more than one year, the use may not be reestablished. A use shall be considered discontinued once the activities and commerce, essential to the continuation of the use are abandoned, unless the property owner is able to demonstrate that there was no intent to abandon the use. Discontinuance due to acts of force majeure shall not constitute abandonment provided a good faith effort is made to reestablish the use.</p> <p>(c) No such nonconforming use shall be enlarged or increased to occupy a greater area of land or structure, except that expansions of nonconforming single-family and two-family residences shall be permitted.</p> <p>(d) Existing Uses. Notwithstanding any other provision of this chapter to the contrary, an existing use that conflicts with any requirement of this chapter may be enlarged or increased to occupy a greater area of land or structure, only if approved after public hearing. For purposes of this section, an "existing use" is the use of any land, building, structure, improvement, or premises that legally existed on or before October 22, 1957.</p>
<p>Section 33-311(A)(7) Generalized Modification Standards</p>	<p>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.</p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

PEEC HOLDING, LLC

SW 117 AVE AND SW 184 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2025000184

DATE

HEARING NUMBER

FOLIO No: 30-5936-003-2450

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 30, 2025

NEIGHBORHOOD REGULATIONS OPEN:

CASE 202202004904, was opened on October 24, 22, for failure to perform lot maintenance in a residential district as stated in 19-13(a)(2), to wit: overgrowth exceeding 12 inches throughout vacant lot. A warning letter was issued. Civil violation Notice T109324, was issued for non-compliance. The case was forwarded to the County Contractor for the clearing of the property. The property was cleared by the Remediation Contractors. The case was forwarded to the Lien Collections Department for the non-payment of the citation and the Remediation [clearing fees]. Both the Citation and the Remediation Liens were recorded. All Lien fees were satisfied. The case remains open pending closure review.

CASE 201601003284, was opened on August 11, 2016, for failure to perform lot maintenance in a residential district as stated in 19-13(a)(2), to wit: vacant land grass weeds exceeding 1ft east of 11755 SW 184 St. Civil violation Notice T062822, was issued. An Affidavit of non-compliance was issued. The case was forwarded to the Lien Collections Department for the non-payment of the citation and non-compliance. The property was cleared by the County Contractor. Both the Citation Lien and the Remediation Lien were recorded. The case was forwarded the Internal Compliance Department for further collection of the Liens. All Lien fees were satisfied. The case remains open pending closure review.

CASE 201501009979, was opened October 6, 2015, failure to perform lot maintenance and remove solid waste, junk, trash and/or debris in a residential district as stated in 19-13(a)(2) & (a)(1), to wit: overgrown vacant lot, grass and weeds far exceeding 12" in height; overgrowth abutting active improved properties, grass and weed overgrowth contributing to rodent infestation. A warning letter was issued. Civil violation Notice T057226, was issued for non-compliance. The case was forwarded to the County Contractor for the clearing of the property. The property was cleared by the County Contractor. The case was forwarded to the Lien Collections Department for the non-payment of the citation and non-compliance. The citation Lien was recorded. All Lien fees were satisfied. The case remains open pending closure review.

CASE 201401004129, was opened on April 4, 2014, for failure to perform lot maintenance in a residential district as stated in 19-13(A)(2), TO WIT: overgrowth of grass and weeds. Civil Violation Notice T046156, was issued. The case was forwarded to the County Contractor for the clearing of the property. The property was cleared by the County Contractor. The case was forwarded to the Lien Collections Department for the non-payment of the citation and the Remediation [clearing fees]. Both the Citation and the Remediation Liens were recorded. All Lien fees were satisfied. The case remains open pending closure review.

CASE 201102007563, was opened on September 1, 2011, for failure to perform lot maintenance in a residential district as stated in 19-13(a)(2), to wit: east of 11755 SW 184 St vacant lot overgrown with grass weeds and non-native plants not being maintained. Civil Violation Notice T021571, was issued for non-compliance. The case was forwarded to the County Contractor for the clearing of the property. The property was cleared by the County Contractor. The case was forwarded to the Lien Collections Department for the non-payment of the citation and the Remediation [clearing fees]. Both the Citation and the Remediation Liens were recorded. All Lien fees were satisfied. The case remains open pending closure review.

NEIGHBORHOOD REGULATIONS CLOSED:

CASE 202302004030, was opened on August 18, 2023, for failure to perform lot maintenance in a residential district as stated in 19-13(a)(2), to wit: failure to maintain overgrowth exceeding 12 inches over 10% of the property. Citation T114371, was issued on August 19, 2023. The property was cleared by the owner. The citation was closed by the department. The case is closed.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees due at this time

Memorandum



Date: December 30, 2025

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

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

Subject: Z2025000184-2nd Review
PEEC Holding LLC
SW 184th Street and SW 117th Avenue
Non-Use variance for lot frontage and lot size requirements for a
proposed single-family residence.
(RU-1) (0.05 acres)
36-55-39

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

Potable Water Supply and Wastewater Disposal

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

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

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

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

Conditions of approval: none

Water Control Review

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

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

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

Conditions of approval: none

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources. A landscape plan entitled "New Single-Family Residence for Mr. and Mrs. Camous" prepared by Leopoldo Bellon, A.I.A, and dated as received by Miami-Dade County on December 08, 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. RER 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 Chapter 24. 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

DERM Enforcement History Review

The subject property has no open and one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

A concurrency review has been conducted for this application and RER 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: December 10, 2025

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

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

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

Subject: Zoning Application Comments - PEEC Single Family
Application No. Z2025000184 (Revision No.1)

Maria Valdes

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

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement and/or a Verification Form will be required.

Application Name: PEEC Single Family

Location: The proposed project is located on the north side of SW 184th Street, between SW 117th Avenue and 118th Avenue, with Folio 30-5936-003-2450, in unincorporated Miami-Dade County.

Proposed Development: The applicant is proposing to develop a new Single Family Residence under 3,001 S.F.

The estimated total water demand for the proposed project will be 210 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply is 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.

There is an existing 16-inch water main (E8772-4) abutting the property along SW 184th Street, to where the developer may connect to provide service to the proposed project. Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.

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

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

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

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 sanitary gravity sewer (ES635-2) abutting the property in SW 184th Street, to where the developer may connect to provide sanitary sewer service to the proposed development. Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 638 and (PS) No. 522. Both pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. 638

Existing NAPOT: 3.69 hrs.

Proposed Development: 210 gpd

Proposed Projected NAPOT: 3.70 hrs.

P.S. 522

Existing NAPOT: 4.50 hrs.

Proposed Development: 210 gpd

Proposed Projected NAPOT: 4.50 hrs.

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

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

as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

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

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

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

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

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

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

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

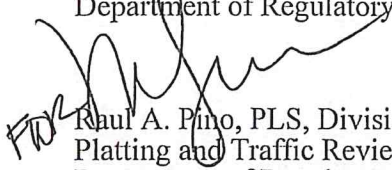
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum



Date: January 2, 2026

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

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

Subject: Z2025000184
Name: PEEC Holding, LLC
Location: SW 184 Street and SW 117 Avenue
Section 36 Township 55 South Range 39 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 37, Block 23, Plat Book 23, Page 17.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **1 PM** peak hour vehicle trip. 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
9876	SW 184 Street west of SW 117 Avenue	C	C

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

Notes: PM =Post Meridiem

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

Standard Conditions:

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

Memorandum



Date: December 10, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

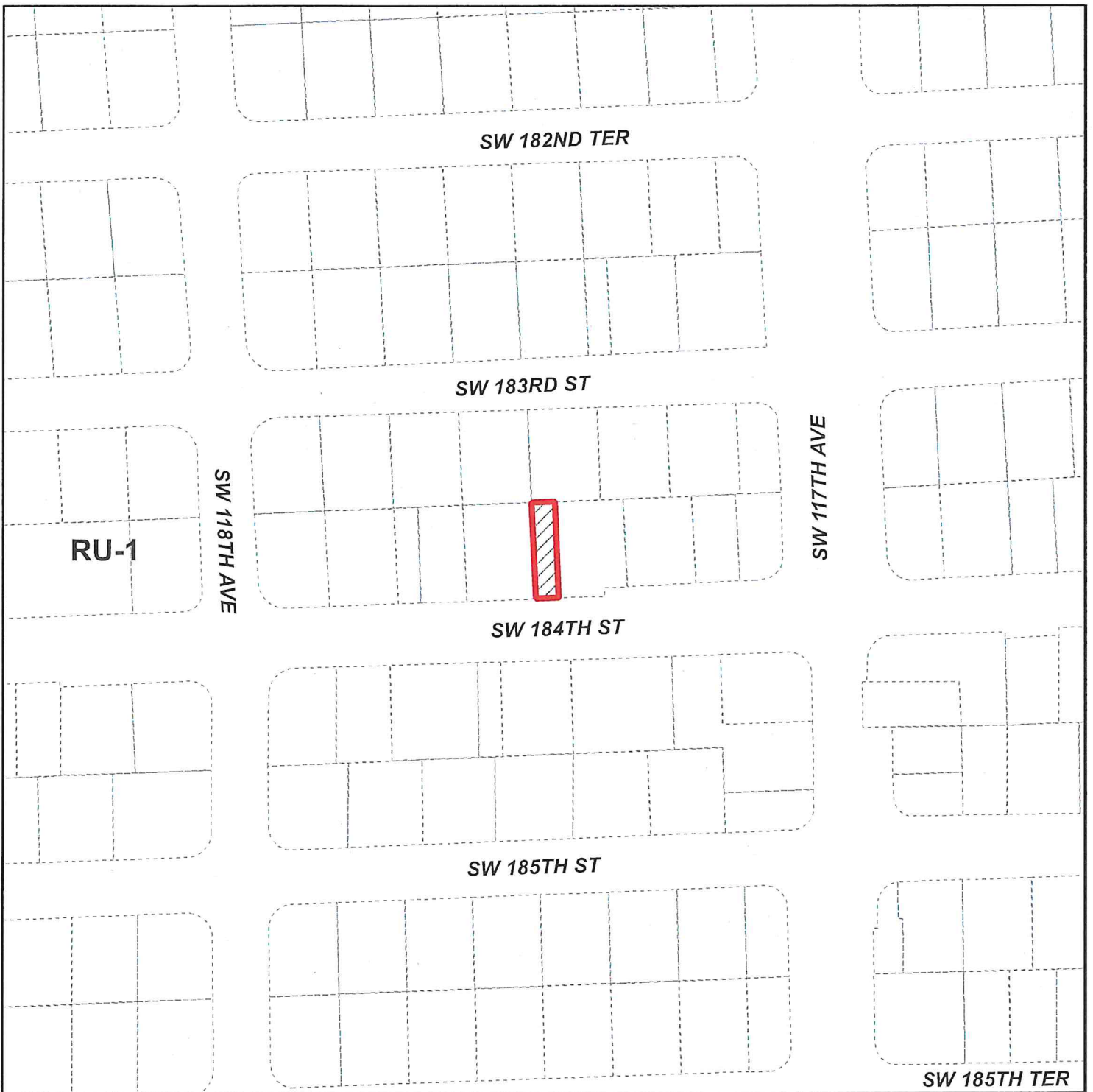
Subject: Z2025000184

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to EnerGov on 12/8/2025.

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.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000184

Section: 36 Township: 55 Range: 39
 Applicant: PEEC Holding LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, September 19, 2025

REVISION	DATE	BY



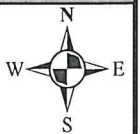
MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000184

Legend



Subject Property

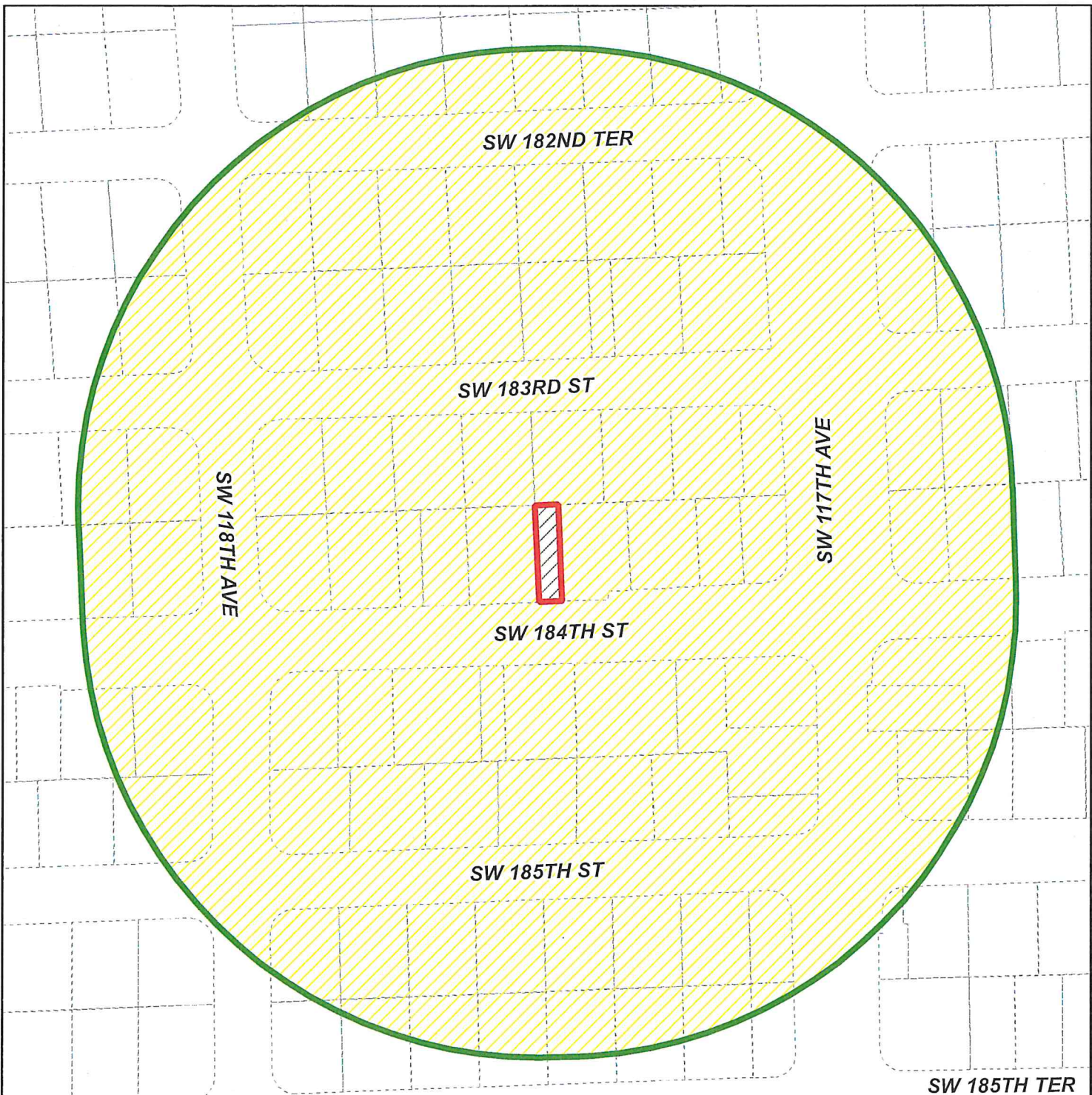


Section: 36 Township: 55 Range: 39
Applicant: PEEC Holding LLC
Zoning Board: C14
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, September 19, 2025

REVISION	DATE	BY






**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 36 Township: 55 Range: 39
 Applicant: PEEC Holding LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000184
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, September 19, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000184



Section: 36 Township: 55 Range: 39
 Applicant: PEEC Holding LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

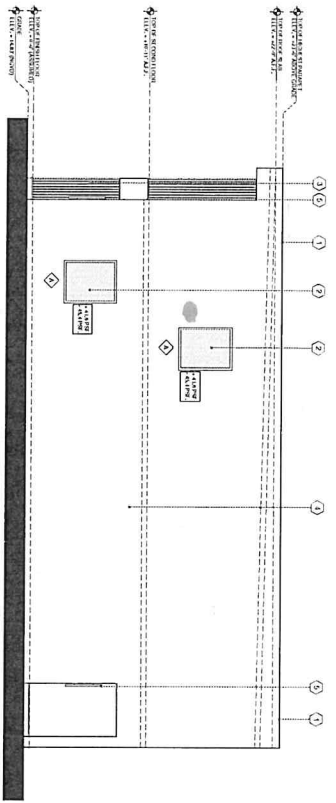


Subject Property Case

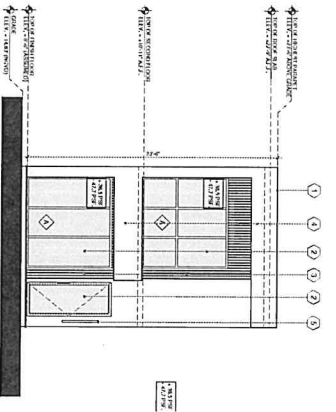


SKETCH CREATED ON: Friday, September 19, 2025

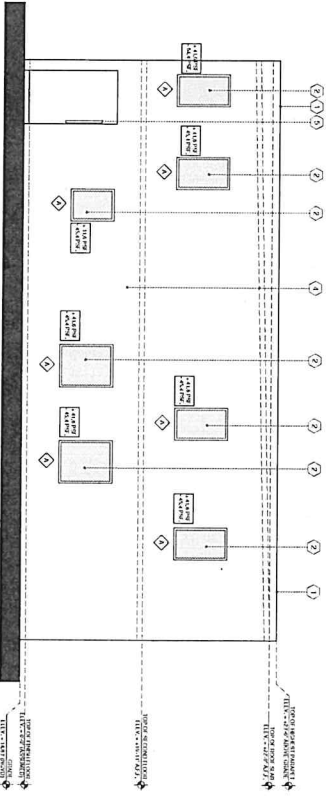
REVISION	DATE	BY



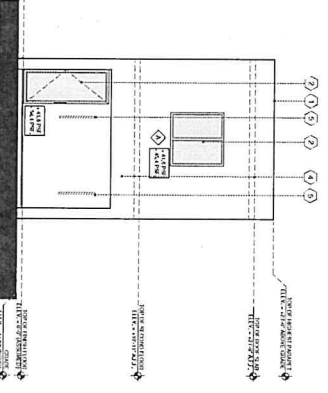
RIGHT ELEVATION
SCALE: 3/8" = 1'-0"



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

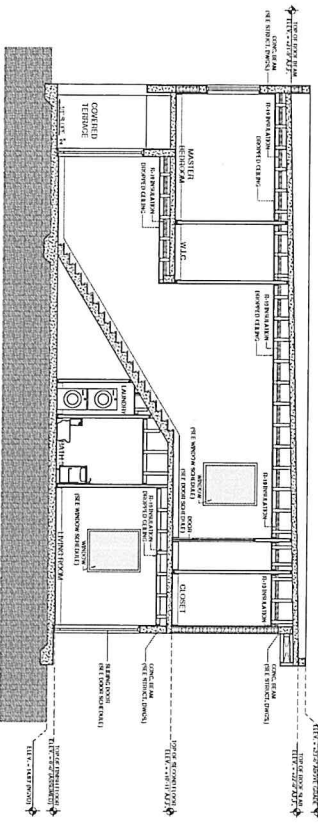


LEFT ELEVATION
SCALE: 3/8" = 1'-0"

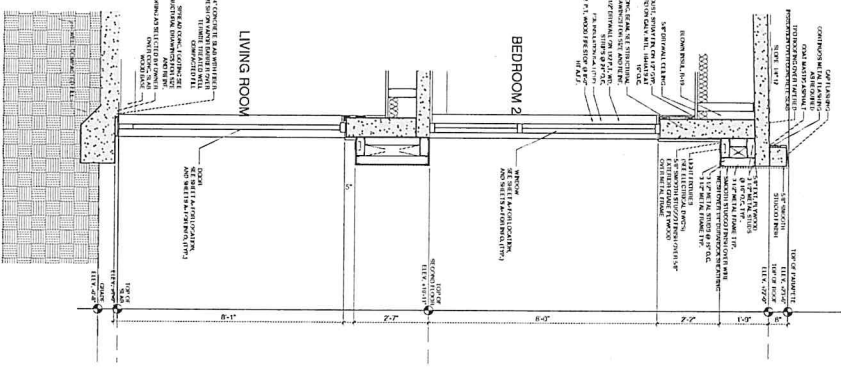


REAR ELEVATION
SCALE: 3/8" = 1'-0"

- ELEVATION KEY NOTES
- 1) SPECIAL FINISH TO MATCH ROOM
 - 2) SUBSTITUTION FINISH TO MATCH ROOM
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SECTION A-A
SCALE: 1/2" = 1'-0"



WALL SECTION B-B
SCALE: 1/2" = 1'-0"

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Fax: (305) 224-2222
www.bellonarchitecture.com

ARCHITECT
JANIS J. BELLON
CONSULTING ARCHITECTS

NO.	DATE	DESCRIPTION
1	09/16/25	ISSUED FOR PERMIT
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3	09/16/25	ISSUED FOR PERMIT
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98	09/16/25	ISSUED FOR PERMIT
99	09/16/25	ISSUED FOR PERMIT
100	09/16/25	ISSUED FOR PERMIT

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: PEEC Holdings LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Christen Camous 11741 SW 179th Terrace Miami, FL 33177</u>	<u>25%</u>
<u>Arianna Camous 11741 SW 179th Terrace Miami, FL 33177</u>	<u>25%</u>
<u>Maritza Mollineda 11741 SW 179th Terrace Miami, FL 33177</u>	<u>25%</u>
<u>Lazaro Fernandez 11741 SW 179th Terrace Miami, FL 33177</u>	<u>25%</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>
_____	_____
_____	_____
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_____	_____
_____	_____

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>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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
_____	_____
_____	_____
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_____	_____

Date of contract: _____

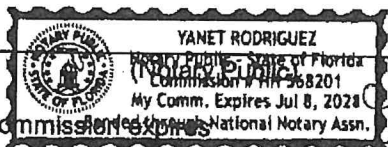
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

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 15 day of September, 2025. Affiant is personally known to me or has produced _____ as identification.



[Handwritten Signature]

July 8, 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.



